

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: FEBRUARY 10TH, 2026
ORDER APPROVAL DATE: FEBRUARY 24TH, 2026

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 64 BUILDING)
LOTS AND 11 COMMON LOTS ON)
20.667 ACRES OF LAND IN THE R-)
8 ZONING DISTRICT FOR APEX)
NORTHWEST SUBDIVISION NO. 7.)
BY: BRIGHTON CORPORATION)
APPLICANT)
_____)
)
)
)

CASE NO. FP-2025-0034
ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on February 10th, 2026 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING APEX NORTHWEST SUBDIVISION NO. 7 SUBDIVISION, LOCATED IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2025, HANDWRITTEN DATE:

DECEMBER 15th, 2025, by AARON L. BALLARD, PLS, SHEET 1 OF 5,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated February 10th, 2026, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code § 67-52.

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

By:

Robert E. Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

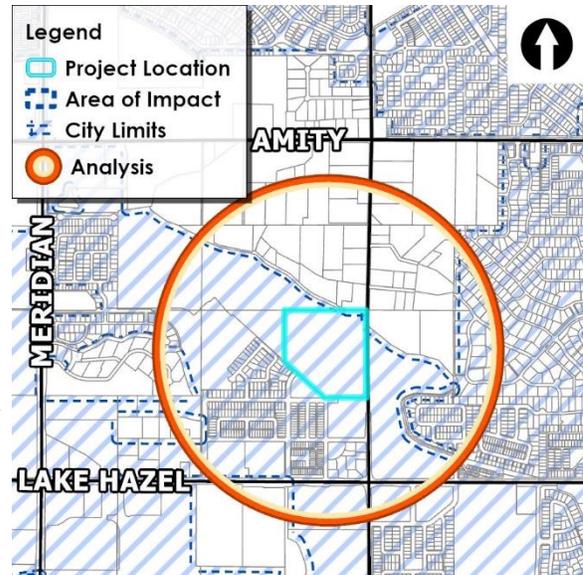
Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By: _____ Dated: _____

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 02/10/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
nnapoli@meridiancity.org
SUBJECT: Apex Northwest No. 7
FP-2025-0034
LOCATION: Near the northwest corner of S. Locust Grove Rd. & E. Lake Hazel Rd., in the E ½ of the SE ¼ of Section 31, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Final Plat consisting of sixty-four (64) single family building lots and eleven (11) common lots on 20.667 acres of land in the R-8 zoning district for the Apex Northwest Subdivision No. 7. Alternative Compliance to the pathway landscaping requirements in UDC 11-3B-12 for landscaping in the Williams Pipeline easement.

II. APPLICANT INFORMATION

A. Applicant:

Amanda McNutt, Brighton Corporation – 2929 W. Navigator Drive, Suite 400, Meridian ID 83642

B. Owner:

Brighton Development Inc.– 2929 W. Navigator Drive, Suite 400, Meridian ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (APEX NORTHWEST SUBDIVISION NO. 7 – FP-2025-0034)

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat Apex Farr (H-2024-0014) in accord with the requirements listed in UDC 11-6B-3C.2. This plat incorporates sixty-four (64) lots of the three hundred and eighty-one (381) that were approved as a part of Apex Farr Subdivision. The phasing plan is consistent with the approved preliminary plat and recorded development agreement; however, the central portion of this phase has been reoriented with a slightly different lot and open space configuration that remains consistent with the approved preliminary plat but results in seven (7) fewer residential lots.,

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase, and the amount of common area cannot decrease. Since the number of buildable lots decreased and the amount of common open space has increased slightly, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

ALTERNATIVE COMPLIANCE

The Applicant requests Alternative Compliance to the following standards:

UDC 11-3B-12-2: “The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover. There shall be a minimum of one (1) tree per one hundred (100) linear feet of pathway. If this calculation results in a fraction of five (5) or greater, round up to an additional tree; if the calculation results in a fraction less than five (5), round the number down.”

