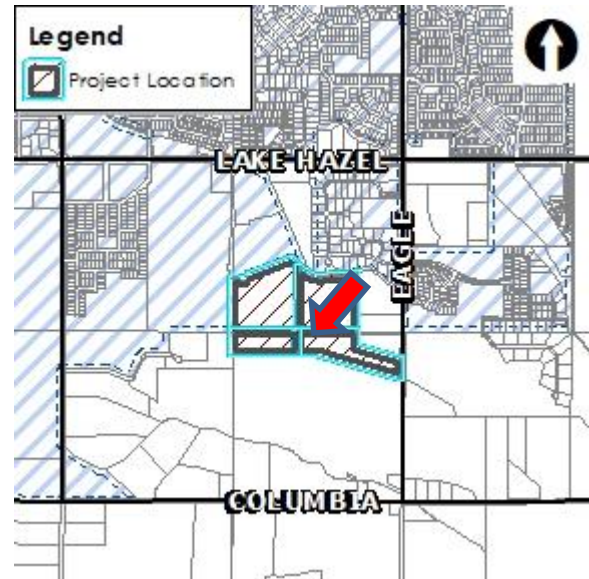


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 12/2/2025
TO: City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org
SUBJECT: FP-2025-0007
Reveille Ridge No. 1
PROPERTY LOCATION:
7355 S. Eagle Rd., in the east 1/2 of
Section 5, T.2N., R.1E.



I. PROJECT DESCRIPTION

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

II. APPLICANT INFORMATION

A. Applicant

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

B. Owner:

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

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

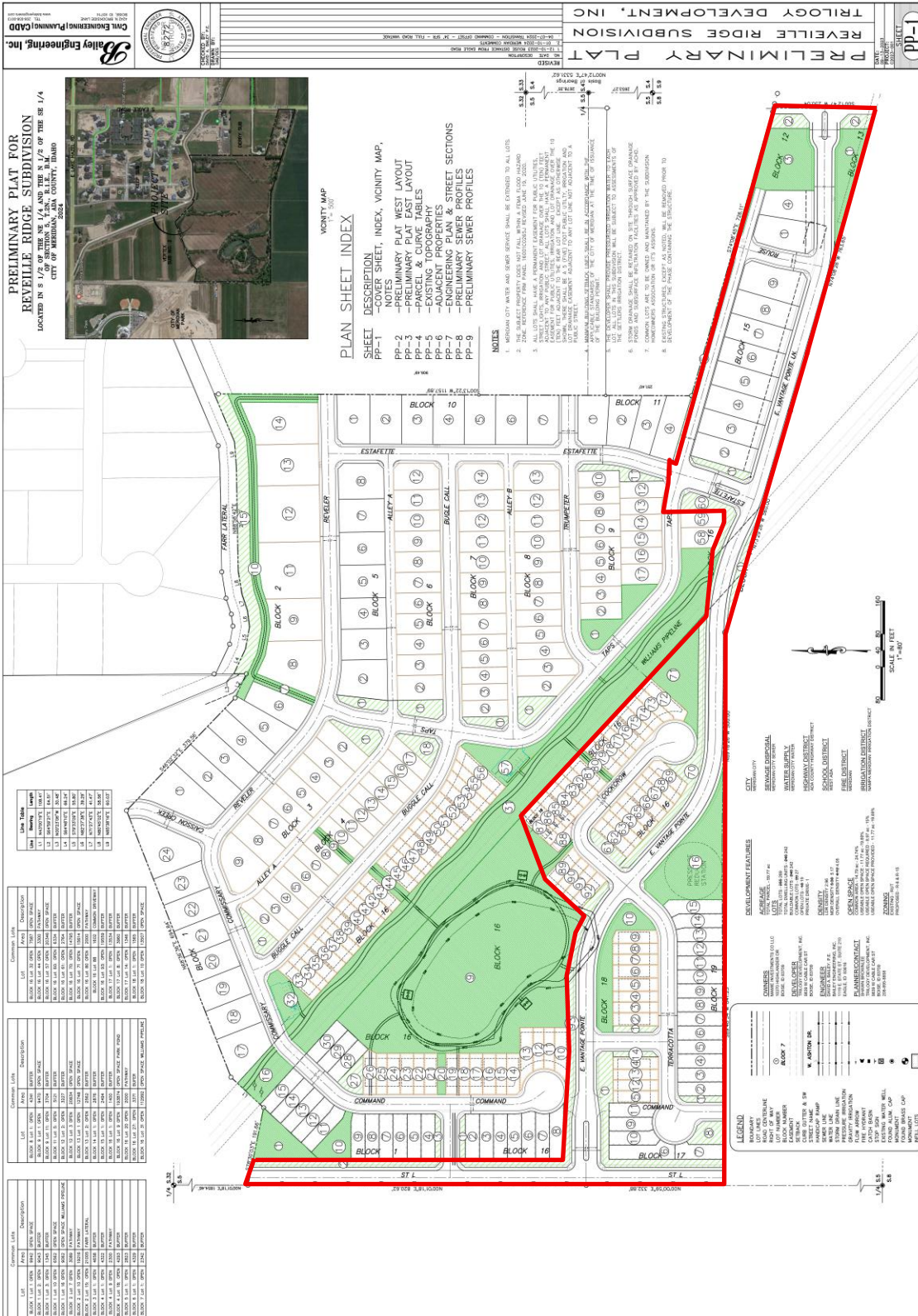
Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2023-0050) as required by UDC 11-6B-3C.2. The proposed final plat depicts two (2) fewer building lots and the same amount of common open space area as shown on the approved preliminary plat and complies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

