

BEFORE THE MERIDIAN CITY COUNCIL

**HEARING DATE: APRIL 7, 2026
ORDER APPROVAL DATE: APRIL 21, 2026**

**IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 112 BUILDING)
LOTS AND 27 COMMON LOTS ON)
5.10 ACRES OF LAND IN THE R-15)
ZONING DISTRICT FOR APEX)
SUBDIVISION NO. 1)
)
**BY: BRIGHTON CORPORATION)
APPLICANT)**
_____)
)
)**

CASE NO. FP-2026-0001

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on April 7, 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 CADENCE SUBDIVISION NO. 1, LOCATED IN A PORTION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2026, HANDWRITTEN DATE:

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR APEX CADENCE NO. 1 FP-2026-0001

1/28/2026, by AARON L. BALLARD, PLS, SHEET 1 OF 7,” 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 April 7, 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:_____

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



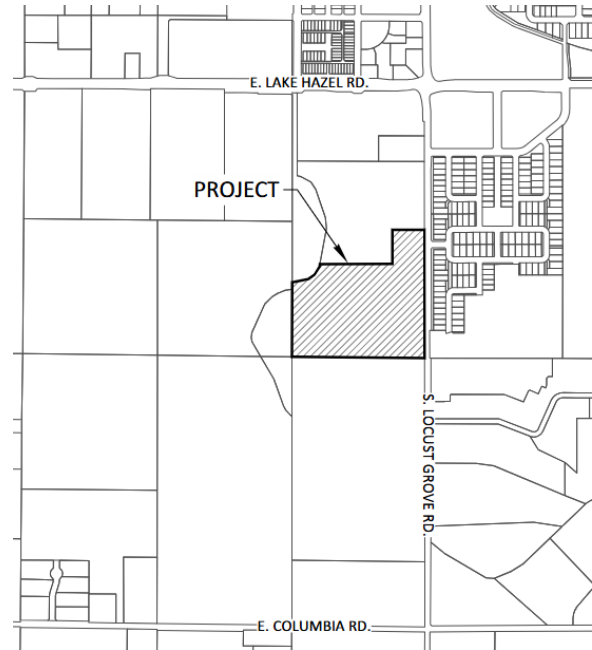
HEARING DATE: 04/7/2026

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
sallen@meridiancity.org

SUBJECT: Apex Cadence No. 1 – FP
FP-2026-0001

LOCATION: 6575 S. Locust Grove Rd., in the NE 1/4
of Section 6, T.2N., R.1E. (Parcel
#S1406110355)



I. PROJECT DESCRIPTION

Final plat consisting of 112 building lots and 27 common lots on 5.10 acres in the R-15 zoning district for the first phase of Apex Cadence Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

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

B. Owners:

The David & Kristin Turnbull Family Trust – 2929 W. Navigator Drive, Suite 400, Meridian ID 83642

SCS Investments, LLC and SCSH Properties, LLC – 3240 W. Bavaria St., Eagle, ID 83616

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

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. Staff has reviewed the proposed final plat for substantial

compliance with the approved preliminary plat (H-2024-0061) in accord with the aforementioned requirements. Because there is no change to the number of buildable lots and the amount of common open space is the same, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat and common open space exhibit as required by the UDC and the Development Agreement (DA).

The boundary of Phase 1 includes Phases 1 and 2 on the phasing plan approved with the preliminary plat, which is consistent with the DA.

Amenities proposed with this phase include a 10,700+/- square foot clubhouse, two (2) pickleball courts and a bocce ball court.

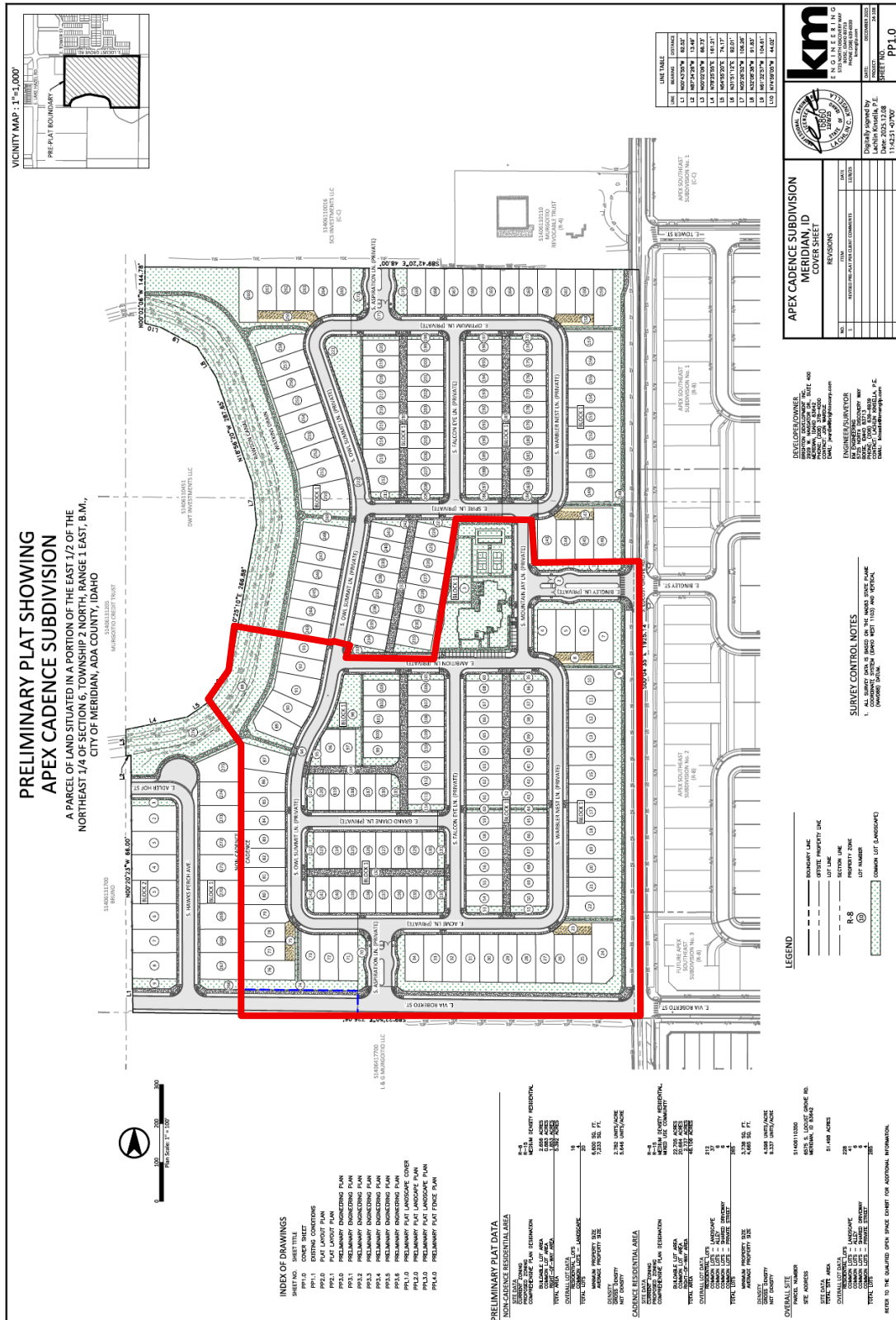
City Council approved a waiver to UDC 11-6C-3F with the preliminary plat for the face of Block 1 to exceed the maximum standard of 1,200 feet due to the location of the Rawson Canal, which constrains the site.

