

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for annexation and preliminary plat for Shafer View Ridge Subdivision, by Gregg Davis, Breckon Land Design.

Case No(s). H-2025-0047

For the City Council Hearing Date of: March 10, 2026 and Continued to May 12, 2026 (Findings on May 26, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of March 10, 2026 and continued to May 12, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of March 10, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of March 10, 2026 and continued to May 12, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of March 10, 2026 and continued to May 12, 2026, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of March 10, 2026 and continued to May 12, 2026, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for annexation and preliminary plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of March 10, 2026 and continued to May 12, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, acquire building permits, and commence construction of permanent footings, install underground City utilities, or record a final plat. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as

determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of March 10, 2026 and continued to May 12, 2026

By action of the City Council at its regular meeting held on the _____ day of _____, 2026.

COUNCIL PRESIDENT JOHN OVERTON	VOTED _____
COUNCIL VICE PRESIDENT ANNE LITTLE ROBERTS	VOTED _____
COUNCIL MEMBER DOUG TAYLOR	VOTED _____
COUNCIL MEMBER LUKE CAVENER	VOTED _____
COUNCIL MEMBER LIZ STRADER	VOTED _____
COUNCIL MEMBER BRIAN WHITLOCK	VOTED _____
MAYOR ROBERT SIMISON	VOTED _____
(TIE BREAKER)	

Mayor Robert E. Simison

Attest:

Chris Johnson
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

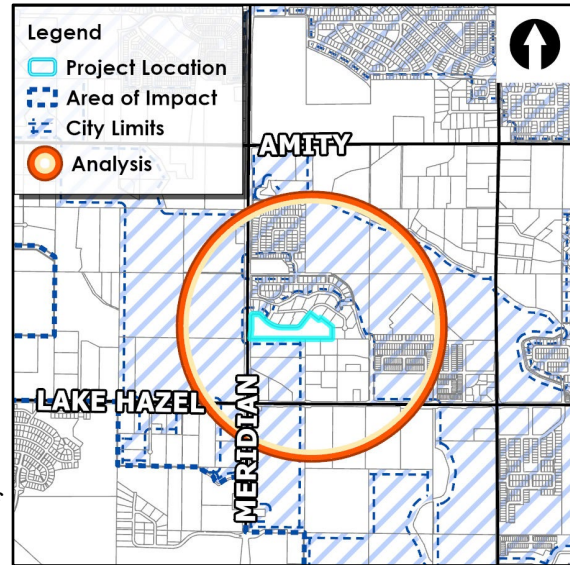
By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 3/10/2026
TO: Mayor & City Council
FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org
APPLICANT: Gregg Davis, Breckon Land Design
SUBJECT: H-2025-0047
Shafer View Ridge Subdivision AZ, PP
LOCATION: Lot 18 of the Shafer View Estates Subdivision, located at the intersection of S. Meridian Road and E. Shafer View Drive in the North ½ of the Southwest ¼ of Section 31, Township 3N, Range 1E. Parcel No. R7824220180



I. PROJECT OVERVIEW

A. Summary

Annexation of 15.2-acres of land from RUT in Ada County to the R-4 zoning districts; and a Preliminary Plat consisting of 38 lots (29 building lots and 9 common lots) on 13.437-acres of land. The minimum lot size proposed is 8,300 square feet (s.f.) and the largest lot size proposed is 24,000 s.f. The minimum lot size in the R- 4 district is 8,000 s.f.

B. Issues/Waivers

- Waiver for block face length as the block face for the proposed development on the south side of the existing street exceeds the 750 feet requirement between S. Snowden Way and S. Mondt Meadows Way.
- Sewer is not available to the Eastern portion of development at this time. Sewer is dependent on Mondt Meadows Subdivision bringing sewer to and through their development to Shafer View Ridge Subdivision.

C. Recommendation

Staff recommend approval of the proposed annexation and preliminary plat per the provisions in Section IV in accord with the Findings in Section V.

D. Decision

Approved with conditions

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Residential	-
Existing Zoning	Rural Urban Transition (RUT	VII.A.2
Proposed Zoning	R-4	
Adopted FLUM Designation	Low Density Residential	VII.A.3
Proposed FLUM Designation	Low Density Residential	

Table 2: Process Facts

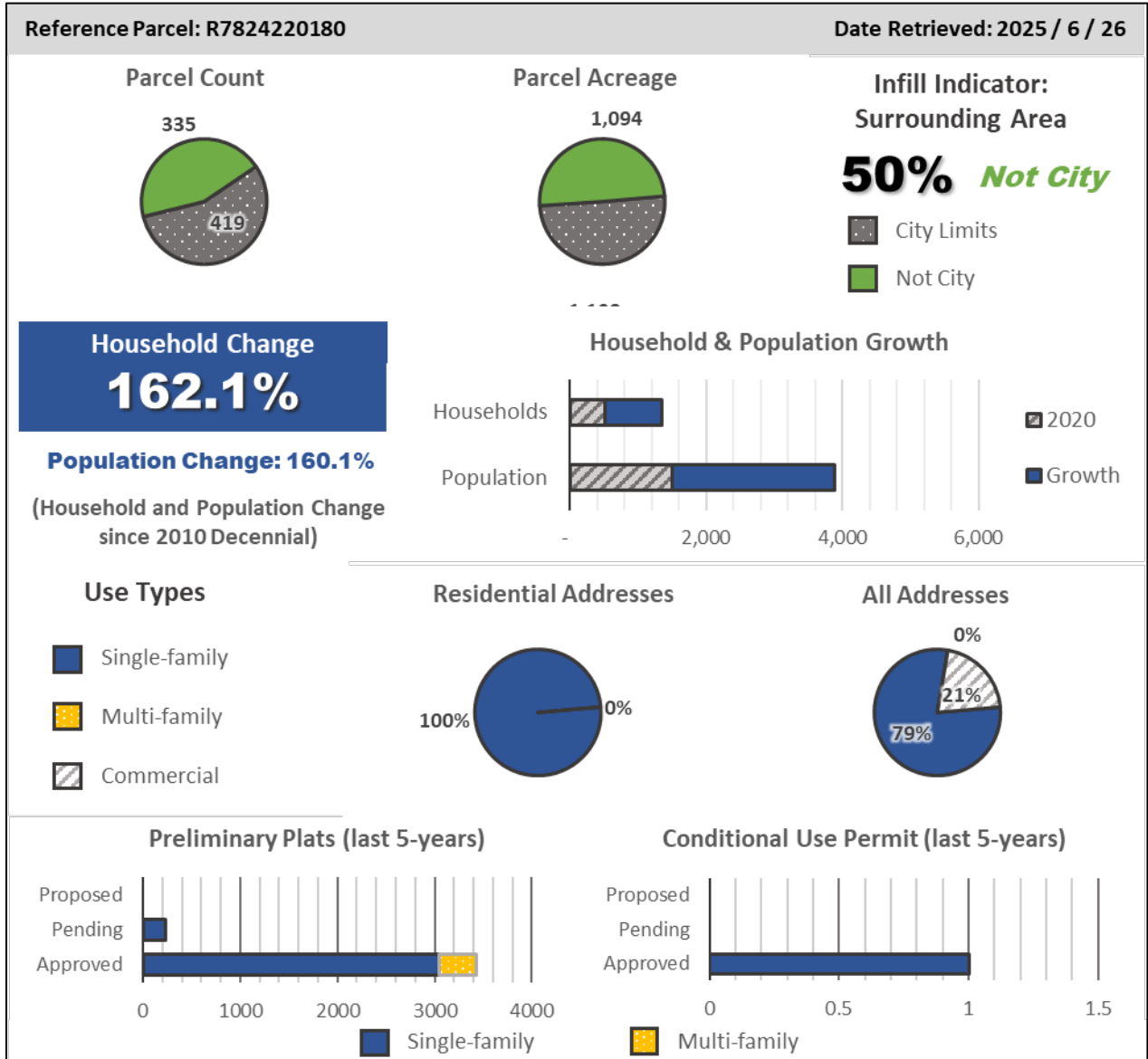
Description	Details
Preapplication Meeting date	6/12/2025
Neighborhood Meeting	3/17/2025
Site posting date	2/11/2026

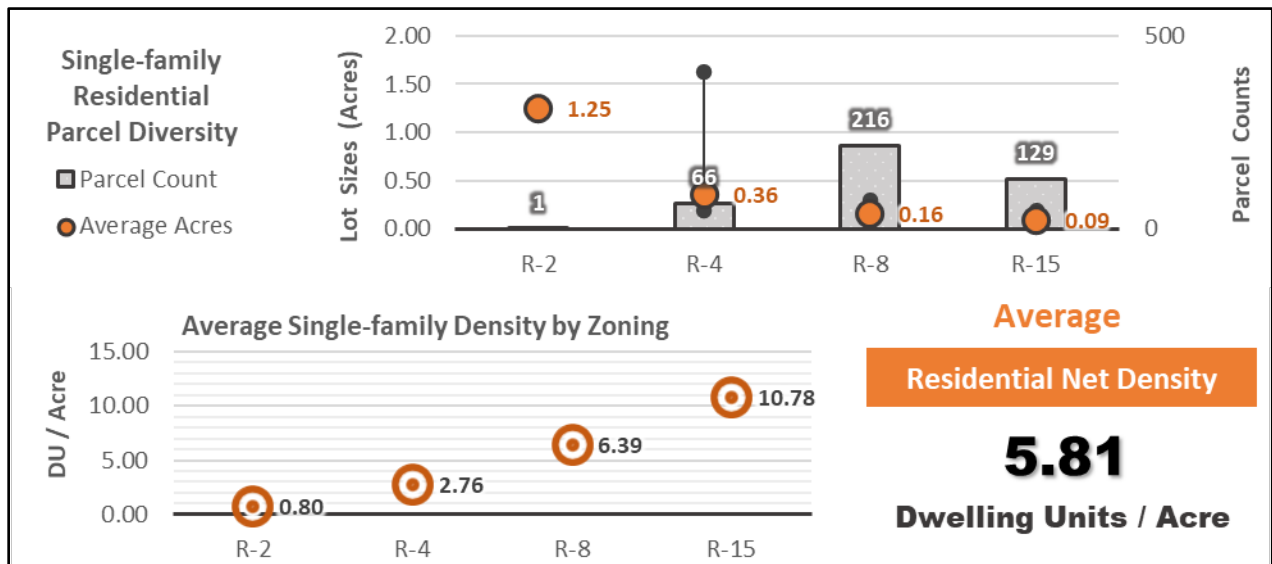
Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.F
• Comments Received	Yes, Staff Report	-
• Commission Action Required	No	-
• Access	Meridian Road	-
• Traffic Level of Service	N/A	-
ITD Comments Received	No Comments received	
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Not available to the site	
• Impacts or Concerns	Sewer not available to the Eastern portion of development at this time. Availability of sewer dependent Mondt Meadows Subdivision bringing sewer to and through their development to Shafer View Ridge Subdivision.	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at the site	
• Impacts or Concerns	No	
School District(s)	West Ada School District	IV.B
• Capacity of Schools	Mary McPherson Elementary School – 550 (Program Capacity) Victory Middle School – 1000 Mountain View High School - 2175	
• Number of Students Enrolled	Mary McPherson Elementary School – 526 Victory Middle School – 1094 Mountain View High School - 2516	

Note: City/Agency Comments and Conditions Section and public record for all department/agency comments received. Shafer View Ridge Subdivision AZ, PP H-2025-0047 (copy this link into a separate browser).

