

**BEFORE THE MERIDIAN CITY COUNCIL**

**HEARING DATE: DECEMBER 2, 2025**  
**ORDER APPROVAL DATE: DECEMBER 16, 2025**

**IN THE MATTER OF THE )**  
**REQUEST FOR FINAL PLAT )**  
**CONSISTING OF 68 BUILDING )**  
**LOTS AND 23 COMMON/OTHER )**  
**LOTS ON 18.32 ACRES OF LAND )**  
**IN THE R-8 AND R-15 ZONING )**  
**DISTRICTS FOR REVEILLE )**  
**RIDGE NO. 1 )**  
**BY: KENT BROWN PLANNING )**  
**SERVICES )**  
**APPLICANT )**  
\_\_\_\_\_ )

**CASE NO. FP-2025-0007**

**ORDER OF CONDITIONAL  
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on December 2, 2025 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 REVEILLE RIDGE SUBDIVISION NO. 1, LOCATED IN THE SOUTH ½ OF THE NORTHEAST ¼ AND THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT  
FOR REVEILLE RIDGE NO. 1 FP-2025-0007

2025, HANDWRITTEN DATE: 11/4/2025, by CODY M. MCCAMMON, PLS, SHEET 1 OF 8,” 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 December 2, 2025, 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 \_\_\_\_\_, 2025.

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



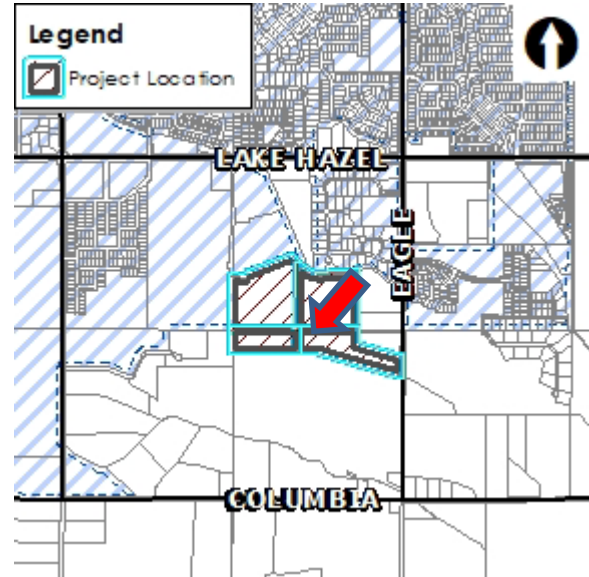
DATE: 12/2/2025

TO: City Council

FROM: Sonya Allen, Associate Planner  
208-884-5533  
[sallen@meridiancity.org](mailto:sallen@meridiancity.org)

SUBJECT: FP-2025-0007  
Reveille Ridge No. 1

PROPERTY LOCATION:  
7355 S. Eagle Rd., in the east 1/2 of  
Section 5, T.2N., R.1E.



#### I. PROJECT DESCRIPTION

Final plat consisting of 68 buildable lots and 23 common/other lots on 18.32 acres of land in the R-8 and R-15 zoning districts for the first phase of Reveille Ridge Subdivision.

#### II. APPLICANT INFORMATION

##### A. Applicant

Kent Brown, Kent Brown Planning Services – 3161 E. Springwood Dr., Meridian, ID 83642

##### B. Owner:

Corey Barton, Endurance Holdings – 1977 E. Overland Rd., Meridian, ID 83642

##### C. Representative:

Same as Applicant

#### III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2023-0050) as required by UDC 11-6B-3C.2. The proposed final plat depicts two (2) fewer building lots and the same amount of common open space area as shown on the approved preliminary plat and complies with the phasing plan. Therefore, Staff finds the proposed final plat in substantial compliance with the approved preliminary plat as required by UDC [11-6B-3C](#).

