



**CITY COUNCIL REGULAR
MEETING AGENDA**

**City Council Chambers
33 East Broadway Avenue
Meridian, Idaho**

Tuesday, September 27, 2016 at 6:00 PM

1. Roll-Call Attendance

_____ Anne Little Roberts	_____ Joe Borton
_____ Ty Palmer	_____ Keith Bird
_____ Genesis Milam	_____ Luke Cavener
_____ Mayor Tammy de Weerd	

2. Pledge of Allegiance

3. Community Invocation by Senior Pastor, Steve Moore, Ten Mile Christian Church

4. Adoption of the Agenda

5. Consent Agenda

A. Approve Minutes of September 13, 2016 City Council Workshop Meeting

B. Approval of AIA A133 & A201 Construction Management as General Contractor Agreements to The Russell Corporation for the “BAINBRIDGE PARK” project. The Not-To-Exceed amount for Pre-Construction Services will be \$17,350.

C. Approval of Deductive Change Order No. 3 UV Disinfection Improvements to CH2M HILL ENGINEERS for the “WRRF UV DISINFECTION SYSTEM EXPANSION – CONSTRUCTION SUPPORT SERVICES” project for the Not-To-Exceed Deductive Amount of -\$300,609.72.

D. Approval of Change Order No. 8 UV Disinfection Improvements to Performance Systems, Inc. for the “UV Disinfection Improvements” project for the Not-To-Exceed amount of \$295,106.82.

E. Approval of AIA A133 & A201 Construction Management as General Contractor Agreements to Engineered Structures, Inc. for the “RETA HUSKEY PARK” project. The Not-To-Exceed amount for Pre-Construction Services will be \$15,000.

- F. **Acceptance Agreement - Main Street & Fairview Avenue Artwork: "Natives"**
- G. **Collaboration Agreement for the new Housing and Urban Development (HUD) Assessment of Fair Housing (AFH)**
- H. **License Agreement with Intermountain Gas Company for Attachment of Automated Meter Reading Equipment to Street Lights for the Annual Sum Of \$50.00 Per Pole To Be Paid To The City**
- I. **Resolution No. 16-_____: Resolution Signifying City's Final Acceptance of Main Street & Fairview Avenue Artwork "Natives" by C.J. Rench**
- J. **Lift Station Lease Agreement with New Oaks, LLC**
- K. **Final Order for Howry Lane Subdivision No 1 (H-2016-0106) by M3 Acquisitions, LLC Located at 5220 S Howry Lane**
- L. **Final Order for Biltmore Estates Subdivision No. 3 (H-2016-0107) by Oakwood Estates, LLC Located South of W. Victory Road and West of S. Meridian Road**
- M. **Final Plat for Swindell Subdivision (H-2016-0109) by Volante Investments, LLLP Located at Northwest Corner of East Overland Road and South Locust Grove Road Request: Final Plat Consisting of Seven (7) Building Lots, One (1) Common Lot and One (1) Other Lot on 20.03 Acres of Land in the C-C and C-G Zoning Districts.**
- N. **Final Plat for Bancroft Square (H-2016-0110) by Schultz Development Located at 2750 S Eagle Road Request: A Final Plat Consisting of Thirty-Three (33) Building Lots and Five (5) Common Lots on 5.41 Acres of Land in the R-8 Zoning District**

6. Items Moved From the Consent Agenda

7. Action Items

Land Use Public Hearing Process: After the Public Hearing is opened the staff report will be presented by the assigned City planner. Following Staff's report the applicant has up to 15 minutes to present their application. Each member of the public may provide testimony up to 3 minutes or if they are representing a larger group, such as a Homeowners Association, they are allowed 10 minutes. The applicant is then allowed 10 additional minutes to respond to the public's comments. No additional public testimony is taken once the public hearing is closed.

- A. Public Hearing for Hill's Century Farm Commercial (H-2016-0092) by Martin Hill Located 3625 E. Amity Road**
 - 1. Request: Preliminary Plat Approval Consisting of Twenty (20) Building Lots on 19.73 Acres of Land in a C-N Zoning District**
 - 2. Request: Modification to the Development Agreement to Include a Detailed Site Plan and Modification of Certain Provisions**

- B. Final Plat for Avebury Subdivision (H-2016-0108) By Avebury Development, LLC located North Side of East Pine Avenue and the West of North Locust Grove Road**
 - 1. Request: Final Plat Consisting of Fourteen (14) Single Family Residential Lots and Four (4) Common Lots on Approximately Three (3) Acres in the R-15 Zoning District**

- C. Public Hearing for CDBG PY 2015 Substantial Amendment (Public Service)**

- D. CDBG PY 2015 Substantial Amendment (Public Service) to the Action Plan**

- E. Public Hearing for 2016 City of Meridian Comprehensive Plan Map and Text Amendment (H-2016-0098) by City of Meridian**
 - 1. Request: Amend the Future Land Use Map (FLUM) and Text of the City of Meridian Comprehensive Plan as Follows: 1) Update the Future Land Use Map (FLUM) So That it Represents the Built Environment and Existing Land uses; and 2) Update Various Text Through-Out the Document and the Goals, Objectives and Action Items**

- F. Public Hearing for Maddyn Village (H-2016-0075) by A Team Land Consultants Located West Side of N. Meridian Road, South of E. Ustick Road, North of W. Sedgewick Drive**
 - 1. Request: Annexation and Zoning of Approximately 10.398 Acres from the RUT Zoning District to the R-8 Zoning District (Approximately 6.874 Acres) to the R-15 Zoning District (Approximately 3.524 Acres)**
 - 2. Request: Preliminary Plat Approval Consisting of Twenty-Nine (29) Single-Family Residential Lots, Ten (10) Multi-Family Residential Lots and Five (5) Common Lots on Approximately 10.398 Acres in the Proposed R-8 and R-15 Zoning Districts**

3. **Request: Conditional Use Permit for a Multi-Family Development Consisting of Forty-Eight (48) Dwelling Units in the Proposed R-15 Zoning Districts**
- G. Public Hearing for Gemtone Center No. 5 (H-2016-0105) by The Land Group, Inc. Located 2425, 2463, 2501 E. State Street**
1. **Request: Vacate the 5-Foot Wide Property Drainage, Utility Construction and Maintenance Easement Along the Shared Side Lot Lines Between Lots 2 and 3 and Lots 3 and 4, Block 5, Gemtone Center Subdivision No. 5**
- H. Public Hearing for Laurels Townhouses (H-2016-0065) by Northside Management Located at 2116 S Accolade Avenue**
1. **Request: Rezone of Approximately 1.87 Acres of Land from the TN-R Zoning District to the R-15 Zoning District**
 2. **Request: Preliminary Plat Consisting of Twenty (20) Building Lots and Eight (8) Common Lots on 1.38 Acres of Land in the TN-R Zoning District**
 3. **Request: Modification to the Development Agreement to Change the Use and Building Elevations from Live/Work Units to Solely Living Units**
8. **Executive Session Per Idaho State Code 74-206A (1)(a): A Governing Body or Its Designated Representatives May Hold an Executive Session for the Specific Purpose of: (a) Considering a Labor Contract Offer or to Formulate a Counteroffer**
9. **Future Meeting Topics**