

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 10/14/2025

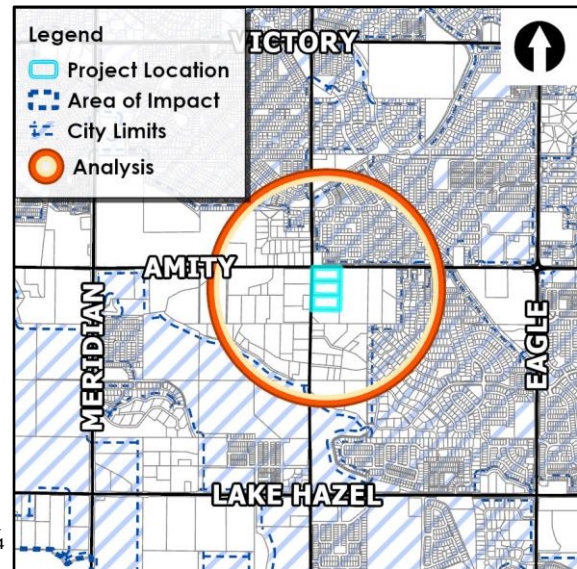
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Jadon Schneider, Bronze Bow Land

SUBJECT: H-2025-0013
Solara Estates Subdivision ALT, AZ,
PP

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

- Annexation of approximately ±15 acres of land with a zoning designation of R-8 and R-2 from Rural Urban Transition (RUT) within Ada County;
- Preliminary Plat consisting of 19 lots on approximately 9.72 acres; and
- Alternative Compliance to reduce a portion of the landscape buffer along the street adjacent to Lot 11, Block 1.

B. Issues/Waivers

- The applicant is requesting Alternative Compliance for Lot 11, Block 1, due to the impact of the Ada County Highway District's (ACHD) required right-of-way dedication and associated improvements along Locust Grove Road. ACHD requires a fifty-foot (50') right-of-way dedication from the centerline, pavement widening extending seventeen feet (17') from the centerline, a three-foot (3') gravel shoulder, and a ten-foot (10') multi-use pathway located 26.5 feet from the centerline adjacent to the site. When combined with the City's required twenty-five-foot (25') landscape buffer, these requirements substantially reduce the usable area on Lot 11, Block 1, where the existing residence is located. The applicant is therefore requesting Alternative Compliance to reduce the required landscape buffer along the street frontage adjacent to Lot 11, Block 1 to twelve and a half (12.5) feet.
- Currently, the church property doesn't meet the landscape regulations of the UDC. Therefore, the property is deemed as a non-conforming use and subject to the standards outlined in UDC 11-1B-4. However, the property did receive CUP through the County

and may continue to operate under that approval until future development is proposed for the property.

- The church property at 1695 E. Amity Road currently has three (3) access points along E. Amity Road and one (1) along S. Locust Grove Road. ACHD has not included any site-specific conditions on this property since no development is currently proposed. Future access will be evaluated at the time of development application in accordance with UDC 11-3A-3.

C. Recommendation

Commission recommends approval of the proposed annexation, preliminary plat, and the Director approved the request for Alternative Compliance, in accordance with the provisions of Section IV and the Findings in Section V and not requiring the installation of the temporary sidewalk on S. Locust Grove Road and E. Amity Road.

D. Decision

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: Process Facts

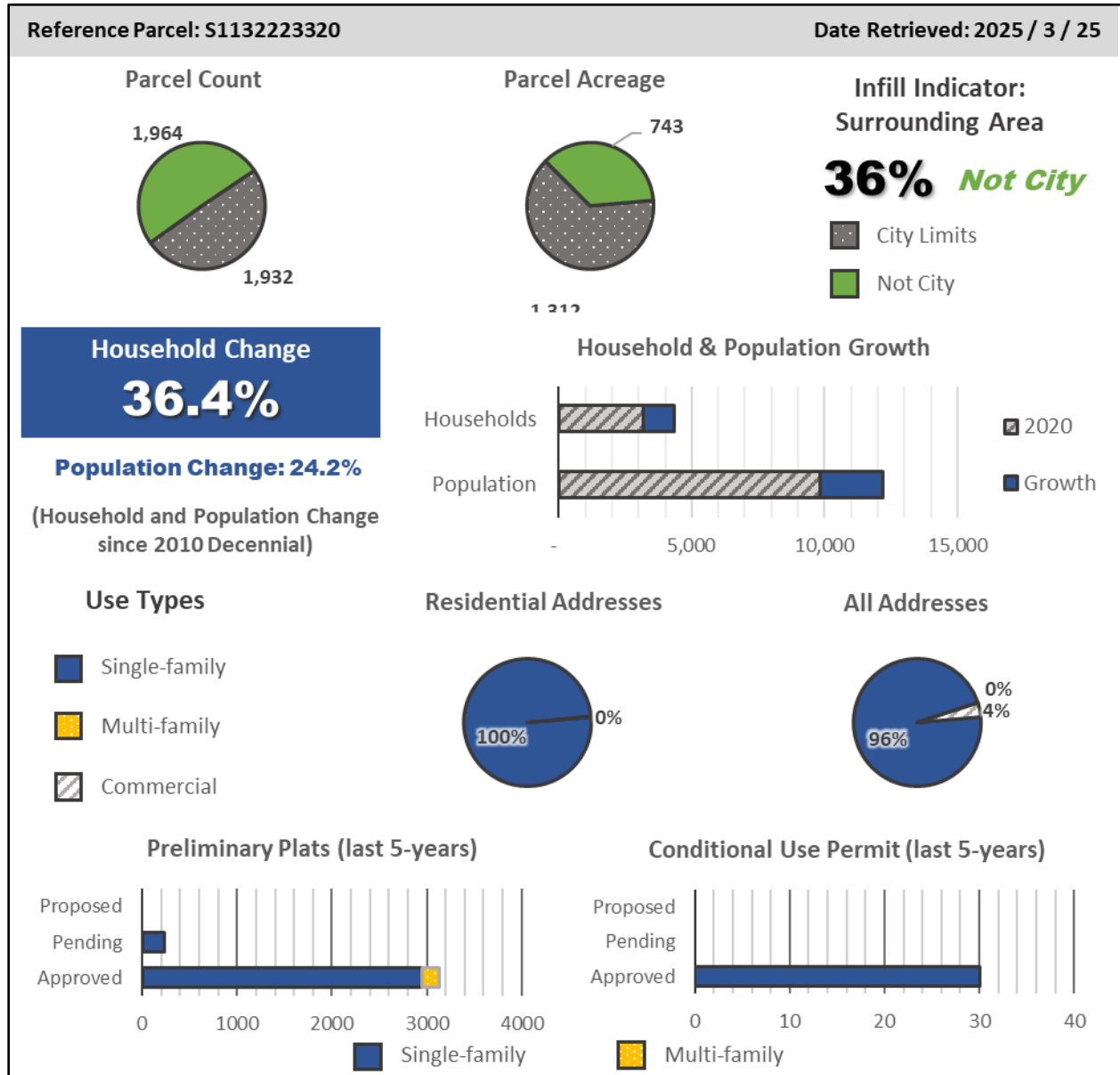
Description	Details
Preapplication Meeting date	1/14/2025
Neighborhood Meeting	1/30/2025
Site posting date	8/15/2025

