CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER

In the Matter of the Request for Development Agreement modification, by Jadon Schneider, Bronze Bow Land.

Case No(s). H-2026-0042

For the City Council Hearing Date of: August 11, 2026 (Findings on August 18, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of August 11, 2026, incorporated by reference)

2. Process Facts (see attached Staff Report for the hearing date of August 11, 2026, incorporated by reference)

3. Application and Property Facts (see attached Staff Report for the hearing date of August 11, 2026, incorporated by reference)

4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of August 11, 2026, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).

2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.

3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.

4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.

5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.

6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of August 11, 2026, incorporated by reference. The conditions are concluded to be

reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for Development Agreement modification is hereby approved per the conditions of approval in the Staff Report for the hearing date of August 11, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, acquire building permits, and commence construction of permanent footings, install underground City utilities, or record a final plat. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian

City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of August 11, 2026

By action of the City Council at its regular meeting held on the _____ day of _____, 2026.

COUNCIL PRESIDENT JOHN OVERTON	VOTED_____
COUNCIL VICE PRESIDENT ANNE LITTLE ROBERTS	VOTED_____
COUNCIL MEMBER DOUG TAYLOR	VOTED_____
COUNCIL MEMBER LUKE CAVENER	VOTED_____
COUNCIL MEMBER LIZ STRADER	VOTED_____
COUNCIL MEMBER BRIAN WHITLOCK	VOTED_____
MAYOR ROBERT SIMISON	VOTED_____
(TIE BREAKER)	

_____
Mayor Robert E. Simison

Attest:

_____
Chris Johnson
City Clerk

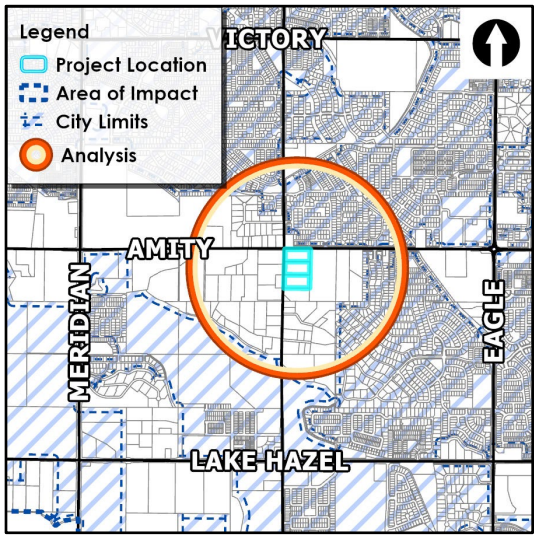
Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

HEARING DATE:	8/11/2026
TO:	Mayor & City Council
FROM:	Linda Ritter, Associate Planner 208-884-5533 lritter@meridiancity.org
APPLICANT:	Jadon Schneider, Bronze Bow Land
SUBJECT:	Solara Estates MDA H-2026-0042
LOCATION:	1695 E. Amity Road, 4940 and 5060 S. Locust Grove Road, located in the NW ¼ of Section 32, Township 3N, Range 1E. Parcel(s) S1132223130, S1132223210 and S1132223320



I. PROJECT OVERVIEW

A. Summary

The applicant is requesting approval of a Development Agreement Modification to allow the Development Agreement process for the two separate agreements to proceed after expiration of the original six-month timeframe, so that the agreements can be prepared, reviewed, approved, signed, and recorded in accordance with City requirements.

B. Issues/Waivers

None

C. Recommendation

Planning Division: Approval

D. Decision

City Council: Approved

E. Table of Contents

Community Metrics…… II
Staff Analysis…… III
City/Agency Comments and Conditions…… IV
Findings…….. V
Action…… VI
Exhibits…….. VII

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Church, vacant and residential	-
Proposed Land Use(s)	Church and residential	-
Existing Zoning	RUT	VII.A.2
Proposed Zoning	R-8 (Church Property) and R-2 (Residential Subdivision)	
Adopted FLUM Designation	Low Density Residential	VII.A.3
Proposed FLUM Designation	Low Density Residential	

Table 2: Project Overview

Description	Details
History	CUP for the existing church
Phasing Plan	1
Residential Units	Single-family Detached
Open Space	0.78 acres required/0.965 acres provided (9.9%)
Amenities	2 points required/2 points provided
Physical Features	N/A
Acreage	±15 acres
Lots	19 lots (14 building/5 Common)
Density	1.44 du/ac

Table 3: Process Facts

Description	Details
Preapplication Meeting date	6/23/2026
Neighborhood Meeting	6/8/2026
Site posting date	7/28/2026

Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.K
• Comments Received	No/ Project was previously approved by ACHD	-
• Commission Action Required	No	-
• Access	Existing Arterial/ S. Locust Grove Road	-
• Traffic Level of Service	Locust Grove Road - Better than "E" Amity Road – Better than "E"	-
ITD Comments Received	No Comment	IV.L
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	No changes in public sewer infrastructure shown in record. Any changes must be approved by public works	
• Impacts or Concerns	No	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at the site	
• Impacts or Concerns	No changes to public water infrastructure shown in record. Any changes must be approved by public works. This includes hydrants or the abandonment of water mains.	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record: *https://weblink.meridiancity.org/WebLink/Browse.aspx?id=448500&dbid=0&repo=MeridianCity*

III. STAFF ANALYSIS

A. Development Agreement Modification

In 2025, Solara Estates Subdivision (H-2025-0013) received approval for annexation, a preliminary plat, and alternative compliance. As part of the approval, the City did require the applicants to enter into two separate ~~a~~ development agreements to complete the annexation process.