Due to the ten (10) foot multi-use pathway being in the Williams Pipeline easement, the applicant cannot plant the required trees and shrubs along the pathway. As a result, the applicant has proposed an alternative by planting the trees and shrubs in micro pathway lots that connect to the ten (10) foot multi-use pathway which is outside of the easement. The applicant states that they will still be able to plant flowers, planter beds, and sod throughout the Williams Pipeline easement with the trees and other larger plantings being in the pockets outside of the easement.

Staff finds the Applicant’s Alternative Compliance provides an equal means of meeting the intent and purpose of the requirement as analyzed below in the required findings for Alternative Compliance:

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

The Director finds that strict adherence or application of the requirements listed in UDC 11-3B-12-2 is not feasible.

2. requirements; and

The Director finds the proposed alternative compliance provides an equal means for meeting the requirements by still providing the required landscaping on site. The applicant proposes to meet the required number of trees by placing them in common lots that lead to the pathway inside the pipeline.

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 of compliance to the standards

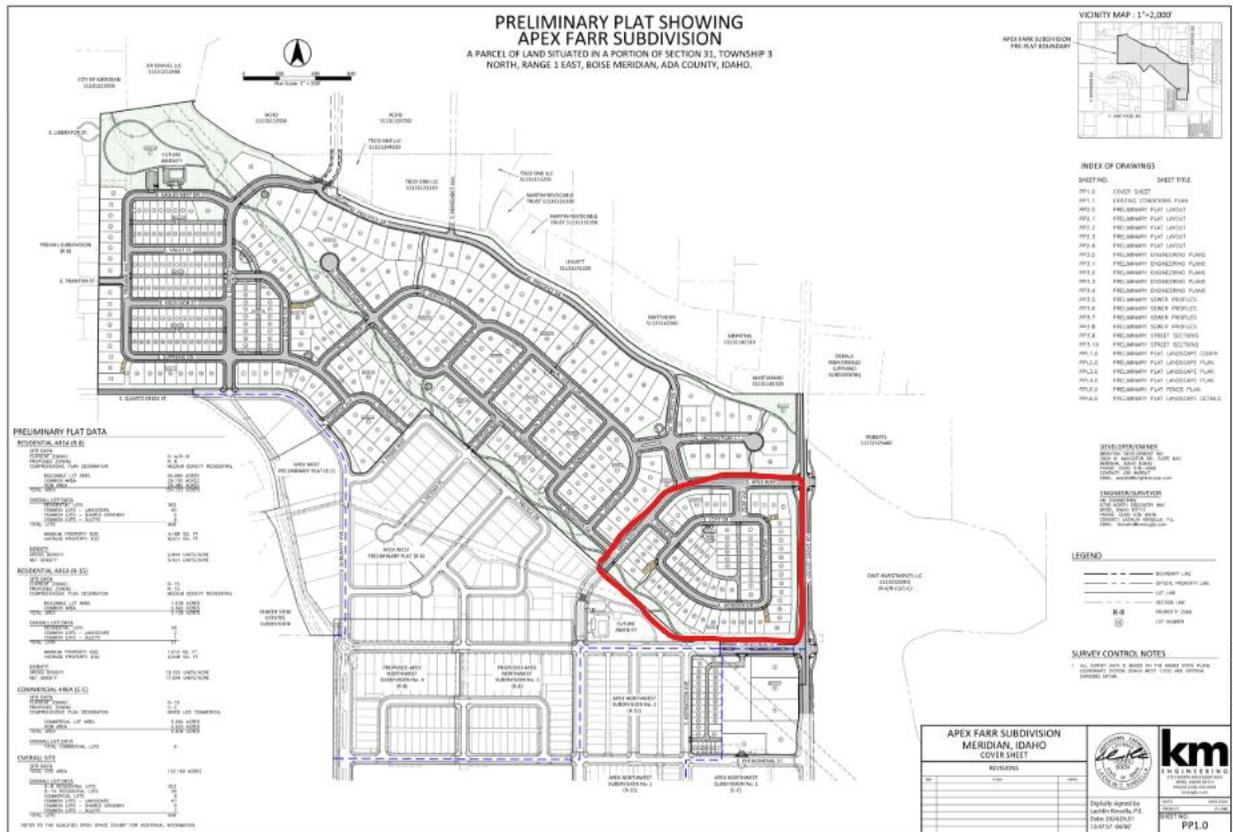
listed above will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

