

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 8/11/2026
DATE:

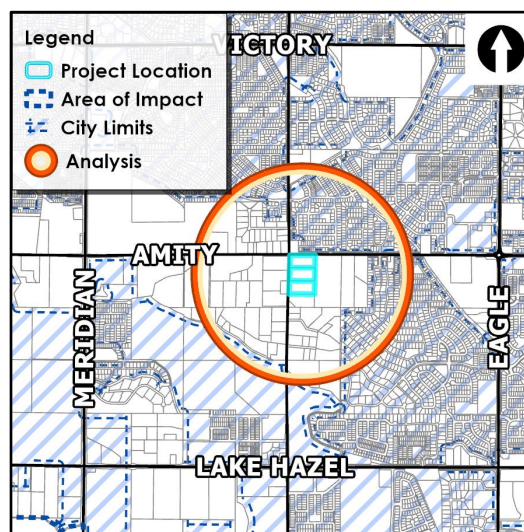
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Jadon Schneider, Bronze Bow Land

SUBJECT: Solara Estates MDA
H-2026-0042

LOCATION: 1695 E. Amity Road, 4940 and 5060 S.
Locust Grove Road, located in the NW ¼
of Section 32, Township 3N, Range 1E.
Parcel(s) S1132223130, S1132223210
and S1132223320



I. PROJECT OVERVIEW

A. Summary

The applicant is requesting approval of a Development Agreement Modification to allow the Development Agreement process to proceed after expiration of the original six-month timeframe, so that the agreements can be prepared, reviewed, approved, signed, and recorded in accordance with City requirements.

B. Issues/Waivers

None

C. Recommendation

Planning Division: Approval

D. Decision

City Council: [Click or tap here to enter text.](#)

E. Table of Contents

Community Metrics.....	II
Staff Analysis.....	III
City/Agency Comments and Conditions.....	IV
Findings.....	V
Action.....	VI
Exhibits.....	VII

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Church, vacant and residential	-
Proposed Land Use(s)	Church and residential	-
Existing Zoning	RUT	VII.A.2
Proposed Zoning	R-8 (Church Property) and R-2 (Residential Subdivision)	
Adopted FLUM Designation	Low Density Residential	VII.A.3
Proposed FLUM Designation	Low Density Residential	

Table 2: Project Overview

Description	Details
History	CUP for the existing church
Phasing Plan	1
Residential Units	Single-family Detached
Open Space	0.78 acres required/0.965 acres provided (9.9%)
Amenities	2 points required/2 points provided
Physical Features	N/A
Acreage	±15 acres
Lots	19 lots (14 building/5 Common)
Density	1.44 du/ac

Table 3: Process Facts

Description	Details
Preapplication Meeting date	6/23/2026
Neighborhood Meeting	6/8/2026
Site posting date	7/28/2026

Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.K
• Comments Received	No/ Project was previously approved by ACHD	-
• Commission Action Required	No	-
• Access	Existing Arterial/ S. Locust Grove Road	-
• Traffic Level of Service	Locust Grove Road - Better than "E" Amity Road – Better than "E"	-
ITD Comments Received	No Comment	IV.L
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	No changes in public sewer infrastructure shown in record. Any changes must be approved by public works	
• Impacts or Concerns	No	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at the site	
• Impacts or Concerns	No changes to public water infrastructure shown in record. Any changes must be approved by public works. This includes hydrants or the abandonment of water mains.	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=448500&dbid=0&repo=MeridianCity>

III. STAFF ANALYSIS

A. Development Agreement Modification

In 2025, Solara Estates Subdivision (H-2025-0013) received approval for annexation, a preliminary plat, and alternative compliance. As part of the approval, the City did require the applicants to enter into a development agreement to complete the annexation process.

Under the UDC, an applicant has up to 6 months to complete the process or submit and obtain approval of a subsequent development agreement modification application to extend the timeframe. Unfortunately, the Development Agreement fee was not paid within the original six-month period following City Council approval, perpetuating the need for the subject application by allowing adequate time for the necessary documents to be prepared and approved. To date, the DA fee has been paid, so the legal documents can be prepared, recorded, and the AZ process concluded.

Staff has no objection to the Applicant's request for a modification to the development agreement process to proceed after expiration of the original six-month timeframe with no modifications to the previously approved preliminary plat, alternative compliance approval, project layout, density, use, or conditions of approval for Solara Estates Subdivision (H-2025-0013).

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Applicant shall adhere to the previously approved preliminary plat, alternative compliance approval, project layout, density, use, or conditions of approval for Solara Estates Subdivision (H-2025-0013).

B. Meridian Public Works

1. No changes in public sewer infrastructure shown in record. Any changes must be approved by Public Works.
2. No changes to public water infrastructure shown in record. Any changes must be approved by Public Works. This includes hydrants or the abandonment of water mains.

C. Meridian Park's Department

1. No new comments. Allowing project to continue past expiration. Any previous pathway conditions apply.

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=448530&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

Staff recommends approval of the requested Development Agreement Modification per the conditions of approval included in Section IV.

B. City Council:

The Meridian City Council heard these items on [date]. At the public hearing, the Council moved to approve the subject [app] and [app] requests.