IV. DECISION

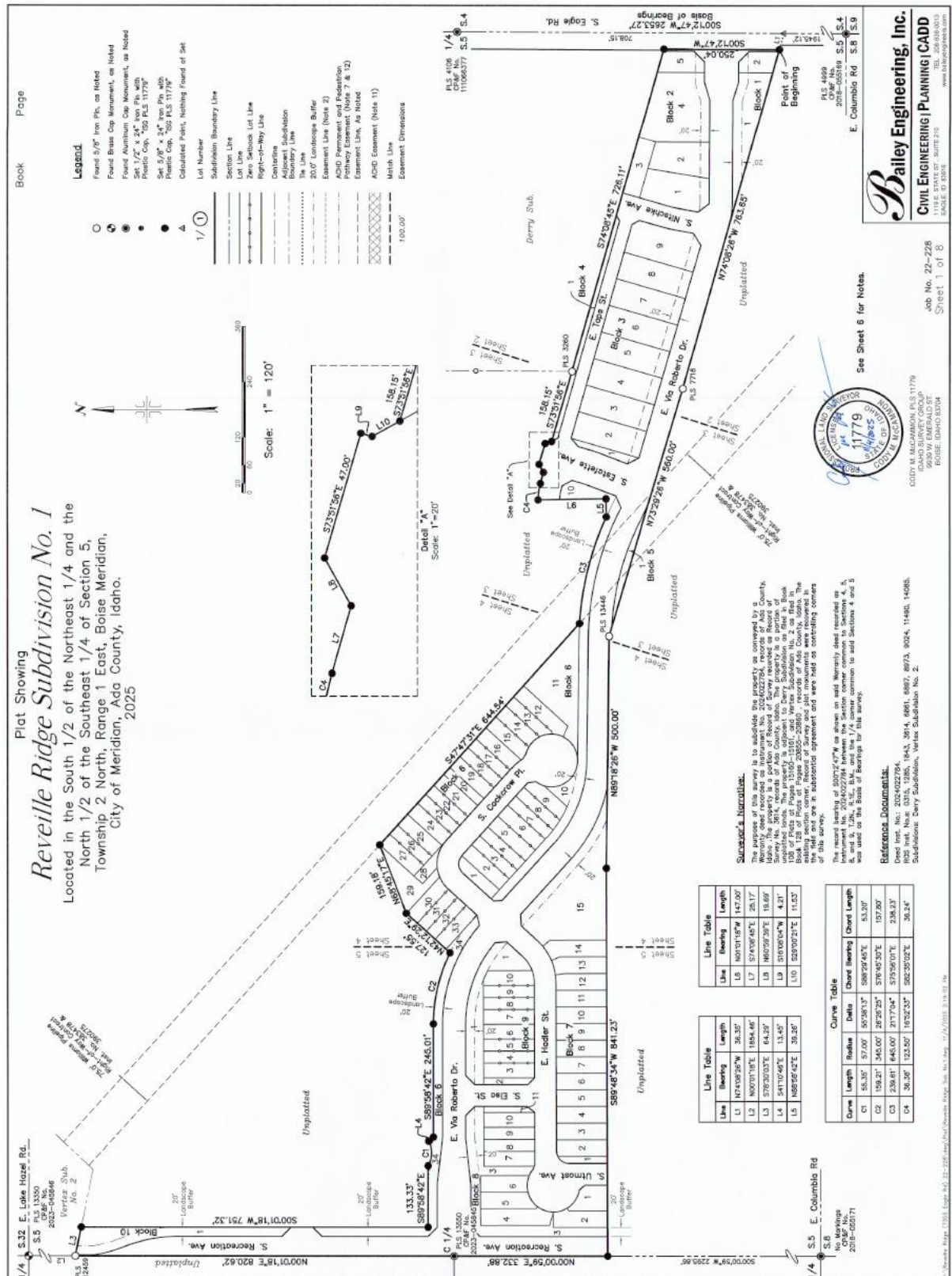
A. Staff:

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

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



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



REVEILLE RIDGE SUBDIVISION NO. 1

FUTURE REVEILLE RIDGE SUBDIVISION PHASES

L1 L2 L3 L4 L5

EAGLE RD.