Figure 1: One-Mile Radius Existing Condition Metrics





Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: ACHD Summary Metrics

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
SH-69/Meridian Road	509-feet	Principal Arterial	N/A	N/A
Shafer View Drive	1,434-feet	Local	N/A	N/A

** ACHD does not set level of service thresholds for State Highways or local roadways.

2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

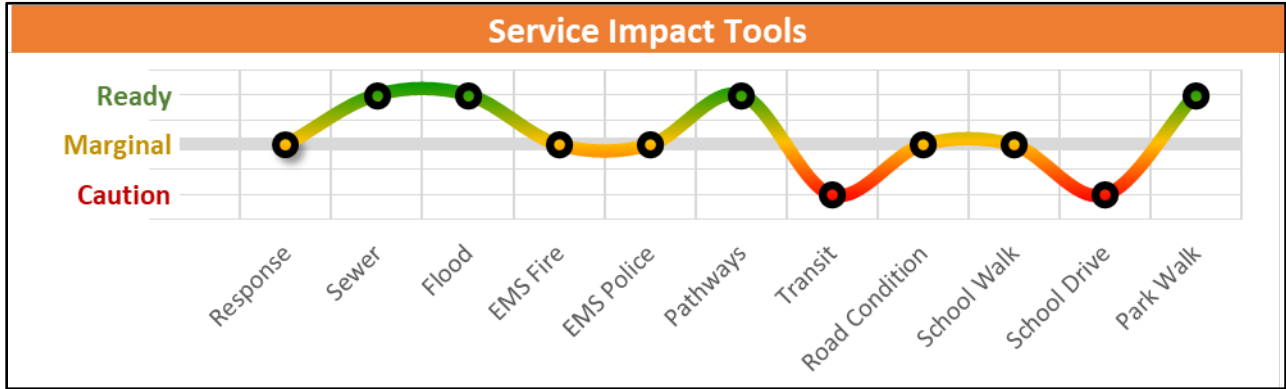
- The average daily traffic count for SH-69/Meridian Road south of Amity Road was 39,548 on October 8, 2024.
- There are no average daily traffic counts for Shafer View Drive.

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Amity Road is scheduled in the FYP to be widened to 5-lanes from SH-69/Meridian Road to Locust Grove Road with a design year and construction year yet to be determined.
- The intersection of Amity Road and Locust Grove Road is scheduled in the FYP to be reconstructed with a multi-lane roundabout with 1-lane on the north leg, 1-lanes on the south, 2-lanes east, and 2-lanes on the west leg with a design year of 2023-2024 and a construction year yet to be determined.
- Locust Grove Road is listed in the CIP to be widened to 3-lanes from Lake Hazel Road to Amity Road between 2036 and 2040.

Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 3: Service Impact Summary



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

This property is designated Low Density Residential on the City’s Future Land Use Map (FLUM) contained in the Comprehensive Plan. This designation allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties.

Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The proposed land use of single-family residential is consistent with the recommended uses in the FLUM designation. The proposed project has a gross density of 2.18 du/ac, meeting the required density range listed above. Therefore, Staff finds the proposed preliminary plat and requested R-4 zoning district to be generally consistent with the Future Land Use Map designation of Low Density Residential.

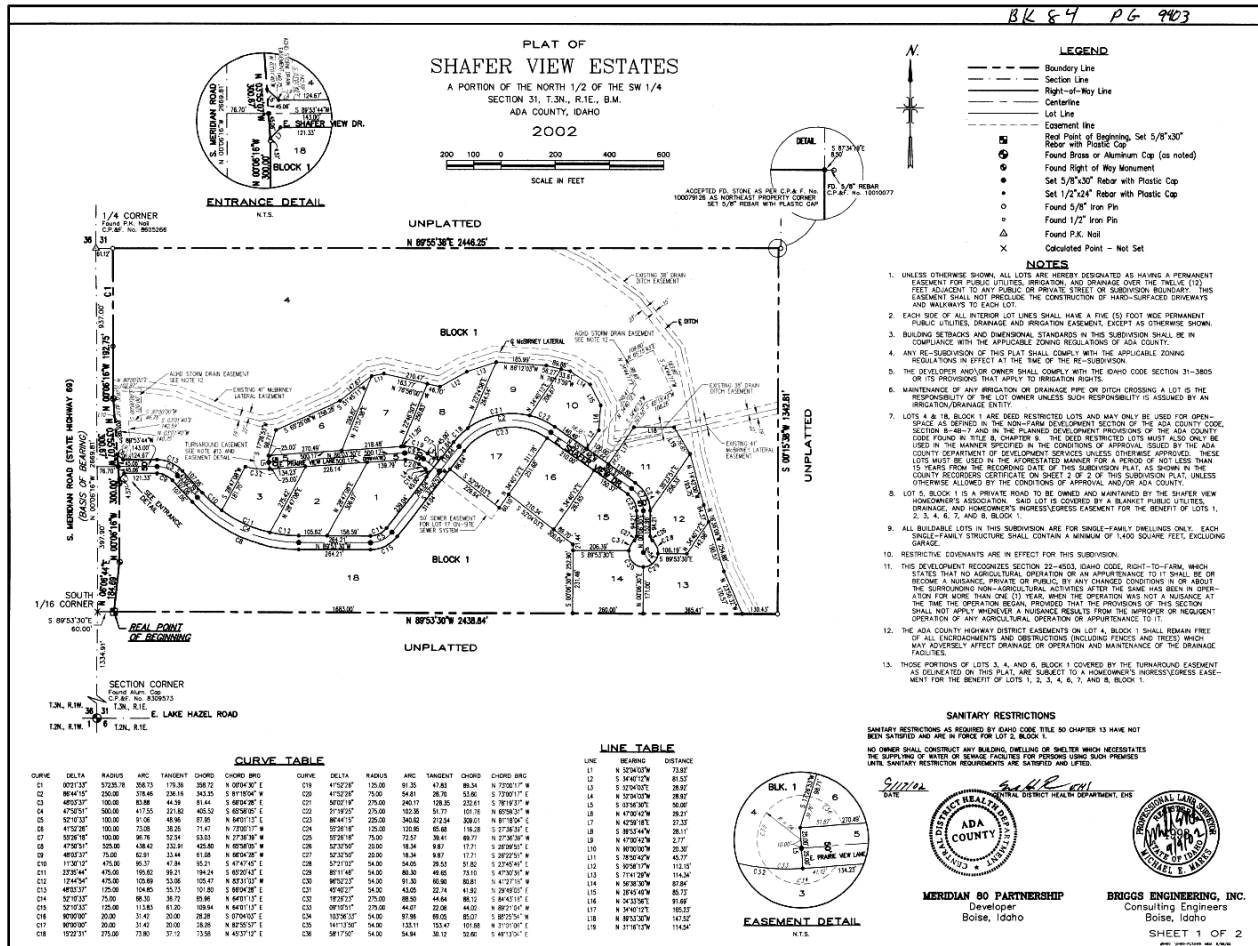
The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. In order to ensure the site develops as proposed with this application, staff recommends a DA as a provision of annexation with the provisions included in Section IV. The DA is required to be signed by the property owner(s)/developer and returned to the City within 6 months of the Council granting the annexation for approval by City Council and subsequent recordation.

Table 4: Project Overview

Description	Details
History	Lot 18, Block 1 of the Shafer View Subdivision Inst. No. 102106515
Phasing Plan	1
Residential Units	29 single-family detached
Open Space	2.72 acres/ 20.3%
Amenities	3 points requires/
Physical Features	Dry Ditch
Acreage	13.44
Lots	38 (29 residential/ 9 common)
Density	2.18 dwelling units per acre (gross)

B. History

The property resides within Ada County and is currently zoned RUT. The property owner recorded a property boundary adjustment on January 16, 2024, to reconfigure the lot lines in order to subdivide the norther half of their property. See Recorded Plat.



C. Site Development and Use Analysis

- Existing Structures/Site Improvements (UDC 11-1):
The current use of the property is residential and vacant.
- Proposed Use Analysis (Comp Plan 2.01.01C, UDC 11-2):
The applicant is proposing single-family detached homes which are listed as a principal permitted use in UDC Table 11-2A-2 for the R-4 zoning district.
Comprehensive Plan policy 2.01.01C allows for a range of residential land use designations that allow diverse lot sizes, housing types, and densities.
- Dimensional Standards (UDC 11-2):
In the R-4 zoning district the maximum building height for this area is thirty-five (35) feet with an interior setback of 5 feet and a rear setback of fifteen (15) feet. The minimum street frontage is sixty (60) feet. There is no minimum requirement for local street landscape buffers.

D. Design Standards Analysis

The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-5 for the R-4 zoning districts. The proposed lots comply with the dimensional standards of the above-mentioned districts.

1. Structure and Site Design Standards (*Comp Plan 5.01.02A, UDC 11-3A-19*):

The property is currently vacant and is part of the Shafer View Estates subdivision Lot 18, Block 1. City utilities are required to be extended to serve the proposed development.

Comprehensive Plan Policy 5.01.02A requires the applicant to maintain and implement community design ordinances, quality design criteria, and complete street policies to set quality standards citywide.

2. Qualified Open Space & Amenities (*Comp Plan, 2.02.00, Comp Plan 2.02.01B, UDC 11-3G*):

Based on the standards in UDC Table 11-3G-3, a minimum of 12% (or 01.61-acres) for the R-4 zoning district of qualified open space is required to be provided within the development. An open space exhibit was submitted as shown in Section VII.F, that depicts 22% (or 3.04-acres) of open space that exceeds the required quality and qualified open space standards.

Based on the standards in UDC 11-3G-4A, a minimum of three (3) amenity points are required as the overall project is 13.44 acres in size. The amenity proposed is a playground with a six (6) foot long bench. All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover per UDC 11-3G-5B.3.

Comprehensive Plan policy 2.02.00 requires the applicant to plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.

Comprehensive Plan policy 2.02.01B requires the applicant to evaluate open space and amenity requirements for consistency with community needs and values.

3. Landscaping (*UDC 11-3B*):

i. Landscape buffers along streets

UDC 11-2A-6 requires a twenty-five (25) foot wide buffer along arterial roads (Meridian Road).

ii. Tree preservation

Per UDC 11-3B-10, the applicant shall preserve existing trees four-inch caliper or greater from destruction during the development.

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

The applicant submitted a tree mitigation schedule on the landscape plan indicating the removal of twelve (12) trees totaling 160 caliper inches, to be replaced with 140 trees totaling 280 caliper inches.

iii. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

Development will be required to meet UDC 11-3B-11 for stormwater integration.

iv. Pathway landscaping

Landscaping for pathways shall meet the requirements outlined in UDC 11-3B-12. The applicant is required to provide a landscape strip a minimum of five (5) feet wide shall along each side of the pathway. Designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway, preventing root damage. The minimum width of the landscape strip shall be two (2) feet to allow for maintenance of the pathway. The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover.

There is a five (5) foot pathway being proposed along the southern portion of the property. The applicant shall provide a mix of trees, shrubs, lawn, and/or other vegetative ground cover along the length of the pathway on both sides. The applicant shall be required to submit a revised landscape plan showing the pathway landscape meets the requirements of UDC 11-3B-12.

4. Parking (UDC 11-3C):

Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC Table 11-3C-6. On-street parking is also available on the proposed streets.

i. Residential parking analysis

The proposal will be required to meet the standards for parking as set forth in UDC 11-3C-6.

5. Building Elevations (Comp Plan 2.01.01C, Architectural Standards Manual):

Six (6) conceptual building elevations were submitted for the proposed subdivision as shown in Exhibit VII.G.

As the property is within close proximity to SH-69, the applicant will be required to provide noise abatement per UDC 11-3H-4D. Noise abatement could include but not limited to a berm or a berm and wall combination to help reduce the traffic noise.

Buildings shall be designed with elevations that create interest through the use of broken planes, windows, and fenestrations that produce a rhythm of materials and patterns. Design review is not required for single-family detached structures. However, because the rear and/or sides of homes facing Meridian Road will be highly visible, Staff recommends a DA provision requiring those elevations incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from adjacent public streets. Single-story homes are exempt from this requirement.

Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.

6. Fencing (UDC 11-3A-6, 11-3A-7):

All fencing constructed on the site is required to comply with the standards listed in UDC 11-3A-7. The landscape plan shows a six (6) foot tall solid vinyl privacy fencing along the perimeter of the plat and a six (6) foot open vision fence along the common areas of the project.

7. Parkways (Comp Plan 3.07.01C, UDC 11-3A-17):

Per Comp Plan policy 3.07.01C appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.) is required.

Per the UDC the minimum width of parkways planted with Class II trees shall be eight (8) feet. The width can be measured from the back of curb where there is no likely expansion of the street section within the right-of-way; the parkway width shall exclude the width of the sidewalk. Class II trees are the preferred parkway trees.

The applicant is proposing a parkway along E. Shafer View Drive.

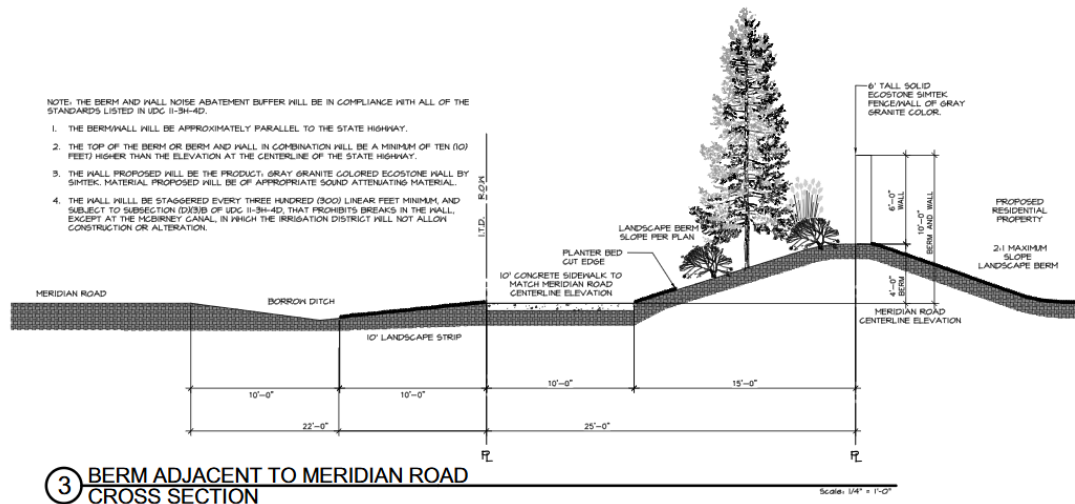
E. Transportation Analysis

1. Access (Comp Plan 6.01.02B, UDC 11-3A-3, UDC 11-3H-4):

Access to the property will be via Meridian Road, an arterial road and Mondt Meadows, a collector road.

As the property is within close proximity to SH-69, the applicant will be required to provide noise abatement per UDC 11-3H-4D. Noise abatement could include but not limited to a berm or a berm and wall combination to help reduce the traffic noise.

The applicant states this requirement can be met using the existing cut bank along Meridian Road, which will act as a berm, in combination with a wall extending 10 feet above the highway centerline. The fence will be designed to incorporate architectural elements and to break up monotonous wall planes as required. See berm cross section below.



2. Multiuse Pathways (UDC 11-3A-5):

Multiuse pathways shall be constructed in accord with the city's comprehensive plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map and Roadways to Bikeways Master Plan. A ten (10) foot wide detached pathway is reflected along S. Meridian Road which is consistent with the alignment shown on the Pathways Master Plan.

3. Pathways (*Comp Plan, UDC 11-3A-8*):

A 10-foot wide detached pathway is reflected along S. Meridian Road which is consistent with the alignment shown on the Pathways Master Plan.

4. Sidewalks (*UDC 11-3A-17*):

All sidewalks constructed as part of this proposal are required to comply with the standards listed in UDC 11-3A-17

Staff is requiring the applicant to provide a striped five-foot (5') walkway along the north side of Shafer View Drive between Snowden Way and E. Prairie View Lane, subject to approval by ACHD. This improvement is necessary to maintain continuous pedestrian connectivity, as there is currently a gap in the sidewalk system along the north side of E. Shafer View Drive. The striped walkway will serve as the missing link, ensuring a safe and consistent pedestrian route through this segment.

5. Subdivision Regulations (*UDC 11-6*):

i. Dead end streets

No streets or series of streets that ends in a cul-de-sac or a dead end shall be longer than five hundred (500) feet except as allowed by UDC 11-6C-3.

There are no dead end streets being proposed that are longer than five hundred (500) feet.

ii. Common driveways

Per UDC 11-6C-3D, common driveways shall serve a maximum of four (4) dwelling units. In no case shall more than three (3) dwelling units be located on one (1) side of the driveway.

The applicant is proposing one common driveway that meets the dimensional requirements as outlined in the UDC.

iii. Block face

UDC 11-6C-3- regulates block lengths for residential subdivisions. Staff has reviewed the submitted plat for conformance with these regulations. The intent of this section of code is to ensure block lengths do not exceed 750 ft, although there is the allowance of an increase in block length to 1,000 feet if a pedestrian connection is provided. In no case shall a block face exceed one thousand two hundred (1,200) feet, unless waived by the City Council.

The existing street, Shafer View Drive, measures approximately 1,194 feet along the north side and approximately 873 feet along the south side, both of which exceed the maximum block length standard of 750 feet as established by the Unified Development Code (UDC). As a result, the block does not fully comply with the UDC block length requirements intended to promote walkability, pedestrian connectivity, and an interconnected street network.

Accordingly, the applicant is requesting a waiver from City Council to allow the block face to exceed the maximum block length standard. This request is based on the existing configuration and alignment of Shafer View Drive, which was constructed within Ada County prior to the current development proposal and outside the context of the City's adopted block length standards. The applicant has stated that the size and irregular shape of the subject property, combined with the proposed residential lot layout and lot sizes, limits the ability to further subdivide the block.

Pursuant to UDC 11-6C-3.F.3.a, block faces within residential zoning districts may be extended up to one thousand (1,000) feet when a pedestrian connection is provided to

maintain connectivity for non-vehicular travel. In support of this standard, the applicant has provided a detached sidewalk along the south side of E. Shafer View Drive, which establishes a continuous pedestrian connection through the subdivision and enhances access for pedestrians. While the north block face exceeds the one-thousand-foot allowance, the provision of pedestrian infrastructure helps mitigate the impacts associated with the extended block length by supporting safe and convenient pedestrian movement consistent with the intent of the UDC.

F. Services Analysis

1. Waterways (Comp Plan 4.05.01D, UDC 11-3A-6):

Per UDC 11-3A-6, requires limiting the tiling and piping of natural waterways, including, but not limited to, ditches, canals, laterals, sloughs and drains where public safety is not a concern as well as improve, protect and incorporate creek corridors (Five Mile, Eight Mile, Nine Mile, Ten Mile, South Slough and Jackson and Evan Drains) as an amenity in all residential, commercial and industrial designs. When piping and fencing is proposed, the standards outlined in UDC 11-3A-6B shall apply.

In Residential Districts, irrigation easements wider than ten (10) feet shall be included in a common lot that is a minimum of twenty (20) feet wide and outside of a fenced area, unless otherwise waved by City Council.

Comprehensive Plan policy 4.05.01D requires improving and protecting creeks and other natural waterways throughout commercial, industrial, and residential areas.

2. Pressurized Irrigation (UDC 11-3A-15):

The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.

3. Storm Drainage (UDC 11-3A-18):

An adequate drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage will be proposed with a future construction application and shall be constructed to City and ACHD design criteria.

The applicant is proposing a pressurized irrigation system using existing surface and groundwater rights will serve all lots and open space throughout the project. The homeowner's association will own and operate the irrigation system, consisting of a pump station and retention pond to be shared between Shafer View Ridge Subdivision, Mondt Meadows Subdivision and adjacent neighbors that currently take access from the Boise Project Board of Control Irrigation District via headgate 3.44, located on the north side of E. Shafer View Drive and accessing the McBirney Lateral.

4. Utilities (Comp Plan 3.03.03G, UDC 11-3A-21):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G requires urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. **A final plat will not be accepted until the Annexation ordinance and development agreement are approved by City Council.**

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at a minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, open space exhibit, and conceptual building elevations for the single-family dwellings included in Section IV and the provisions contained herein.
 - b. The rear and/or sides of 2-story structures that face Meridian Road shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. Single-story structures are exempt from this requirement.
 - c. Direct lot access to S. Meridan Road is prohibited.
 - d. No building permits shall be issued prior to the plat being recorded.
 - e. The Open Space amenities shall meet the following requirements: provide a playground and bench as depicted in Exhibit VIIF.
 - f. If allowed by ACHD, the applicant shall provide a striped 5-foot walkway along the north side of E. Shafer View Drive between Snowden Way and E. Prairie View Lane.
 - g. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.
 - h. Shafer View Drive shall be closed and access to Meridian Road shall be for emergency services only.
2. Submit the following revisions for the Preliminary Plat included in Section VII, dated 4/7/25:
 - a. Revise the plat map to depict the dry ditch on parcel # S1131346650 and its associated easement or provide written documentation showing the dry ditch had been abandoned and is no longer in use by the affected property owners.
 3. Lots shall meet the dimensional requirements of the R-4 zoning district per UDC 11-2A-5.
 4. The Landscape Plan prepared by Breckon Land Design and stamped by John Fritz Breckon, included in Exhibit Section VIIE, dated 7/15/25, is approved as submitted.
 5. Provide bollard lighting along the pathway on Lot 20, Block 2. Provide lighting detail at the time of final plat submittal.

6. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
7. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
8. The development shall comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to driveways, easements, blocks, street buffers, and mailbox placement.
9. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family detached dwellings based on the number of bedrooms per unit.
10. All common driveways shall meet the requirements of 11-6C-2-D including a perpetual ingress/egress easement being filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
11. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.
12. The Applicant shall comply with all conditions of ACHD.
13. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

Site Specific Conditions of Approval

1. Water main along S Perlite Ave needs to be 12".
2. Water stub to the West needs to be 12" for potential extension in the future.
3. Water main along E Shafer Ridge St between Snowden Way and Perlite Ave needs to be 12".
4. Water main along S Snowden Way needs to be 12".
5. Engineer to verify if there is a well onsite. If a Well is located on the site it must be abandoned per regulatory requirements and proof of abandonment must be provided to the City. Can be used for Pressurized irrigation.
6. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
7. Provide 20' Easements for mains, hydrant laterals and water services. Easements should extend up to the end of main/hydrant/water meter and 10' beyond it.
8. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.
9. Ensure no sewer services pass through infiltration trenches.

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
5. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.

11. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
12. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
13. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
17. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
18. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
19. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
22. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. Meridian Park's Department

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=408378&dbid=0&repo=MeridianCity>
y

D. Irrigation Districts

1. Boise-Kuna Irrigation District

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=408378&dbid=0&repo=MeridianCity>

E. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=408378&dbid=0&repo=MeridianCity>
y

F. West Ada School District

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=421062&dbid=0&repo=MeridianCity>
y

G. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=408378&dbid=0&repo=MeridianCity>
y

H. Ada County Development Services

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=408378&dbid=0&repo=MeridianCity>
y

V. FINDINGS

A. Annexation (UDC 11-5B-3E)

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
Commission finds the annexation of the subject site with an R-4 zoning designation will be consistent with the Comprehensive Plan Low Density Residential FLUM designation and if the Applicant complies with the provisions in Section IV. As the designation will be in line with the large estate surrounding properties in the area.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Commission finds the proposed lot sizes and layout proposed will be consistent with the purpose statement of the residential districts and that housing opportunities will provide consistency with the Comprehensive Plan for that area.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Commission finds that the map amendment will not be detrimental to the public health, safety and welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
Commission finds the proposed annexation shall not result in adverse impact of services.
5. The annexation (as applicable) is in the best interest of city.
Commission finds the proposed annexation is in the best interest of the City if the property is developed in accord with the provisions in Section IV.

