

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 8/25/2026

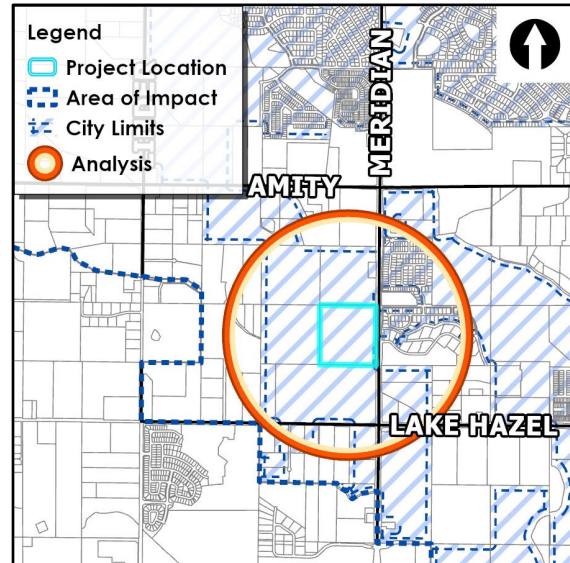
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
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lritter@meridaincity.org

APPLICANT: Kent Brown, Kent Brown Planning Services

SUBJECT: TECC-2026-0002
Briar Ridge Subdivision

LOCATION: The site is located on the west side of Meridian Road between W. Lake Hazel Road and W. Amity Road, directly south of the mid-mile point, in the NE ¼ of the SE ¼ of Section 36, Township 3N., Range 1W. (Parcel # S1236417204)



I. PROJECT OVERVIEW

A. Summary

Request for a one-year time extension on the final plat in order to obtain the City Engineer's signature.

B. Issues/Waivers

- None

C. Recommendation

Staff recommends approval of the proposed time extension for a time period of one (1) year as requested for the application to expire on September 27, 2027.

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Detached and attached single-family residential	-
Existing Zoning	Traditional Neighborhood Residential (TN-R)	VI.A.2
Adopted FLUM Designation	Medium Density Residential (3-8 du/ac) and Medium-High Density Residential (8-12 du/ac)	VI.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	5/19/2026
Neighborhood Meeting	7/7/2026
Site posting date	8/13/2026

III. STAFF ANALYSIS

A. General Overview

Per UDC 11-6B-7C, “Upon written request and filing by the applicant prior to the termination of the period in accord with subsections A and B of this section, 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 this title.”

Table 3: Project Overview

Description	Details
History	H-2015-0019 South Meridian Annexation; H-2021-0056 (AZ, RZ, & PP); H-2021-0091 (DA Modification); FP-2022-0011; A-2022-0068 (DES); TED-2023-0007; TECC-2024-0003

B. History

The final plat (H-2022-0011) for this project consists of 59 single-family residential building lots (24 townhome lots and 35 detached single-family lots) and 15 common lots, and approximately 24.82 % qualified open space on 14.14 acres of land in the TN-R zoning district and was approved by City Council on September 14, 2021.

In 2023, the Director approved a one- year time extension (TED-2023-0007). The applicant stated the reason for this time extension is due to the developer and his engineer experiencing major delays in getting plans approved for this development.

In 2024, Council approved a two-year time extension (TECC-2024-0003). The applicant stated the reason is that the developer has experienced major delays in getting permits from the Idaho Transportation Department (ITD) to bring sewer to the site.

C. Site Development and Use Analysis

The Applicant requests approval of a one (1) year time extension on the final plat in order to obtain the City Engineer’s signature as the previously approved time extension (TECC-2024-0003) is set to expire on September 27, 2026.

The applicant has been working diligently to obtain approval of the construction plans so that installation of the required improvements can begin. The on-site improvement plans have recently

been approved; however, the sewer lift station plans have not yet received final approval. We anticipate those plans will be approved in the coming days.

In the meantime, the developer has completed the gravity irrigation system and has removed a significant amount of rock from the site in preparation for construction once all plan approvals are in place. Due to the remaining plan approval process, the project will not be ready for recording this year.

