

DEVELOPMENT AGREEMENT

PARTIES: **1. City of Meridian**
 2. SCS Investments LLC, Owner/Developer

THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) is made and entered into this ____ day of _____, 2025, by and between **City of Meridian**, a municipal corporation of the State of Idaho, hereafter called “**CITY**,” whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642, and **SCS Investments LLC**, whose address is 3240 W. Bavaria Street, Eagle, Idaho 83616, hereinafter called “**OWNER/DEVELOPER**.”

1. RECITALS:

- 1.1 **WHEREAS**, Owner/Developer is the sole owner, in law and/or equity, of a certain tract of land in the County of Ada, State of Idaho and further described in **Exhibit “A,”** which is attached hereto and by this reference incorporated herein as if set forth in full, hereinafter referred to as the “**Property**,” and
- 1.2 **WHEREAS**, Idaho Code § 67-6511A provides that cities may, by ordinance, establish provisions governing the creation, form, recording, modification, enforcement and termination of development agreements required or permitted as a condition of zoning that the Owner/Developer make a written commitment concerning the use or development of the Property; and
- 1.3 **WHEREAS**, City has exercised its statutory authority by the enactment of Section 11-5B-3 of the Unified Development Code (“**UDC**”), which authorizes development agreements and the modification of development agreements; and
- 1.4 **WHEREAS**, Owner/Developer has submitted an application for development agreement modification to remove the property listed in **Exhibit “A”** from an existing Development Agreement recorded in Ada County as Instrument #2019-060655, and for the inclusion of the Property into this new Agreement, which generally describes how the Property will be developed and what improvements will be made; and
- 1.5 **WHEREAS**, Owner/Developer made representations at the duly noticed public hearings before the Meridian City Council, as to how the property will be developed and what improvements will be made; and
- 1.6 **WHEREAS**, the record of the proceedings for requested development agreement modification held before the City Council includes responses of government

subdivisions providing services within the City of Meridian planning jurisdiction, and includes further testimony and comment; and

- 1.7 **WHEREAS**, on the 22nd of April, 2025, the Meridian City Council approved certain Findings of Fact and Conclusions of Law and Decision and Order (“**Findings**”), which have been incorporated into this Agreement and attached as **Exhibit “B;”** and
- 1.8 **WHEREAS**, Owner/Developer deems it to be in its best interest to be able to enter into this Agreement and acknowledges that this Agreement was entered into voluntarily and at its urging and request; and
- 1.9 **WHEREAS**, the property listed in **Exhibit “A”** shall no longer be subject to the terms of the existing Development Agreement (Instrument #2019-060655) and shall be bound by the terms contained herein in this new agreement; and
- 1.10 **WHEREAS**, City requires the Owner/Developer to enter into a development agreement modification for the purpose of ensuring that the Property is developed and the subsequent use of the Property is in accordance with the terms and conditions of this Agreement, herein being established as a result of evidence received by the City in the proceedings for zoning designation from government subdivisions providing services within the planning jurisdiction and from affected property owners and to ensure zoning designations are in accordance with the amended Comprehensive Plan of the City of Meridian on December 19, 2019, Resolution No. 19-2179, and the UDC, Title 11.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

2. **INCORPORATION OF RECITALS:** That the above recitals are contractual and binding and are incorporated herein as if set forth in full.
3. **DEFINITIONS:** For all purposes of this Agreement, the following words, terms and phrases herein contained in this section shall be defined and interpreted as herein provided for, unless the clear context of the presentation of the same requires otherwise:
 - 3.1 **CITY:** means and refers to the **City of Meridian**, a party to this Agreement, which is a municipal corporation and government subdivision of the state of Idaho, organized and existing by virtue of law of the State of Idaho, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642.
 - 3.2 **OWNER/DEVELOPER:** means and refers to **SCS Investments LLC**, whose address is 3240 W. Bavaria Street, Eagle, Idaho 83616, the party that owns said Property and shall include any subsequent owner(s) of the Property.
 - 3.3 **PROPERTY:** means and refers to that certain parcel of Property located in the County of Ada, City of Meridian as described in **Exhibit “A”** describing a parcel to be removed from existing Development Agreement recorded in Ada County as Instrument #2019-060655, with such parcel being bound by this new Agreement, which **Exhibit “A”** is attached hereto and by this reference incorporated herein as if set forth at length.

4. **USES PERMITTED BY THIS AGREEMENT:** This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.

- 4.1 The uses allowed pursuant to this Agreement are only those uses allowed as permitted, conditional and/or accessory uses under the UDC.
- 4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. **CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

- 5.1 Owner/Developer shall develop the Property in accordance with the following special conditions:
 - a. Future development of the subject property shall be generally consistent with the conceptual development plan/preliminary plat, phasing plan, landscape plan, open space and site amenity exhibit, and conceptual building elevations included in Section VII of the Staff Report attached to the Findings of Fact and Conclusions of Law attached hereto as Exhibit “B” and the conditions contained herein and the standards in the UDC.
 - b. The subject property shall be subdivided prior to submittal of any building permit applications for the development.
 - c. The developer shall construct 10-foot-wide detached sidewalks along W. Waverton Dr. on the section east of N. Levi Ave. to the west side of N. Frosted Oak Ave., as proposed.
 - d. 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.*

6. **APPROVAL PERIOD:** If this Agreement has not been fully executed within six (6) months after the date of the Findings, the City may, at its sole discretion, declare the Agreement null and void.

7. **DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:**

- 7.1 **Acts of Default.** In the event Owner/Developer, or Owner’s Developer’s heirs, successors, assigns, or subsequent owners of the Property or any other person acquiring an interest in the Property fail to faithfully comply with all of the terms and conditions included in this Agreement in connection with the Property, this Agreement may be terminated by the City upon compliance with the requirements of the Zoning Ordinance.
- 7.2 **Notice and Cure Period.** In the event of Owner/Developer’s default of this agreement, Owner/Developer shall have thirty (30) days from receipt of written notice from City to initiate commencement of action to correct the breach and cure the default, which actions must be prosecuted with diligence and completed within one

hundred eighty (180) days; provided, however, that in the case of any such default that cannot with diligence be cured within such one hundred eighty (180) day period, then the time allowed to cure such failure may be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.

- 7.3 **Remedies.** In the event of default by Owner/Developer that is not cured after notice from City as described in Section 7.2, City shall, upon satisfaction of the notice and hearing procedures set forth in Idaho Code § 67-6511A, have the right, but not a duty, to de-annex all or a portion of the Property, reverse the zoning designations described herein, and terminate City services to the de-annexed Property, including water service and/or sewer service. Further, City shall have the right to file an action at law or in equity to enforce the provisions of this Agreement. Because the covenants, agreements, conditions, and obligations contained herein are unique to the Property and integral to the City's decision to annex and/or re-zone the Property, City and Owner/Developer stipulate that specific performance is an appropriate, but not exclusive, remedy in the event of default. Owner/Developer reserves all rights to contest whether a default has occurred.
- 7.4 **Choice of Law and Venue.** This Agreement and the rights of the parties hereto shall be governed by and construed in accordance with the laws of the State of Idaho, including all matters of construction, validity, performance, and enforcement. Any action brought by any party hereto shall be brought within Ada County, Idaho.
- 7.5 **Delay.** In the event the performance of any covenant to be performed hereunder by either Owner/Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.
- 7.6 **Waiver.** A waiver by City of any default by Owner/Developer of any one or more of the covenants or conditions hereof shall apply solely to the default and defaults waived and shall neither bar any other rights or remedies of City nor apply to any subsequent default of any such or other covenants and conditions.

8. **INSPECTION:** Owner/Developer shall, immediately upon completion of any portion or the entirety of said development of the Property as required by this Agreement or by City ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written approval of such completed improvements or portion therefor in accordance with the terms and conditions of this Agreement and all other ordinance of the City that apply to said Property.

9. **REQUIREMENT FOR RECORDATION:** City shall record this Agreement, including all of the Exhibits, and submit proof of such recording to Owner/Developer.

10. **ZONING:** City shall, following recordation of the duly approved Agreement, enact a valid and binding ordinance zoning the Property as specified herein.

11. **SURETY OF PERFORMANCE:** The City may also require surety bonds, irrevocable letters of credit, cash deposits, certified check or negotiable bonds, as allowed under the UDC, to insure the installation of required improvements, which the Owner/Developer agrees to provide, if required by the City.

12. **CERTIFICATE OF OCCUPANCY:** No Certificates of Occupancy shall be issued if the improvements have not been installed, completed, and accepted by the City, or sufficient surety of performance is provided by Owner/Developer to the City in accordance with Paragraph 11 above.

13. **ABIDE BY ALL CITY ORDINANCES:** That Owner/Developer agrees to abide by all ordinances of the City of Meridian unless otherwise provided by this Agreement.

14. **NOTICES:** Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

CITY:
City Clerk
City of Meridian
33 E. Broadway Ave.
Meridian, Idaho 83642

with copy to:
City Attorney
City of Meridian
33 E. Broadway Ave.
Meridian, Idaho 83642

OWNER/DEVELOPER:
SCS Investments LLC
3240 W. Bavaria Street
Eagle, Idaho 83616

14.1 A party shall have the right to change its address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

15. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

16. **TIME IS OF THE ESSENCE:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

17. **BINDING UPON SUCCESSORS:** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement shall be binding on the Owner/Developer, each subsequent owner and any other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed. City agrees, upon written request of Owner/Developer, to execute appropriate and recordable evidence of termination of this Agreement if City, in its sole and reasonable discretion, has determined that Owner/Developer has fully performed its obligations under this Agreement.

18. **INVALID PROVISION:** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

19. **DUTY TO ACT REASONABLY:** Unless otherwise expressly provided, each party shall act reasonable in giving any consent, approval, or taking any other action under this Agreement.

20. **COOPERATION OF THE PARTIES:** In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision in this Agreement, the parties agree to cooperate in defending such action or proceeding.

21. **REMOVED PROPERTY:** The City is hereby authorized, in its sole discretion, to remove a portion of the Property ("Removed Property") from this Agreement at any time, provided that the City and the owner of the Removed Property concurrently enter into a modified development agreement governing the development and use of the Removed Property. The remaining portion of the Property, which has not been removed from this Agreement as described above, shall continue to be bound by the terms of this Agreement.

22. **FINAL AGREEMENT:** This Agreement sets forth all promises, inducements, agreements, condition and understandings between Owner/Developer and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

22.1 No condition governing the uses and/or conditions governing the Property herein provided for can be modified or amended without the approval of the City Council after the City has conducted public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

23. **EFFECTIVE DATE OF AGREEMENT:** This Agreement shall be effective upon execution of the Mayor and City Clerk.

[End of text. Acknowledgements, signatures, and Exhibits A and B follow.]

ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this agreement and made it effective as hereinabove provided.

OWNER/DEVELOPER:
SCS Investments LLC

Michael A. Hall
By: Michael A. Hall
Its: President

State of Idaho)
: ss:
County of Ada)

On this 29 day of April, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael A. Hall, known or identified to me to be the President of **SCS Investments LLC** and the person who signed above and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Shari Vaughan
Notary Public
My Commission Expires: 6-1-2030

CITY OF MERIDIAN

ATTEST:

By: _____
Mayor Robert E. Simison

Chris Johnson, City Clerk

State of Idaho)
: ss:
County of Ada)

On this _____ day of _____, 2025, before me, a Notary Public, personally appeared **Robert E. Simison** and **Chris Johnson**, known or identified to me to be the Mayor and Clerk, respectively, of the **City of Meridian**, who executed the instrument or the person that executed the instrument of behalf of said City, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
My Commission Expires: _____

EXHIBIT A



January 28, 2024
Project No. 24-031

Exhibit A
Legal Description for
Rezone to R-15
Pollard North Subdivision No. 1

A parcel of land situated in a portion of the South 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at an aluminum cap marking the South 1/4 corner of said Section 21 which bears S89°27'17"E a distance of 2,609.39 feet from an aluminum cap marking the Southwest corner of said Section 21, thence following the westerly line of the Southwest 1/4 of the Southeast 1/4 (easterly line of the Southeast 1/4 of the Southwest 1/4) of said Section 21, N00°32'12"E a distance of 970.80 feet to the centerline of W. Waverton Dr. and being the **POINT OF BEGINNING**.

