

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: MAY 12TH, 2026
ORDER APPROVAL DATE: MAY 19TH, 2026

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 69 BUILDING)
LOTS AND 18 COMMON LOTS ON)
9.1 ACRES OF LAND IN THE R-15)
ZONING DISTRICT FOR HILL’S)
CENTURY FARM TOWNHOMES)
SUBDIVISION.)
)
BY: BRIGHTON CORPORATION)
APPLICANT)
_____)

CASE NO. FP-2026-0009
ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on May 12th, 2026 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 HILL’S CENTURY FARM TOWNHOMES SUBDIVISION, LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2026,

HANDWRITTEN DATE: FEBRUARY 11th, 2026, by AARON L. BALLARD, PLS, SHEET 1 OF 7,” 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 May 12th, 2026, 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 _____, 2026.

By:

Robert E. Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

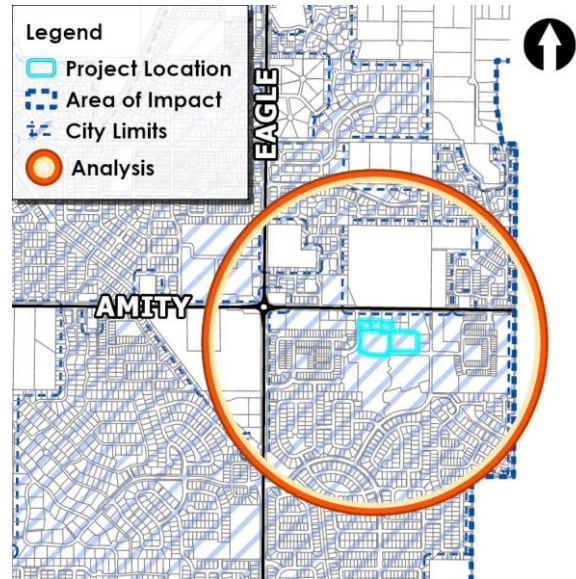
Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By: _____ Dated: _____

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 05/12/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
nnapoli@meridiancity.org
SUBJECT: Hill's Century Farm Townhomes
FP-2026-0009
LOCATION: Located south of E. Amity Rd. between
S. Tavistock Ave. and S. Hillsdale Ave.
in the NE ¼ of the NW ¼ of Section 33,
T.3N., R.1E.



I. PROJECT DESCRIPTION

Final Plat consisting of sixty-nine (69) building lots and eighteen (18) common lots on 9.1 acres of land in the R-15 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Jeremy Wright, Brighton Corporation – 2929 W. Navigator Drive, Suite 400, Meridian ID 83642