NOTES

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
3. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
4. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
5. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.

SCALE 1" = 300'

TRILogy DEVELOPMENT, INC.

REVEILLE RIDGE SUBDIVISION NO. 1

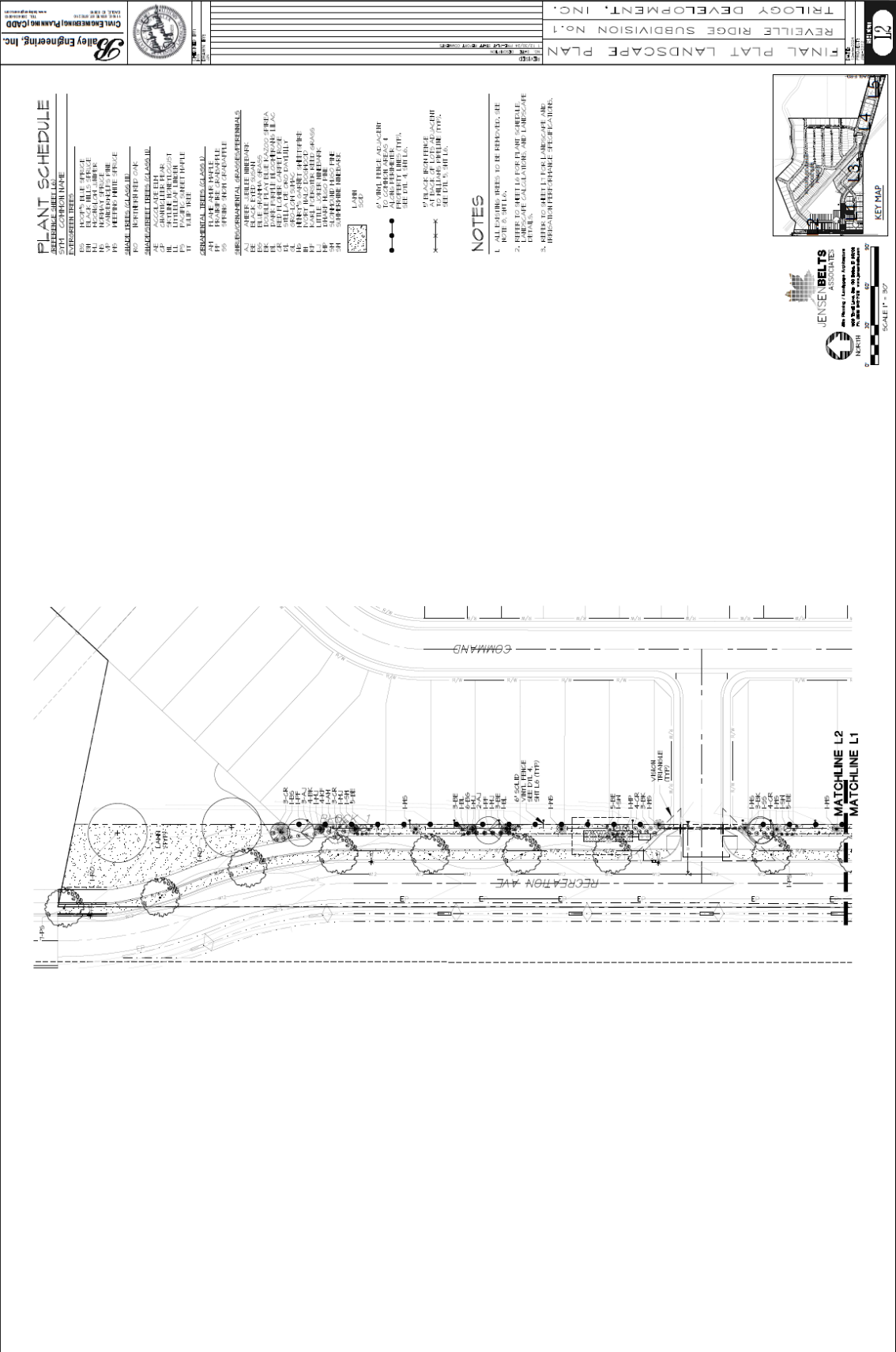
FINAL PLAT LANDSCAPE PLAN

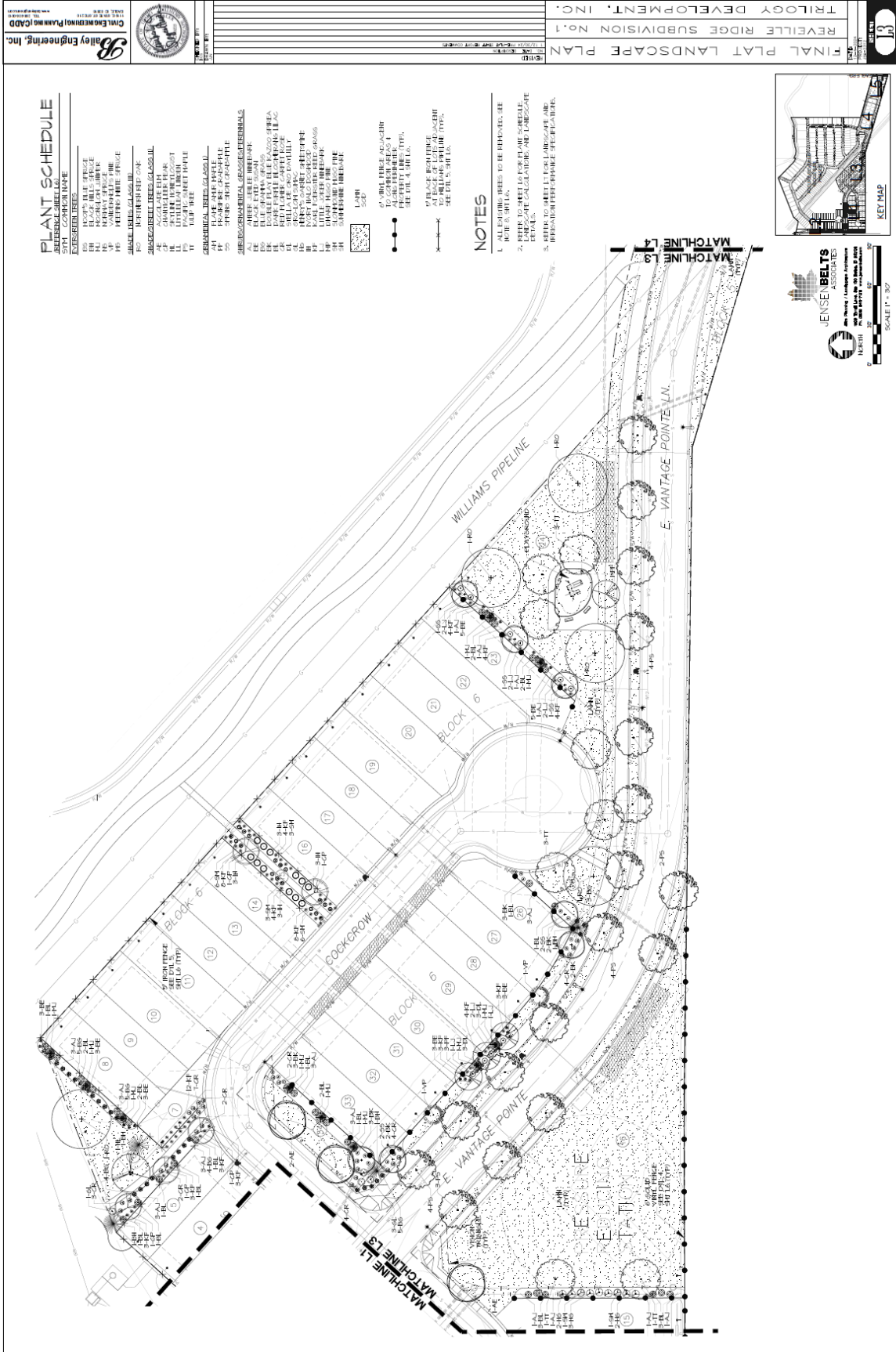
Valley Engineering, Inc.