Tentative approval of the private streets was granted with approval of the preliminary plat.

IV. DECISION

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

A. Preliminary Plat (dated: 12/8/25)



[illegible]

SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND
SHEETS 2-4 - DETAIL PLAT MAP
SHEET 5 - CURVE AND LINE TABLES AND NOTES
SHEET 6 - CERTIFICATE OF OWNERS
SHEET 7 - CERTIFICATES AND APPROVALS

- R1. RECORD OF SURVEY No. 3952, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 5860, RECORDS OF ADA COUNTY, IDAHO.
- R3. PLAT OF APEX SOUTHWEST SUBDIVISION, No. 1, BOOK 122 OF PLATS AT PAGES 13051-13308, RECORDS OF ADA COUNTY, IDAHO.
- R4. PLAT OF APEX SOUTHWEST SUBDIVISION, No. 2, BOOK 124 OF PLATS AT PAGES 19803-19808, RECORDS OF ADA COUNTY, IDAHO.
- R5. PLAT OF APEX SOUTHWEST SUBDIVISION, No. 3, BOOK 131 OF PLATS AT PAGES 214-219, RECORDS OF ADA COUNTY, IDAHO.

FOUND ALUMINUM CAP FOUND 5/8" REBAR MARKED "ALB 12459" UNLESS NOTED OTHERWISE SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459" FOUND 1/2" REBAR MARKED "ALB 12459" UNLESS NOTED OTHERWISE SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459" SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB 12459" 0.50" (UNLESS NOTED OTHERWISE) WINNISSE CORNER, SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "WC PLS 12459" (SEE NOTE 13 ON SHEET 5)	CALCULATED POINT NEW LOT NUMBER SUBDIVISION BOUNDARY LINE LOT LINE SECTION LINE ROAD CENTERLINE ADJACENT LOT LINE EASEMENT LINE AS-BUILT STORM DRAIN EASEMENT (SEE NOTE 13)
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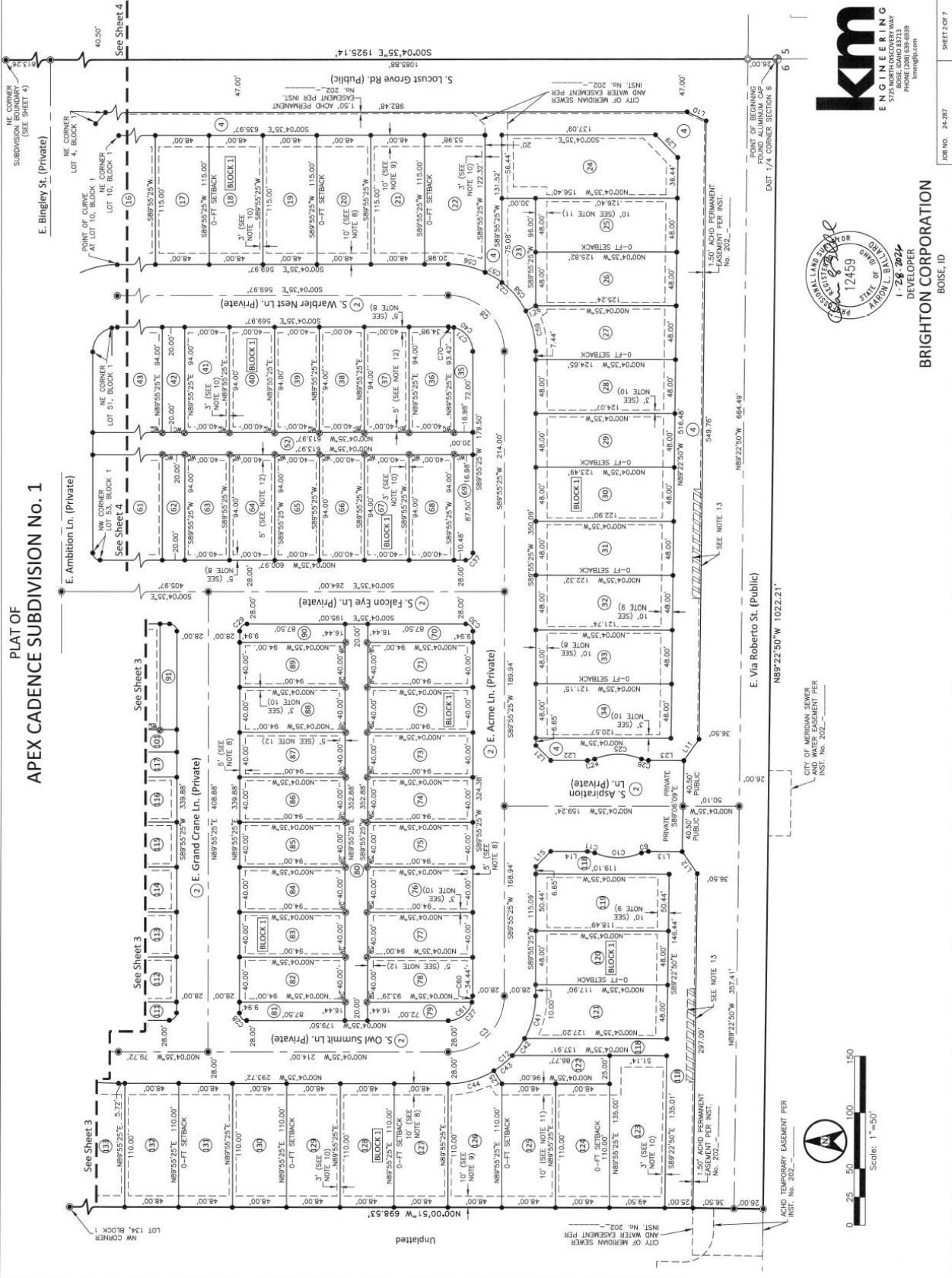
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



