

A meeting of the Meridian City Council was called to order at 6:00 p.m., Tuesday, October 18, 2016, by Mayor Tammy de Weerd.

Members Present: Mayor Tammy de Weerd, Joe Borton, Keith Bird, Genesis Milam, Ty Palmer and Anne Little Roberts.

Members Absent: Luke Cavener.

Others Present: Ted Baird, C.Jay Coles, Caleb Hood, Kyle Radek, Berle Stokes, David Jones, Sean Kelly and Dean Willis.

Item 1: Roll-call Attendance:

Roll call.

<u> X </u> Anne Little Roberts	<u> X </u> Joe Borton
<u> X </u> Ty Palmer	<u> X </u> Keith Bird
<u> X </u> Genesis Milam	<u> O </u> Lucas Cavener
<u> X </u> Mayor Tammy de Weerd	

De Weerd: Okay. Thank you for joining us. For the record it is Tuesday, October 18th. It's 6:00 o'clock, Mr. Clerk, will you call roll.

Item 2: Pledge of Allegiance

De Weerd: Thank you. Item No. 2 is the Pledge of Allegiance. If you will all rise and join us in the pledge to our flag.

(Pledge of Allegiance recited.)

Item 3: Community Invocation by Larry Woodard with Ten Mile Christian Church

De Weerd: I don't see Larry -- oh, there you are. I didn't put my glasses on, Larry. So, Item No. 3 is our community invocation. If you will all join us in our invocation or take this as an opportunity for a moment of reflection. We welcome you, Larry, to our Council chambers.

Woodard: It's always a pleasure. Are we awake, Ty? Okay. Let's pray. Our dear Heavenly Father, I think I share with many others the frustration over our current national election, but for us in Meridian we are so blessed with having quality Council Members and a wonderful Mayor. On behalf of our citizens I ask that you continue to bless them as they lead our growing community. I pray tonight for some ballot issues that our citizens must vote upon in a couple of

weeks. Give us common sense and wisdom as we vote on new national leaders from Idaho, including a national president and vice-president, new state and county leaders, new bond issues that affect our youth. May we as the citizenry always keep in mind the weakest of our citizens, the elderly, the poor and the youngest as we vote on issues this year. Tonight I ask your special blessing for our police, firemen and EMTs. I stopped in a fire station this past week and the visit was so friendly and encouraging by two firemen who answered all of my questions. Fall rains are now here. Days are shorter. School buses are everywhere. And it seems that road repairs are now year around. I pray for the safety of our children going to school, especially those high school students with their first cars. If dads could only see their son showing off at noon hour. Protect these lads. We have all been there ourselves. Our faith leaders gather this Thursday for lunch and we have a great city in part because of these leaders. May we continue to be a community that honors you and your instructions to us in the Bible. Lastly, let me just pray for the many city employees who keep our water clean, our sewage flowing, our roads swept, the paperwork moving through the bureaucratic maze, inspectors, clerks, et cetera. As we see our city poised to approach the 100,000 figure this next year, new construction is virtually everywhere. Continue to bless this Council as it makes good decisions for one of this nation's best communities. In Jesus' name, amen.

De Weerd: And, Larry, I think you just earned yourself -- you can deliver my State of the City.

Woodard: Okay. Whatever.

Item 4: Adoption of the Agenda

De Weerd: Thank you so much for your words. Item No. 4 is adoption of the agenda.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: Item No. 5 we scratch. We don't have a proclamation. Item 6 -- or 8-C, the ordinance number is 16-1709. Under 9-A, the resolution number is 16-1174. And under 10-A, the ordinance number is 16-1710. And with that I move we approve the amended agenda.

Borton: Second.

De Weerd: I have a motion and a second to approve the agenda as read. All those in favor say aye. All ayes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Item 5: Proclamation

Item 6: Consent Agenda

- A. Approve Minutes of September 6, 2016 City Council PreCouncil Meeting**
- B. Approve Minutes of October 4, 2016 City Council Regular Meeting**
- C. Findings of Fact and Conclusions of Law for Approval for Hill's Century Farm Commercial (H-2016-0092) by Martin Hill Located 3625 E. Amity Road**
- D. Temporary License Agreement Between the Ada County Highway District and the City of Meridian Regarding the Ten Mile South Medians**
- E. License Agreement Between the Nampa and Meridian Irrigation District and the City of Meridian Regarding Multi-Use Pathways on Five Mile Creek and the Creason Lateral at Reta Huskey Park**

De Weerd: Item 6 is our Consent Agenda.

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move we approve the Consent Agenda as published and for the Mayor to sign and the Clerk to attest.

Borton: Second.

De Weerd: I have a motion and a second to approve the Consent Agenda. Mr. Clerk, will you call roll.

Roll Call: Bird, yea; Borton, yea; Milam, yea; Cavener, absent; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Item 7: Items Moved From the Consent Agenda

De Weerd: There were no items moved from the Consent Agenda.

Item 8: Action Items

A. Public Hearing for Bainbridge H-2016-0115 (McMullen Lateral Easement) By Brighton Investments Located at W Chinden Blvd between N Black Cat Road and N Ten Mile Road

1. Request: For Council Approval of the 20-foot wide Easement for the McMullen Lateral to be Located Within Building Lots Instead of A Common Lot in Bainbridge Subdivision as Required by UDC 11-3A-6C

De Weerd: So, we will move to Item 8-A, which is a public hearing for H-2016-0115. I will open this public hearing with staff comments.

Hood: Thank you, Madam Mayor, Members of the Council. The first action item on your agenda this evening is a miscellaneous application. You don't get those too often, but this application applies to an irrigation lateral easement for the McMillan Lateral and some amendments to the approved preliminary plat for Bainbridge Subdivision. So, the subject project and easement are located south -- about a half mile south of Chinden Boulevard and just east of Ten Mile Road. So, in 2003 when the preliminary plat for Bainbridge was approved, the lateral in this area was proposed to be piped and with one half of the easement contained within a 15 foot wide common lot on this property and a pathway over the top and another fifteen feet of the easement on the adjacent and development to the south, what was, then, known as Volterra North. The applicant is -- has submitted for a miscellaneous application in accord with UDC 11-3A-6C, which requires irrigation easements wider than ten feet to be included in a common lot. Notice has been submitted to surrounding property owners as required for the public hearing and we do have a letter from the irrigation -- the user association for the lateral that they are agreeing to allow the easement to be located within the building lots, provided that the HOA for both developments be responsible for all repairs through a license agreement. In lieu of the pathway that was approved back in 2013, the applicant proposes that a swimming pool in phase two that was not part of the original approval back in 2013, be allowed to replace that -- that pathway as one of the required amenities. Staff does support the proposed replacement amenity and in this case putting that easement -- although wider than the ten foot we typically allow in buildable lots -- to be included on buildable lots within this project and, then, future development to the south. So, unless there is any questions, that's the staff report I have and, again, would stand for any questions.

De Weerd: Thank you, Caleb. Council, any questions?

Bird: I have none.

De Weerd: Would the applicant like to make comment? Good evening. If you will, please, state your name and address for the record.

Elg: Good evening. My name is Van Elg. I'm with Brighton Corporation. 12601 West Explorer, Boise, Idaho. We concur with staff's report. We don't have anything --- any more to add to it, other than it didn't look like the pathway was going to be -- come to pass. The additional easement on the south or the common area on the south did not come to fruition and staff suggested and called us in to discuss this, because it seemed that the 15 foot was just not going to be wide enough for a pathway along that boundary. So -- so, we are here to discuss that. I guess this ordinance came into play to require a public hearing sometime this year. Otherwise, we wouldn't be here. But it kicked in on us. I will answer any questions if you have any.

De Weerd: Okay. Council, any questions?

Bird: I have none.

Elg: Okay. Thank you.

De Weerd: Thank you. There were no citizens that signed up to provide testimony. This is a public hearing. Is there anyone who would like to comment on this item? Seeing none, Council, any questions for staff or the applicant?

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: I move that we close the public hearing on H-2016-0015.

Bird: Second.

Milam: Or 0115. Excuse me.

Bird: Second.

De Weerd: I have a motion and a second to close the public hearing. All those in favor say. All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: I move that we approve H-2016-0115.

Bird: Second.

De Weerd: I have a motion and a second to approve Item 8-A. Any discussion from Council? Hearing none, Mr. Clerk, will you call roll.

Roll Call: Bird, yea; Borton, yea; Milam, yea; Cavener, absent; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

B. Public Hearing Continued from October 4, 2016 for Blakeslee Commons Subdivision (H-2016-0066) by Global Senior Housing, LLC Located South Side of E. Ustick Road Between N. Locust Grove Road and N. Eagle Road

1. Request: Annexation and Zoning of 12.01 Acres from RUT in Ada County to the R-15 (Medium-High Density Residential) Zoning District
2. Request: Preliminary Plat Consisting of Seventy-Four (74) Single Family Residential Lots and Twelve (12) Common Lots on Approximately 12.01 Acres in the Proposed R-15 Zoning District

De Weerd: Item 8-B is a public hearing continued from October 4th on H-2016-0066. I will ask for staff comments as we open the public hearing.

