

**IMPORTANT AND TIME-SENSITIVE NOTICE TO THE MEMBERS OF BRISTOL HEIGHTS**  
**City of Meridian Public Hearing – Thursday, 5/16/2019, 6:00 PM, City Hall**  
**YOUR ATTENDANCE IS REQUESTED AND STRONGLY ENCOURAGED**

As you may be aware, the members of the Bristol Heights Neighborhood Association (BHNA) convened a Special Meeting on May 13, 2019. The turn-out was surprisingly strong. If you were one of the members present you had the opportunity to review, analyze and discuss the material presented. **You were also part of the decision-making process on the Association's course of action and recognize, first-person, the importance of the participation of all members at the upcoming public hearing Thursday, 5/16/2019, 6 PM, at Meridian City Hall.**

The main issue of discussion and decision-making is the planned Three Corners Ranch subdivision. Sweet Land Development, the applicant to the City of Meridian, has obtained approval of the development plan from Ada County Highway District (ACHD). Meridian's Planning Staff has made a recommendation to the City's Planning and Zoning Commission that seeks to amend that plan within the conditions of approval of the development agreement.

With a presentation from Conger Management, BHNA members concluded and formally decided, by resolution, that:

1. We support the plan as approved by the ACHD and as presently proposed by the applicant.
2. We oppose the recommendation of Meridian Planning Staff which includes a public road connection to North Stafford Place.

**Those in attendance overwhelmingly (96%) supported the above position.**

**WHY?**

Connectivity of public streets versus cut-through traffic is the major consideration and tension. The Meridian City staff proposal is expected to enable traffic through numerous Bristol Heights residential streets that will be adverse and unacceptable to BHNA members. The ACHD approved plan, however, mitigates that potential and eliminates cut-through traffic related to the Three Corners Ranch development.

**WHAT'S NEXT?**

This is a complex matter. For all the surrounding neighborhoods and residents, the city, and others, there is no perfect solution for this development. In fact, as part of the supported plan, there is a level of compromise, on behalf of Bristol Heights, to accept W Barclay Street being operationally connected to the gated west entrance of Three Corners Ranch. This will add some traffic to our community, yet is considered to be a reasonable and acceptable amount by most residents. The prevailing wisdom is that active members of BHNA and other surrounding neighborhoods have worked to pursue an acceptable street configuration with the developer. It is believed that this has been achieved by exemplary neighborhood-developer cooperation. What is curiously atypical, in this case, is that this constituency now needs to persuade the City of Meridian that those that live here, have the knowledge, experience, and a vested ownership interest desire to see the developer's plan approved!

**WE NEED TO SHOW UP. THIS IS A CRITICAL JUNCTURE.**

**THE HEARING AND YOUR DESIRED ATTENDANCE**

The City of Meridian will hold a Public Hearing before the Planning and Zoning Commission at 6PM sharp, Thursday, 5/16/19 at Meridian City Council Chambers. You are welcome to speak and/or be there in support of Bristol Heights' position. This takes a village. You are an essential part of that village.

Joe LaGue

By direction of the Bristol Heights Neighborhood Association

**Resolution of the Members  
of The Bristol Heights Neighborhood Association (BHNA)**

**Dated this 13<sup>th</sup> of May, 2019**

**Whereas**, the members of Bristol Heights Neighborhood Association met on May 13, 2019. The Meeting was called to order at 7:07 PM, with quorum attained. This Special Meeting was called to obtain the consensus of the members as a decision making body. At that meeting the members developed proposals to be voted upon and provided a mandate with respect to three specific matters of business for the community. To wit:

**PROPOSAL ONE - APPROVED**

**Whereas**, we reviewed the particulars of Sweet Land Development's proposal to build the Three Corners Ranch subdivision and as currently submitted to the City of Meridian by applicant.

**Be it resolved therefore**, that we are in support of the Three Corners Ranch plan as it was approved by ACHD. We respectfully oppose the City of Meridian Planning Staff recommendation to the Planning and Zoning Commission which, as Planning recommends, would include a public road extension of West Guinness St from Shandee Drive to North Stafford Place. Furthermore, we ask that the Board of Directors of BHNA represent this position to the City of Meridian on behalf of the Association.

**PROPOSAL TWO - APPROVED**

**Whereas**, we reviewed the known particulars of **The Storage Facility, Martin Properties, Inc.** anticipated to become an applicant development (City of Boise) south of Bristol Heights adjacent and north of Audra Lane.

**Be it resolved therefore**, that we ask our Board of Directors to exercise the option to represent the BHNA to the best of its ability based on what the Board believes to be representing the best interests of the Association. Although still lacking project details, the members present overwhelming indicated general support of the Storage Facility.

**PROPOSAL THREE - APPROVED**

**Whereas**, we reviewed the known particulars of **The Apartment Complex, ULC Management**, for which the developer representative recently applied to the City of Boise and proposed to be built south of Bristol Heights adjacent and south of Audra Lane. It is known, at present, as The Eagle Project.

**Be it resolved therefore**, that we ask our Board of Directors to exercise the option to represent the BHNA to the best of its ability based on what the Board believes to be representing the best interests of the Association. Although still lacking project details, the members present overwhelming indicated general opposition to the Apartment Complex.

*This resolution will expire at the next annual meeting of the members in November 2019, unless renewed then or otherwise rescinded by the members earlier.*