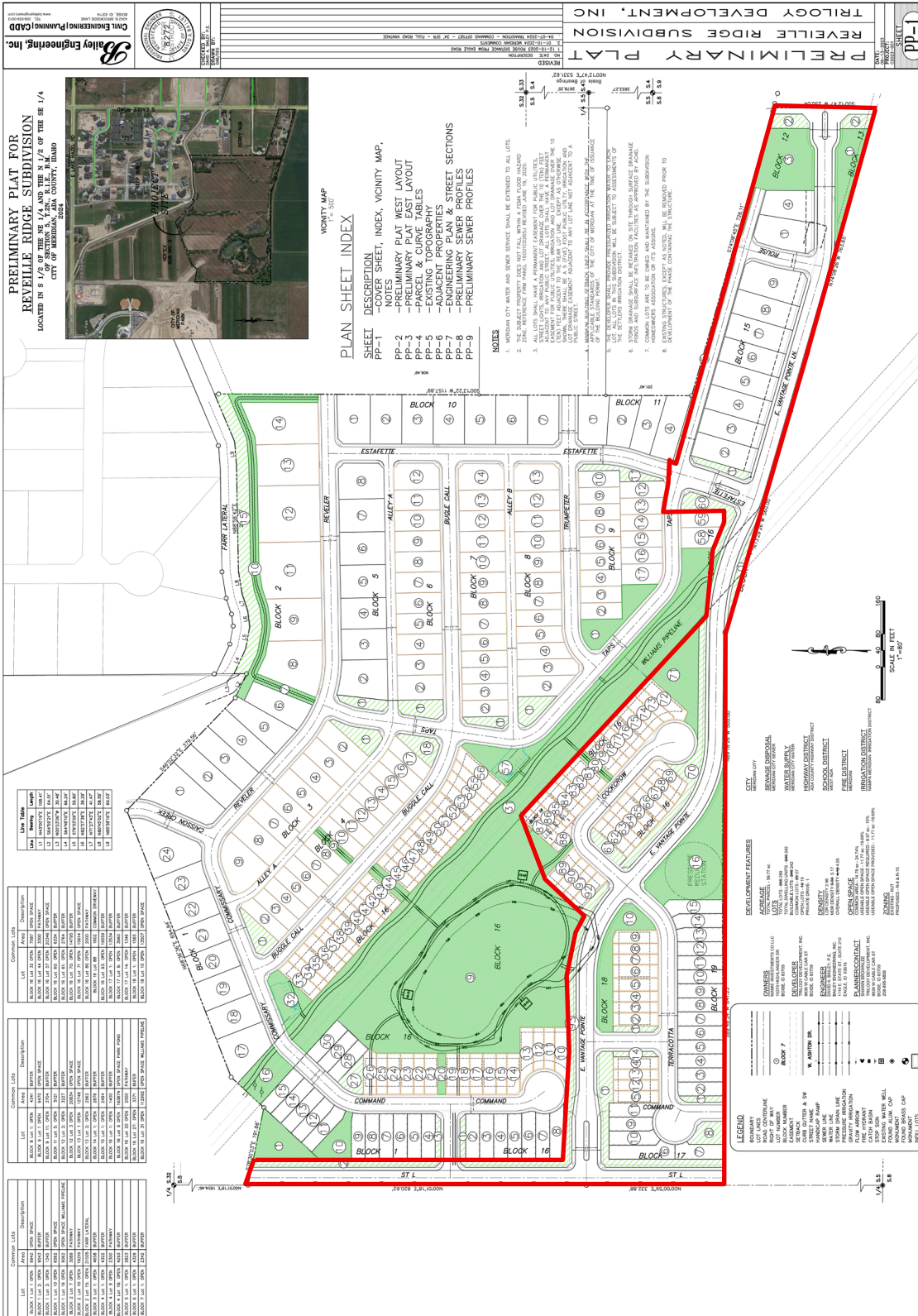


#### **IV. DECISION**

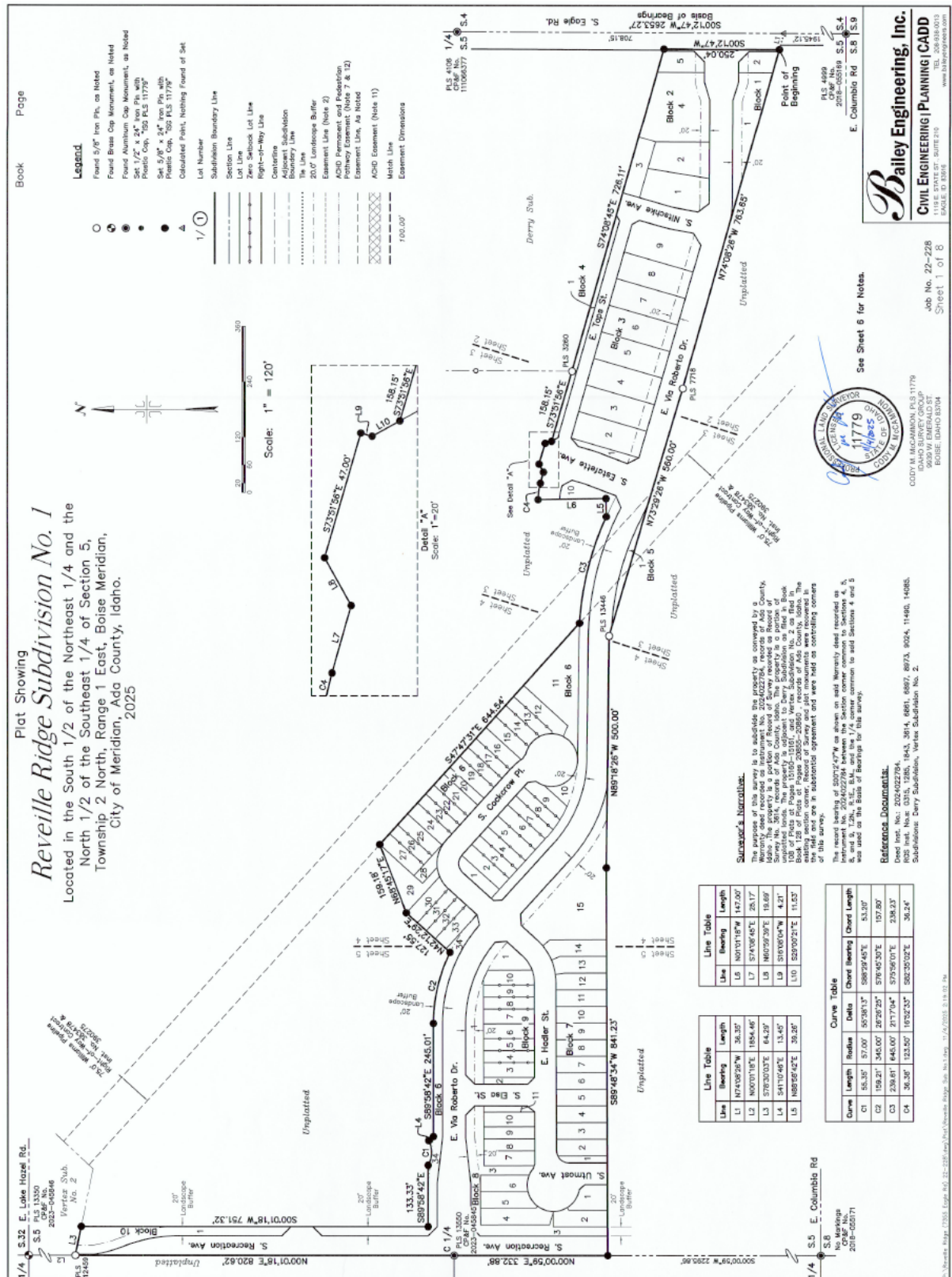
A. Staff:

Staff recommends approval of the proposed final plat with the conditions of approval below in Section VI.