Beach: Good evening, Madam Mayor, Members of the Council. As you said, this is the -- an application for Blakeslee Commons Subdivision, which is an application for both preliminary plat and for annexation and zoning. So, the site consists of approximately 12.01 acres of land, which is zoned RUT in Ada county and is located on the south side of East Ustick Road between North Locust Grove Road and North Eagle Road. Surrounding properties. To the north is East Ustick Road and single-family residential properties in the Champion Park Subdivision, which is zoned R-8. To the east we have single-family residential properties zoned R-2 and R-1. To the south we have single family residential properties zoned RUT in Ada county and to the west we have single-family residential properties zoned RUT in Ada county. There is no history on this property since they are applying for annexation. The Comprehensive Plan future

land map for the property is medium density residential. As I said, they are asking for annexation and zoning of approximately 12.01 acres of land with an R-15 zoning district. The preliminary plat as you see here consists of 74 building lots and 12 common lots in a proposed R-15 zoning district and access is proposed for the site via one access from East Ustick Road, which is indicated here by my pointer. For future connectivity the applicant is proposing to provide two stub streets, one to the south and another to the west, and the applicant has also consented and revised their plan to provide a stub street to the east to this parcel here to limit the direct access once this property develops -- to accessing the Ustick Road directly. Due to the limited vehicular connectivity to the property and due to the fact that the property lacks a secondary access point currently, the fire code limits the development to 30 homes. Once a secondary or emergency access point is provided that meets the requirements of the fire department, the applicant will be allowed to construct additional homes. The plat indicates an emergency access across Lots 40 to 42 of Block 3. So, as you can see here my pointer, this is -- this is where the proposed emergency access -- and will -- the applicant has indicated they are in coordination with the adjacent property owner to get that emergency access easement across to Wingate Lane where the fire department does have access and they are required to do that before a final plat is recorded. Just the only condition. The applicant submitted a phasing plan that indicates the emergency access will be in the second phase. As I said, the number of homes approved with the second phase, which, based on the phasing plan, is about 40 between phases one and two and will be greater than 30. So, therefore, the applicant will need to provide a recorded emergency access out to Wingate Lane prior to submission of the second final plat or change to their phasing plan to accommodate that. The applicant is proposing five common driveways in this project. All common driveways should comply with the standards in the UDC and homes abutting those common driveways should take access. The plat as proposed does meet that standard. The applicant is proposing to construct all two and three bedroom single family homes. Four parking spaces per unit are required, with at least two in an enclosed garage and two in a driveway. The submitted site plan, as I said, depicts five common driveways from which the applicant is requesting to allow a five foot garage setback. The lots include -- essentially every lot that touches a common driveway. So, common driveways are one, two, three, four, and five. The applicant is asking for alternative compliance to reduce the parking on 25 of the lots in the development and to allow the parking to be located in a number of parking lots to be located in close proximity to the subject homes. For the number of lots, which is 25, the UDC requires that the applicant provide 50 off-street parking spaces on a driveway. Applicant is proposing 19 off-street parking spaces to be located in close proximity to the subject properties. Just as a point of clarity, the applicant is proposing to provide two in the driveway, but for 25 of the lots they are not -- excuse me -- two in a garage, but for 25 of the lots they are proposing to not have a driveway. So essentially -- you can't see very well, but they have included some additional parking along the clubhouse, as well as they are allowed to park on one side of these wider streets, but several of these

more narrow streets ACHD has indicated that they are not wide enough to allow parking on either side. So, they are asking to reduce the number that's required on the driveways and to allow some off-street parking as parking for this community and they have indicated that because of the 55 and older communities that they are catering to, arguably the parking demand will be less. So, according to staff's recommendation, the applicant has altered their plan a little bit. We recommended that they provide two parking stalls at the end of each of the common driveways to help alleviate some of that and provide some parking -- it's off street that is closer to those homes to help accommodate for the reduction in parking and they have revised their plan to accommodate that and so staff's recommendation will bring the number of off-street spaces for those 25 homes to 29 or a little greater than 50 percent of what the UDC requires. A certain number of the 19 proposed off-street parking spaces, as I said, will be allocated to the proposed clubhouse and the clubhouse can still meet their required parking based on the square footage of that proposed clubhouse. So, concerning the alternative compliance, staff is supportive for the following reasons: As I said, the development is going to be marketed to the 55 and older demographic, limiting the number of vehicles that will be needed to be accommodated per unit. The width of the proposed street, specifically street -- noted as Street G and Street F, are in proximity to lots which alternative compliance is requested and can accommodate parking on one side of the street. A 25 foot wide street buffer is required along East Ustick Road, which is considered an arterial street. Staff recommends that the property be constructed with the first phase of the development. There is an existing fence along Ustick Road that ultimately needs to be removed and relocated to the interior edge of the landscaper buffer. And landscaping is required along all pathways. The applicant's plan complies with the UDC requirements and they have modified their plans slightly to accommodate some of staff's additional requests. We requested that they provide a pathway to the central open area and they have accommodated the 15 foot common lot here, which will accommodate a five foot pathway and five feet of landscaping on either side to help get folks back out to the street. A minimum of ten percent qualified open space is required to be provided for the development based on the area of the plat which is approximately 12.01 acres. A minimum of 1.2 acres of qualified open space is required. A total of 12.5 percent of the qualified open space is proposed, consisting of half the street buffer along East Ustick Road to the regional pathway along the South Slough. You can't see it very well here, but they are required to construct a portion of the regional pathway along the -- along the slough here. Their property touches that boundary. So, as I said, to increase usability of the central open space staff did recommend that they make some changes and accommodate that pathway and they have done so. Staff is supportive of the amenity package for the development. The applicant has changed their amenity package slightly from what the original proposal was. They are recommending that they -- or requesting that they be allowed to swap out the proposal pool for a proposed outdoor kitchen for the clubhouse. Staff sees no issues with that. With that staff is recommending approval and I will

stand for any -- any questions you have. Having said that, the summary of the Commission public hearing. The applicant Wendy Shrief was in favor. Ron Walsh and John Blakeslee were also in favor. By John Blakeslee commented. I was the staff that presented the application and Bill Parsons and Andrea Pogue commented. Key issues of public testimony were the current -- the current property owner at that time had indicated that he would like to remain in the home until the particular phase, which according to their phasing plan was phase three. I believe their plan has changed slightly. I will let the applicant discuss that. Key issues of discussion by the Commission were timing of construction of the emergency access and if there is even a place to cross the adjacent property. How the phasing was laid out and the timing of the phasing. In which phase should the Blakeslee home be demolished. As I said, the applicant can discuss that a little bit. I think their plans have changed slightly. Is bonding for the landscaping improvements appropriate for this development. Does the project still have sufficient amenities if the pool is removed from the amenity package. Is the development adequately parked with the requested reduction in the number of off-street parking spaces. Timing of the utility connection if the existing home is to remain for any period of time. The potential to include in the development agreement the provisions that this be a 55 and older community and that the lot number be capped at 74. Weather to provide a common drive on a street to the property adjacent to the northeast corner of the property. The following were Commission changes to the recommendations by staff. Modify condition 1.1.1D3 to read as follows: Construct the proposed clubhouse, outdoor kitchen, and associated parking on Lot 20, Block 4, as proposed. The applicant shall obtain CZC and DES approval prior to applying for a building permit to develop a lot. Modify condition 1.1.2E to read as follows: The applicant should provide a stub street to the south or west boundary of parcel number S1105120653, which -- if I go back to the aerial is the lot indicated here, just for clarification. Condition 1.1.1F to read as follows: The development shall be limited to residents who are 55 years of age and older. Add condition 1.1.1G to read as follows: The development shall be limited to 74 single family lots. There are no outstanding issues for the Council. As I said, written testimony was received by Wendy Shrief, the applicant's representative. The Commission did recommend approval. There was one slight modification that the applicant has requested and that Public Works has -- they are willing to accommodate. They have modified condition 2.1.2 to read as follows: Developer shall be required to provide a second water main connection to the project to create a loop system. The second connection can be a second connection to Ustick Road per the Public Works Department. However, a mainline valve will need to be installed in the Ustick Road main at the new T location to provide a means of isolation. With that I will stand for any questions you have.

De Weerd: Okay. Council, any questions?

Bird: I have none at this time.

De Weerd: Okay. Is the applicant here? Good evening. If you will, please, state your name and address for the record.