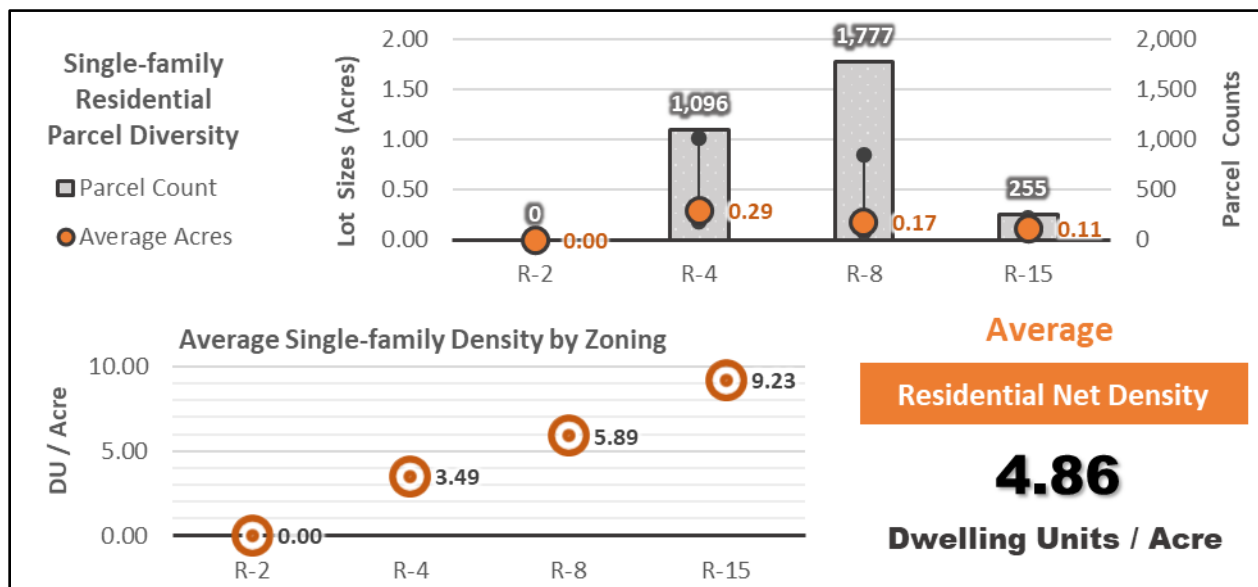
Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.F
• Comments Received	Yes/Staff Report	-
• 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.G
Meridian Fire	No Comment	
Meridian Police	No Comment	
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Sewer available in Locust Grove Road approximately 350’ north of Amity Road	
• Impacts or Concerns	The applicant is proposing to connect to a sewer shed different from the one identified in the master plan. The City Engineer has reviewed and approved the proposed change. The applicant is permitted to tie into the existing sewer line on Locust Grove Road.	
Meridian Public Works Water		IV.B
• Distance to Mainline	Water available at the site	
• Impacts or Concerns	Approval of the water system is contingent upon obtaining a variance to connect to Pressure Zone 5 instead of Pressure Zone 4. All conditions and requirements associated with the variance must be met, subject to approval by the City Engineer. The variance has not yet been issued. <i>No connection to Pressure Zone 5 may occur until written approval is provided by the City Engineer.</i>	

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. [Solara Estates Subdivision H-2025-0013](#) (copy this link into a separate browser).

Figure 1: One-Mile Radius Existing Condition Metrics





Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: ACHD Summary Metrics

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Locust Grove Road	978-feet	Minor Arterial	321	Better than "E"
Amity Road	636-feet	Minor Arterial	462	Better than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Locust Grove Road north of Mary Lane was 6,728 on July 25, 2024.
- The average daily traffic count for Amity Road west of Eagle Road was 9,539 on November 2, 2022.

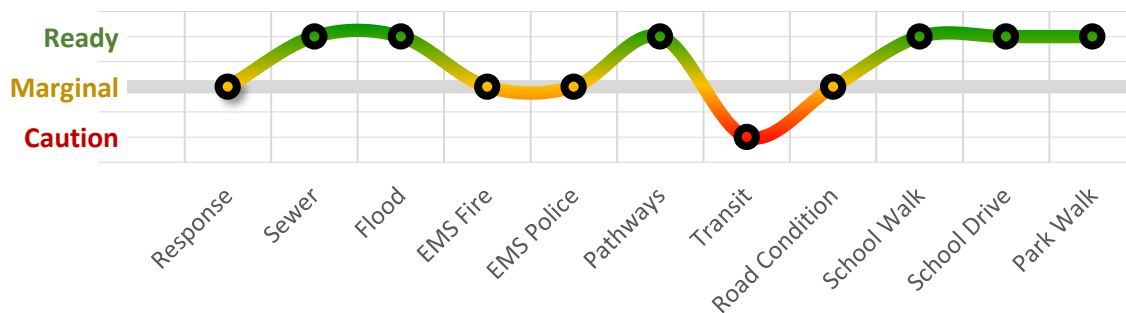
ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Amity Road is scheduled in the FYP to be widened to 5-lanes from SH-69 (Meridian Road) to Locust Grove Road with a design and construction year yet to be determined.
- The intersection of Amity Road and Locust Grove Road is scheduled in the FYP to be reconstructed as a multi-lane roundabout with 1-lane on the north leg, 1-lane on the south, 2-lanes east, and 2-lanes on the west leg with a design year of 2023-2024 and a construction year yet to be determined.
- Locust Grove Road is listed in the CIP to be widened to 3-lanes from Amity Road to Victory Road between 2036 and 2040.
- Locust Grove Road is listed in the CIP to be widened to 3-lanes from Lake Hazel Road to Amity Road between 2036 and 2040.
- Amity Road is listed in the CIP to be widened to 5-lanes from Locust Grove Road to Eagle Road between 2031 and 2035.

Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 3: Service Impact Summary



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The current Future Land Use Map (FLUM) designation for the properties is Low Density Residential and the zoning district is RUT as the property is located within Ada County. This designation allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The applicant is proposing to annex and zone the properties to the R-8 and R-2 zoning districts. The property located at 1695 E. Amity Road is proposed to be zoned R-8 to retain the existing church use. The request for R-8 zoning is necessary because churches are prohibited in the R-2 and R-4 zoning districts. The City has received a copy of the approved Conditional Use Permit (CUP) from Ada County for the existing church use, and any future expansions of the facility will require CUP approval through the City. As part of annexation, the church will also be required to connect to City services and abandon the existing well and septic system in accordance with UDC 11-3A-21.

The properties located at 4940 and 5060 S. Locust Grove Road are proposed to be zoned R-2 with the approval of the preliminary plat to subdivide the parcels into 19 lots (14 building lots and 5 common lots). The existing home at 5060 S. Locust Grove Road will remain on Lot 11, Block 1, and will be required to connect to City services and abandon the existing well and septic system.

At this time, the church is not requesting any modifications to the existing property or structures, but has agreed to annexation solely to provide the path of annexation for the Solara Estates Subdivision. Because the properties are under two separate ownerships, staff recommends two separate development agreements to govern each property.

Table 4: 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

B. History

The Church of Jesus Christ of Latter-day Saints received a Conditional Use Permit to build a church on May 21, 1975.

The Bills' property has an existing home, formerly used for pasture and agriculture, which will remain on Lot 11, Block 1.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):

The property located at 1695 E. Amity Road is currently used as the Church of Jesus Christ of Latter-day Saints, which will continue to operate as a church. This use is considered nonconforming for street buffers and parking lot landscaping and may require the approval of a conditional use permit to expand the non-conformity in accord UDC 11-1B-3.

Although no development or modifications are proposed for the property located at 1695 E. Amity Road, staff recommends that the Commission and City Council evaluate the need for a 5-foot temporary sidewalk within the ACHD right-of-way on the west and north side of the property. The sidewalks would provide a pedestrian connection from the south to the north and east to west and wrap around to extend the entire length of the property along Amity Road, as part of the annexation approval, as there are no existing sidewalks at this intersection.

The property located at 5060 S. Locust Grove Rd. is currently used for residential and agricultural purposes. It contains one (1) existing residence, which is proposed to remain. Since the existing residence will no longer have access to Locust Grove, the applicant will need to work with the City on a new home address with the platting of the property.

Both the existing church and residence will be required to connect to City services. As part of this process, the existing wells and septic systems must be abandoned in accordance with applicable regulations.

2. Proposed Use Analysis (UDC 11-2):

The applicant is proposing single-family detached homes which are listed as a principal permitted use in UDC Table 11-2A-2 for the R-2 zoning district. The church requires a conditional use permit in the proposed R-8 zoning district; subject to the specific use standards in Chapter 4.

3. Dimensional Standards (UDC 11-2):

In the R-2 and R-8 zoning districts, a twenty-five (25) foot landscape buffer is required along S. Locust Grove Road and E. Amity Road.

In the R-2 zoning district, the maximum building height is thirty-five (35) feet, with an interior setback of 7.5 feet per story and a rear setback of fifteen (15) feet. The maximum street frontage is eighty (80) feet. The proposed building lots range in size from 13,553 square feet to 61,912 square feet, all of which exceed the minimum lot size requirement of 12,000 square feet for the R-2 zone.

In the R-8 zone, the maximum height is also 35 feet with an interior setback of 5 feet and a rear setback of twelve (12) feet. Existing structures should conform with the height and setback standards of the district which they appear to do.

D. Design Standards Analysis

1. Structure and Site Design Standards (Comp Plan 5.01.02A, UDC 11-3A-19):

The current use of the property located at 5060 S. Locust Grove Road is residential with one (1) residential property existing. The structure will remain and the existing well and septic system will be abandoned as required. City utilities are required to be extended to serve the proposed development. The current use of the property that is located at 1695 E. Amity Road is a church and will remain a church with the proposed annexation.

Comprehensive Plan Policy 5.01.02A requires the applicant to maintain and implement community design ordinances, quality design criteria, and complete street policies to set quality standards citywide.

2. Qualified Open Space & Amenities (*Comp Plan 2.02.00, Comp Plan 2.02.01B, UDC 11-3G*):
Based on the standards in UDC Table 11-3G-3, a minimum of 8% (or 0.42-acres) for the R-2 zoning district. An open space exhibit was submitted as shown in Section VII.F, that depicts 9.9% (or 0.965 acres) of open space that exceeds the required qualified open space standards. Based on the standards in UDC 11-3G-4A, a minimum of two (2) amenity points are required as the overall project is ten (10) acres in size. The amenities proposed are ~~a~~an outdoor fire ring, picnic table, bench and picnic shelter. All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover per UDC 11-3G-5B.3.