JOB NO. 24-287	SHEET 1 OF 7
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SHEET 1 OF 7

PLAT OF APEX CADENCE SUBDIVISION No. 1



km
ENGINEERING
BOISE, IDAHO 83733
PHONE: 208.333.8888
WWW.KMEENGINEERING.COM

BRIGHTON CORPORATION
DEVELOPER
1-28-2024
BOISE, ID

SHEET 2 OF 2

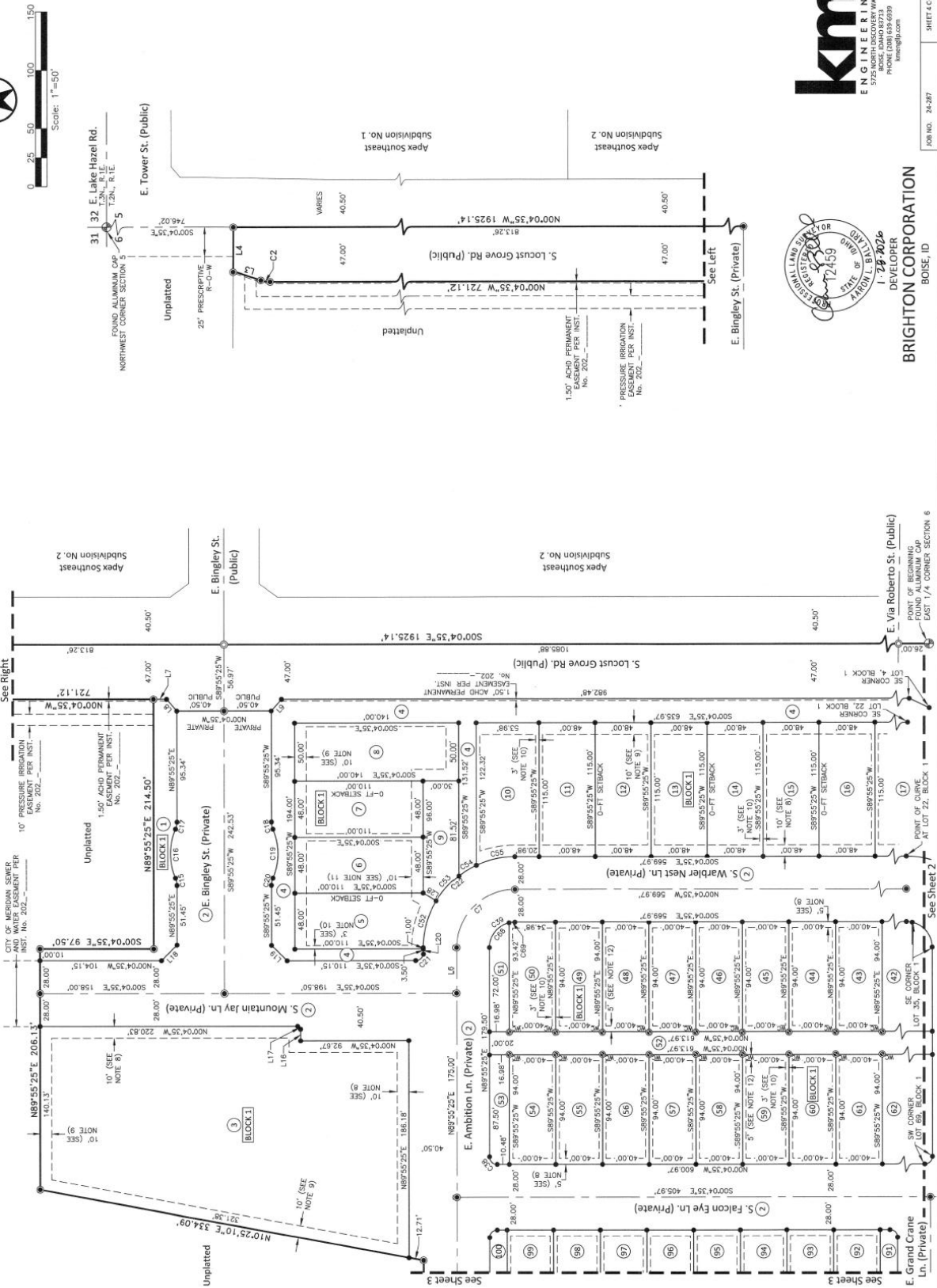


PLAT OF APEX CADENCE SUBDIVISION No. 1



DEVELOPER
BRIGHTON CORPORATION
BOISE, ID

km
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5725 NORTH DISCOVERY WAY
BOISE, ID 83713
PHONE: 208.333.8888
FAX: 208.333.8899
kme@kmeng.com



PIAT OF

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AT THE TIME OF APPLICANCE OF A BUILDING PERMIT.