Shrief: Good evening, Mayor, Council Members. My name is Wendy Kirkpatrick Shrief. I'm a planner with Horrocks Engineers and our address is 5700 East Franklin Road, Suite 160, Nampa, Idaho. 83687. Good evening. I'm here this evening with the Blakeslee Commons Subdivision, just to tell you a little bit -- give you more of the background on the project. This is actually through -- through our CC&Rs and through a development is going to be restricted as a 55 and over community. I think if you got the aerial out this is a perfect location for -- for this type of project. It's an area where seniors and 55 and over folks will be close to commercial. This is an area where some fairly dense development has happened, especially to the north recently. Meeting with the neighbors, once we -- everyone saw that this was going to be a 55 and over community, single family homes, I think neighbors think it fits in very nicely with -- with this neighborhood, with some existing county subdivisions. There is a real need for this type of housing product in Meridian and in the Treasure Valley. Just kind of as an example, my parents retired out here in Meridian a couple years ago to be near grandkids and they bought a house in Vienna Woods and they are in their seventies with an 1,800 square foot home on an 8,000 square foot lot. They are having to pay a neighbor kid to take care of the lawn. Four bedrooms, you know, three bathrooms and, really, what they needed was the type of housing product that's being proposed here where it's a smaller footprint, large kitchen, entertaining areas, large master bedrooms, landscaping maintained by the HOA and really less -- less maintenance for -- for an active senior. So, it's the amenities -- they are going to be nearby and the commercial areas where we are near Eagle Road and it's going to be -- it's a perfect location and I think with the -- what they are proposing with a clubhouse -- we are actually proposing a swimming pool again. That's back on the table for this project that's -- we have a micropath. We have a -- we are constructing a part of the regional pathway system in the southern part of the project. It's going to be an ideal senior community. So, we are excited about that. It's something that didn't come across in the staff report, but this is going to be an upscale senior 55 and over community and that will be restricted through the development agreement. Just to kind of give you a little more background on the project, we are on the south side of Ustick between Locust Grove and Eagle. Quite a bit of density in the area. We have Champion Park Subdivision to the north and some existing county subs surrounding us. We are proposing again a section of the Meridian regional pathway. We have ten percent open space. There will be up a fair-sized clubhouse with an entertaining area and, then, also a swimming pool is going to be proposed. We are also going to be putting in -- this is actually a really good recognition we had from staff. We have a large interior open space area in the center of the project and we are going to be putting in a micropath to kind of open it up and provide some additional access to that open space area. And it gives folks a pathway to get to the clubhouse. So, that's a nice addition that came courtesy of Josh and Bill. So, we are glad to go ahead and make that

change. And staff has been -- has been great to work with. We come in with a couple different concepts for this plan and they really helped us kind of narrow down our choices and helped to shape the direction of the project and they have been great to work with and I think it's a better project thanks to the work that we have done with them. I want to go through and clarify a couple of things on the parking that we brought up. So, this development is a total of 74 homes. Just kind of a clarification. Twenty-two of the homes -- I will use my board. Twenty-two of the homes, not 25. So, just the homes in -- in the southern area are going to be accessed off of common drives.

De Weerd: Wendy, I'm sorry, can you use the screen so the people in the audience can see what you're pointing at.

Hood: Pick a color, Wendy.

Shrief: Pick a color? I'm still a fan of low tech. Okay. So, it's just this area. So, the common drives just -- just in the southern area -- this is the area where due to some site constraints we are putting in common drives and we are requesting to have a five foot setback from the garage off of those common drives. Twenty-two -- it's 22 out of the 74 homes we are proposing to -- to have these reduced drives. All of these homes will have a two car garage and just to kind of go through the -- the streets in this -- in this area. So, this area -- all right. So, this area in here we -- we do have a standard -- standard driveway and standard garage. So, it's just houses in this area. We also are proposing -- there is an additional 18 off-street parking stalls that are in a close proximity to this area. So, we have a number of them on -- near the clubhouse. We have some additional parking stalls here and at the end of each of the common drives we are going to provide two additional parking stalls that will just be for residents in that area. So, we have 18 -- 18 parking stalls and an additional two stalls at the end of each of the common drives. So, we felt with this being -- and we worked closely with staff to make sure we are meeting a recommendation that they -- that they were comfortable with, but with this being a senior community where you typically have folks who downsize, fewer cars, you don't have teenagers with extra cars. People don't have as much in their garages. We think with the additional parking that we are supplying we -- with it only being 22 of the 74 homes that more than meets the needs for parking for this area. We also have parking on -- let's see, both sides of -- of the street. Parking on both sides of this street. Parking on one side of this street. Parking on one side of this street. And there is only one small section in here where we only have -- we do not have parking on street. So, just one small road. Otherwise, we have parking either on both sides or on one side of the street. All right. So, if you can delete this, because this is messy.

Hood: There is an eraser on the top.

Shrief: Okay. All right.

De Weerd: Good job.

Shrief: When you're presenting in Boise you don't have the smart board. I prefer to have my regular board. So, there is just a couple of additional issues I wanted to go through. We are -- and this is section 1.1C of the staff report. We are requesting a waiver to keep the South Slough open due to the large capacity of that facility. We will meet all of the other irrigation district standards and standards set forth by planning staff and by your code, but we are requesting to keep that open because of the large size of that facility. We talked about we -- we are going to be proposing -- staff had wanted for us to make sure that we stubbed -- that we stubbed to this parcel. We are going to be proposing a stub to the east and we will work with -- with ACHD on their requirements on how to provide signage for that stub street, but we will be providing a stub to the east. I think we were given an option of providing either it from -- from the east or from the south and we are proposing that we go ahead and have that connection from -- from the east and I think we have already gone through our language for section 2.1.2 for the water connection and that language we have worked it out with Bruce Freckleton on where we are going to be looping our water system from off of Ustick. So, this is -- yeah. Bruce's language. So, those were -- those were our clarifications. I just want to clarify that the areas where we are requesting the waiver on the parking, we more than meet your UDC standard for creating 50 percent of the spots for that area and I think with the consideration this being a senior community and the additional parking we are providing, we meet the intent of your code. And we have the -- the developers are here this evening and they are going to talk a little bit about their experience working with -- with other senior communities and some of the assets that they are going to be proposing with this -- with this community. So, I will let one of them come up here. But any questions on any planning and design issues while I'm up here?

De Weerd: Council, any questions?

Bird: I have none.

Shrief: Okay. Thank you very much. I think they are deciding who is going to come up.

De Weerd: Good evening. Thank you for joining us. If you, please, state your name and address for the record.

Walsh: Yes. Good evening, Mayor and City Council. I'm Pam Walsh and I'm at 2218 West Woodlawn Avenue, Boise. 83702. And I'm representing Global Senior Housing and we are excited to bring this project to the Meridian community. We have worked closely with staff. We have done a lot of research and have some background in working with seniors in assisted living, so we feel like this is a great segue into providing homes that are age in place and the lock

and leave concept, so that the homeowners association is taking care of everything and this homeowner can up and leave and go visit their children or winter somewhere else and still have a single-family home on their own lot. So, that was really important to us as we felt like this homeowner was looking to own their own home on their own lot versus a townhouse or a condominium. So, that's one thing we really think we bring to the Meridian community with this type of product. We, again, as Wendy said, feel like it's an ideal location, because there is a lot of shopping and amenities within walking distance. Because we find that in our research this particular homeowner at the 55 plus, they don't have often two cars. Some of them don't even have a car. They rely on transportation or walking. And that kind of brings us to why we felt when we looked at the parking and designed the alley load lots, that with that parking mix and the 281 spaces that we are providing, that that would be adequate for this kind of community and neighborhood to satisfy their parking needs. I think everyone knows with the shift to the baby boomers, this is an important part of a segment of the market and with retirees moving to Meridian with all of our notoriety on being a so desirable community to move to and -- and live in, this -- this gives them that smaller lot that the buyer is looking for with low maintenance. The clubhouse -- we want to go back to the pool concept. That's kind of been bounced back and forth, because we have studied research in other areas on 55 plus and we looked at comments from other developers in our locale as to whether, you know, their actual homeowners wanted it and their homeowners association wanted to take care of it. So, I think we have gone back to -- I don't think -- we have gone back to wanting to do a pool as part of that clubhouse. So, we want to make sure that that's in the record. And I think the -- the other important thing is we are going to phase it a little bit different now that the Blakeslee home is going to be part of phase one, we will come in and do some different phasing and we have proposed that to Josh and Bill to include more of the up front entrance lots as part of that first phase, particularly that we are going to drive in and have that open space park there and we looked at -- at all kinds of communities where they have taken that open space park and put it -- and we are not certain we will do -- what we will do here, but a gazebo or an outside fire pit, so it's a gathering place for the people of that neighborhood to get to know each other and -- or come together and that's a -- that's I think a bigger piece of the 55 plus is they become friends within that community, within their neighborhood. I think we are -- the other thing I wanted to introduce -- and we did at planning and I -- I just have one copy, Josh, so I will enter it into the record with you and if -- this was from planning. It's a little bit about the bungalows and the concept, but also some different elevations that we are proposing, because we don't want to go into everything that was part of the staff report as the same pitch roof, we want to do some varied pitches in the roofs there. So, we are looking at a more upscale construction. With some stonework and primarily it will be single level. There will be some bonus rooms incorporated throughout, because we found that some buyers like to have that bonus room for their family to come, even though they are living on the main level. So, we will incorporate some bonus rooms. But primarily it will be a single level community. Anyway -- I

see a little bit about our varied elevations and I think that -- that really puts it down to rest that we are -- we are excited to be able to build this product and provide it to the Meridian community and we think it will really take off and be a great success and well received. So, I thank you, unless you have any questions.