1. Summary of the City Council public hearing:

a. In favor:

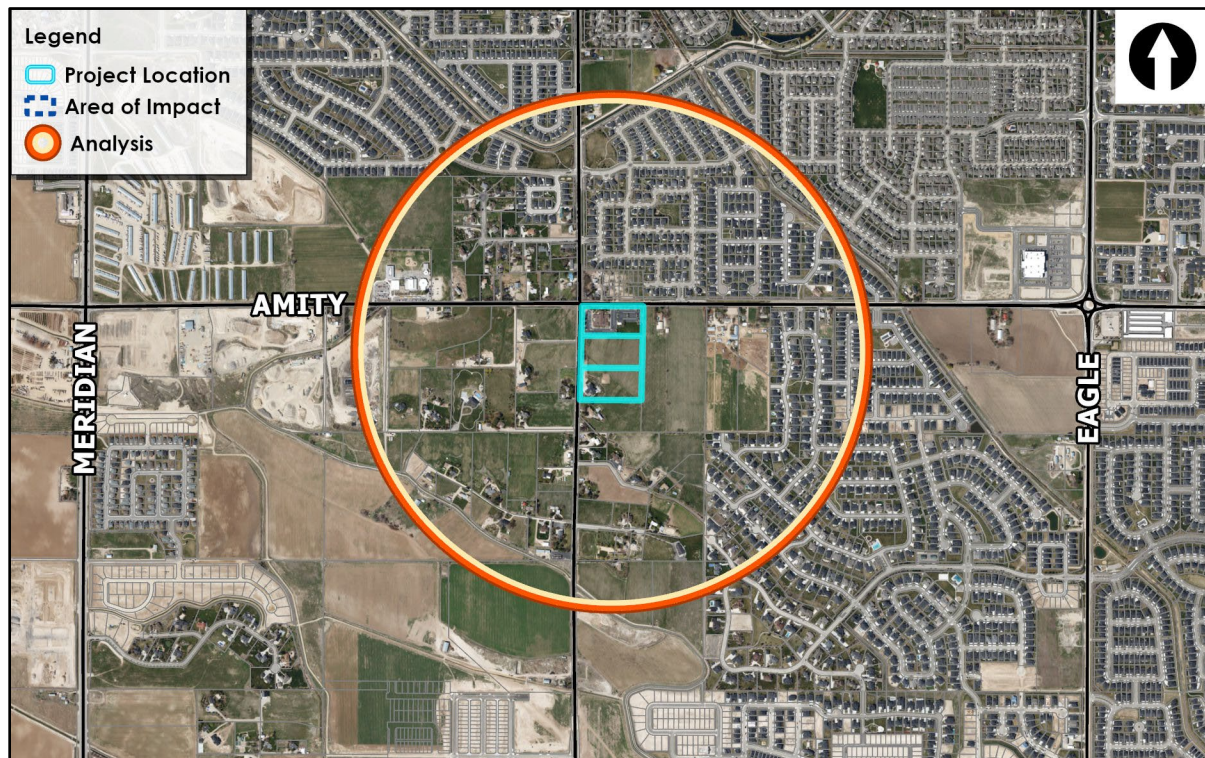
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application:
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. None
- 3. Key issue(s) of discussion by City Council:
 - a. None
- 4. City Council change(s) to Commission recommendation:
 - a. None