B. Owner:

Brighton Development Inc.– 2929 W. Navigator Drive, Suite 400, Meridian ID 83642

C. Representative:

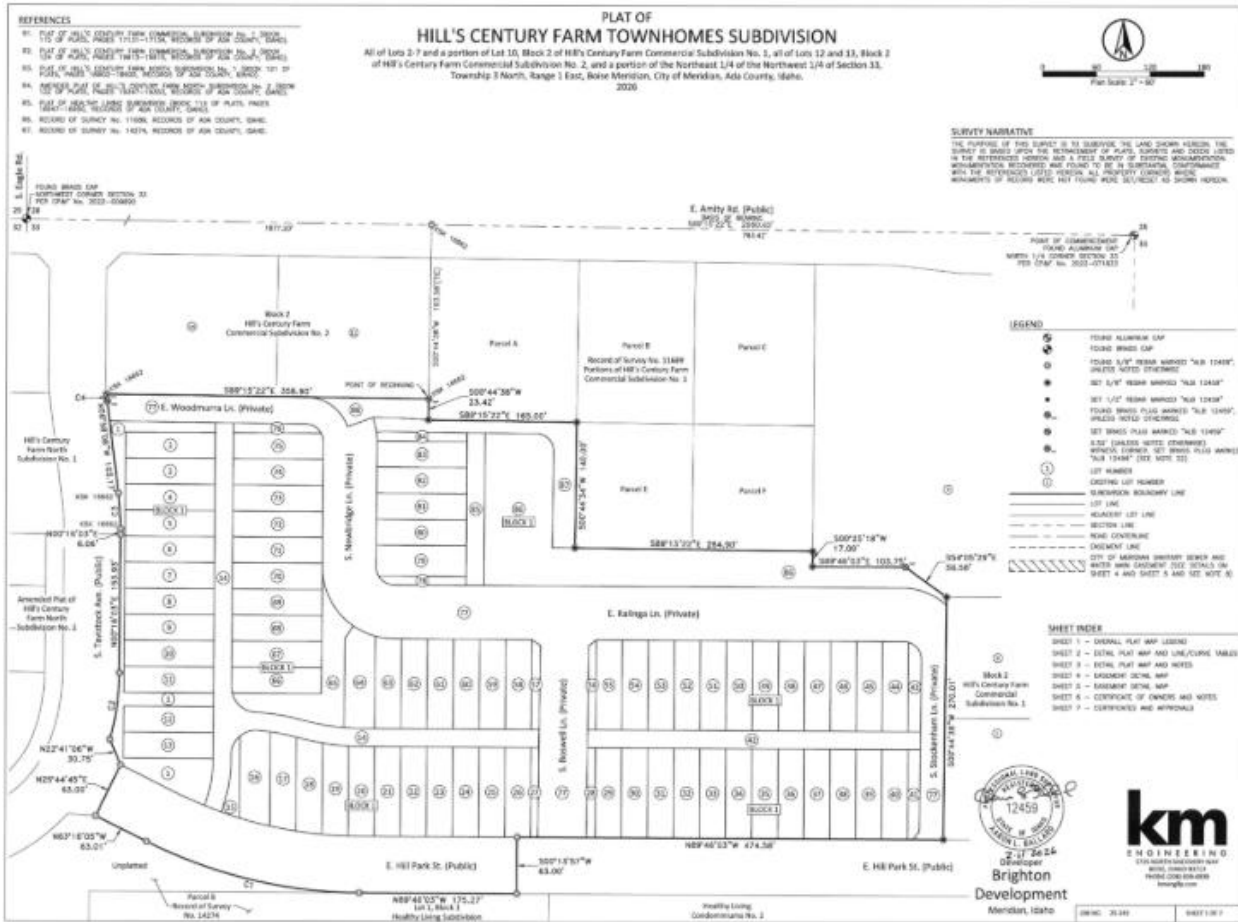
Same as Applicant

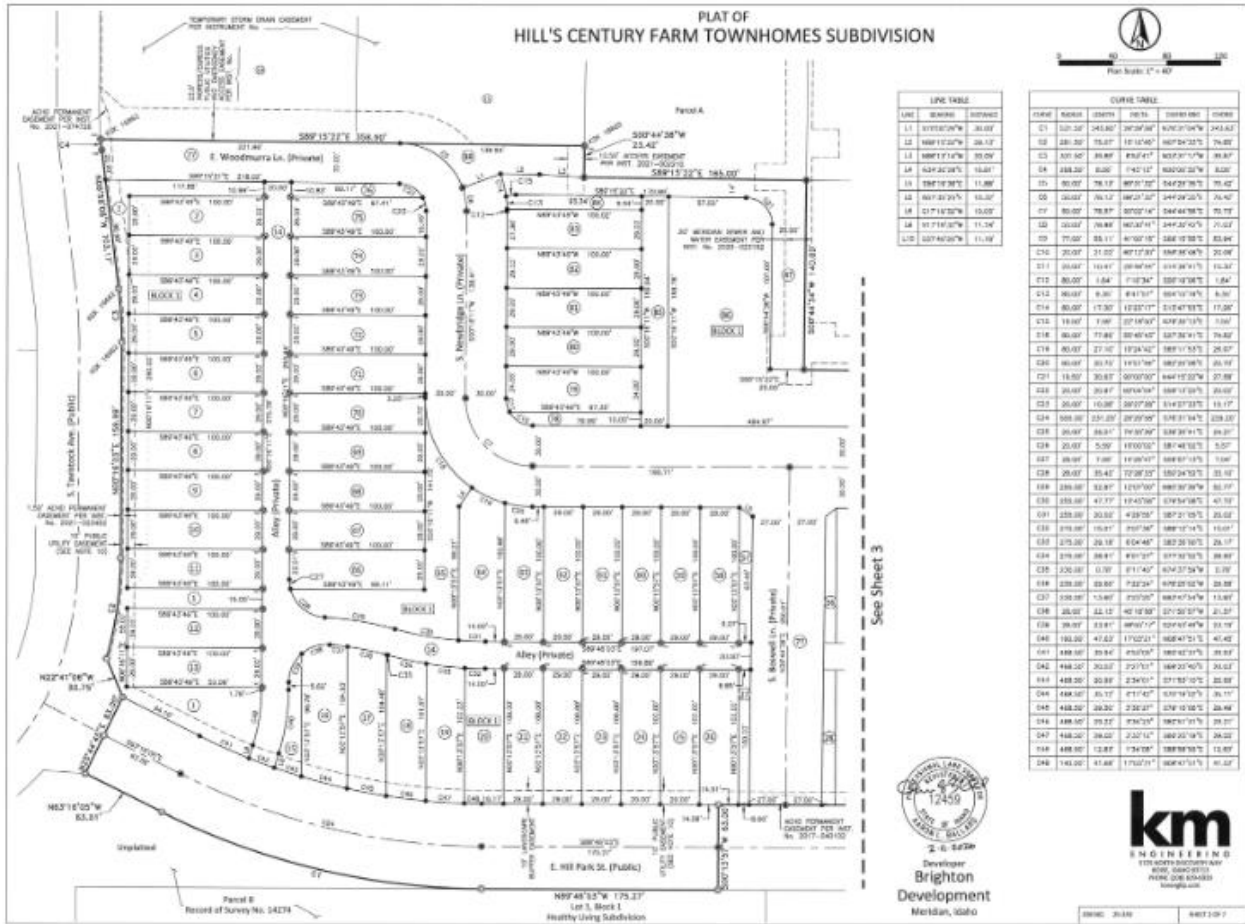
III. STAFF ANALYSIS

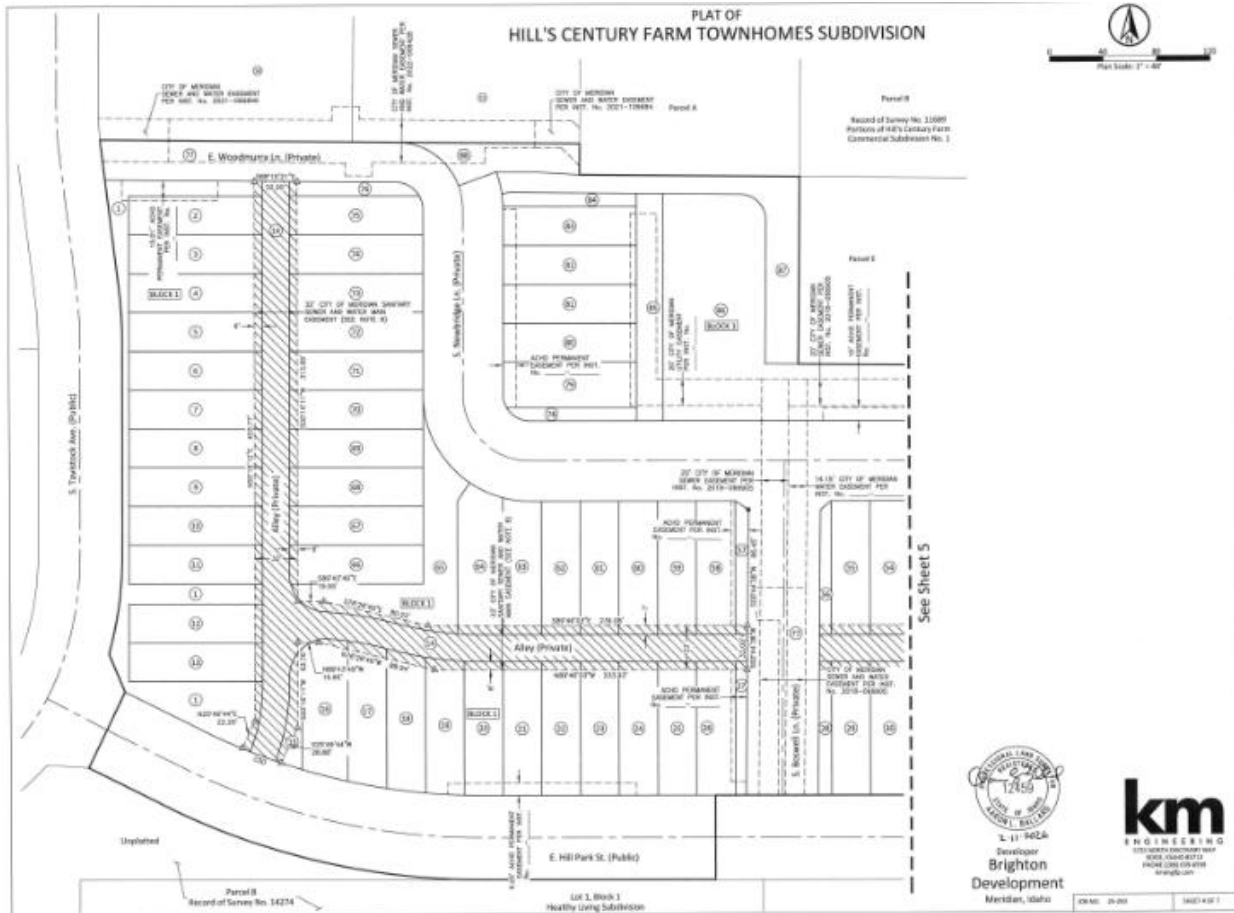
