Mayor Robert E. Simison

City Council Members:
John Overton, President
Anne Little Roberts, Vice President
Brian Whitlock
Liz Strader
Doug Taylor
Luke Cavener

CITY COUNCIL REGULAR MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, October 27, 2026 at 6:00 PM

The City of Meridian is committed to providing equal access to all public meetings. If you need accommodation, an alternative format, or language assistance to fully participate, please contact the City Clerk's Office at cityclerk@meridiancity.org 72 hours prior the scheduled meeting. Materials presented at public meetings are subject to disclosure pursuant to the Idaho Public Records Act. Public Meetings of the Meridian City Council are streamed live at https://meridiancity.org/live and can be joined virtually at https://bit.ly/meridianzoommeeting

Minutes

ROLL CALL ATTENDANCE

PRESENT
Councilman John Overton
Councilwoman Anne Little Roberts
Councilman Brian Whitlock
Councilwoman Liz Strader
Councilman Doug Taylor
Mayor Robert E. Simison

ABSENT
Councilman Luke Cavener

PLEDGE OF ALLEGIANCE

COMMUNITY INVOCATION

ADOPTION OF AGENDA Adopted

CONSENT AGENDA [Action Item] **Approved**

Motion to approve made by Councilman Overton, Seconded by Councilwoman Little Roberts. Voting Yea: Councilman Overton, Councilwoman Little Roberts, Councilman Whitlock, Councilwoman Strader, Councilman Taylor

1. Approve Minutes of the October 13, 2026 City Council Work Session
2. Approve Minutes of the October 13, 2026 City Council Regular Meeting
3. Baratza Subdivision Phase 1 Water Main Easement No. 1 (ESMT-2026-0234)
4. Brundage Estates Subdivision No. 2 Water main Easement No. 1R (ESMT-2026-0231)

5. Dayspring Subdivision No. 4 Sanitary Sewer and Water Main Easement No. 4 (ESMT-2026-2017)
6. Hill's Century Farm Townhomes Subdivision Sanitary Sewer and Water Main Easement No. 1 (ESMT-2026-0224)
7. Ten Mile Center East No. 1 Sanitary Sewer Main Easement No. 1 (ESMT-2026-0229)
8. Adler La Vista 101 and 102 Water Main Easement (ESMT-2026-0228)
9. Final Plat for Rockwell Greens Subdivision No. 1 (FP-2026-0020), by Conger Group, generally located at the NW corner of State Hwy. 16 and McMillan Rd.
10. Final Plat for Dayspring Subdivision No. 5 (FP-2026-0025) by Toll Brothers, generally located south of W. Ustick Rd. on the east side of N. McDermott Rd. Bypass
11. Modified Final Plat for Skybreak Subdivision No. 1 (MFP-2026-0005) by Conger Group, generally located between E. Lake Hazel Rd. and E. Columbia Rd. and the E. side of S. Eagle Rd.
12. Final Order for Windrow Subdivision No. 4 (FP-2026-0004) by Conger Group, located at the Northeast Corner of S. Linder Rd. and W. Amity Rd. (Parcels #S1225347078, #S1225325700, #S1225336520, #S1225336505) in the Southwest 1/4 of Section 25, Township 3N, Range 1W.
13. Findings of Fact, Conclusions of Law Revised for Pollard West MDA (H-2026-0015) by Brighton Corporation, Inc., generally located on the north side of W. Chinden Blvd., the west side of N. Levi Ave., and the south side of W. Waverton Rd.
14. Findings of Fact, Conclusions of Law for Nola (H-2026-0025) by ALC Architecture, located at 120 N. Nola Rd.
15. Findings of Fact, Conclusions of Law for Butte Fence (H-2025-0060) (Continued from September 8, 2026) by Engineering Solutions, LLP, located at 5233 W. Franklin Rd.
16. Resolution No. 26-2607: A Resolution of the City Council of the City of Meridian Reappointing Ken Freeze to Seat 1 and Patrick Gittings to Seat 3 of the Meridian Historic Preservation Commission; and Providing an Effective Date
17. Resolution No. 26-2610: A Resolution of the City Council of the City of Meridian Reappointing Helen Muscolo to Seat 3, Terry Dennington to Seat 4, and Alan Helms to Seat 5 of the Meridian Parks and Recreation Commission; and Providing an Effective Date
18. Resolution 26-2612: Accepting the Meridian Development Corporation's Destination Downtown Plan
19. City of Meridian Financial Report - September 2026

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ANNOUNCEMENTS AND RECOGNITION

PUBLIC FORUM

RESOLUTIONS [Action Item]

20. Resolution No. 26-2611: A Resolution of the City Council of the City of Meridian Appointing Kaylee Grossi to Seat 8 of the Meridian Transportation Commission; and Providing an Effective Date **Approved**

Motion to approve made by Councilman Overton, Seconded by Councilwoman Little Roberts. Voting Yea: Councilman Overton, Councilwoman Little Roberts, Councilman Whitlock, Councilwoman Strader, Councilman Taylor

PUBLIC HEARINGS [Action Item]

21. **Public Hearing** for McKay Farms Easement Vacation (H-2026-0045) by Nicolette Womack, Boise Hunter Homes, located at 3141 Mardia St. **Approved**

A. Request: Vacation to vacate a five (5) foot portion of the ten (10) foot permanent easement for public utilities, pressure irrigation and lot drainage encumbering the subject lot (Lot 6 and 8, Block 1) of the McKay Farms Subdivision.

