

**BEFORE THE MERIDIAN CITY COUNCIL**

**HEARING DATE: 11/12/2025**  
**ORDER APPROVAL DATE: 12/2/2025**

**IN THE MATTER OF THE )**  
**REQUEST FOR FINAL PLAT )**  
**CONSISTING OF 95 BUILDABLE )**  
**LOTS AND 18 COMMON/OTHER )**  
**LOTS ON 12.63 ACRES OF LAND )**  
**IN THE R-8 AND R-15 ZONING )**  
**DISTRICTS FOR POLLARD )**  
**NORTH SUBDIVISION NO. 2 )**  
**BY: BRIGHTON CORPORATION )**  
**APPLICANT )**  
\_\_\_\_\_)

**CASE NO. FP-2025-0027**

**ORDER OF CONDITIONAL  
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on November 12, 2025 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

**IT IS HEREBY ORDERED THAT:**

1. The Final Plat of “PLAT SHOWING POLLARD NORTH SUBDIVISION NO. 2, A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT  
FOR POLLARD NORTH NO. 2 FP-2025-0027

B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2025, HANDWRITTEN  
DATE: 7/31/2025, by AARON L. BALLARD, PLS, SHEET 1 OF 5,” is  
conditionally approved subject to those conditions of Staff as set forth in the staff  
report to the Mayor and City Council from the Planning and Development  
Services divisions of the Community Development Department dated November  
12, 2025, a true and correct copy of which is attached hereto marked “Exhibit A”  
and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the  
City Clerk and the City Engineer verifying that the plat meets the City’s  
requirements shall be signed only at such time as:

- 2.1 The plat dimensions are approved by the City Engineer; and
- 2.2 The City Engineer has verified that all off-site improvements are  
completed and/or the appropriate letter of credit or cash surety has been  
issued guaranteeing the completion of off-site and required on-site  
improvements.

## **NOTICE OF FINAL ACTION**

### **AND RIGHT TO REGULATORY TAKINGS ANALYSIS**

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may  
request a regulatory taking analysis. Such request must be in writing, and must be filed with the  
City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at  
issue. A request for a regulatory takings analysis will toll the time period within which a Petition  
for Judicial Review may be filed.

**Please take notice** that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By:

\_\_\_\_\_  
Robert E. Simison  
Mayor, City of Meridian

Attest:

\_\_\_\_\_  
Chris Johnson  
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By:\_\_\_\_\_ Dated:\_\_\_\_\_

# EXHIBIT A

## STAFF REPORT

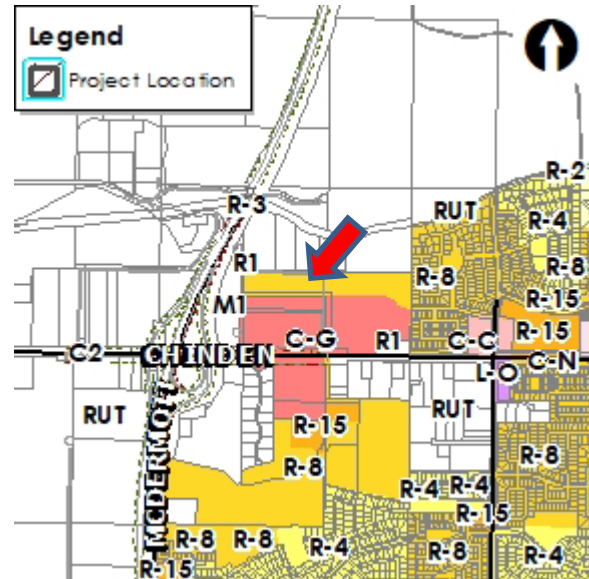
### COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 11/12/2025  
TO: City Council  
FROM: Sonya Allen, Associate Planner  
208-884-5533  
[sallen@meridiancity.org](mailto:sallen@meridiancity.org)  
SUBJECT: FP-2025-0027  
Pollard North No. 2

#### PROPERTY LOCATION:

Generally located 1/4 mile north of W. Chinden Blvd. and 1/2 mile west of N. Black Cat Rd., in the south 1/2 of Section 21, T.4N., R.1W.



## I. PROJECT DESCRIPTION

Final plat consisting of 95 buildable lots and 18 common/other lots on 12.63 acres of land in the R-8 and R-15 zoning districts for the second phase of Pollard North Subdivision.

Alternative Compliance is requested from the Director to UDC 11-3A-7A.7, which requires the developer to construct fences abutting pathways and common open space lots to distinguish common from private areas; and to UDC 11-3B-12C, which requires a minimum 5-foot-wide landscape strip to be provided along each side of all pathways.