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat Hill's Century Farm Townhomes (H-2024-0072) in accord with the requirements listed in UDC 11-6B-3C.2. This plat incorporates sixty-nine (69) building lots and eighteen (18) common lots. The final plat is consistent with the approved preliminary plat and recorded development agreement.

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR (Hill's Century Farm Townhomes – FP-2026-0009)

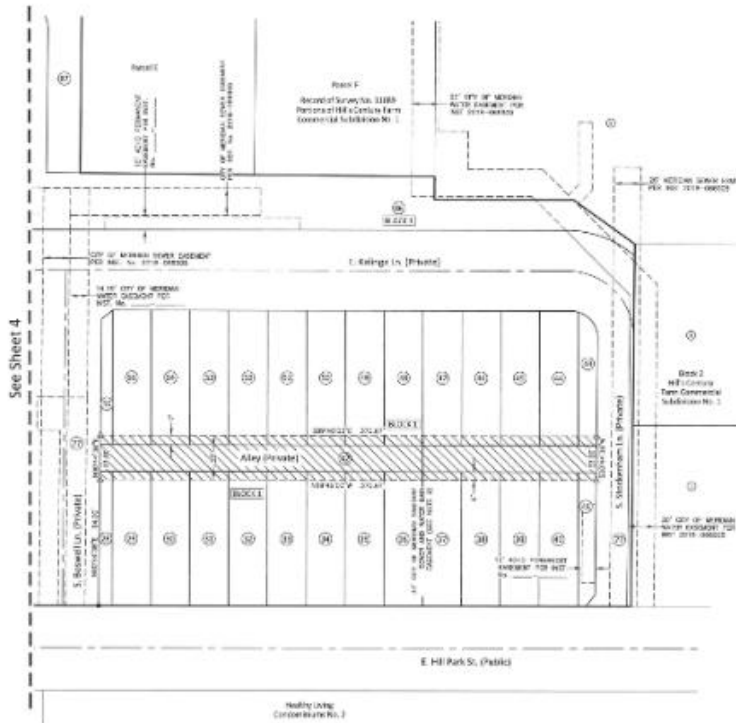
B. Final Plat (dated: 02/20/26)







