

The logo for Meridian, Idaho, features the word "MERIDIAN" in a large, blue, serif font. Below it, the word "IDAHO" is written in a smaller, blue, sans-serif font. A stylized blue wave or ribbon graphic flows from the right side of "MERIDIAN" and under "IDAHO". A small yellow star is positioned above the "I" in "IDAHO".

Generally located 1/4 mile north of W. Chinden Blvd. and 1/2 mile west of N. Black Cat Rd., in the south 1/2 of Section 21, T.4N., R.1W.

Final plat consisting of 95 buildable lots and 18 common/other lots on 12.63 acres of land in the R-8 and R-15 zoning districts for the second phase of Pollard North Subdivision.

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Alternative Compliance is requested from the Director to UDC 11-3A-7A.7, which requires the developer to construct fences abutting pathways and common open space lots to distinguish common from private areas. No fencing is proposed on the shared property line between the building lots on Lots 12-13, 14-19 and 20-21, Block 4 and the common area on Lot 11, Block 4; fencing is proposed in all other locations but terminates 20 feet from the edge of right-of-way/front property lines along side yard property lines, rather than dropping in height and continuing the length of the lot as required.

The Applicant has omitted the short segment of fencing along side yards in front yard and rear yard areas adjacent to alleys because they feel it separates residents from their neighbors and gathering areas; and along the rear of building lots adjacent to the common area on Lot 11, Block 4 because it provides functional connection between private residences, common areas and roadways. Landscaped planter beds are proposed along side yard property lines in front yard areas and a pathway is proposed along the shared property line between the building lots on Lots 12-13, 14-19 and 20-21, Block 4 and the common area on Lot 11, Block 4 to delineate private from common open space. Staff finds the proposed alternative means of compliance includes innovative design features based on “new urbanism” and meets the findings for such in UDC 11-5B-5E, as noted below in Section V.A.

Alternative Compliance is also requested to UDC 11-3B-12C, which requires a minimum 5-foot-wide landscape strip to be provided along each side of all pathways, for the pathways along the east and west side of Lot 11, Block 4 and the pathway through the common area on Lot 12, Block 5.

In Block 4, the pathways about the property line of adjacent building lots (i.e. 12-13, 14-19 and 20-21, Block 4) and a landscape strip is not proposed. The Applicant proposes a landscape strip on adjacent building lots instead of the common area as they feel the pathway creates a clear delineation between the private lots and common area. Landscaped planter beds are provided along the pathways on the internal side of the common area and additional trees are proposed for shade, while still allowing a large open space for people to gather or recreate in.

In Block 5, the pathway running through Lot 12 contains a storm drain that prohibits planting of trees. The Applicant proposes to move the required trees and planter area with shrubs and other vegetated groundcover to the eastern portion of that lot to still provide the required landscaping and shade opportunities while preserving the drainage area.

Staff finds the proposed alternative means of compliance includes innovate design features based on “new urbanism”, which promote connectivity and walkability and meets the findings for such in UDC 11-5B-5E, as noted below in Section V.B.

IV. DECISION

A. Staff:

Staff recommends approval of the proposed final plat with the conditions of approval below in Section VI. The Director approved both requests for alternative compliance per the Findings below in Section V.

V. FINDINGS

In order to grant approval for an alternative compliance application, the decision-making body shall determine the following:

A. Alternative Compliance to 11-3A-7A.7:

1. Strict adherence or application of the requirements are not feasible; or

The Director finds strict adherence or application of the requirements is feasible.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

The Director finds the proposed alternative compliance of providing landscape strips along side yard property lines in front yards and rear yards adjacent to alleys and pedestrian walks, as applicable, provides an equal means for meeting the requirement.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

The Director finds the proposed alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

B. Alternative Compliance to UDC 11-3B-12C:

1. Strict adherence or application of the requirements are not feasible; or

The Director finds strict adherence or application of the requirements is feasible.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