## II. APPLICANT INFORMATION

### A. Applicant

Eli Benski, Brighton Corporation – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

### B. Owner:

Michael Hall, SCS Investments, LLC – 3240 W. Bavaria St., Eagle, ID 83616

### C. Representative:

Same as Applicant

## III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2024-0037) as required by UDC 11-6B-3C.2. The proposed final plat depicts the same number of building lots and common open space area as shown on the approved preliminary plat and complies with the phasing plan. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary as required by UDC [11-6B-3C](#).

Alternative Compliance is requested from the Director to UDC 11-3A-7A.7, which requires the developer to construct fences abutting pathways and common open space lots to distinguish common from private areas. No fencing is proposed on the shared property line between the building lots on Lots 12-13, 14-19 and 20-21, Block 4 and the common area on Lot 11, Block 4; fencing is proposed in all other locations but terminates 20 feet from the edge of right-of-way/front property lines along side yard property lines, rather than dropping in height and continuing the length of the lot as required.

The Applicant has omitted the short segment of fencing along side yards in front yard and rear yard areas adjacent to alleys because they feel it separates residents from their neighbors and gathering areas; and along the rear of building lots adjacent to the common area on Lot 11, Block 4 because it provides functional connection between private residences, common areas and roadways. Landscaped planter beds are proposed along side yard property lines in front yard areas and a pathway is proposed along the shared property line between the building lots on Lots 12-13, 14-19 and 20-21, Block 4 and the common area on Lot 11, Block 4 to delineate private from common open space. Staff finds the proposed alternative means of compliance includes innovative design features based on “new urbanism” and meets the findings for such in UDC 11-5B-5E, as noted below in Section V.A.

Alternative Compliance is also requested to UDC 11-3B-12C, which requires a minimum 5-foot-wide landscape strip to be provided along each side of all pathways, for the pathways along the east and west side of Lot 11, Block 4 and the pathway through the common area on Lot 12, Block 5.

In Block 4, the pathways about the property line of adjacent building lots (i.e. 12-13, 14-19 and 20-21, Block 4) and a landscape strip is not proposed. The Applicant proposes a landscape strip on adjacent building lots instead of the common area as they feel the pathway creates a clear delineation between the private lots and common area. Landscaped planter beds are provided along the pathways on the internal side of the common area and additional trees are proposed for shade, while still allowing a large open space for people to gather or recreate in.

In Block 5, the pathway running through Lot 12 contains a storm drain that prohibits planting of trees. The Applicant proposes to move the required trees and planter area with shrubs and other vegetated groundcover to the eastern portion of that lot to still provide the required landscaping and shade opportunities while preserving the drainage area.

Staff finds the proposed alternative means of compliance includes innovate design features based on “new urbanism”, which promote connectivity and walkability and meets the findings for such in UDC 11-5B-5E, as noted below in Section V.B.

#### **IV. DECISION**

##### **A. Staff:**

Staff recommends approval of the proposed final plat with the conditions of approval below in Section VI. The Director approved both requests for alternative compliance per the Findings below in Section V.

#### **V. FINDINGS**

In order to grant approval for an alternative compliance application, the decision-making body shall determine the following:

##### **A. Alternative Compliance to 11-3A-7A.7:**

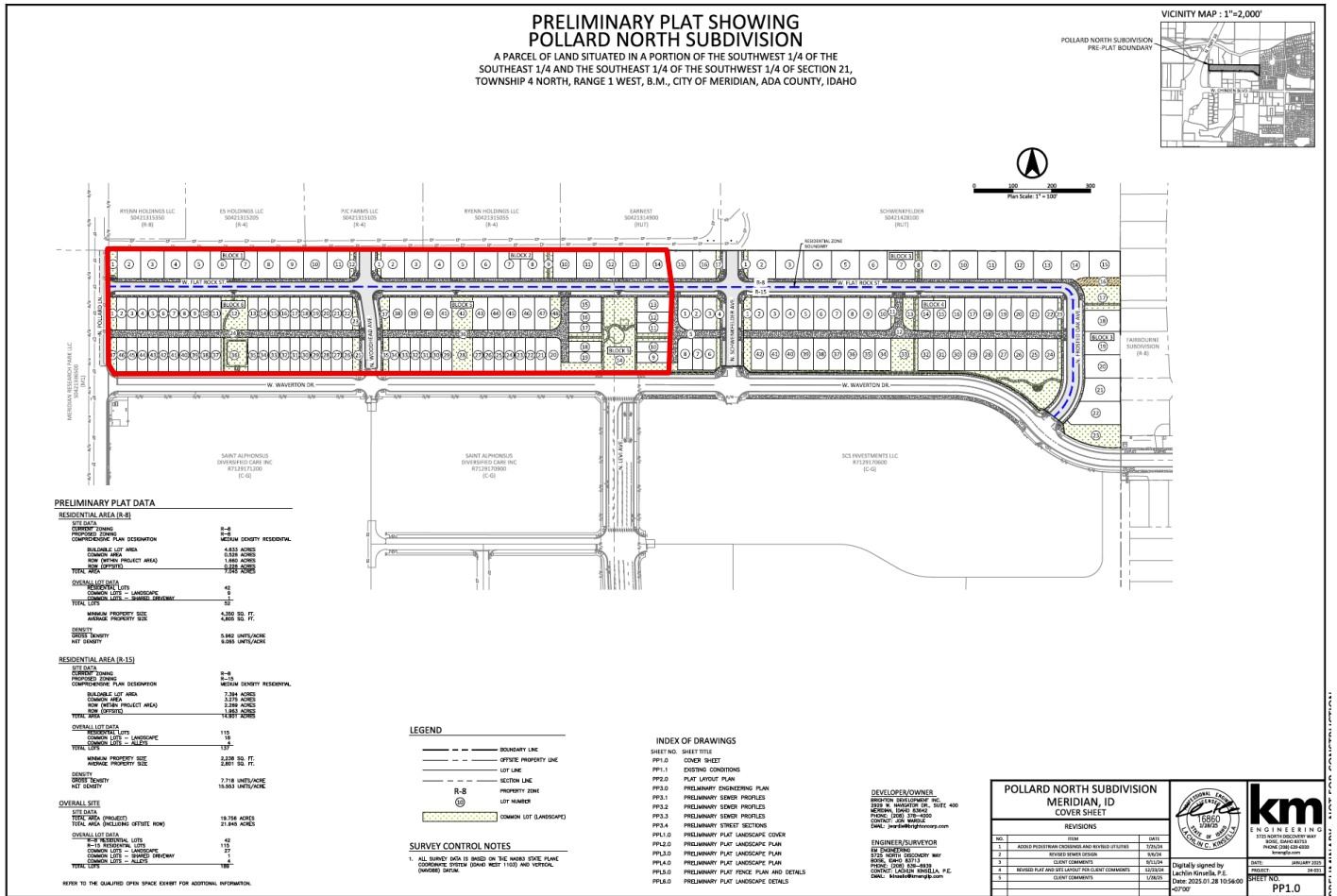
1. Strict adherence or application of the requirements are not feasible; or  
*The Director finds strict adherence or application of the requirements is feasible.*
2. The alternative compliance provides an equal or superior means for meeting the requirements; and  
*The Director finds the proposed alternative compliance of providing landscape strips along side yard property lines in front yards and rear yards adjacent to alleys and pedestrian walks, as applicable, provides an equal means for meeting the requirement.*
3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.  
*The Director finds the proposed alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.*