Thence leaving said westerly line and following said centerline, N89°27'06"W a distance of 1,328.87 feet to the centerline of N. Pollard Lane;

Thence leaving said centerline of W. Waverton Dr. and following the centerline of N. Pollard Lane, N00°34'56"E a distance of 253.00 feet;

Thence leaving said centerline, S89°27'06"E a distance of 1,318.81 feet;

Thence 19.49 feet along the arc of a curve to the right, said curve having a radius of 10,021.00 feet, a delta angle of 00°06'41", a chord bearing of S89°23'46"E and a chord distance of 19.49 feet;

Thence S89°20'25"E a distance of 1,141.61 feet;

Thence 51.91 feet along the arc of a curve to the right, said curve having a radius of 31.83 feet, a delta angle of 93°08'16", a chord bearing of S42°41'57"E and a chord distance of 46.38 feet;

Thence S00°27'11"W a distance of 197.57 feet;

Thence 100.47 feet along the arc of a curve to the right, said curve having a radius of 128.50 feet, a delta angle of 44°47'58", a chord bearing of S22°51'10"W and a chord distance of 97.93 feet;

Thence S45°15'09"W a distance of 66.08 feet to said centerline of W. Waverton Dr.;

Thence following said centerline the following five (5) courses:

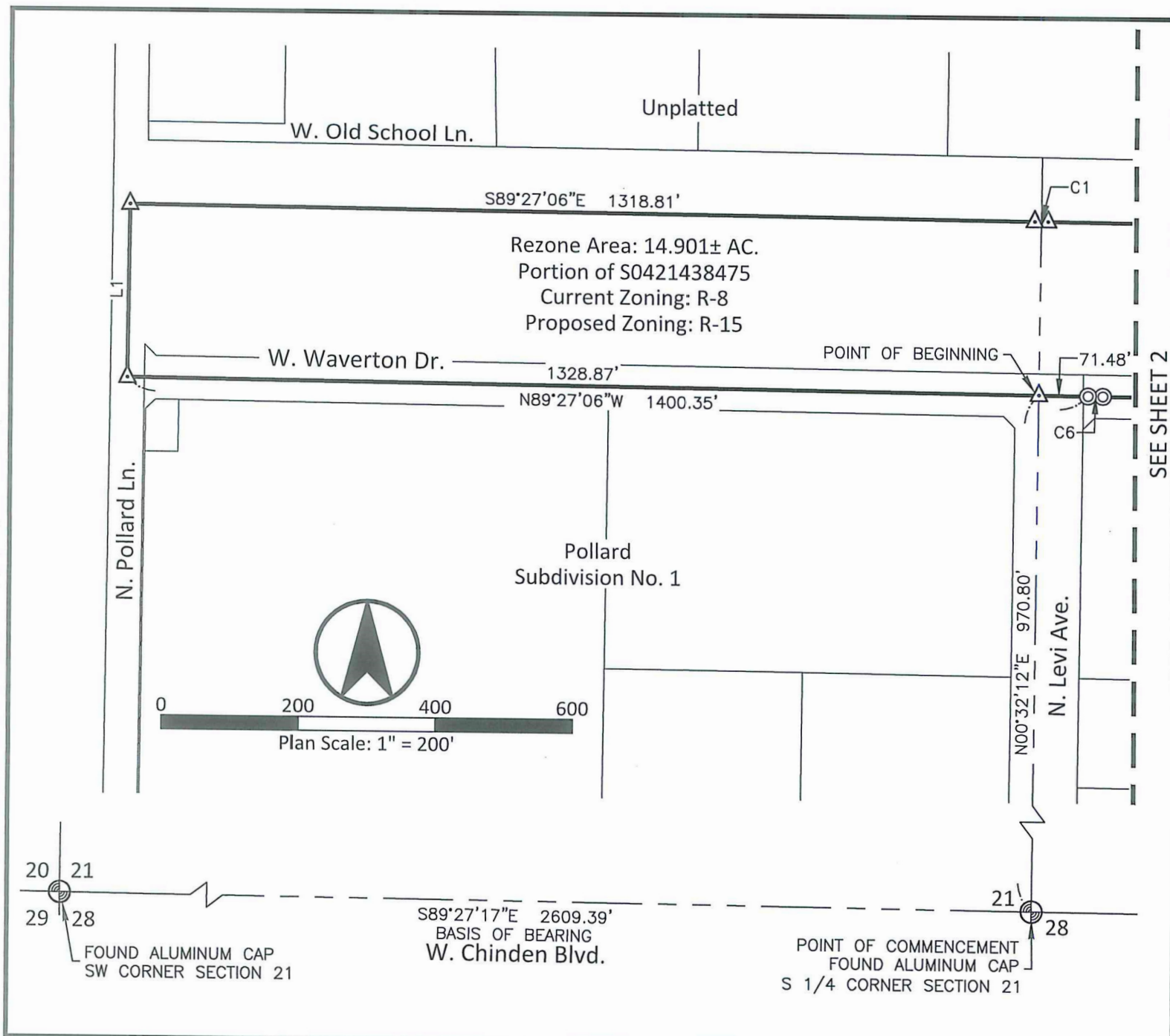
1. 27.30 feet along the arc of a curve to the right, said curve having a radius of 270.00 feet, a delta angle of 05°47'35", a chord bearing of N42°20'29"W and a chord distance of 27.29 feet to a 5/8-inch rebar;
2. 235.07 feet along the arc of a curve to the left, said curve having a radius of 270.00 feet, a delta angle of 49°53'02", a chord bearing of N64°23'12"W and a chord distance of 227.72 feet to a 5/8-inch rebar;
3. N89°19'43"W a distance of 781.84 feet to a 5/8-inch rebar;
4. Thence 21.48 feet along the arc of a curve to the left, said curve having a radius of 10,000.00 feet, a delta angle of 00°07'23", a chord bearing of N89°23'25"W and a chord distance of 21.48 feet to a 5/8-inch rebar;
5. N89°27'06"W a distance of 71.48 feet to the **POINT OF BEGINNING**.

Said parcel contains 14.901 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.



P:\24-031\SURVEY\CAD\EXHIBITS\24-031 REZONE TO R-15.DWG, TREY ZIMMERMAN, 1/28/2025, DWG TO PDF.PC3,



SEE SHEET 2

Exhibit B - Rezone to R-15 Pollard North Subdivision

A portion of the S 1/2 of SW 1/4 and the SW 1/4 of SE 1/4,
Sect. 21, T4N, R1W, BM, City of Meridian, Ada County, Idaho

DATE: January 2025

PROJECT: 24-031

SHEET:
1 OF 2

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

Unplatted

S89°20'25"E 1141.61'

Rezone Area: 14.901± AC.

Portion of S0421438475

Current Zoning: R-8

Proposed Zoning: R-15

W. Waverton Dr.

SEE SHEET 1

Pollard
Subdivision No. 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°34'56"E	253.00'
L2	S00°27'11"W	197.57'
L3	S45°15'09"W	66.08'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	
C1	10021.00'	19.49'	0°06'41"	S89°23'46"E	19.49'	
C2	31.93'	51.91'	93°08'16"	S42°41'57"E	46.38'	
C3	128.50'	100.47'	44°47'58"	S22°51'10"W	97.93'	
C4	270.00'	27.30'	5°47'35"	N42°20'29"W	27.29'	
C5	270.00'	235.07'	49°53'02"	N64°23'12"W	227.72'	
C6	10000.00'	21.48'	0°07'23"	N89°23'25"W	21.48'	



Plan Scale: 1" = 200'

Exhibit B - Rezone to R-15 Pollard North Subdivision

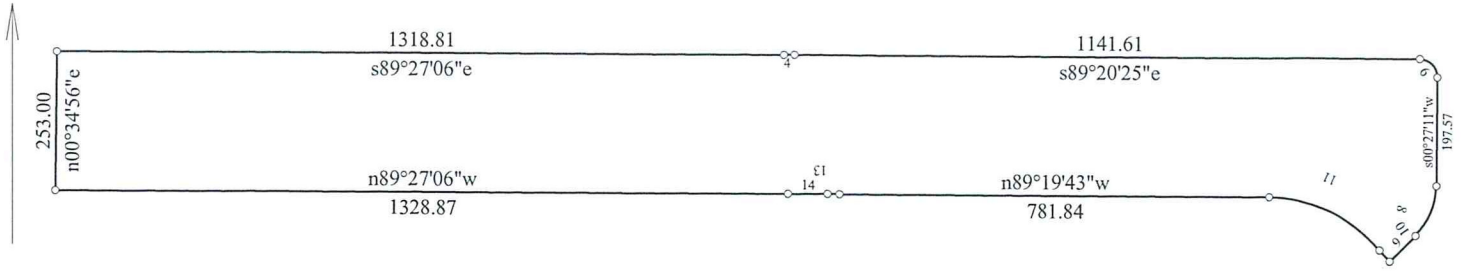
A portion of the S 1/2 of SW 1/4 and the SW 1/4 of SE 1/4,
Sect. 21, T4N, R1W, BM, City of Meridian, Ada County, Idaho

DATE: January 2025

PROJECT: 24-031

SHEET:
2 OF 2

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com



Title:		Date: 01-28-2025
Scale: 1 inch = 350 feet	File: Deed Plotter.des	
Tract 1: 14.901 Acres: 649067 Sq Feet: Closure = s70.5021e 0.01 Feet: Precision =1/720930: Perimeter = 5615 Feet		
001=n89.2706w 1328.87	006: Rt, R=31.83, Delta=93.0816 Bng=s42.4157e, Chd=46.38	011: Lt, R=270.00, Delta=49.5302 Bng=n64.2312w, Chd=227.72
002=n00.3456e 253.00	007=s00.2711w 197.57	012=n89.1943w 781.84
003=s89.2706e 1318.81	008: Rt, R=128.50, Delta=44.4758 Bng=s22.5110w, Chd=97.93	013: Lt, R=10000.00, Delta=00.0723 Bng=n89.2325w, Chd=21.48
004: Rt, R=10021.00, Delta=00.0641 Bng=s89.2346e, Chd=19.49	009=s45.1509w 66.08	014=n89.2706w 71.48
005=s89.2025e 1141.61	010: Rt, R=270.00, Delta=05.4735 Bng=n42.2029w, Chd=27.29	

EXHIBIT B

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



In the Matter of the Request for Modification to the Existing Development Agreement (Inst. #2019-060655) for a New Agreement for the Residential Portion of the Development with an Updated Development Plan; Rezone of 14.90 Acres of Land from the R-8 to the R-15 Zoning District; and a Preliminary Plat for 157 Building Lots and 32 Common Lots on 19.76-Acres of Land in the R-8 and R-15 Zoning Districts for Pollard North Subdivision, by Brighton Corporation.

Case No(s). H-2024-0037

For the City Council Hearing Dates of: April 8, 2025 (Findings on April 22, 2025)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of April 8, 2025, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of April 8, 2025, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of April 8, 2025, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of April 8, 2025, 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 April 8, 2025, 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 a modification to the development agreement, rezone and preliminary plat is hereby approved per the provisions in the Staff Report for the hearing date of April 8, 2025, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary 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 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 April 8, 2025

By action of the City Council at its regular meeting held on the 22nd day of April 2025.

COUNCIL PRESIDENT LUKE CAVENER

VOTED AYE

COUNCIL VICE PRESIDENT LIZ STRADER

VOTED AYE

COUNCIL MEMBER DOUG TAYLOR

VOTED AYE

COUNCIL MEMBER JOHN OVERTON

VOTED AYE

COUNCIL MEMBER ANNE LITTLE ROBERTS

VOTED AYE

COUNCIL MEMBER BRIAN WHITLOCK

VOTED AYE

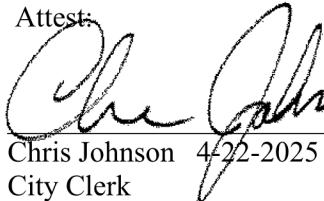
MAYOR ROBERT SIMISON
(TIE BREAKER)

VOTED _____



Luke Cavener, Council President 4-22-2025

Attest:



Chris Johnson 4-22-2025
City Clerk



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

By:  _____ Dated: 4-22-2025
City Clerk's Office

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

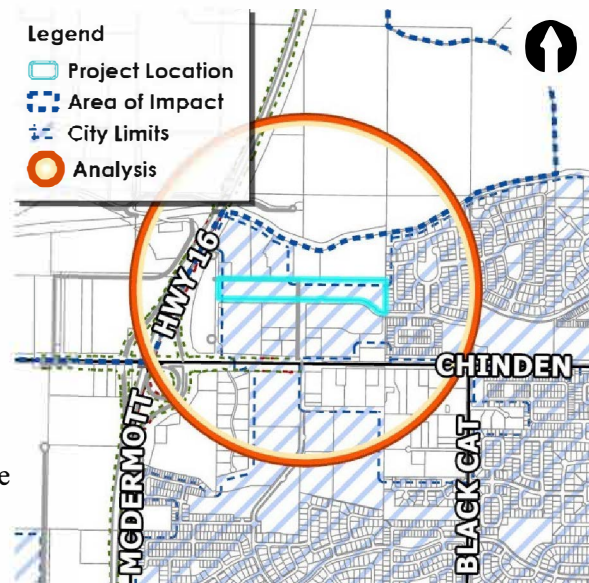


HEARING DATE: 4/8/2025
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: Brighton Corporation

SUBJECT: [H-2024-0037](#)
Pollard North – MDA, PP, RZ

LOCATION: Generally located approximately 1/4 mile north of W. Chinden Blvd. at the north end of N. Levi Ave. on the north side of W. Waverton Dr., in the south 1/2 of Section 21, T.4N., R.1W. (Parcel #S0421438475).



The Planning & Zoning Commission heard this project on December 5th and issued a recommendation of denial to City Council on the original development plan based on their opinion the proposed rezone would create too much density for the area & the transition to lower density development to the north is not enough. Following the Commission hearing, the Applicant submitted revised plans to address some of the concerns raised by neighboring residents and the Commission. The revised plans include a reduction of 20 building lots (an 11.3% decrease) resulting in a decrease in density from 8.06 to 7.95 units per acre; an increase in the width of the lots along the northern boundary between Pollard Ln. & Schwenkfelder Ave. from a minimum of 50 feet to 60 feet; and replacement of some internal single-family attached/paired units with detached units and open space resulting in an increase of 3.4% in qualified open space, and additional pedestrian pathways (see original vs. revised layout below in Section VII.J). The project is also now proposed to develop in two (2) phases rather than one (1).

City Council heard this project on January 14, 2025. Due to substantial changes to the plat and zoning request from the original submittal on which the Commission recommended denial, Council remanded the project back to the Commission for review and an updated recommendation to City Council. The staff report has been updated to reflect these changes and the project has also been re-noticed for the new public hearing.

The Commission heard the project again on March 6, 2025 and recommended approval to City Council.

I. PROJECT OVERVIEW

A. Summary

The Applicant requests a modification to the existing development agreement (Inst. #2019-060655) for a new agreement for the residential portion of the development with an updated development plan; rezone of ~~21.95~~ 14.90-acres of land from the R-8 to the ~~TN-R~~ R-15 zoning district; and a preliminary plat for ~~477~~ 157 building lots and ~~26~~ 29 ~~32~~ common lots on 19.76-acres of land in the ~~TN-R~~ R-8 and R-15 zoning districts.

B. Issues/Waivers

Request for Council approval of extended block faces beyond the maximum length standard in the TN-R district of 500' without an intersecting street or alley and up to 750' with a pedestrian connection, for the face of Blocks 1, 2, 3, 4 and 5 along W. Flat Rock St. and W. Waverton Dr., which all range from 620 to 875 feet in length.

Per UDC 11-6C-3F, Council may approve a block face up to 1,200' in length where block design is constrained by site conditions such as an abutting arterial street or highway, a limited access street, railroad tracks, steep slopes in excess of 10%, an abutting urban project with no adjoining alley or street connections, a public or private education facility or park, a large waterway and/or a large irrigation facility—none of which exist in this case.