Under the UDC, an applicant has up to 6 months to complete the process or submit and obtain approval of a subsequent development agreement modification application to extend the timeframe. Unfortunately, the Development Agreement fee was not paid within the original six-month period following City Council approval, perpetuating the need for the subject application by allowing adequate time for the necessary documents to be prepared and approved. To date, the DA fee has been paid, so the legal documents can be prepared, recorded, and the AZ process concluded.

Staff has no objection to the Applicant's request for a modification to the development agreements process to proceed after expiration of the original six-month timeframe with no modifications to the previously approved preliminary plat, alternative compliance approval, project layout, density, use, or conditions of approval for Solara Estates Subdivision (H-2025-0013).

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Applicant shall adhere to the previously approved preliminary plat, alternative compliance approval, project layout, density, use, or conditions of approval for Solara Estates Subdivision (H-2025-0013).

B. Meridian Public Works

1. No changes in public sewer infrastructure shown in record. Any changes must be approved by Public Works.
2. No changes to public water infrastructure shown in record. Any changes must be approved by Public Works. This includes hydrants or the abandonment of water mains.

C. Meridian Park's Department

1. No new comments. Allowing project to continue past expiration. Any previous pathway conditions apply.

D. Idaho Department of Environmental Quality (DEQ)

https://weblink.meridiancity.org/WebLink/Browse.aspx?id=448530&dbid=0&repo=MeridianCity

V. ACTION

A. Staff:

Staff recommends approval of the requested Development Agreement Modification per the conditions of approval included in Section IV.

B. City Council:

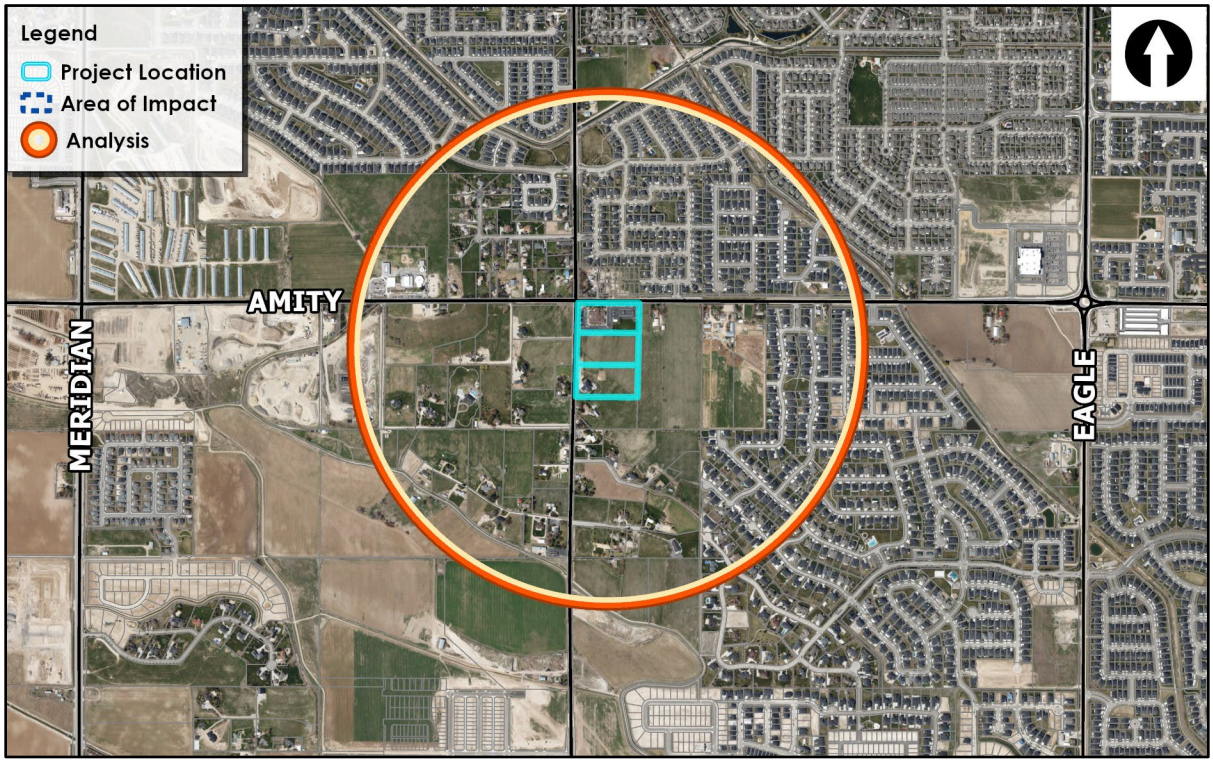
The Meridian City Council heard these items on August 11, 2026. At the public hearing, the Council moved to approve the subject Development Agreement modification request.