Comprehensive Plan policy 2.02.00 requires the applicant to plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.

Comprehensive Plan policy 2.02.01B requires the applicant to evaluate open space and amenity requirements for consistency with community needs and values.

3. Landscaping (*UDC 11-3B*):

- i. Landscape buffers along streets

UDC 11-2A-6 requires a twenty-five (25) foot wide buffer along arterial roads (Locust Grove Road).

The applicant is requesting alternative compliance for a portion of the landscape buffer along Locust Grove Road that borders Lot 11, Block 1 due to the existing structure (see analysis below).

- ii. Tree preservation

Per UDC 11-3B-10, the applicant shall preserve existing trees four-inch caliper or greater from destruction during the development.

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

If trees are proposed to be removed from the property that meet the criteria listed above, the applicant shall add a mitigation section to the landscape plan with the final platy application.

- iii. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

Development will be required to meet UDC 11-3B-11 for stormwater integration.

4. Parking (*UDC 11-3C*):

Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC Table 11-3C-6. On-street parking is also available on the proposed streets.

i. Residential parking analysis

The proposal will be required to meet the standards for parking as set forth in UDC 11-3C-6.

5. Building Elevations (*Comp Plan 2.01.01C, Architectural Standards Manual*):

Five (5) conceptual building elevations were submitted for the proposed subdivision as shown in Exhibit VII.H. Buildings shall be designed with elevations that create interest through the use of broken planes, windows, and fenestrations that produce a rhythm of materials and patterns. Design review is not required for single-family detached structures. However, because the rear and/or sides of homes facing Locust Grove Road will be highly visible, Staff recommends a DA provision requiring those elevations 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 adjacent public streets. Single-story homes are exempt from this requirement.

Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.

6. Fencing (*UDC 11-3A-6, 11-3A-7*):

All fencing constructed on the site is required to comply with the standards listed in UDC 11-3A-7.

7. Parkways (*Comp Plan, UDC 11-3A-17*):

Per the UDC the minimum width of parkways planted with Class II trees shall be eight (8) feet. The width can be measured from the back of curb where there is no likely expansion of the street section within the right-of-way; the parkway width shall exclude the width of the sidewalk. Class II trees are the preferred parkway trees.

Comprehensive Plan policy 3.07.01C appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.) is required.

E. Alternative Compliance

The applicant is requesting alternative compliance for Lot 11, Block 1, due to the impacts of ACHD's required right-of-way dedication and roadway improvements along Locust Grove Road. ACHD requires a fifty-foot (50') right-of-way dedication from the centerline, pavement widening extending seventeen feet (17') from the centerline, a three-foot (3') gravel shoulder, and a ten-foot (10') multi-use pathway located 26.5 feet from the centerline adjacent to the site.

Combined with the City's 25-foot landscape buffer requirement, these improvements substantially reduce the usable area on Lot 11, Block 1, where an existing home is located. As a result, the home would be positioned approximately four feet (4') from the landscape buffer property line, encroaching into the R-2 zoning district's required setback. The applicant also notes that the buffer placement further limits usable driveway space and raises concerns about access to the home's northwest-facing garage.

To address these constraints, the applicant proposes reducing the landscape buffer width along the west side of Lot 11 from twenty-five feet (25') to twelve and a half feet (12.5'), placing the buffer within an easement rather than a common lot. The reduced buffer would include enhanced landscaping to meet the intent of the code, with the landscape architect proposing seven (7) additional trees to improve visual screening and sound attenuation between the arterial roadway and the home.

The Director approved the reduction in landscaping buffer only for the area around the driveway where it encroaches into the buffer. The remaining buffer shall meet the 25-foot requirement.

F. Transportation Analysis

1. Access (Comp Plan 6.01.02B, UDC 11-3A-3, UDC 11-3H-4):

The existing church has two access points via E. Amity Road and one access point via S. Locust Grove Road. The Conditional Use Permit approved by Ada County required the applicant to eliminate the northwestern access. Commission and Council should determine whether or not access should be further restricted or remain as is until future development occurs on the property. Note: ACHD has not placed any restrictions on the existing access points.

Access to the proposed preliminary plat is via Locust Grove Road with the existing house taking access from a new internal roadway in accord with UDC 11-3A-3. The applicant is also proposing two (2) stub streets – one at the east boundary and one at the south boundary.

2. Multiuse Pathways (UDC 11-3A-5):

Multiuse pathways shall be constructed in accord with the city's comprehensive plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map and Roadways to Bikeways Master Plan.

3. Sidewalks (UDC 11-3A-17):

All sidewalks constructed as part of this proposal are required to comply with the standards listed in UDC 11-3A-17.

4. Subdivision Regulations (UDC 11-6):

i. Dead end streets

No streets or series of streets that ends in a cul-de-sac or a dead end shall be longer than five hundred (500) feet except as allowed by UDC 11-6C-3.

ii. Block face

UDC 11-6C-3- regulates block lengths for residential subdivisions. Staff has reviewed the submitted plat for conformance with these regulations. The intent of this section of code is to ensure block lengths do not exceed 750 ft, although there is the allowance of an increase in block length to 1,000 feet if a pedestrian connection is provided. In no case shall a block face exceed one thousand two hundred (1,200) feet, unless waived by the City Council.

The proposed block lengths do not exceed the maximum length of 750 feet.

G. Services Analysis

1. Pressurized Irrigation (UDC 11-3A-15):

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 receiving development plan approval.

2. Storm Drainage (UDC 11-3A-18):

An adequate drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage

will be proposed with a future construction application and shall be constructed to City and ACHD design criteria.

3. Utilities (*Comp Plan 3.03.03G, UDC 11-3A-21*):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G requires urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. **A final plat will not be accepted until the annexation ordinance and development agreement are approved by City Council.**

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

Church of Jesus Christ of Latter-day Saints Property (1685 E. Amity Rd.)

- a. The existing church property is deemed a nonconforming use and shall be subject to the standards outlined in UDC 11-1B-3.
- b. The existing church shall connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC 9-1-4 and 9-4-8.
- c. Existing accesses to E. Amity Road and S. Locust Grove Road, including cross access to parcel #S1132223050, shall be evaluated with future development of the property in accordance with UDC 11-3A-3.
- d. The property shall be limited to the operation of the church or place of religious worship, subject to the specific use standards outlined in UDC 11-4-3-6.

Solara Estates Subdivision

- a. Future development of this site shall be substantially consistent with the preliminary plat, landscape plan, open space and amenity exhibits, and conceptual building elevations for the single-family dwellings included in Section VII and the provisions contained herein.
 - b. The rear and/or sides of 2-story structures that face Locust Grove Road 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. Single-story structures are exempt from this requirement.
 - c. ~~If warranted, the applicant shall construct a 5 foot temporary sidewalk within the Locust Grove and Amity Road ACHD right of way abutting the west and north side of the church property.~~
 - d. No building permits shall be issued prior to the final plat being recorded.
 - e. The existing homes shall connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC 9-1-4 and 9-4-8.
2. The Preliminary Plat included in Section VII, dated March 2025, is approved with the following revisions:
 - a. All utility easements reflected in the utility plan shall be included on the final plat.
 - b. Other than the access approved with this application, direct access to S. Locust Grove Road is prohibited.
 3. The Landscape Plan included in Section VII, dated July 30, 2025 shall be revised as follows:
 - a. Provide fence details for any proposed fences for this development.
 - b. Provide a details page for the proposed landscape.
 - c. The director has approved the alternative compliance request. The reduction in the landscape buffer for Lot 11 shall only be for the area around the driveway. The remaining buffer shall meet the 25-foot requirement.
 4. Prior to signature on the final plat by the City Engineer, the applicant shall submit a public access easement for the multi-use pathway along S. Locust Grove to the Planning Division for approval by City Council and subsequent recordation or unless required by ACHD.
 5. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
 6. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
 7. Pathway and adjoining fencings and landscaping shall be constructed consistent with the standards as set forth in UDC 11-3A-7A7, 11-3A-8 and 11-3B-12C.
 8. The development shall comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to driveways, easements, blocks, street buffers, and mailbox placement.

9. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family detached dwellings based on the number of bedrooms per unit.
10. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.
11. The Applicant shall comply with all conditions of ACHD.
12. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
13. The existing home on Lot 11, Block 1 shall update its address once a new address is issued with the recordation of the final plat.

B. Meridian Public Works

Site Specific Conditions of Approval

1. The applicant is proposing to connect to a sewer shed different from the one identified in the master plan. The City Engineer has reviewed and approved the proposed change. The applicant is permitted to tie into the existing sewer line on Locust Grove.
2. Approval of the water system is contingent upon obtaining a variance to connect to Pressure Zone 5 instead of Pressure Zone 4. All conditions and requirements associated with the variance must be met, subject to approval by the City Engineer. *The variance has not yet been issued. No connection to Pressure Zone 5 may occur until written approval is provided by the City Engineer.*

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. 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 development plan approval.
4. 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 receiving development plan approval.

5. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. 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.
7. 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. The Developer's 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.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
11. 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 11-5C-3B.
12. 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.
13. 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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. The design 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.
18. 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.

19. 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.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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.
22. 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.

C. Meridian Park's Department

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=392029&dbid=0&repo=MeridianCity>

D. Irrigation Districts

1. Boise Kuna Irrigation District

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=392029&dbid=0&repo=MeridianCity>

E. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=392029&dbid=0&repo=MeridianCity>

F. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=392029&dbid=0&repo=MeridianCity>

G. Ada County Development Services

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=392029&dbid=0&repo=MeridianCity>

H. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=392029&dbid=0&repo=MeridianCity>

V. FINDINGS

A. Annexation (UDC 11-5B-3E)

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
Commission finds annexation of the subject site with an R-8 and R-2 zoning designation will be consistent with the Comprehensive Plan Low Density Residential FLUM designation if the applicant complies with the provisions in Section IV. As the designation will be in line with the large estate surrounding properties in the area.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Commission finds the proposed lot sizes and layout proposed will be consistent with the purpose statement of the residential districts if the Comprehensive Plan and that housing opportunities will provide consistency with the Comprehensive Plan for that area.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Commission finds that the map amendment will not be detrimental to the public health, safety and welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
Commission finds the proposed annexation shall not result in adverse impact of services.
5. The annexation (as applicable) is in the best interest of city.
Commission finds the proposed annexation is in the best interest of the City if the property is developed in accord with the provisions in Section IV.

B. Alternative Compliance (UDC 11-5B-5E)

In order to grant approval for an alternative compliance application, the Director shall determine the following:

1. Strict adherence or application of the requirements are not feasible; or
The existing house cannot meet the requirements for the required twenty-five (25) feet landscape buffer along Locust Grove Road and still access to the garage or meet the required setback. The Director approved the reduction in landscaping buffer only be for the area around the driveway where it encroaches into the buffer. The remaining buffer shall meet the 25-foot requirement.
2. The alternative compliance provides an equal or superior means for meeting the requirements; and
A minor reduction is proposed to allow access to the driveway and enable the home to meet the required setbacks of the R-2 zoning district, therefore the Director finds the alternative provides an equal means for meeting the landscape buffer 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 that the proposed alternative means will not be materially detrimental to public welfare or impair the intended uses and character of surrounding properties.

C. Preliminary Plat (UDC-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
Commission finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section IV.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
Commission finds public services can be made available to the subject property and will be adequate to accommodate the proposed development. The sewer is approximately 350 north of Amity Road. The applicant is proposing to connect to a sewer shed different from the one identified in the master plan. The City Engineer has reviewed and approved the proposed change. The applicant is permitted to tie into the existing sewer line on Locust Grove.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
Commission finds the proposed plat is in substantial conformance with scheduled public improvements in accord with the City's Capital Improvement Program.
4. There is public financial capability of supporting services for the proposed development;
Commission finds there is public financial capability of supporting services for the proposed development.
5. The development will not be detrimental to the public health, safety or general welfare; and
Commission finds the proposed development is not detrimental to the public health, safety, and general welfare.
6. The development preserves significant natural, scenic or historic features.
There are no significant natural, scenic or historic features within the proposed development area.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed annexation, preliminary plat and the director has approved request for alternative compliance per the provisions in Section IV in accord with the Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on September 4, 2025. At the public hearing, the Commission moved to recommend approval of the subject annexation, preliminary plat and alternative compliance requests and did not feel the need to construct a temporary sidewalk along S. Locust Grove or E. Amity Road along the church's property due to ACHD's road construction schedule for that area.

1. Summary of Commission public hearing:

- a. In favor: Jadon Schneider representing the property owner Codi Bills, property owner,
- b. In opposition:
 - Mark Agenbroad– Feels the lots should be one acre lots instead of half acre lots. Feels that growth is a concern for this area and would like to see something that fits within the existing area.

- Bonnie Capell– Concerned about losing her view, would like a provision to be added that would not allow a two-story dwelling in front of their home.
- Julie Edwards– Traffic is a concern, left turns may be an issue. Feels the rules are being bent with the alternative compliance so that the developer can get what they want. If the church sells will the zoning revert to R-2 from R-8?
- Jordan Schneider– Requested the removal of the fire pit from the amenity list as that is not something that is being proposed.
- c. Commenting: Mark Agenbroad, Bonnie Capell, Julie Edwards,
- 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. Lot size, loss of view and traffic impacts
- 3. Key issue(s) of discussion by Commission:
 - a. The future land use map has medium density to the east of this proposed development which will allow for a natural transition to smaller lots. Make sure whomever is buying these lots understand the transition.
- 4. Commission change(s) to Staff recommendation:
 - a. Not recommending temporary sidewalk along the church property on S. Locust Grove Road and E. Amity Road.
- 5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