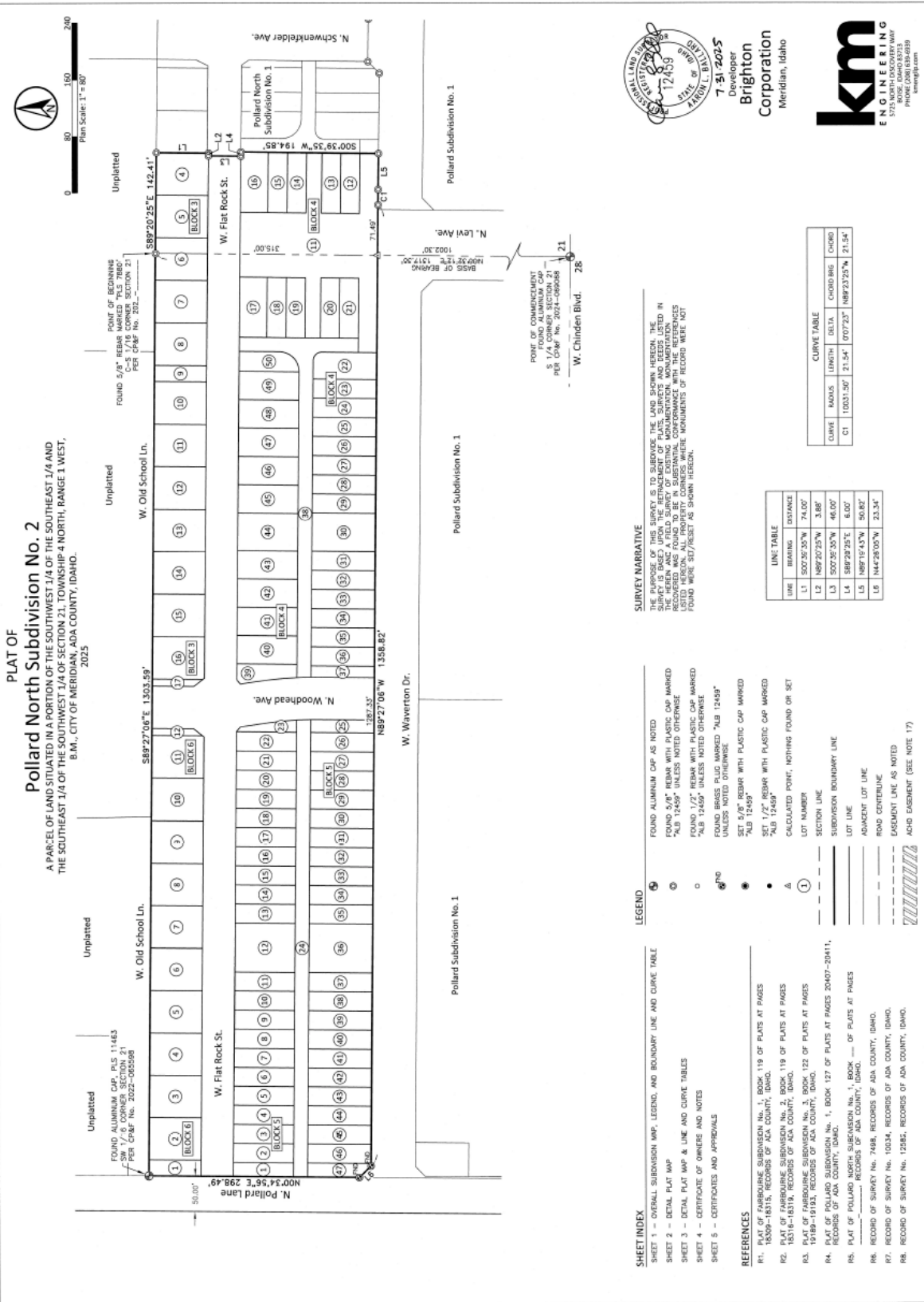
B. Alternative Compliance to UDC 11-3B-12C:

1. Strict adherence or application of the requirements are not feasible; or  
*The Director finds strict adherence or application of the requirements is feasible.*
2. The alternative compliance provides an equal or superior means for meeting the requirements; and  
*The Director finds the proposed alternative compliance of providing landscaped planter beds on abutting building lots adjacent to the pathway and relocating the required trees and shrubs away from the pathway within the common area outside the storm drainage area provides an equal means of meeting requirement.*
4. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.  
*The Director finds the proposed alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.*