- | LINE TABLE | | |
|------------|-----------|----------|
| LINE | INWARDS | DISTANCE |
| L1 | 110425.07 | 7.31 |
| L2 | 110425.07 | 14.29 |
| L3 | 51925.00 | 20.25 |
| L4 | 589.42 | 20.25 |
| L5 | 110425.07 | 36.50 |
| L6 | 110425.07 | 39.00 |
| L7 | 110425.07 | 39.00 |
| L8 | 110425.07 | 39.00 |
| L9 | 589.42 | 11.81 |
| L10 | 589.42 | 11.81 |
| L11 | 589.42 | 11.81 |
| L12 | 589.42 | 11.81 |
| L13 | 589.42 | 11.81 |
| L14 | 589.42 | 11.81 |
| L15 | 589.42 | 11.81 |
| L16 | 589.42 | 11.81 |
| L17 | 589.42 | 11.81 |
| L18 | 589.42 | 11.81 |
| L19 | 589.42 | 11.81 |
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| L26 | 589.42 | 11.81 |
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| L28 | 589.42 | 11.81 |
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| L31 | 589.42 | 11.81 |
| L32 | 589.42 | 11.81 |
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| L34 | 589.42 | 11.81 |
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| L37 | 589.42 | 11.81 |
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| L40 | 589.42 | 11.81 |
| L41 | 589.42 | 11.81 |
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| L96 | 589.42 | 11.81 |
| L97 | 589.42 | 11.81 |
| L98 | 589.42 | 11.81 |
| L99 | 589.42 | 11.81 |
| L100 | 589.42 | 11.81 |

CURVE TABLE					CHORD BING		CHORD	
CURVE	RADIUS	LENGTH	DELTA	ORITZ	CHORD BING	CHORD		
C1	6.50"	11.46"	10.17°	5339.44'55"	9.99'			
C2	25.50"	8.23"	18°30'33"	N0711°04'5"	8.20'			
C3	14.50"	4.85"	18°28'33"	N0911°15'4"	4.65'			
C4	50.00"	78.54'	90°00'00"	S4504°35'E	70.71'			
C5	300.00"	170.48'	32°33'30"	S16°12'10"E	168.19'			
C6	300.00"	115.52'	22°03'45"	S12°27'02"E	114.81'			
C7	100.00"	78.54'	102°9'45"	N4504°35'E	10.28'			
C8	50.00"	78.54'	90°00'00"	N4504°35'W	70.71'			
C9	50.00"	78.54'	90°00'00"	N44°55'25'E	70.71'			
C10	16.00"	6.38'	22°51'31"	N11°30'33"E	6.34'			
C11	54.00"	43.10'	45°33'42"	S2004°35'E	41.96'			
C12	16.00"	6.38'	22°51'31"	S11°21'20"E	6.34'			
C13	78.00"	122.52'	90°00'00"	S4504°35'E	110.31'			
C14	16.00"	6.38'	22°51'31"	S16°12'09"E	183.89'			
C15	272.04"	166.39'	32°33'31"	S16°12'09"E	104.09'			
C16	16.00"	6.38'	22°51'31"	N11°30'33"E	6.34'			
C17	54.00"	43.10'	45°33'42"	S08°55'25"E	41.96'			
C18	16.00"	6.38'	22°51'31"	S4504°35'W	6.34'			
C19	16.00"	6.38'	22°51'31"	S07°29'29"E	41.96'			
C20	54.00"	43.10'	45°33'42"	N08°55'25"E	41.96'			
C21	16.00"	6.38'	22°51'31"	N78°28'40"E	6.34'			
C22	6.50"	10.17"	90°00'00"	S4504°35'E	9.19'			
C23	78.00"	122.52'	90°00'00"	N4504°35'W	110.31'			
C24	78.00"	122.52'	90°00'00"	N44°55'25"E	110.31'			
C25	16.00"	6.38'	22°51'31"	S11°20'33"E	6.34'			
C26	54.00"	43.10'	45°33'42"	N07°04'35"E	41.96'			
C27	16.00"	6.38'	22°51'31"	S11°21'20"E	6.34'			
C28	22.00"	34.96'	90°00'00"	S4504°35'E	31.11'			
C29	6.50"	10.21"	90°00'00"	S44°55'25'W	9.19'			
C30	30.00"	10.21"	90°00'00"	N4504°35'W	9.19'			
C31	6.50"	10.21"	90°00'00"	N4504°25'E	9.19'			
C32	6.50"	10.21"	90°00'00"	S4504°35'E	9.19'			
C33	372.00"	154.56'	32°33'31"	S16°12'09"E	152.49'			
C34	28.00"	26.30'	22°03'45"	S11°27'02"E	125.52'			
C35	6.50"	9.02'	79°30'15"	S56°10'17"W	8.31'			
C36	30.00"	10.21"	90°00'00"	N4504°35'W	9.19'			
C37	6.50"	10.21"	90°00'00"	N44°55'25'E	9.19'			
C38	6.50"	10.21"	90°00'00"	S4504°35'E	9.19'			
C39	6.50"	10.21"	90°00'00"	S44°55'25'W	9.19'			