Staff comments: A waiver to the TN-R standards isn't necessary if revisions are made to the plan to comply (i.e. a pedestrian connection could be added in Block 1 to the abutting future common open space area to the north in Alden Ridge Sub.; and street connections could be provided through Blocks 2-5).

None

C. Recommendation

Staff: Approval with the provisions included below in Section IV.

Commission (12/5/24): Denial due to the following reasons: the proposed rezone would create too much density for the area; and the transition to lower density development to the north is not enough.

Council (1/14/25): Due to substantial changes to the plat and zoning request from the original submittal, Council remanded the project back to the Commission for review and an updated recommendation.

Commission (3/7/25): Approval

D. Decision

Council: Approved

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped land	-
Proposed Land Use(s)	Single-family residential detached & attached dwellings	-
Existing Zoning	R-8 (Medium-density Residential)	VII.A.2
Proposed Zoning	TN-R R-15 (Traditional Neighborhood Medium High-Density Residential) (14.90-acres). <i>A portion of the existing R-8 zone will remain (7.05-acres).</i>	
Existing Future Land Use Map Designation	Medium Density Residential (MDR)	VII.A.3

Table 2: Process Facts

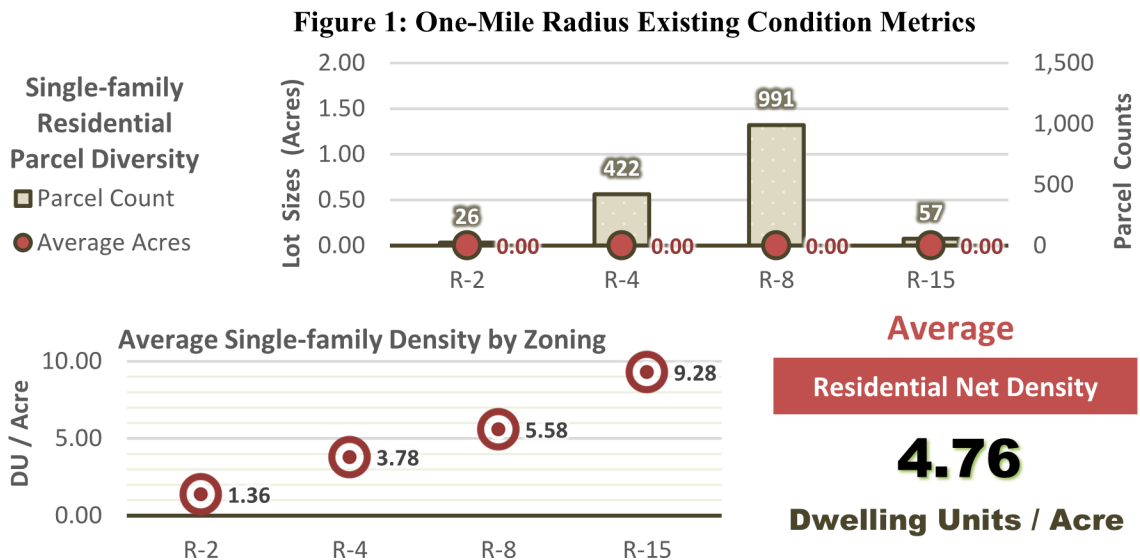
Description	Details
Preapplication Meeting date	7/15/2024 PREAPP-2024-0061
Neighborhood Meeting	7/22/2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	Yes	
• Commission Action Required	No	
• Access	N. Levi Ln., a collector street, and N. Black Cat Rd., an arterial street, via W. Chinden Blvd.	

• Traffic Level of Service	NA (ACHD doesn't set LOS thresholds for local streets)	
Traffic Impact Study (Y/N)	No	
ITD Comments Received	Yes (no significant impact to the state highway system)	
Meridian Fire	No comments received	
Meridian Police	No comments received	
Meridian Public Works Wastewater	Distance to Mainline: Sewer is available at site; Impacts or Concerns: see site specific conditions	
Meridian Public Works Water	Distance to Mainline: Water provided by Veolia; Impacts or Concerns: None	

See City/Agency Comments and Conditions Section for all department/agency and the [public record](#) for comments received on this application.



III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

Development Agreement Modification:

The Applicant requests a modification to the existing development agreement (Inst. #2019-060655) for a new agreement for the proposed development with an updated development plan. This property will no longer be subject to the existing DA. A legal description and exhibit map for the property to be included in the new DA is included below in Section VII.C.

The current approved development plan for this area, shown below, consists of 74 building lots for conventional single-family residential homes, independent living units for 55 and older, and an 88-bed assisted living facility.

The minimum lot size proposed in the R-8 district is 4,350 square feet (s.f.) with an average lot size of 4,805 s.f.; the minimum lot size in the R-15 district is 2,238 s.f. with an average lot size of 3,062 ~~3,268~~ 2,801 s.f.

The proposed development is consistent with Comprehensive Plan Goal #3.07.01A which states, “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.”

Table 4: Project Overview

Description	Details
History	<u>H-2019-0021</u> (Pollard Subdivision AZ, PP - DA Inst. # <u>2019-060655</u>); TED-2021-0003 (2-year time extension on preliminary plat); TECC-2023-0001 (1-year time extension on preliminary plat)
Phasing Plan	± 2 phases
Physical Features	There are no waterways or other physical features of importance on this site; the property is relatively flat.
Acreage	19.76-acres
Lots	177 <u>157</u> single-family residential building lots and 26 <u>29</u> 32 common lots

B. History

The subject property is part of a larger area annexed in 2019 and included in a development agreement and preliminary plat for Pollard Subdivision.

C. Site Development and Use Analysis

- Existing Structures/Site Improvements (*UDC 11-1*):
There are no existing structures on this site.
- Proposed Use Analysis (*UDC 11-2*):
Single-family residential detached and attached dwellings are principally permitted uses in the ~~TN- R~~ R-8 and R-15 zoning districts, per UDC Table ~~11-2D-2~~ 11-2A-2.
- Dimensional Standards (*UDC 11-2*):
See UDC ~~Tables 11-2D-3~~ 11-2A-6 and 11-2A-7 for standards applicable in ~~all traditional neighborhood~~ the R-8 and R-15 zoning districts; and UDC Table ~~11-2D-6~~ 11-2A-6 for the dimensional standards of the ~~TN- R~~ R zoning district.

D. Design Standards Analysis

- Existing structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):
There are no existing structures on this site.

The proposed single-family attached dwellings are required to comply with the residential design standards listed in the Architectural Standards Manual. Single-family detached dwellings are exempt from these standards.
- Qualified Open Space & Amenities (*Comp Plan, UDC 11-4-3-27*):
Compliance with the open space and site amenity standards listed in UDC [11-3G-3](#) and [11-3G-4](#) is required.

A minimum of 15% (or 2.96-acres) qualified open space is required to be provided with development that meets the quality standards listed in UDC 11-3G-3A.2 and the standards for qualified open space listed in UDC 11-3G-3B.

The Applicant proposes a total of ~~3.53~~ ~~4.20~~ 3.94-acres (or ~~17.86~~ ~~21.26~~ 19.94%) qualified open space consisting of several open grassy areas exceeding 5,000 square feet in area; linear open space; the street buffer along the eastern portion of W. Waverton Dr., a collector street; and parkways along local residential streets as shown on the open space exhibit in Section VII.I.

When counting street buffers along collector streets, the buffers are required to comply with the enhanced buffer requirements in UDC [11-3G-3B.3](#). Parkway along local residential streets are required to meet the standards listed in UDC [11-3G-3B.4](#) when counted toward open space. If any stormwater detention facilities are proposed, they're required to comply with the standards in UDC [11-3G-3B.5](#) when counted toward open space.

Amenities totaling a minimum of four (4) points are required to be provided based on the area of the development (i.e. 19.76-acres). Site amenities totaling 4.5 points (pts.) are proposed from the Quality of Life and Recreation Activity categories as shown on the exhibit in Section VII.I as follows:

- Quality of Life: a small dog park (~~3,900~~ below 5,000 s.f.) with a waste station (1.5 pts.); and a picnic shelter area on a site 5,000 s.f. or greater in size (2 pts.).

Dog parks are required to have bags for dog waste disposal, a double entrance gate, bench(es) and fencing to enclose a minimum of 5,000 s.f. and secured open space for an off-leash dog park as set forth in UDC 11-3G-4C.9 in order to count as 2 amenity pts. (a waste station is an additional 0.5 pt.). The Applicant proposes a lesser size dog park with a waste station at 1.5 pts. Because the minimum amenity points are met, Staff does not recommend the dog park is enlarged to meet the minimum standard.
The dog park also counts toward the required common open space.

The picnic area is required to include tables, benches, landscaping and a structure for shade, as set forth in UDC 11-3G-4C.5.

- Recreation Activity Area: a tot lot (1 pt.)

Per UDC 11-3G-4D.3, the tot lot is required to have commercial grade play equipment scaled and designed for the use and safety of younger children; benches for seating shall be provided nearby.

- i. The proposed common open space and site amenities meet and exceed UDC standards for such.
- ii. Landscaping is required to be provided in common open space areas in accord with the standards listed in UDC 11-3G-5B and maintained in accord with the standards listed in UDC 11-3G-5C.

The proposed development is consistent with Comprehensive Plan Policy #2.02.00, which states, *Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.*

3. Landscaping (*Comp Plan, UDC 11-3B*):

Attractive landscaping and pedestrian friendly design is required within new developments in accord with Comprehensive Plan Policy #5.01.02G.

Landscaping is required to be provided within the development in accord with the standards listed in UDC 11-3B.

- i. Landscape buffers along streets

A 20-foot wide street buffer is required along W. Waverton Dr. designated as a collector street, east of N. Levi Ave., landscaped per the standards listed in UDC [11-3B-7C](#). ***The buffer is required to be planted with a variety of trees, shrubs, lawn, or other vegetative groundcover. Lawn and other grasses requiring regular mowing shall comprise no more than sixty-five***

(65) percent of the vegetated coverage of a landscape buffer. This maximum area excludes landscaped parkway with trees. All other vegetated coverage shall be mulched and treated as planting area for shrubs or other vegetative cover. Areas along required walls and closed vision fences should generally be reserved for planting beds with a minimum of one (1) shrub per seven (7) lineal feet of frontage, as demonstrated in Figure 1.

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.

All street buffers are required to be in a common lot or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association or business owner's association per UDC 11-3B-7C.2a and should be depicted on the plat.

ii. Storm integration

Stormwater integration is required in accord with the standards listed in UDC [11-3B-11C](#).

A Geotechnical Engineering Report was submitted with this application and is included in the project file.

iii. Pathway landscaping

Landscaping is required along all pathways in accord with the standards listed in UDC [11-3B-12C](#).

4. Parking (UDC 11-3C):

Off-street parking is required to be provided for each dwelling based on the number of bedrooms per unit in accord with the standards for single-family detached and attached dwellings in UDC Table 11-3C-6.

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

Several conceptual building elevations were submitted for 2-story detached and attached single-family residential homes, included in Section VII.I below. A variety of materials are proposed including vertical and horizontal lap siding, board and batten siding, stucco and fenestration with masonry accents in a variety of colors and design elements/features with varying roof profiles and wall modulation that demonstrate the high quality of development proposed.

All single-family attached structures are subject to the residential design standards in the Architectural Standards Manual (ASM). Although single-family detached structures are typically exempt from these standards, compliance can be required by the Commission and Council as part of a development agreement. A few of the conceptual elevations for single-family detached homes lack the variety of materials and colors desired in the ASM; however, they do appear to meet the alternative standards which include the provision of design elements such as corbels, front porches, façade and roof modulation, stone and brick accents, wood columns, lintels, balconies, awnings, etc. Therefore, Staff finds them acceptable.

Staff is of the opinion the proposed conceptual building elevations are in accord with Comprehensive Plan Policy #5.01.02L: *“Support beautiful and high-quality development that reinforces neighborhood character and sustainability.*

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

All/any fencing proposed on the site should comply with the standards listed in UDC 11-3A-7.

The landscape plan depicts 5-foot tall open vision metal fencing and 6-foot tall closed vision stained cedar fencing on the shared property line of some building and common lots. **The developer is responsible for constructing fences abutting all pathways and common open space lots to distinguish common from private areas. Fencing should be depicted on a revised**

landscape plan along with a detail of the fencing type proposed; or, alternative compliance may be requested to the standard.

7. Parkways (*UDC 11-3A-17*):

All parkways should comply with the standards for such listed in UDC [11-3A-17](#). Parkways are proposed along all streets within the subdivision, except for along N. Pollard Ln., with landscaping that complies with the standards listed in UDC 11-3B-7C, as required. Parkways along local residential streets shall comply with the standards listed in UDC 11-3G-3B.4 when counted toward open space requirements as proposed.

E. Transportation Analysis

A Traffic Impact Study (TIS) was not submitted for this development as ACHD did not require one.

Capital Improvements Plan (CIP)/Integrated Five Year Work Plan (IFYWP):

- Black Cat Road is listed in the CIP to be widened to 5-lanes from McMillan Road to US 20/26 between 2036 and 2040.
- The intersection of US 20/26 and Black Cat Road is listed in the CIP to be widened to 5-lanes on the north leg, 5-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2036 and 2040.

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
Pollard Lane	315-feet	Local Industrial	N/A	N/A
Waverton Drive	2,667-feet	Local	27	N/A

** ACHD does not set level of service thresholds for local streets.

Collector streets are required to be constructed with development in accord with ACHD's Master Street Map (MSM) and/or as required by ACHD. The section of W. Waverton Dr. between N. Levi Ave. and the east boundary of the site is designated as a collector street.

Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

1. Access is proposed from W. Chinden Blvd. from the south via N. Levi Ave., a collector street, and from the east via W. Waverton Dr. from N. Black Cat Rd., an arterial street. The Applicant plans to install a traffic signal at the Levi Ave./Chinden Blvd. intersection; while the timing is dependent on ITD, it's anticipated it will be completed prior to any residential occupancy in this development. This should minimize trips through Fairbourne subdivision to the east to access the traffic signal at Black Cat/Chinden.