1. Summary of the City Council public hearing:
   a. In favor: Codi Bills, representing the property owners
   b. In opposition: None
   c. Commenting: None
   d. Written testimony: None
   e. Staff presenting application: Linda Ritter
   f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
   a. None
3. Key issue(s) of discussion by City Council:
   a. None
4. City Council change(s) to Commission recommendation:
   a. None

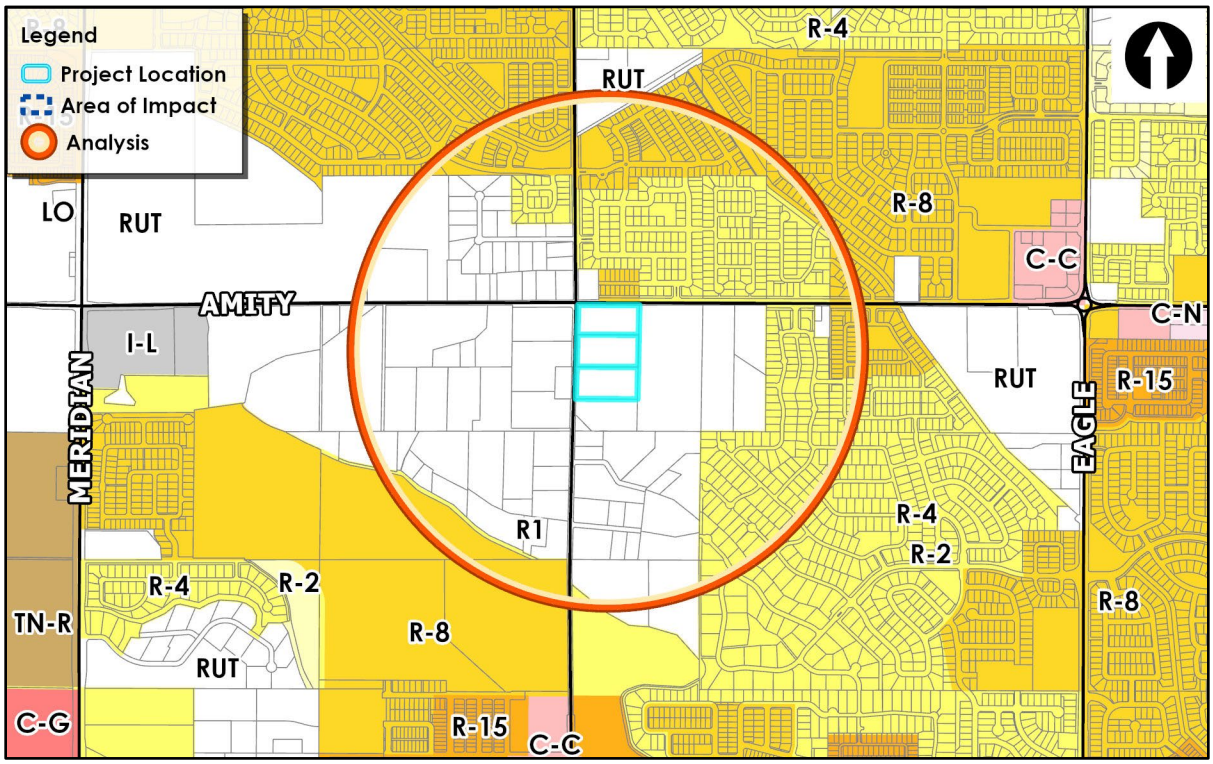
VI. EXHIBITS

A. Project Area Maps

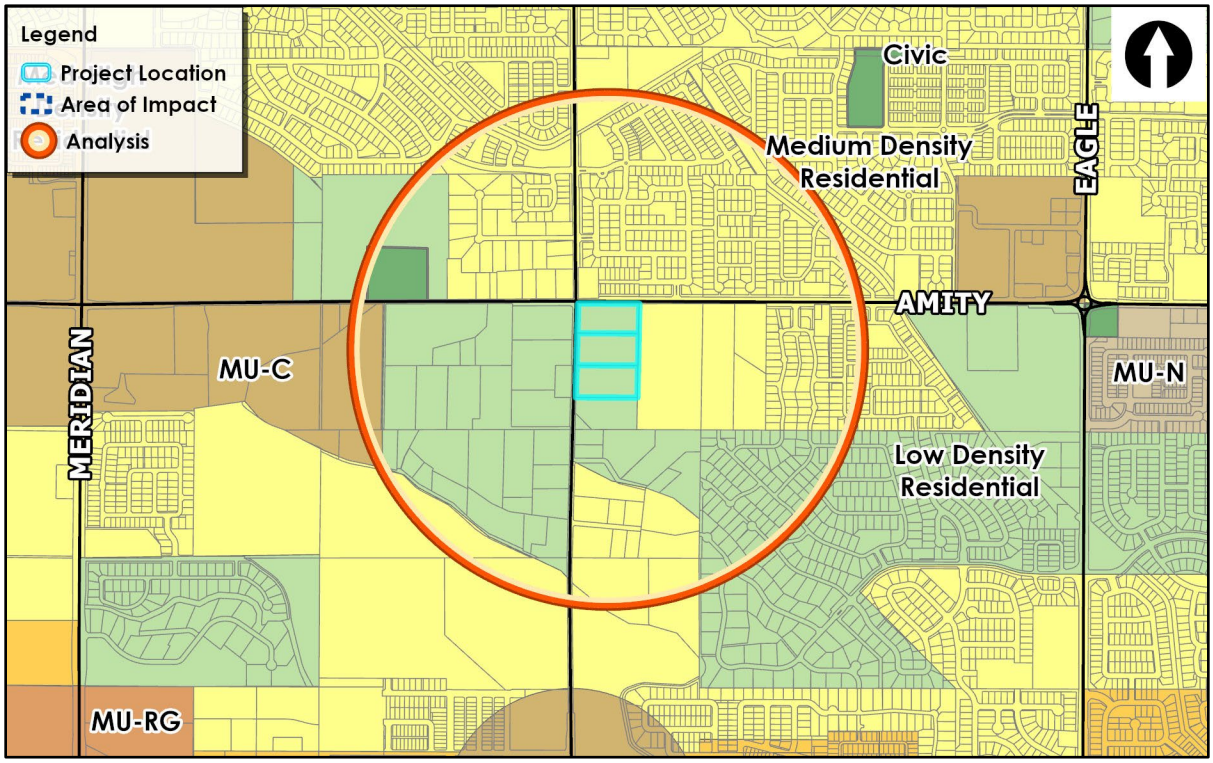
1. Aerial



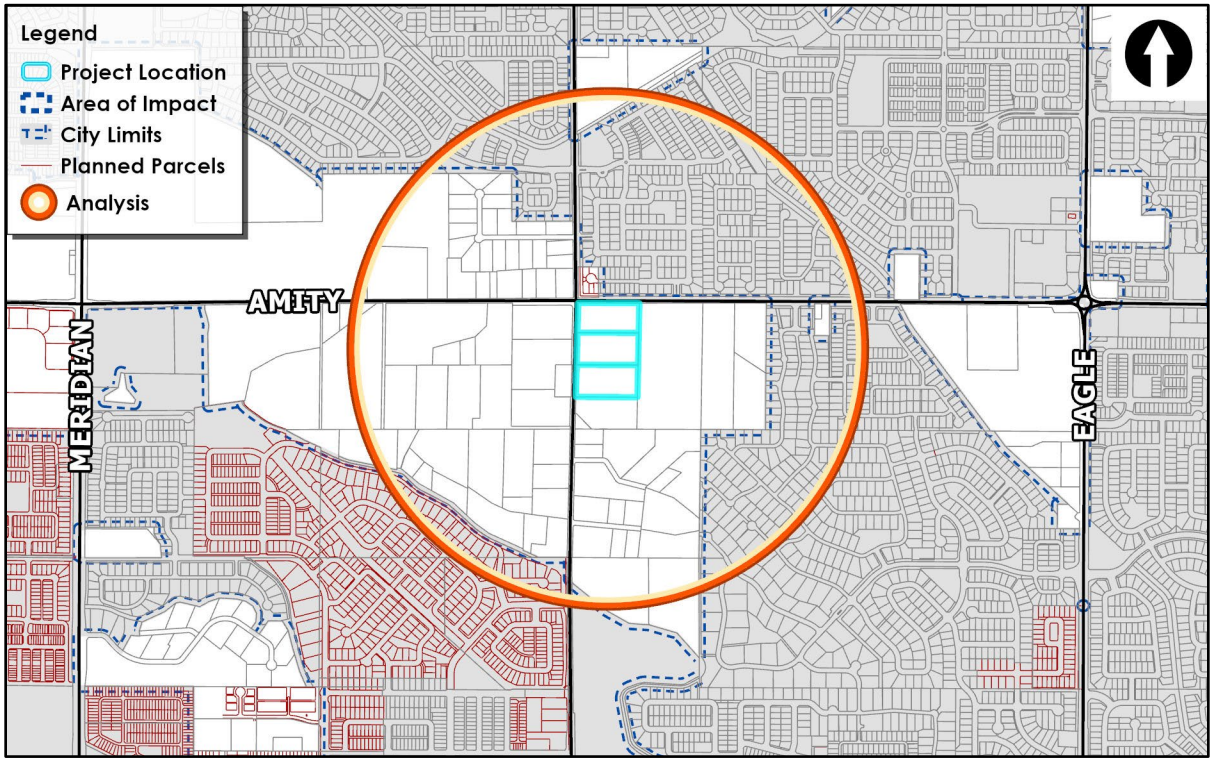
2. Zoning Map