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ICR NO. 24-287 SHEET 5 OF 7

BRIGHTON CORPORATION
BOISE, ID

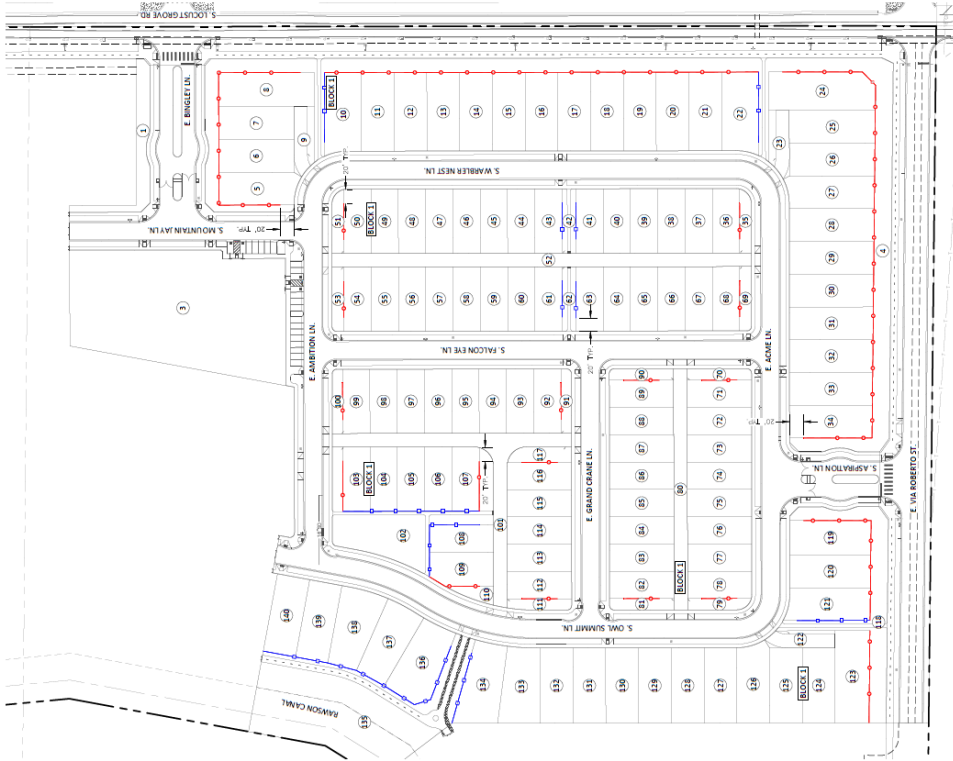


REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
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APEX CADENCE SUBDIVISION NO. 1
MERIDIAN, IDAHO
LANDSCAPE CONSTRUCTION SET
FENCE PLAN

km
ENGINEERING
KIMBERLY M. KIMMEL
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2024
PROJECT NO. 24-007
SHEET NO. L4.0

DESIGNED BY	KL
CHECKED BY	KL
DATE	JANUARY 2024
PROJECT NO.	24-007
SHEET NO.	L4.0

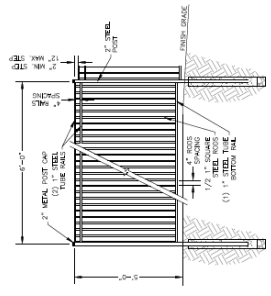


FENCE LEGEND

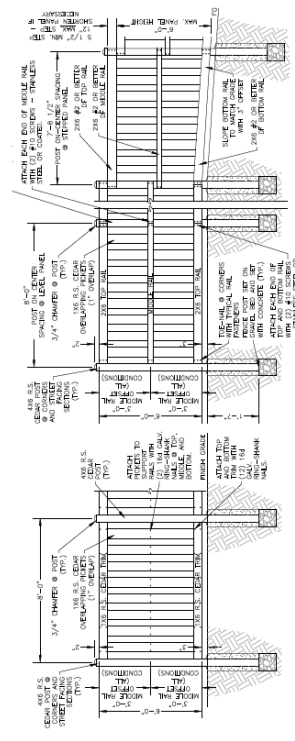
5' HEIGHT OPEN VISION FENCE (BLUE LINE WITH CIRCLES)

5' HEIGHT STAINED CEDAR FENCE (RED LINE WITH CIRCLES)

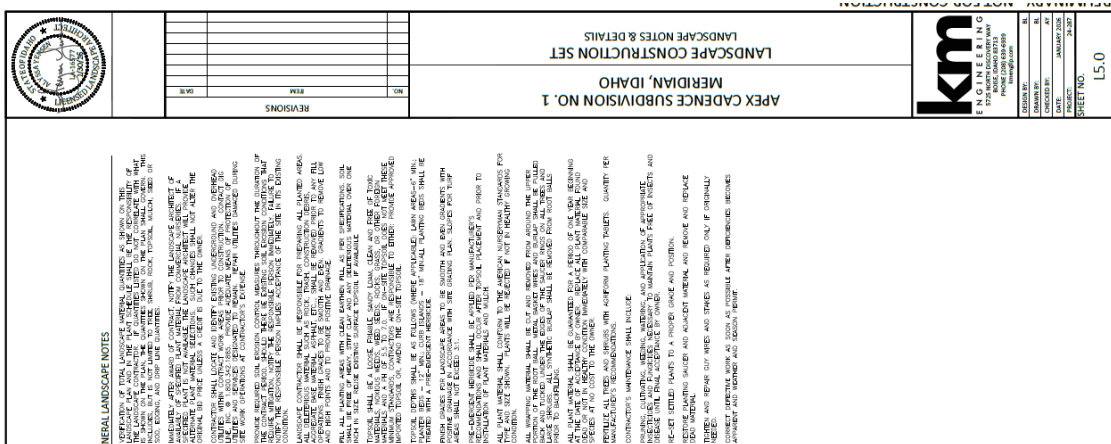
NOTE: 1. ALL FENCING ALONG INTERIOR LOTS TO BE INSTALLED A MINIMUM OF 20' FROM THE RIGHT OF WAY LINE INTO THE LOT.



