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, November 17, 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
Councilman Luke Cavener
Mayor Robert E. Simison

PLEDGE OF ALLEGIANCE

COMMUNITY INVOCATION

ADOPTION OF AGENDA Adopted

PROCLAMATIONS

1. Prematurity Awareness Month
2. Mountain View High School Soccer State Champions Day

ANNOUNCEMENTS AND RECOGNITION

3. Recognition of receipt of Idaho State Bar Professionalism Award by Meridian City Attorney William L.M. Nary

PUBLIC FORUM

RESOLUTIONS [Action Item]

4. Resolution No. 26-2617: A Resolution of the City Council of the City of Meridian Appointing Mike Garcia to Seat 4 of the Meridian Planning and Zoning 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, Councilman Cavener

5. Resolution No. 26-2618: A Resolution Establishing the Appointment of Paulina De La Fuente to Seat 6 and Kyle Wilmot to Seat 7 of the Meridian Solid Waste Advisory 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, Councilman Cavener

PUBLIC HEARINGS [Action Item]

6. **Public Hearing** for Ordinance Regarding Firefighter Air Replenishment System Requirements in Buildings

7. Ordinance No. 26-2145: An ordinance amending Title 10-4-2 Meridian City Code, Adopting Local Amendments to Appendix L of the 2015 International Fire Code, regarding Firefighter Air Replenishment System ("FARS[AW1.1]") Requirements in Buildings, repealing conflicting section L101.2, repealing conflicting section L101.3 and providing an effective date **Approved**

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

8. **Public Hearing** for Vanguard Village South (SHP-2026-0011) by Ahlquist, generally located 1/3 mile west of S. Ten Mile Rd., on the south side of W. Navigator Dr. **Approved**

A. *Request: Short Plat to re-subdivide Lot 7, Block 1, Vanguard Village Subdivision No. 1 consisting of 6.87 acres of land into 4 buildable lots in the C-G zoning district.*

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

9. **Public Hearing** for Momentum Subdivision (H-2026-0036) by Brighton Corporation, generally located at the southeast corner of Meridian Rd. and Lake Hazel Rd. in the east 1/2 of the northwest 1/4 of section 6, T.2N.,R.1E. **Continued to December 1, 2026**

A. Request: Comprehensive Plan Map Amendment to change 60.97 acres of land from Medium-High Density Residential to the Mixed Use Regional Future Land Use Map Designation.

B. Request: Rezone of 19.0 acres of land from the R-15 to the R-40 zoning district.

C. *Request: Rezone of 8.262 acres of land from the R-15 to the C-G zoning district.*

D. Request: Preliminary Plat consisting of 11 residential buildable lots, 24 commercial lots, 3 commons lots across 106.1 acres of land with the C-G, R-15, and R-40 zoning designation.

E. Request: Development Agreement modification to create a new development agreement to update the concept plan, add design guidelines for the development and provide new provisions.

Motion to continue to December 1, 2026 made by Councilman Whitlock, Seconded by Councilwoman Strader.
Voting Yea: Councilman Overton, Councilwoman Little Roberts, Councilman Whitlock, Councilwoman Strader, Councilman Taylor, Councilman Cavener

ORDINANCES [Action Item]

10. Ordinance No. 26-2142: An ordinance (Blueberry Hills Subdivision – H-2025-0048) annexing land being parcel "A" as shown on Record Of Survey No. 9814 and as described in Warranty Deed Instrument No. 2024-061644 records of Ada County, Idaho and also that portion of the dedicated right of way for North Ten Mile Road located in a portion of the southeast quarter of the northeast quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 9.36 acres of such real property from RUT (Rural Urban Transition) to R-4 (7.22 acres) (Medium Low-Density Residential) and L-O (2.14 acres) (Limited Office) zoning districts; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date. **Approved**

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

11. Ordinance No. 26-2144: An ordinance (Shafer View Ridge Subdivision – H-2025-0047) annexing a portion of land being all of Lot 18, Block 1 of Shafer View Estates Subdivision as recorded in Book 64 of Plats at Pages 9403 and 9404, records of Ada County, and being a portion of the adjoining right-of-ways, said parcel being located in the north half of the southwest quarter of Section 31, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 15.20 acres of such real property from RUT (Rural Urban Transition) to the R-4 (Medium Low-Density Residential) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date. **Approved**

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

12. Ordinance No. 26-2146: An ordinance (Nola – H-2026-0025) annexing land located in a portion of the southwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 1.614 acres of such real property from RUT (Rural Urban Transition) to the I-L (Light Industrial) zoning district; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date. **Approved**

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

FUTURE MEETING TOPICS

ADJOURNMENT 8:44 PM