Approval of the subject time extension will allow the Applicant to obtain the City Engineer's signature on a final plat and proceed with development of the property. If City Council does not approve the requested time extension, the preliminary plat will expire, and a new preliminary plat application will be required.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Comply with all previous conditions of approval for this development: H-2015-0019 South Meridian Annexation; H-2021-0056 (AZ, RZ, & PP); H-2021-0091 (DA Modification); FP-2022-0011; A-2022-0068 (DES); TED-2023-0007; TECC-2024-0003.

B. Irrigation Districts

1. Nampa & Meridian Irrigation District
See public record (copy the link into a separate browser)
<https://weblink.meridiancity.org/WebLink/browse.aspx?id=365997&dbid=0&repo=MeridianCity>

C. Idaho Department of Environmental Quality (DEQ)

See public record (copy the link into a separate browser)
<https://weblink.meridiancity.org/WebLink/browse.aspx?id=365997&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

Staff recommends approval of the proposed time extension for a time period of one (1) year as requested for the application to expire on September 27, 2027.

B. City Council:

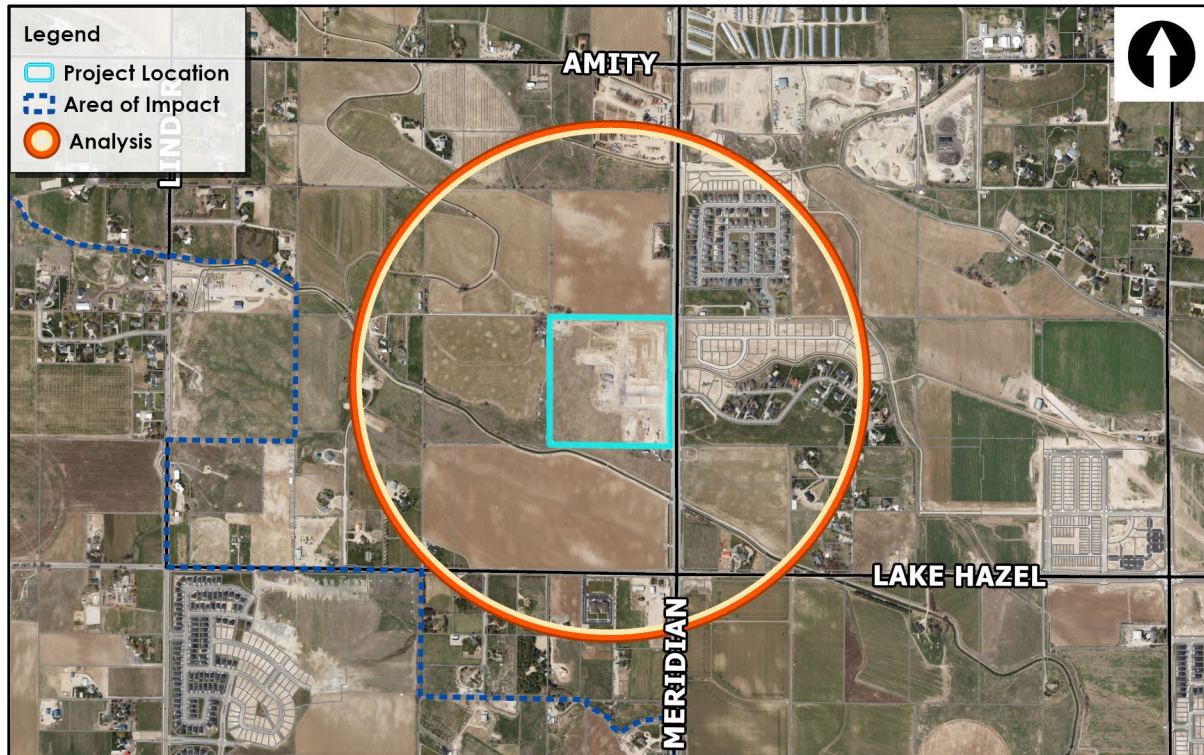
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VI. EXHIBITS