Two (2) stub streets are proposed to the north for future extension and interconnectivity with adjacent future development. The western stub street (N. Woodhead Ave.) is in alignment with that approved in Alden Ridge Subdivision to the north.

Local and collector street connectivity is proposed within the development in accord with Comprehensive Plan Policy #6.01.02B, "*Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.*"

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

Multi-use pathways are required to be provided with development in accord with the Pathways Master Plan. There are no pathways depicted on the Plan on this property; therefore, none are required.

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

All pathways should be constructed in accord with the standards listed in UDC [11-3A-8](#).

Pathways are depicted on the landscape plan throughout common areas for pedestrian connectivity within the development and to adjacent existing and future developments. A pathway stub exists to this property at the east boundary, which is being extended with development.

The pathways along the east and west sides of Lot 15 14, Block 5 abut the residential property lines and don't have the required 5-feet of landscaping on both sides of the pathway as set forth in UDC 11-3B-12C. The landscape plan should be revised to comply with these standards; or, a request for alternative compliance may be submitted to this standard as set forth in UDC 11-5B-5.

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

All sidewalks should be constructed in accord with the standards listed in UDC [11-3A-17](#).

Five-foot wide detached sidewalks are proposed along the section of W. Waverton Dr. west of N. Levi Ave., designated as a local street, and along the eastern section of Waverton that lies east of ~~N. Silver Birch Ave.~~ N. Frosted Oak Ave. to align with the existing 5-foot wide detached sidewalk to the east. The section of Waverton between Levi and ~~Silver Birch~~ N. Frosted Oak Ave., designated as a collector street, is proposed to have 10-foot wide detached sidewalks.

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

Compliance with the subdivision design and improvements standards listed in UDC [11-6C-3](#) is required.

Alleys: Alleys are required to comply with the standards in UDC 11-6C-3B.5. The proposed 20-foot wide alleys appear to comply with these standards. Wayfinding address signage should be provided at the public street for homes accessed via alleys that don't have frontage on a public street (i.e. Lots 9-13 and 15-19, Block 5).

Common driveways: Common driveways are required to comply with the standards listed in UDC 11-6C-3D. One (1) common driveway is proposed on Lot 15 16, Block 3 for access to Lots 13 14 and 14 15. A common driveway exhibit is included in Section VII.F that demonstrates compliance with the standards listed in UDC 11-6C-3D. **Perpetual ingress/egress shall be required either by a recorded easement or as a note on a recorded final plat. The easement or plat note shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment. Solid fencing adjacent to common driveways is prohibited, unless separated by a minimum five-foot wide landscaped buffer planted with shrubs, lawn or other vegetative groundcover – if fencing is proposed along the south side of Lot 15 16, Block 3, a 5-foot wide buffer should be provided.**

Block face: In ~~traditional neighborhood residential~~ districts, no block face should have a length ~~greater~~ shall be more than 500 750-feet in length without an intersecting street or alley, except as allowed in UDC 11-6C-3F.3. Where a pedestrian connection is provided, ~~then~~ the maximum block face may be extended up to ~~750 1,000~~-feet in length in ~~the TN-R residential~~ districts. The pedestrian connection shall provide access from within the subdivision to one (1) or more of the following: a qualified open space as defined in UDC 11-3G-3.B, a street, or a common open space area or public meeting area within an abutting development. ~~The City Council may approve a block face up to 1,200 feet in length where the block design is constrained by site conditions which include, among other things, an abutting urban project with no adjoining alley or street connections~~

such as the case with this development. The proposed block faces meet the required standards as they are either below 750-feet in length or have a pedestrian connection and are less than 1,000-feet in length.

The face of Blocks 1, 2, 3, 4, and 5 and 6 along W. Flat Rock St. and W. Waverton Dr. all range from 620- to 875-feet in length, exceeding the maximum length standard. Blocks 1-3 along the northern boundary do not include a pedestrian connection or an intersecting street but could be revised to include one, as applicable (i.e. a pedestrian connection could be provided in Block 1 and intersecting streets could be provided in Blocks 2-5); Blocks 4-6 does include a mid-block pedestrian connection.

The Applicant has provided written justification, as required, for the block faces (i.e. Blocks 2, 3, 4 and 5) that exceed 750-feet in length. The reasons stated are as follows: the original Pollard Subdivision preliminary plat entitlement established the location of the two (2) north/south public streets (i.e. N. Woodhead Ave. & N. Schwenkfelder Ave.), which are being retained with the proposed subdivision; due to the shape of the parcel and existing roadway connections in the area, the project is designed with blocks that exceed the maximum standard; the street length and location are restricted by the agreed upon position of N. Schwenkfelder Ave, which will serve both parcels to the north (i.e. S0421314900 & S0421428100) for future development and will presumably connect to W. Highland Fall Dr. in Fairbourne Estates. As mitigation for the longer block faces, the Applicant proposes pedestrian-friendly elements, including bulb-outs (noted in yellow), chokers (noted in red) and designated pedestrian accesses (with distances noted in black) on the following diagram:



F. Services Analysis

See Service Accessibility Report in Section VII.B below.

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

All waterways, except natural waterways, are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC 11-3A-6.

There are no waterways within the boundary of this property.

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

Underground pressurized irrigation water is required to be provided in each development as set forth in UDC [11-3A-15](#).

3. Storm Drainage (*UDC 11-3A-18*):
An adequate storm drainage system is required in accord with the adopted standards, specifications and ordinances; design and construction shall follow Best Management Practice as adopted by the City per UDC 11-3A-18.
4. Utilities (*Comp Plan, UDC 11-3A-21*):
All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

Water service is provided by Veolia; sewer service is available at the site. Main lines are required to be extended to and through the subject property with development. The developer should coordinate main size and routing with the Public Works Dept. and execute standard forms of easements for any mains that are required to provide service.
5. Topography
This property slopes down from the east to the west as shown on Sheet PP1.1 of the plat.
6. Hazards
Staff is unaware of any hazards that exist on this site.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. A new Development Agreement (DA) shall be required as a provision of the MDA and RZ applications. The previous DA [i.e. Pollard Subdivision - Inst. #2019-060655)] shall no longer be in effect for the subject property.

Prior to approval of the rezone ordinance, a new DA shall be entered into between the City of Meridian, the property owner at the time of rezone ordinance adoption, and the developer. **A final plat application shall not be submitted until the rezone is finalized.** The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the Rezone and MDA request. The new DA shall incorporate the following provisions:

- i. Future development of the subject property shall be generally consistent with the conceptual development plan/preliminary plat, phasing plan, landscape plan, open space and site amenity exhibit and conceptual building elevations included below in Section VII, the conditions contained herein and the standards in the Unified Development Code (UDC).
 - ii. The subject property shall be subdivided prior to submittal of any building permit applications for the development.
 - iii. The developer shall construct 10-foot wide detached sidewalks along W. Waverton Dr. on the section east of N. Levi Ave. to the west side of ~~N. Silver Birch Ave.~~ N. Frosted Oak Ave., as proposed.
 - iv. 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.*
2. The final plat shall include the following revisions:
 - i. Depict a 20-foot wide street buffer along W. Waverton Dr. designated as a collector street, east of N. Levi Ave., in a common lot or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association per UDC 11-3B-7C.2a.

- ii. ~~Reconfigure Blocks 1, 2, 3, 4, and 5 and 6 along W. Flat Rock St. and W. Waverton Dr. to comply with the block face standards listed in UDC 11-6C-3F for the TN-R district, unless otherwise waived by City Council. ***The Applicant requests City Council waive the block face standards on the aforementioned blocks.***~~
3. The landscape plan shall include the following revisions:
 - i. Depict a 20-foot wide street buffer along W. Waverton Dr. designated as a collector street, east of N. Levi Ave., with landscaping per the standards listed in UDC 11-3B-7C. 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 and because it was counted toward open space requirements. 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.
 - ii. Depict fencing abutting pathways and common open space lots to distinguish common from private areas as set forth in UDC 11-3A-7A.7; or, submit a request for alternative compliance to this standard.
 - iii. Depict a minimum 5-foot wide landscape strip along both sides of the pathways located along the east and west sides of Lot ~~45~~ 14, Block 5 with landscaping in accord with the standards listed in UDC 11-3B-12C; or, submit a request for alternative compliance to this standard as set forth in UDC 11-5B-5.
 - iv. If solid fencing is proposed along the south side of Lot ~~45~~ 16, Block 3, a 5-foot wide buffer should be provided planted with shrubs, lawn or other vegetative groundcover as set forth in UDC 11-6C-3D.5. The plat should be adjusted accordingly.
4. The common driveway shall be constructed in accord with the standards listed in UDC 11-6C-3D and per the common driveway exhibit in Section VII.F.
5. Perpetual ingress/egress shall be required for the common driveway either by a recorded easement or as a note on a recorded final plat as set forth in UDC 11-6C-3D. The easement or plat note shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
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. Off-street parking is required to be provided for all single-family residential units in accord with the standards for such listed in UDC Table [11-3C-6](#).
10. All waterways, except natural waterways, intersecting, crossing or lying within the area being development are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC [11-3A-6](#). If left open, fencing may be required in accord with the standards listed in UDC [11-3A-6C](#).

11. 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 9-13 and 15-19, Block 5).

Other Agency comments may be accessed in the project file in the public record. Copy and paste the following link into your browser:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=358315&dbid=0&repo=MeridianCity>

V. FINDINGS

A. Rezone (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;
The City Council finds the proposed map amendment and development plan complies with provisions of the Comprehensive Plan pertaining to transition in density and compatibility with adjacent uses.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The City Council finds the proposed amendment to the R-8 and R-15 districts is consistent with the purpose statement of the residential districts in that a range of housing opportunities are proposed consistent with the Comprehensive Plan.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
The City Council finds the proposed map amendment will not be materially detrimental to the public health and safety.
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
The City Council finds the proposed map amendment should not result in an adverse impact upon the delivery of services by any political subdivision providing public services; however, because student enrollment at area schools will increase with this development, services by the school district may be impacted by the proposed map amendment.
5. The annexation (as applicable) is in the best interest of city.
This finding is not applicable as the proposed request is for a rezone, not annexation.

B. Preliminary Plat (UDC 11-6B-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;
The City Council finds the proposed plat is in conformance with the Comprehensive Plan and is consistent with the UDC.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The City Council finds public services are available to the site and will be adequate to accommodate the proposed development.

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
The City Council finds there are no scheduled public improvements that affect development of this site.
4. There is public financial capability of supporting services for the proposed development;
The City Council 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
The City Council finds the proposed development will not be detrimental to the public health, safety or general welfare.
6. The development preserves significant natural, scenic or historic features.
The City Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed MDA, RZ and PP requests with the provisions included above in Section IV. **Council should consider and take action on the waiver requested by the Applicant pertaining to block face.**

B. Commission:

The Meridian Planning & Zoning Commission heard these items on December 5, 2024. At the public hearing, the Commission moved to recommend *denial* of the subject RZ and PP requests.

1. Summary of Commission public hearing:
 - a. In favor: Eli Benski and Jon Wardle, Brighton Corporation
 - b. In opposition: David Hitz, Jacob Jensen, David Durrough, Scott Willoughby, Kyle Enzler, Jade Enzler, Lea Taylor, Chase Taylor
 - c. Commenting: None
 - d. Written testimony: Eli Benski, Brighton Corporation (in agreement with staff report conditions)
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: Bill Parsons
2. Key issue(s) of public testimony:
 - a. Concern pertaining to higher traffic volumes and resulting safety concerns for area children due to the proposed increase in the number of homes planned for this area.
 - b. Proposed development seems inconsistent with what was planned for this area (i.e. lower density residential).
 - c. Opinion that proposed density is too high and doesn't provide an adequate transition and site design that is compatible with existing and future development to the north. The proposed TN-R zoning allows a higher density due to lesser setback requirements than the existing R-8 district. Concern that the proposed open space isn't adequate for the density and lot sizes proposed, resulting in residents using the common areas in adjacent developments.
 - d. Opinion that it would be unfair to adjacent residents to change the development plan for this area from what was previously approved and anticipated for this area to a much higher density development.
 - e. Not in favor of the changes to the development plan as the previous plan, which included an assisted living facility, was much less dense and would result in much less traffic in the area.

- f. Concern that the higher volume of traffic generated from the proposed development will be pushed through the adjacent development to the east (i.e. Fairbourne Sub.) for access to the signal at Black Cat Rd.
- 3. Key issue(s) of discussion by Commission:
 - a. Not in favor of the proposed zoning & development plan, opinion the density is too high and not appropriate for this area and will adversely affect area neighbors; preference for the existing development plan and density; inadequate transition to existing and future residential properties; waiver to block face standards wouldn't be needed if existing zoning is retained; and the higher density will create more traffic impacts on area roadways, more impacts on area schools and create more demand for services.
 - b. Preference for the R-8 zoning to be retained with revisions to the development plan to replace the assisted living facility with single-family residential building lots similar in size to those approved with the previous plat.
 - c. No issue with TN-R zoning if the development plan reflects compliance with associated development provisions (i.e. block face length).
 - d. In favor of the variety of housing types proposed with smaller lots sizes, which may provide opportunities for people to be able to afford a starter home.
 - e. In favor of keeping the same general proposed plan but reducing the number of units, which would address a lot of the concerns noted by providing a better transition to the north, compliance with block face standards and the provision of additional open space & site amenities, including pedestrian accesses, for the development.
- 4. Commission change(s) to Staff recommendation:
 - a. Denial – the proposed rezone creates too much density for the area & the transition to lower density development to the north is not enough.
- 5. Outstanding issue(s) for City Council:
 - a. Request for Council approval of extended block faces beyond the maximum length standard in the TN-R district of 500' without an intersecting street or alley and up to 750' with a pedestrian connection, for the face of Blocks 1, 2, 3, 4 and 5 along W. Flat Rock St. and W. Waverton Dr., which all range from 620- to 875-feet in length.
Per UDC 11-6C-3F, Council may approve a block face up to 1,200' in length where block design is constrained by site conditions such as an abutting arterial street or highway, a limited access street, railroad tracks, steep slopes in excess of 10%, an abutting urban project with no adjoining alley or street connections, a public or private education facility or park, a large waterway and/or a large irrigation facility – none of which exist in this case.

