

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



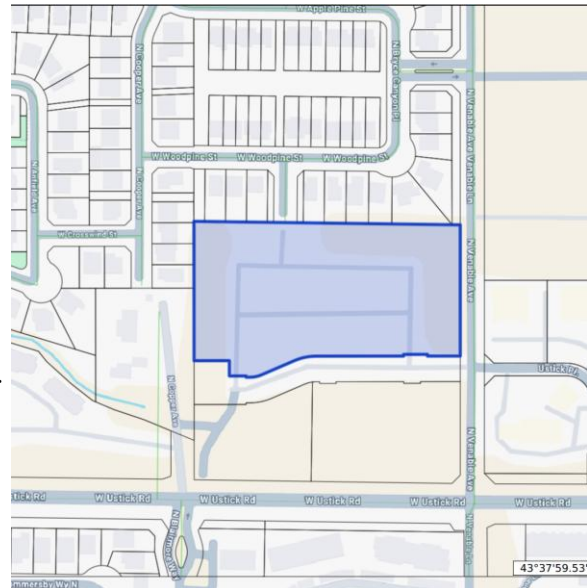
HEARING DATE: 7/28/2026

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Driftwood Townhomes
FP-2026-0018

LOCATION: Generally located north of W. Ustick Rd.
on the west side of N. Venable Ave., in
the SW 1/4 of Section 36, T.4N., R.1W.
(Parcel #R1931270100)



I. PROJECT DESCRIPTION,

Final plat consisting of 61 buildable lots and two (2) common /other lots on 4.81 acres of land in the TN-R zoning district for Driftwood Townhomes subdivision, by Brighton Development. This is a re-subdivision of Lot 1, Block 1, Driftwood Subdivision.

II. APPLICANT INFORMATION

A. Applicant

Jeremy Wright, Brighton Development – 2929 W Navigator Dr. Ste 400, Meridian, ID 83642

B. Owner:

Travis Barney, Alturas Ustick, LLC – 500 E. Shore Drive #120, Eagle, ID 83616

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

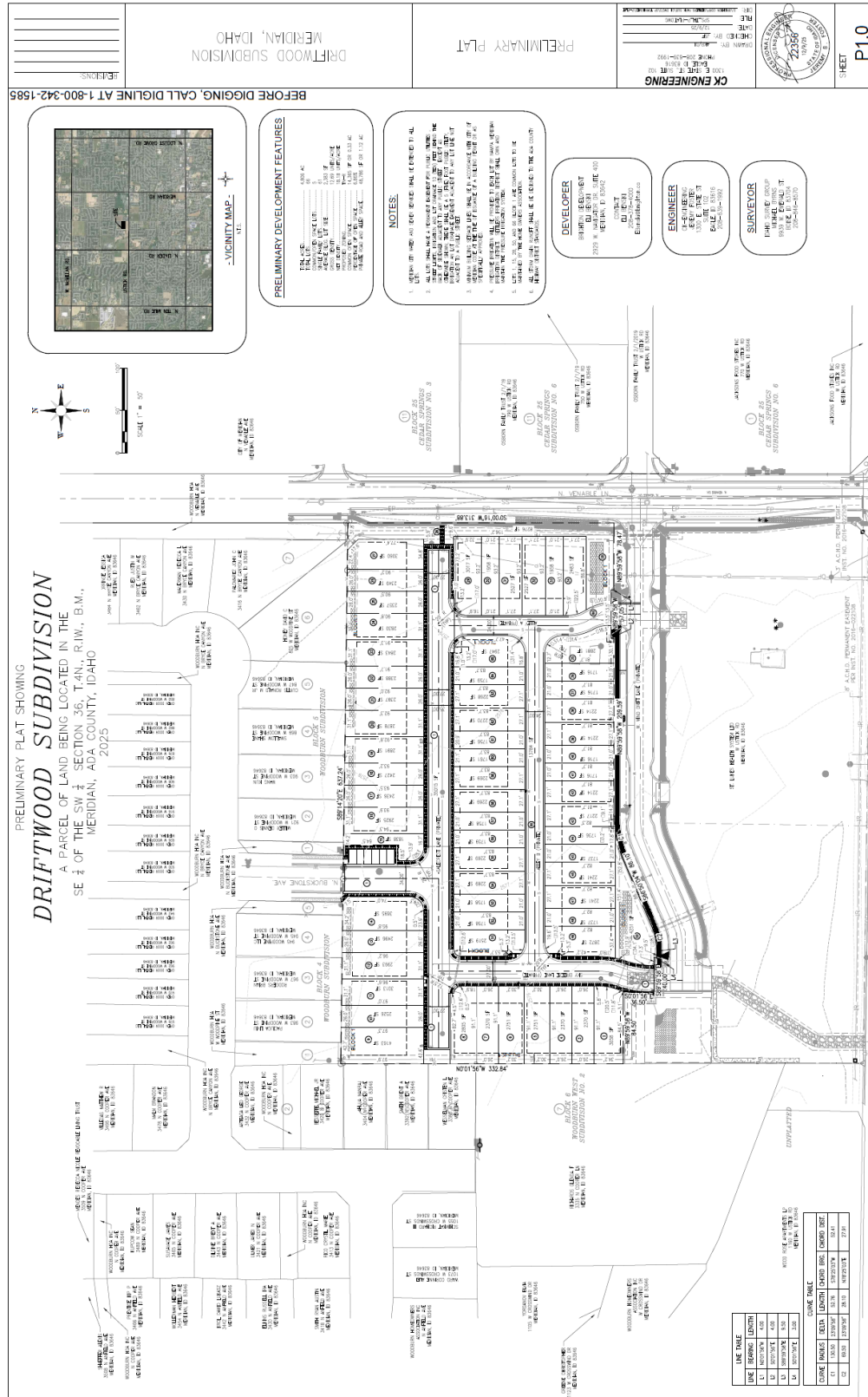
For the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase, and the amount of common area cannot decrease. Because there is no change to the number of buildable lots and no decrease in common open space, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat (H-2025-0051), as required. The proposed final plat is also consistent with the provisions in the development agreement.