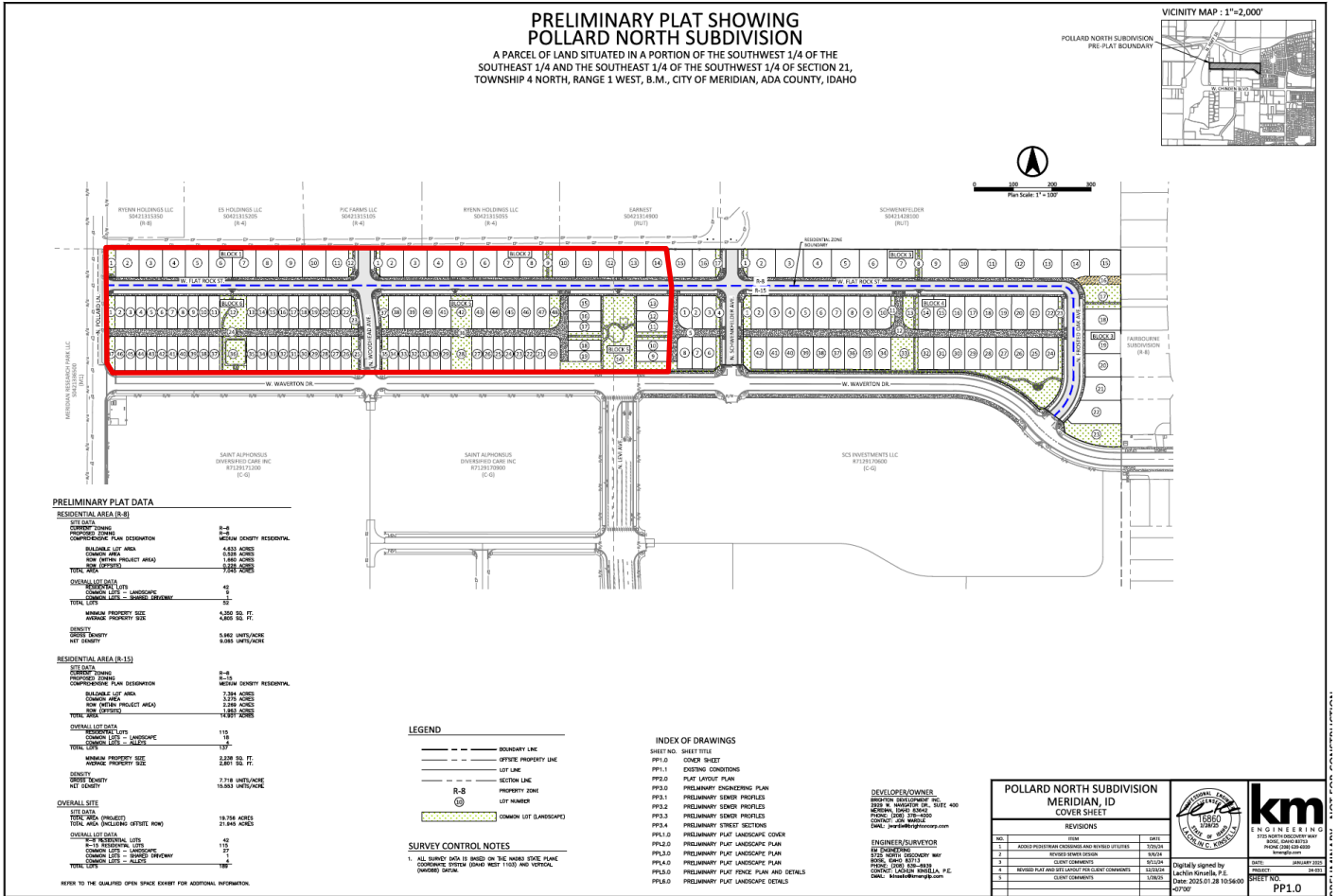
The Director finds the proposed alternative compliance of providing landscaped planter beds on abutting building lots adjacent to the pathway and relocating the required trees and shrubs away from the pathway within the common area outside the storm drainage area provides an equal means of meeting requirement.