A waiver to the standards isn't necessary if revisions are made to the plan to comply, as follows: a pedestrian connection could be added in Block 1 to the abutting future common open space area to the north in Alden Ridge Sub.; and street connections could be provided through Blocks 2-5.

C. City Council:

The Meridian City Council heard these items on January 7 and 14, 2025. At the public hearing on January 14, 2025, the Council moved to remand the subject RZ and PP requests back to the Commission for review of the revised plans and for an updated recommendation.

- 1. Summary of the City Council public hearing:
 - a. In favor: Jon Wardle, Brighton Corp. (Applicant)
 - b. In opposition: Aaron Tomosky, Benjamin Grayson, Karen Ernest, Kyle Enzler, Jacob Jensen, David Hitz, David Woodard, Elizabeth Blencoe, Chase Taylor, Leah Taylor, Zeppelin Hitz
 - c. Commenting: None
 - d. Written testimony: Eli Benski, Brighton Corp. (Applicant)

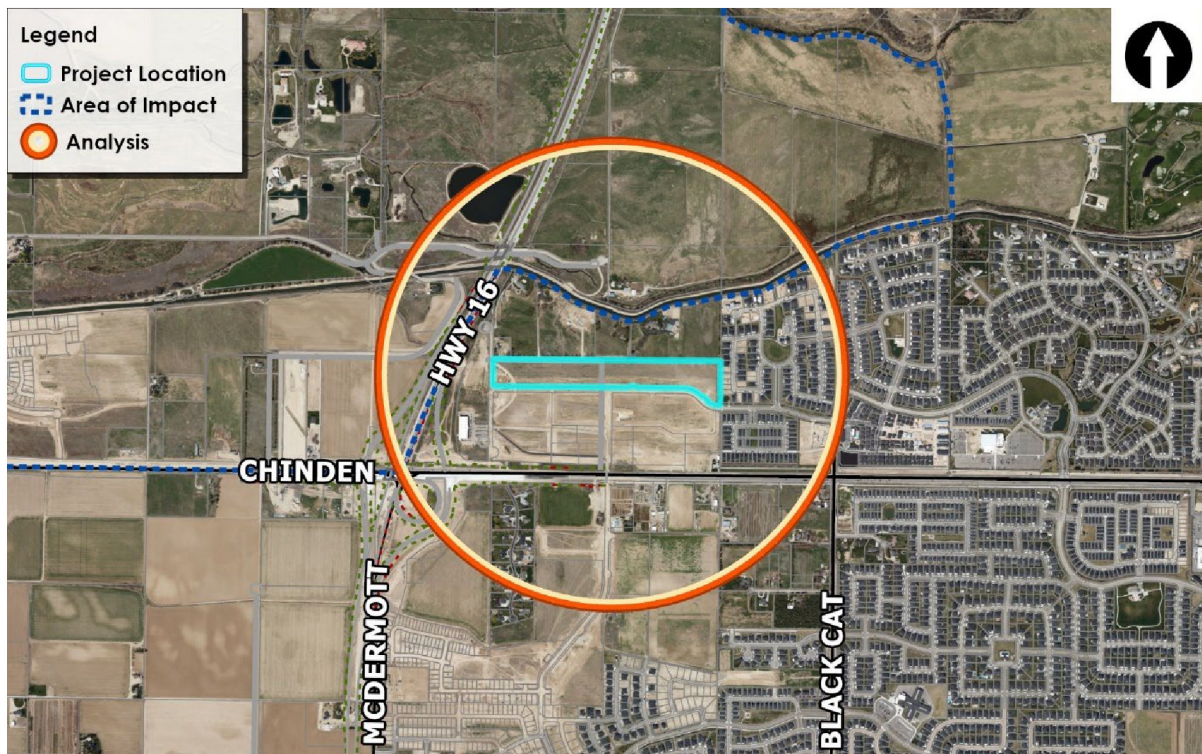
- e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
 - 2. Key issue(s) of public testimony:
 - a. Against the proposed rezone to TN-R as he feels it's inappropriate for the area as it will increase the density in this area and may result in a rental community like to the one to the east – preference for R-8 zoning to be retained; concern the proposed rezone will result increased traffic and congestion in the area, which is already backed up at times from the high volume of traffic from the adjacent church & rental community.
 - b. Against the proposed rezone & development plan, which will increase the number of SFR dwelling units by 83 additional homes – request for R-8 zoning to be retained; opinion the proposed development will burden community & resources and have a negative impact on home values.
 - c. Opposed to the zone change from R-8 to TN-R.
 - d. Concern pertaining to the stress this development will put on the school system and the community in Fairbourne Subdivision.
 - e. Proposed development isn't consistent density-wise with existing development; proposed development will negatively impact adjacent neighborhoods and congestion in the Fairbourne development to the east.
 - f. A berm with landscaping and a privacy fence on top was proposed along the northern boundary of the subdivision with the previous application as a buffer to residential development to the north that is not proposed with this application; safety of children walking to bus stop and traffic generated from the proposed development.
 - g. Against traffic, congestion, noise, air quality generated from the proposed development.
 - 3. Key issue(s) of discussion by City Council:
 - a. None
 - 4. City Council change(s) to Commission recommendation:
 - a. Due to substantial changes to the plat and zoning request, Council remanded the project back to the Commission for review of the updated plat and zoning change.
- D. The Meridian Planning & Zoning Commission heard these items on March 6th. At the public hearing, the Commission moved to recommend approval of the subject RZ and PP requests.
- 1. Summary of Commission public hearing:
 - a. In favor: Jon Wardle, Brighton Corp. (Applicant)
 - b. In opposition: Jake Jensen; Ken Fenwick; Kyle Enzler; David Hitz; Chase Taylor; Lea Taylor
 - c. Commenting: None
 - d. Written testimony: Eli Benski, Brighton Corp.; Aaron Kwan
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
 - 2. Key issue(s) of public testimony:
 - a. Against the degree of increase in the number of homes between the existing approved plan and proposed plan; traffic and parking concerns due to the increased number of residents between the existing and proposed plan; concern residents will use Fairbourne's common areas for recreation.
 - b. Opinion home values will decrease in this area if the proposed development is approved;
 - c. Opinion that the proposed density doesn't match the area.
 - 3. Key issue(s) of discussion by Commission:
 - a. The Commission was generally in favor of the proposed changes to the development plan and reduction in the number of building lots.
 - 4. Commission change(s) to Staff recommendation:
 - a. None
 - 5. Outstanding issue(s) for City Council:

- a. None
- E. The Meridian City Council heard these items on April 8, 2025. At the public hearing, the Council moved to approve the subject MDA, RZ and PP requests.
- 1. Summary of the City Council public hearing:
 - a. In favor: Jon Wardle, Brighton Corp. (Applicant)
 - b. In opposition: Lea Taylor, KyleENZler, Jake Jensen, David Hitz, Karen Ernest
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
 - 2. Key issue(s) of public testimony:
 - a. Concern pertaining to overcrowding of area schools, against proposed density, which is a significant increase from what was previously approved and too much for this area;
 - b. Concern pertaining to if R-15 zoning is approved, the Applicant could come back later and request approval of a multi-family development;
 - c. Request for conditions to be added to DA, as follows: implement “no parking” zones along Schwenkfelder & Woodhead: restriction on 2nd story north-facing windows (windows should face east or west); and require dark sky lighting on north facing facades of homes along north boundary;
 - d. Concern pertaining to traffic in this area and the impact the proposed development will have with the higher density proposed.
 - 3. Key issue(s) of discussion by City Council:
 - a. Opinion that Council shouldn’t require the developer to develop an assisted living facility on this site if they don’t want to be in that business;
 - b. Belief the proposed density is appropriate in such close proximity to a major transportation corridor (i.e. SH 20-26/Chinden Blvd.) with access via a collector street (i.e. Waverton);
 - c. Concern pertaining to impact on area schools – enrollment in public schools is declining;
 - d. Concern pertaining to too much on-street parking along Flatrock;
 - e. In support of the Applicant contributing toward a traffic signal at Levi/Chinden to assist in the traffic issues in this area.
 - 4. City Council change(s) to Commission recommendation:
 - a. None