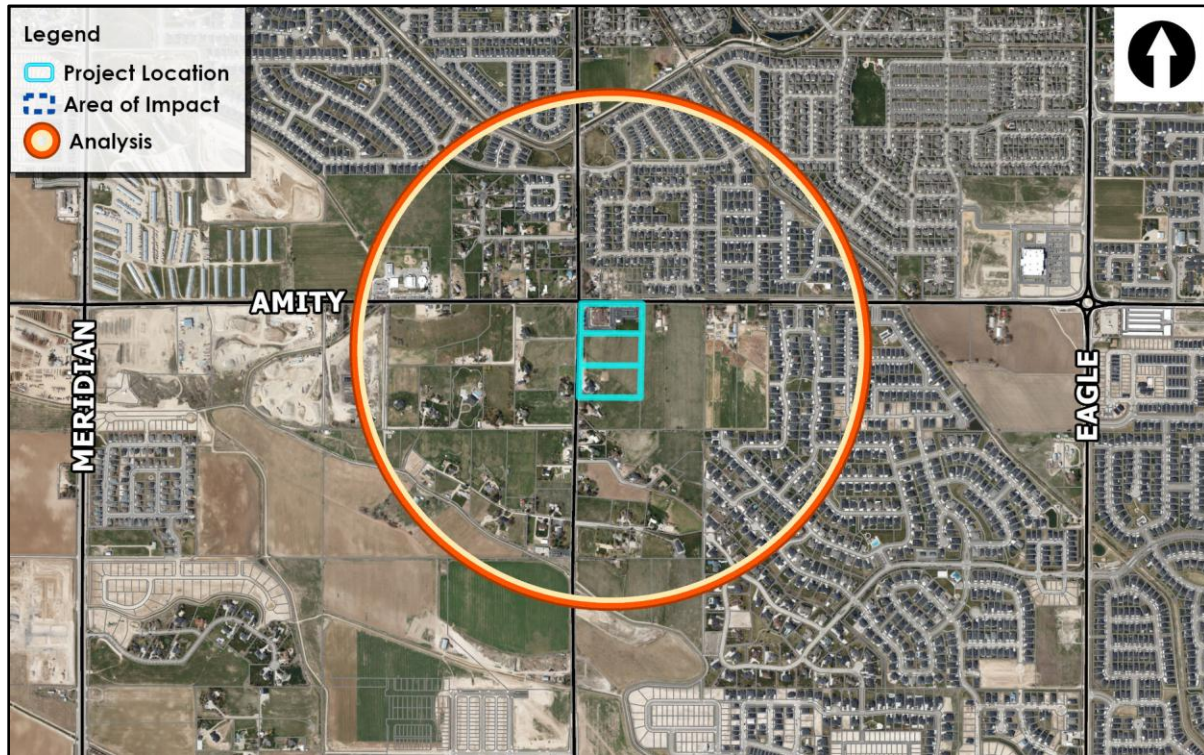
Pending

VII. EXHIBITS

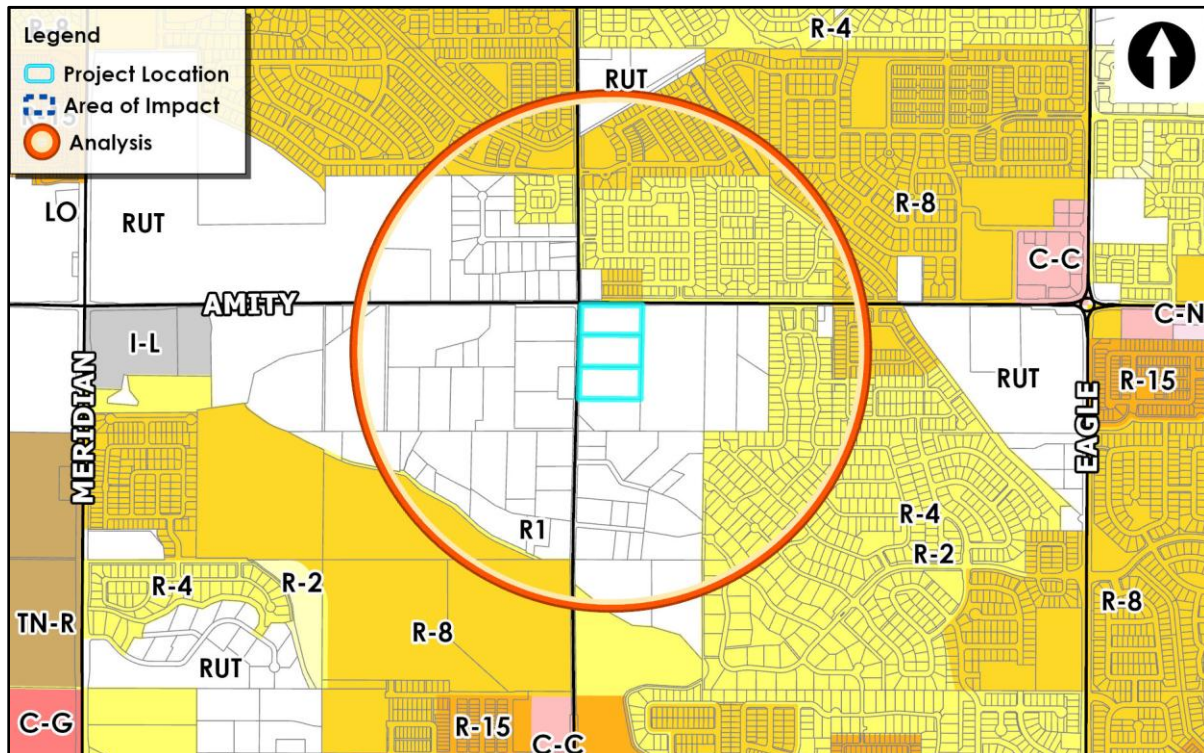
A. Project Area Maps

(link to [Project Overview](#))

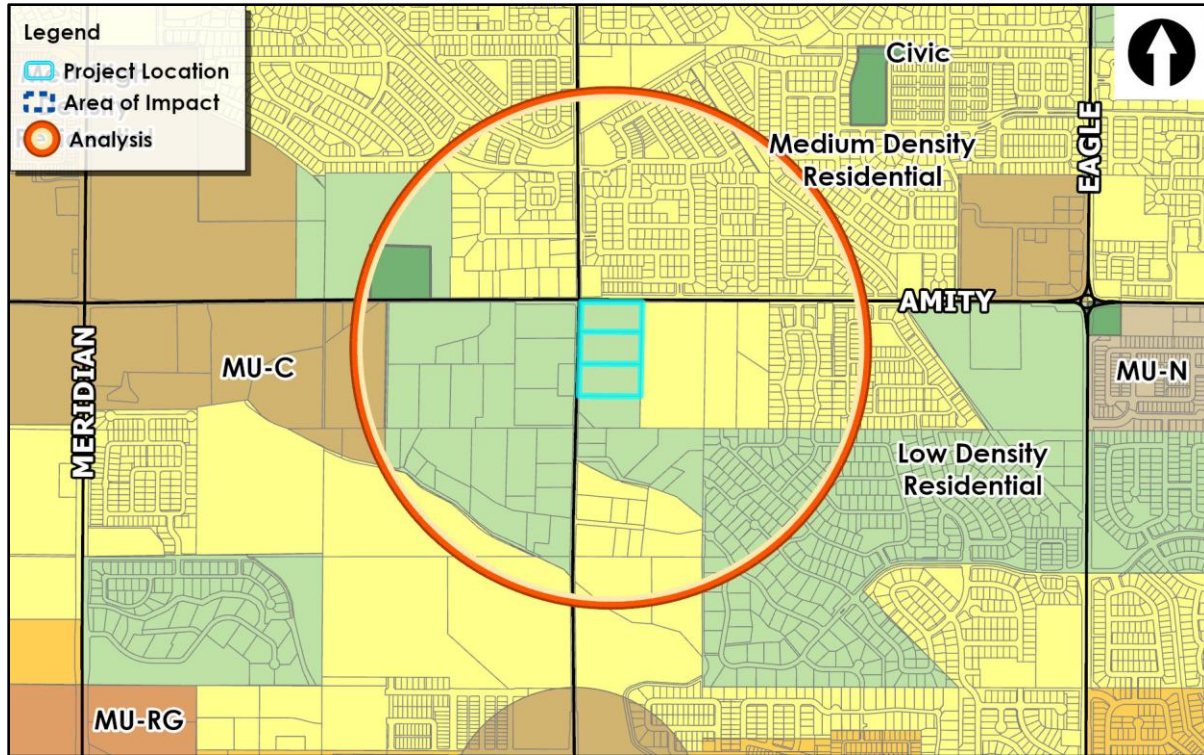
1. Aerial



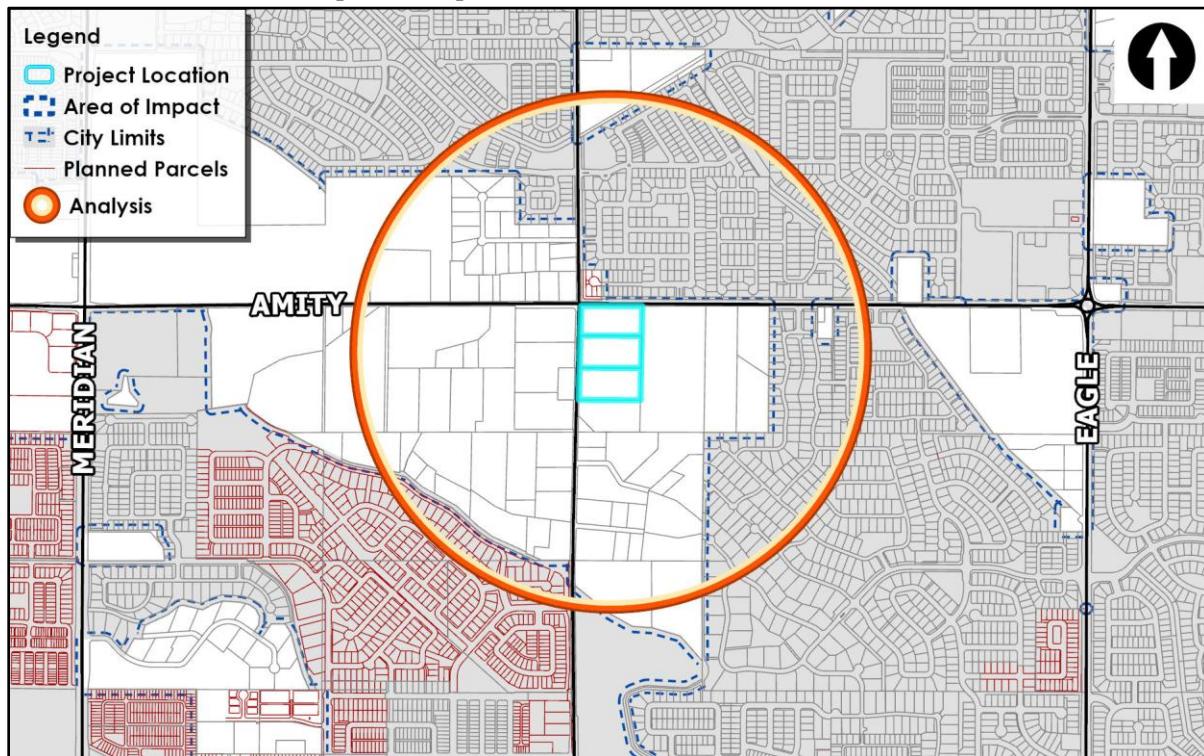
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Map Notes

Recent Area Preliminary Plats (within last 5-years): H-2018-0087 H-2019-0119 H-2019-0134 H-2021-0020 H-2021-0062 H-2022-0012 H-2022-0036 H-2024-0007 H-2024-0044

Recent Area Conditional Use Permits (within last 5-years): H-2019-0123 H-2020-0006 H-2020-0009 H-2020-0030 H-2019-0134 H-2018-0115 H-2020-0057 H-2020-0117 H-2021-0021 H-2021-0087 H-2021-0086 H-2017-0068 H-2017-0129 H-2020-0056 H-2018-0017 H-2019-0097 H-2022-0014 H-2022-0036 H-2022-0089 H-2023-0004 H-2023-0047 H-2024-0014 H-2024-0022 H-2024-0041