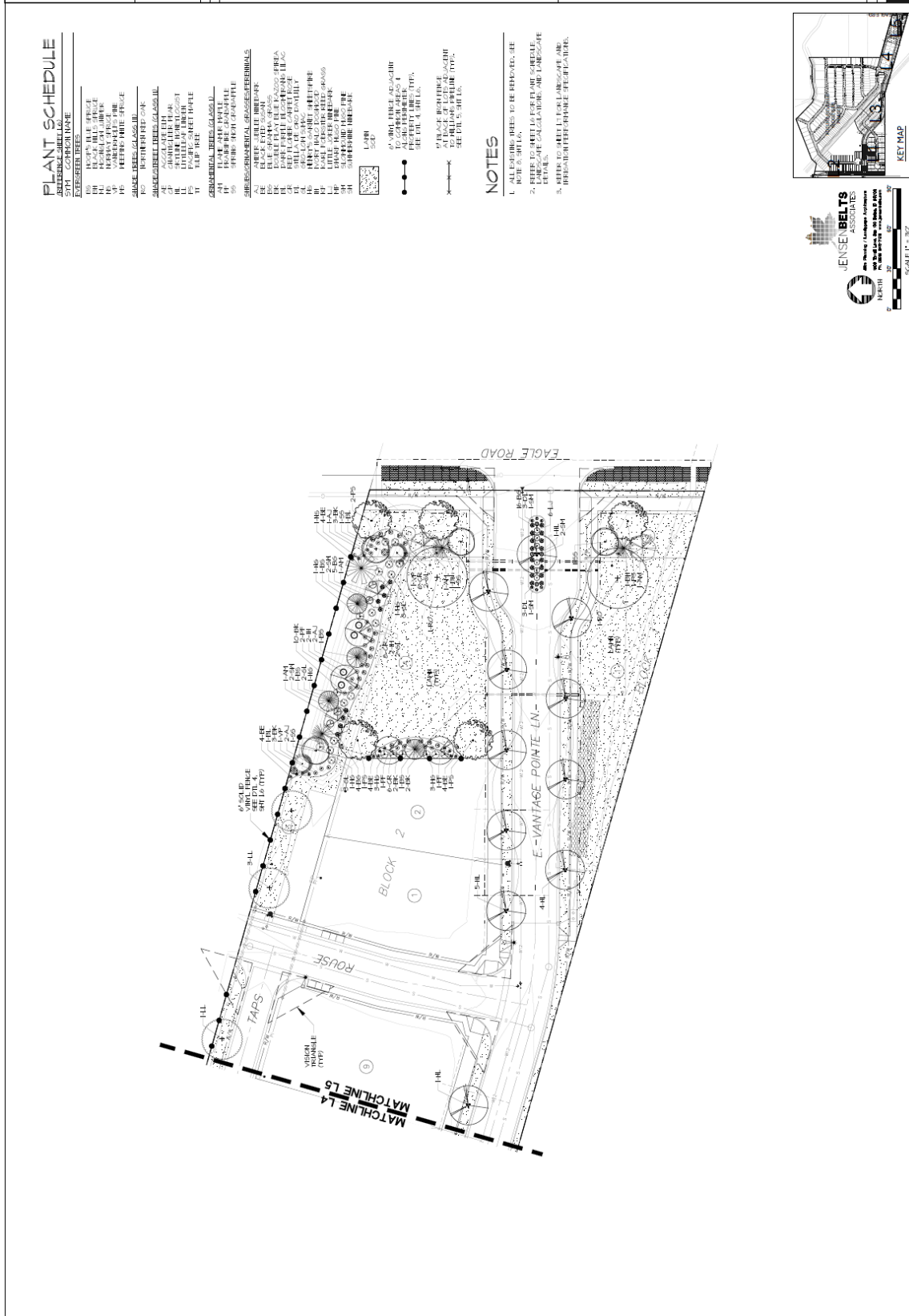
TRILogy DEVELOPMENT, INC.

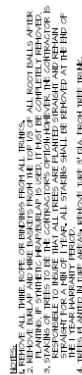
REVEILLE RIDGE SUBDIVISION NO. 1

FINAL PLAT LANDSCAPE PLAN









NOT TO SCALE



ITNVS OI ICH



UNIT TO SCALE



NOT TO BE

LOCATION	ENTER HIGH	ENTER LOW	REQUIRED	FINISHED
REGISTRATION AREA	25 ^a	12/20/95 - 5 ^a	24 TREES	45 TREES
WATER TOWER	40 ^a	1/27/96 - 15 ^a	5 TREES	8 TREES
LANDSCAPE FRONT (OVERHILL DRIVE)	20 ^a	1/20/95 - 36 ^a	42 TREES	54 TREES
LANDSCAPE FRONT (S. 10TH AVE.)	20 ^a	1/20/95 - 36 ^a	24 TREES	35 TREES
LANDSCAPE FRONT (S. 10TH AVE.)		1/24/95 - 1/20/96 -	22 TREES	23 TREES
LANDSCAPE FRONT (S. 10TH AVE.)				10 TREES

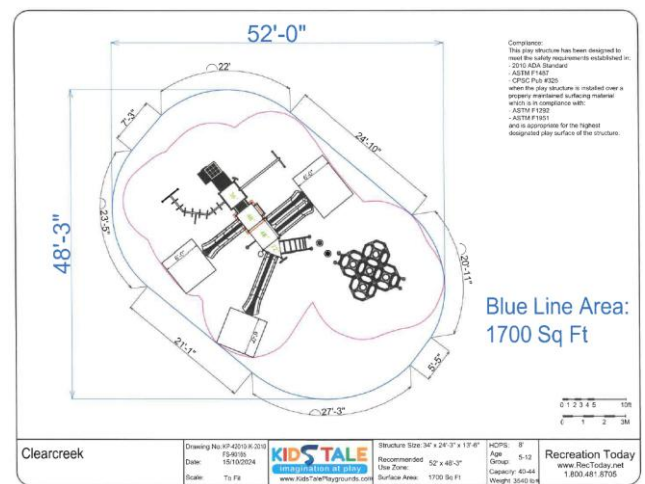
THIS PROVIDED ABOVE MUST BE USED TOWARD MITIGATION REQUIREMENTS.