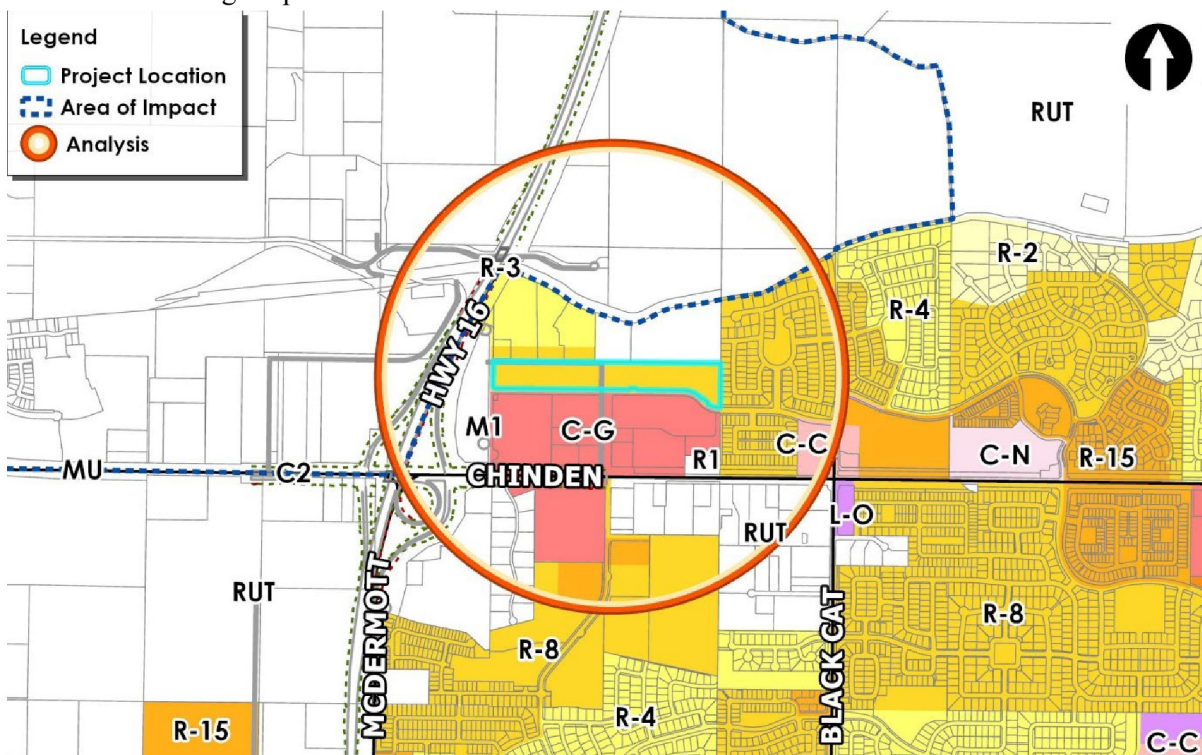
VII. EXHIBITS

A. Project Area Maps

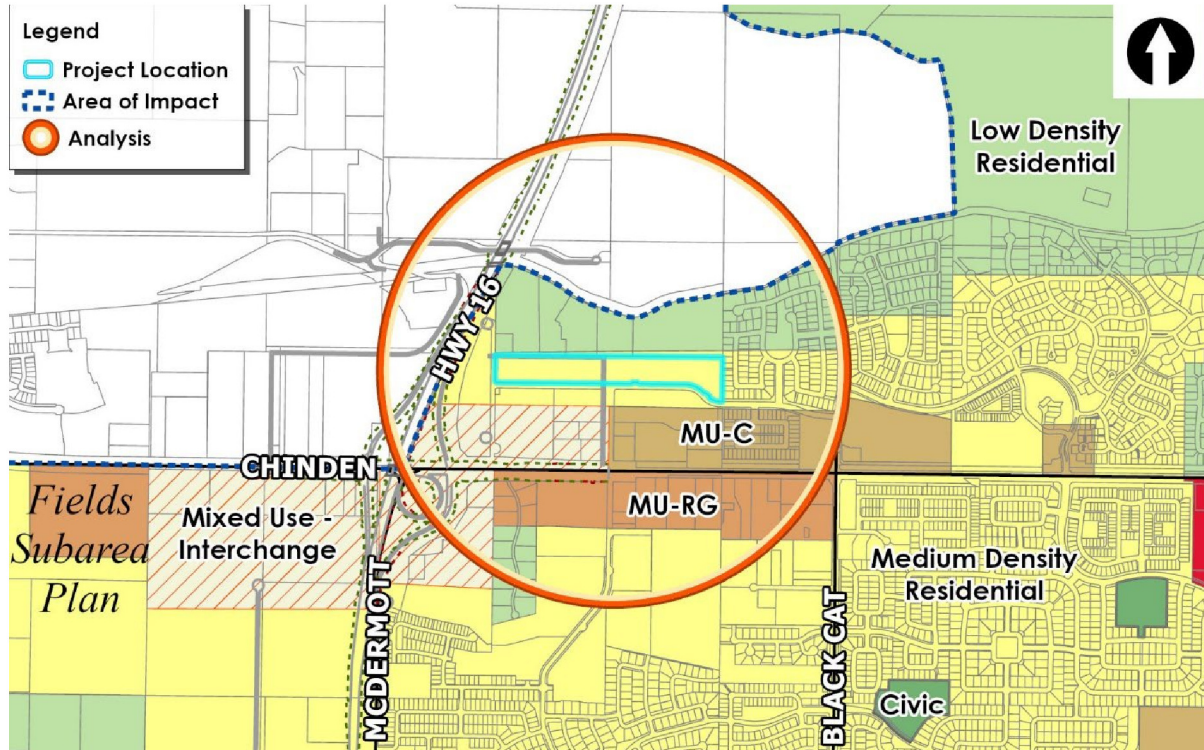
1. Aerial



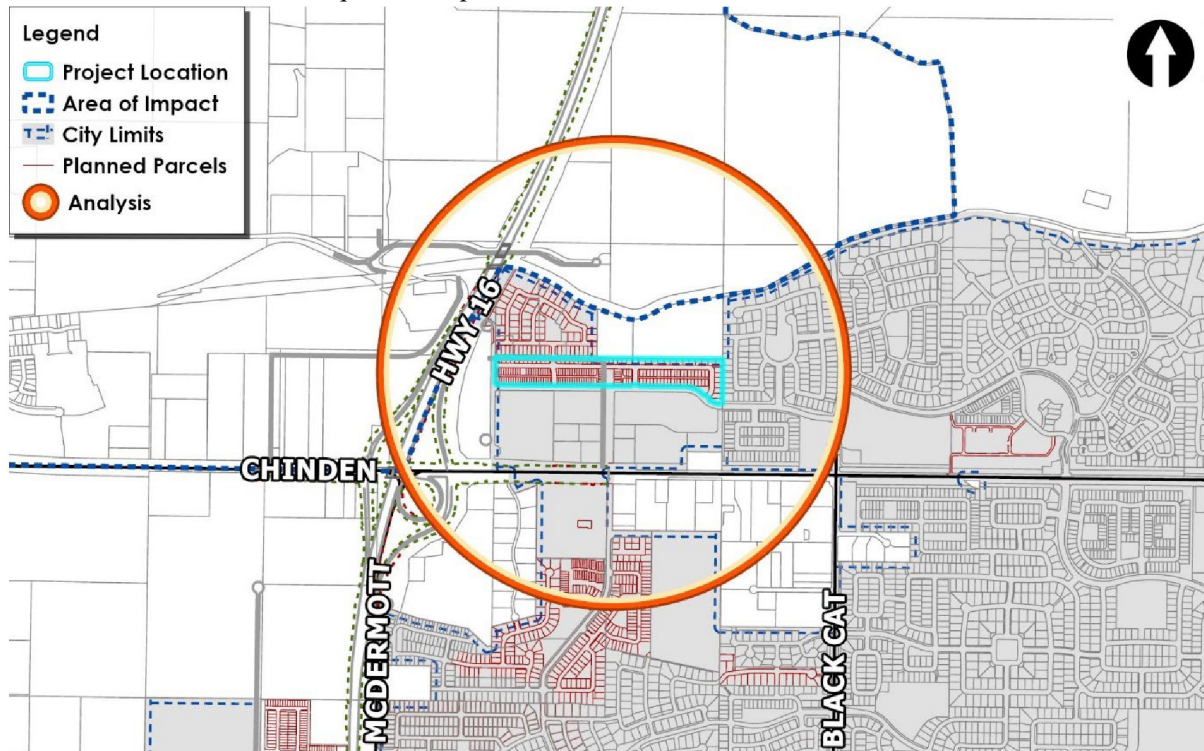
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Service Accessibility Report

PARCEL S0421438475 SERVICE ACCESSIBILITY

Overall Score: 12	2nd Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
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 > 9 min.	RED
Emergency Services Police	Not enough data to report average response time	RED
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 NOT in 5 yr work plan	RED
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

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C. Legal Description & Exhibit Map for Boundary of Proposed New Development Agreement



August 1, 2024
Project No. 24-031

Exhibit A Legal Description for Development Agreement Modification (Pollard North Subdivision)

A parcel of land situated in a portion of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at an aluminum cap marking the South 1/4 corner of said Section 21 which bears S89°27'17"E a distance of 2,609.39 feet from an aluminum cap marking the Southwest corner of said Section 21, thence along the westerly line of the Southwest 1/4 of the Southeast 1/4 (easterly line of the Southeast 1/4 of the Southwest 1/4) of said Section 21, N00°32'12"E a distance of 1,317.30 feet to a 5/8-inch rebar marking the Center-South 1/16th corner of said Section 21 and being the **POINT OF BEGINNING**.

Thence leaving said westerly line (and said easterly line) and following said northerly line of said Southwest 1/4 of the Southeast 1/4, S89°20'25"E a distance of 1,305.33 feet to a 5/8-inch rebar marking the Southeast 1/16th corner of said Section 21;

Thence leaving said northerly line and following the easterly line of said Southwest 1/4 of the Southeast 1/4, S00°27'11"W a distance of 506.58 feet to a 5/8-inch rebar on the subdivision boundary of Pollard Subdivision No. 1 (Book 127, Pages 20407-20411, records of Ada County, Idaho);

Thence following said subdivision boundary the following fourteen (14) courses:

1. S88°50'33"W a distance of 17.79 feet to a 5/8-inch rebar;
2. 133.88 feet along the arc of a circular curve to the right, said curve having a radius of 238.50 feet, a delta angle of 32°09'46", a chord bearing of N73°27'56"W and a chord distance of 132.13 feet to a 5/8-inch rebar;
3. N07°05'39"W a distance of 26.37 feet to a 5/8-inch rebar;
4. N52°40'22"W a distance of 61.09 feet to a 5/8-inch rebar;
5. S81°24'38"W a distance of 14.13 feet to a 5/8-inch rebar;
6. 246.97 feet along the arc of a circular curve to the left, said curve having a radius of 301.50 feet, a delta angle of 46°55'57", a chord bearing of N65°51'45"W and a chord distance of 240.12 feet to a 5/8-inch rebar;
7. N89°19'43"W a distance of 524.75 feet to a 5/8-inch rebar;
8. N44°20'23"W a distance of 23.18 feet to a 5/8-inch rebar;
9. N89°20'25"W a distance of 60.00 feet to a 5/8-inch rebar;
10. S45°39'34"W a distance of 23.16 feet to a 5/8-inch rebar;
11. N89°19'43"W a distance of 164.32 feet to a 5/8-inch rebar;
12. 21.54 feet along the arc of a curve to the right, said curve having a radius of 10,031.50, a delta angle of 00°07'23", a chord bearing of N89°23'25"W and a chord distance of 21.54 feet to a 5/8-inch rebar;
13. N89°27'06"W a distance of 1,358.82 feet to a brass plug;
14. N44°26'05"W a distance of 23.34 feet to a brass plug on the westerly line of said Southeast 1/4 of the Southwest 1/4;

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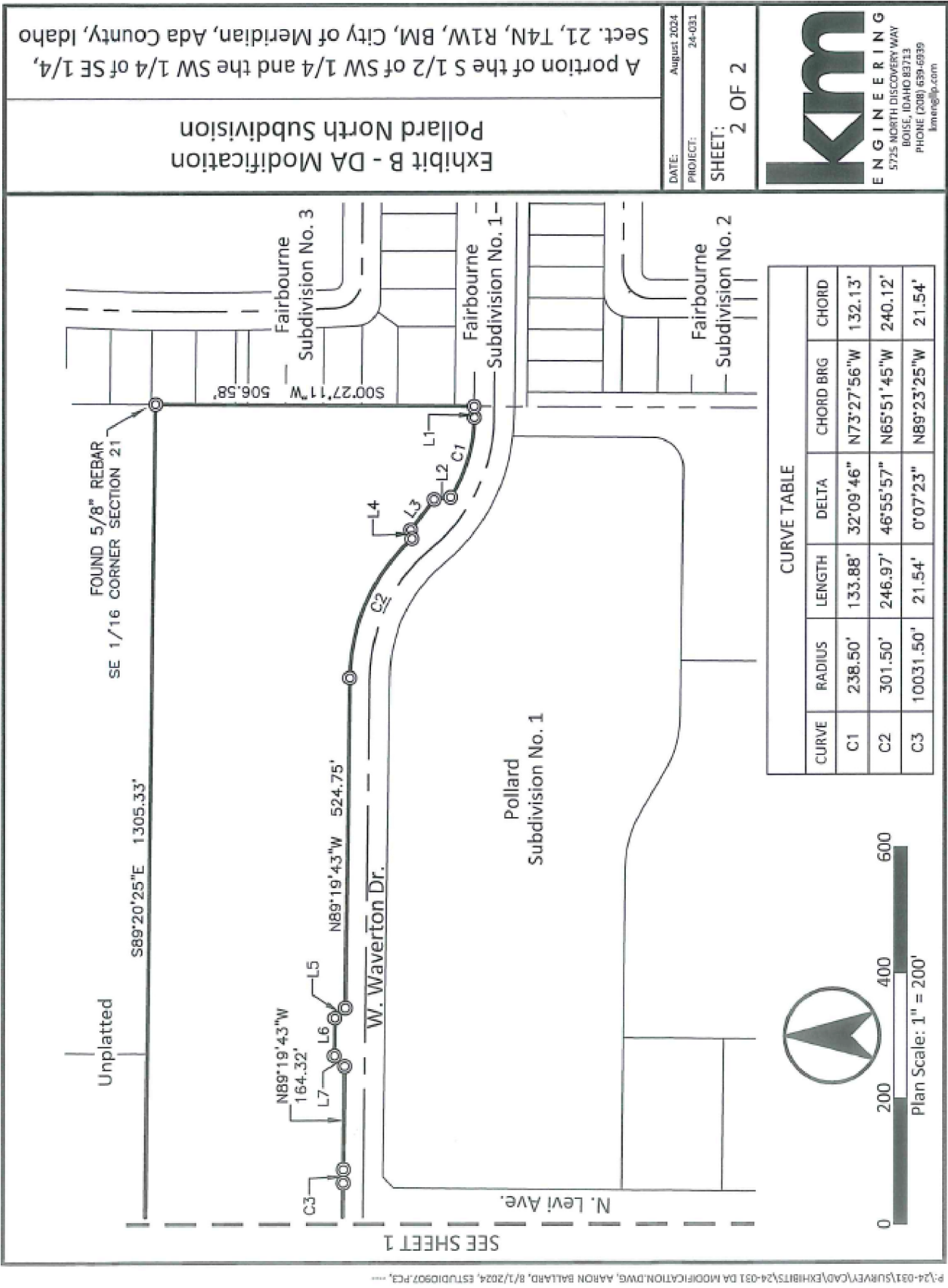
Thence following said westerly line, N00°34'56"E a distance of 298.49 feet to an aluminum cap marking the Southwest 1/16th corner of said Section 21;

Thence leaving said westerly line and following the northerly line of said Southeast 1/4 of the Southwest 1/4, S89°27'06"E a distance of 1,303.59 feet to the **POINT OF BEGINNING**.

Said description contains a total of 19.756 acres, more or less.

Attached hereto is Exhibit B and by this reference is made a part hereof.





P:\24-031\SURVEY\CAD\EXHIBITS\24-031 DA MODIFICATION.DWG, AARON BALLARD, 8/1/2024, ESTUD10907.FG3, ----

D. Rezone Legal Description & Exhibit Map - REVISED



January 28, 2024
Project No. 24-031

Exhibit A Legal Description for Rezone to R-15 Pollard North Subdivision No. 1

A parcel of land situated in a portion of the South 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at an aluminum cap marking the South 1/4 corner of said Section 21 which bears S89°27'17"E a distance of 2,609.39 feet from an aluminum cap marking the Southwest corner of said Section 21, thence following the westerly line of the Southwest 1/4 of the Southeast 1/4 (easterly line of the Southeast 1/4 of the Southwest 1/4) of said Section 21, N00°32'12"E a distance of 970.80 feet to the centerline of W. Waverton Dr. and being the **POINT OF BEGINNING**.

Thence leaving said westerly line and following said centerline, N89°27'06"W a distance of 1,328.87 feet to the centerline of N. Pollard Lane;

Thence leaving said centerline of W. Waverton Dr. and following the centerline of N. Pollard Lane, N00°34'56"E a distance of 253.00 feet;

Thence leaving said centerline, S89°27'06"E a distance of 1,318.81 feet;

Thence 19.49 feet along the arc of a curve to the right, said curve having a radius of 10,021.00 feet, a delta angle of 00°06'41", a chord bearing of S89°23'46"E and a chord distance of 19.49 feet;

Thence S89°20'25"E a distance of 1,141.61 feet;

Thence 51.91 feet along the arc of a curve to the right, said curve having a radius of 31.83 feet, a delta angle of 93°08'16", a chord bearing of S42°41'57"E and a chord distance of 46.38 feet;

Thence S00°27'11"W a distance of 197.57 feet;

Thence 100.47 feet along the arc of a curve to the right, said curve having a radius of 128.50 feet, a delta angle of 44°47'58", a chord bearing of S22°51'10"W and a chord distance of 97.93 feet;

Thence S45°15'09"W a distance of 66.08 feet to said centerline of W. Waverton Dr.;

Thence following said centerline the following five (5) courses:

1. 27.30 feet along the arc of a curve to the right, said curve having a radius of 270.00 feet, a delta angle of 05°47'35", a chord bearing of N42°20'29"W and a chord distance of 27.29 feet to a 5/8-inch rebar;
2. 235.07 feet along the arc of a curve to the left, said curve having a radius of 270.00 feet, a delta angle of 49°53'02", a chord bearing of N64°23'12"W and a chord distance of 227.72 feet to a 5/8-inch rebar;
3. N89°19'43"W a distance of 781.84 feet to a 5/8-inch rebar;
4. Thence 21.48 feet along the arc of a curve to the left, said curve having a radius of 10,000.00 feet, a delta angle of 00°07'23", a chord bearing of N89°23'25"W and a chord distance of 21.48 feet to a 5/8-inch rebar;
5. N89°27'06"W a distance of 71.48 feet to the **POINT OF BEGINNING**.

Said parcel contains 14.901 acres, more or less.

Attached hereto is Exhibit B and by this reference is hereby made a part of.