B. Service Accessibility Report

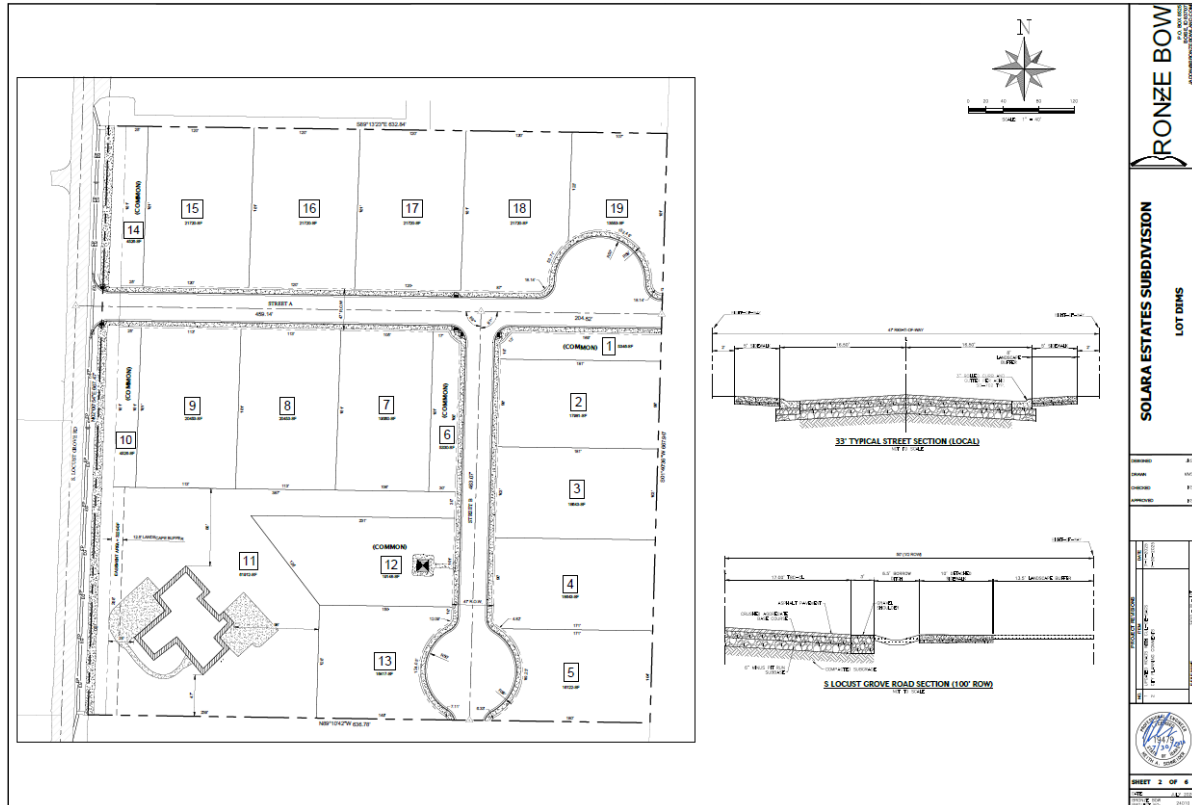
PARCEL S1132223210 SERVICE ACCESSIBILITY

Overall Score: 20

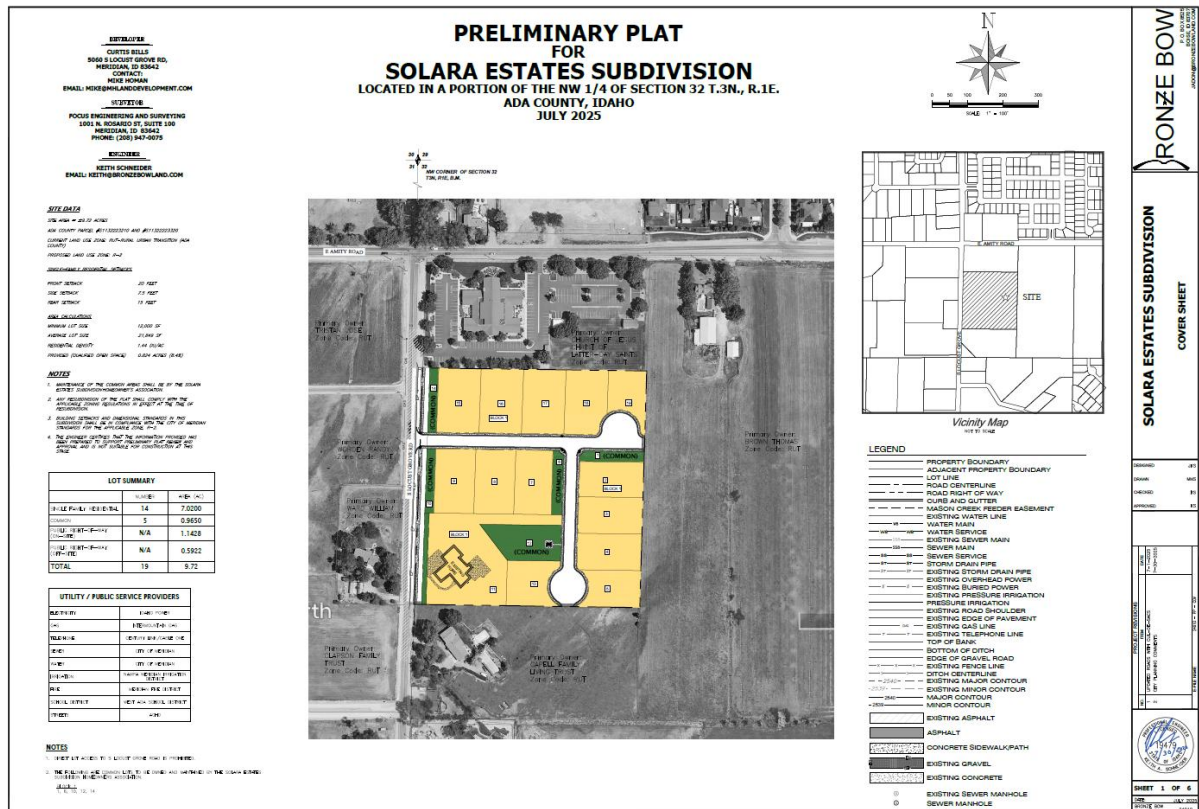
7th Percentile

Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

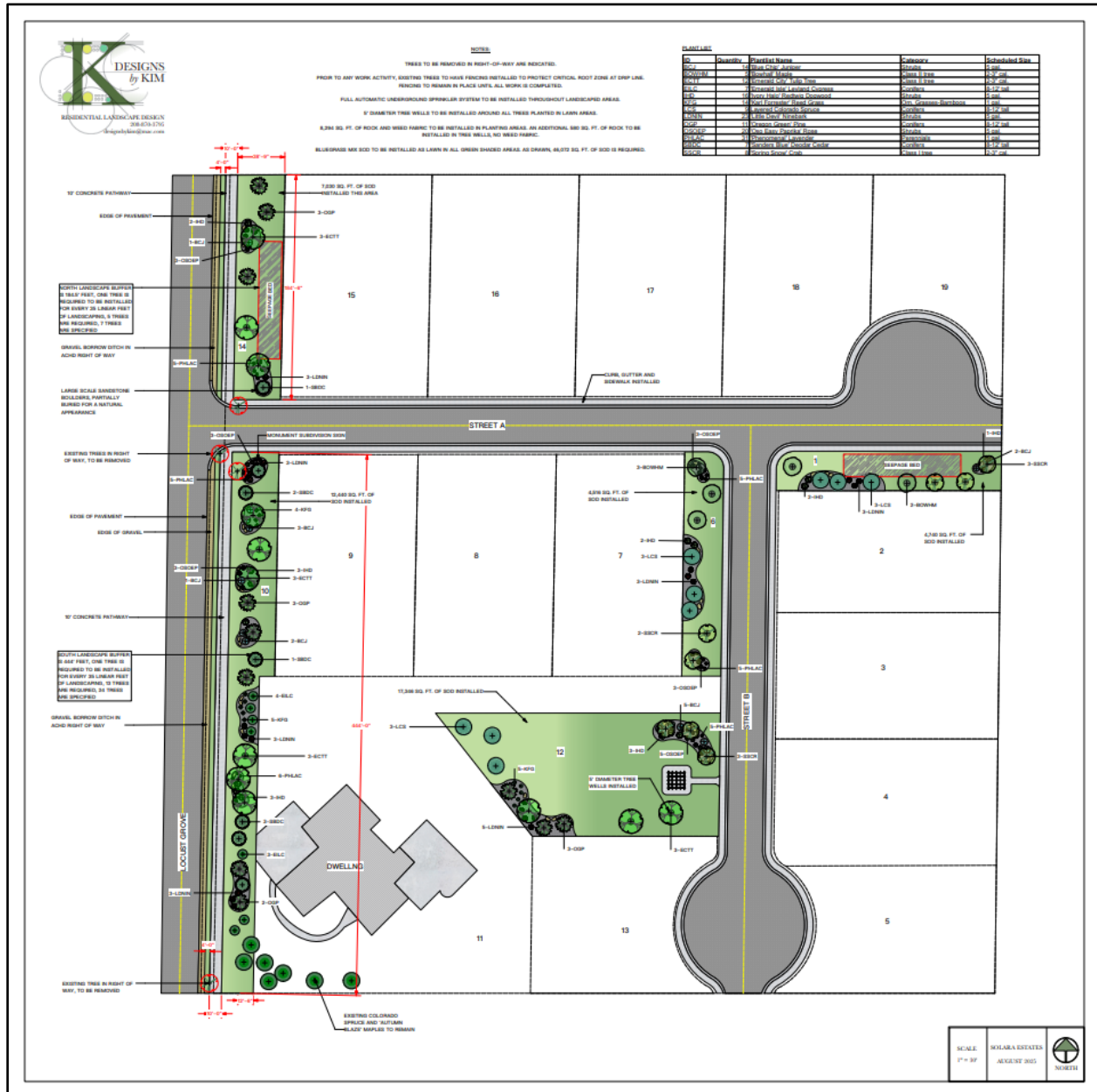
C. Preliminary Plat (date: 7/30/2025)