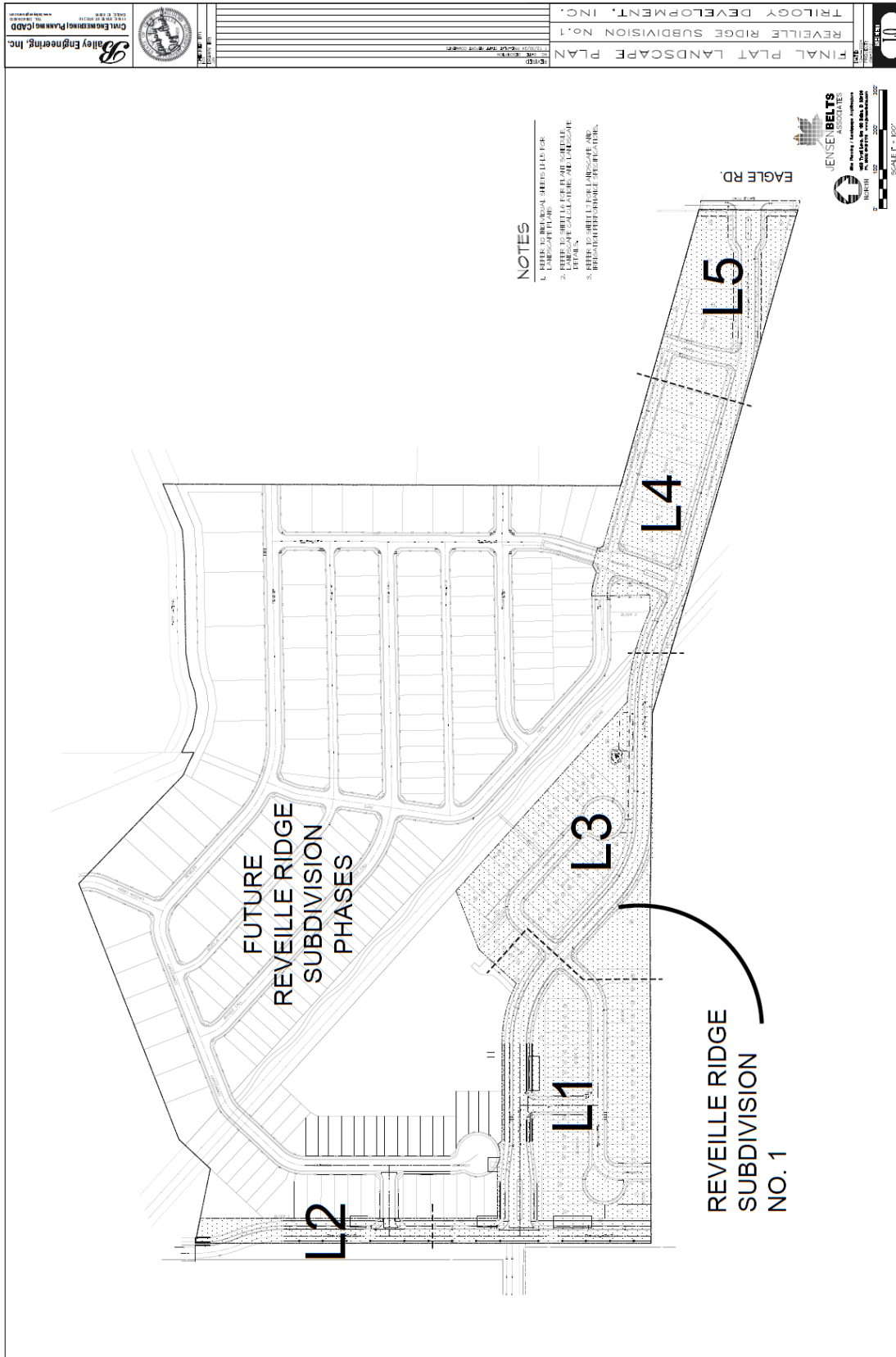
### A. Preliminary Plat (dated: 4/7/2024)