PLAT OF
HILL'S CENTURY FARM TOWNHOMES SUBDIVISION



Developer
Brighton
Development
Meridian, Idaho



JOB NO. 21-001 SHEET 01 OF 20

PLAT OF
HILL'S CENTURY FARM TOWNHOMES SUBDIVISION

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT HAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 20____.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF MERIDIAN CITY ENGINEER

THE PLAT IS ACCEPTED AND APPROVED THIS ____ DAY OF _____, A.D. 20____ BY THE CITY ENGINEER OF THE CITY OF MERIDIAN, ADA COUNTY, IDAHO.

CITY ENGINEER

APPROVAL OF MERIDIAN CITY

I, _____, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT IT IS A RESOLUTION OF THE CITY BOARD, P.E. ON THE DAY OF _____, A.D. 20____, THIS PLAT HAS BEEN ACCEPTED AND APPROVED.

MERIDIAN CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT CONFORMS WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

SAYE

HEALTH CERTIFICATE

STANDARD REQUIREMENTS AS REQUIRED BY BOARD CODE, TITLE 24, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE FILED WITH THE COUNTY RECORDER OF THE PLAT. (UNDER THE CONDITIONS OF APPROVAL, SANITARY REQUIREMENTS MAY BE DEVIATED IN ACCORDANCE WITH SECTION 24-1304, BOARD CODE, BY THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE.)

HEALTH OFFICER

SAYE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER, DO AND FOR THE COUNTY OF ADA, IDAHO, DO HEREBY CERTIFY THAT THE REQUIREMENTS OF I.C. 20-1204, 20-1205 AND ALL CURRENT AND UP TO DATE COUNTY PAYMENT FEES FOR THE PROJECTS REQUIRED BY THE SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

SAYE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
ADA COUNTY)

I HEREBY CERTIFY THAT THE PLAT OF HILL'S CENTURY FARM TOWNHOMES SUBDIVISION WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ A.M. THIS ____ DAY OF _____, A.D. IN MY OFFICE AND WAS FULLY RECORDED AS BOOK _____ OF PLATS AT PAGE _____ SHEET _____ NOTIFICATION NUMBER _____.