B. Preliminary Plat (UDC-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
Commission finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section IV.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
Commission finds public services can be made available to the subject property and will be adequate to accommodate the proposed development. Sewer and water are available at the site.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
Commission finds the proposed plat is in substantial conformance with scheduled public improvements in accord with the City's Capital Improvement Program.

4. There is public financial capability of supporting services for the proposed development;
Commission finds there is public financial capability of supporting services for the proposed development.
5. The development will not be detrimental to the public health, safety or general welfare; and
Commission finds the proposed development is not detrimental to the public health, safety, and general welfare.
6. The development preserves significant natural, scenic or historic features.
Commission finds there are no natural, scenic or historic features on the site.

VI. ACTION

A. Staff:

Staff recommend approval of the proposed annexation and preliminary plat per the provisions in Section IV in accord with the Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on February 5, 2026. At the public hearing, the Commission moved to recommend approval of the subject Annexation and Preliminary Plat requests.

1. Summary of Commission public hearing:

a. In favor: Jon Breckon on behalf of the property owner

b. In opposition: Gail Ward, Marv Ward, JR Hawkins, and Dave Morgan

c. Commenting:

Gail Ward, Marv Ward, JR Hawkins, and Dave Morgan, President of the HOA, voiced concerns regarding traffic and safety impacts associated with the proposed subdivision and the previously approved Sky ranch Subdivision. The primary concerns expressed include:

- **Roadway Design Capacity:** Shafer View Drive was originally designed to serve approximately 15 rural residential homes. Residents are concerned that the roadway was not designed to accommodate the additional traffic expected from both the proposed subdivision and the approved Sky ranch Subdivision.
- **On-Street Parking Hazards:** Vehicles parked along Shafer View Drive restrict maneuverability and create hazardous conditions. With parked vehicles on both sides, two-way traffic cannot pass simultaneously.
- **Road Width Limitations:** Shafer View Drive is currently approximately 32 feet wide from edge of pavement to edge of pavement. Residents stated that this width is insufficient to safely accommodate two-way traffic when on-street parking occurs on both sides.
- **Blind Spots and Visibility Concerns:** There are existing blind spots along Shafer View Drive due to roadway curvature and slope, particularly near the connection with Meridian Road.
- **Sight Distance Limitations:** Elevation to the south obstructs the view corridor, creating additional sight distance concerns for motorists.
- **Need for Traffic Analysis:** Residents requested that the City conduct a comprehensive traffic and safety analysis of Shafer View Drive prior to allowing additional traffic from new development.

d. Written testimony: Debbie Boyd (on behalf of the Shafer View Estates HOA) – Safety concerns regarding increased traffic volumes on the existing roadway (Shafer View Drive) and its impact to motorist and pedestrians. The addition of homes from the proposed Shafer View Ridge and approved Sky Ranch subdivisions can be expected to significantly increase daily traffic on Shafer View Drive. Currently the single-lane road poses safety hazards due to limited visibility, especially when turning onto Meridian Road or into Shafer View Drive and the view corridor is further impacted by a rise to the south. Drivers must pull past the white line for a clear view, and the traffic rarely adheres to the 55-mph speed limit. The lack of a deceleration lane forces many to use the side median which is unsafe. Turning from the north onto Shafer View Drive is complicated by blind spots caused by road curvature, making it hard to see parked cars or oncoming vehicles.

e. Staff presenting application: Linda Ritter

f. Other Staff commenting on application: Bill Parsons

2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by Commission:
 - a. Issues with Meridian Road that are out of the developer's control
4. Commission change(s) to Staff recommendation:
 - a. None
5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

The Meridian City Council heard these items on March 10, 2026 and continued to May 12, 2026. At the public hearing, the Council moved to approve the subject annexation and preliminary plat requests.

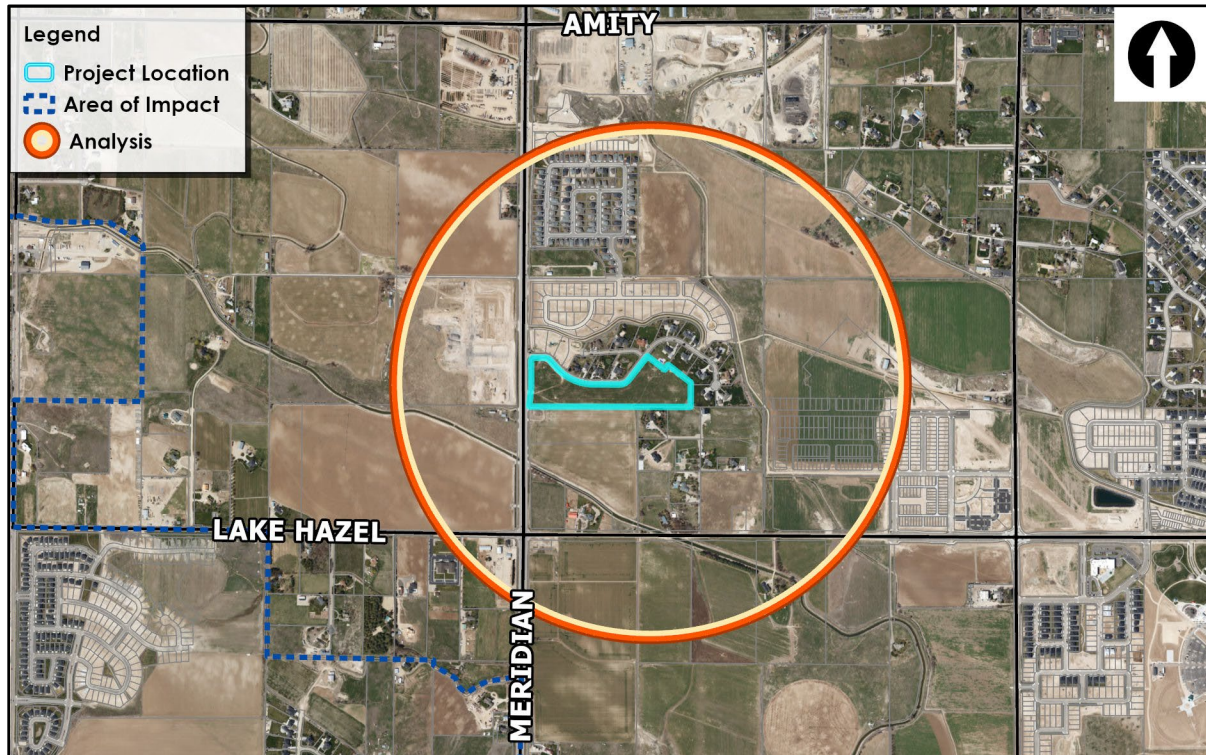
1. Summary of the City Council public hearing:
 - a. In favor: Jon Breckon representing the property owner, Dave Morgan
 - b. In opposition: None
 - c. Commenting on March 10, 2026: Gail Ward, Marv Ward, Dave Morgan, representing the HOA
Commenting on May 12, 2026: Dave Morgan, representing the HOA
 - d. Written testimony: None
 - e. Staff presenting application: Linda Ritter
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. March 10, 2026:
 - **Roadway Design Capacity:** Shafer View Drive was originally designed to serve approximately 15 rural residential homes. Residents are concerned that the roadway was not designed to accommodate the additional traffic expected from both the proposed subdivision and the approved Sky ranch Subdivision.
 - **On-Street Parking Hazards:** Vehicles parked along Shafer View Drive restrict maneuverability and create hazardous conditions. With parked vehicles on both sides, two-way traffic cannot pass simultaneously.
 - **Road Width Limitations:** Shafer View Drive is currently approximately 32 feet wide from edge of pavement to edge of pavement. Residents stated that this width is insufficient to safely accommodate two-way traffic when on-street parking occurs on both sides.
 - **Blind Spots and Visibility Concerns:** There are existing blind spots along Shafer View Drive due to roadway curvature and slope, particularly near the connection with Meridian Road.
 - **Sight Distance Limitations:** Elevation to the south obstructs the view corridor, creating additional sight distance concerns for motorists.
 - **Sidewalks:** Do not want sidewalks on the north side of Shafer View Drive as it would impact the existing properties.
 - May 12, 2026 –
 - Sidewalks -Do not want sidewalks on the north side of Shafer View Drive
3. Key issue(s) of discussion by City Council:
 - a. Sidewalks on the north side of Shafer View Drive, emergency access
4. City Council change(s) to Commission recommendation:
 - a. Included the closure of Shafer View Drive in their motion

VII. EXHIBITS

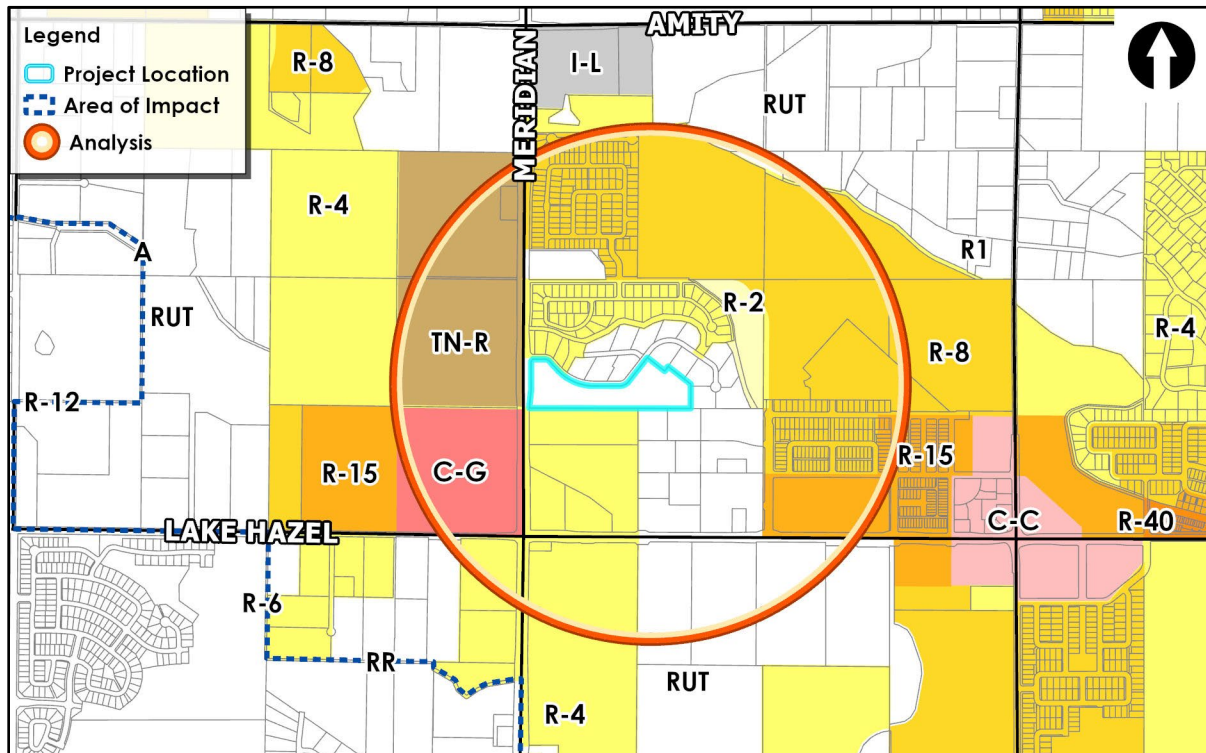
A. Project Area Maps

(link to [Project Overview](#))