De Weerd: Great. Thank you so much.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Madam Mayor. Mrs. Walsh, I have always been curious exactly how this works. Do you just market it to 55 plus or do you literally restrict those who can purchase it to those who are 55 or older?

Walsh: I think there is some -- I think there is some legal issues on how far you can restrict the plat. That came up at Planning and Zoning on the legalities. So, we are marketing it to 55 plus and that's where we are encouraging. What we have found is that -- that people with children, they don't want to be in that mix of that type of neighborhood. So, I don't think that we can absolutely restrict the deed. I might ask Wendy -- can we actually -- one owner of the --

Shrief: Wendy Shrief again. So, we will -- through -- through our development agreement and through our CC&Rs we will be specifying this is a 55 and over community. I don't -- I don't know if legally we can restrict the deeds, but we will be doing it through the development agreement and through the CC&Rs.

De Weerd: That probably works as an explanation.

Baird: Absolutely. I would add that it is well established that you can do some sort of restriction. I don't want to give you legal advice, but there are other communities of this sort that have already been established in Meridian that have been quite successful.

De Weerd: Okay. Thank you. Any other questions from Council? Thank you so much.

Walsh: Thank you.

De Weerd: This is a public hearing. Mr. Clerk will read those names of the people who signed up to indicate they are in favor or opposition and if when your name is read if you would like to come forward and provide testimony we will invite you at that time.

Coles: Thank you, Madam Mayor. First on the list was Wendy Shrief, who just presented to us. Signed up for. Next we have Chip Gallagher, who indicated he might want to testify, but didn't indicate whether it was for or against or neutral. So, if Chip would like to come testify. Okay. The next three I think might be the applicants. I have Nick Walsh, John Walsh and Pam Walsh. I think they are part of Global Senior Housing; is that correct? They signed up for. And, then, next we have Marcus -- Tam or Tarn. I apologize on that last name. Signed up for, but indicated did not wish to testify. I don't know if his mind is changed. Would you like to testify? Okay. Then we have John Blakeslee, who signed up for, but does not wish to testify. And, then, Julie Blakeslee signed up in favor, but did not wish to testify. And, then, Scott Blakeslee, who signed up in favor, but does not wish to testify. And that was all that signed up, Madam Mayor.

De Weerd: I think it took care of most of the room. So, is there anyone who would like to provide testimony on this application? Yes, sir. If you will, please, state your name and address. You know the exercise.

Brown: Yes. Kent Brown. 3161 East Springwood, Meridian, Idaho. When I worked for the city of Boise we were the first ones to do common driveways and we went out and looked at different things that we wanted to do and the concept that they are providing and where they are asking for the reduced parking is exactly the concepts that we were trying to install at that time and to have it more of a cottage lane feel, like having it being closer, which is what you're going to get by having that reduced setback and so forth in there and -- and the -- it didn't get approved that way, but that was some of the concepts that we had seen as we traveled and my kids live in Seattle and we have looked at a bunch there and -- and they have that same concept and having those extra parking stalls and they are using it in the normal single-family housing and finding it to be good and if they can have a pedestrian pathway that they can walk into them, people use that to access those homes. So, that's all I had.

De Weerd: Thank you, Kent.

Brown: Thanks.

De Weerd: Okay. Any further testimony? Okay. Council, any questions for the applicant or staff? Does the applicant have any final comments? Okay. Any further questions from Council? Would you like to have discussion first or would you like to close the public hearing?

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: I move we close the public hearing on H-2016-0066.

Borton: Second.

De Weerd: I have a motion and a second to close the public hearing. All those in favor say aye. All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Bird: Madam Mayor?

Beach: Madam Mayor, quick before we --

De Weerd: Yeah.

Beach: -- get too far into it. So, the applicant has changed their mind a little bit about what the amenity is that they are going to be providing, whether it be a -- the original applicant -- they asked for a pool and, then, it was an outdoor kitchen, now they are asking for a pool again. So, I guess -- I want to make sure that that's in the -- in the development agreement right now as one of the conditions. So, I don't know if you want to kind of leave it up to them or have that more locked down as to what the amenity is that they are going to be proposing.

De Weerd: Either -- either satisfies the --

Beach: Correct.

De Weerd: So, they can --

Beach: Correct.

De Weerd: So, they can say either or. Or both. He can provide both. Okay. Thank you. Okay. Council.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Just -- I guess a discussion. I don't really want to be the one to make the motion. But I guess the reason I asked that is -- is do know how it works, you know, if you can restrict it for the first buyer, because you're the one selling it or it if can be part of the CC&Rs that no one under 55 can purchase a home in here, I guess my concern would be for the -- the residents that purchase it, having been sold on, hey, it's only going to be 55 plus and, then, they may move in when they are at 55 and, you know, 20 years later be 75 and have half the subdivision be on their second, third and fourth owner and it be a bunch of teenagers where you might have the -- the concerns with the available parking. So, it's something that you really got to nail down that -- but they are not pushing for that, but they

maybe could. So, that's -- I'm definitely going to vote for it, because I -- you know, I feel that if someone is going to move in there they better know what they are moving into. But I -- I'd like to see it more held down that if they are going to be advertising that, that the people will definitely know that's all that's going to be there or we would like 55 plus to move in here, but we can't -- we are not really going to require it I think.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: I'm pretty sure that the CC&Rs cover that and they did say it would be in the CC&Rs, as well as I'm -- and I can't speak to this project specifically, but generally these type of communities have postings when you enter, this is a 55 and older community so people know. I mean unless those were taken down. But -- but the CC&Rs would restrict a lot of specific things -- should be enough to cover that. It might be a Ted question, but --

Baird: Madam Mayor, Members of the Council, we don't normally get involved with reviewing CC&Rs and you have heard a commitment from the -- the applicant that that's what they intend to do. It's usually something that we leave up to the market and the individuals. We get phone calls from folks wanting us to enforce CC&Rs against their neighbors and we always just say, hey, you read them when you moved in. If you want to change them there are rules on how to do that, so we kind of just leave it up to the market. So, I will leave it at that.

De Weerd: Thank you. Any other questions from Council?

Milam: Madam Mayor? I now actually need some more clarification. And I like Ty's question -- or Councilman Palmer. Is it in the plat or is it just in the CC&Rs? The applicant didn't seem to think that it should be in the plat and -- but what you said led me to believe that it could be.

Baird: Madam Mayor, Members of the Council, Council Member Milam, yeah, it's -- it's one of those exceptions to the fair housing laws where you can discriminate based on age and whether it's on the plat or in the CC&Rs, I would recommend that you in making your approval make it clear that you are accepting their pledge that they will take all necessary actions to make that a 55 and older community.

Milam: Thank you.

Hood: Madam Mayor?

De Weerd: Yes, Caleb.

Hood: I just had one clarification. I do not believe that the county surveyor wants to see a plat note on here that restricts ages. So, there may be other -- and I'm not the expert in deeds and what can be put in a deed or not. That may be a tool. The CC&Rs Mr. Baird already addressed. But just to reiterate, I don't think we as a city want to be in the business of being in the business of figuring out who lives here and kicking somebody out or getting in the middle of that; right? But I just want to clarify the plat will not be where there that is taken care of, because I do not believe Ada county -- the Ada county surveyor wants to see a note like that on the face of the plat. There are other tools to take care of those types of things. So, just a slight clarification.

De Weerd: Thank you.

Baird: And Madam Mayor?

De Weerd: Mr. Baird.

Baird: I would encourage the applicant to get their own legal advice on how to assure -- assure that their marketing gets them the intended result.

De Weerd: Thank you for the footnote. Or the legal disclaimer. Exclamation point. Whatever. Any other questions or comments? I would just make a comment. We need this kind of product in our community. I think it definitely is a need. Appreciate that you shared some of your marketing material to give a better vision of what you're trying to create and I think it's an exciting project that our community can -- can really get behind. It's a new product. It's -- it's not offered enough in our community and I would definitely imagine there is a growing market for that.