D. Site Plan (date: 7/30/2025)



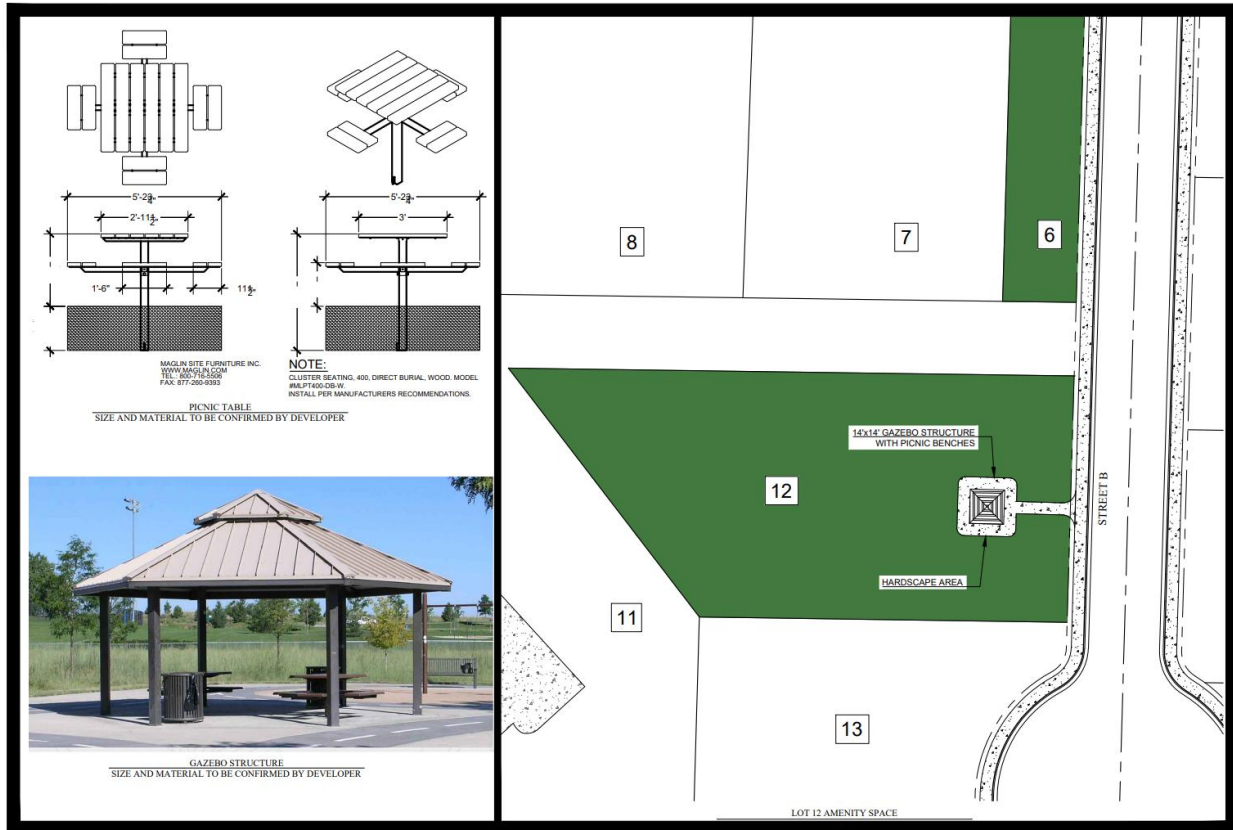
E. Landscape Plan (date: 8/5/2025)



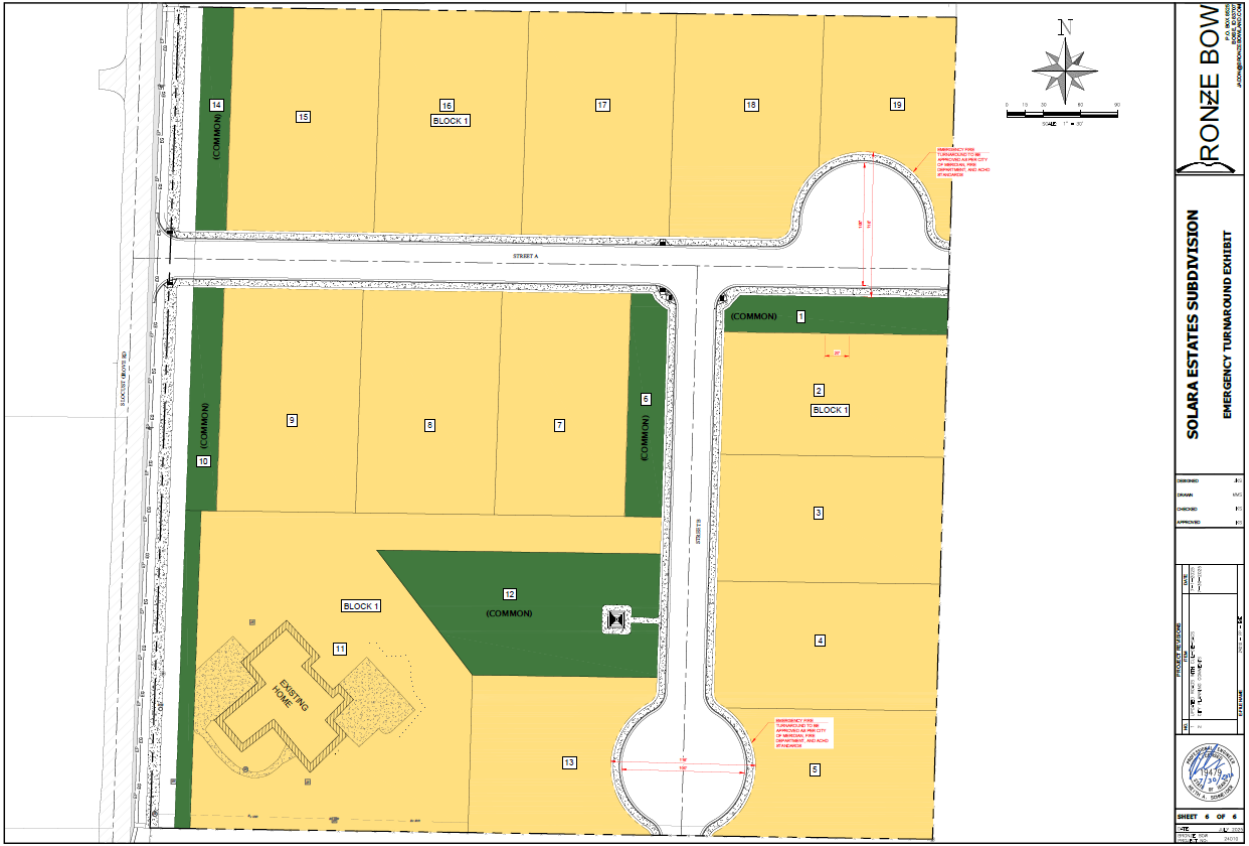
F. Qualified Open Space Exhibit (date: 7/30/2025)