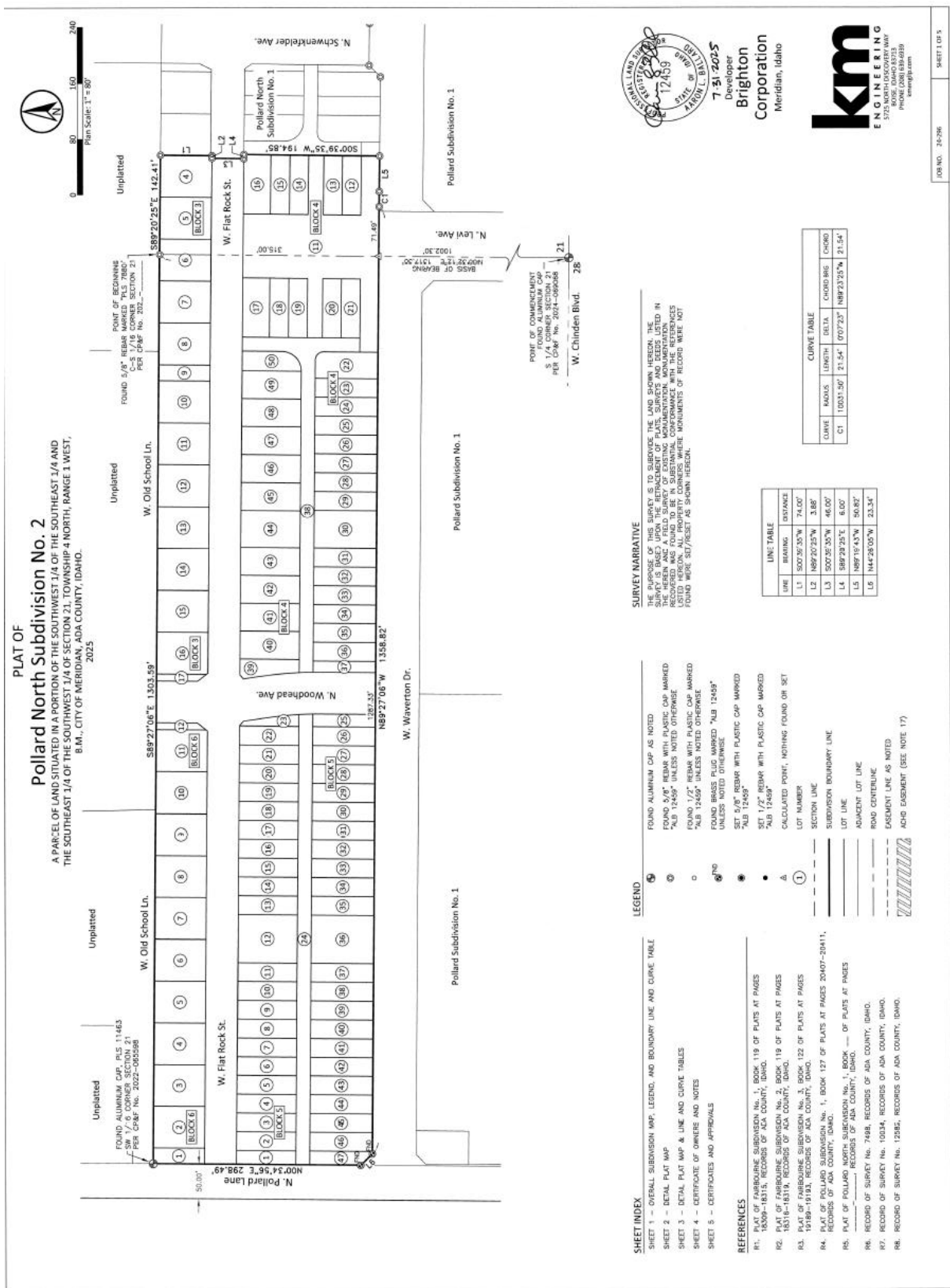
4. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

The Director finds the proposed alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