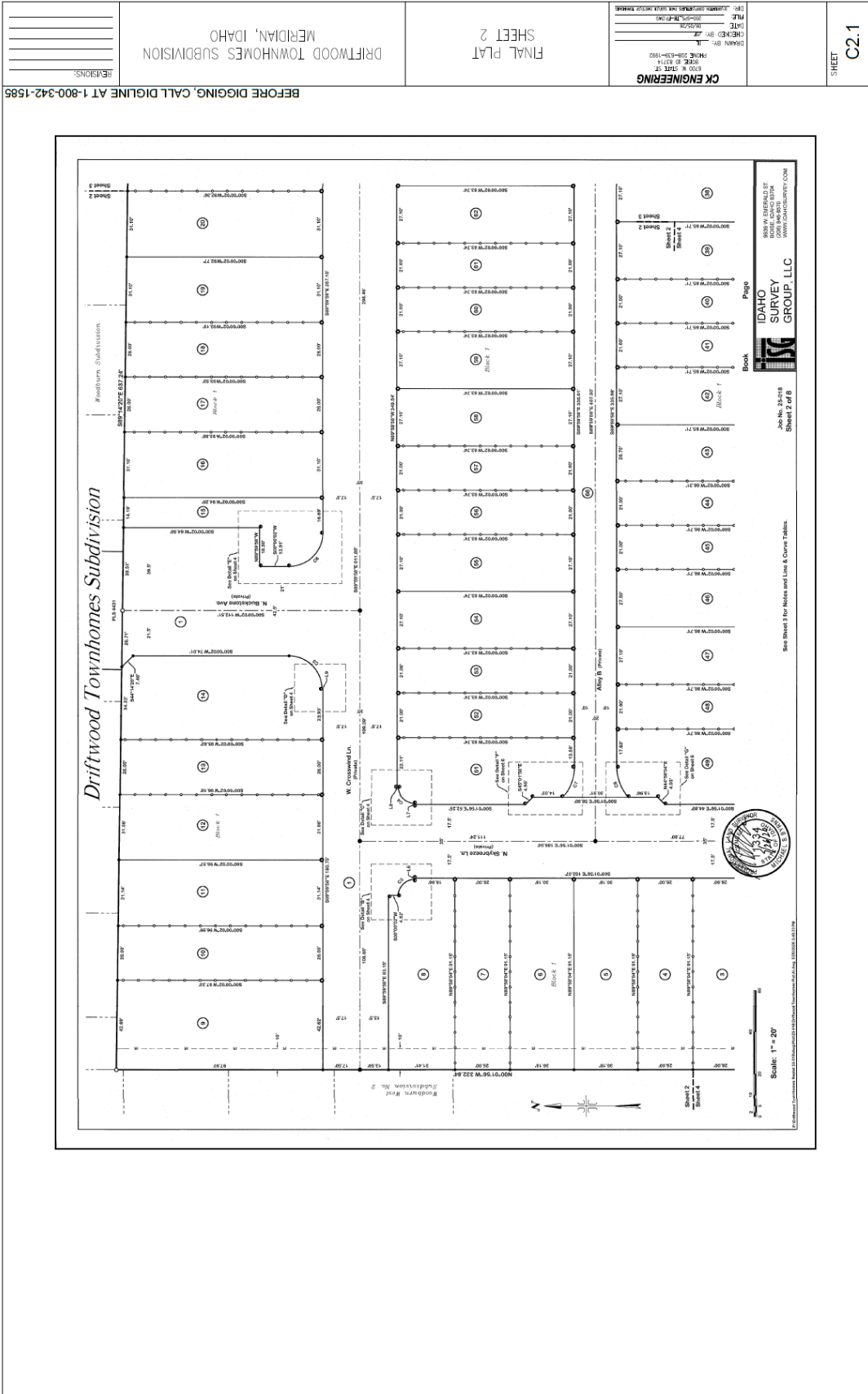
IV. DECISION

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

V. EXHIBITS

A. Preliminary Plat (dated: 12/9/25)





BEFORE DIGGING, CALL DILINE AT 1-800-342-1585

DRIFTWOOD TOWNHOMES SUBDIVISION
MERIDIAN, IDAHO

FINAL PLAT
SHEET 3

CK ENGINEERING
1000 N. STATE ST.
SUITE 200