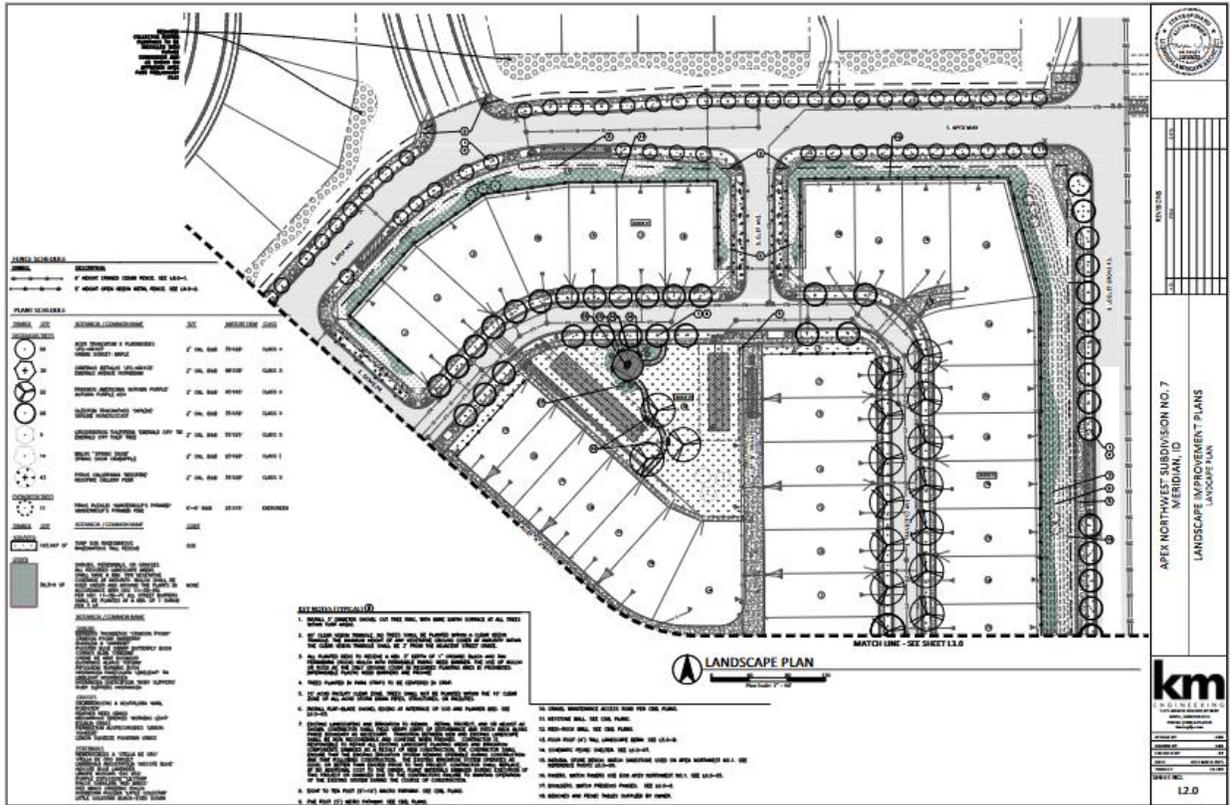
IV. DECISION

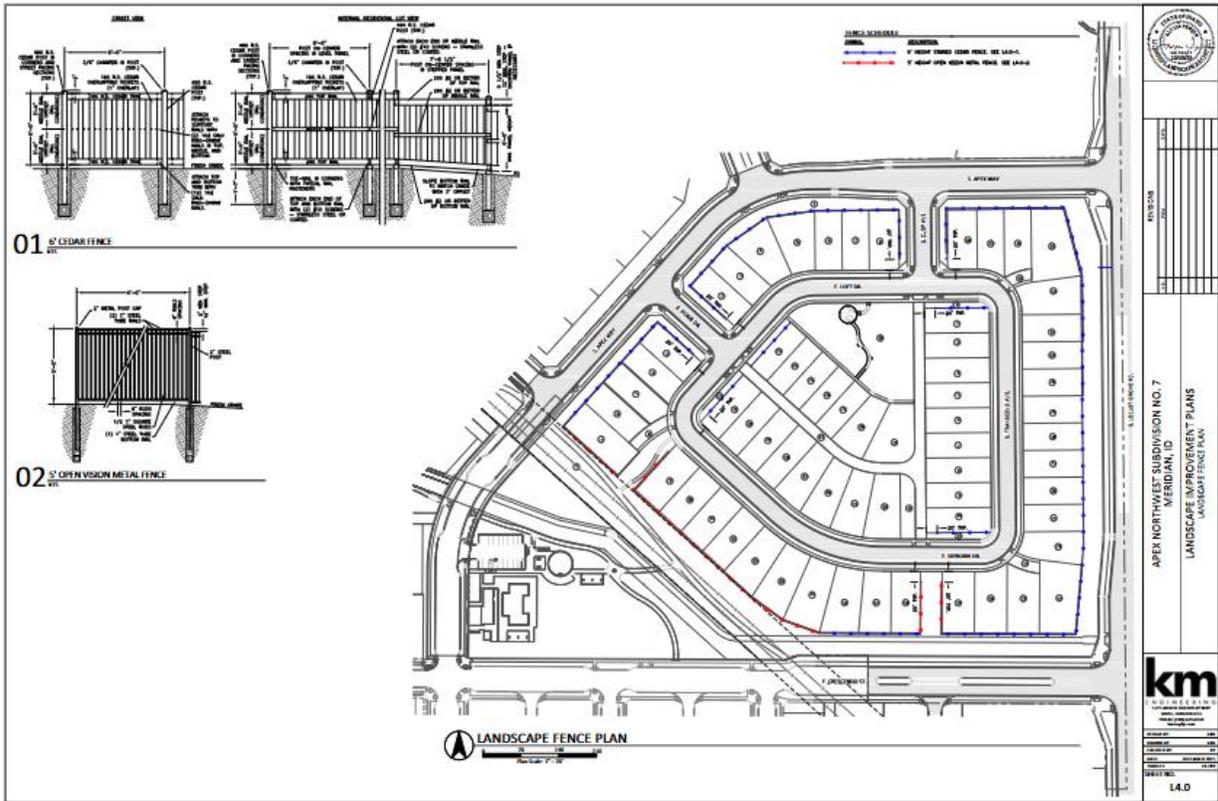
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