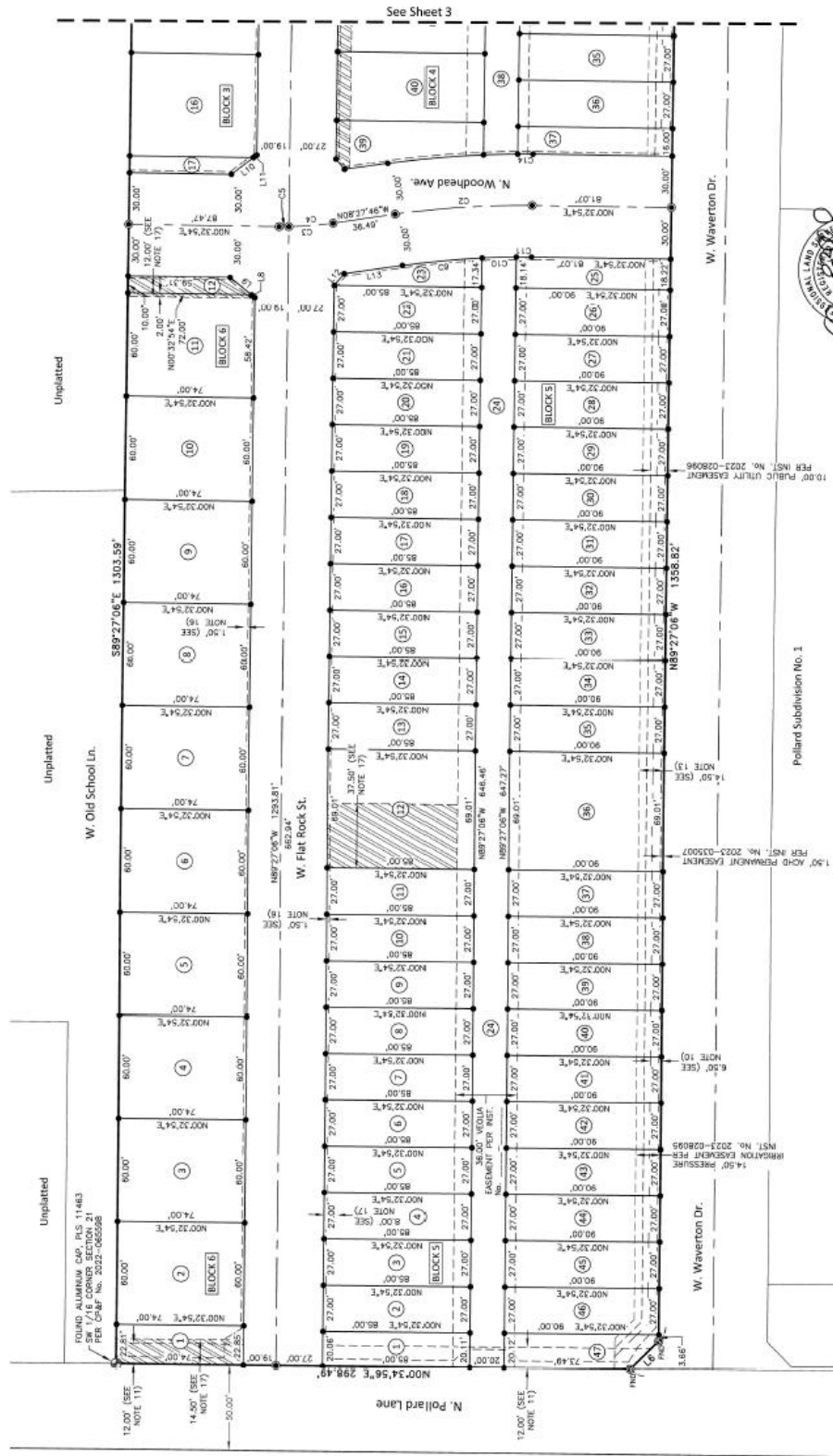
VI. EXHIBITS

A. Preliminary Plat (dated: 2/28/2025)





PLAT OF Pollard North Subdivision No. 2



km
ENGINEERING
731 North Waverton Way
Meridian, Idaho 83438
Phone: 208.333.8888
Email: info@kme.com

Brighton Corporation
Developer
7.31.2025
12459
STATE OF IDAHO
COUNTY OF ADAMS
RECORDING

JOB NO. 74-296

SHEET 2 OF 5

PIAT OF

CERTIFICATE OF OWNERS
KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREFTER DESCRIBED.