BOISE, IDAHO 83725
PHONE: 208-333-1500
FAX: 208-333-1501
WWW.CKENGINEERING.COM

SHEET
C2.2

Driftwood Townhomes Subdivision

Driftwood Subdivision

Sheet 3

Sheet 2

Sheet 1

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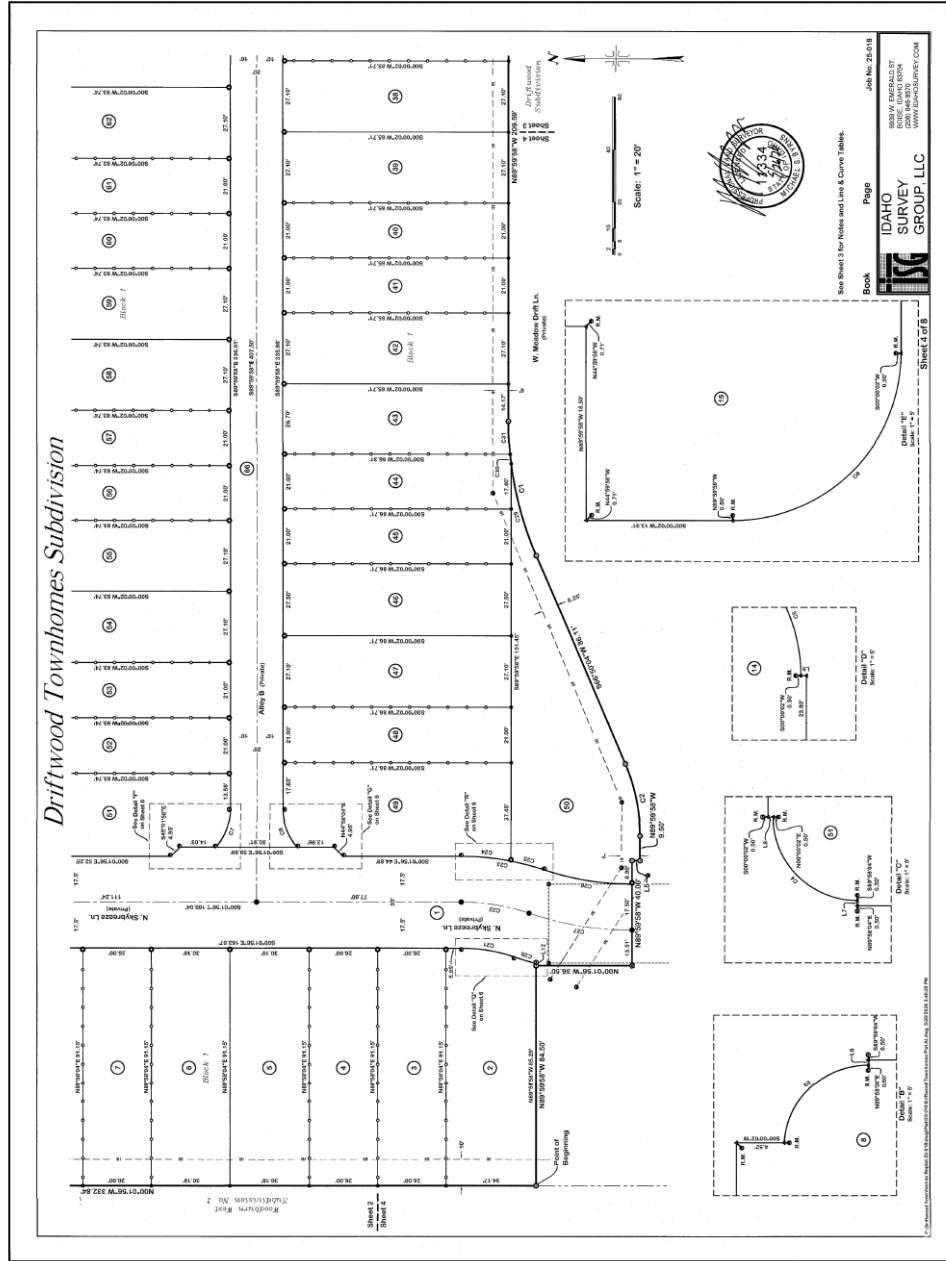
BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