### B. Final Plat (dated: 11/4/25)



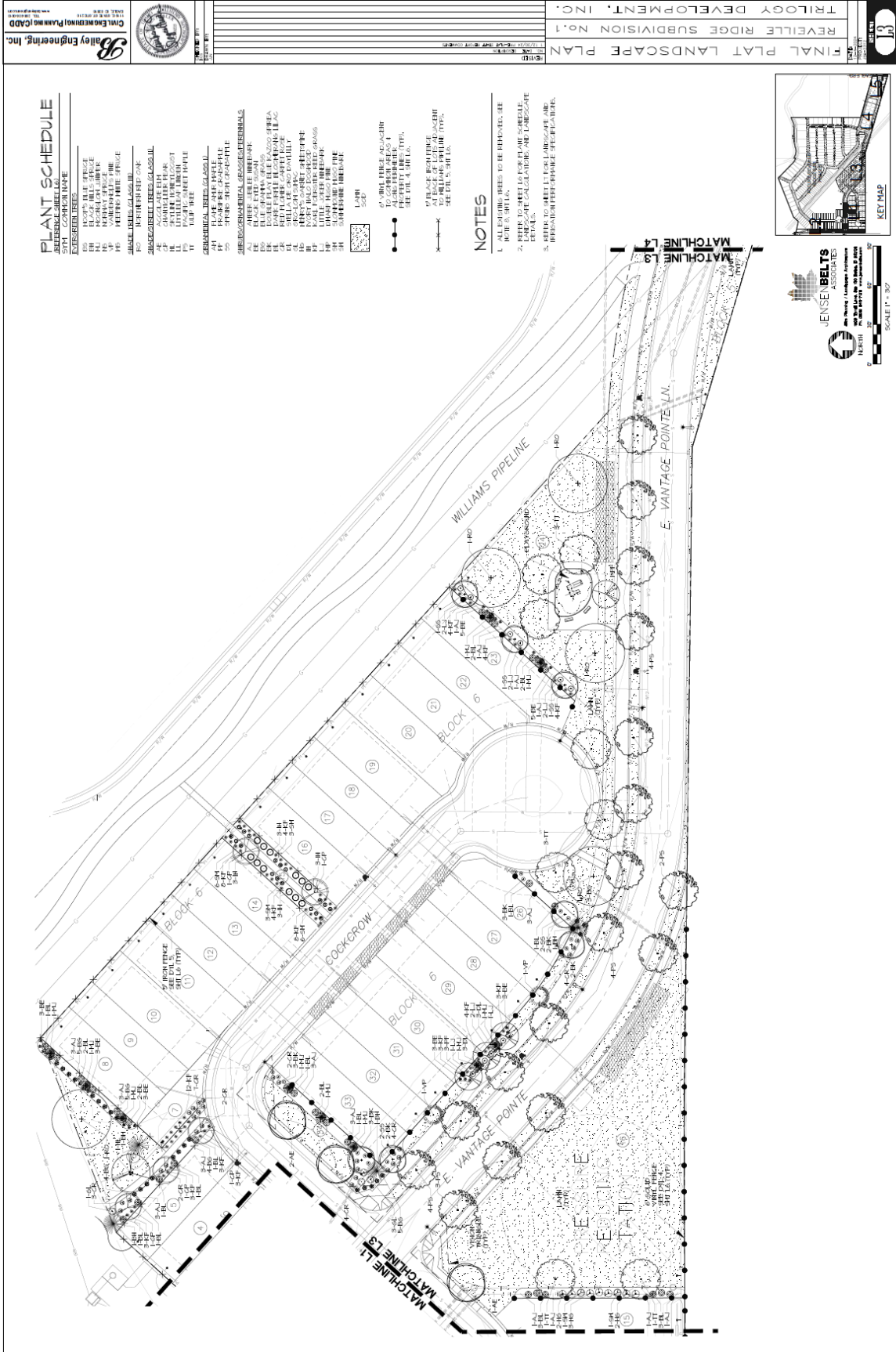
C. Landscape Plan (dated: August 2025)