VI. EXHIBITS

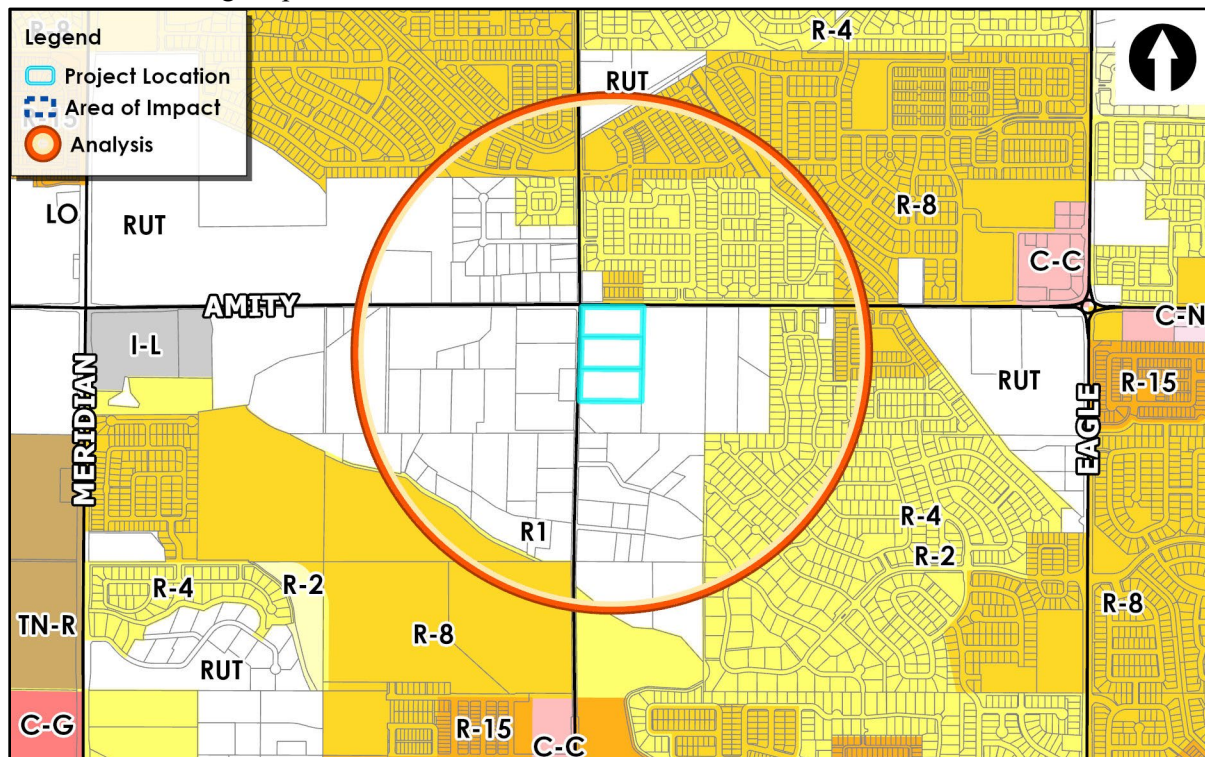
A. Project Area Maps

A. Project Area Maps

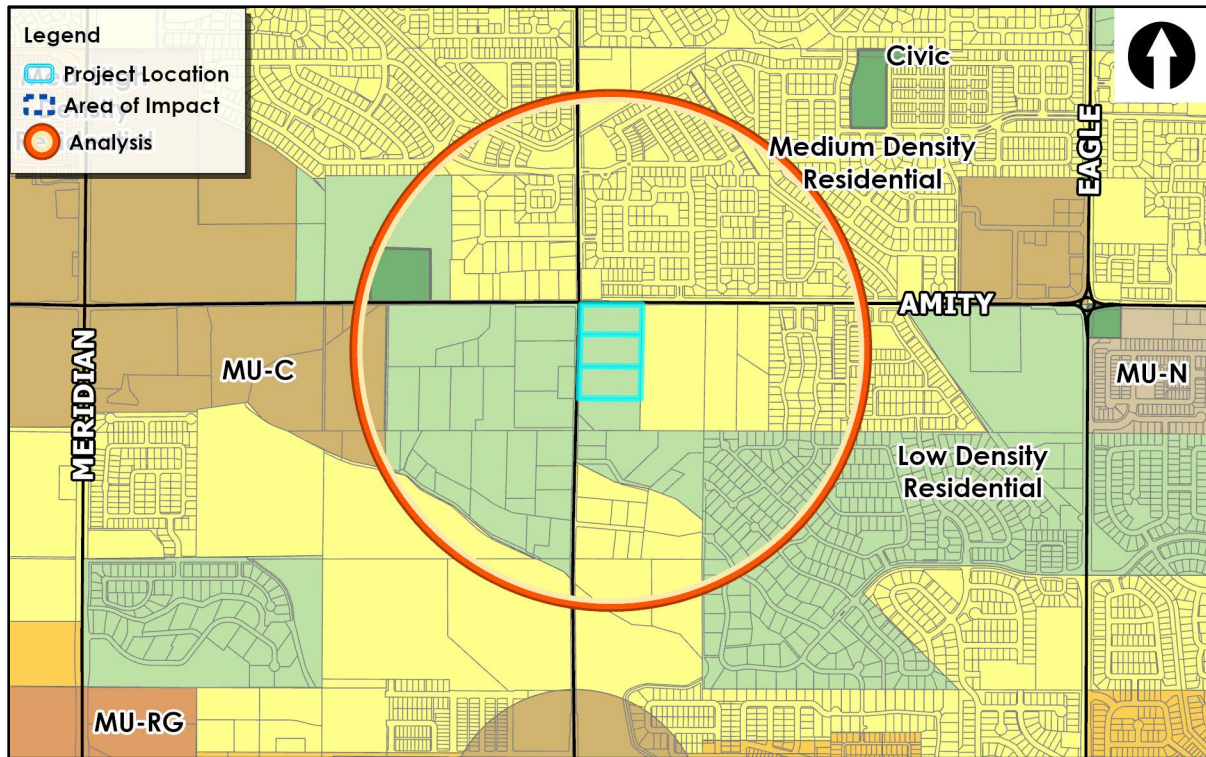
1. Aerial