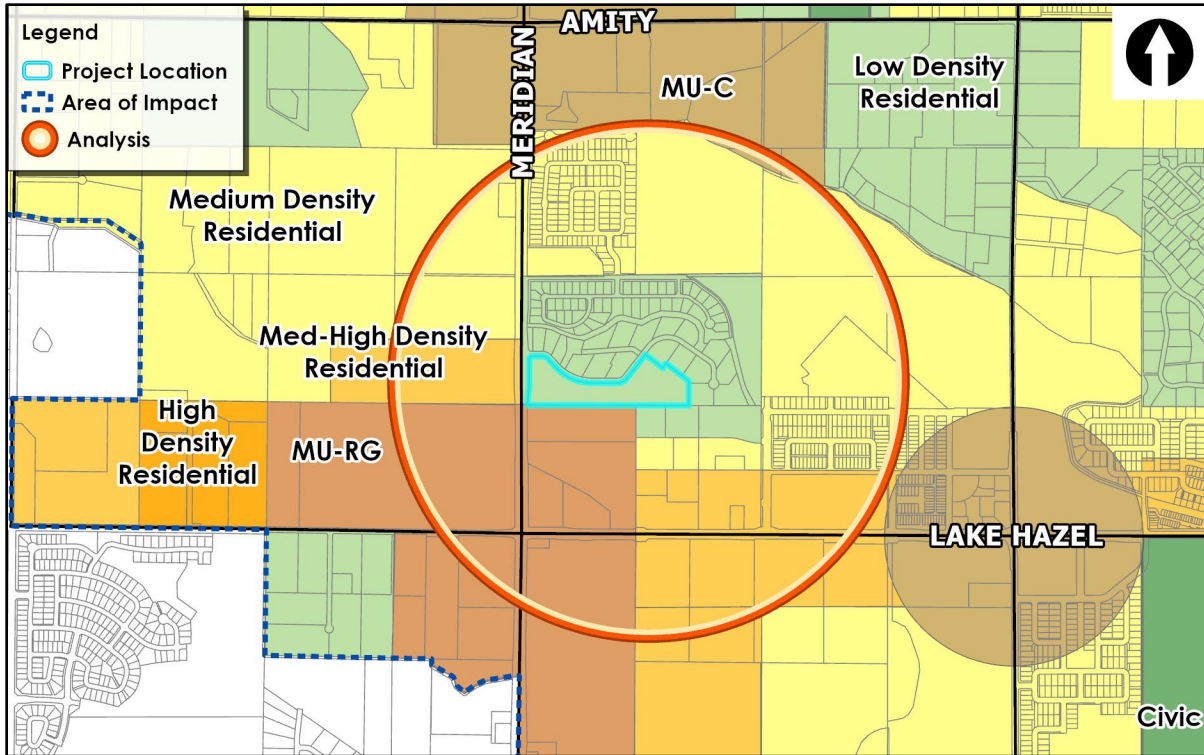
1. Aerial



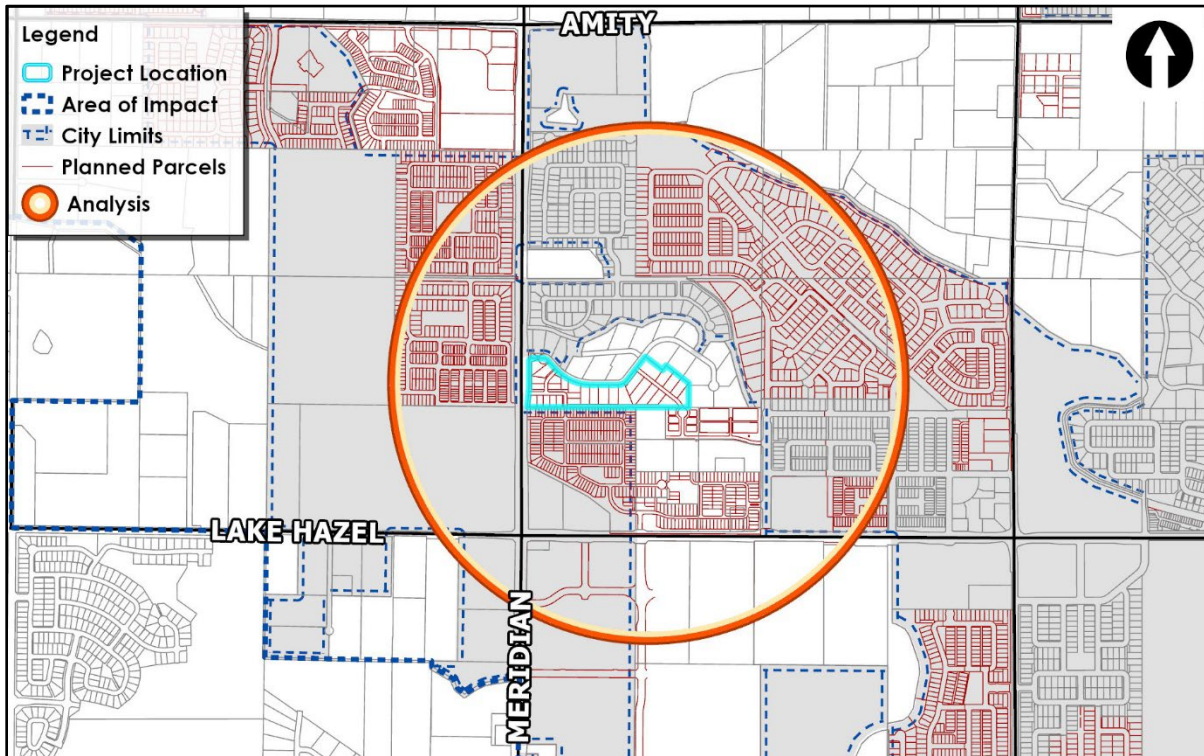
2. Zoning Map



3. Future Land Use



4. Planned Development Map

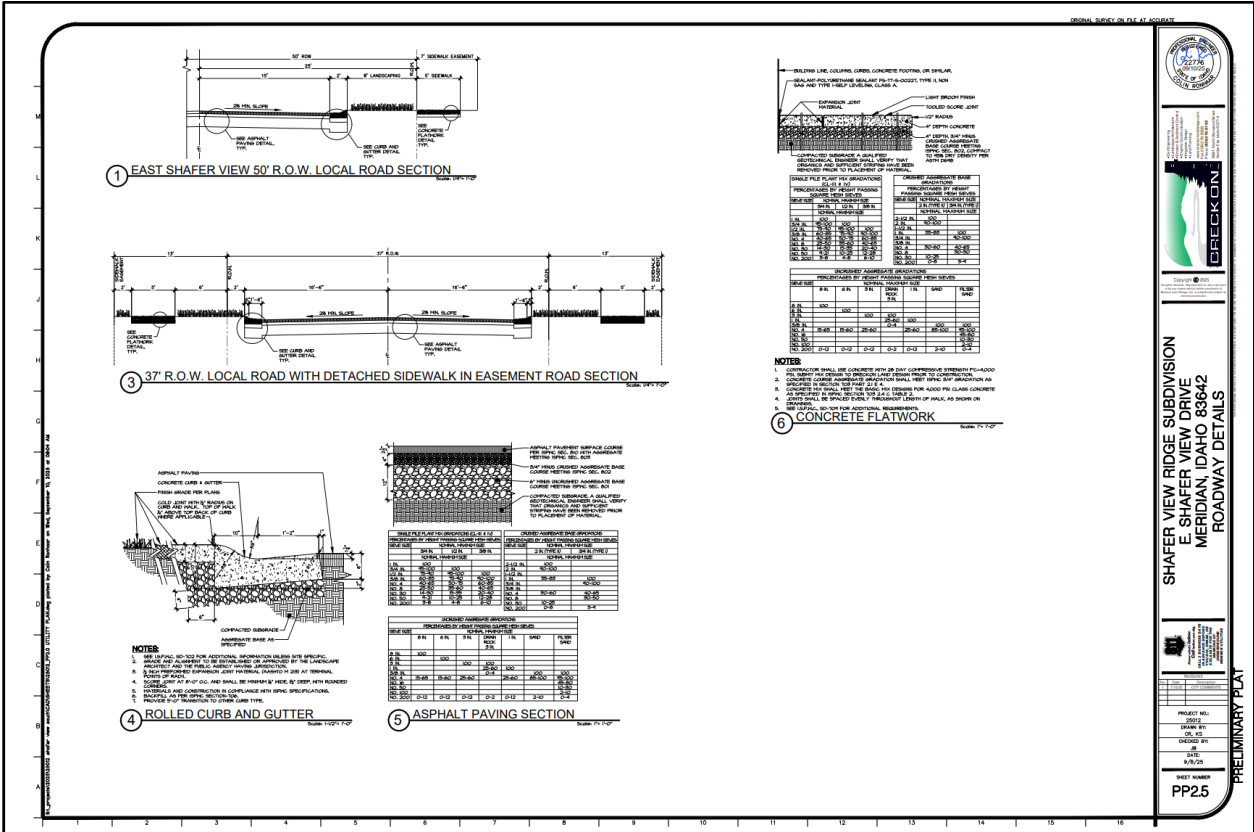


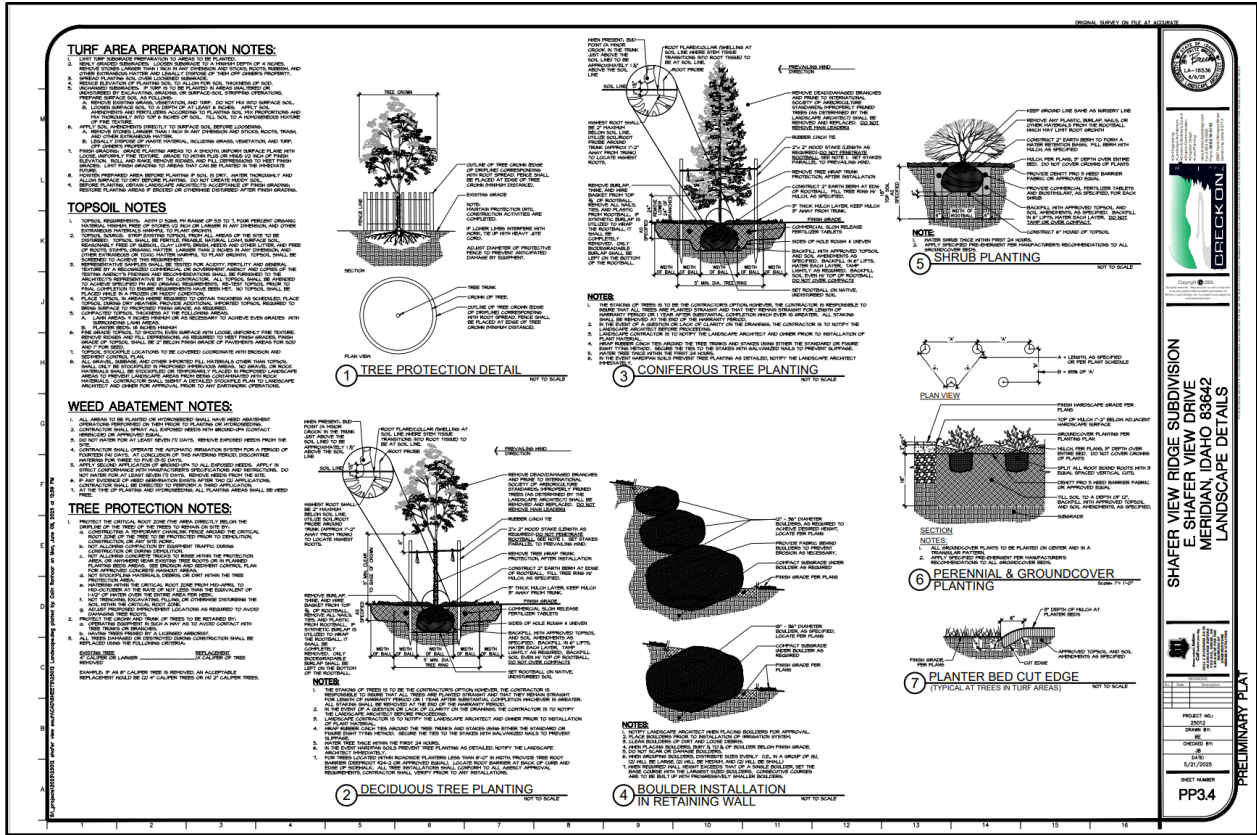
C. Service Accessibility Report

PARCEL R7824220180 SERVICE ACCESSIBILITY

Overall Score: 16	3rd Percentile
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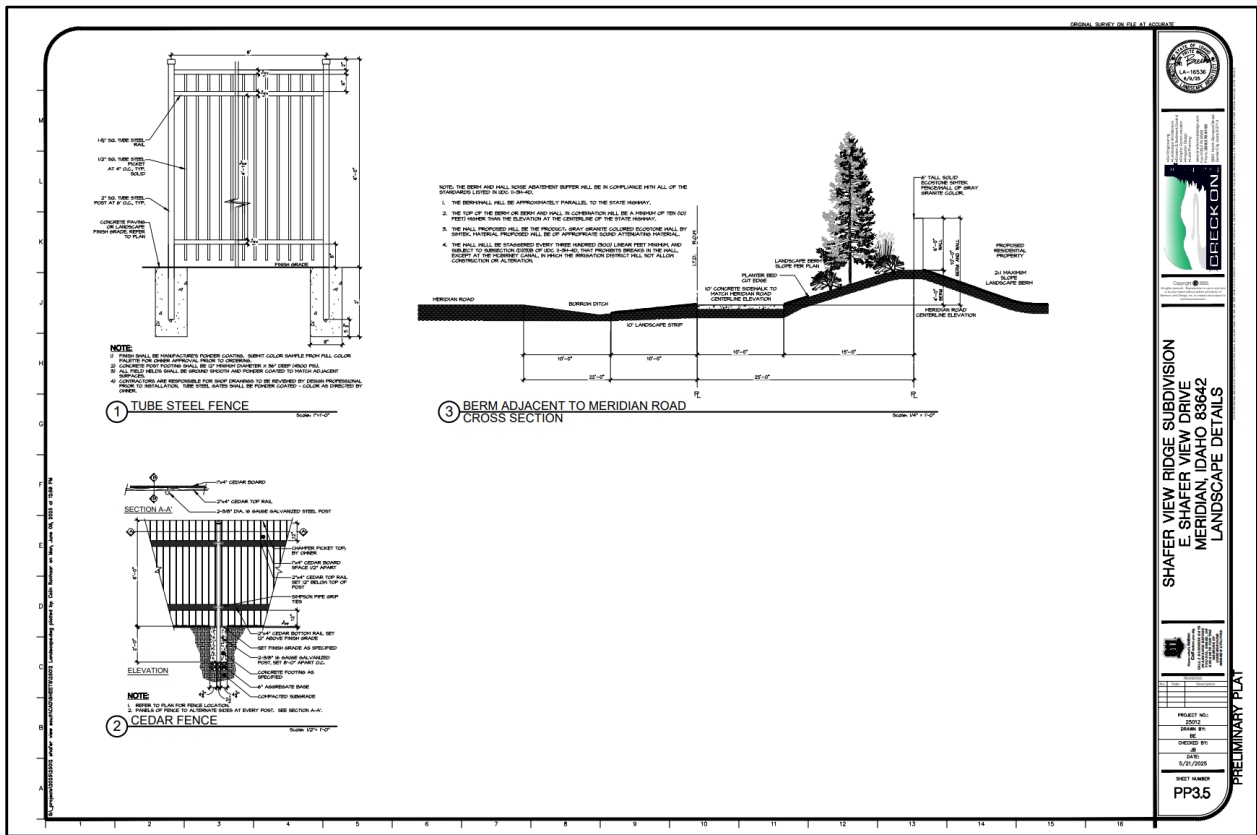
Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Not within 2 miles driving of existing or future school	RED
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN





SHAFTER VIEW RIDGE SUBDIVISION
E. SHAFTER VIEW DRIVE
MERRIDIAN, IDAHO 83642
LANDSCAPE DETAILS

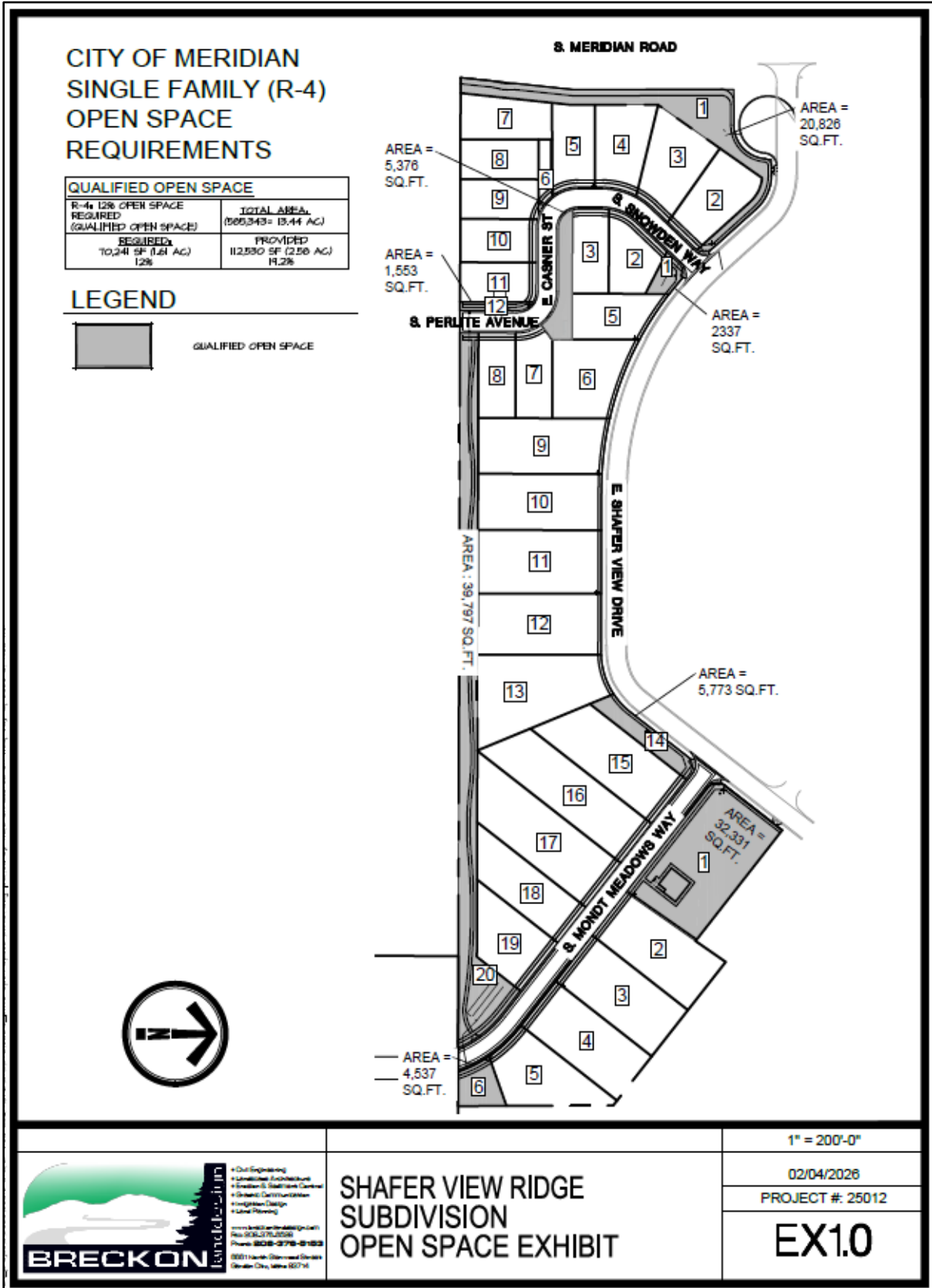
PP34



SHAFTER VIEW RIDGE SUBDIVISION
E. SHAFTER VIEW DRIVE
MERRIDIAN, IDAHO 83642
LANDSCAPE DETAILS

PP35

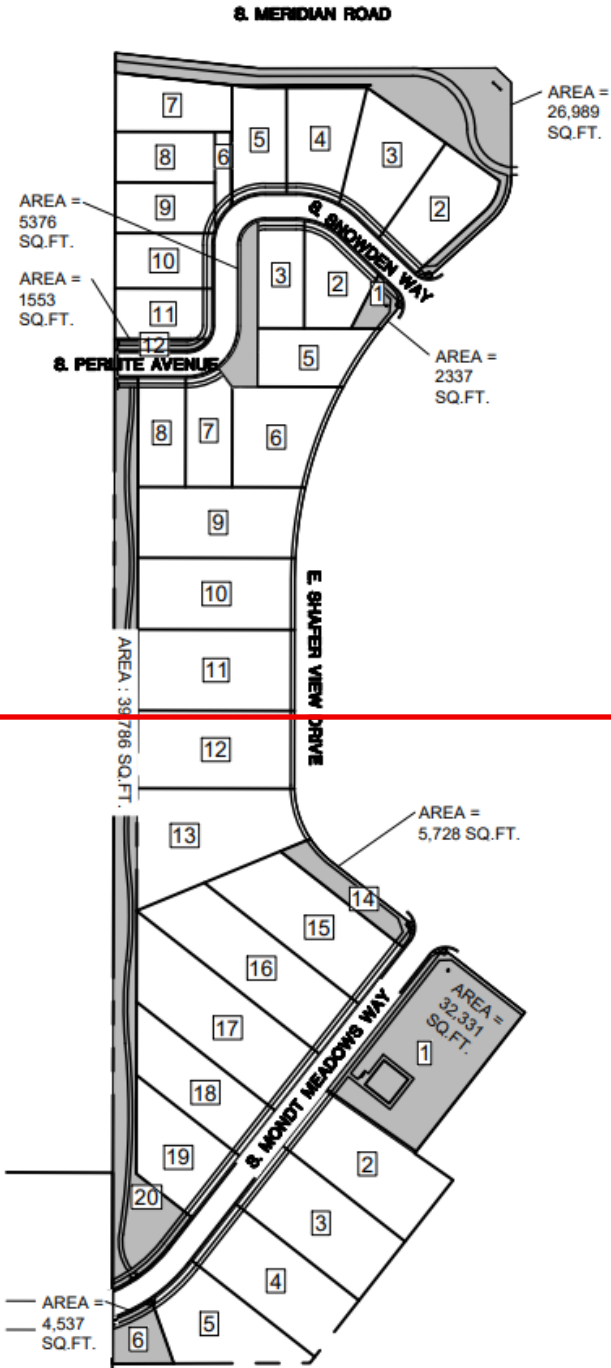
G. Open Space Exhibit (date: 3/10/2026)



**CITY OF MERIDIAN
SINGLE FAMILY (R-4)
OPEN SPACE
REQUIREMENTS**

QUALIFIED OPEN SPACE	
R-4: 12% OPEN SPACE REQUIRED (QUALIFIED OPEN SPACE)	TOTAL AREA: (505,349 = 13.44 AC)
REQUIRED: 10,241 SF (1.61 AC) 12%	PROVIDED: 116,674 SF (2.72 AC) 20.9%