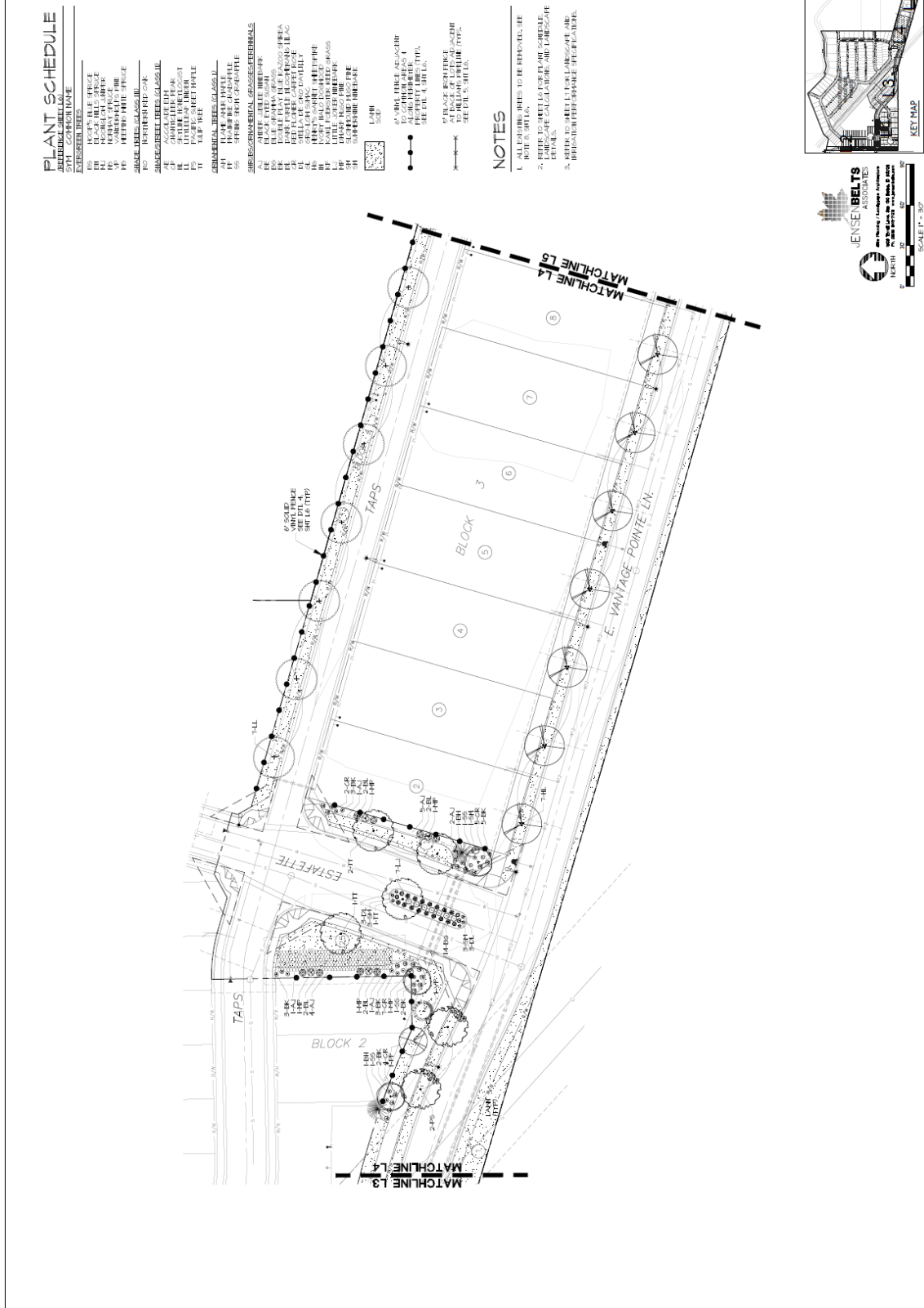




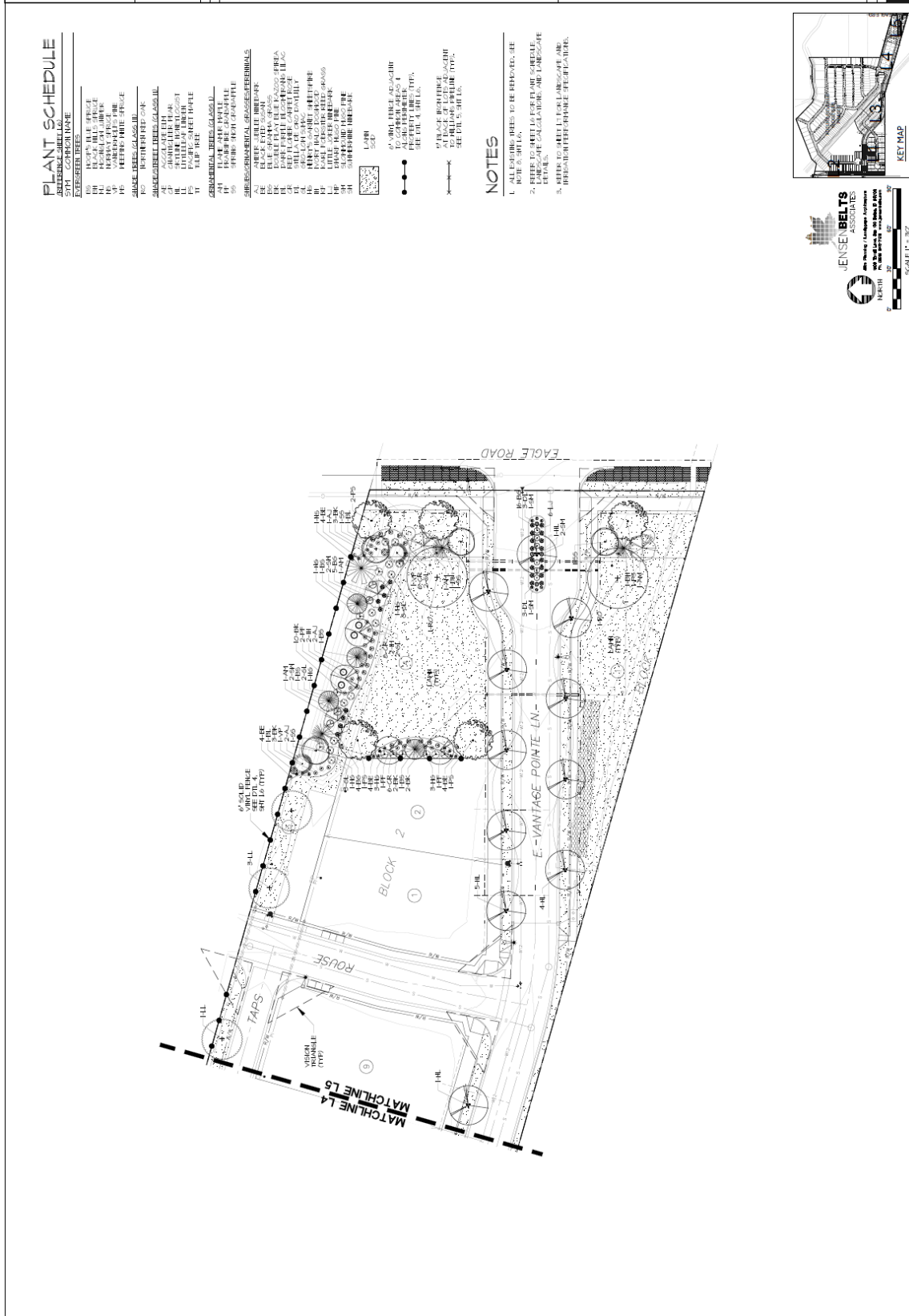


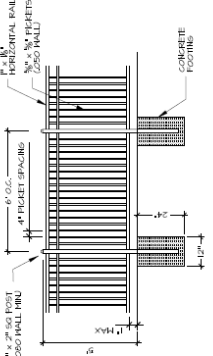
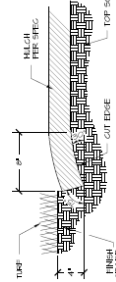










[illegible]

THIS PROVISION ABOVE SHOULD BE USED TO ADVISE REGULATORY AGENCIES

[illegible]