CK ENGINEERING
6700 W. STATE ST.
SUITE B 83714
PHONE 208-639-1992

DRAWN BY:
CHECKED BY:
DATE:
FILE: 208-639-1992
DATE:

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SHEET
C2.3



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

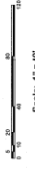
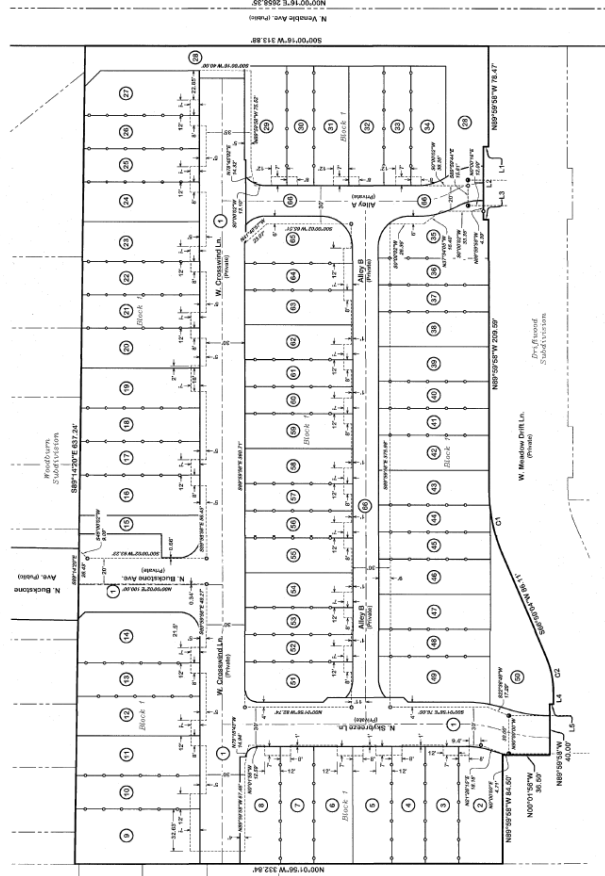
DRIFTWOOD TOWNHOMES SUBDIVISION
MERIDIAN, IDAHO

FINAL PLAT
SHEET 5

CK ENGINEERING
6100 N. JADE ST.
SUITE 200-430-1002
BOISE, ID 83718
PHONE: 208-430-1002
FAX: 208-430-1002
WWW.CKENGINEERING.COM