LEGEND



**SHAFER VIEW RIDGE
SUBDIVISION
OPEN SPACE EXHIBIT**

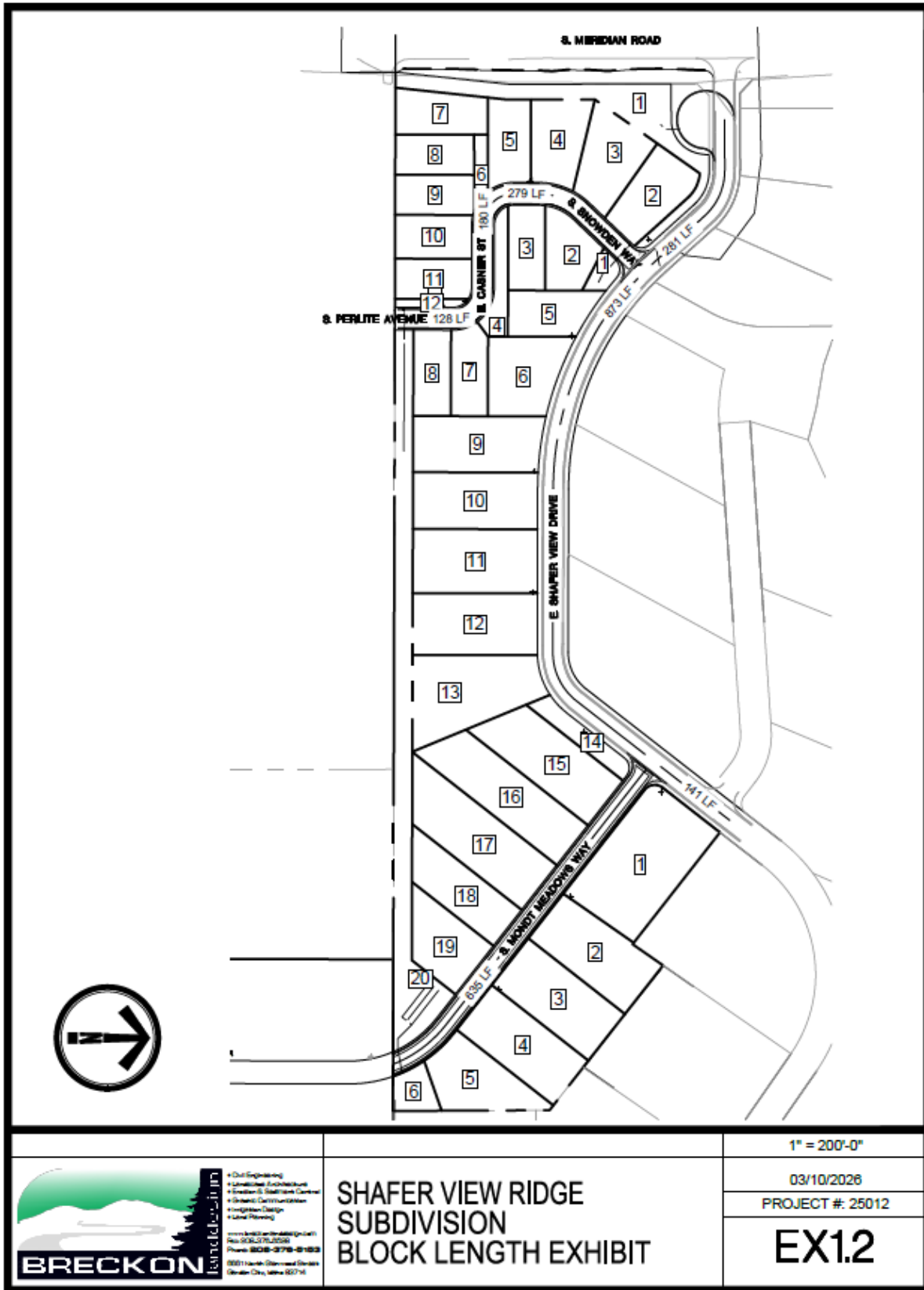
1" = 200'-0"

9/10/2025

PROJECT #: 25012

EX1.0

H. Block Length Exhibit (date: 3/10/2026)



• Civil Engineering
 • Landmarks Administration
 • Stream & Small Lake Channel
 • Stream Channelization
 • Irrigation Design
 • Land Planning
 www.breckonland.com
 P.O. Box 276, 80714
 800 11 Hours, 30 Second Service
 Golden, CO, 80714

**SHAFER VIEW RIDGE
 SUBDIVISION
 BLOCK LENGTH EXHIBIT**


1" = 200'-0"

03/10/2026

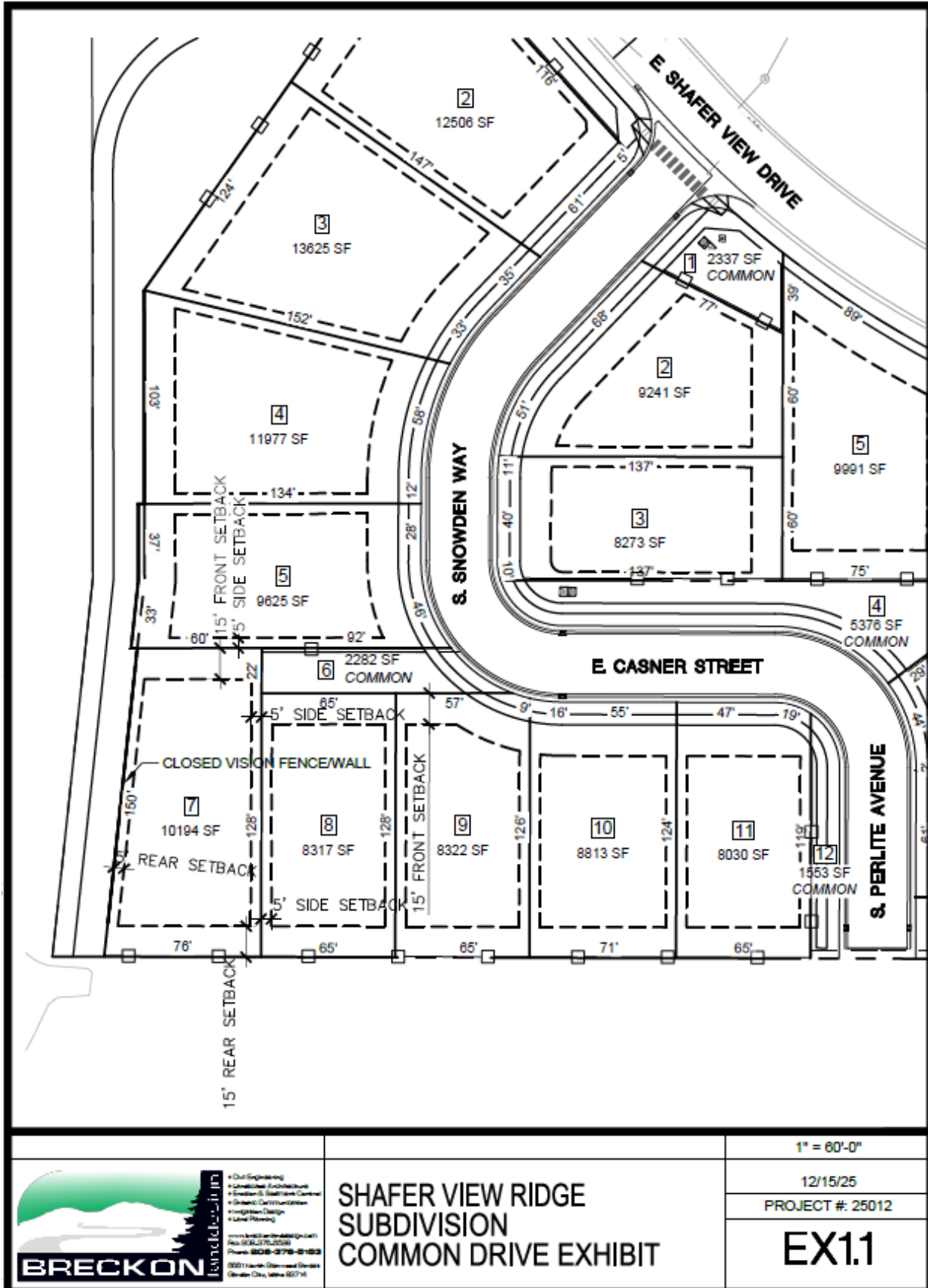
PROJECT # 25012

EX1.2



 <ul style="list-style-type: none"> • Civil Engineering • Landscape Architecture • Erosion & Sediment Control • Graphic Communication • Irrigation Design • Land Planning <p>www.breckonlanddesign.com Fax 208-375-8508 Phone 208-375-8503 6021 North Glenwood Street Garden City, Idaho 83714</p>	<p>SHAFER VIEW RIDGE SUBDIVISION BLOCK LENGTH EXHIBIT</p>	1" = 200'-0"
		9/3/2025
		PROJECT #: 25012
		EX1.2

I. Common Drive Exhibit (date: 12/15/2025)




J. Building Elevations








K. Annexation Legal Description & Exhibit Map



ACCURATE
SURVEYING & MAPPING



INTEGRITY TECHNOLOGY
SERVICE

Job No. 25-160

Annexation Description

A parcel of land being all of Lot 18, Block 1 of Shafer View Estates Subdivision as recorded in Book 64 of Plats at Pages 9403 and 9404, Records of Ada County, and being a portion of the adjoining right-of-ways, said parcel is located in the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the found aluminum cap monument at the Quarter Corner common to Section 31, T.3N., R.1E. and Section 36, T.3N., R.1W. as perpetuated by document 103052680, Records of Ada County, from which the found aluminum cap monument at the township corner common to Township 3 North, Ranges 1 East and 1 West, and Township 2 North, Ranges 1 East and 1 West as perpetuated by document 2019-015470, Records of Ada County bears S 00° 05' 17" E a distance of 2669.99 feet; thence S 00° 05' 17" E along the township line for a distance of 802.03 to the **REAL POINT OF BEGINNING**;

Thence along the centerline of E. Shafer View Drive the following 7 courses and distances:

- 1.) N 89°55'39" E for a distance of 219.95 feet;
- 2.) Along a curve to the right 83.80 feet, said curve having a radius of 100.00 feet, a central angle of 48°00'49" and a long chord bearing S 66°01'54" E a distance of 81.37 feet;
- 3.) S 42°01'36" E for a distance of 107.12 feet;
- 4.) Along a curve to the left 418.04 feet, said curve having a radius of 500.00 feet, a central angle of 47°54'12" and a long chord bearing S 65°57'53" E a distance of 405.97 feet;
- 5.) S 89°53'26" E for a distance of 263.95 feet;
- 6.) Along a curve to the left 91.06 feet, said curve having a radius of 100.00 feet, a central angle of 52°10'33" and a long chord bearing N 64°01'17" E a distance of 87.95 feet;
- 7.) N 37°56'01" E for a distance of 314.07 feet;

Thence along the boundary of Lot 18, Block 1 of Shafer View Estates Subdivision the following 5 courses and distances:

- 1.) S 52°00'19" E for a distance of 254.86 feet to a found ½ inch iron pin with a plastic cap labeled PLS 4998;
- 2.) N 34°54'59" E for a distance of 60.10 feet to a found ½ inch iron pin with a plastic cap labeled PLS 4998;
- 3.) S 51°55'59" E for a distance of 298.07 feet to a found ½ inch iron pin with a plastic cap labeled PLS 11463;

(CONTINUED ON NEXT PAGE)

1
1520 W. Washington St., Boise, ID 83702 • Phone: 208-488-4227 •
www accuratesurveyors.com

- 4.) S 00°15'08" E for a distance of 253.73 feet to a found ½ inch iron pin with a plastic cap labeled PLS 4998;
- 5.) N 89°51'33" W for a distance of 1743.10 feet;