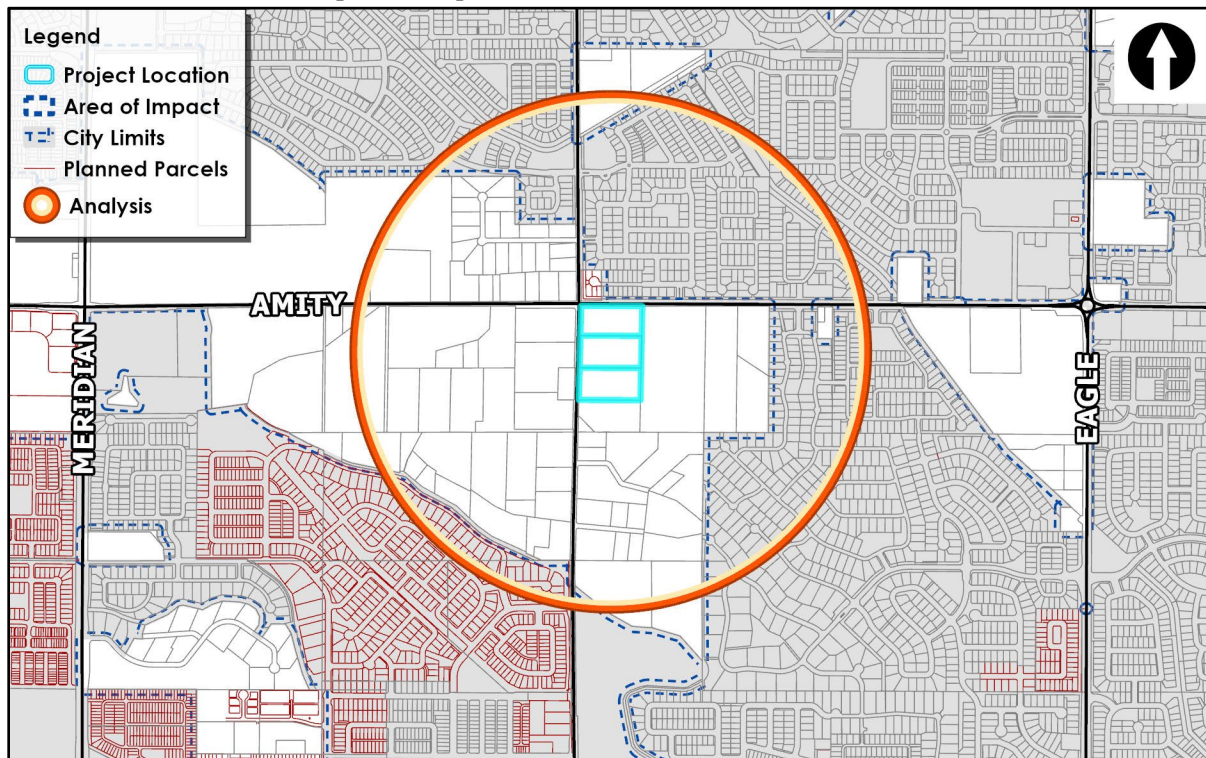
2. Zoning Map



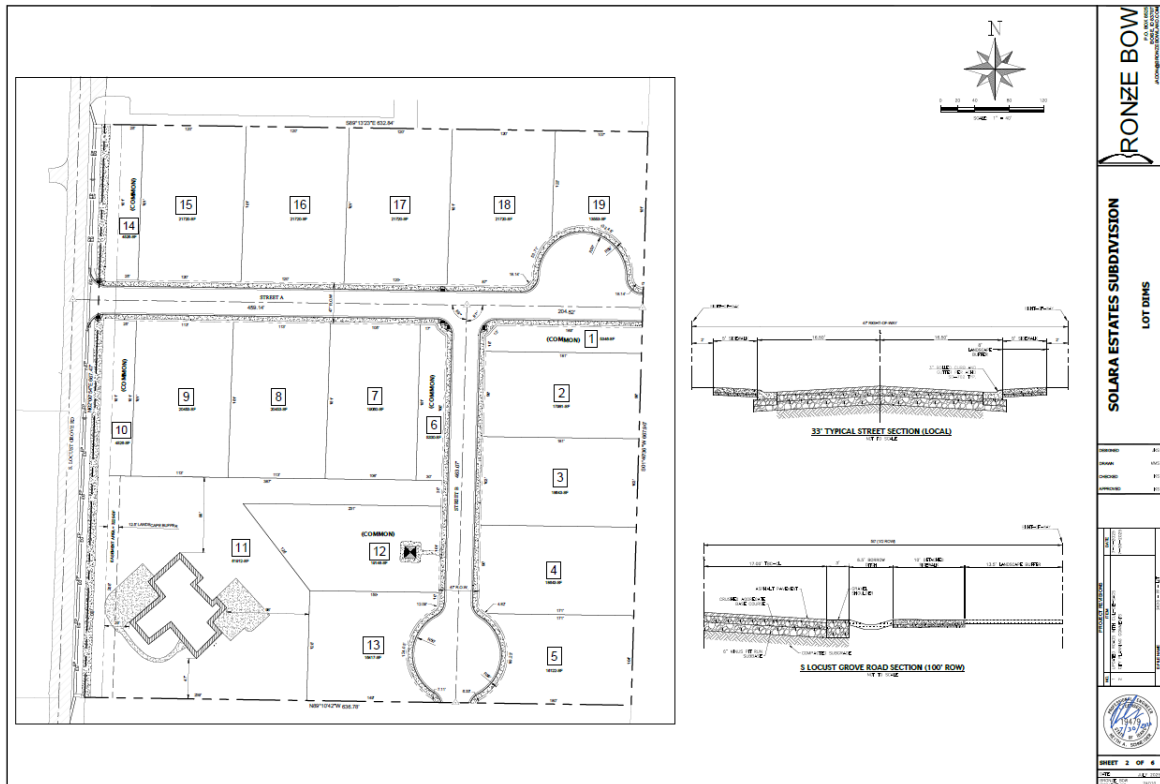
3. Future Land Use



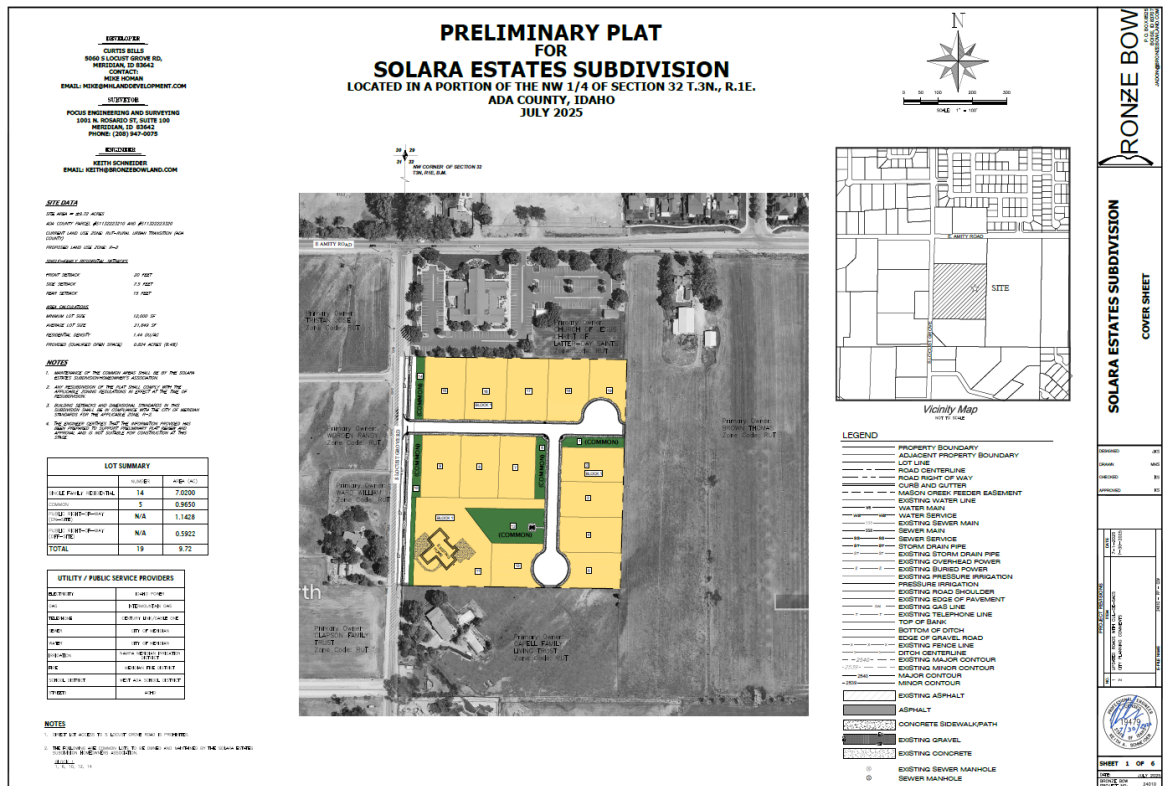