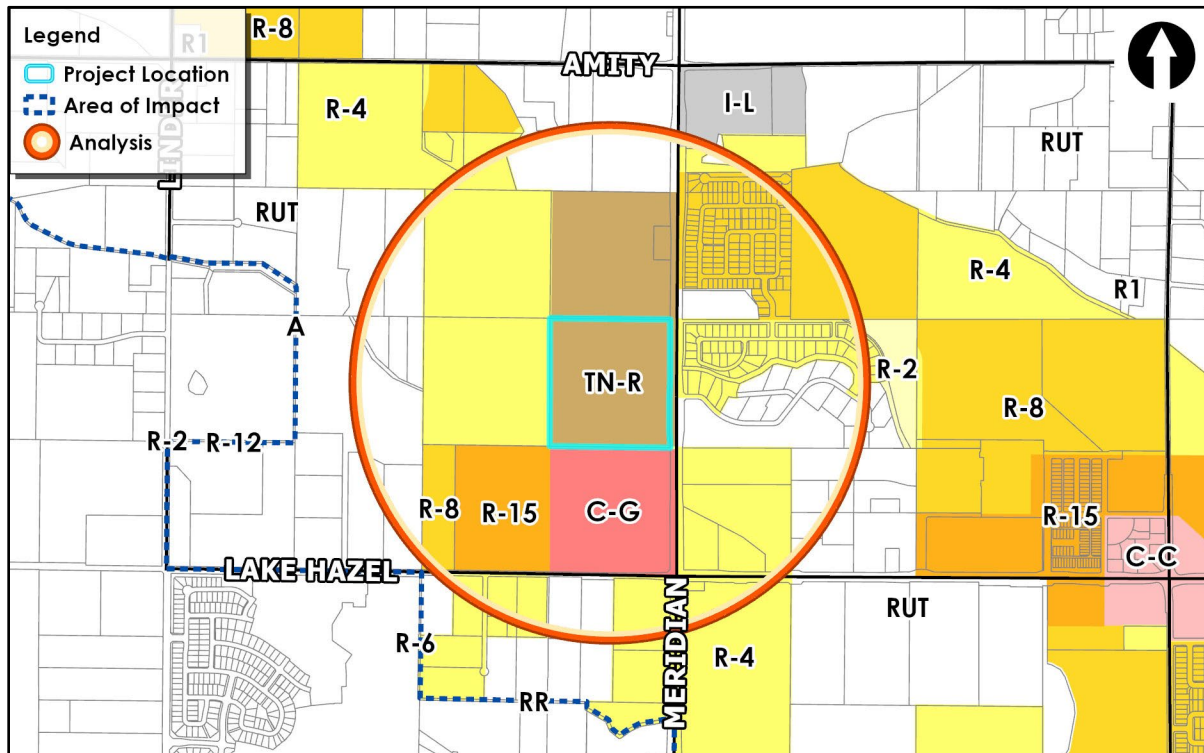
A. Project Area Maps

(link to [Project Overview](#))