[illegible]

1.500.39.55°W A DISTANCE OF 74.00 FEET TO A 5/8-INCH REBAR;
2.009.21.25°W A DISTANCE OF 3.00 FEET TO A 5/8-INCH REBAR;
3.500.39.55°W A DISTANCE OF 46.00 FEET TO A 5/8-INCH REBAR;
4.508.20.25°E A DISTANCE OF 6.00 FEET TO A 5/8-INCH REBAR;
5.500.39.55°W A DISTANCE OF 194.85 FEET TO A 5/8-INCH REBAR

ON NORTHERLY RIGHT-OF-WAY LINE OF W. WAYFORD DR.

[illegible]

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID WESTERLY LINE, N00°34'50"E A DISTANCE OF 298.49 FEET TO AN ALUMINUM CAP MARKING THE SOUTHWEST 1/4 CORNER OF SAID SECTION 21;

THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, S89°27'08"E A DISTANCE OF 1,303.59 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS A TOTAL OF 10.457 ACRES, MORE OR LESS.

[illegible]

MICHAEL A. HALL, PRESIDENT
SCS INVESTMENTS, LLC

ACKNOWLEDGMENT

STATE OF IDAHO } 55

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2025, BY MICHAEL A. HALL, AS PRESIDENT OF SOS INVESTMENTS, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTES

- [illegible]

CERTIFICATE OF SURVEYOR

I, ARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IOWA, AND THAT THIS PLAT OF POLLARD NORTH SUBDIVISION NO. 2 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IOWA CODE RELATING TO PLATS AND SURVEYS.



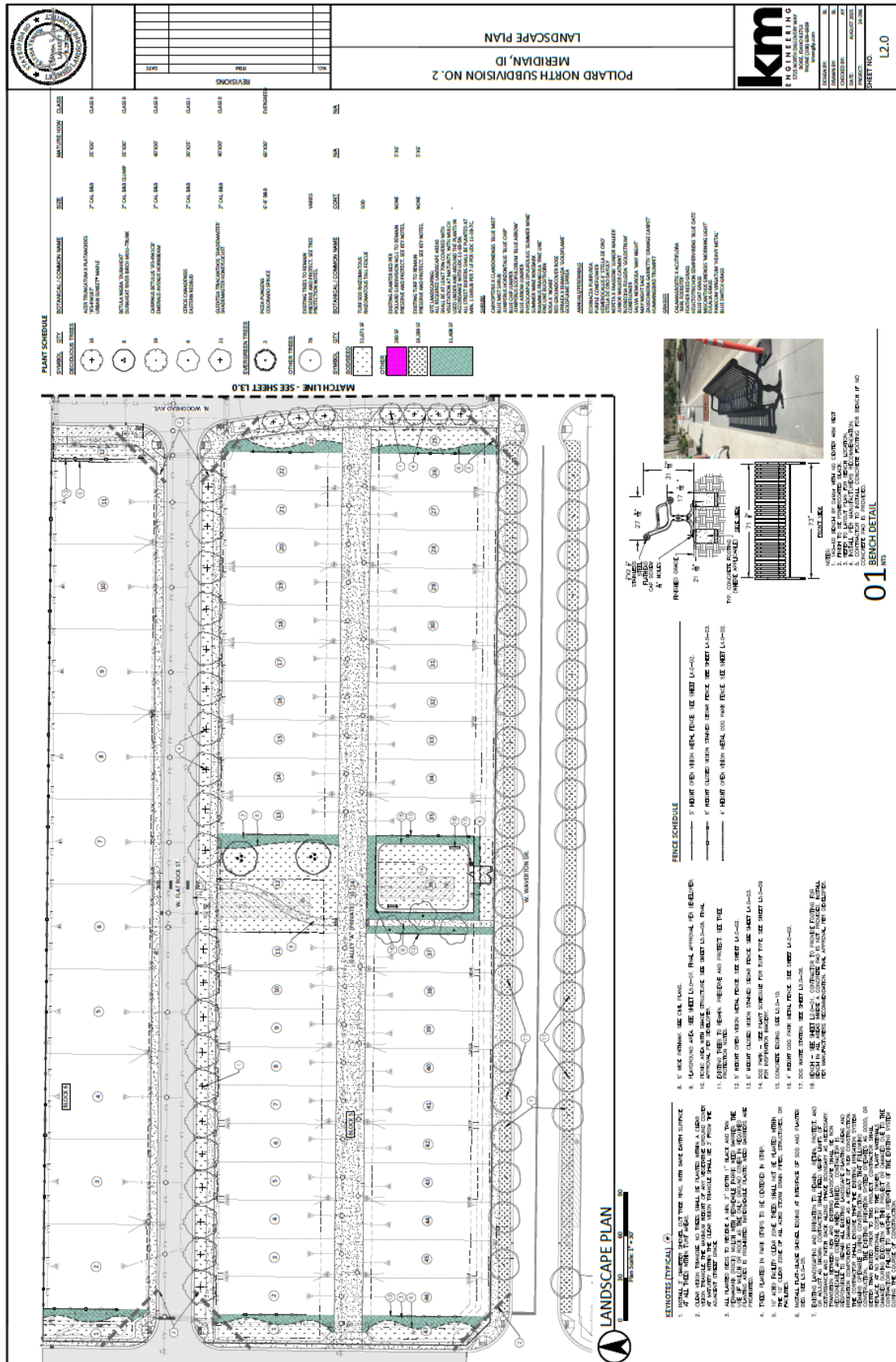
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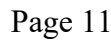
Developer
Brighton
Corporation
Meridian, Idaho