1. 下列各句，有語病的一句是（ ）  
A. 我們必須認真地學習和鑽研馬克思主義、列寧主義、毛澤東思想，學習和鑽研黨的基本理論和方針政策，學習和鑽研黨的基本知識，學習和鑽研黨的基本紀律，學習和鑽研黨的基本程序。
2. 下列各句，有語病的一句是（ ）  
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3. 下列各句，有語病的一句是（ ）  
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4. 下列各句，有語病的一句是（ ）  
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5. 下列各句，有語病的一句是（ ）  
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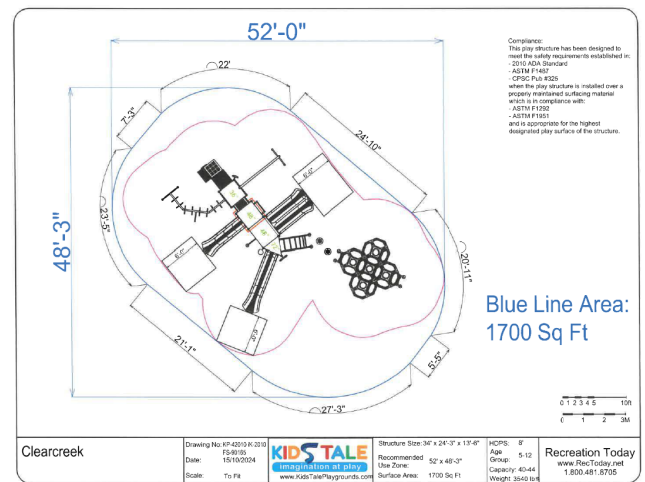
PLANNER/CONTACT	DEVELOPER	OWNERS
<p><b>TILCOY CORP/ET, INC.</b>  <b>SHAWN BROWNLEE</b>            9639 W. CALE CAN. ST. STE 101            CHICAGO, IL 60639            (312) 673-0709</p>	<p><b>TILCOY CORP/ET, INC.</b>  <b>9639 W. CALE CAN. ST. STE 101</b>            CHICAGO, IL 60639            (312) 673-0709</p>	<p><b>WATKINS INTEL CT CO. LLC</b>            13370 HIL HAVEN DR.            CHICAGO, IL 60639            (312) 673-0709</p>

**JENSEN BELTS ASSOCIATES**  
 4401 Franklin / Lakeside Apartments  
 1000 N. Dearborn St. / Suite 200  
 Chicago, IL 60610  
 Tel: 312.467.7777