[illegible]

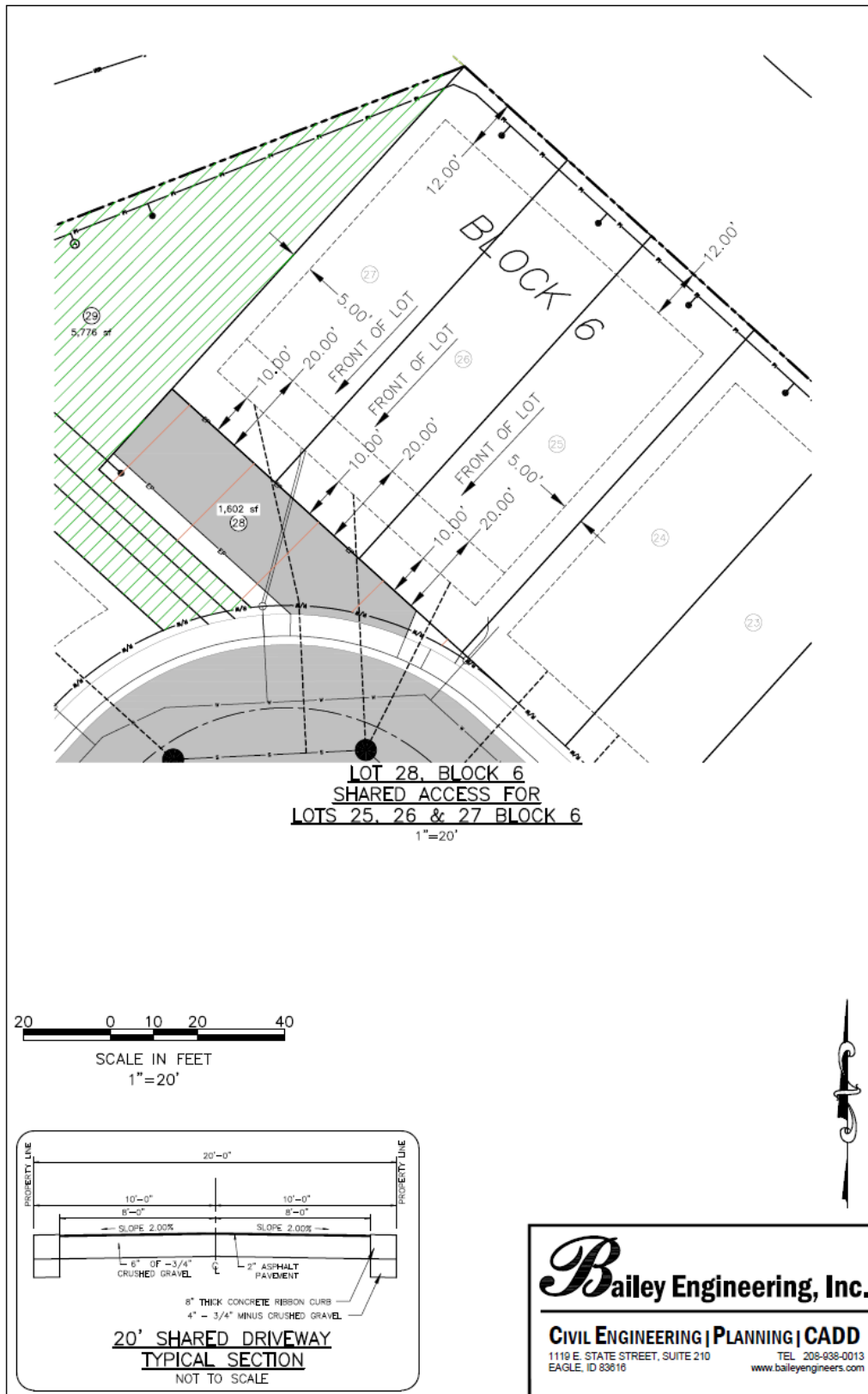
4. ALL PLUMBING AREAS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF HENDERSON CODE, REFER TO SHEET UT - SPEC. SECTION 32.00 - PLUMBING SPECIFICATIONS.
5. ALL PLUMBING AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM, REFER TO SHEET UT - SPEC. SECTION 32.00 - IRRIGATION PERFORMANCE SPECIFICATIONS.