4. Planned Development Map



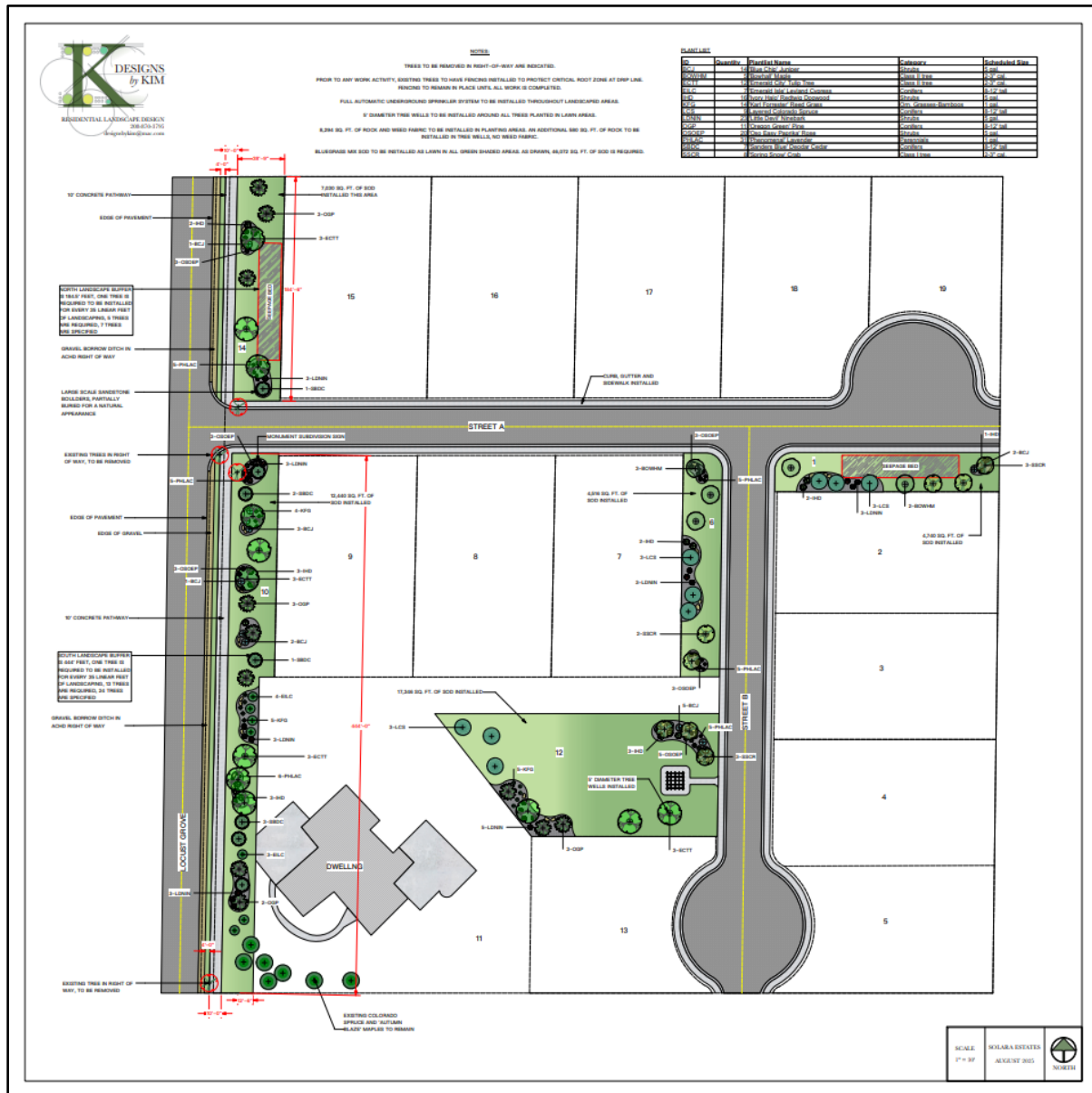
B. Preliminary Plat (date: [Click here to enter a date.](#))