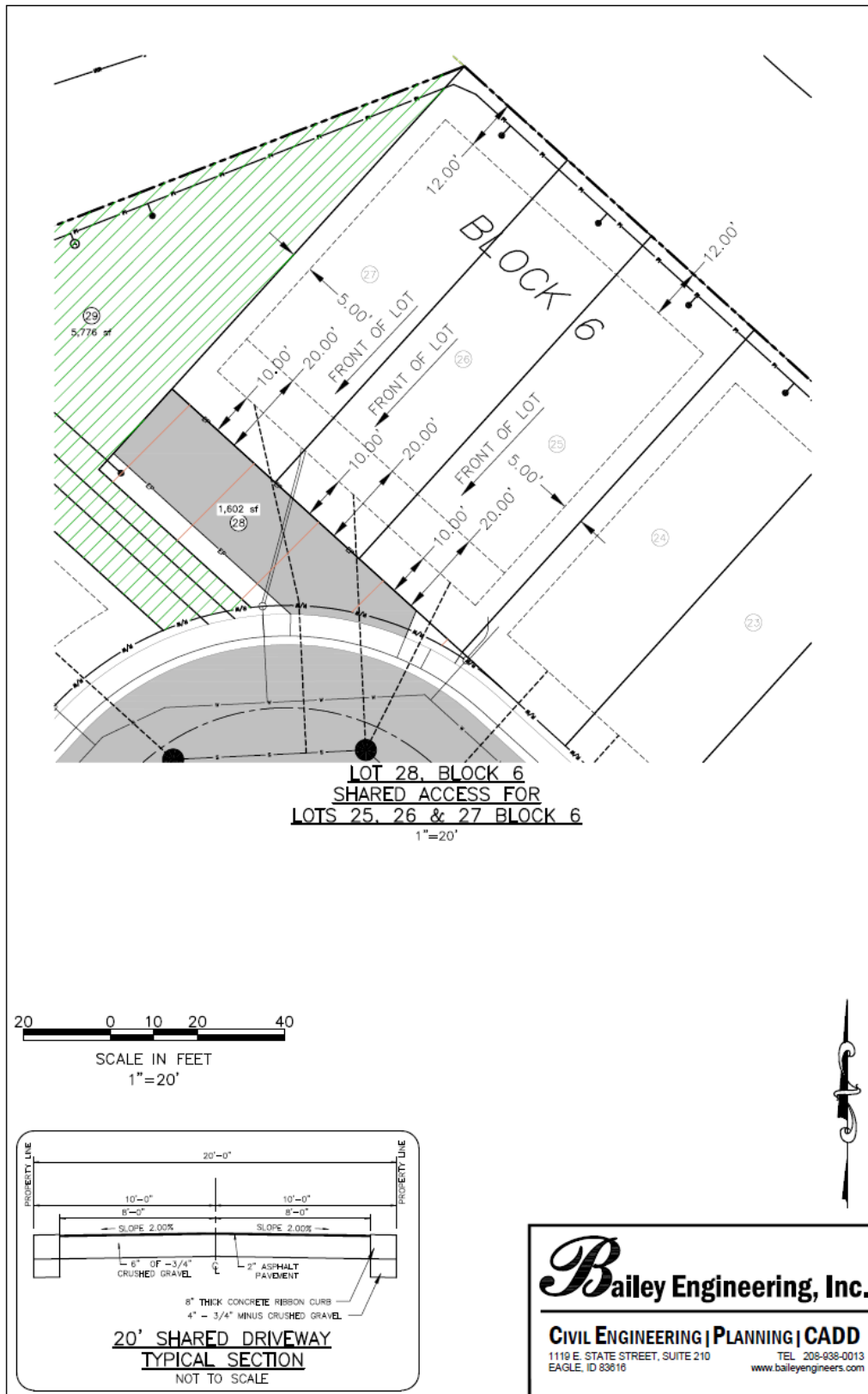


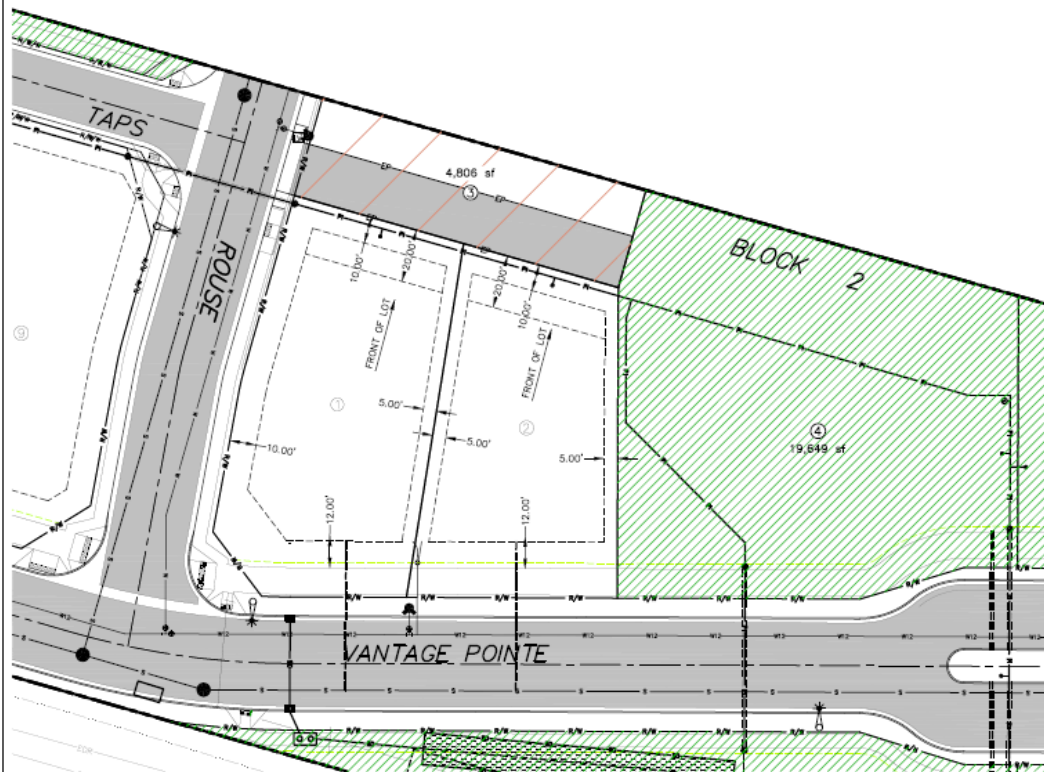


#### D. Amenity Exhibit

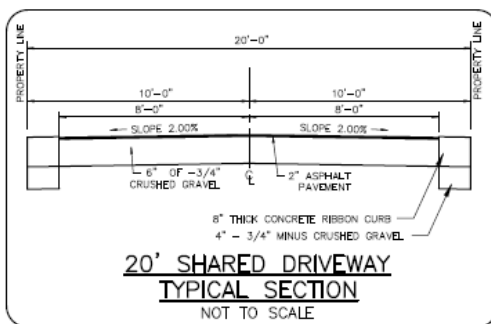
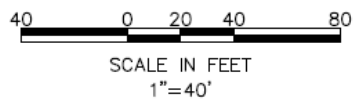