Motion to approve made by Councilman Overton, Seconded by Councilwoman Little Roberts. Voting Yea: Councilman Overton, Councilwoman Little Roberts, Councilman Whitlock, Councilwoman Strader, Councilman Taylor

22. **Public Hearing** for Thruston Choi Farms Subdivision (H-2026-0053) by The Land Group, located at 5201 and 5035 W. Franklin Rd. **Approved**

A. *Request: Preliminary Plat to subdivide two (2) existing parcels into six (6) buildable lots in the I-L zoning district on 22.26 acres of land*.

Motion to approve made by Councilman Whitlock, Seconded by Councilwoman Little Roberts. Voting Yea: Councilman Overton, Councilwoman Little Roberts, Councilman Whitlock, Councilwoman Strader, Councilman Taylor

23. **Public Hearing** (continued from October 20, 2026) for Ten Mile and Franklin Commercial (H-2026-0029) by ALC Architecture, generally located at the NW corner of W. Franklin Rd. and N. Ten Mile Rd. at 3500 W. Franklin Rd. and 175 N. Ten Mile Rd. **Approved**

A*. Request: Future Land Use Map Modification in the Comprehensive Plan to change the land use designation on 5.2 acres of land from Civic to Commercial.*

B*. Request: Development Agreement Modification to the existing Development Agreement (Inst. #105191334 Cherry Lane Chirstian Church) to include the proposed C-C zoning district and future allowed uses in the C-C zoning district, including; a drive-through establishment, retail, office, services uses or other uses as allowed in the C-C zoning district, removal of the requirement for Conditional Use Permit or Planned Development approval of future uses, and inclusions of an updated conceptual development plan.*

C. *Request: Rezone of 12.15 acres of land from the C-N to the C-C zoning districts.*

Motion to approve made by Councilman Whitlock, Seconded by Councilman Taylor. Voting Yea: Councilman Overton, Councilwoman Little Roberts, Councilman Whitlock, Councilwoman Strader, Councilman Taylor

24. **Public Hearing** (continued from October 20, 2026) for Ten Mile Interchange Specific Area Plan (H-2026-0037) by City of Meridian Planning Division, located Citywide **Approved**

    A. *Request: Comprehensive Plan Map Amendment to change various land use designations over multiple parcels scattered throughout the Ten Mile Interchange Specific Area Plan (TMISAP), amending 850.22 acres (more or less), from Mixed Use Commercial, Mixed Use Residential, Mixed Employment, Low Density Employment and High Density Residential to Mixed Use Neighborhood, Mixed Use Community, Mixed Use Non Residential, Medium High Density Residential, Commercial and General Industrial.*

Motion to approve made by Councilwoman Strader, Seconded by Councilman Whitlock.
Voting Yea: Councilman Overton, Councilwoman Little Roberts, Councilman Whitlock, Councilwoman Strader, Councilman Taylor

25. **Public Hearing** (continued from October 20, 2026) for Comprehensive Plan Text Amendment (CPAT) (H-2026-0038) by City of Meridian Planning Division, located Citywide **Continued to December 15, 2026. Work Session Scheduled for November 17, 2026**

    A. *Request: Comprehensive Plan Text Amendment for the purpose of adding new text to align with two new sections to Idaho State Code Section 67-65 Local Land Use Planning Act, specific to: Starter Home Subdivisions (67-6542) and Accessory Dwelling Units (67-6541); including a minor amendment to the "List of Adopted Plans and Studies by Reference" updating the reference to the City's recently adopted 2026 Historic Preservation Plan.*

Motion to continue to December 15, 2026 made by Councilman Taylor, Seconded by Councilwoman Little Roberts.
Voting Yea: Councilman Overton, Councilwoman Little Roberts, Councilman Whitlock, Councilwoman Strader, Councilman Taylor

26. **Public Hearing** (continued from October 20, 2026) for 2026 Legislative UDC Text Amendment (ZOA-2026-0001) by City of Meridian Planning Division, located Citywide **Continued to December 15, 2026. Work Session Scheduled for November 17, 2026**

    A. *Request: UDC Text Amendment to update the code to be compliant with recently passed Idaho Codes (IC); primary topics include manufacturing dwelling units (homes), accessory dwelling units and starter home subdivisions. The proposed amendments include modifications, additions and clarifications within Chapter 1,2,3 5 and 6 of the UDC.*

Motion to continue to December 15, 2026 made by Councilman Taylor, Seconded by Councilman Whitlock.
Voting Yea: Councilman Overton, Councilwoman Little Roberts, Councilman Whitlock, Councilwoman Strader, Councilman Taylor

FUTURE MEETING TOPICS

ADJOURNMENT 10:01 PM