SHEET
C24

Driftwood Townhomes Subdivision

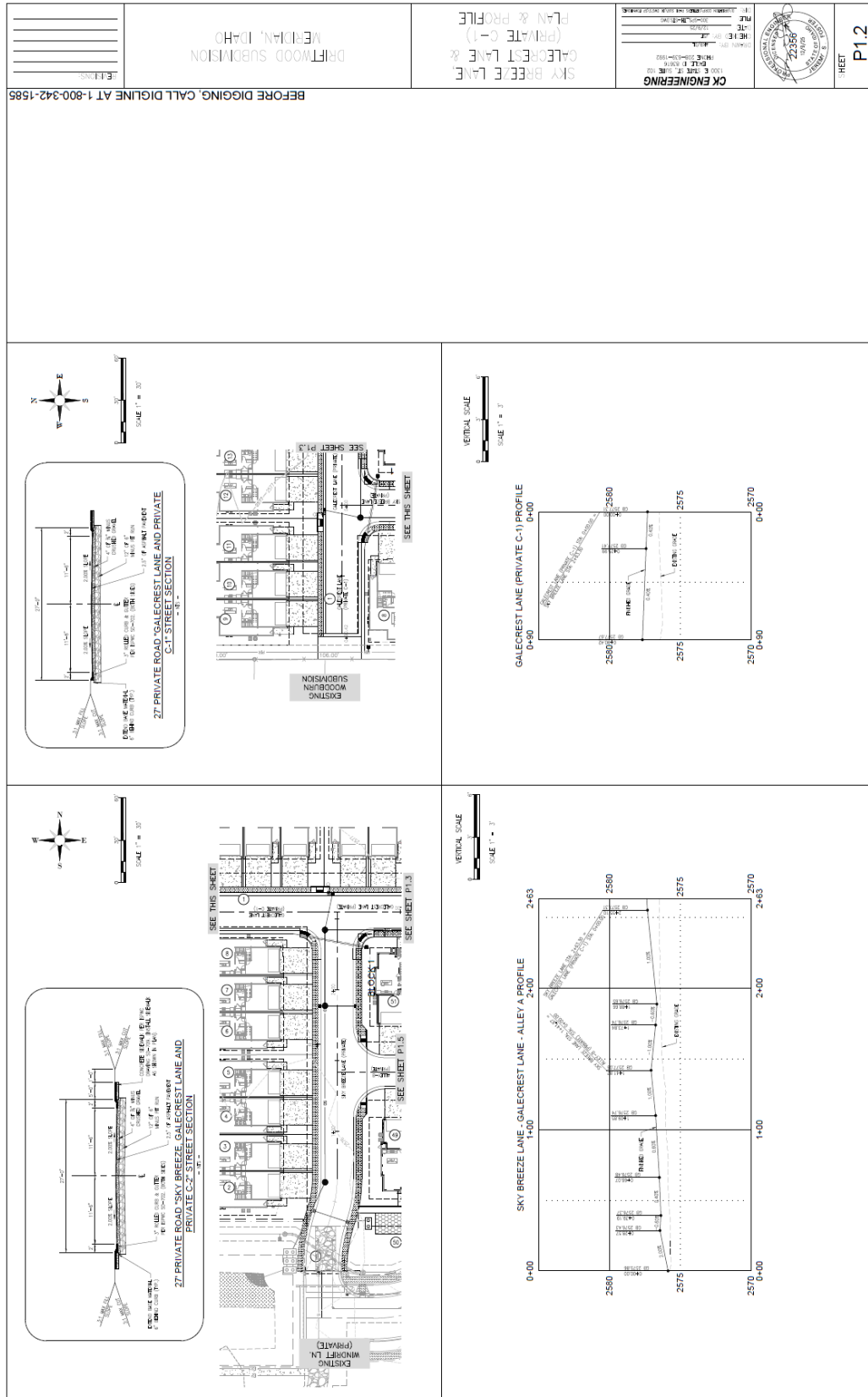


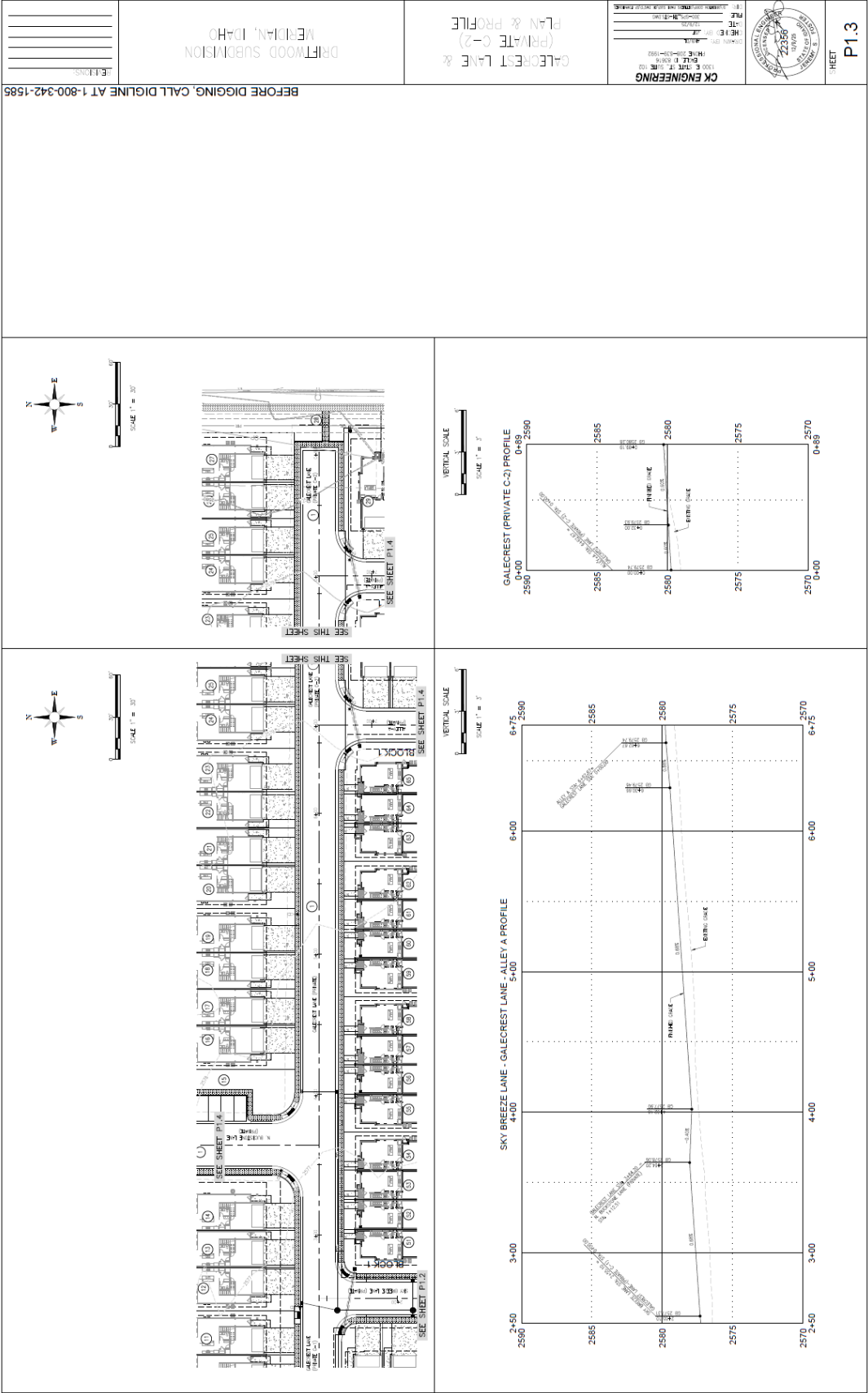