DEPUTY

DEPUTY RECORDER

FILE

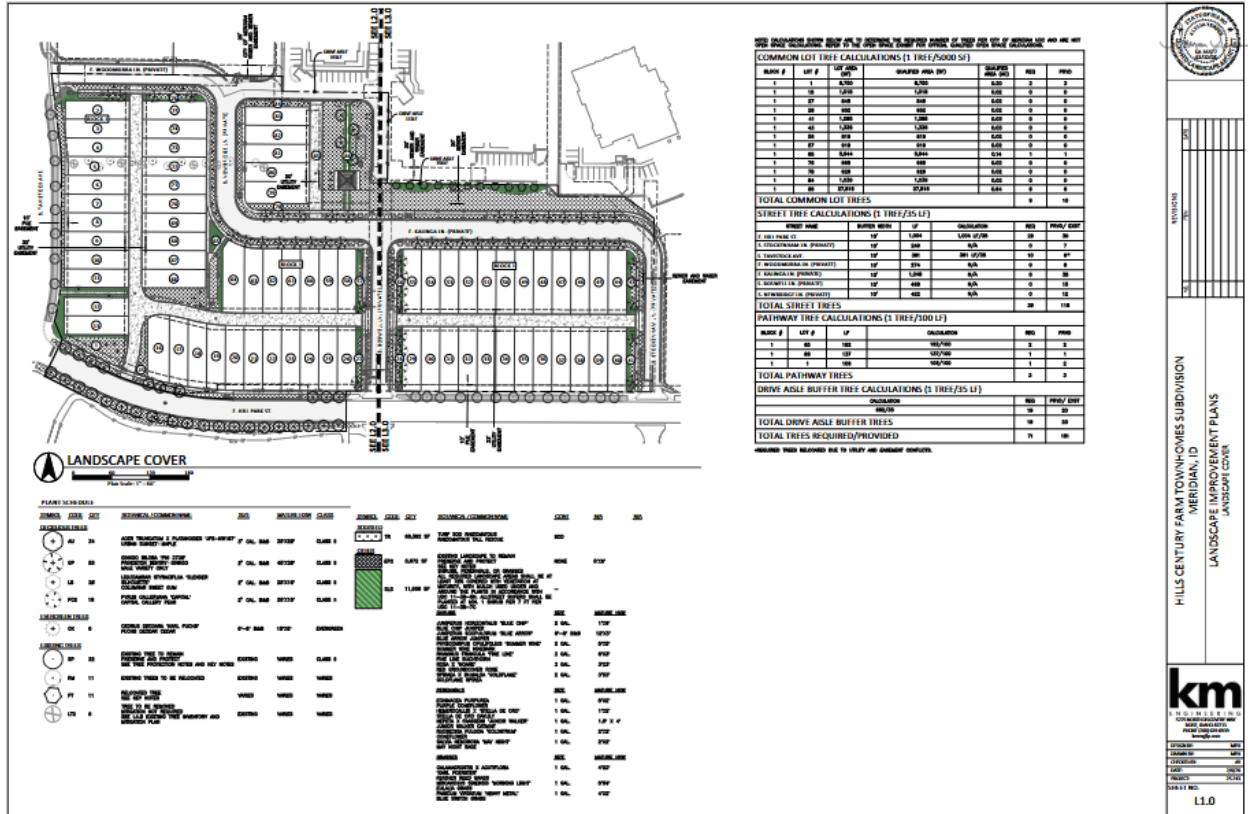


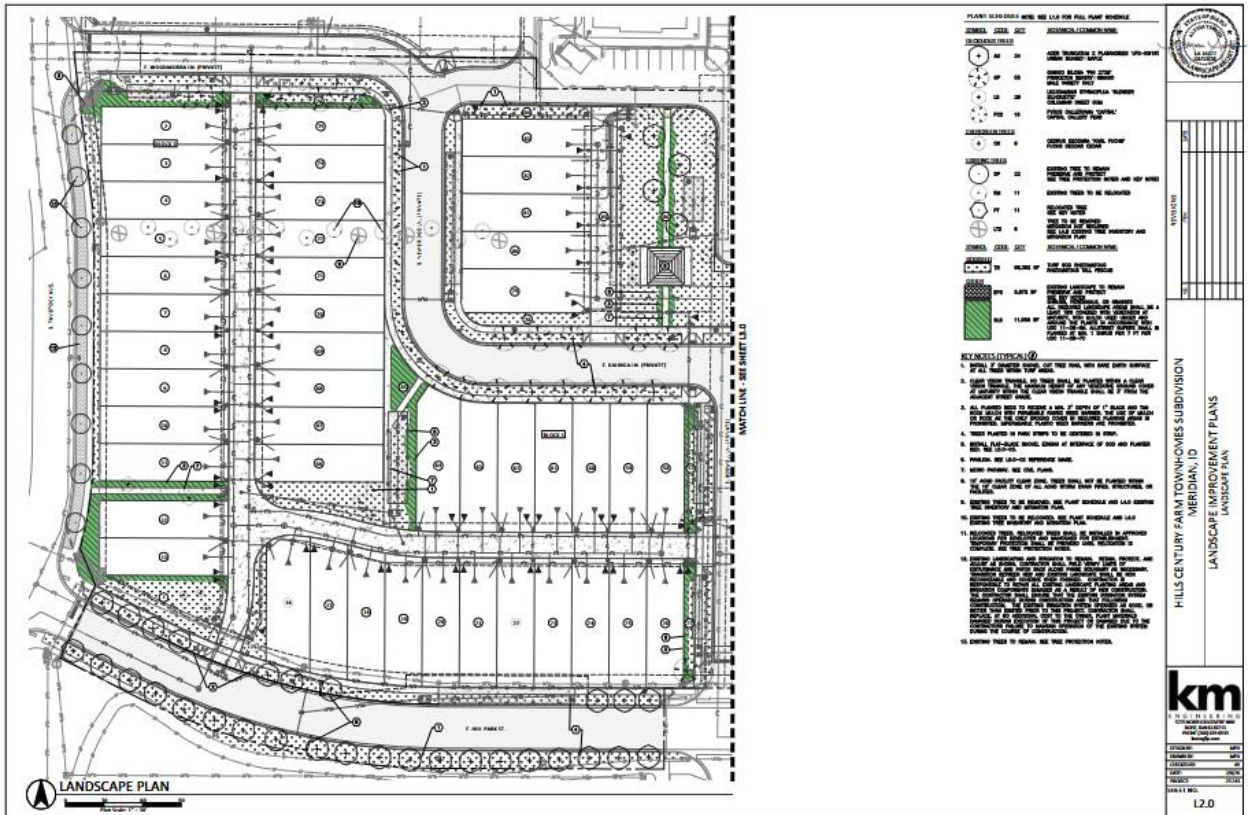
Kevin M. Bright
Developer
Brighton
Development
Meridian, Idaho

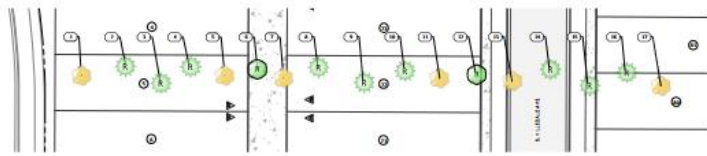


JOB NO. 19-001 SHEET 1 OF 7

C. Landscape Plan (dated: 02/20/2026)







EXISTING TREE INVENTORY AND MITIGATION PLAN

TREE #	TREE TYPE	DBH (IN.)	CONDITION	REASON	RECOMMENDATION
1	YEW	4.0	POOR	REMOVED	NO
2	YEW	4.0	POOR	REMOVED	NO
3	YEW	4.0	POOR	REMOVED	NO
4	YEW	4.0	POOR	REMOVED	NO
5	YEW	4.0	POOR	REMOVED	NO
6	YEW	4.0	POOR	REMOVED	NO
7	YEW	4.0	POOR	REMOVED	NO
8	YEW	4.0	POOR	REMOVED	NO
9	YEW	4.0	POOR	REMOVED	NO
10	YEW	4.0	POOR	REMOVED	NO
11	YEW	4.0	POOR	REMOVED	NO
12	YEW	4.0	POOR	REMOVED	NO
13	YEW	4.0	POOR	REMOVED	NO
14	YEW	4.0	POOR	REMOVED	NO
15	YEW	4.0	POOR	REMOVED	NO
16	YEW	4.0	POOR	REMOVED	NO
17	YEW	4.0	POOR	REMOVED	NO