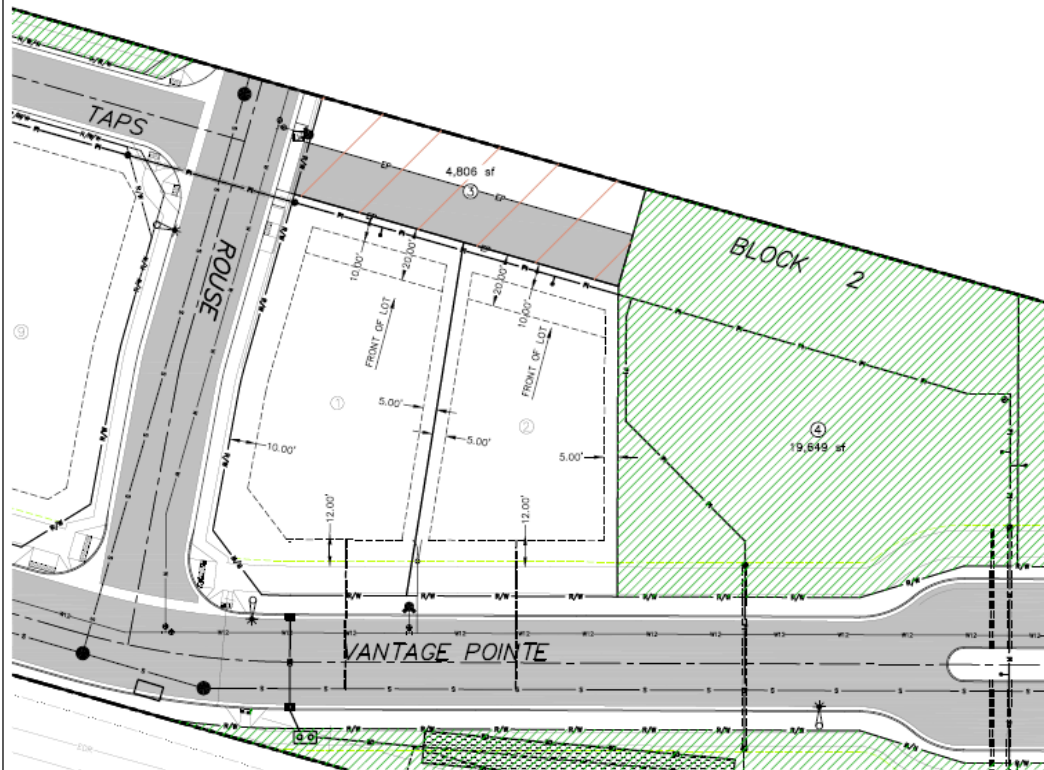
[illegible]

D. Amenity Exhibit

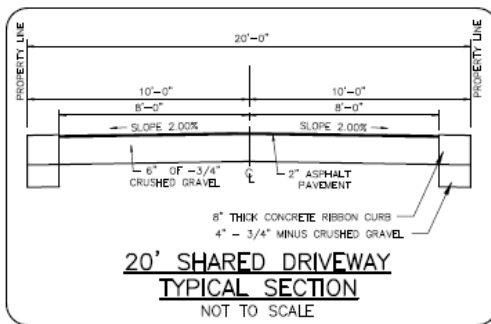
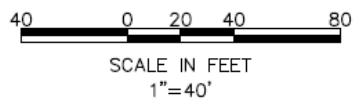


