

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: SEPTEMBER 16, 2025
ORDER APPROVAL DATE: SEPTEMBER 23, 2025

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 62 BUILDING)
LOTS AND 17 COMMON LOTS ON)
9.31 ACRES OF LAND IN THE R-8)
AND R-15 ZONING DISTRICTS)
FOR POLLARD NORTH)
SUBDIVISION NO. 1)
BY: BRIGHTON CORPORATION)
APPLICANT)
_____)

CASE NO. FP-2025-0019; A-2025-0113; A-2025-0123
ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT

This matter coming before the City Council on September 16, 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. 1, A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2025,

HANDWRITTEN DATE: 6/11/2025, 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 September 16, 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

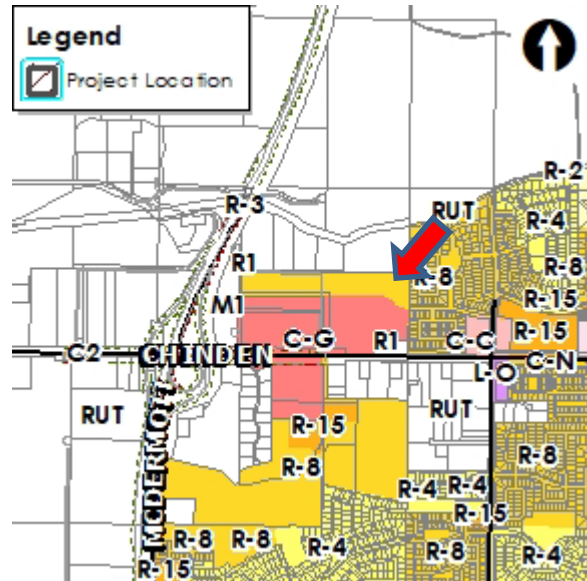
Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By: _____ Dated: _____

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



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



Final plat consisting of 62 buildable lots and 17 common/other lots on 9.31 acres of land in the R-8 and R-15 zoning districts for the first phase of Pollard North Subdivision.

A. Applicant

B. Owner:

C. Representative:

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 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 25-30, Block 2 and the common area on Lot 24, Block 2; 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 areas 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 24, Block 2 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 25-30, Block 2 and the common area on Lot 24, Block 2 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 pathway along the northern boundary of Lot 24, Block 2. In this location, the pathway abuts the southern property line of adjacent building lots (i.e. Lots 25-30, Block 2) 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 adjacent streets on this common lot and additional trees are proposed for shade, while still allowing a large open space for people to gather or recreate in. Staff finds the proposed alternative means of compliance includes innovative 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 (ALT-2025-0113):

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 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 (ALT-2025-0123):

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

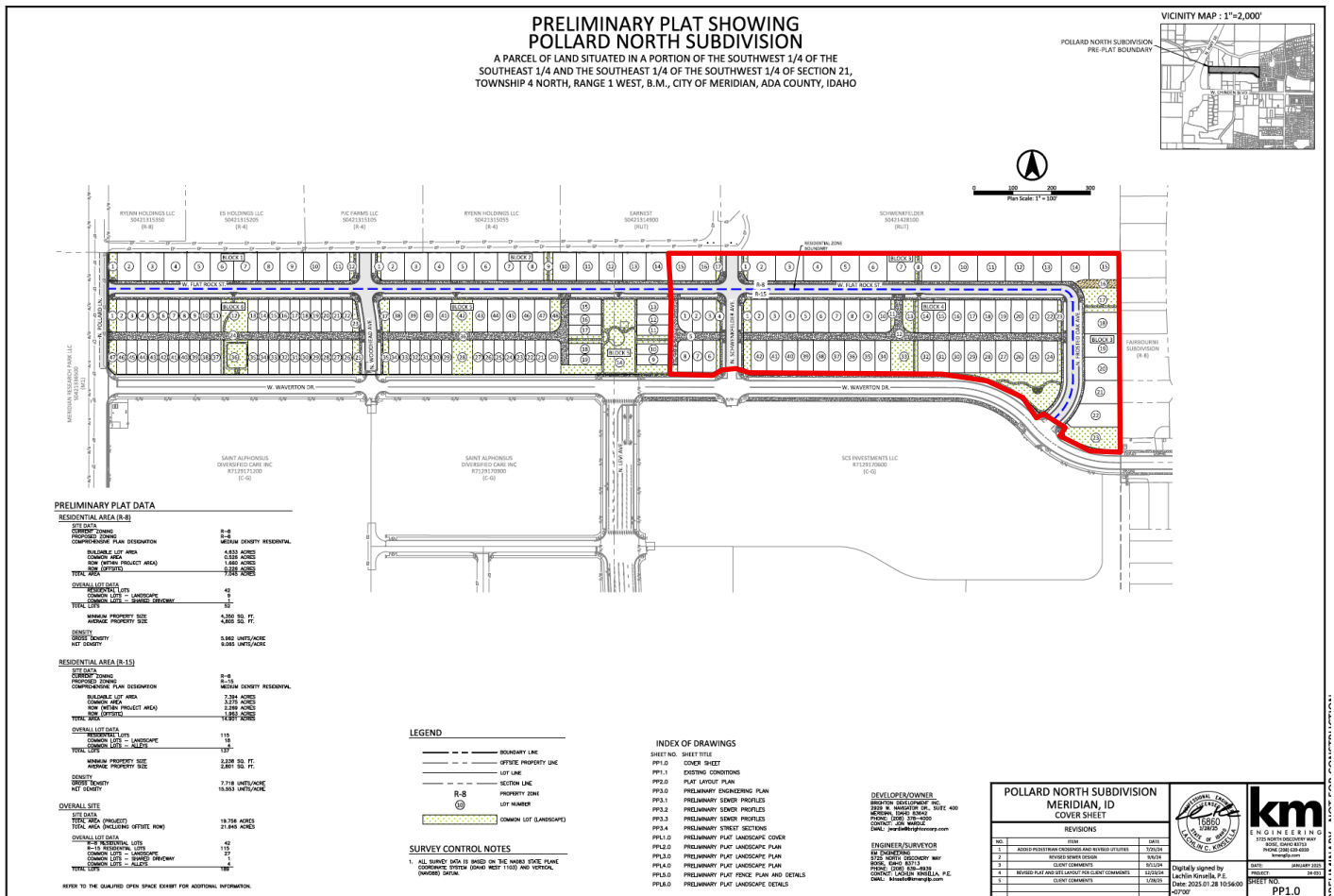
The Director finds the proposed alternative compliance of providing landscaped planter beds on abutting building lots adjacent to the pathway and along adjacent streets in the common area provides an equal means of meeting requirement.