Beach: Madam Mayor, quick -- just for my own understanding. So, the Commission recommended that we put in the development agreement letter F, that the applicant be limited to residents who are 55 years of age or older. I didn't know if that was something that you were wanting to leave in there to set the point of clarification or if you're going to remove that and kind of let the market dictate. Just so I'm clear when I'm making the findings document.

De Weerd: I just hope that whatever we put in there is -- this is how it's presented to us and this is what we are approving. But we are not going to go in and be the police and kick people out of their home, so --

Beach: And then --

De Weerd: For what it's worth. It's a civil issue.

Beach: Yeah. I'm with you. One other point of clarification. The applicant has requested that their section of the South Slough remain open, just -- as you're making your decisions that that be considered as well, so --

Hood: Madam Mayor, on that one it's -- and Josh just -- maybe to pull that out real quick, it's -- it's condition 1.1.1C right now that requires the applicant to obtain that waiver for you to -- to cover the South Slough. And just as -- we had another project just a little bit further to the west earlier this year. The South Slough is a large lateral. Pretty common practice for you all to grant that waiver. So, it does require a pretty large diameter pipe to be -- to be -- to be used when covering it. So, it's a pretty standard practice for that to be left open.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Borton: I will make the motion. I move we approve H-2016-0066 and not have to pipe the South Slough and accept the parking level as presented.

De Weerd: And either amenity, the pool or the --

Palmer: Yeah. As long as they meet whatever -- whichever they end up going with, as long as it meets the requirements.

Bird: Second.

De Weerd: Okay. I have a motion and a second. Any discussion? Mr. Clerk.

Coles: Thank you, Madam Mayor. Council Member Milam --

Beach: Just -- apologize. Condition 2.1.2, that Public Works condition that we were --

Milam: Right. I knew there was more.

Beach: -- modifying and just whether that was something that you were comfortable doing. I didn't mean to interrupt. I apologize. Just to make sure that that was considered in your --

De Weerd: Part of your recommendation and discussion, so I imagine that was included, Mr. Palmer?

Beach: I understand here this is a recommended -- or asking that two connection points to Ustick Road be allowed.

Palmer: Yes. So, be it included in the motion.

De Weerd: And second agrees?

Bird: Second agrees.

De Weerd: Okay. Mr. Clerk.

Roll Call: Bird, yea; Borton, yea; Milam, yea; Cavener, absent; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

De Weerd: That was a team effort. Thank you.

Beach: I apologize for interrupting.

C. Amended: FIRST READING: Ordinance No. _____: AN ORDINANCE AMENDING TITLE 4, CHAPTER 1, SECTION 8.B (1), MERIDIAN CITY CODE, COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS TO CHANGE THE COLLECTION AT COMMERCIAL PREMISES TO COMMENCE AT FOUR O’CLOCK (4:00) A.M.; AND PROVIDING AN EFFECTIVE DATE.

De Weerd: Okay. Item 8-C is the first reading of Ordinance 16-1709. Mr. Clerk, will you, please, read this by title.

Coles: Thank you, Madam Mayor. City of Meridian Ordinance No. 16-1709, an ordinance amending Title 4, Chapter 1, Section 8-B-1, Meridian City Code, collection of solid waste and recycling materials to change the collection at commercial premises to commence at 4:00 o'clock a.m. and providing an effective date.

De Weerd: You have heard the reading of this ordinance. Is there anyone who would like to hear it read in its entirety? Always an option, Ralph. Council, any discussion on this? Would you like it next week for the second reading and, then, the week following the third?

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: We need to make sure that it is noted that next week at the second reading will be the public hearing on it also. And that's what I -- my recommendation would be.

De Weerd: That is listed as second reading and a public hearing. Okay.

Milam: Second. Was that a --

De Weerd: I don't --

Milam: Okay.

Bird: No.

Item 9: Department Reports

**A. Mayor's Office: Resolution No. _____:
A Resolution Reappointing Joshua Evarts to the Historic
Preservation Commission.**

De Weerd: Okay. Under 9-A, Department Reports. Council, in front of you is a request to reappoint Josh Evarts to the Historic Preservation Commission. He has been serving on our HPC and has been a huge contributor to the discussion, the ideas, and much of the direction that they are moving towards. So, I would ask for your confirmation of this appointment.

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Madam Mayor, I can't think of somebody better suited to continue to fill this position, given that he has certainly put his money where his mouth is, investing in -- in Meridian, especially in the historic part of Meridian, and with projects that he's already done, but with what's coming up hopefully in the future for downtown and so with that I enthusiastically move that we approve Resolution 16-1174 reappointing Josh.

Bird: Second.

De Weerd: I have a motion and several seconds to confirm the appointment of Josh Evarts to HPC. Mr. Clerk, will you, please, call roll.

Roll Call: Bird, yea; Borton, yea; Milam, yea; Cavener, absent; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

B. CDBG Substantial Amendment Discussion

De Weerd: Item 9-B is under our CDBG and I will turn this over to Sean.

Kelly: Thank you, Madam Mayor. The slides are not up yet. I forgot a bullet and Caleb is graciously helping me put that bullet on. Thanks for allowing me to present to you tonight, Council. I came to you last week on Tuesday. We talked about a substantial amendment to amend the program year 2015 action plan. Got the slides here. I want to briefly go over the slides that we talked about last week, just so we can cover that and, then, I will cover the changes and the things that Council had asked for and some clarifications. Once again we do substantial amendments when fundings change or a scope of the project changes to some degree that we absolutely have to amend the action plan. We are tied to that by your own con plan. It does trigger the citizen -- the citizen participation plan. I asked Council last week if I could notice for a substantial amendment. I did that yesterday. So, 30 days from yesterday we would have a public hearing to ask Council to rule on that and have had some -- some public weigh in. The way we got here in terms of asking for a special amendment, we had the H2 segment of the Five Mile Creek pathway, we have been waiting on some easements. Parks and Recreation has made some headway in getting those easements. However, they just haven't made enough headway for us to move forward with that project. We need to secure all three of those easements, so what I would like -- well, I will move forward with that. The Idaho Avenue sidewalks project actually finished well under budget, so that left some money in the coffers there. The Boys & Girls Club brush up that we had approved the year before, they went ahead and moved with CSI, because they were on site and they were able to get that done faster than the CDBG program would have allowed them to and, then, we do have some residual admin from a few years that we leave as unallocated. One point of correction from last week, Madam Mayor and Councilman Borton, you had asked specifically what could we do if we had unallocated admin, if we even came under budget. You asked if we can give it back and I did say we could give it back. The correction is you can't give it back and there is no mechanism for giving back one small portion of the money. You give back all of CDBG or you don't give it back at all and so that's the point of clarification there. So, I apologize. It's a big one, but I want to make sure that we corrected that. And then -- sorry. And, then, Madam Mayor, your point following that was -- but would we pay a penalty. My answer to you is yes. It may not be monetary and it wouldn't be monetary if we did. The penalty would be is once we close down the CDBG program -- and I want to make sure that we are clear on this, we would be tied to all of the projects that we have done for the next five years and so we will be -- whether -- the monitoring of those would all come out of the city project -- the city hide I guess is what you would call it. So, that's where the hit would come is that we would be taking care of it without the

benefit of having CDBG to do those things. So, I just wanted to make sure that we made that clarification. So, staff's recommendation -- and this is also based on the conversations that we had last week at Council. The recommendations to substantially amend would be to reallocate 150,000 dollars of that to Public Works and that would be to continue on with the streetlight project that we had already approved for 2016, but we get started on it a little bit earlier and we would still have street light projects to do, they are already in the budget for next year. We would also reallocate -- or I'd ask Council to reallocate 30,000 to Neighborworks Boise to their home buyers assistance program. We work well with them. They have done a fantastic job the last two years of putting families in homes through that program and I'd like to make H2 an alternate project. I wouldn't want that to come off the action plan, because the case may be and the case probably will be that those easements will come up and Parks will be able to move forward with that project at some point. So, taking it out of the action plan and having to put it back in if they want to do that again in a future year would kind of be redundant. So, keeping it in there as an alternate for something to trigger if we did get those. And, then, Madam Mayor, you did ask about sewers and if they could be used -- or CDBG dollars could be used for that and so what I have done is in the announcement -- in the -- sorry -- in the paper I did announce that one of the alternate projects will be to reallocate -- not reallocate, I'm sorry, that's --

Hood: That's my word. Sorry, Sean.

Kelly: That's okay. So, alternate project would be to do sewers using it as an alternate project from 2015 as well and I have a couple of things to show you, Madam Mayor, about sewers after talking to Public Works that would answer some of those questions that you had.