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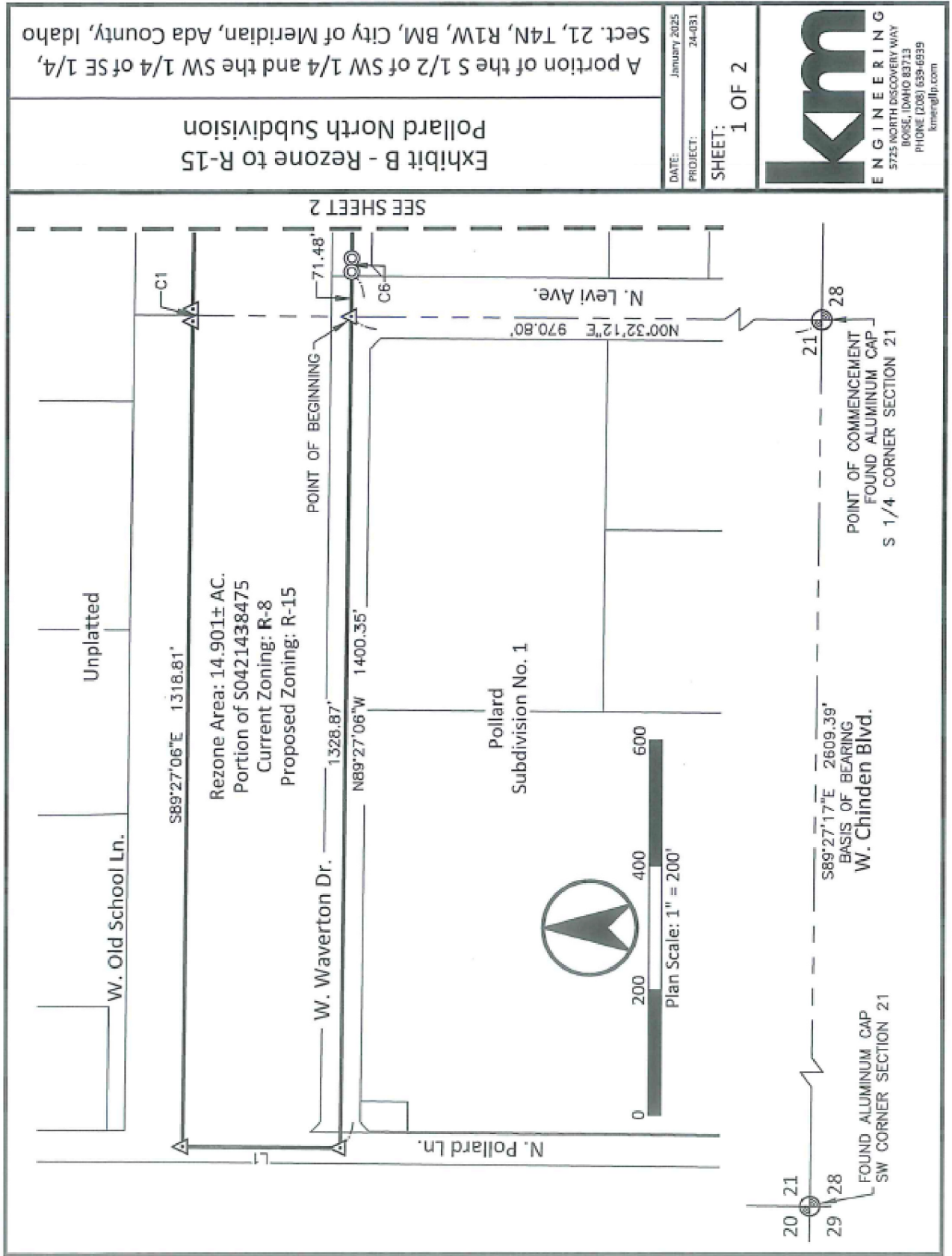


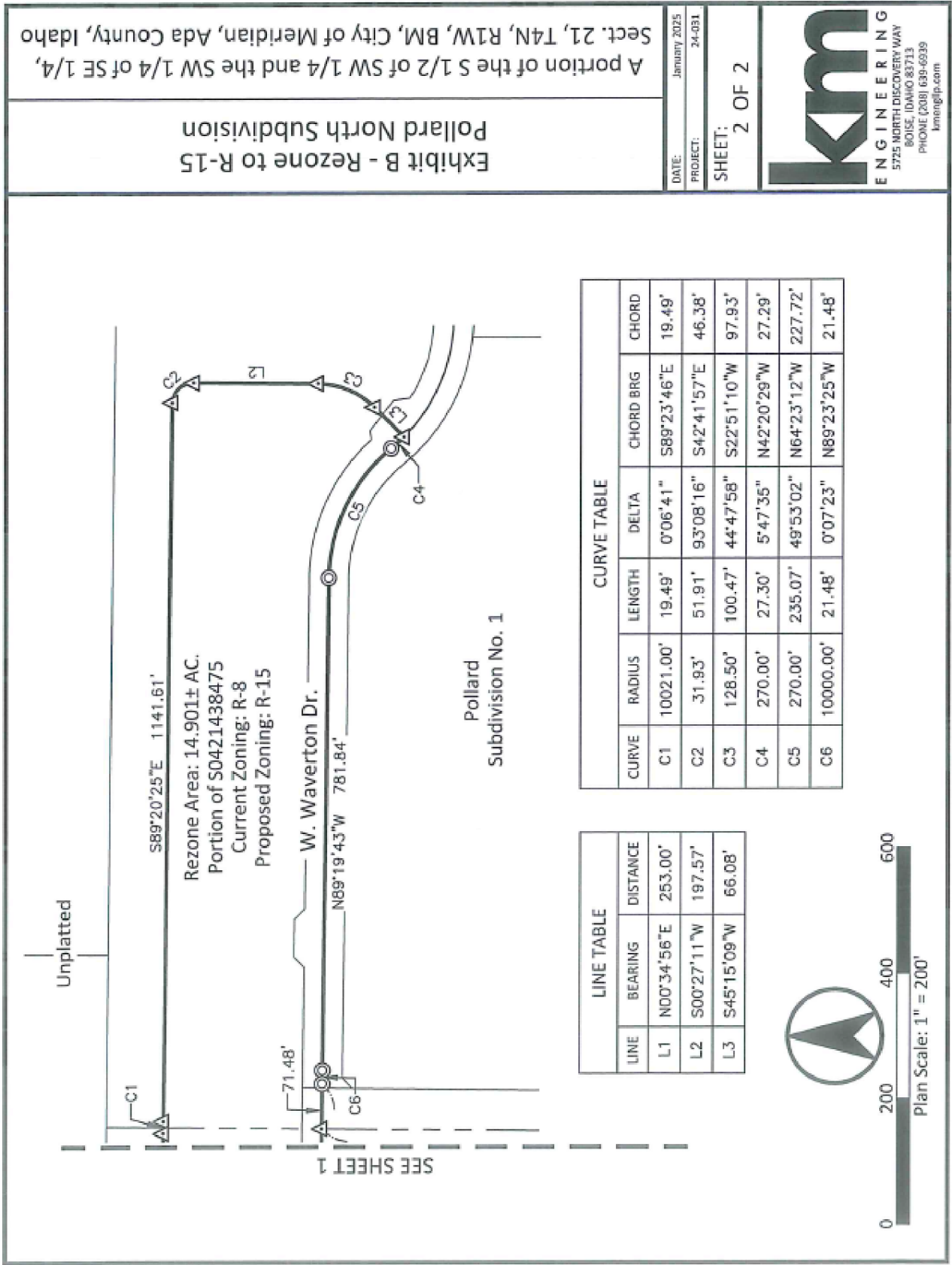
Exhibit B - Rezone to R-15
Pollard North Subdivision

A portion of the S 1/2 of SW 1/4 and the SW 1/4 of SE 1/4,
Sect. 21, T4N, R1W, BM, City of Meridian, Ada County, Idaho

DATE: January 2025
PROJECT: 24-031

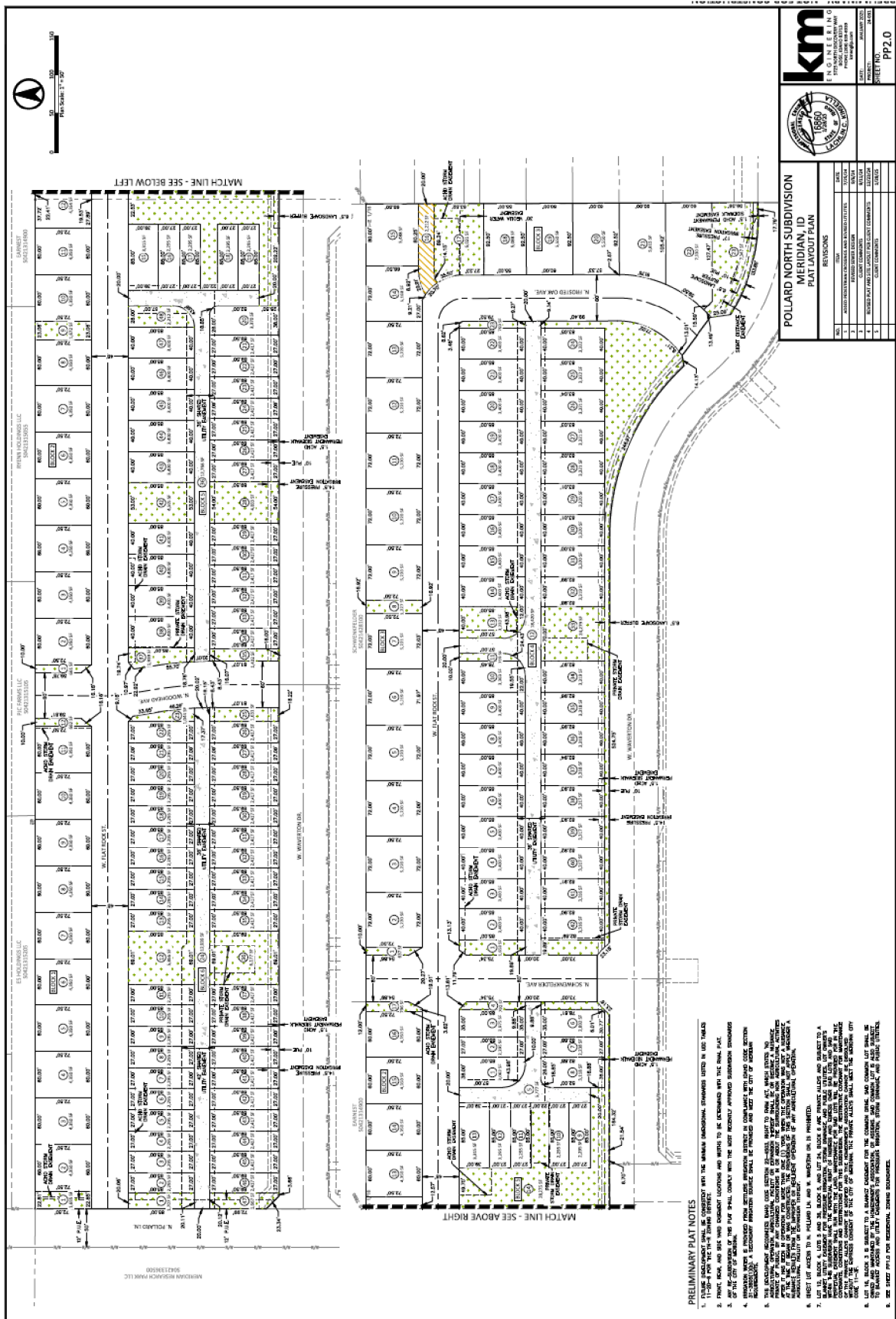
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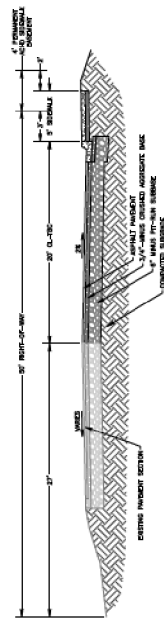
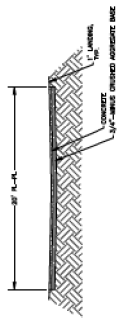
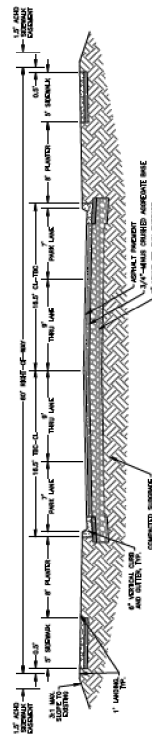
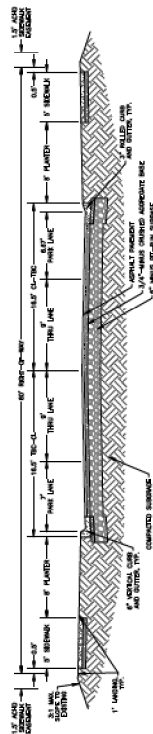
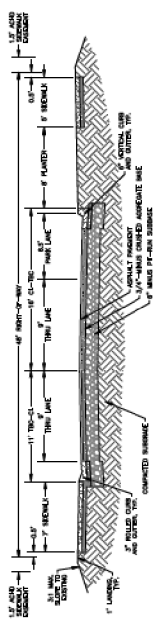
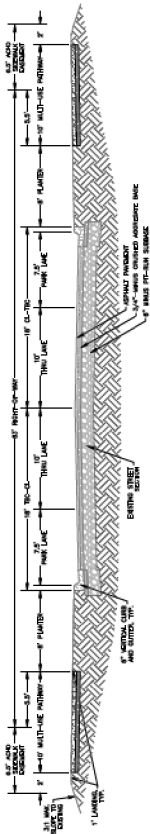