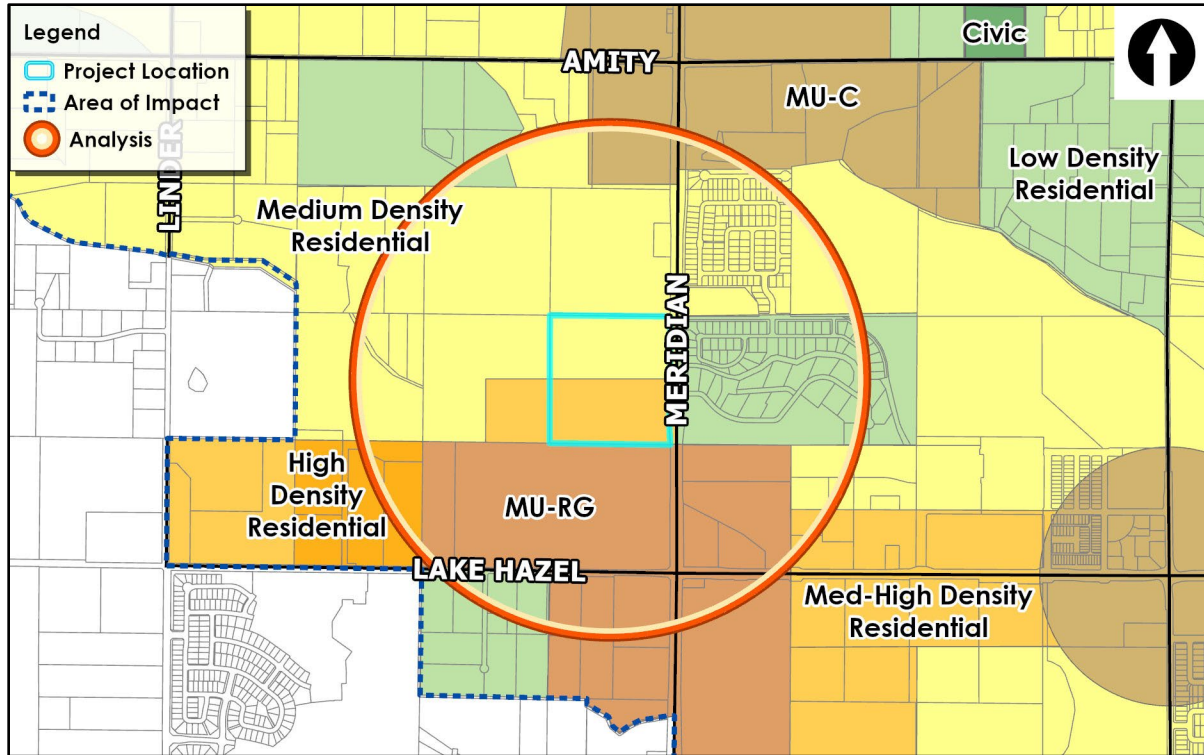
1. Aerial



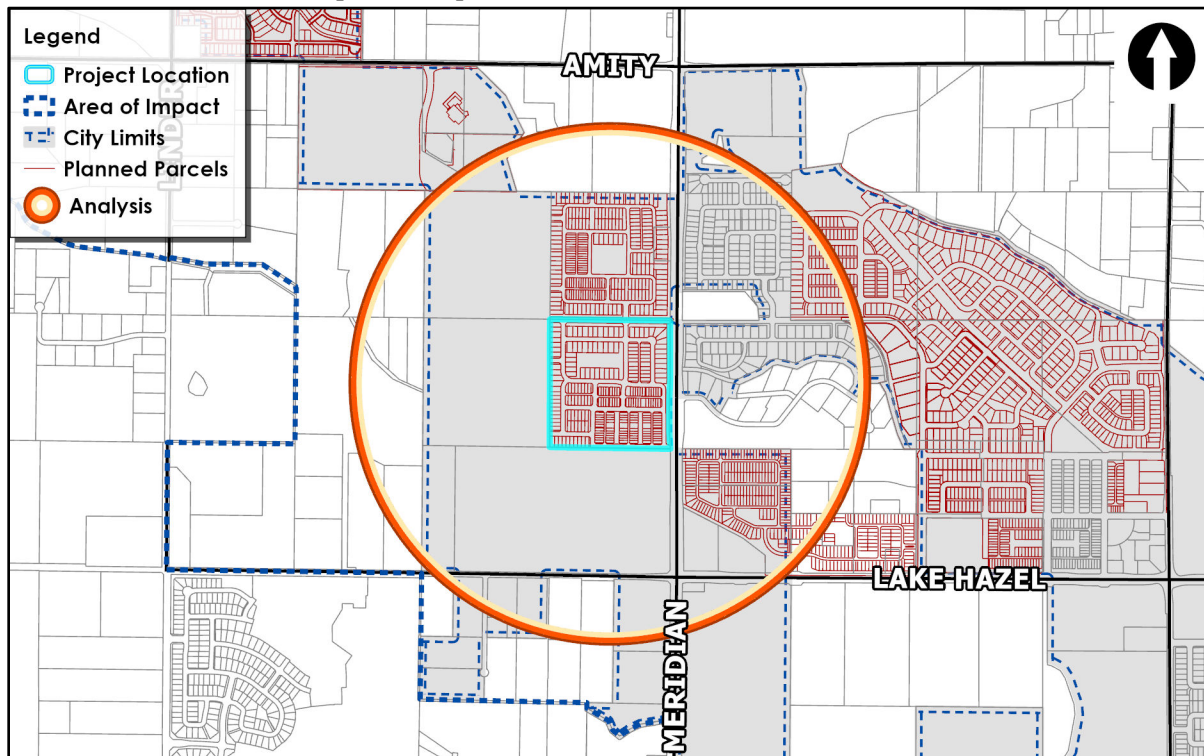
2. Zoning Map