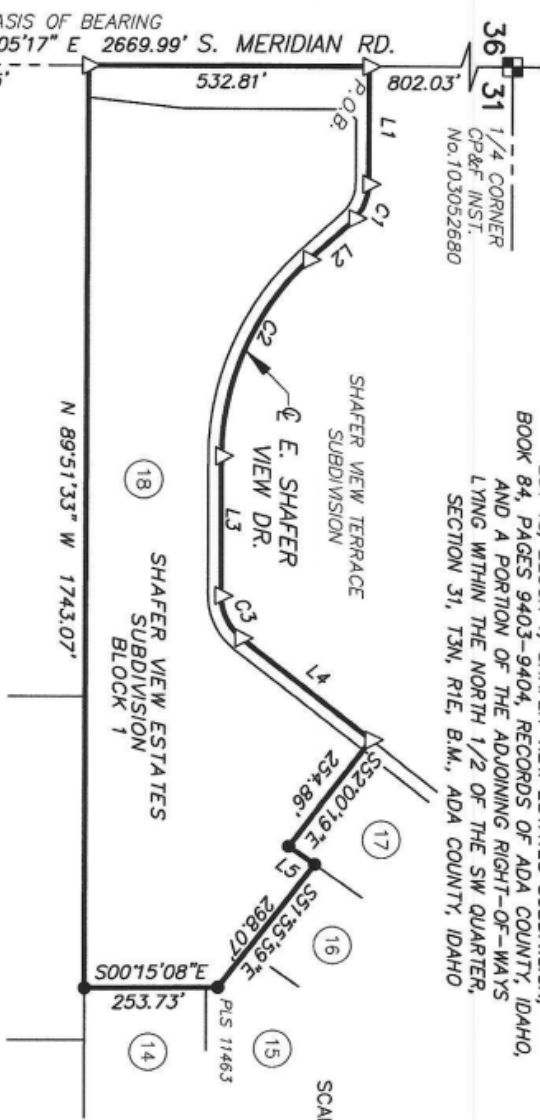
Thence N 00°05'11" W along the township line for a distance of 532.81 feet to the **REAL POINT OF BEGINNING:**

Parcel contains 15.200 acres.



EXHIBIT MAP

ANNEXATION
 LOT 18, BLOCK 1, SHAFER VIEW ESTATES SUBDIVISION,
 BOOK 84, PAGES 9403-9404, RECORDS OF ADA COUNTY, IDAHO,
 AND A PORTION OF THE ADJOINING RIGHT-OF-WAYS
 LYING WITHIN THE NORTH 1/2 OF THE SW QUARTER,
 SECTION 31, T3N, R1E, B.M., ADA COUNTY, IDAHO



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	83.80'	100.00'	48°00'49"	S 66°01'54" E	81.37'
C2	418.04'	500.00'	47°54'12"	S 65°57'53" E	405.97'
C3	91.06'	100.00'	52°10'33"	N 64°01'17" E	87.95'

CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 89°55'39" E	219.95'
L2	S 42°01'36" E	107.12'
L3	S 89°53'26" E	263.95'
L4	N 37°56'01" E	314.07'
L5	N 34°54'59" E	60.10'

LINE TABLE

LEGEND

- ANNEXATION
- BOUNDARY LINE
- TOWNSHIP LINE
- PARCEL LINE
- FOUND 2" ALUMINIUM CAP MONUMENT IN ASPHALT
- FOUND 1/2" IRON PIN, WITH PLASTIC CAP, PLS 4998 OR AS NOTED
- △ CALCULATED POINT
- ⑱ PLATTED LOT NUMBER SHAFER VIEW ESTATES SUBDIVISION
- P.O.B. POINT OF BEGINNING

SCALE: 1" = 300'



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DATE: June, 2025

JOB 25-160

T.2N., R.1W. 36
 T.2N., R.1E. 1
 T.3N., R.1E. 31
 T.3N., R.1E. 6
 SECTION CORNER
 CP&F INST. No.
 2019-015470
 PLS 7323
 E. LAKE HAZEL RD.

L. Preliminary Plat Legal Description & Exhibit Map

ACCURATE
SURVEYING & MAPPING



Job No. 25-160

Preliminary Plat Description – Shafer View Ridge

A parcel of land being all of Lot 18, Block 1 of Shafer View Estates Subdivision as recorded in Book 64 of Plats at Pages 9403 and 9404, Records of Ada County, said parcel is located in the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the found aluminum cap monument at the Quarter Corner common to Section 31, T.3N., R.1E. and Section 36, T.3N., R.1W. as perpetuated by document 103052680, Records of Ada County, from which the found aluminum cap monument at the township corner common to Township 3 North, Ranges 1 East and 1 West, and Township 2 North, Ranges 1 East and 1 West as perpetuated by document 2019-015470, Records of Ada County bears S 00° 05' 17" E a distance of 2669.99 feet; thence S 00° 05' 17" E along the township line for a distance of 1334.84 feet; thence S 89° 51' 33" E for a distance of 60.11 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 and the **REAL POINT OF BEGINNING**;

Thence N 06° 06' 47" E along the easterly right-of-way of S. Meridian Rd. for a distance of 184.75 feet to a found 3 inch brass cap stamped 'ITD';

Thence N 00° 05' 17" W along said right-of-way for a distance of 300.00 feet to a found 3 inch brass cap stamped 'ITD';

Thence N 04° 02' 03" W for a distance of 4.57 feet to a found 5/8 inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence N 43° 30' 27" E for a distance of 27.33 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 4998;

Thence N 89° 55' 39" E along the southerly right-of-way of E. Shafer View Dr. for a distance of 121.33 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 4998;

Thence 62.83 feet along the arc of a 75.00 foot radius curve right having a central angle of 48° 00' 08" and a long chord bearing S 66° 01' 34" E along said right-of-way a distance of 61.01 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 4998;

Thence S 42° 01' 36" E along said right-of-way for a distance of 107.12 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 11463;

(CONTINUED ON NEXT PAGE)

1

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Thence 438.27 feet along the arc of a 525.00 foot radius curve left having a central angle of $47^{\circ} 51' 07''$ and a long chord bearing $S 65^{\circ} 56' 22'' E$ along said right-of-way a distance of 425.83 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 4998;

Thence $S 89^{\circ} 53' 26'' E$ along said right-of-way for a distance of 264.40 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 4998;

Thence 113.83 feet along the arc of a 125.00 foot radius curve left having a central angle of $52^{\circ} 10' 33''$ and a long chord bearing $N 64^{\circ} 01' 17'' E$ along said right-of-way a distance of 109.94 feet to a point witnessed by a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 which bears $N 37^{\circ} 56' 01'' E$ for a distance of 1.00 foot;

Thence $N 37^{\circ} 56' 01'' E$ along said right-of-way for a distance of 314.04 feet to a found 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463;

Thence $S 52^{\circ} 00' 19'' E$ for a distance of 229.86 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 4998;

Thence $N 34^{\circ} 54' 59'' E$ for a distance of 60.10 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 4998;

Thence $S 51^{\circ} 55' 59'' E$ for a distance of 298.07 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 11463;

Thence $S 00^{\circ} 15' 08'' E$ for a distance of 253.73 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 4998;

Thence $N 89^{\circ} 51' 33'' W$ for a distance of 1682.96 feet to **REAL POINT OF BEGINNING:**

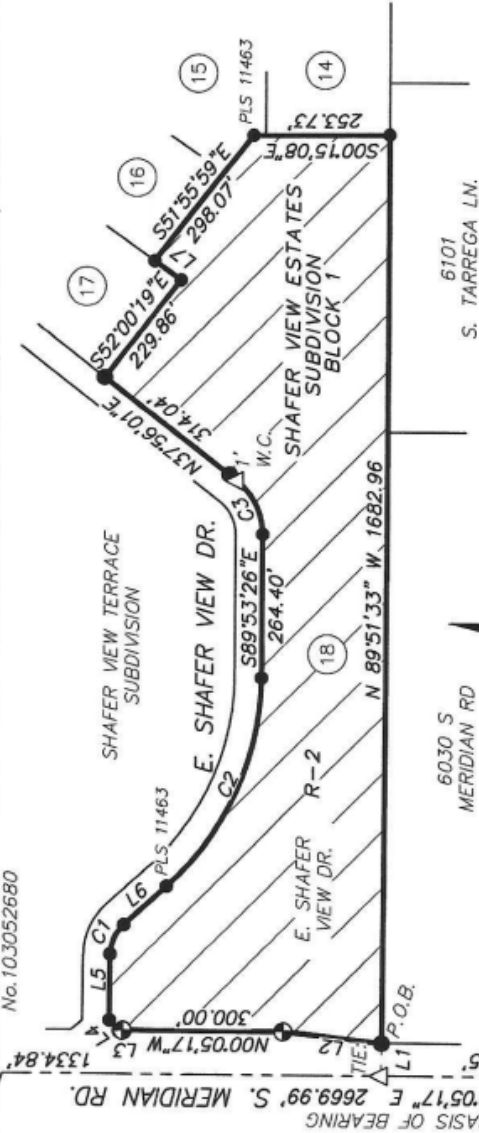
Parcel contains 13.437 acres.



EXHIBIT MAP

PRELIMINARY PLAT BOUNDARY - SHAFER VIEW RIDGE SUBDIVISION
 ALL OF LOT 18, BLOCK 1, SHAFER VIEW ESTATES SUBDIVISION,
 BOOK 84, PAGES 9403-9404, RECORDS OF ADA COUNTY, IDAHO,
 LYING WITHIN THE NORTH 1/2 OF THE SW QUARTER,
 SECTION 31, T3N, R1E, B.M., ADA COUNTY, IDAHO

36 31 1/4 CORNER
 CP&F INST.
 No. 103052680



SCALE: 1" = 300'

SECTION CORNER
 CP&F INST. No.
 2019-015470
 PLS 7323

36 31 1/4 T.3N., R.1E. E. LAKE HAZEL RD.
 T.2N., R.1E. T.2N., R.1E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°51'33" W	60.11'
L2	N 06°06'47" E	184.75'
L3	N 04°02'03" W	4.57'
L4	N 43°30'27" E	27.33'
L5	N 89°55'39" E	121.33'
L6	S 42°01'36" E	107.12'
L7	N 34°54'59" E	60.10'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.83'	75.00'	45°00'08"	S 66°01'34" E	61.01'
C2	438.47'	525.00'	47°51'07"	S 65°56'22" E	425.83'
C3	113.83'	125.00'	52°10'33"	N 64°01'17" E	109.94'

- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - ▭ PARCEL LINE
 - ▨ PREPLAT AREA

- FOUND 3" BRASS CAP MONUMENT, '17D'
- FOUND 2" ALUMINUM CAP MONUMENT IN ASPHALT
- FOUND 5/8" IRON PIN, WITH A 2" ALUMINUM CAP, PLS 11463
- FOUND 1/2" IRON PIN, WITH PLASTIC CAP, PLS 4998 OR AS NOTED
- △ CALCULATED POINT
- Ⓢ PLATTED LOT NUMBER
- ▭ SHAFER VIEW ESTATES SUBDIVISION
- W.C. WITNESS CORNER
- P.O.B. POINT OF BEGINNING



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DATE: June, 2025 JOB 25-160

VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: R-2 < 5.0; R-4 < 2.0; R-8 < 1.0; R-15 < 0.5; R-40 < 0.25.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Mixed Use Analysis Notes

This data is derived from enterprise application and GIS databases, and exported dynamically. Data considered for analysis are only those areas overlapping the overall Mixed Use boundary area. Mixed Use areas across arterial roadways are distinct, separate, and not considered as they do not meet the mixed use principles in the Comprehensive Plan (e.g. pedestrian safety, transportation efficiency, etc.). Mixed Use parcel areas may be greater or smaller than the future land use area designation boundary due parcel size, configuration, right-of-way, and other factors. Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals.

C. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunksheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

D. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow

conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.

- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.