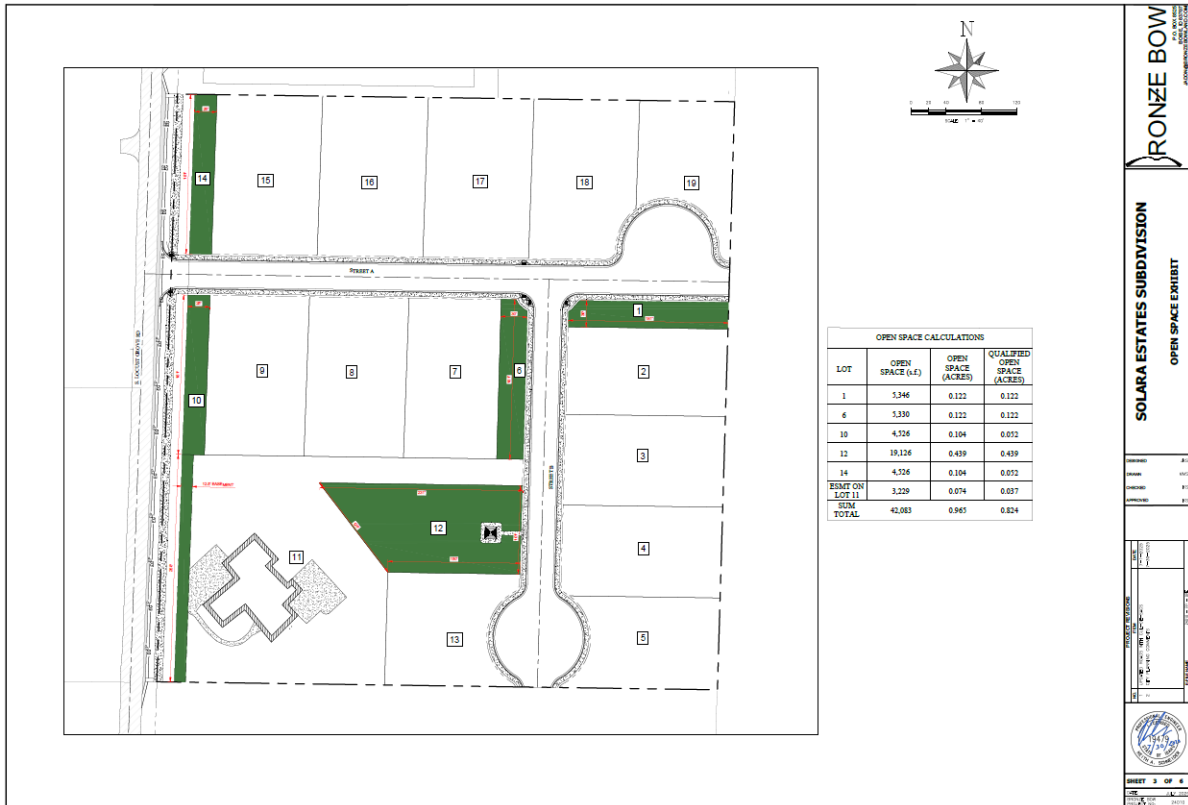
C. Site Plan (date: [Click here to enter a date.](#))