G. Amenity Exhibit



H. Emergency Vehicle Turnaround Exhibit



I. Building Elevations



THE WELLES



THE LANDING



THE KIMBERLY



THE JAX



THE DEAN

J. Annexation Legal Description & Exhibit Map



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+/-





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**

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+/-





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

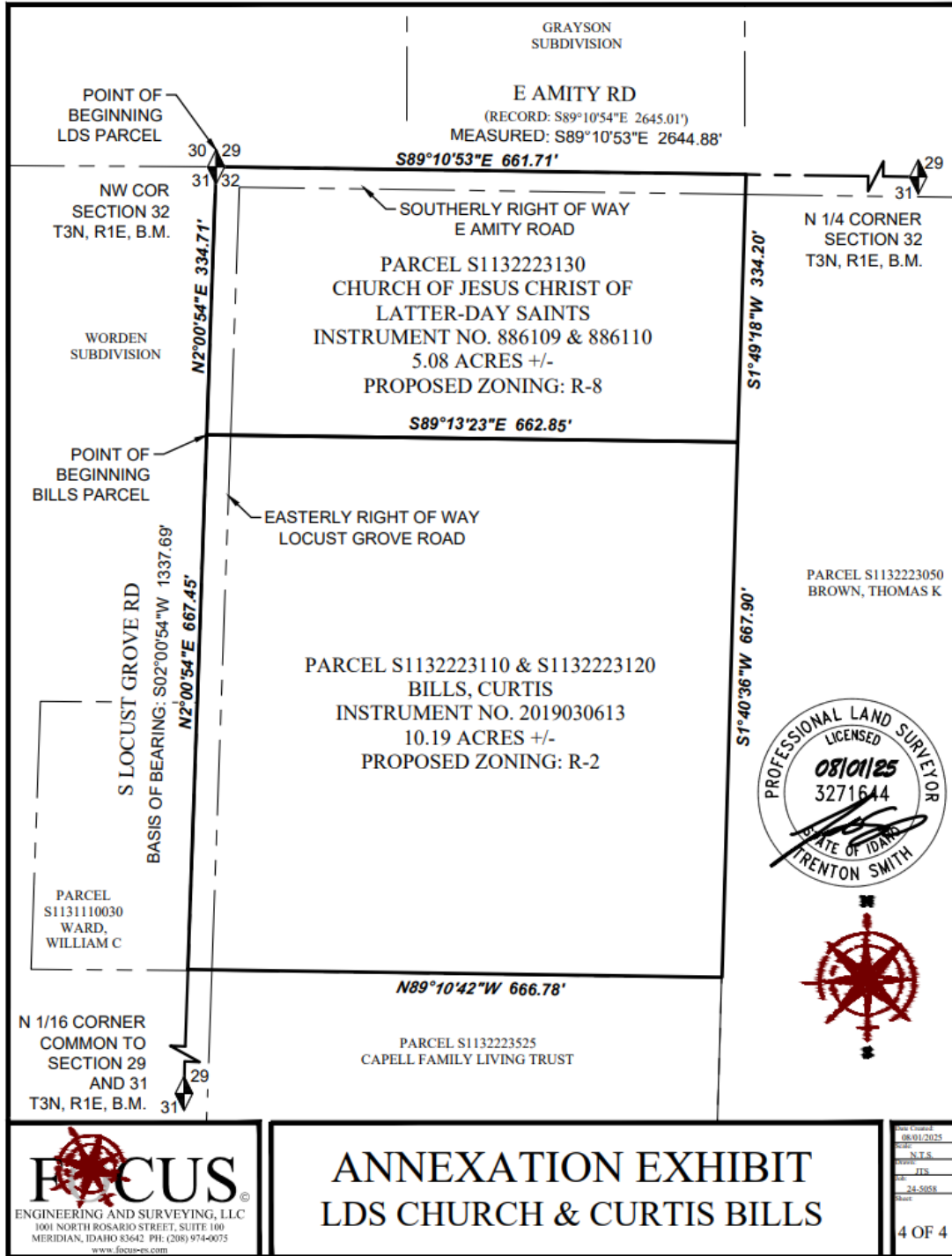
A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 3 North, Range 1 East, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

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+/-





K. Preliminary Plat Legal Description & Exhibit Map



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

**LEGAL DESCRIPTION
PREPARED FOR
SOLARA ESTATES
MERIDIAN, IDAHO**

2/21/2025
24-5058
MLW

**PRELIMINARY
LEGAL DESCRIPTION**

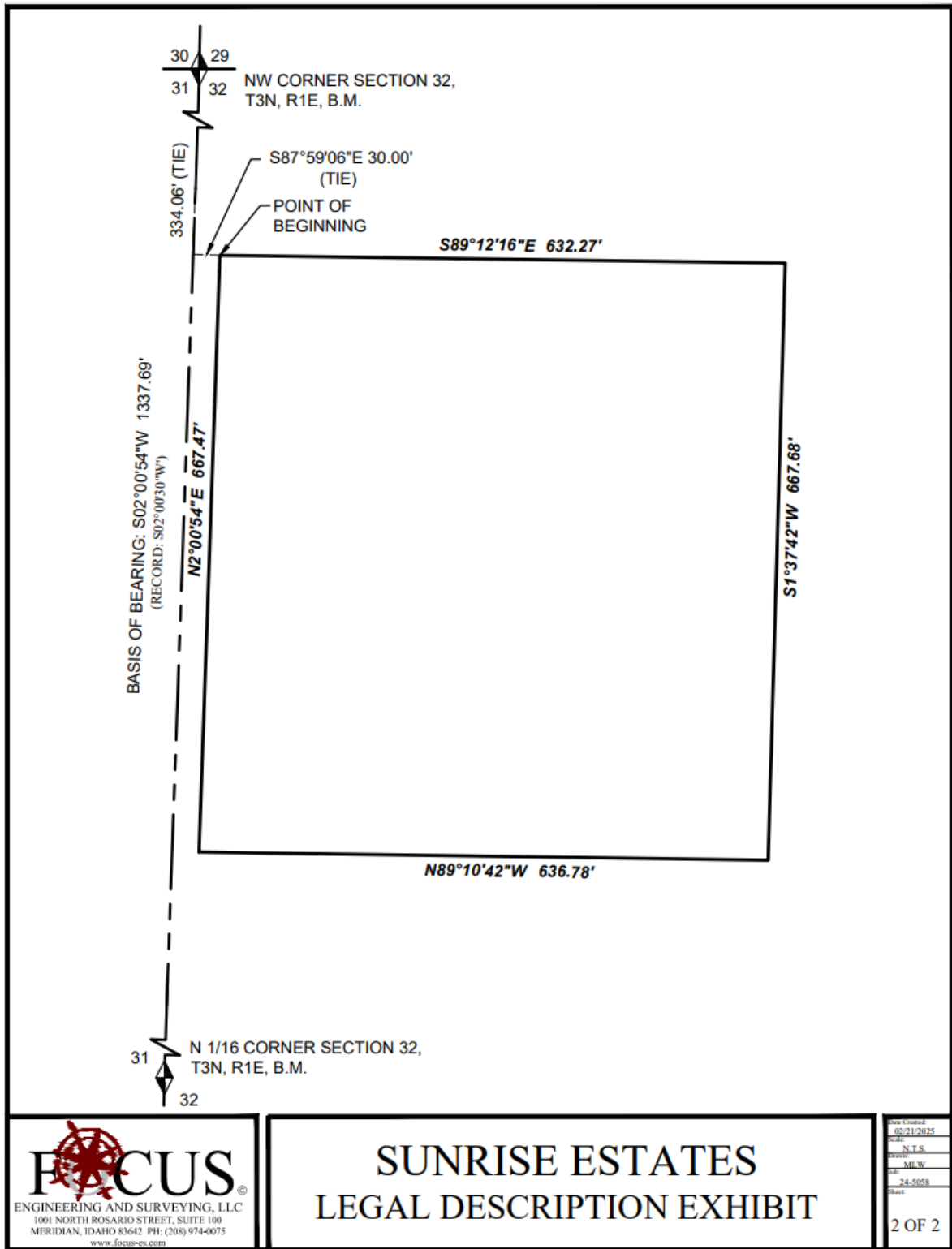
A part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 3 North, Range 1 East, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 32, Township 3 North, Range 1 East, Boise Meridian; thence S02°00'54"W 334.06 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.; thence S87°59'06"E 30.00 feet to the **Point of Beginning**;

thence S89°12'16"E 632.27 feet;
thence S01°37'42"W 667.68 feet;
thence N89°10'42"W 636.78 feet;
thence N02°00'54"E 667.47 feet to the **Point of Beginning**.

Contains: 423,525 square feet or 9.72 acres+/-

**PRELIMINARY DESCRIPTION:
FOR REVIEW ONLY**



L. Conditional Use Permit Approved by the 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, except 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

VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: $R-2 < 5.0$; $R-4 < 2.0$; $R-8 < 1.0$; $R-15 < 0.5$; $R-40 < 0.25$.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Mixed Use Analysis Notes

This data is derived from enterprise application and GIS databases, and exported dynamically. Data considered for analysis are only those areas overlapping the overall Mixed Use boundary area. Mixed Use areas across arterial roadways are distinct, separate, and not considered as they do not meet the mixed use principles in the Comprehensive Plan (e.g. pedestrian safety, transportation efficiency, etc.). Mixed Use parcel areas may be greater or smaller than the future land use area designation boundary due parcel size, configuration, right-of-way, and other factors. Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals.

C. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunksheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

D. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go

conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.

- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.