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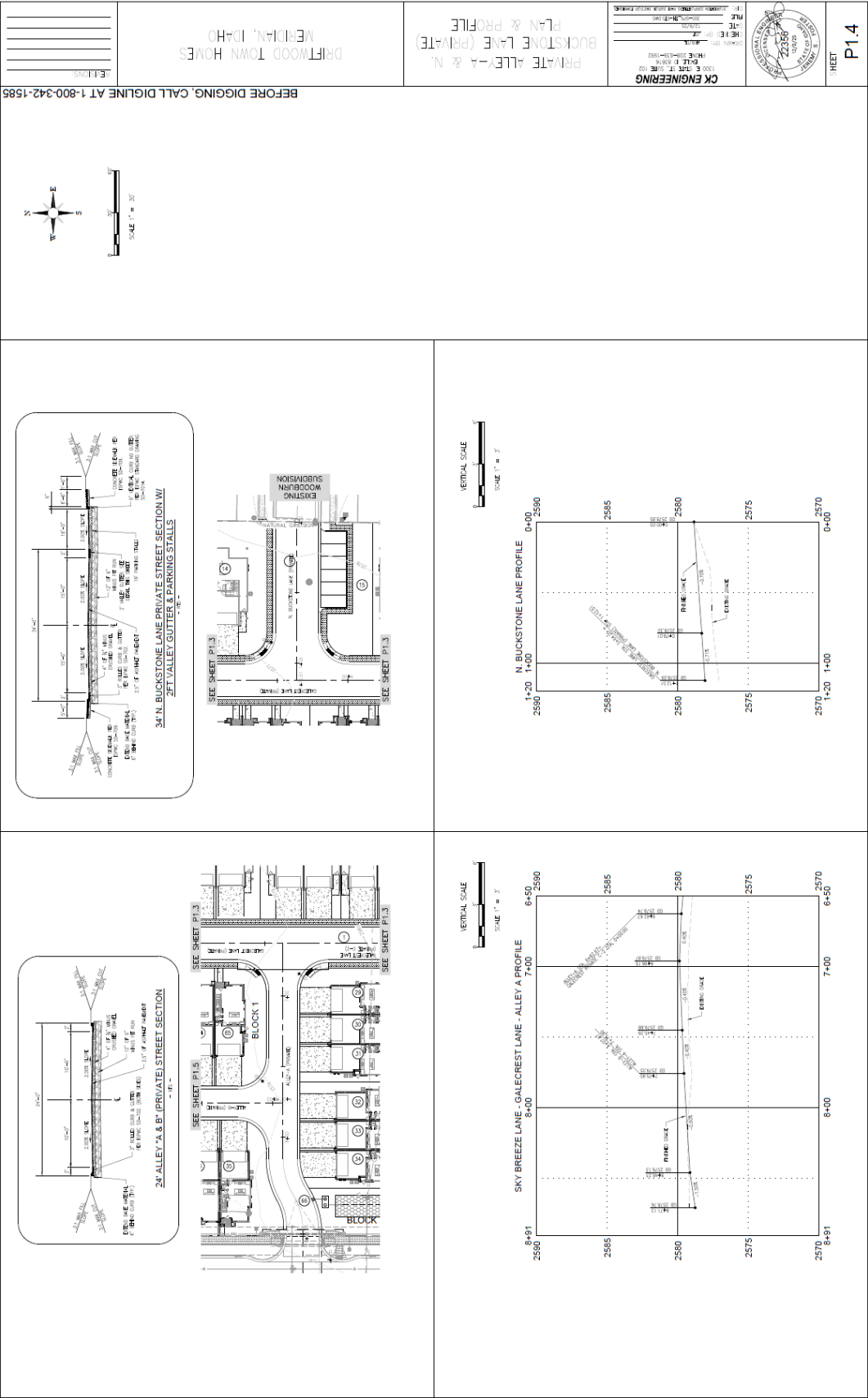