01 5' HEIGHT OPEN VISION METAL FENCE

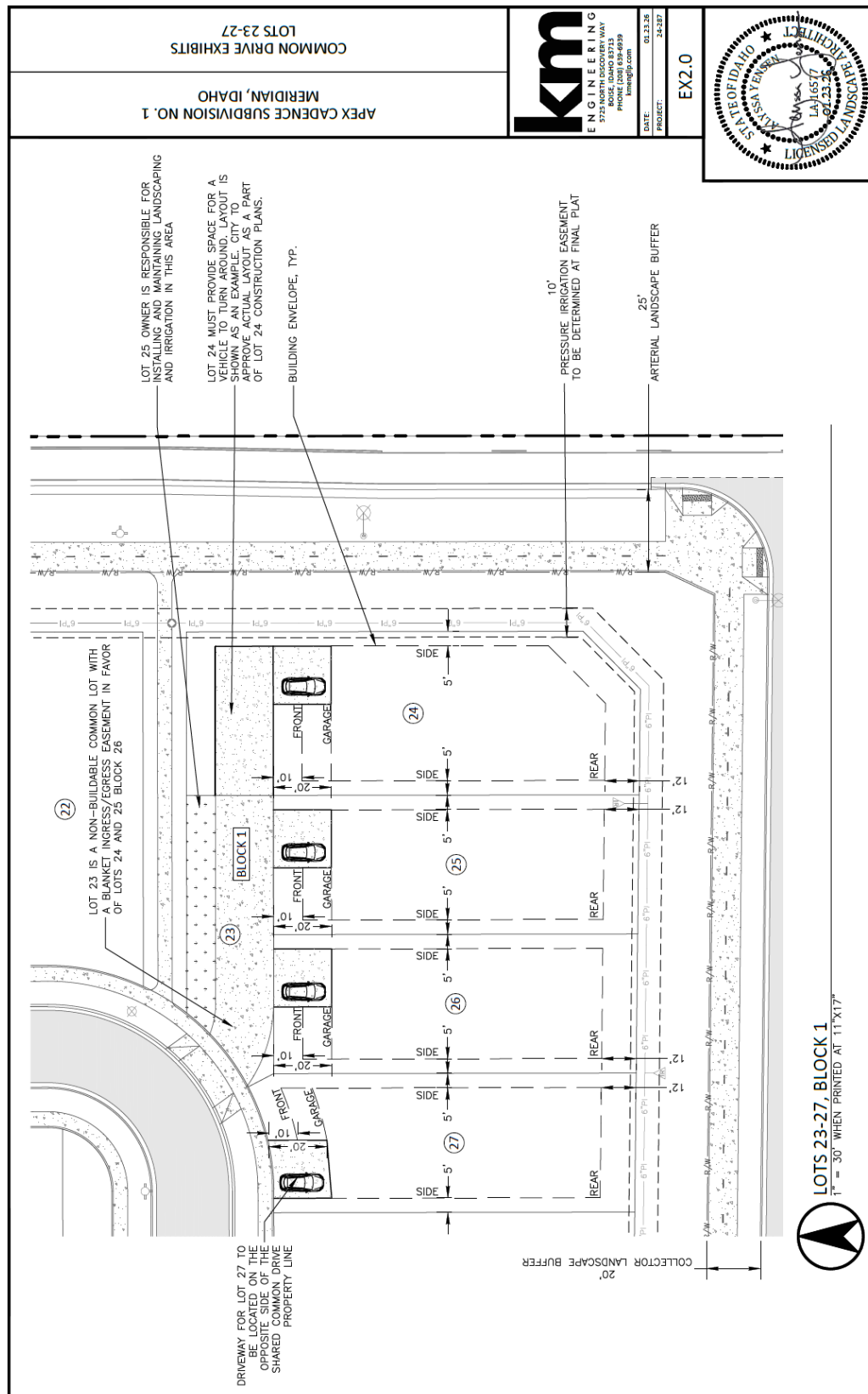


02 5' HEIGHT STAINED CEDAR FENCE



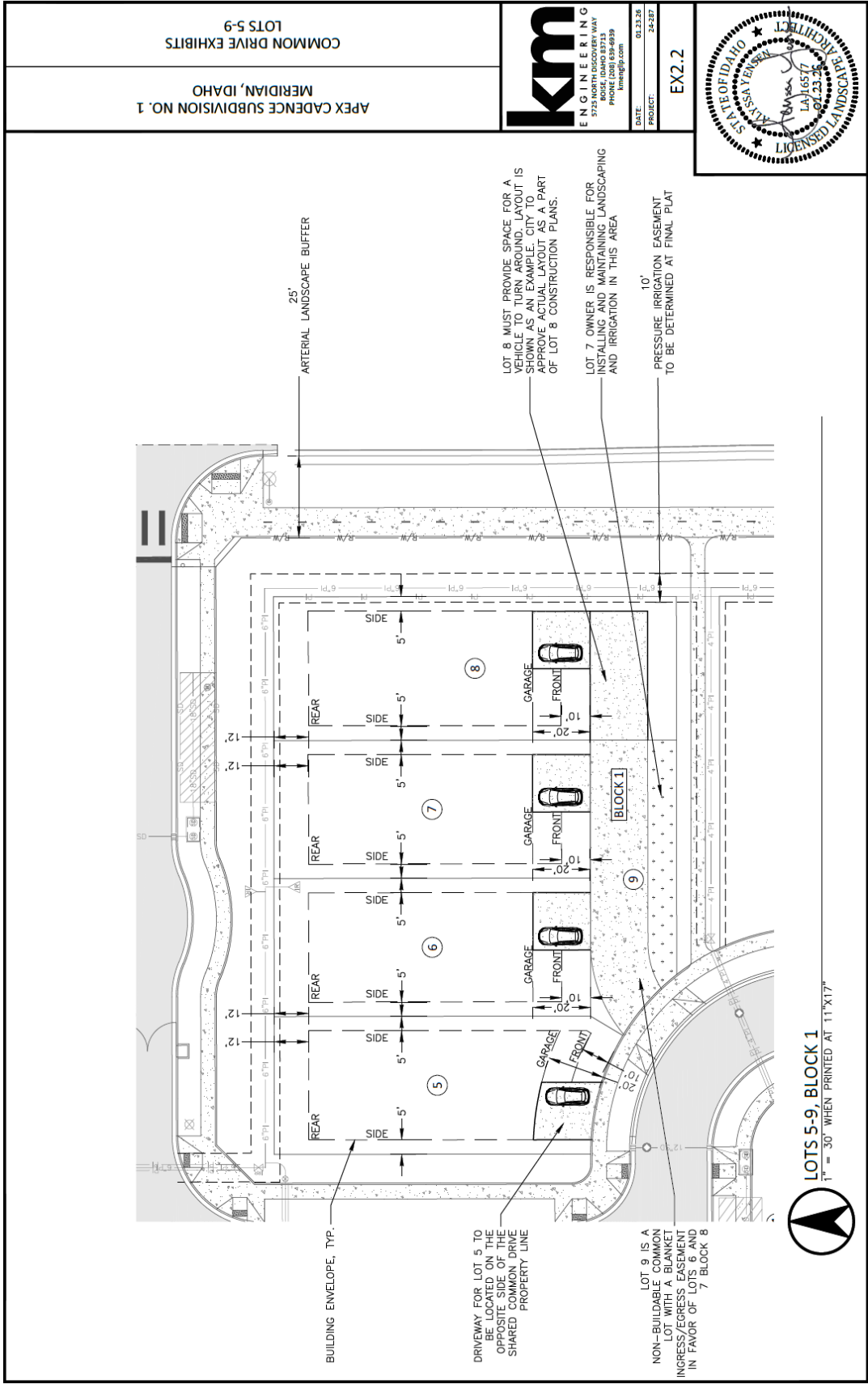
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E. Common Driveway Exhibits – **NOT APPROVED**