## E. Common Driveway Exhibits





**LOT 3, BLOCK 2  
SHARED ACCESS FOR  
LOTS 1 & 2 BLOCK 2**  
1"=40'

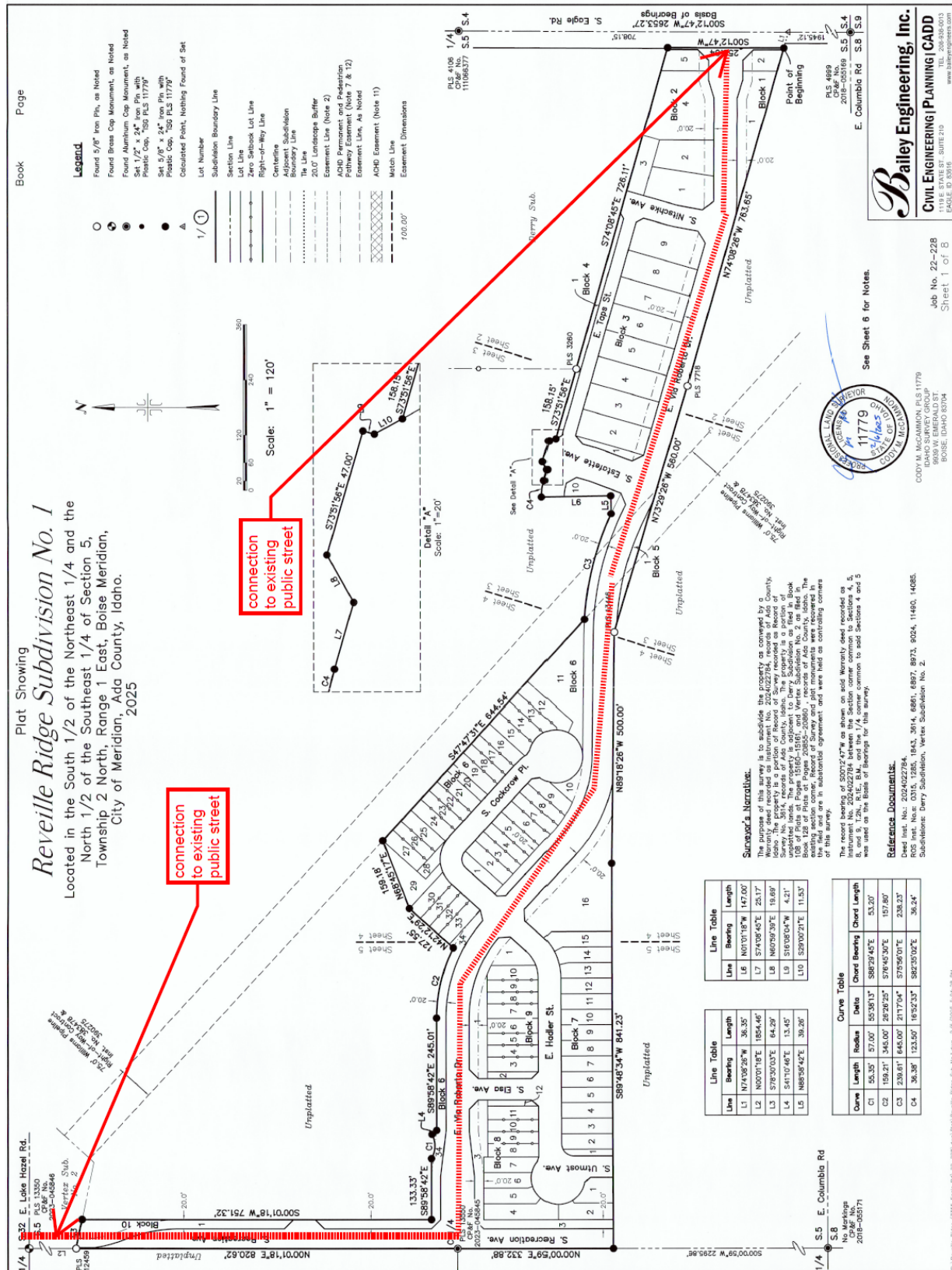


**Bailey Engineering, Inc.**

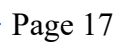
**CIVIL ENGINEERING | PLANNING | CADD**  
1119 E. STATE STREET, SUITE 210 TEL 208-938-0013  
EAGLE, ID 83616 www.baileyengineers.com



## F. Emergency Access Exhibit



## H.





## VI. 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-2023-0050), Development Agreement Inst. #2024-033002].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two (2) years of the City Council's approval of the preliminary plat (by May 14, 2026); *or* apply for a time extension, in accord with UDC 11-6B-7 in order for the preliminary plat to remain valid.
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 Bailey Engineering, Inc., stamped on 11/4/25 by Cody M. McCammon, included in Exhibit B shall be revised as follows:
  - a. Note #7: Include recorded instrument number of ACHD permanent easement.
  - b. Note #8: Include recorded instrument number of ACHD temporary license agreement.
  - c. Note #9: Lot 16 (Block 7) should be Lot 15 and Lot 12 (Block 8) should be Lot 11.
  - d. Note #12: Include the recorded instrument number of the pathway easement.
  - e. Modify Note #14 as follows: "Direct lot/parcel access to S. Eagle Rd., E. Via Roberto Dr. and S. Recreation Ave. is prohibited."
  - f. The construction plans shall depict a 10-foot-wide detached sidewalk/pathway along *all* lots on the south side of E. Via Roberto Dr. (where there is adequate area) per preliminary plat condition #2c. Parkways shall comply with the standards listed in UDC 11-3A-17E.
  - g. Remove the street name (i.e. E. Taps St.) on the south side of Lot 1, Block 4 as it is an alley and can't be named.
5. The landscape plan prepared by Jensen Belts Assoc., dated 12/30/24 included in Exhibit C, shall be revised as follows:
  - a. Correct the edge of pavement (EP) depicted on Lot 3, Block 2 consistent with that depicted on the common driveway exhibit.
  - b. Change the E. Vantage Pointe street name to E. Via Roberto Dr. consistent with the final plat and remove the alley street name (i.e. E. Taps St.).
  - c. Depict a 10-foot-wide detached sidewalk/pathway along the south side of E. Via Roberto Dr., a collector street, in accord with development agreement provision #5.1b.
  - d. Change the lot numbers consistent with those depicted on the final plat.
  - e. Depict landscaping with a *mix* of materials (i.e. shrubs and vegetative groundcover) *within* the required street buffers along S. Eagle Rd. and E. Via Roberto Dr. on Lot 15, Block 7; Lot 1, Block 5; Lots 2-9, Block 3; Lots 1, 2, 4 and 5, Block 2; and Lots 1 and 2, Block 1, in accord with the standards listed in UDC 11-3B-7C.3.

- f. Extend the 10-foot wide multi-use pathway to the south through Lot 1, Block 5 for future extension to the south.
6. Submit a 14-foot wide public pedestrian easement for the multi-use pathway within the Williams Pipeline easement and along the Farr Lateral, as required by the Park's Dept. *Note: The pathway only crosses Lot 1, Block 4 on this site but the entire easement can be included, including the portion(s) not included in this phase.*
7. All existing structures shall be removed from the site prior to submittal of the final plat for City Engineer signature.
8. The rear and/or sides of homes on lots that face collector (E. Via Roberto Dr. & S. Recreation Ave.) (i.e. Lots 1 and 2, Block 2; Lots 2-9, Block 3; Lots 2-9, 33, Block 6; Lots 2, 4-6 and 7-10, Block 8; Lots 3-10, Block 9) and arterial (S. Eagle Rd.) (i.e. Lot 2, Block 2) streets 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 streets.
9. Future development of Lots 1 and 2, Block 2 and Lots 25-27, Block 6 shall be consistent with the common driveway exhibit included in Section V.E and the standards listed in UDC 11-6C-3D.
10. Future development shall substantially comply with the product type exhibit approved with the annexation and preliminary plat in Section V.G.
11. The alley shall comply with the standards listed in UDC 11-6C-3B.5.
12. Comply with the Williams Developer's Handbook for any development and/or improvements within the Williams pipeline easement.
13. An administrative design review application shall be submitted for the single-family attached and townhome structures to ensure compliance with the design standards listed in the Architectural Standards Manual.
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**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=421339&dbid=0&repo=MeridianCity>

**For other Agency Comments, copy and paste the following link in your browser:**  
<https://weblink.meridiancity.org/WebLink/browse.aspx?id=393920&dbid=0&repo=MeridianCity>