Book Page
IDaho
SURVEY
GROUP, LLC
8000 W. CENTRAL ST.
SUITE 200-430-1002
BOISE, ID 83718
PHONE: 208-430-1002
FAX: 208-430-1002
WWW.IDAHOSURVEYGROUP.COM
Job No. 25-518
Sheet 5 of 8

C. Private Street Cross-Sections







LANDSCAPE PLAN
Scale: 1" = 20'

CONTACT INFORMATION
KIM COLEMAN, INC.
1000 S. 10TH ST., SUITE 100
BOZEMAN, MT 59717
PHONE: (406) 552-1000
FAX: (406) 552-1001
WWW.KIMCOLEMAN.COM

STREET TREE CALCULATIONS

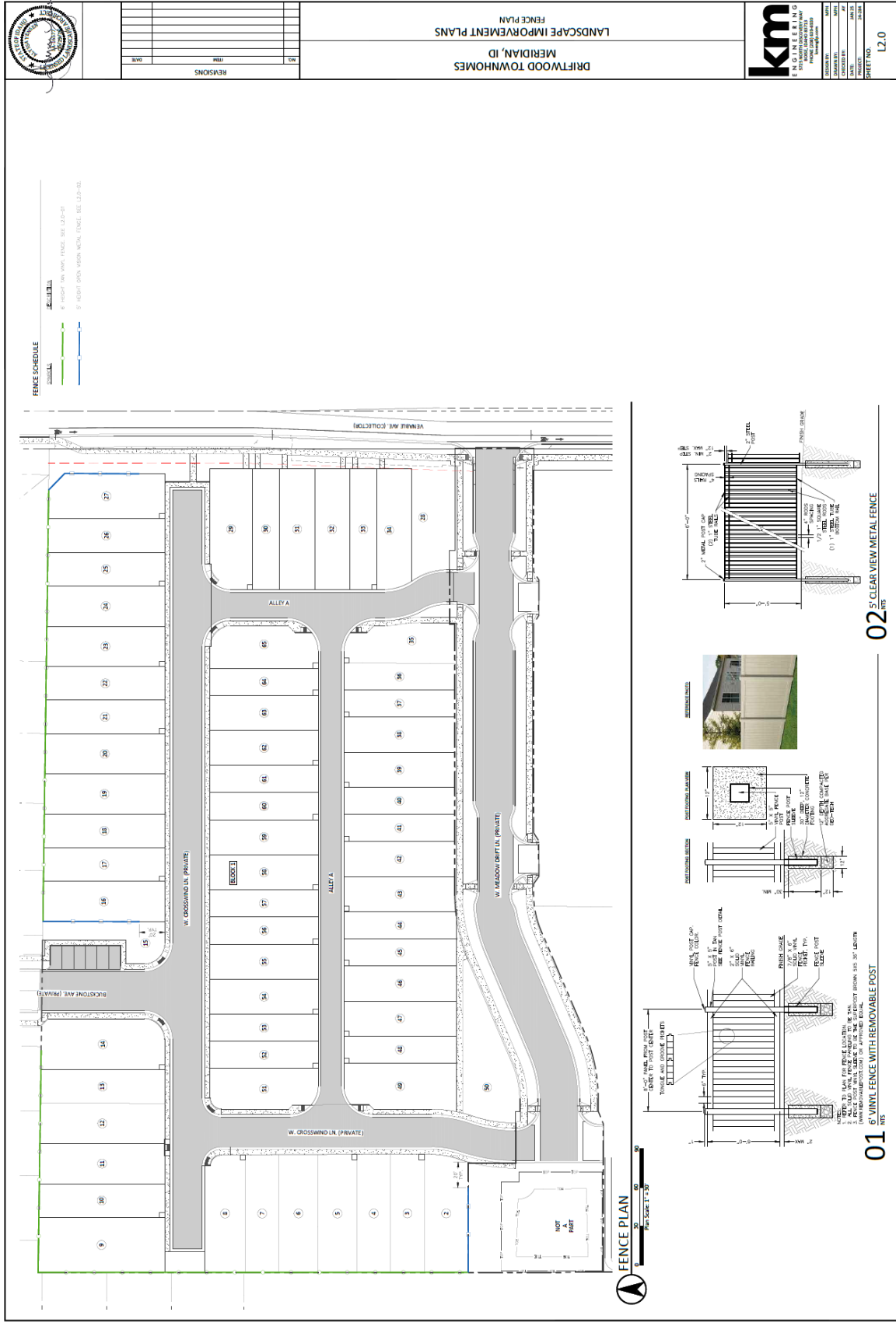
STREET	1" DBH	2" DBH	3" DBH	4" DBH	5" DBH	6" DBH	7" DBH	8" DBH	9" DBH	10" DBH	11" DBH	12" DBH	13" DBH	14" DBH	15" DBH	16" DBH	17" DBH	18" DBH	19" DBH	20" DBH	21" DBH	22" DBH	23" DBH	24" DBH	25" DBH	26" DBH	27" DBH	28" DBH	29" DBH	30" DBH	31" DBH	32" DBH	33" DBH	34" DBH	35" DBH	36" DBH	37" DBH	38" DBH	39" DBH	40" DBH	41" DBH	42" DBH	43" DBH	44" DBH	45" DBH	46" DBH	47" DBH	48" DBH	49" DBH	50" DBH	51" DBH	52" DBH	53" DBH	54" DBH	55" DBH	56" DBH	57" DBH	58" DBH	59" DBH	60" DBH	61" DBH	62" DBH	63" DBH	64" DBH	65" DBH	66" DBH	67" DBH	68" DBH	69" DBH	70" DBH	71" DBH	72" DBH	73" DBH	74" DBH	75" DBH	76" DBH	77" DBH	78" DBH	79" DBH	80" DBH	81" DBH	82" DBH	83" DBH	84" DBH	85" DBH	86" DBH	87" DBH	88" DBH	89" DBH	90" DBH	91" DBH	92" DBH	93" DBH	94" DBH	95" DBH	96" DBH	97" DBH	98" DBH	99" DBH	100" DBH
W. Crosswind Ln	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