COMMON DRIVE EXHIBITS
LOTS 123-127

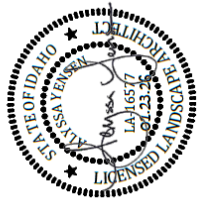




APEX CADENCE SUBDIVISION NO. 1
MERIDIAN, IDAHO
COMMON DRIVE EXHIBITS
LOTS 5-9

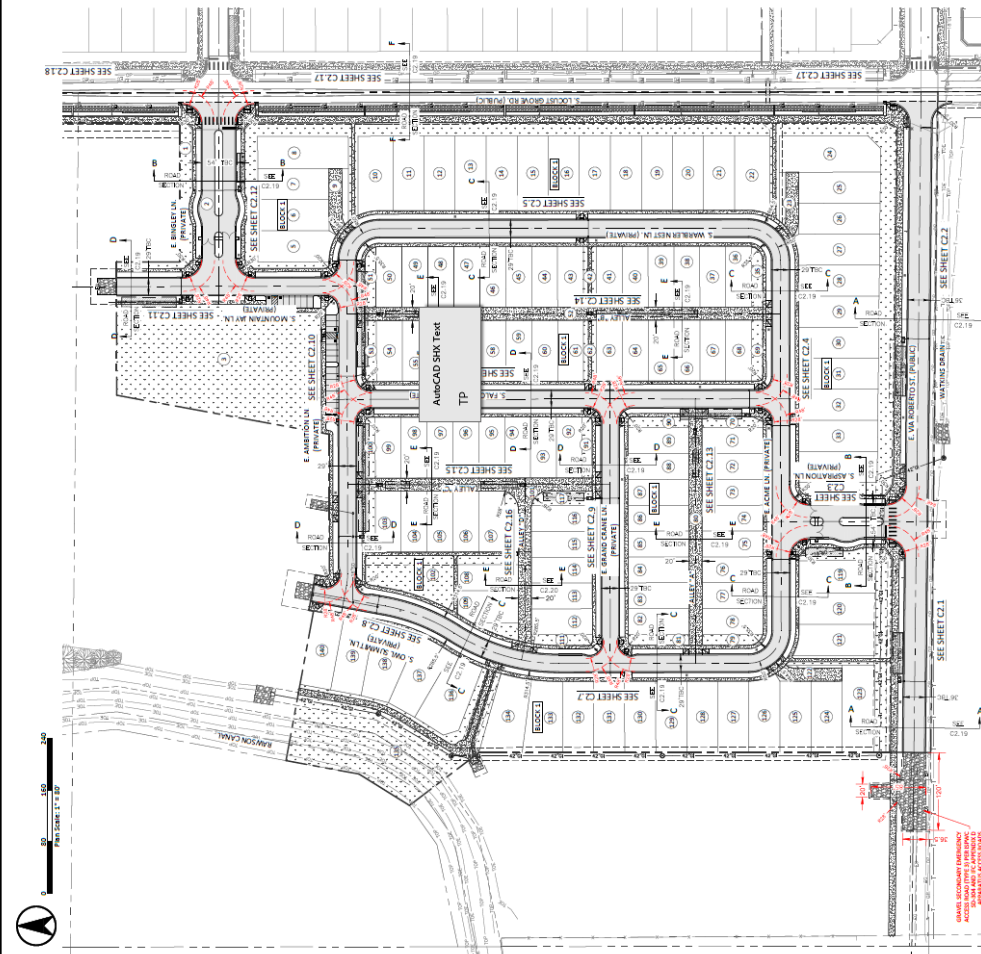
km
ENGINEERING
3725 S. 1000 E. SUITE 100
BOISE, IDAHO 83713
PHONE (208) 659-4939
kengineering.com

DATE: 01.23.26
PROJECT: EX2.2



F. Emergency Access Exhibit

APEX CADENCE SUBDIVISION No. 1 EMERGENCY ACCESS EXHIBIT 3/10/26



DEVELOPER
BRIGHTON

km
KIMBLE & MANNING
ENGINEERS & ARCHITECTS
250 NORTH WASHINGTON AVE.
SUITE 200
BRIGHTON, MA 02135
PHONE: 617.452.8888
FAX: 617.452.8889