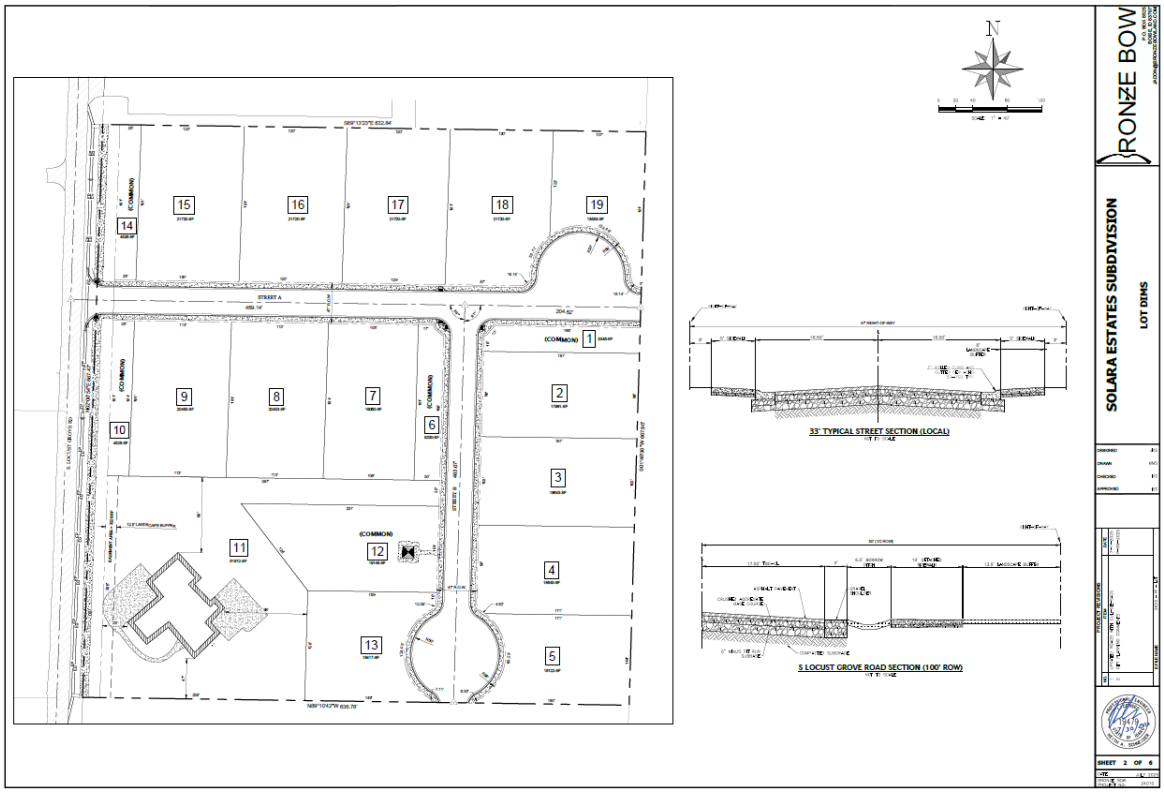
3. Future Land Use



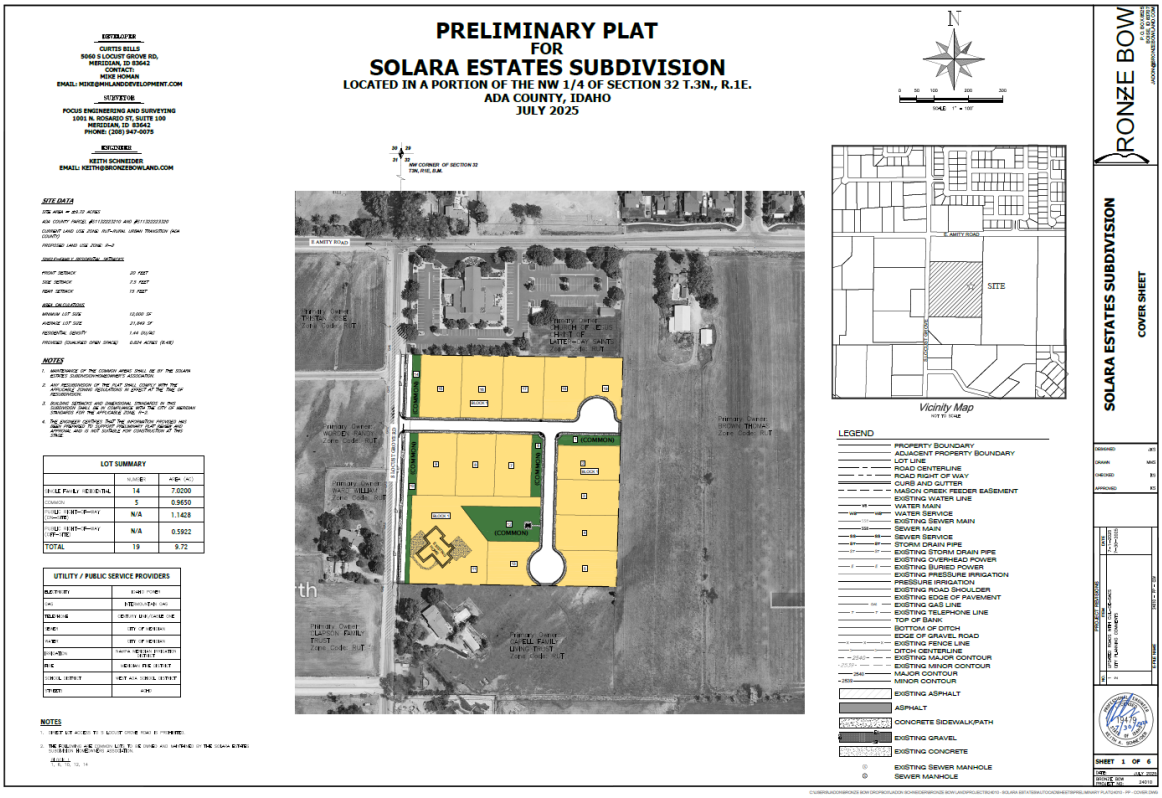
4. Planned Development Map



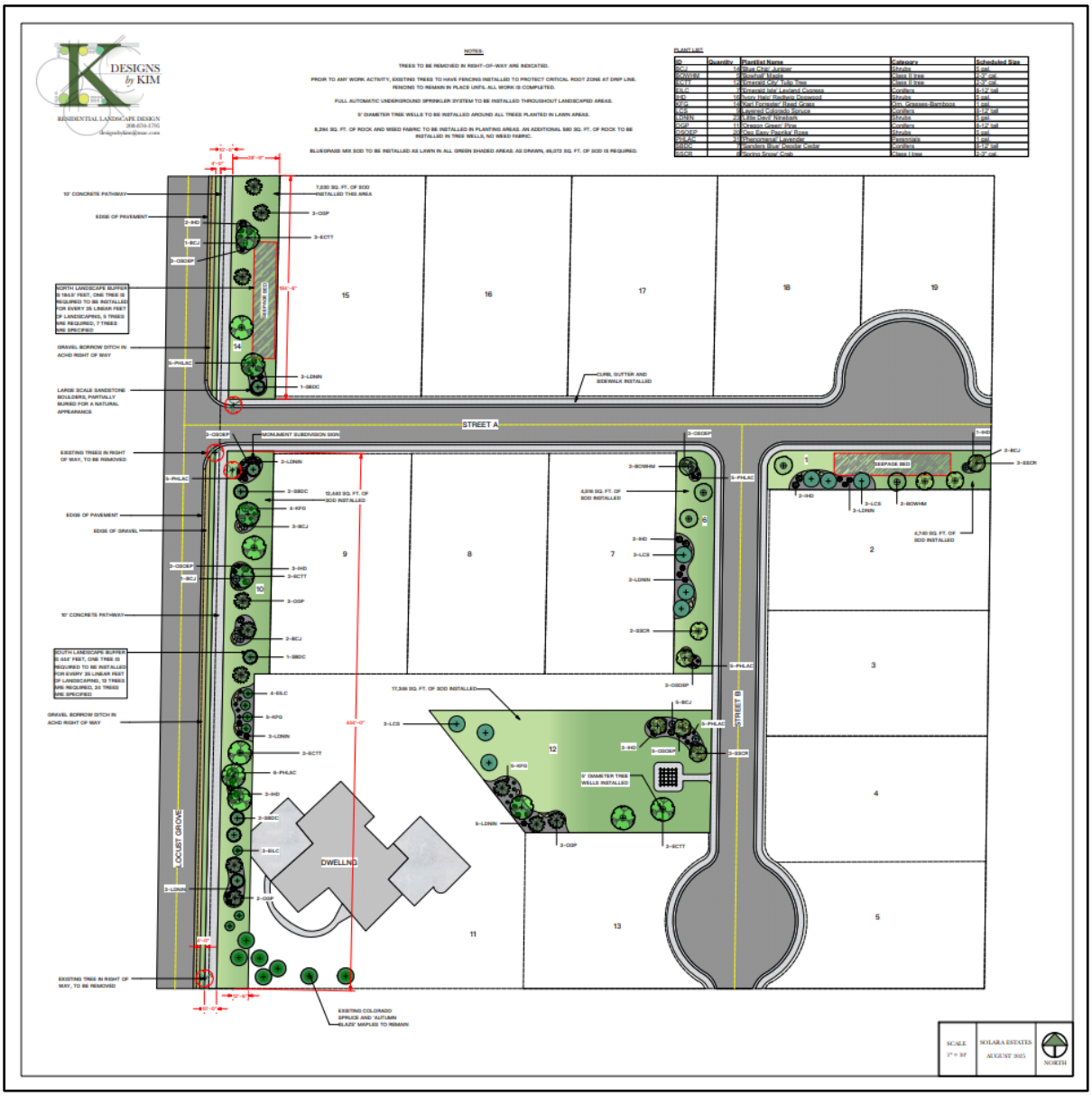
B. Preliminary Plat (date: Click here to enter a date.)