E. Common Driveway Exhibits





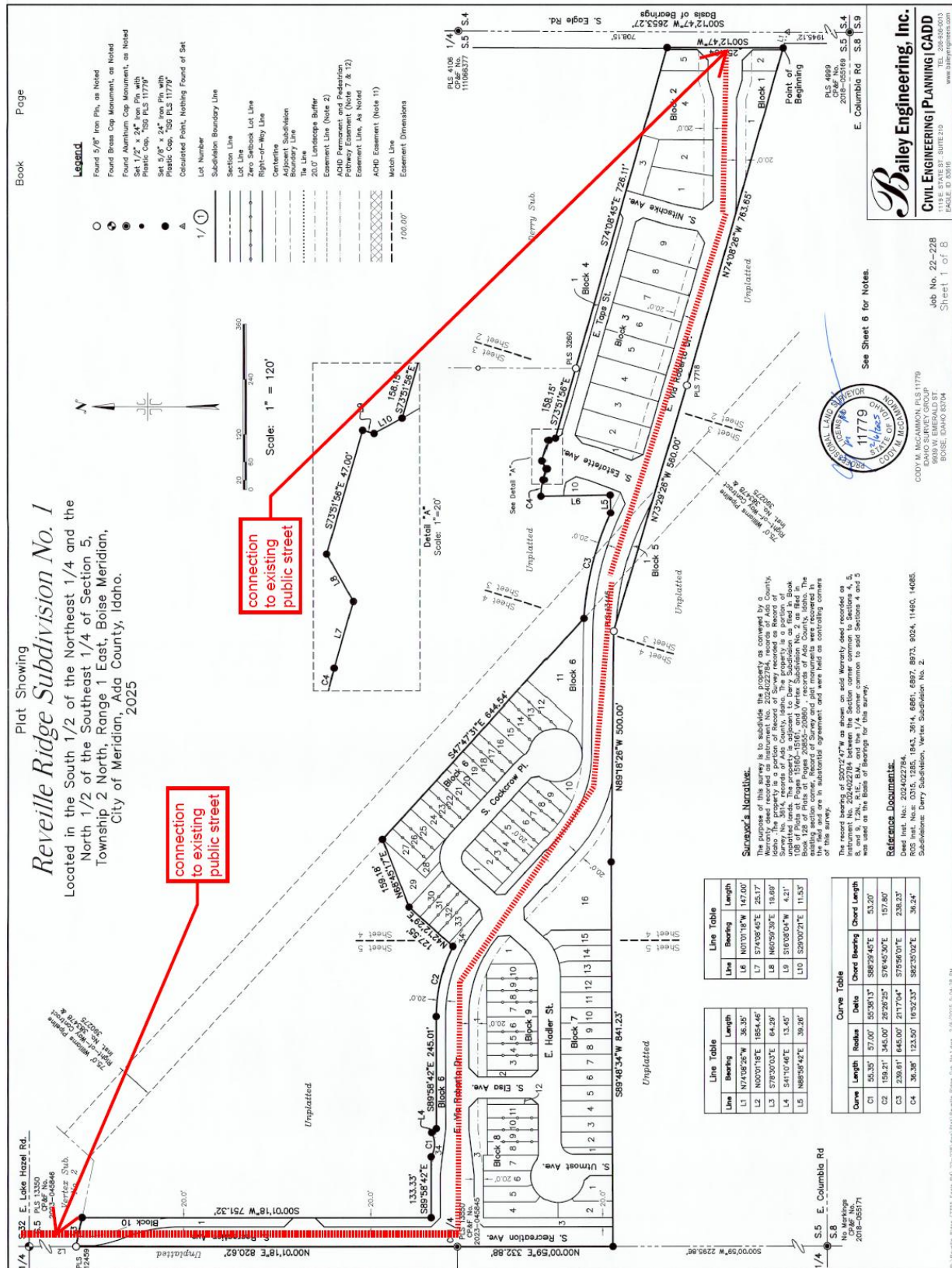
**LOT 3, BLOCK 2
SHARED ACCESS FOR
LOTS 1 & 2 BLOCK 2**
1"=40'



Bailey Engineering, Inc.

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

F. Emergency Access Exhibit



H.



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

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

- f. Extend the 10-foot wide multi-use pathway to the south through Lot 1, Block 5 for future extension to the south.
6. Submit a 14-foot wide public pedestrian easement for the multi-use pathway within the Williams Pipeline easement and along the Farr Lateral, as required by the Park's Dept. *Note: The pathway only crosses Lot 1, Block 4 on this site but the entire easement can be included, including the portion(s) not included in this phase.*
7. All existing structures shall be removed from the site prior to submittal of the final plat for City Engineer signature.
8. The rear and/or sides of homes on lots that face collector (E. Via Roberto Dr. & S. Recreation Ave.) (i.e. Lots 1 and 2, Block 2; Lots 2-9, Block 3; Lots 2-9, 33, Block 6; Lots 2, 4-6 and 7-10, Block 8; Lots 3-10, Block 9) and arterial (S. Eagle Rd.) (i.e. Lot 2, Block 2) streets shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public streets.
9. Future development of Lots 1 and 2, Block 2 and Lots 25-27, Block 6 shall be consistent with the common driveway exhibit included in Section V.E and the standards listed in UDC 11-6C-3D.
10. Future development shall substantially comply with the product type exhibit approved with the annexation and preliminary plat in Section V.G.
11. The alley shall comply with the standards listed in UDC 11-6C-3B.5.
12. Comply with the Williams Developer's Handbook for any development and/or improvements within the Williams pipeline easement.
13. An administrative design review application shall be submitted for the single-family attached and townhome structures to ensure compliance with the design standards listed in the Architectural Standards Manual.
14. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

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

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