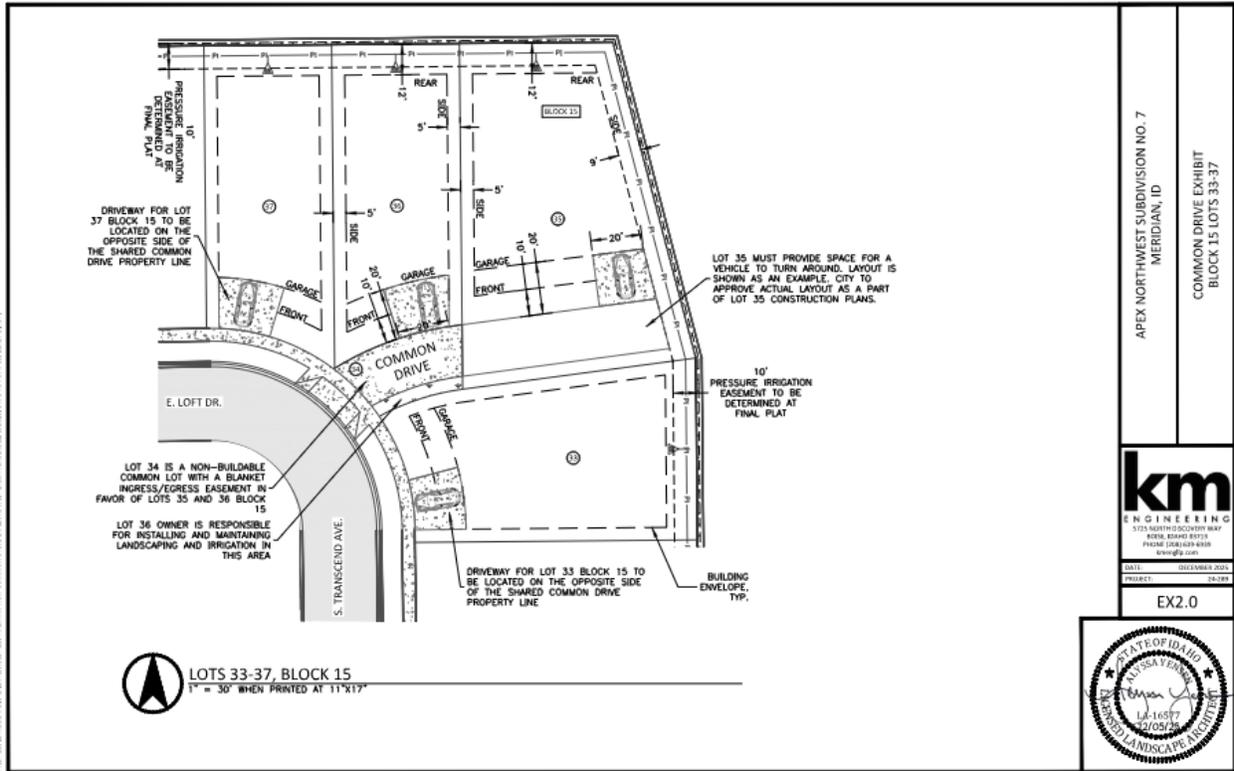
V. EXHIBITS

A. Preliminary Plat Apex Farr (dated: 05/01/24)