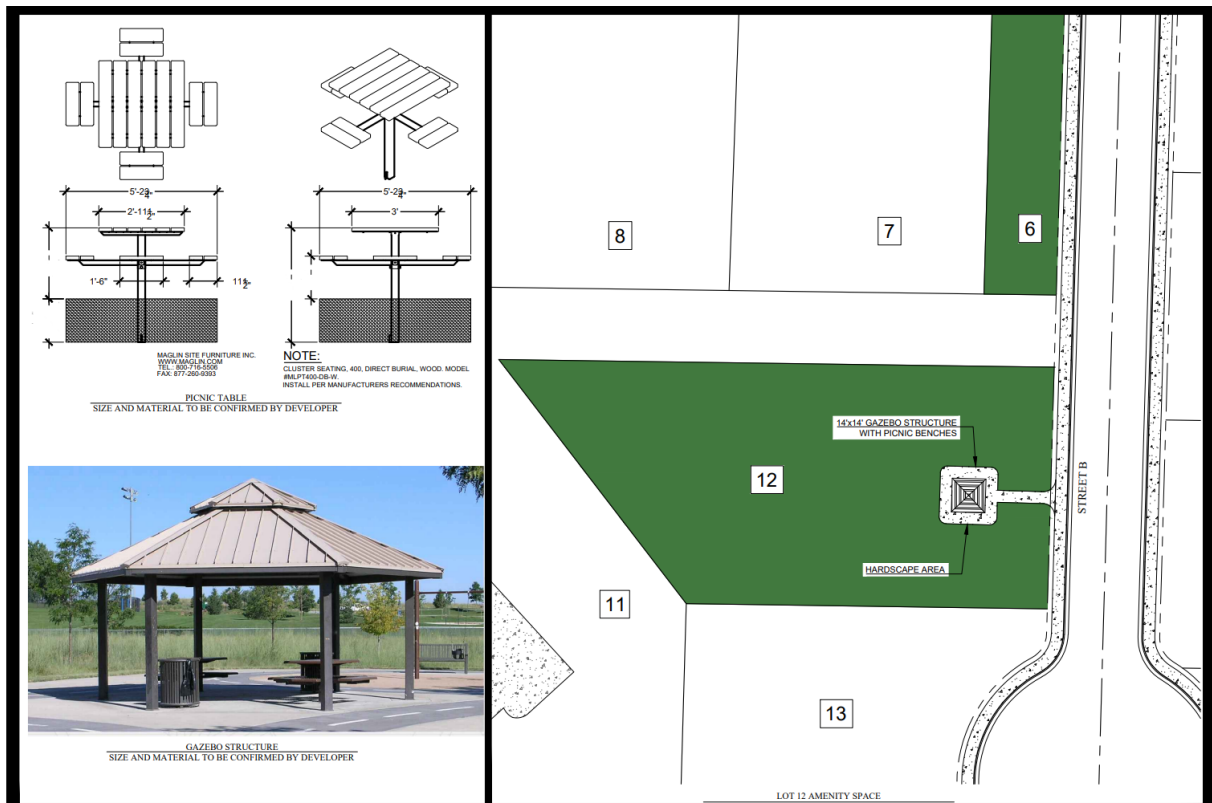
D. Landscape Plan (date: 8/5/2025)



E. Qualified Open Space Exhibit (date: 7/30/2025)



F. Amenity Exhibit



I. Building Elevations (date: [Click here to enter a date.](#))



THE WELLES



THE LANDING



THE KIMBERLY



THE JAX



THE DEAN

J. Annexation Legal Description & Exhibit Map



1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

**LEGAL DESCRIPTION
PREPARED FOR
SUNRISE ESTATES
ADA COUNTY, IDAHO
08/01/2025
24-5058
JTS**

CURTIS BILLS PARCEL LEGAL DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 3 North, Range 1 East, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 32, Township 3 North, Range 1 East, Boise Meridian; thence S02°00'54"W 334.71 feet along the Section line between the Northwest Corner of Section 32 and the North 1/16 Corner common to Section 32 and 31, T3N, R1E, B.M. to the Point of Beginning;

thence S89°13'23"E 662.85 feet along a fence to a 1/2 inch rebar;
thence S01°40'36"W 667.90 feet along a fence to a 1/2 inch rebar;
thence N89°10'42"W 666.78 feet along a fence to a point on the Centerline of South Locust Grove Road;
thence N02°00'54"E 667.45 feet along the Centerline of South Locust Grove Road to the Point of Beginning.

Contains: 10.19 acres+/-





1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

**LEGAL DESCRIPTION
PREPARED FOR
SUNRISE ESTATES
ADA COUNTY, IDAHO
08/01/2025
24-5058
JTS**

LDS CHURCH PARCEL LEGAL DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 3 North, Range 1 East, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 32, Township 3 North, Range 1 East, Boise Meridian, said point being the Point of Beginning;

thence S89°10'53"E 661.71 feet along the Centerline of East Amity Road;
thence S01°49'18"W 334.20 feet to a 1/2 inch rebar;
thence N89°13'23"W 662.85 feet along a fence to the Centerline of South Locust Grove Road;
thence N02°00'54"E 334.71 feet along the Centerline of South Locust Grove Road to the Point of Beginning.