## VI. EXHIBITS

### A. Preliminary Plat (dated: 2/28/2025)







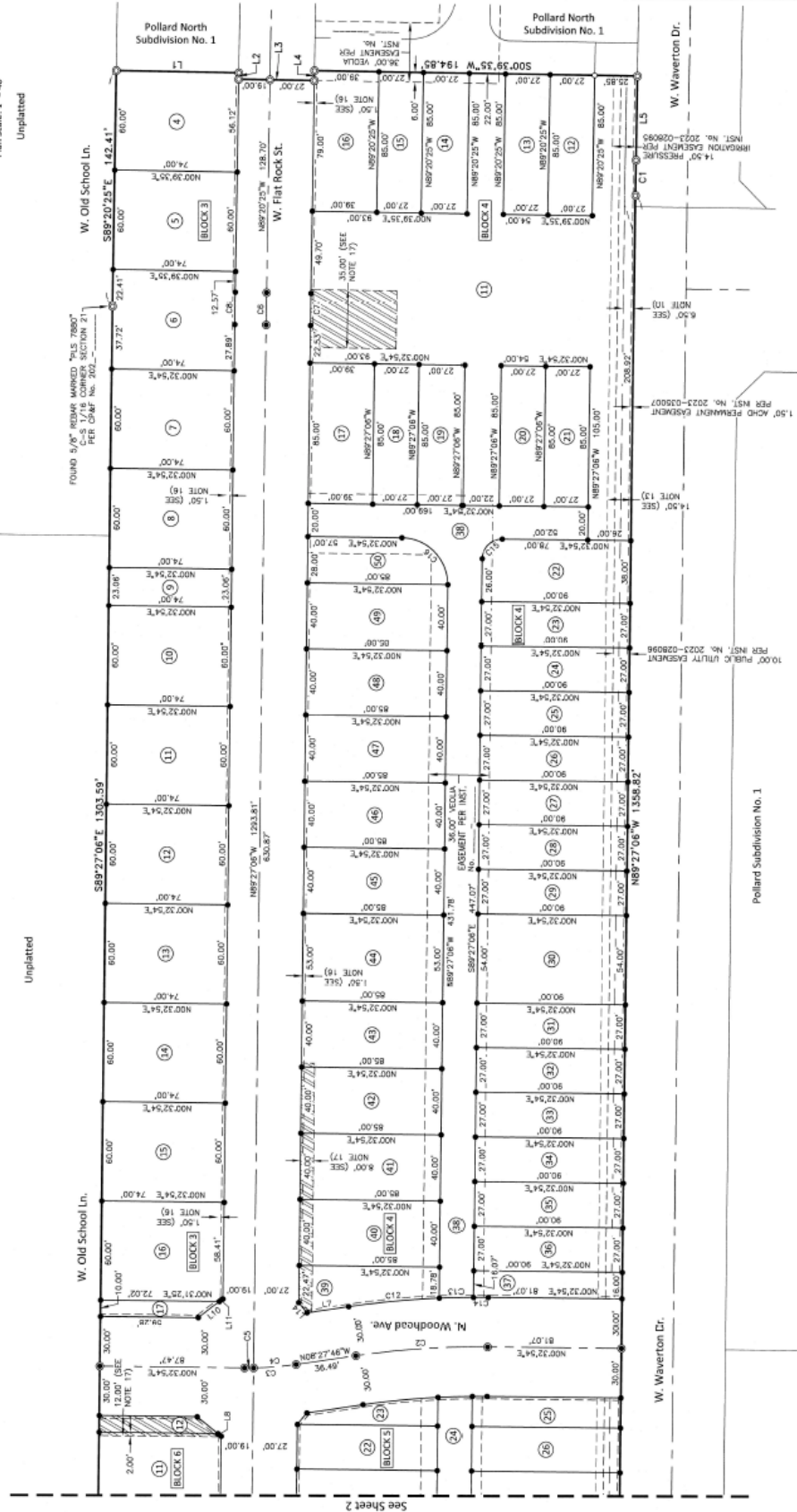


# PLAT OF Pollard North Subdivision No. 2



Unplatted

Unplatted



LINE	BEARING	DISTANCE
L1	N89°20'25\"	74.00'
L2	N89°20'25\"	3.88'
L3	N89°20'25\"	46.00'
L4	N89°20'25\"	6.00'
L5	N89°19'43\"	50.82'
L6	N44°26'05\"	23.34'
L7	N03°27'46\"	25.40'

LINE	BEARING	DISTANCE
L8	N48°46'38\"	2.55'
L9	N48°46'38\"	16.16'
L10	N37°40'00\"	16.22'
L11	N37°40'00\"	2.93'
L12	S05°11'24\"	9.04'
L13	N03°27'46\"	34.24'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARS
C1	10031.50'	21.54'	070°23'	N89°23'25\"	21.54'
C2	500.80'	79.43'	070°40'	N03°37'28\"	79.34'
C3	200.80'	31.45'	070°40'	N03°37'28\"	31.42'
C4	200.80'	29.92'	72°53'	S04°45'00\"	29.90'
C5	200.80'	5.33'	135°07'	S00°14'40\"	5.33'
C6	10021.50'	19.49'	070°41'	S89°23'46\"	19.49'
C7	9998.50'	19.44'	070°41'	S89°23'46\"	19.44'
C8	10044.50'	19.53'	070°41'	S89°23'46\"	19.53'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARS
C9	475.00'	45.26'	53°17'0\"	N05°42'11\"	45.24'
C10	475.00'	20.02'	224°52'	N01°44'10\"	20.02'
C11	475.00'	8.93'	1704°38'	N00°00'35\"	8.93'
C12	535.00'	55.50'	95°44'1\"	N05°30'49\"	55.17'
C13	535.00'	20.01'	270°30'	N01°26'17\"	20.01'
C14	535.00'	8.93'	75°57'33'	N00°04'12\"	8.93'
C15	12.00'	18.85'	50°00'00'	N44°27'06\"	16.97'
C16	26.00'	43.96'	50°00'00'	N45°32'54\"	39.60'