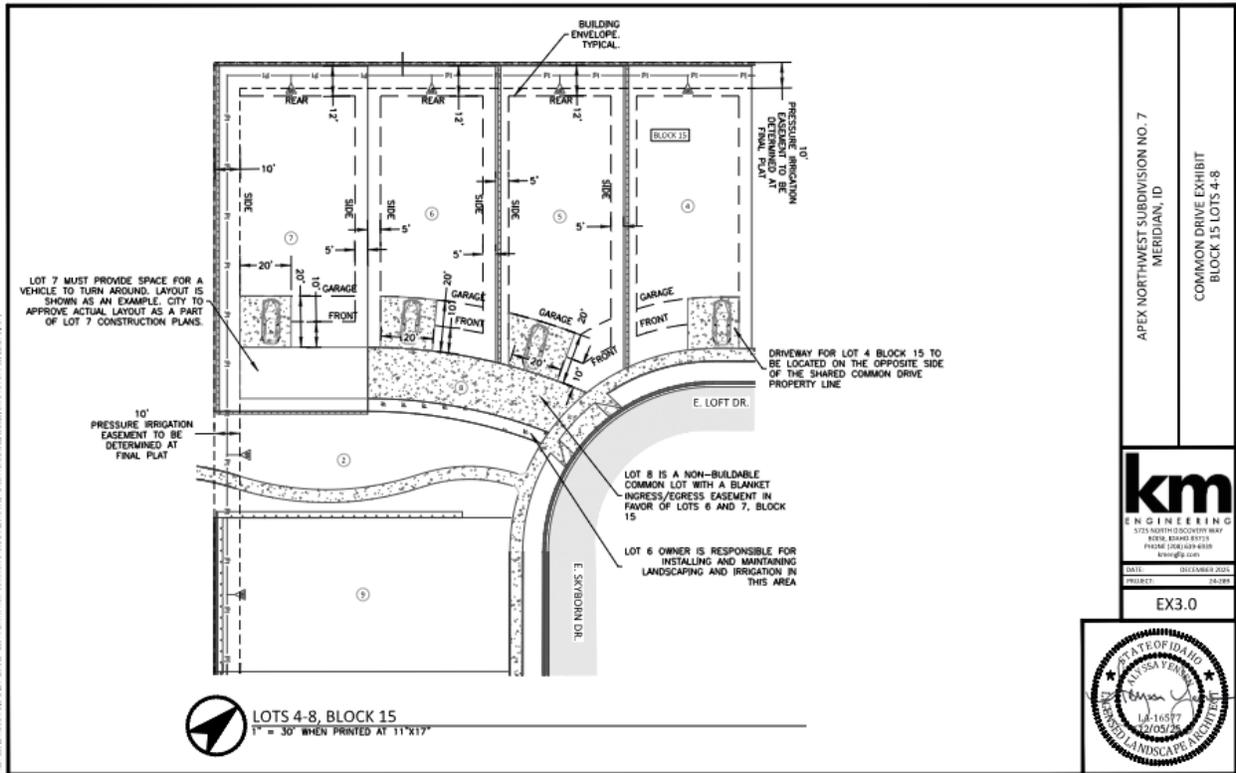
LOTS 33-37, BLOCK 15
 1" = 30' WHEN PRINTED AT 11"x17"