C. Site Plan (date: Click here to enter a date.)



D. Landscape Plan (date: 8/5/2025)

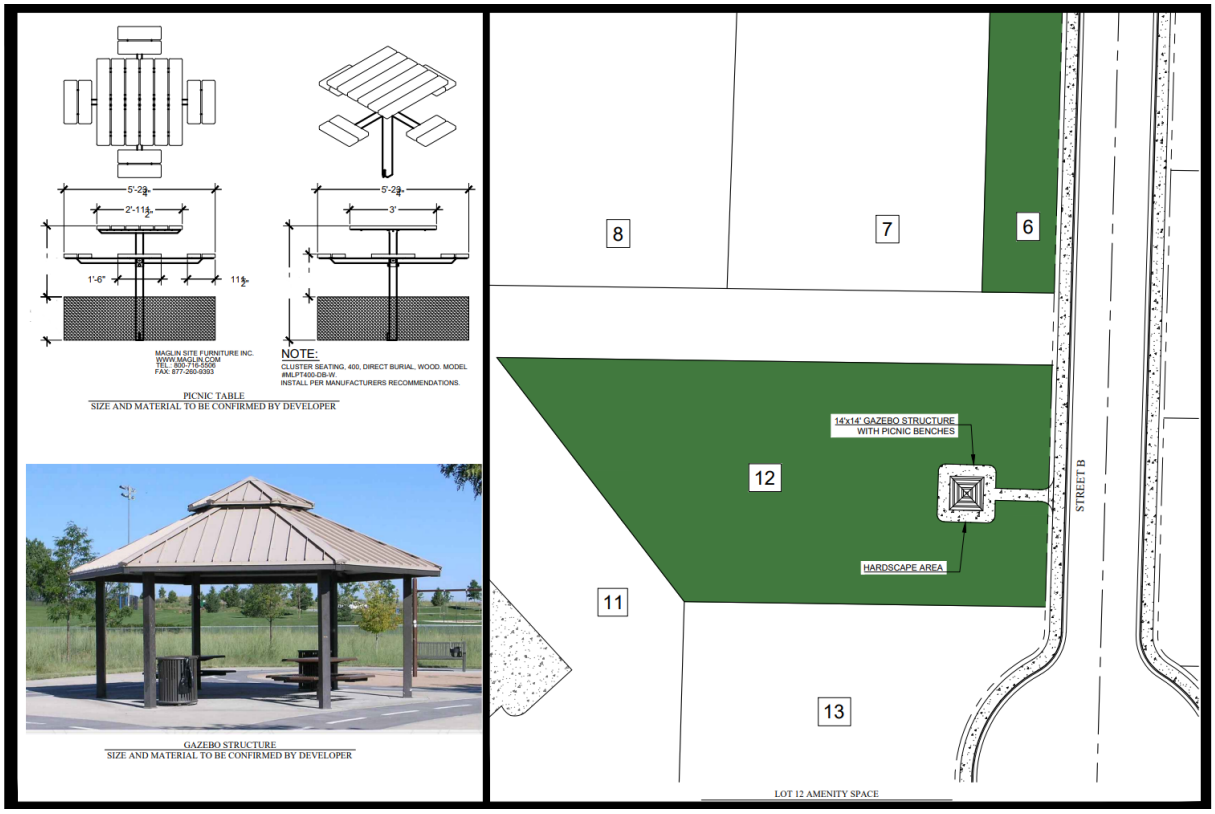


E. Qualified Open Space Exhibit (date: 7/30/2025)

OPEN SPACE CALCULATIONS

LOT	OPEN SPACE (s.f.)	OPEN SPACE (ACRES)	QUALIFIED OPEN SPACE (ACRES)
1	5,346	0.122	0.122
6	5,330	0.122	0.122
10	4,526	0.104	0.052
12	19,126	0.439	0.439
14	4,526	0.104	0.052
ESMT ON LOT 11	3,229	0.074	0.037
SUM TOTAL	42,083	0.965	0.824

F. Amenity Exhibit



I. Building Elevations (date: Click here to enter a date.)

THE WELLES

THE LANDING

THE KIMBERLY

THE JAX

THE DEAN

J. Annexation Legal Description & Exhibit Map

FOCUS
ENGINEERING & SURVEYING

1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

LEGAL DESCRIPTION
PREPARED FOR
SUNRISE ESTATES
ADA COUNTY, IDAHO
08/01/2025
24-5058
JTS

CURTIS BILLS PARCEL LEGAL DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 3 North, Range 1 East, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 32, Township 3 North, Range 1 East, Boise Meridian; thence S02°00'54"W 334.71 feet along the Section line between the Northwest Corner of Section 32 and the North 1/16 Corner common to Section 32 and 31, T3N, R1E, B.M. to the Point of Beginning;

thence S89°13'23"E 662.85 feet along a fence to a 1/2 inch rebar;
thence S01°40'36"W 667.90 feet along a fence to a 1/2 inch rebar;
thence N89°10'42"W 666.78 feet along a fence to a point on the Centerline of South Locust Grove Road;
thence N02°00'54"E 667.45 feet along the Centerline of South Locust Grove Road to the Point of Beginning.

Contains: 10.19 acres+/-

1 of 4

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Meridian, ID 83642
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LEGAL DESCRIPTION
PREPARED FOR
SUNRISE ESTATES
ADA COUNTY, IDAHO
08/01/2025
24-5058
JTS

LDS CHURCH PARCEL LEGAL DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 3 North, Range 1 East, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 32, Township 3 North, Range 1 East, Boise Meridian, said point being the Point of Beginning;

thence S89°10'53"E 661.71 feet along the Centerline of East Amity Road;
thence S01°49'18"W 334.20 feet to a 1/2 inch rebar;
thence N89°13'23"W 662.85 feet along a fence to the Centerline of South Locust Grove Road;
thence N02°00'54"E 334.71 feet along the Centerline of South Locust Grove Road to the Point of Beginning.

Contains: 5.08 acres+/-

PROFESSIONAL LAND SURVEYOR
LICENSED
08/01/25
3271644
STATE OF IDAHO
TRENTON SMITH

FOCUS
ENGINEERING & SURVEYING

1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

LEGAL DESCRIPTION
PREPARED FOR
SUNRISE ESTATES
ADA COUNTY, IDAHO
08/01/2025
24-5058
JTS

OVERALL ANNEXATION LEGAL DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 3 North, Range 1 East, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 32, Township 3 North, Range 1 East, Boise Meridian, said point being the Point of Beginning;

thence S89°10'53"E 661.71 feet along the Centerline of East Amity Road;
thence S01°49'18"W 334.20 feet to a 1/2 inch rebar;
thence S01°40'36"W 667.90 feet along a fence to a 1/2 inch rebar;
thence N89°10'42"W 666.78 feet along a fence to a point on the Centerline of South Locust Grove Road;
thence N02°00'54"E 667.45 feet along the Centerline of South Locust Grove Road;
thence N02°00'54"E 334.71 feet continuing along the Centerline of South Locust Grove Road to the Point of Beginning.