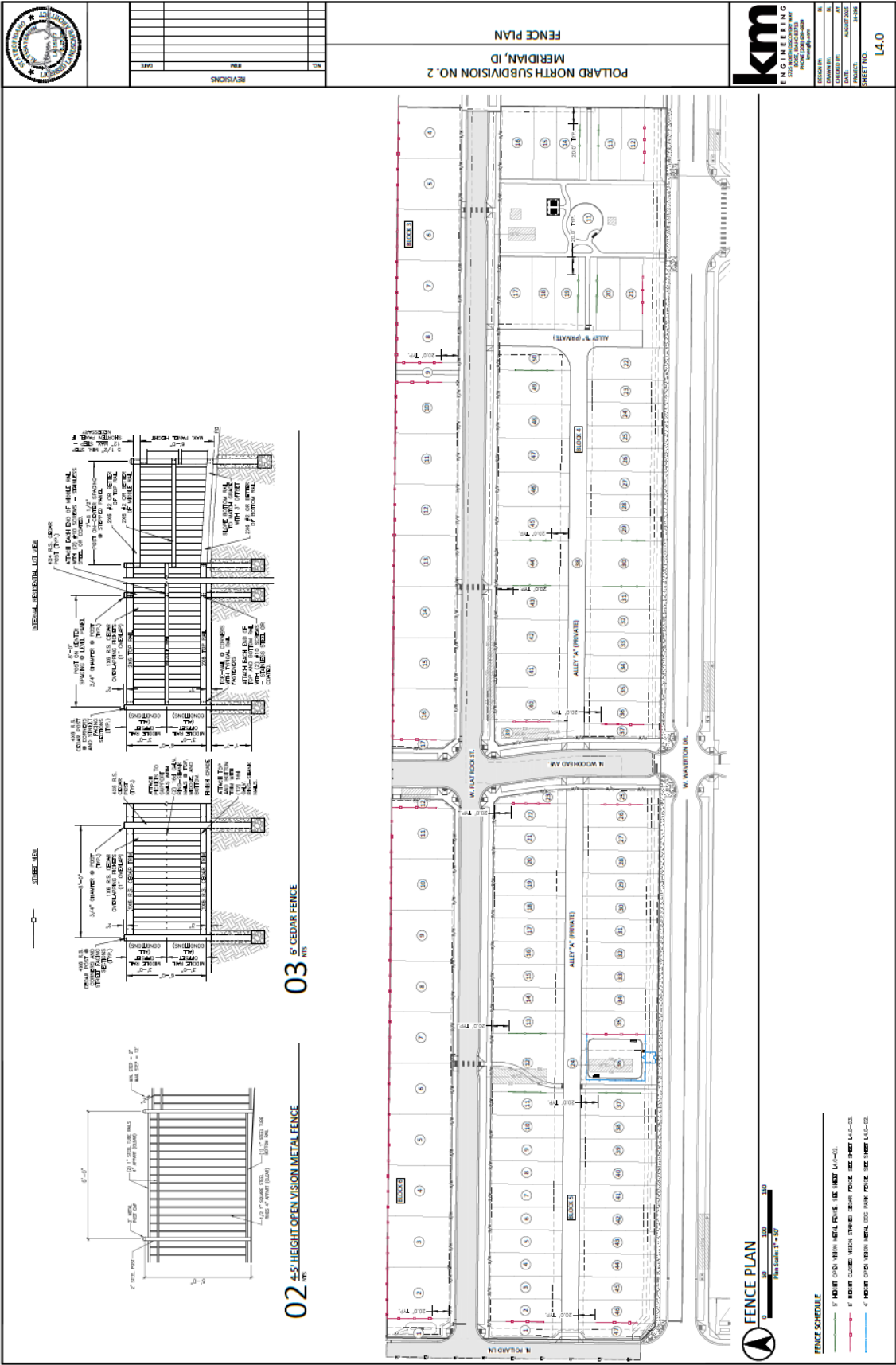
km
ENGINEERING
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BOISE, IDAHO 83715
PHONE (208) 639-6959
kureng@comcast.net