De Weerd: Thank you.

Kelly: And so what does a substantial amendment do? This one is actually a pretty hefty one, but it allows us to start projects a little earlier. I did mention last week that because of the way the funding works in the Congressional budget and when it's approved, oftentimes projects don't even start until the early part of the spring and that's just getting to the design phase or, you know, getting a designer to do that or an architect to do that and so we end up building or constructing somewhere in the fall and that's usually a little bit too far out and it keeps pushing that budget a little bit further and a little bit further. This would actually take us back to the small reset. We would be starting on pretty big ticket projects and a pretty big impact project early and we would be able to complete that within the next year and, then, still have funds the next year to continue on with street light projects where we see fit. It also allows some late phase, so it will be -- we will have projects that are still keyed up, so we will still be able to take care of those as that new funding becomes available. And, then, November 15th is the date that I have on the -- on the announcement for a public hearing. And so we asked

about potential projects and I asked for some feedback, Madam Mayor and Council Members. You did give me some feedback. The one that I had brought was just an idea of a home rehab program. We are one of the few municipalities that don't have a home rehab program for emergency rehab and ADA. I did tell you a couple of sad stories, all true, and one of them was most recent as two weeks ago where we did have an individual who had his home -- home broken into and about 15,000 dollars worth of damage after being indigent and he has no way to fix that. So, this idea with the home rehab program -- if we were to look at something like that, the key thing there is it's just like a facade improvement almost, you do roofs, you do ADA ramps, you do front steps. You can even do walk-in showers for ADA accessibility and the difference between those projects with Davis-Bacon is there is no Davis-Bacon on home rehab when you're doing LMI or things like that. So, it's a really big difference there and it kind of takes some of the weight off the program as well and still makes -- so it still makes an impact. And, then, Madam Mayor, you asked about sewer projects and there are several opportunities in the next few years within the LMI and, then, facades, you did also ask about the facades as well and I will give you a quick update on that and the slum and blight plan that we have now. And so these are three -- three areas within the LMI -- the green area there is the LMI. You have seen that picture before and those are the years attached to and so we have Rose Circle, which is a small trailer park that's down there off of Franklin and Meridian, and that is scheduled for 2020 and that's water and sewer would need to be replaced. 2017, which may have been a good project in another time, that's about two -- 2nd -- Northwest 2nd Street I think and those are behind homes is where they would be replaced. And 2018, which is actually a recommendation from me, would be -- if that was something the city wanted to do, to take a look at that project off of Washington similar to I believe -- and Public Works can correct me if I'm wrong -- but similar to that Northwest 2 1/2 Street -- or Northwest 2nd Street, that would be behind some homes there and it's slated for 2017. So, the city could enter into -- Public Works could enter into an application phase this year and we will put that into the application for the CDBG program for the very next year, which will be the 2018 calendar year. This is a map that was not intended necessarily for Council, it was intended for just my scoping committee for the slum and blight assessment that we are conducting. As you know that in order for us to do slum and blight activities we have to have a plan now. The URA no longer suffices for HUD, because it's over ten years old. Currently we are in negotiations with a contractor who we have selected -- who we are going to select in order to bring them down into -- into our world for budget. So, there is a couple of things we want to shave off there. But what you're looking at here is that green area would be where we can do facade improvements and this area can flex based on the assessment and the plan, so it's JUB Engineers that we are currently working with and as they go ahead and assess and define that area that we would be able to do those, we would be looking for contributing factors to slum and blight, deteriorating facades, unsympathetic facades for buildings, so that area there was -- is where and so I'm hoping that that would give you some idea in an update as to how that would

work. Currently MDC does still have an alternate project to do facades in their budget and so once this plan is done we have actually got an area to do so, MDC could possibly trigger that, because it's an alternative project in a prior year and we would be able to fund that and do some façade improvements. So, staff would stand for any questions. I just want to make note of -- again, it was noticed yesterday. I did notice it with the intention of having sewer as an alternate, because that was something that came available and what you want to do is you want to make sure that you notice -- especially for a CDBG action plan amendment, notice for as much as you're going to attempt to do and whatever Council decides to do, if Council decides to line item out come November 15th when I ask you to rule on this, that's fine, we can actually go down. You just can't go up. So, if I don't notice it we can't do it. So, I want to make sure we had it in there. Staff will stand for any questions, ma'am.

De Weerd: Thank you, Sean. Council, any questions?

Bird: Madam Mayor?

De Weerd: Mr. Bird.

Bird: Sean, we are looking at 365,000 to reallocate?

Kelly: Negative, Councilman. It's actually going to be a --

Bird: Then I was reading it wrong.

Kelly: I apologize. The reallocating it -- it should be -- that 100,000 dollars at the bottom there is an alternate project, so -- but it's 180,000 dollars that we are looking to reallocate.

De Weerd: Okay.

Milam: Madam Mayor?

De Weerd: Yes, Mrs. Milam.

Milam: Sean. So, the gentleman that you were talking about with the house that got broken into, had no insurance?

Kelly: Madam Mayor, Council Women Milam, I don't know that. And I apologize, I didn't follow through with it. I took the call, because they always come to me. That's just where they end up coming to. And I end up telling them that we don't have a program and I try to push them into other projects. So, I apologize I didn't ask those questions.

Milam: Thank you.

De Weerd: This -- these are just for discussion during the public comment.

Kelly: Madam Mayor, yes, it's all up for public comment. Every part of this is, you know, a public process for the -- for our action plan for our con plan and it's also for Council and Mayor to weigh in on in terms of what project should we be doing and are these good projects to do. I tried to stack the deck with products that Council has already seen in some form or fashion from other years or for next year. That way we can potentially -- maybe I can persuade Council to go ahead and do these, because we are just moving on 2016 a little faster than we would be and that actually helps everybody out on that end. However, if Council decided not to do that, that's -- that's Council's -- their prerogative.

De Weerd: Okay. Thank you. Council, are you comfortable? This has already been posted for public comment, so --

Kelly: Madam Mayor, that's true.

De Weerd: We will just put this out for the November --

Kelly: 15th.

De Weerd: -- 15th. Okay. Thank you for this informative presentation.

Kelly: Thank you, Madam Mayor, Members of the Council.

C. Community Development: Residential Structure Design Criteria

De Weerd: Okay. Item 9-C is under Community Development. Discussion of an updated presentation per Council's request after our October meeting.

Hood: Madam Mayor. Yes. Just to follow up -- and, hopefully, you all saw the updated memo in your packet with some proposed underline and strike through language. I do have a couple of -- just because that was Tuesday night and the clerk is really hounding us on deadlines, I had it by 3:00 o'clock on Thursday I had to have something in.

De Weerd: Wow.

Hood: I wasn't -- no, I'm just kidding. But I wasn't able to vet that language through the planners -- all the planners and so I do have a couple of additional changes I'd like to show you now -- or as soon as I can find that. It's largely the same as what's in your packet, but there are a couple of red line changes that I wanted to just show you real quick, so you could see what's on the table. And, then, again, Councilman Borton asked for some more examples and I do have

some examples of that. So, I apologize I did not have this pulled up before my turn. So, there is the updated and -- if it's -- the red is the changes from what you saw in the packet. The underline and strikethrough is what you saw and, then, what -- what -- if it's not underlined or struck through it's how we currently include this condition in -- in our staff reports. So, again, the idea here is just to provide some certainty for both the development community and staff as what the level of expectation is when reviewing single family homes that front collectors or arterial streets. We did discuss parks last time. I did not include that. It seemed like the folks that did give you their -- where they stand that wasn't something that we wanted to pursue and single level -- you can see that that's added there at the bottom that we did add that exemption that single-story structures are exempt. So, we can maybe come back to that. It wasn't night and day over what was in your packet, but, again, some kind of wordsmithing with staff that they thought maybe this would make this a little more -- provide a little bit more clarity, but it's largely the same as what you saw in the packet and, hopefully, had a look at. So, just to run through a couple more examples. We went through a handful last week. Here is another one where the rear of the home that -- that faces the arterial -- this is something that complies. It has -- there is a mix of materials. You can see there is a different siding type, two different changes of materials and they have some -- some pop outs with some livable space. So, you can kind of see that this -- this home would comply, but largely it's probably going to be screened by -- you know, obviously, a change of materials up here -- and I'm not saying this is bad, I'm just showing you some examples of what complies. Here is a floor plan. You can kind of see the pop outs for that livable space on the rear side. Not a whole lot of modulation there. There is some. There is -- you know, there is -- it's not just like a flat -- a flat wall, but it's -- it's -- there is not a whole lot of architectural interest in this -- in this elevation, but, again, it complies and it's probably enough to not provide that large massing and you're probably going to get two colors as well, although we took colors out of that. So, this is kind of a quick example. Here is another one in the way that they conform. Let's see. The rear elevation is going to be -- this elevation and, again, largely what they are doing with this, again, you're going to have a mix of materials. This is a recess. On the recess you really aren't going to see that too much, because, again, this area here is -- as it steps out, it steps back. So, if -- if there is a recess, which we allow, it just doesn't provide a whole lot of relief. But, again, this -- I don't personally think there is necessarily anything wrong with it. Lots of windows. Even on the last one there is those windows and, again, a mix of materials. But this is something that would comply, because it does have a recess and two different types of material. Here is another example of a home -- this one has -- I think this one -- I'm sorry it's so small. The rear elevation I think they have an awning or an overhang over their back door or patio cover for the back door and a real slight change in materials right here, this almost like a band that kind of runs mid belly of the -- of the structure. So, I guess the point with this one is we don't have -- in our condition right now we don't say the change of material needs to be at least ten percent or five percent or two percent even of anything, it could just be a change in material, but we don't have a minimum