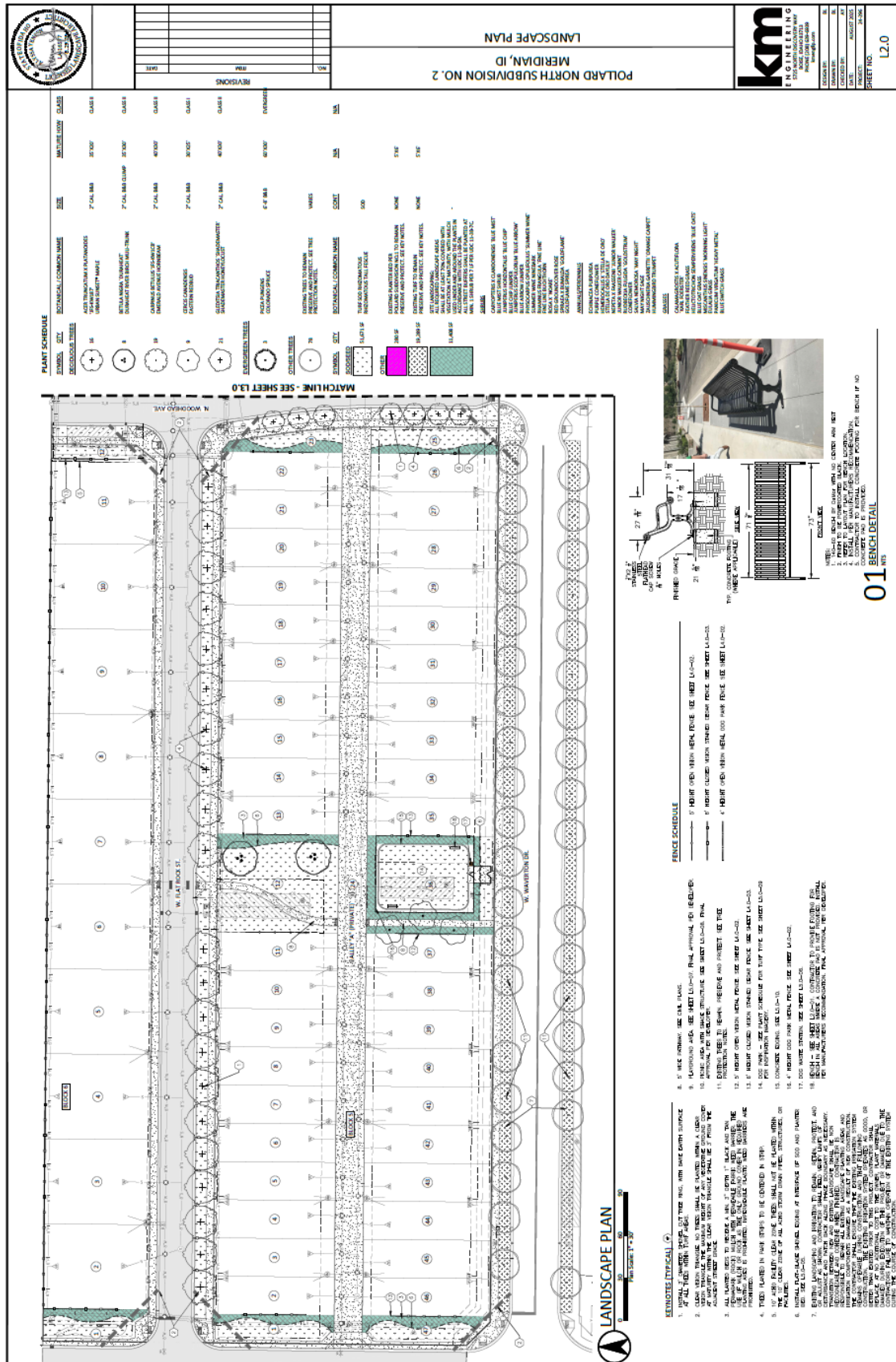
**km**  
**ENGINEERING**  
 5725 NORTH ROCKBURY WAY  
 BOISE, IDAHO 83713  
 PH: 208.333.8888  
 kmmg@idaho.com