TOTAL STREET TREES

TOTAL SITE TREES

TREE SPECIES MIX

COLLECTOR BUFFER GRASS COVERAGE



[illegible]

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2025-0051, Development Agreement Inst. #2026-024282 and A-2025-0152 (private streets)].
2. The applicant shall obtain the City Engineer's signature on the final plat and obtain final approval of the private street application within two (2) years of the City Council's approval of the preliminary plat (i.e. by March 24, 2028) as set forth in UDC 11-6B-7 in order for the preliminary plat to remain valid; *or*, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by CK Engineering, stamped on 5/26/2026 by Michael S. Byrns, shall be revised as follows:
 - a. Note #4: Include the recorded instrument number for utility easements and vacations thereof.
 - b. Note #5: Modify note to grant ingress/egress to all lots from the private streets and alleys on Lots 1 and 66, Block 1.
 - c. Note #6: Include the recorded instrument number of the City of Meridian Sanitary Sewer and Water Main Easement.
 - d. Note #11: Include information on what easement is referred to for termination.
 - e. Revise street names per the Ada County Street Name Review letter.

A copy of the revised plat shall be submitted with the Final Plat Mylar Signature application.

5. The landscape plan shown in Section V.C, prepared by KM Engineering, dated 5/29/26, shall be revised as follows:
 - a. A 5' wide landscape strip shall be provided along the north side of the pathway along the front of Lots 43-48 (depicted on the plat as Lots 44-49) with landscaping in accord with the standards listed in UDC 11-3B-12C; *or*, submit an application for alternative compliance to the standard (see UDC 11-5B-5 for more information).
 - b. Depict the location of the dog waste station.

A copy of the revised landscape plan shall be submitted with the Final Plat Mylar Signature application.

6. On-street parking is only allowed on one (1) side of the 27' wide private streets. The other side shall be signed "No Parking".
7. No parking shall be allowed on either side of the street within 50' of the alley entrance as measured from the centerline of the alley; the curbs shall be painted red or "No Parking" signs erected in these areas.
8. A copy of the existing Declaration of Access Easement and Private Drive Access Easement Agreement for Lot 2, Block 1, Driftwood Subdivision referenced in plat note #5 on the Driftwood Subdivision plat shall be submitted that grants access to the proposed development from the private street. In the absence of such access easement, a new recorded easement agreement shall be recorded and a copy submitted with the final plat signature application.

9. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.

9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project Engineer, shall provide a statement addressing

whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.

22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

C. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=450785&dbid=0&repo=MeridianCity>