APEX NORTHWEST SUBDIVISION NO. 7
 MERIDIAN, ID
 COMMON DRIVE EXHIBIT
 BLOCK 15 LOTS 33-37

km
 ENGINEERING
 5725 NORTH HOLLOWAY BLVD
 BOISE, IDAHO 83725
 PHONE (208) 485-4800
 KSW@km.com

DATE: DECEMBER 2024
 PROJECT: EX2.0





APEX NORTHWEST SUBDIVISION NO. 7
 MERIDIAN, ID

COMMON DRIVE EXHIBIT
 BLOCK 15 LOTS 4-8

km
 ENGINEERING
 5725 NORTH GARDENWAY WAY
 BOISE, IDAHO 83750
 PHONE (208) 483-4800
 KRW@KME.COM

DATE: DECEMBER 2024
 PROJECT: EX3.0



A copy of the revised plat shall be submitted with the final plat for City Engineer signature.

5. The landscape plan prepared by KM Engineering, dated 05/24/2024, included in Section V.C, shall be revised as follows:
 - a. Include trees, shrubs and lawn or vegetative groundcover along with the trees within the landscape strips along the multi-use pathway adjacent to the McBirney lateral in accord with the standards listed in UDC 11-3B-12C or apply for alternative compliance.
 - b. All required landscape areas shall be at least 70% covered with vegetation at maturity, with mulch used under and around the plants in accord with UDC 11-3B-5N. Either depict detailed landscaping in the areas where a green cross-hatch symbol is used for shrubs, perennials or grasses that demonstrates compliance with this requirement; or, include a note in the plant schedule for the cross-hatched area that states compliance with this standard.
 - c. Revise the landscape plan to meet the enhanced landscape buffer requirements along Collectors and Arterials as listed in the conditions for the Apex Farr development.
 - d. Depict no parking signage on the landscape plan along the common drives in this phase of the subdivision.
6. Off-street parking is required to be provided for all residential units in accord with the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit.
7. The alternative compliance request to the standards in UDC 11-3B-12-2 is approved for the Apex Northwest No. 7 plat.
8. A 14-foot wide public use easement for all multi-use pathways (Lot 2, Block 15) shall be submitted to the Planning Division and approved by City Council prior to submittal for City Engineer's signature on the final plat(s).
9. Homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #2024-069485).
10. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Matthew Peterson, at 208-887-1620 or Matthew.W.Peterson@usps.gov for more information.
11. Homes on lots that abut the collector street (i.e. S. Apex Way, E. Crescendo Street, and S. Locust Grove Road) will be highly visible; therefore, the rear and/or side of structures on these lots (i.e. Lots 15-38, Block 15; Lots 2-8, Block 22) should 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 the subject public street. *Single-story structures are exempt from this requirement.*
12. The applicant shall comply with the common drive standards in UDC 11-6C-3C and the exhibits included with this application. In addition, the applicant shall install no parking signs along the common drives in the required 5-foot landscape strip.

13. Address signage shall be provided at the alley entrances off the public streets for homes that don't have frontage on a public street. Address numbers shall also be provided on the rear of structures visible from the alley for emergency responders.
14. 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

SITE SPECIFIC CONDITIONS:

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. 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.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water 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 applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. 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.
7. 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, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing 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.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. 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.

10. 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.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. 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.
15. The 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.
16. 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.
17. 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.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. 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 signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDHS permitting that may be required by the Environmental Protection Agency.
21. 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.

22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. 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 development plan approval.
24. 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.