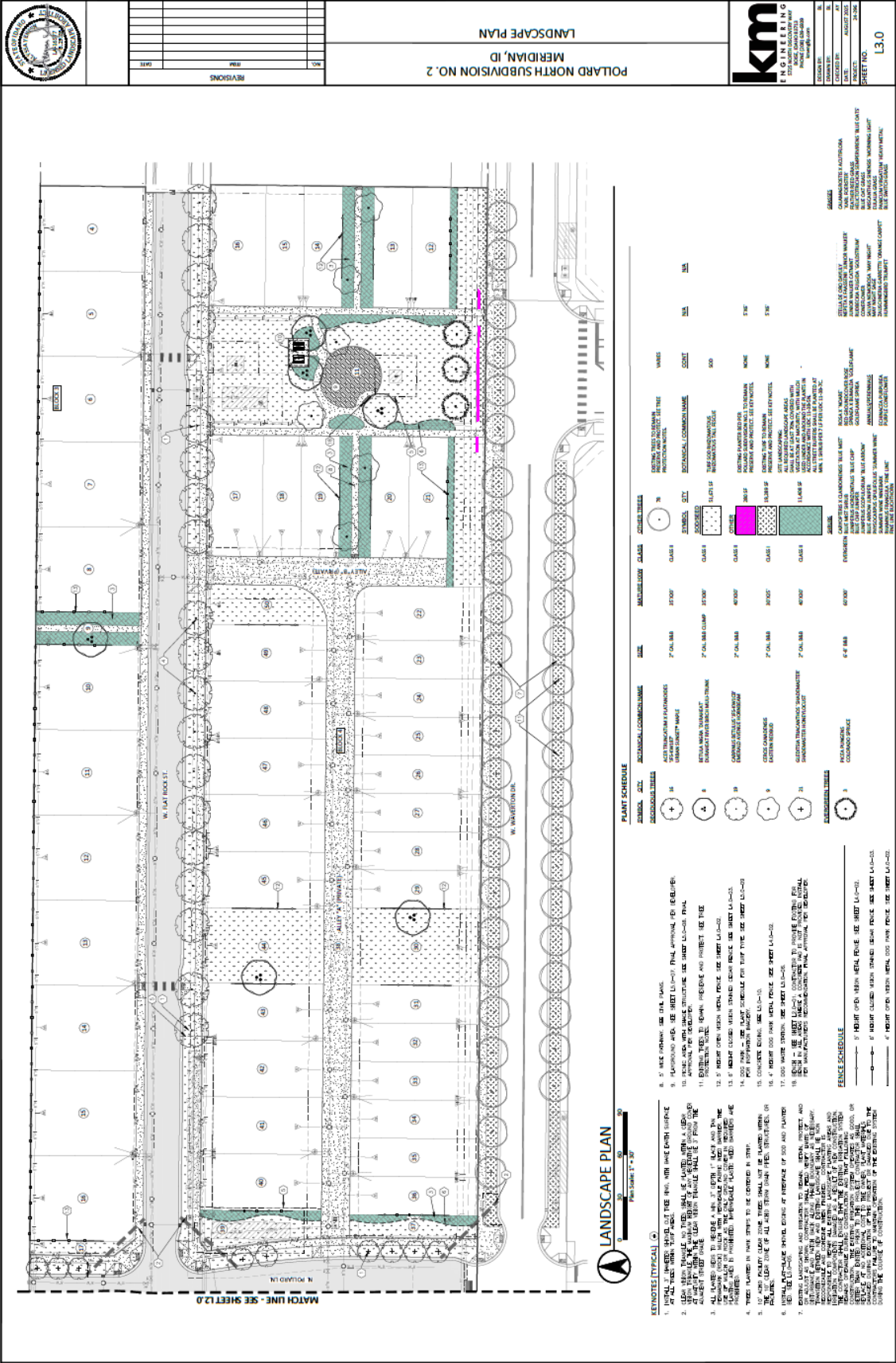
**Developer**  
**Brighton Corporation**  
 Meridian, Idaho



## Page 9










#### D. Amenity Exhibit



**POLARD NORTH SUBDIVISION NO. 2**  
MERIDIAN, ID

**LANDSCAPE DETAILS**

**km**  
ENGINEERING  
LANDSCAPE ARCHITECTURE  
1000 S. 10TH AVE. SUITE 100  
MERIDIAN, ID 83448  
PHONE: (208) 261-1111  
WWW.KMENGINEERING.COM