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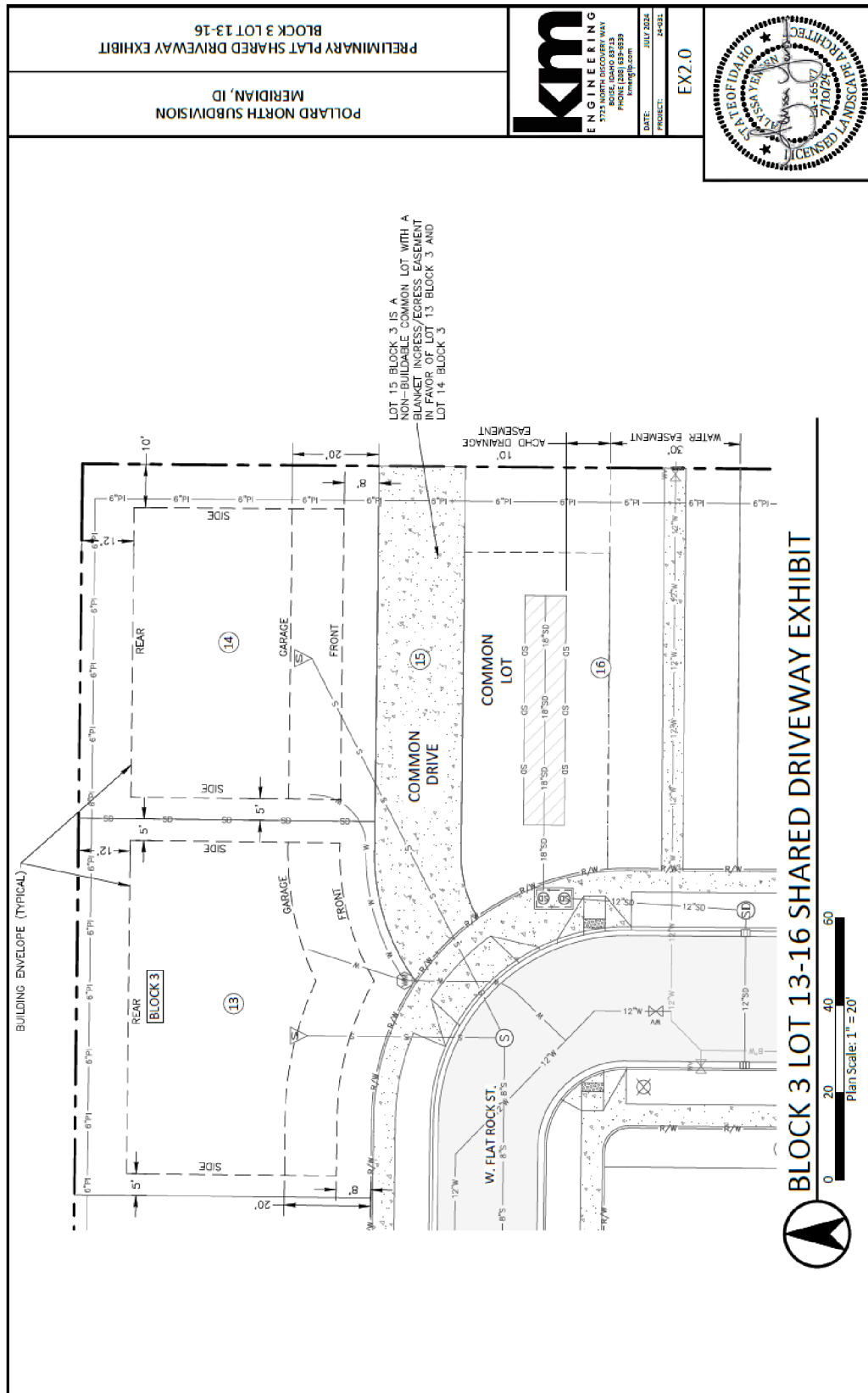






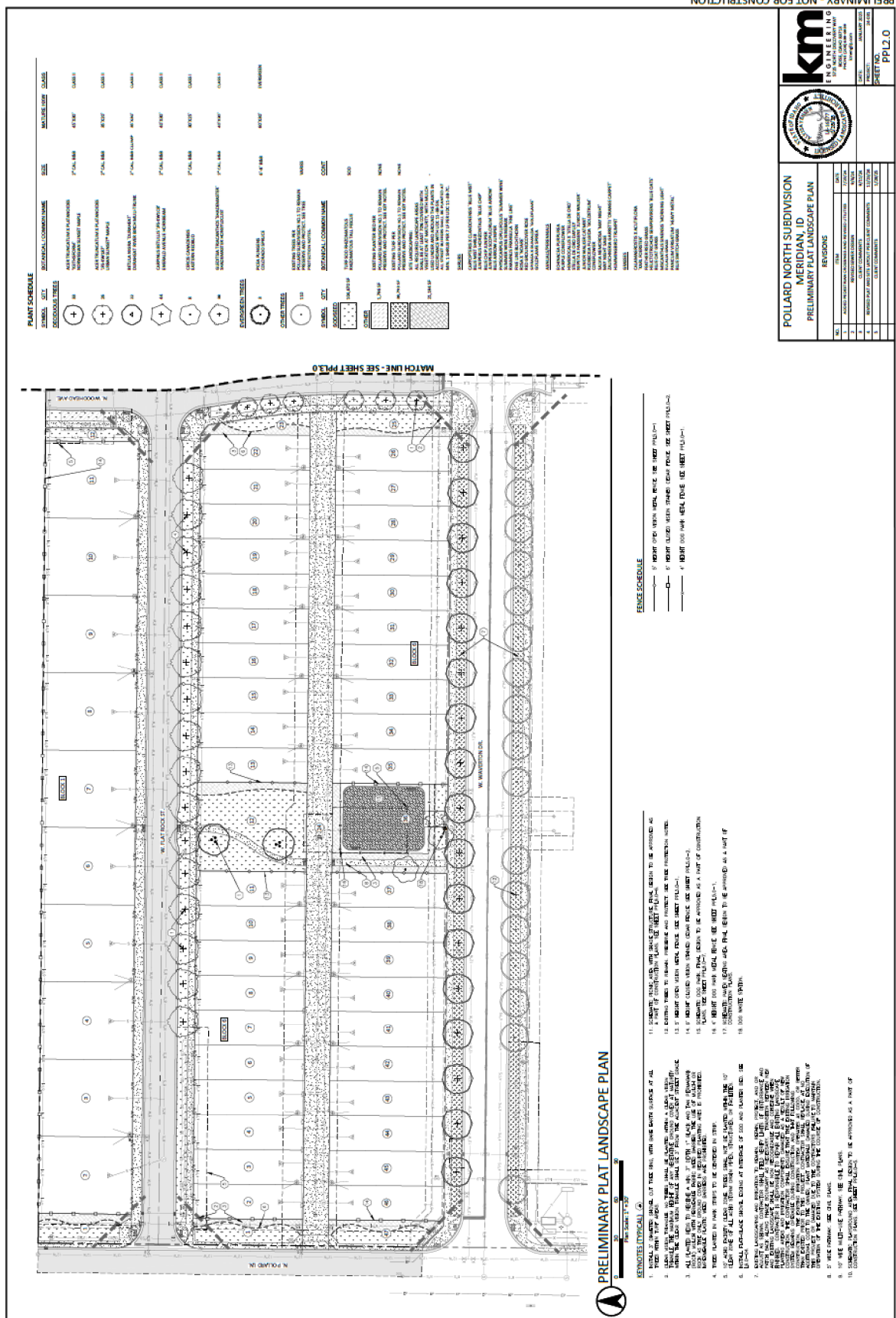


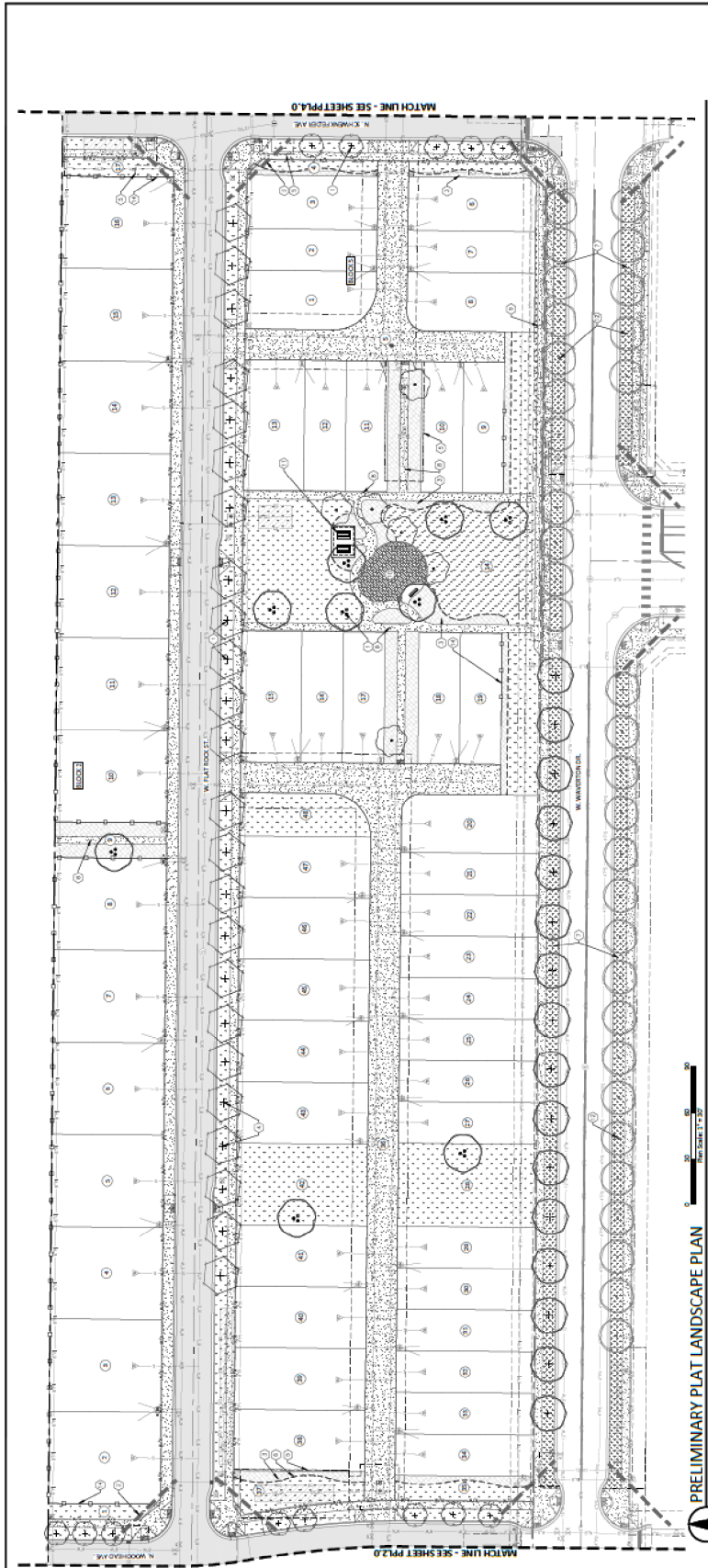
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G. Landscape Plan (dated: 7/25/24 12/23/2024 1/28/2025) - REVISED







PLANT SCHEDULE									
SYMBOL	SIZE	TECHNICAL COMMENTS	SIZE	MATERIAL	CLASS	SYMBOL	SIZE	TECHNICAL COMMENTS	CLASS
	36	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 36"	40' DIA.	CLASS 3		36	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	24	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 24"	40' DIA.	CLASS 3		24	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	20	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 20"	40' DIA.	CLASS 3		20	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	18	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 18"	40' DIA.	CLASS 3		18	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	16	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 16"	40' DIA.	CLASS 3		16	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	14	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 14"	40' DIA.	CLASS 3		14	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	12	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 12"	40' DIA.	CLASS 3		12	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	10	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 10"	40' DIA.	CLASS 3		10	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	8	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 8"	40' DIA.	CLASS 3		8	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	6	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 6"	40' DIA.	CLASS 3		6	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	4	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 4"	40' DIA.	CLASS 3		4	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	2	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 2"	40' DIA.	CLASS 3		2	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3
	1	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	2' DIA. 1"	40' DIA.	CLASS 3		1	SEWER FORCE MAIN PUMP MANHOLE CONCRETE CONCRETE	CLASS 3

[illegible]

**POLLARD NORTH SUBDIVISION
MERIDIAN, ID
PRELIMINARY PLAT LANDSCAPE PLAN**

REVISIONS		
NO.	ITEM	DATE
1	ADDED PERISTALTIC PUMP CABLES AND PERISTALTIC PUMP	12/24/2014
2	REVISED PUMP DESIGN	1/14/2015
3	CLIENT COMMENTS	1/22/2015
4	REVISED PUMP AND TEST APPROPRIATE COMMENTS	2/2/2015
5	CLIENT COMMENTS	2/26/2015



04 SHOVEL CUT EDGE
NTS

DOG PARK REFERENCE IMAGE

[illegible]

POLLARD NORTH SUBDIVISION

◆ BRIGHTON

CONCEPTUAL, SUBJECT TO CHANGE



I. Conceptual Building Elevations

❖ BRIGHTON

POLLARD NORTH – Central Park



❖ BRIGHTON

POLLARD NORTH - Carriage Lane Homes





❖ BRIGHTON

POLLARD NORTH - Carriage Lane Duet Homes



❖ BRIGHTON

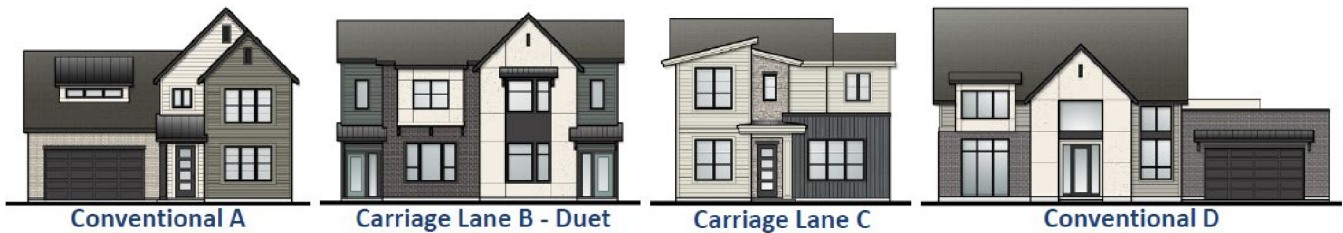
POLLARD NORTH - Conventional Homes





◆ BRIGHTON

POLLARD NORTH - Home Types



❖ BRIGHTON

POLLARD NORTH - Carriage Lane "B" Duets



❖ BRIGHTON

POLLARD NORTH - Carriage Lane "C"





J. Original vs. Revised Proposed Preliminary Plat