change, like 50-50 or 80-20 or whatever. So, here it's marginal, but, again, it complies. And, again, they have got some nice windows and they are doing something else that we aren't requiring that they are just doing that make it -- make it a nicer façade. Here is one that they have added a -- a third -- third bay garage that actually provides that -- a pop out area for that elevation that faces the street and really helps -- you can see it here the side view helps that it provides more relief both in the roof -- you get two roofs -- you know, if it didn't have this it would just be the single peak roof, but they added this third bay garage that gives you two -- two different roof plains and, again, you have the change of material, so -- and just a couple more examples of kind of what we see typically on projects and sometimes you have them, sometimes you don't. You know, again, these ones comply, though. These ones wouldn't require us to do anything else. I did want to say -- I didn't mention this when I -- last week we talked about how many of these and where is that line. We did include, in talking with this, two or more of the following and we had some conversation last week about one and we just thought that wasn't enough to have just one of those things -- especially if we are talking about not having quantities of a change of material, if they have five percent of something and a change of materials and you said that's enough, I think we could get burned to some degree with that. If you believe we should even be looking at these in the first place. But if we are going to regulate this we thought two or more of these seemed appropriate. But I did just want to point that out, because we talked last week about potentially having one of these -- one or more and we -- we thought as staff that two or more seemed appropriate. So, with that I hope that provides you what you need. And, again, this isn't -- right now we aren't looking at this becoming code, but we would kind of standardized it with each condition and regularly apply this to projects. We could codify it. This is really more meant as a director's determination type of a thing and for direction, but, again, any feedback you want to provide is appreciated and with that, Madam Mayor, I would stand for any questions or clarifications you may need.

De Weerd: Thank you, Caleb, for bringing this back and giving more detail as to -- not something that's in code, but a director's specification -- short of something better. Council, any questions, comments?

Borton: It looks good.

De Weerd: I think you have provided great detail. You've answered any of the comments from the last discussion.

Hood: Okay. Thanks for allowing us to clarify this. I think it will really help. Thank you.

D. Amended onto agenda: Information Technology: Update on City Council Chambers Technology Refresh

De Weerd: Item 9-D is under -- oh, there is Dave. I didn't even see him here. I can see that November is going to be really scruffy. We are starting to see it amongst the faces now. Hi, Dave.

Tiede: Madam Mayor, Members of Council. Happy to be here tonight. I am here to give you an update on the Council chambers technology refresh project. So, here goes. We are coming back to Council next week with the intent to award the project to a vendor that has been selected through our criteria process. More information will, obviously, be provided next week on numbers and everything, but you're welcome to ask any questions you have now. I just want to reiterate some of the things that we are going to see out of this and what we are really getting out of this product, so -- so, the improvements we are looking at with this change is we will have better audience viewing. We will be doing four TV displays. These two here will be removed, those that are facing you, because you, obviously, can see your monitors at this point. But the two facing the audience will be there. They will be larger and, then, there will be a couple more back further for better audience viewing. That will also give us the ability to view presentations and whatnot during roundtable settings, which is good. They will be on tilting mounts, so -- we will be changing out microphones with microphones that pick up your audio a lot better. So, that way you should have -- if there is any problems with needing to eat your mike. There will also be a visible light on them. You will have the option of muting and unmuting. The clerk's station and the staff, they will also have that functionality to mute and unmute if they need to as well for all of the Council seats. We are replacing your monitors with touch screens, so -- they are 22 inch touch screens, much the same size, but you will be able to touch the annotations, do mark up, whatever, all through your touch panel. There will also be a keyboard and a mouse so you can switch between that and a computer as well, so you can surf the Internet, pull up whatever you need to, packets, et cetera.

Palmer: Can I ask you a question on the one?

Tiede: Absolutely.

Palmer: So, will that give us the -- the ability to display -- to mess with it here and have everyone else see what we are doing?

Tiede: Absolutely.

Palmer: Awesome.

Tiede: Yeah. You can mark up, you can use a pointer, you can do all of that. So, that is something that we will -- the clerk will be able to grant to whoever needs it at the time, so that way you are not all trying to mark up all over the top of each other, which would be kind of hard to follow. So --

De Weerd: The clerk has the power.

Tiede: Yes. Yes. We like giving the clerk power. The clerk and staff table also get touch panels, so they will have the same functionality as far as the markup goes. They will have control over the entire system. There will also be -- which is not mentioned here -- a mobile control option, so that way if we need it in a roundtable type setting or whatever, we can do it there. We will be replacing your Elmo that is in here with a doc -- a ceiling doc cam that will be near the clerk's workstation, so that way you have a little more flexibility on plans and things that we can bring in, but we will also be able to capture those for the record, instead of having to worry about it after the meeting or whatever. We will actually be able to take a snapshot of whatever that is --

De Weerd: Oh, good.

Tiede: -- to keep for the record. The podium here will be getting a new touch panel as well. Obviously, this beast has been kind of problematic over the past many years. We plan to resolve all that with a new touch panel that's way easier to use. You don't have to worry about the custom controls. It's going to be standard stuff that you're used to doing on a touch screen, so swipe to advance. You will have markup tools that you click on with a finger and you can circle things, whatever. So, great stuff. It will be a lot easier to use for all our presenters and just standard Microsoft PowerPoint tools. So, real easy to use. Most people are very familiar with them, so --

De Weerd: So, we will be able to touch this, figure out if it really is intuitive and --

Tiede: Absolutely. We will be doing that beforehand. So, as part of this we actually are -- the vendor that we have selected is going to do a full mockup of the system and we are going to go down there and see it hands-on, make sure it works. If any of you would like to come you're more than welcome to. But it is not local, so there is a bit of traveling involved. We do plan on taking a handful of nontechnical users with us as well, though, because we don't want us to be the -- the IT folks to be the gauge of, hey, look, is that user friendly or not, so -- that would be horrible, so --

Palmer: Madam Mayor?

De Weerd: Mr. Palmer.

Palmer: Where will that be at?

Tiede: That will be at their headquarters in Salt Lake.

Palmer: When?

Tiede: If we award next week, then, we will be looking at two to three weeks for all the equipment to get in and the following week it would be set up. So, about four -- three or four weeks out from next Tuesday. Right around the holidays.

Milam: Madam Mayor?

De Weerd: Mrs. Milam.

Milam: So, Dave, I need to know if I'm going to be able to see my monitor. I don't know if it's the way this is angled or the light above it.

De Weerd: It is the angle, because I have to tilt mine on occasion.

Milam: I have to use this a lot, because the glare on this is so bad.

Tiede: We have --

Milam: So, I'm hoping that we can fix that.

Tiede: We are going to get -- those are all glossy displays, as I recall, and we are going to get some matte screen protectors that help with the glare, because it's a big problem. This one is not near as bad just because it's more of a matte surface. But the other thing that's nice about it is these are not very easy to adjust. The new displays that we are getting you can push down on them and they go down really easy and if you start pulling up they come right up --

Milam: Okay.

Tiede: -- like nothing. It's really cool. So, that should help as well, so you can adjust if needed. On the streaming side -- this goes into a little bit in here. The cameras -- we are going to be replacing the cameras with some new HD cameras. We will be able to fully capture the chambers, but also do so in a roundtable setting. That will be controlled by the clerk, staff, or in the green room. The streaming will be way better quality. Right now it's very poor and you can't see presentations on there. We will be able to see presentations. We will be able to do picture-in-picture options if we'd like. Picture by picture. So, that way if you want to have the person presenting and also the presentation next to it, we can do that. We are going to set it up so that there is an easy one-touch button where you can basically hit a button and it will start doing the streaming for you and hit the button again and it will stop, which will enable us to do streaming of other meetings where maybe we don't have somebody from the city that's able to sit there and manage that system, they will be able to just push a button to start it, push a button to stop it. So, we can do P&Z meetings if we want. We could do other commission meetings if you want to --

De Weerd: Awesome.