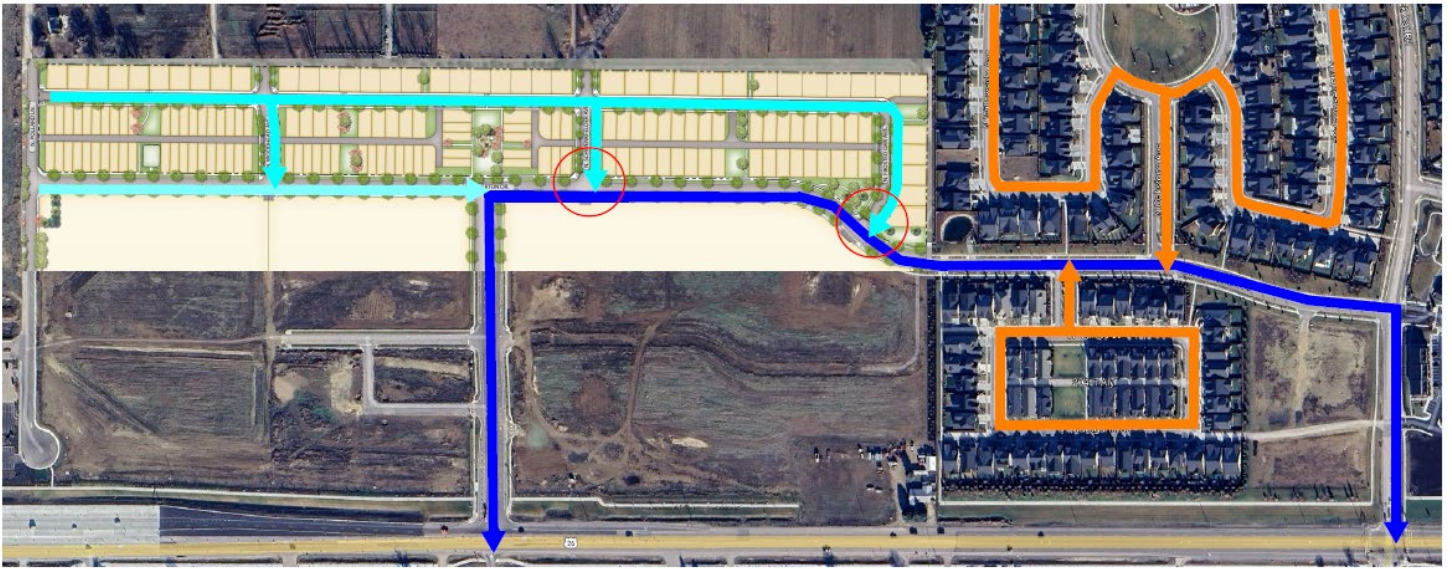
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**GENERAL REGULATION NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN, IDaho, LANDSCAPE DESIGN REGULATIONS, 2018 EDITION, AND THE IDaho LANDSCAPE DESIGN ACT, 2018 EDITION.
2. THE CONSTRUCTION IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MERIDIAN, IDaho, AND THE IDaho DEPARTMENT OF LAND AND CONSERVATION.
3. THE CONSTRUCTION SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND SHALL NOT DISTURB ANY EXISTING UTILITIES OR STRUCTURES.
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## E. Emergency Access Exhibit



## **VII. CITY/AGENCY COMMENTS & CONDITIONS**

### **A. Planning Division**

#### **Site Specific Conditions:**

1. Applicant shall comply with all previous conditions of approval associated with this development [annexation/preliminary plat (H-2024-0037), Development Agreement Inst. #2025-029554].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two (2) years of the City Engineer's signature on the final plat for Phase 1; *or* apply for a time extension, in accord with UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by KM Engineering, stamped on 7/31/25 by Aaron L. Ballard, included in Exhibit B shall be revised as follows:
  - a. Certificate of Owners (Sheet 4) – Include the book and page number(s) of the recorded plat for Pollard North Subdivision No. 1.
  - b. Plat note #4: Include the recorded instrument number of the development agreement (i.e. #2025-029554).
  - c. Plat note #12: Delete note as it's not applicable to this phase.
  - d. Plat note #16: Include the recorded instrument number of the ACHD public right-of-way easement (sidewalk).
  - e. Plat note #18: Include the recorded instrument number of the ACHD landscape license agreement.
  - f. Include the CP&F No. near the northeast corner on Sheets 1 and 3.
  - g. Under References on Sheet 1: R5 – Include the book and page numbers of the recorded plat for phase 1.
  - h. Include the recorded instrument number of the Veolia easements graphically depicted on Sheet 2.
5. The landscape plan prepared by KM Engineering, dated August 2025 included in Exhibit C, shall be revised as follows:
  - a. Depict landscaping per the standards listed in UDC 11-3B-7C within the 20-foot wide street buffer required along W. Waverton Dr. designated as a collector street east of N. Levi Ave. 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 because it was counted toward open space requirements.
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. 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 12-13, 14-19, 20-21, Block 4).
10. The subject property shall be subdivided prior to submittal of any building permit applications for development as set forth in the development agreement.
11. 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.
12. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

**B. Public Works**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=418878&dbid=0&repo=MeridianCity>

**C. Department of Environmental Quality**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=419039&dbid=0&repo=MeridianCity>

**D. Idaho Transportation Department (ITD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=419040&dbid=0&repo=MeridianCity>