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)



80 160 240
Plan Scale: 1" = 30'

240

PLAT OF

Pollard North Subdivision No. 1

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO.

2025

21

FOUND 5/8" REBAR, NO CAP
 SET 1/4 CORNER SECTION 21
 PER CH&F No. 2018-079418

FOUND ALUMINUM CAP
 SET 1/4 CORNER SECTION 21
 PER CH&F No. 2024-086868

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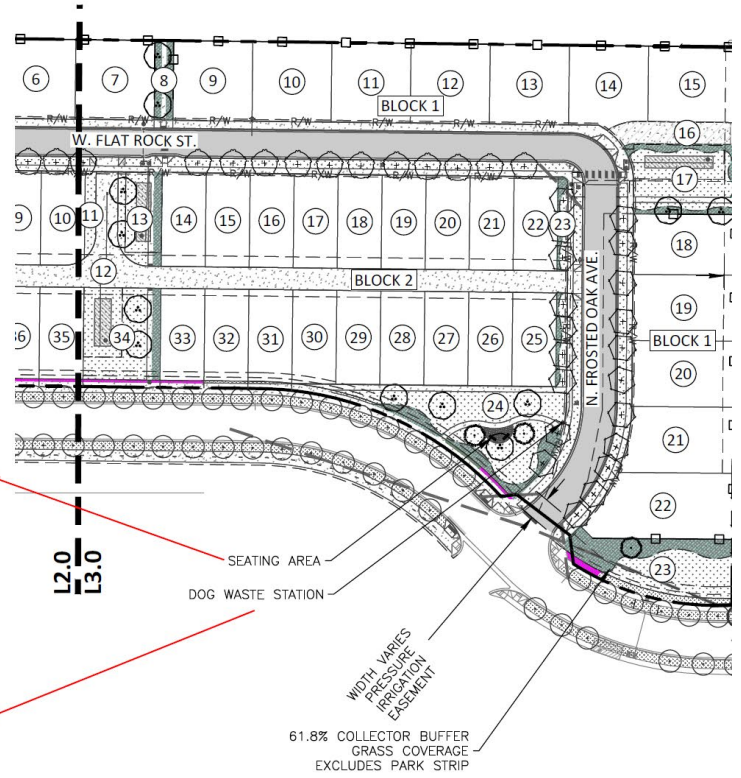
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D. Amenity Exhibit



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F. 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 preliminary plat approval (i.e. by April 22, 2027); *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 6/11/25 by Aaron L. Ballard, included in Exhibit B shall be revised as follows:
 - a. Plat note #4: Include the recorded instrument number of the development agreement (i.e. #2025-029554).
 - b. Plat note #16: Include the recorded instrument number of the ACHD public right-of-way easement (sidewalk).
 - c. Plat note #18: Include the recorded instrument number of the ACHD landscape license agreement.
 - d. Include the CP&F No. at the northwest corner on Sheet 1.
 - e. Include the recorded instrument number of the Meridian sewer easement graphically depicted on Sheet 2.
 - f. Include the recorded instrument number of the ACHD storm easement graphically depicted on Sheet 2.
 - g. Include the recorded instrument number of the Veolia easement 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 to total 20 feet measured from back of curb within the street buffer on the south side of W. Waverton Dr. *There is a 2-foot wide area along the south side of the sidewalk that does not depict vegetative groundcover.*
 - b. The street buffer along W. Waverton Dr. shall be revised to comply with the enhanced buffer requirements listed in UDC 11-3G-3B.3 because it was counted toward open space requirements.
6. The common driveway on Lot 16, Block 1 shall comply with the standards listed in UDC 11-6C-3D and the setback exhibit above in Section VII.E.
7. The subject property shall be subdivided prior to submittal of any building permit applications for development as set forth in the development agreement.
8. 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.

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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=412499&dbid=0&repo=MeridianCity>

C. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=412543&dbid=0&repo=MeridianCity>