3. Future Land Use



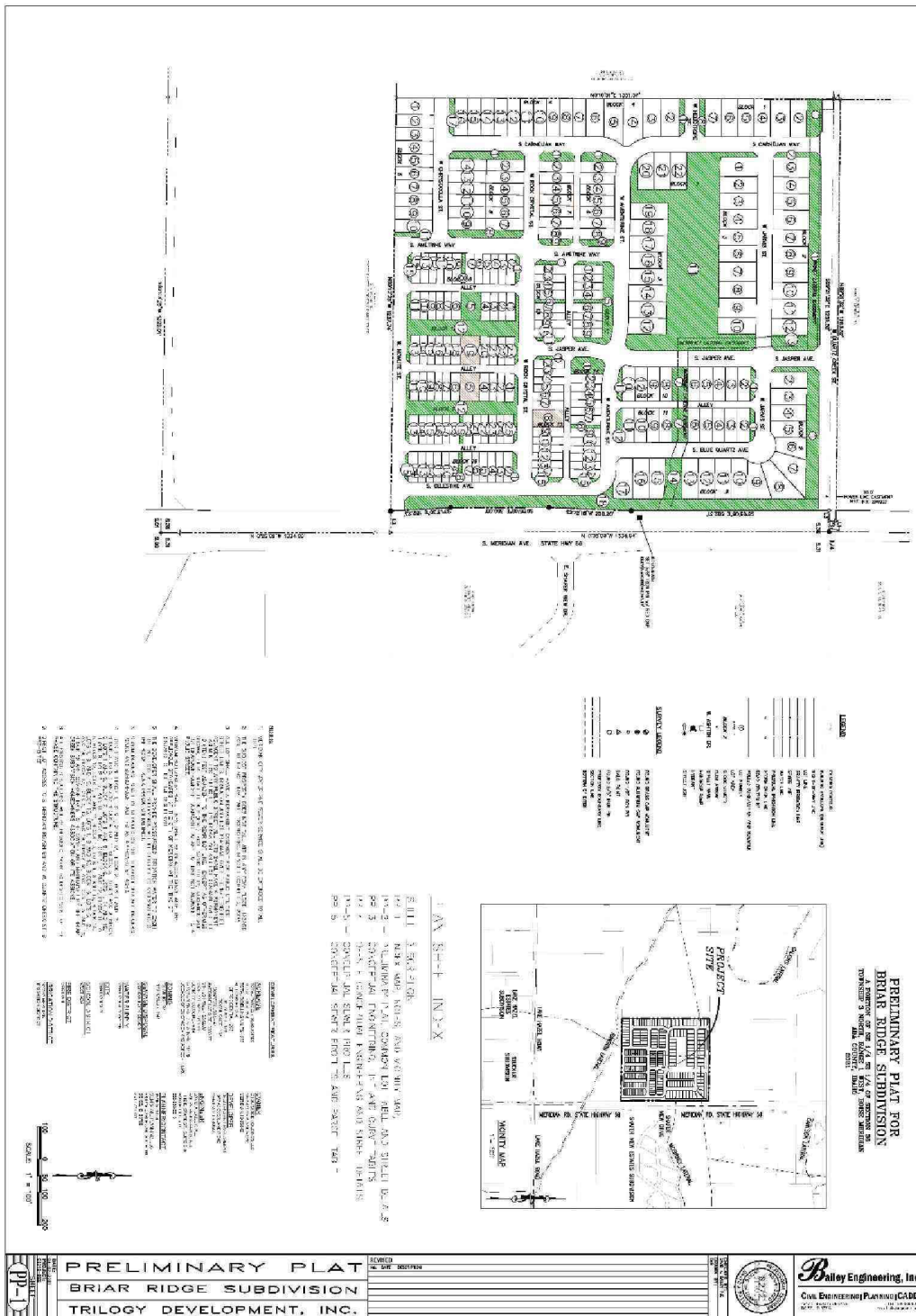
4. Planned Development Map



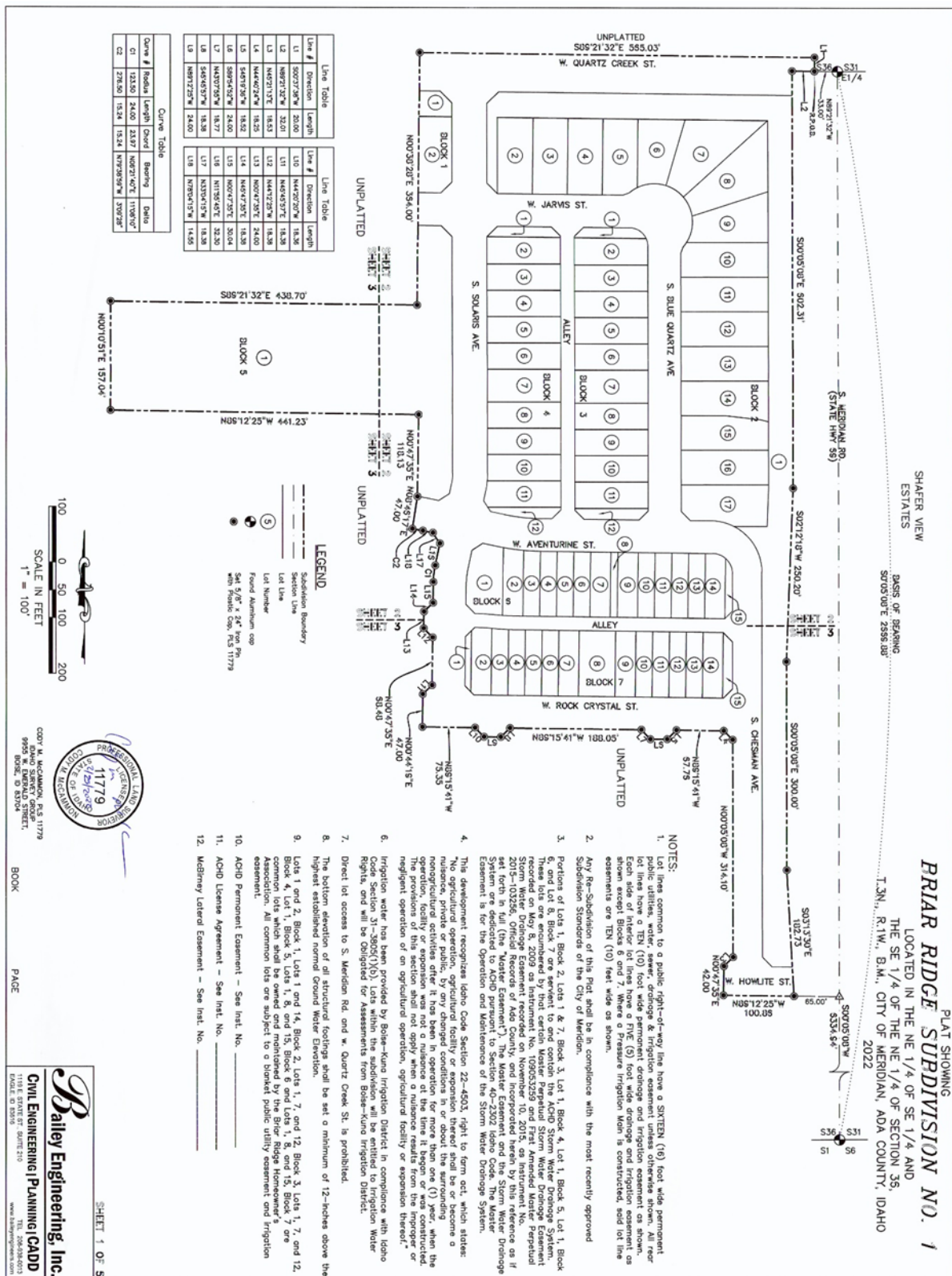