- GENERAL NOTES:**
1. THIS REPORT AND ANYTHING PROVIDED IN CONNECTION WITH IT IS THE PROPERTY OF THE CLIENT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THE CLIENT.
 2. ALL TREES WERE MEASURED WITH A DIAMETER TAPE, TAKEN 4.5 FEET ABOVE THE GROUND SURFACE AT AN ANGLE OF 90 DEGREES.
 3. ALL TREES WERE MEASURED AT A POINT OF AN OPEN SWATH, NOT NEAR OBSTACLES AND NOT NEAR A CURVE IN THE ROAD.
 4. ALL TREES WERE MEASURED AT A POINT OF AN OPEN SWATH, NOT NEAR OBSTACLES AND NOT NEAR A CURVE IN THE ROAD.
 5. ALL TREES WERE MEASURED AT A POINT OF AN OPEN SWATH, NOT NEAR OBSTACLES AND NOT NEAR A CURVE IN THE ROAD.

- CONDITION DEFINITIONS:**
1. **GOOD:** A TREE WITH A WELL DEVELOPED CANOPY, A STRONG TRUNK, AND A HEALTHY APPEARANCE. IT IS CAPABLE OF WITHSTANDING STRESSORS AND IS LIKELY TO SURVIVE FOR MANY YEARS.
 2. **FAIR:** A TREE WITH A MODERATELY DEVELOPED CANOPY, A MODERATELY STRONG TRUNK, AND A MODERATELY HEALTHY APPEARANCE. IT IS CAPABLE OF WITHSTANDING STRESSORS AND IS LIKELY TO SURVIVE FOR SEVERAL YEARS.
 3. **POOR:** A TREE WITH A WEAKLY DEVELOPED CANOPY, A WEAK TRUNK, AND A WEAK APPEARANCE. IT IS CAPABLE OF WITHSTANDING STRESSORS AND IS LIKELY TO SURVIVE FOR A FEW YEARS.
 4. **REMOVED:** A TREE THAT IS DEAD, Dying, OR OTHERWISE UNFIT FOR PLANTING AND SHOULD BE REMOVED.

SYMBOL LEGEND AND TOTALS			
SYMBOL	DESCRIPTION	REASON	DBH (IN.)
	REMOVED	REMOVED	44
	REMOVED	REMOVED	33

TREE REFERENCE IMAGES-TYPICAL SAMPLE



TREE #1 - POOR



TREE #7 - POOR



TREE #8 - GOOD



TREE #9 - GOOD



TREE #10 - GOOD

HILLS CENTURY FARM TOWNHOMES SUBDIVISION
MERIDIAN, ID
LANDSCAPE IMPROVEMENT PLANS
EXISTING TREE INVENTORY AND MITIGATION PLAN

km
 KENNEDY CONSULTANTS
 1000 S. 1000 E. SUITE 100
 MERIDIAN, ID 83446
 PHONE: 208.333.1000
 FAX: 208.333.1001
 WWW.KMCONSULTANTS.COM

L4.0

- b. Add a plat note stating the location and placement of the three (3) foot wide easement for public utilities, irrigation, and drainage on Lots 1-14, Block 1; Lots 17-27, Block 1; Lots 30-41, Block 1; Lots 45-56, Block 1; Lots 59-65, Block 1; Lots 67-76, Block 1; Lots, 80-84, Block 1.
 - c. Modify Note #7: Include the width of the easement.
 - d. Modify Note #8: Include the water and sewer easement instrument numbers.
 - e. Modify Note #10: Include the width of the easement.
 - f. Modify Notes #16 & 21: Include the ACHD instrument number.
- A copy of the revised plat shall be submitted with the final plat for City Engineer signature.*
5. The landscape plan prepared by KM Engineering, dated 02/20/2026, included in Section V.C, shall be revised as follows:
 - a. Provide a fencing exhibit showing the location and type of fencing.
 6. Comply with all ACHD's staff report conditions of approval.
 7. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district.
 8. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
 9. Comply with all of the private street standards listed in UDC 11-3F.
 10. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
 11. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11- 6 B- 7.
 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

SITE SPECIFIC CONDITIONS:

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 than 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 11-3C-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 11-3C-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.