PROJECT: 24-02 SHEET NO. 1 OF 1

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. The Applicant shall comply with all conditions of approval of the approved annexation and preliminary plat (H-2024-0061 Apex) and Development Agreement (Inst. #2026-012894) for this site.
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of the preliminary plat (on or before January 6, 2028) in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
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, dated: 01/28/2026, included in Section V.B shall be revised as follows:
 - a. Note #5: Lot 136 should be Lot 135, Block 1
 - b. Note #6: Include that the private street shall provide perpetual ingress-egress to all lots in the subdivision.
 - c. Note #7: Lot 123 should be 122; and Lots 124, 125 & 126 should be 123, 124 & 125
 - d. Note #11: Lot 123 should be 122
 - e. Note #14: Include the recorded instrument number of the ACHD temporary license agreement
 - f. Include the recorded instrument number of the City of Meridian sewer and water easement graphically depicted on Sheets 2, 3 and 4.
 - g. Include the recorded instrument number of the ACHD permanent easement graphically depicted on Sheet 2, 3 and 4.
 - h. Include the recorded instrument number of the 10' pressure irrigation easement on Sheet 4.
 - i. Depict a 14-foot wide public use easement for the multi-use pathway along the Rawson Canal on Lot 135, Block 1 outside of the irrigation easement unless permission is specifically obtained from the governing irrigation district; include the recorded instrument number of the easement on the plat.
 - j. If the multi-use pathways/sidewalks along E. Via Roberto St. and S. Locust Grove Rd. aren't located entirely within the right-of-way, public use easement(s) shall be depicted on the plat.
 - k. Depict a minimum 10-foot-wide multi-use pathway along the Rawson Canal in Lot 135, Block 1 in accord with UDC 11-3A-8G and the Pathways Master Plan.
 - l. Depict the easement for the Watkins Drain.

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 01/30/2026, included in Section V.C, shall be revised as follows:
 - a. Depict enhanced landscaping within the street buffers along S. Locust Grove Rd., an arterial street, and E. Via Roberto St., a collector street, in accord with the standards listed in UDC 11-3B-7C. and 11-3G-3B.3. Include a note stating what the enhanced landscaping consists of.

- b. Include calculations for the required number of trees within the parkways along internal private streets that demonstrate compliance with the standards in UDC 11-3A-17E, 11-3B-7C and UDC 11-3G-3B.4.
- c. Widen the multi-use pathway to 10-feet along the Rawson Canal in Lot 135, Block 1 in accord with UDC 11-3A-8G and the Pathways Master Plan.
- d. Widen the detached sidewalks to 10-feet within the street buffers along S. Locust Grove Rd. and E. Via Roberto St.
- e. Include tree mitigation calculations on the landscape plan in accord with the standards in UDC 11-3B-10C.5, as applicable.
- f. Depict a minimum 5-foot wide landscape strip on each side of all pathways as set forth in UDC 11-3B-12C.1; or submit an application for alternative compliance to this standard.

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

- 6. Wayfinding address signage shall be provided at the private street for homes accessed via alleys that don't have frontage on a named street (i.e. Lots 103-109, Block 1).
- 7. Homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #2026-012894).
- 8. 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.
- 9. Submit a public pedestrian easement for the multi-use pathways along the Rawson Canal on Lot 135, Block 1 and along E. Via Roberto St. and S. Locust Grove Rd. if the pathway isn't located entirely within the right-of-way, as applicable. The easement along the canal shall be located outside of the irrigation easement unless permission is specifically obtained from the governing irrigation district.
- 10. 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.
- 11. The rear and/or side of structures on lots that face S. Locust Grove Road, an arterial street, (i.e. Lots 8, 10-22 and 24, Block 1) and E. Via Roberto St., a collector street, (i.e. Lots 24-34, 119-121 and 123, Block 1) 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 that are visible from the subject public street. Single-story structures are exempt from this requirement.
- 12. The Applicant/Owner shall have two (2) years from the date the preliminary plat was approved (i.e. January 6, 2026) to complete the tasks listed in UDC 11-3F-3B for final approval of the private streets; proof of such shall be submitted to the Planning Division prior to January 6, 2028.**
- 13. Compliance with the dimensional standards listed in UDC Table 11-2A-7 for the R-15 district is required except for any deviations approved with the PUD as noted below in Section 3.
- 14. Access to the gated entries shall be provided for emergency vehicles as determined and approved by the Fire Dept. and Public Works Dept. in accord with UDC 11-3F-4A.4d.

15. Private streets shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the City of Meridian based on plans submitted by a certified engineer per UDC 11-3F-4C.2a.
16. All private street drive aisles shall be posted as fire lanes with no parking allowed. In addition, the curb shall be painted red unless parking is allowed on one or both sides of the street, per UDC 11-3F-4C.2d.
17. All private streets shall be designed to allow parking on at least one (1) side of the street to accommodate common driveways off a private street as set forth in UDC 11-3F-4B.6.
18. The proposed gates within the gated portion of the development shall not prohibit pedestrian and bicycle access to and through the development as set forth in UDC 11-3F-4B.4c.
19. The 10-foot-wide detached sidewalks along S. Locust Grove Rd. and E. Via Roberto St. shall be constructed in their entirety with the first phase of development as depicted on the landscape plan.
20. The common driveways on Lots 9, 23 and 122, Block 1 shall be constructed in accord with the standards listed in UDC 11-6C-3D. **The common driveway exhibits included above in Section V.E shall be revised as follows: delete the note requiring the property owner to install and maintain landscaping and irrigation in the landscape area along the common driveway – the developer is responsible for installing irrigation and landscaping in these areas and the Homeowner’s Association is responsible for maintaining these areas.**
21. The subject property shall be subdivided prior to submittal of any building permit applications for the development, except for permits associated with the community amenities, including, but not limited to, the swimming pool, pool house and gazebos.
22. All of the improvements on Lot 3, Block 1 (i.e. clubhouse, amenity area and benches for seating by the sports courts) will be included in a separate Certificate of Zoning Compliance application.
23. 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.