Contains: 15.27 acres+/-

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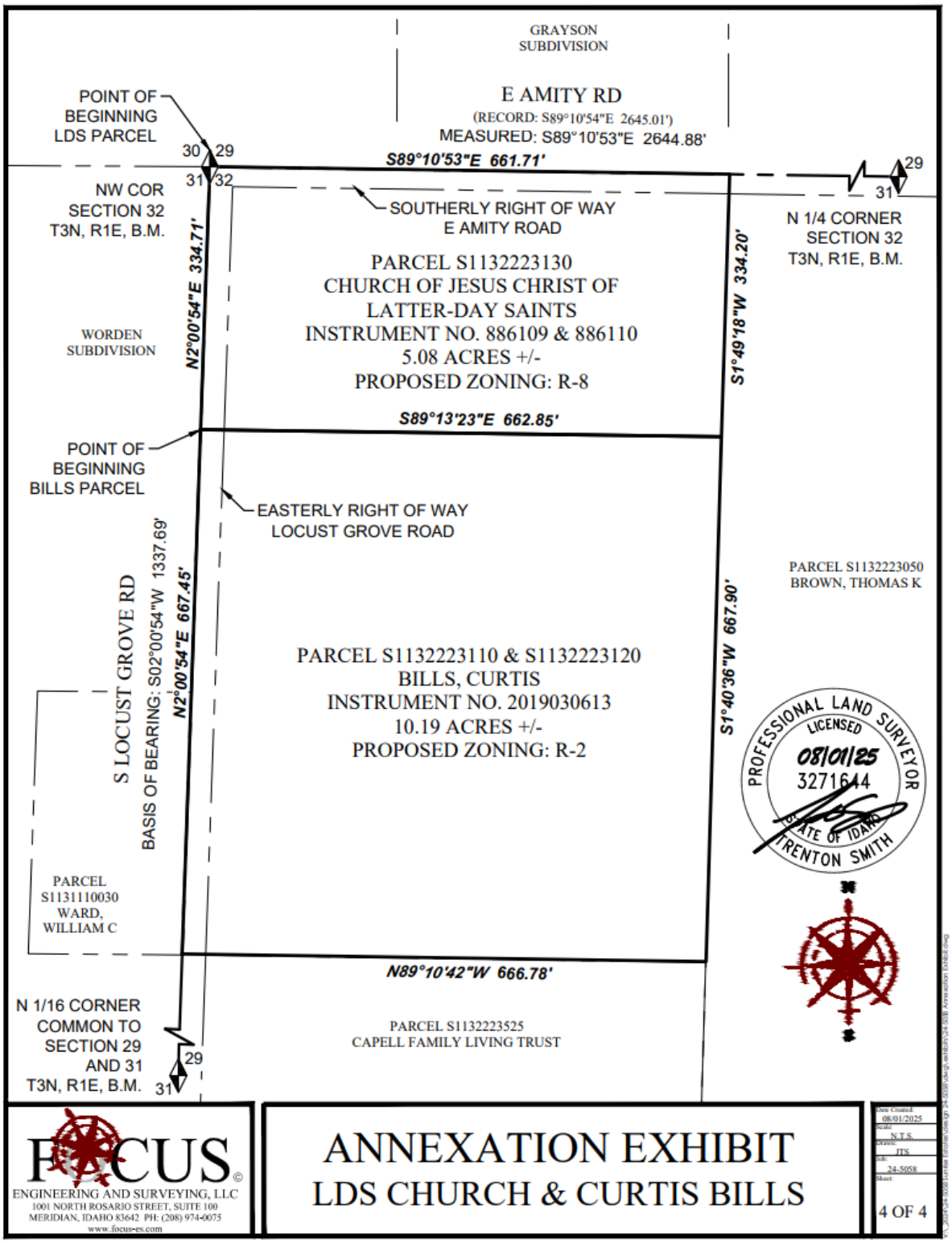
TRENTON SMITH


GRAYSON SUBDIVISION
E AMITY RD
(RECORD: S89°10'54"E 2645.01')
MEASURED: S89°10'53"E 2644.88'
S89°10'53"E 661.71'
POINT OF BEGINNING LDS PARCEL
NW COR SECTION 32 T3N, R1E, B.M.
SOUTHERLY RIGHT OF WAY E AMITY ROAD
N 1/4 CORNER SECTION 32 T3N, R1E, B.M.
WORDEN SUBDIVISION
N2°00'54"E 334.71'
PARCEL S1132223130
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
INSTRUMENT NO. 886109 & 886110
5.08 ACRES +/-
PROPOSED ZONING: R-8
S1°49'18"W 334.20'
S89°13'23"E 662.85'
POINT OF BEGINNING BILLS PARCEL
EASTERLY RIGHT OF WAY LOCUST GROVE ROAD
PARCEL S1132223050
BROWN, THOMAS K
S LOCUST GROVE RD
BASIS OF BEARING: S02°00'54"W 1337.69'
N2°00'54"E 667.45'
PARCEL S1132223110 & S1132223120
BILLS, CURTIS
INSTRUMENT NO. 2019030613
10.19 ACRES +/-
PROPOSED ZONING: R-2
S1°40'36"W 667.90'
PROFESSIONAL LAND SURVEYOR
LICENSED
08/01/25
3271644
STATE OF IDAHO
TRENTON SMITH
PARCEL S1131110030
WARD, WILLIAM C
N89°10'42"W 666.78'
N 1/16 CORNER COMMON TO SECTION 29 AND 31 T3N, R1E, B.M.
PARCEL S1132223525
CAPELL FAMILY LIVING TRUST
FOCUS
ENGINEERING AND SURVEYING, LLC
1001 NORTH ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642 PH: (208) 974-0075
www.focus-es.com
ANNEXATION EXHIBIT
LDS CHURCH & CURTIS BILLS
Date Created 08/01/2025
Scale N.T.S.
Drawn JTS
Job 24-5058
Sheet 4 OF 4

K. Conditional Use Permit Approved by Ada County Commission Board

May 21, 1975

The Church of Jesus Christ
of Latter-Day Saints
% Bishop Tracy Wright
Route #3
Meridian, Idaho 83642

Gentlemen:

This letter is to advise you of the action taken by the Board of Ada County Commissioners on your Conditional Use Permit application to construct a church.

The Board has voted to grant the Conditional Use with the following conditions:

1. The applicant shall comply with all plans on file with the office of the Ada County Planning and Zoning Commission dated March 25, 1975, expect as herein amended.

2. Seating in the church shall not exceed 750 persons.

3. The northwestern access shall be eliminated.

4. Septic system and well shall be approved by CDHD.

5. Access, dedications, and drainage shall be approved by the ACHD.

6. Drainage into the irrigation lateral shall be approved by the Nampa-Meridian Irrigation District.

If you have any questions please contact this office.

Sincerely,

BOARD OF ADA COUNTY COMMISSIONERS

_____
Chairman

_____
Commissioner