NOB NO.	24-296	SHEET 4 OF 5
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D. Amenity Exhibit

[illegible]

E. Emergency Access Exhibit



VII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development [annexation/preliminary plat (H-2024-0037), Development Agreement Inst. #2025-029554].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two (2) years of the City Engineer's signature on the final plat for Phase 1; *or* apply for a time extension, in accord with UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by KM Engineering, stamped on 7/31/25 by Aaron L. Ballard, included in Exhibit B shall be revised as follows:
 - a. Certificate of Owners (Sheet 4) – Include the book and page number(s) of the recorded plat for Pollard North Subdivision No. 1.
 - b. Plat note #4: Include the recorded instrument number of the development agreement (i.e. #2025-029554).
 - c. Plat note #12: Delete note as it's not applicable to this phase.
 - d. Plat note #16: Include the recorded instrument number of the ACHD public right-of-way easement (sidewalk).
 - e. Plat note #18: Include the recorded instrument number of the ACHD landscape license agreement.
 - f. Include the CP&F No. near the northeast corner on Sheets 1 and 3.
 - g. Under References on Sheet 1: R5 – Include the book and page numbers of the recorded plat for phase 1.
 - h. Include the recorded instrument number of the Veolia easements graphically depicted on Sheet 2.
5. The landscape plan prepared by KM Engineering, dated August 2025 included in Exhibit C, shall be revised as follows:
 - a. Depict landscaping per the standards listed in UDC 11-3B-7C within the 20-foot wide street buffer required along W. Waverton Dr. designated as a collector street east of N. Levi Ave. Include additional landscaping with calculations that demonstrate compliance with the required standards. The buffer shall also comply with the enhanced buffer requirements listed in UDC 11-3G-3B.3 because it was counted toward open space requirements.
6. Submit a detail of the dog park that demonstrates compliance with the standards listed in UDC 11-3G-4C.9, which require bags for dog waste disposal, a double entrance gate, bench(es), and fencing to enclose the area and secured open space for an off-leash dog park.
7. Submit a detail of the tot lot that demonstrates compliance with the standards listed in UDC 11-3G-4D.3, which require commercial grade play equipment scaled and designed for the use and safety of younger children with benches for seating nearby.

8. Submit a detail of the picnic area that demonstrates compliance with the standards listed in UDC 11-3G-4C.5, which require the area to include tables, benches, landscaping and a structure for shade.
9. Wayfinding address signage shall be provided at the public street for homes accessed via alleys that don't have frontage on a public street (i.e. Lots 12-13, 14-19, 20-21, Block 4).
10. The subject property shall be subdivided prior to submittal of any building permit applications for development as set forth in the development agreement.
11. Administrative design review shall be required for all single-family attached structures in accord with the residential design standards in the Architectural Standards Manual. Single-family detached structures are exempt from these standards.
12. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=418878&dbid=0&repo=MeridianCity>

C. Department of Environmental Quality

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=419039&dbid=0&repo=MeridianCity>

D. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=419040&dbid=0&repo=MeridianCity>