Tiede: -- which would be nice. We are also including a mobile solution, so that we can better capture and stream town hall meetings and other events that are important to our citizens, so the sky is the limit. For the roundtable setting I have mentioned a few times, but we are including new microphones. We have struggled this last year and the year before with what we had, even though we had to bring it in, rent it. These are going to be some little portable mics that are usable just about anywhere. We will be able to use them in this setting if we want. If we needed somebody out in the audience to use them or if we wanted to go into roundtable setting, they will be usable for all those functions. So, to sum it all up, better audience viewing, improved presentation experience for both of you and our audience. The system is a lot easier to use, simplified and streamlined. Should make our clerks and staff lives a lot easier as far as managing presentations and other things that come their way. Cameras will be a lot better, so streaming will be improved. Our one area that's been a concern is the audio levels in here and so that's going to be addressed as well. It affects the streaming, it affects out in the lobby and whatnot, so we will be able to control the feedback by proper zoning of the speakers and proper DSP. And, then, streaming. So, that is what we are looking to do. It will come to you guys next week in the form of award for a sizable lump of money. So, I stand for questions.

De Weerd: Council, any questions at this time?

Bird: I have none.

De Weerd: Okay. I don't see any. We appreciate your update and we will see you back next week.

Tiede: Absolutely. Thank you, Mayor, Council Members.

Item 10: Ordinances

- A. Ordinance No. _____: (H-2016-0093)
An Ordinance of the City of Meridian Granting
Annexation and Zoning for Parcels of Land Generally
Located Near the Northeast Corner of S. Eagle Road and
E. Amity Road in the SW ¼ of Township 3N, Range 1E,
Section 28; Southeast Corner of N. Meridian Road and E.
Carmel Drive in the SW ¼ of Township 3N, Range 1E,
Section 06; east side of N. Ten Mile Road, north of W.
Ustick Road in the SW ¼ of Township 4N, Range 1W,
Section 35; 3955 E. Ustick Road in the NW ¼ of
Township 3N, Range 1E, Section 04; 2910 W. Franklin
Road in the SW ¼ of Township 3N, Range 1W, Section
11; 6175 N. Linder Road in the NE ¼ of Township 4N,
Range 1W, Section 26; 3275 E. Amity Road in NW ¼ of**

Township 3N, Range 1E, Section 33; 1635 S. Stoddard Road in the NW ¼ of Township 3N, Range 1W, Section 24; 3539 N. Ten Mile Road in the SE ¼ of Township 4N, Range 1W, Section 34; Forty-nine (49) parcels in the Blackrock Subdivision Generally Located North of E. Lake Hazel Road, Between S. Locust Grove Road and S. Eagle Road in the S ½ of Township 3N, Range 1E; Section 32; and 3064 W Malta Drive in the NW ¼ of Township 4N, Range 1W, Section 26, Boise Meridian, Ada County, Idaho, and Annexing Certain Lands and Territory; and Adjacent and Contiguous to the Corporate Limits of the City of Meridian as Requested by the City of Meridian; Establishing and Determining the Land Use Zoning Classification of Said Lands from RUT Zoning District in Ada County to R-4 (Low Density Residential District) (53.25 acres) and R-8 (Medium Density Residential District) (11.64 acres) and C-C (Community Business District) (2.61 acres), in the Meridian City Code; Providing that Copies of this Ordinance Shall be Filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as Required by Law; and Providing for a Summary of the Ordinance; and Providing for a Waiver of the Reading Rules, and Providing an Effective Date.

De Weerd: Item 10-A is Ordinance 16-1710. Mr. Clerk, will you, please, read this riveting ordinance by title only.

Coles: Thank you, Madam Mayor. I will try to get through this as expeditiously as I can. City of Meridian Ordinance No. 16-1710, file number H-2016-0093, an Ordinance of the City of Meridian Granting Annexation and Zoning for Parcels of Land Generally Located Near the Northeast Corner of S. Eagle Road and E. Amity Road in the SW ¼ of Township 3N, Range 1E, Section 28; Southeast Corner of N. Meridian Road and E. Carmel Drive in the SW ¼ of Township 3N, Range 1E, Section 06; east side of N. Ten Mile Road, north of W. Ustick Road in the SW ¼ of Township 4N, Range 1W, Section 35; 3955 E. Ustick Road in the NW ¼ of Township 3N, Range 1E, Section 04; 2910 W. Franklin Road in the SW ¼ of Township 3N, Range 1W, Section 11; 6175 N. Linder Road in the NE ¼ of Township 4N, Range 1W, Section 26; 3275 E. Amity Road in the NW ¼ of Township 3N, Range 1E, Section 33; 1635 S. Stoddard Road in the NW ¼ of Township 3N, Range 1W, Section 24; 3539 N. Ten Mile Road in the SE ¼ of Township 4N, Range 1W, Section 34; Forty-nine parcels in the Blackrock Subdivision Generally Located North of E. Lake Hazel Road, Between S. Locust Grove Road and S. Eagle Road in the S ½ of Township 3N, Range 1E; Section 32; and 3064 West Malta Drive in the NW ¼ of Township 4N, Range 1W, Section 26, Boise Meridian, Ada County, Idaho, and Annexing Certain Lands and

Territory; and Adjacent and Contiguous to the Corporate Limits of the City of Meridian as Requested by the City of Meridian; Establishing and Determining the Land Use Zoning Classification of Said Lands from RUT Zoning District in Ada County to R-4 (Low Density Residential District) (53.25 acres) and R-8 (Medium Density Residential District) (11.64 acres) and C-C (Community Business District) (2.61 acres), in the Meridian City Code; Providing that Copies of this Ordinance Shall be Filed with the Ada County Assessor, the Ada County Recorder, and the Idaho State Tax Commission, as required by Law; and providing for a summary of the Ordinance; and providing for a waiver of the reading rules, and providing an effective date.

De Weerd: Is there anyone who would like to hear it read in its entirety?

Bird: That was the entirety. Madam Mayor?

De Weerd: Mr. Bird.

Bird: Seeing how nobody wants to hear the rest of that and the clerk did such a nice job on it and we all understand it, I move we approve Ordinance No. 16-1710 with suspension of rules.

Palmer: Second.

De Weerd: I have a motion and a second to approve Item 10-A. If there is no conversation or discussion or request to have the title read again, Mr. Clerk, will you call roll.

Roll Call: Bird, yea; Borton, yea; Milam, yea; Cavener, absent; Palmer, yea; Little Roberts, yea.

De Weerd: All ayes. Motion carried.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

Item 11: Future Meeting Topics

De Weerd: Council, any items for future agendas? I do have upcoming events. We have our Faith Leaders Luncheon. If you intend to go I hope you have told Peggy that. It is Thursday, October 20th at 11:30. And we have the drug take-back and shred day.

Bird: Where is the --

De Weerd: At Valley Shepherd. Drug take-back and shred day is on Saturday at St. Luke's from 10:00 to 2:00. This is your opportunity to shred all that -- those old bank statements and credit card statements and all of that stuff and take your

old prescriptions in as well. So, do it all in one big swoop. Economic Excellence Breakfast hosted by the Chamber on Tuesday, the 25th, from 7:30 to 9:00 at the West Ada School District room and you need to register in advance. And the town hall meeting on Wednesday, the 26th, at 6:34 at the Compass Charter School on Ten Mile and Cherry. It's on Cherry Lane near Ten Mile. Council, I did also give you a packet of information about the United Way Drive presentations that are next week and we have a series of events that we will be trying to raise funds for the city -- it's Care For Others Campaign and we will be having traveling root beer floats, cakewalk, a pancake breakfast. We would love to have you come and join us in preparing breakfast for staff members and those standing in line at early voting, they will have an opportunity to buy breakfast to go to a good cause. We have all kinds of -- there is raffle prizes and a silent auction. If you'd like to donate an item for the silent auction also to benefit United Way, we would love to have you join us and contribute. So with that said -- if there are any questions I would be happy to answer them. Otherwise, I would entertain a motion to close -- I mean to adjourn.

Bird: So moved.

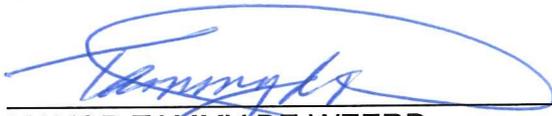
Milam: Second.

De Weerd: I have a motion to close -- to adjourn. All those in favor say aye. All ayes.

MOTION CARRIED: FIVE AYES. ONE ABSENT.

MEETING ADJOURNED AT 7:36 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS)


MAYOR TAMMY DE WEERD

10 1 25 1 2016
DATE APPROVED

ATTEST:


C. JAY COLES, CITY CLERK