Contains: 5.08 acres+/-





1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

**LEGAL DESCRIPTION
PREPARED FOR
SUNRISE ESTATES
ADA COUNTY, IDAHO
08/01/2025
24-5058
JTS**

OVERALL ANNEXATION LEGAL DESCRIPTION

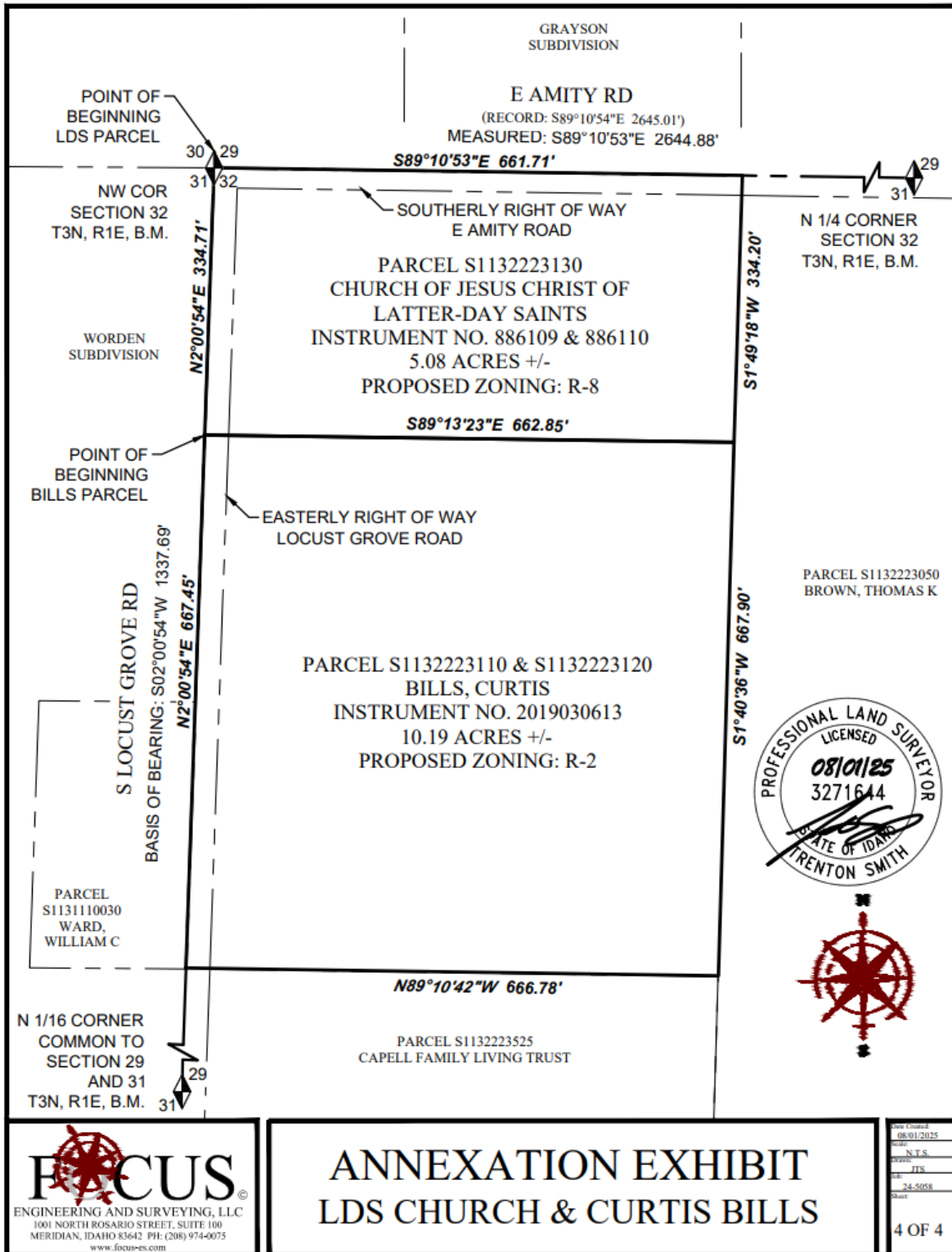
A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 3 North, Range 1 East, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 32, Township 3 North, Range 1 East, Boise Meridian, said point being the Point of Beginning;

thence S89°10'53"E 661.71 feet along the Centerline of East Amity Road;
thence S01°49'18"W 334.20 feet to a 1/2 inch rebar;
thence S01°40'36"W 667.90 feet along a fence to a 1/2 inch rebar;
thence N89°10'42"W 666.78 feet along a fence to a point on the Centerline of South Locust Grove Road;
thence N02°00'54"E 667.45 feet along the Centerline of South Locust Grove Road;
thence N02°00'54"E 334.71 feet continuing along the Centerline of South Locust Grove Road to the Point of Beginning.

Contains: 15.27 acres+/-





K. Conditional Use Permit Approved by Ada County Commission Board

May 21, 1975

The Church of Jesus Christ
of Latter-Day Saints
% Bishop Tracy Wright
Route #3
Meridian, Idaho 83642

Gentlemen:

This letter is to advise you of the action taken by the Board of Ada County Commissioners on your Conditional Use Permit application to construct a church.

The Board has voted to grant the Conditional Use with the following conditions:

1. The applicant shall comply with all plans on file with the office of the Ada County Planning and Zoning Commission dated March 25, 1975, except as herein amended.
2. Seating in the church shall not exceed 750 persons.
3. The northwestern access shall be eliminated.
4. Septic system and well shall be approved by CDHD.
5. Access, dedications, and drainage shall be approved by the ACHD.
6. Drainage into the irrigation lateral shall be approved by the Nampa-Meridian Irrigation District.

If you have any questions please contact this office.

Sincerely,

BOARD OF ADA COUNTY COMMISSIONERS

Chairman

Commissioner