B. Subject Site Photos



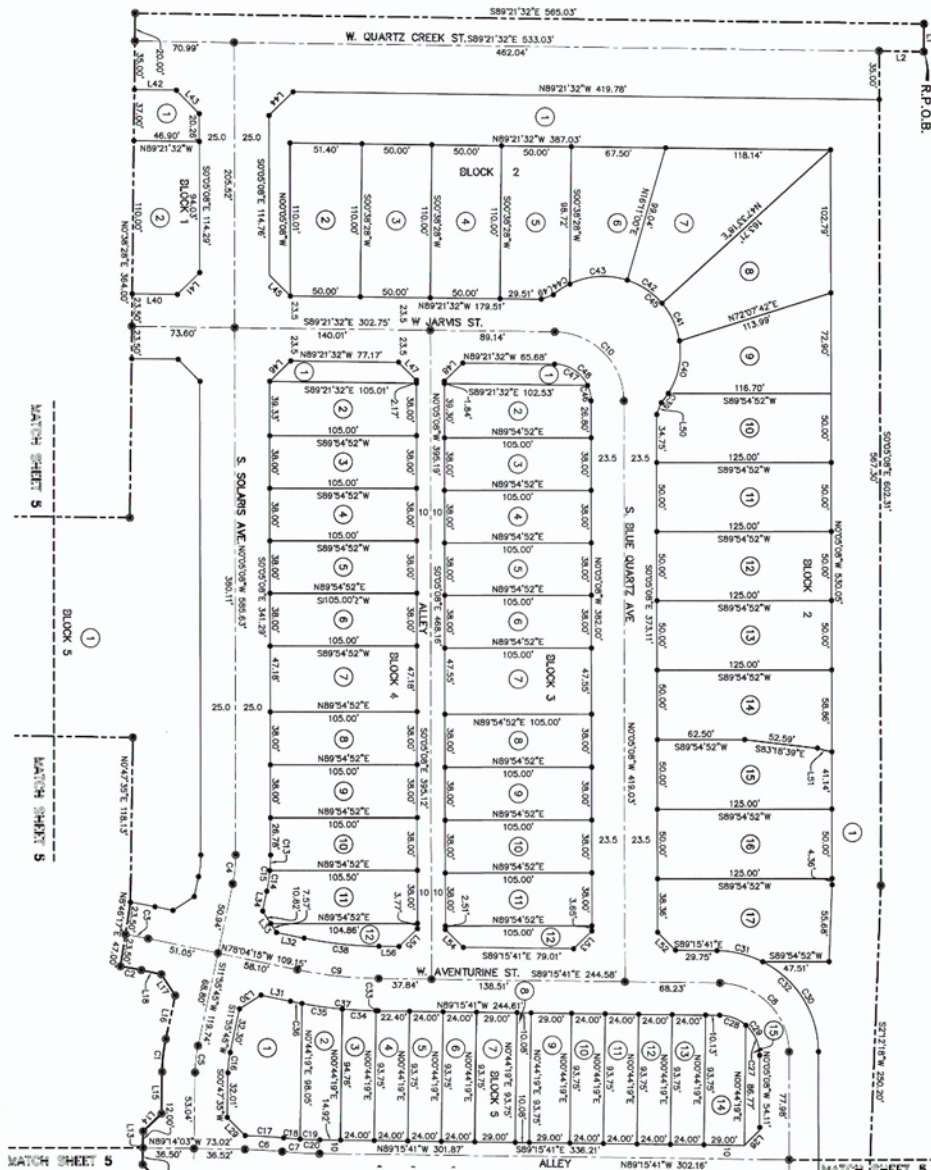
C. Preliminary Plat (date: 9/3/2021)



D. Final Plat (date: 2/25/2022)



BRIAR RIDGE SUBDIVISION NO. 1

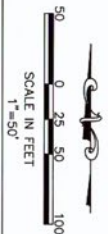
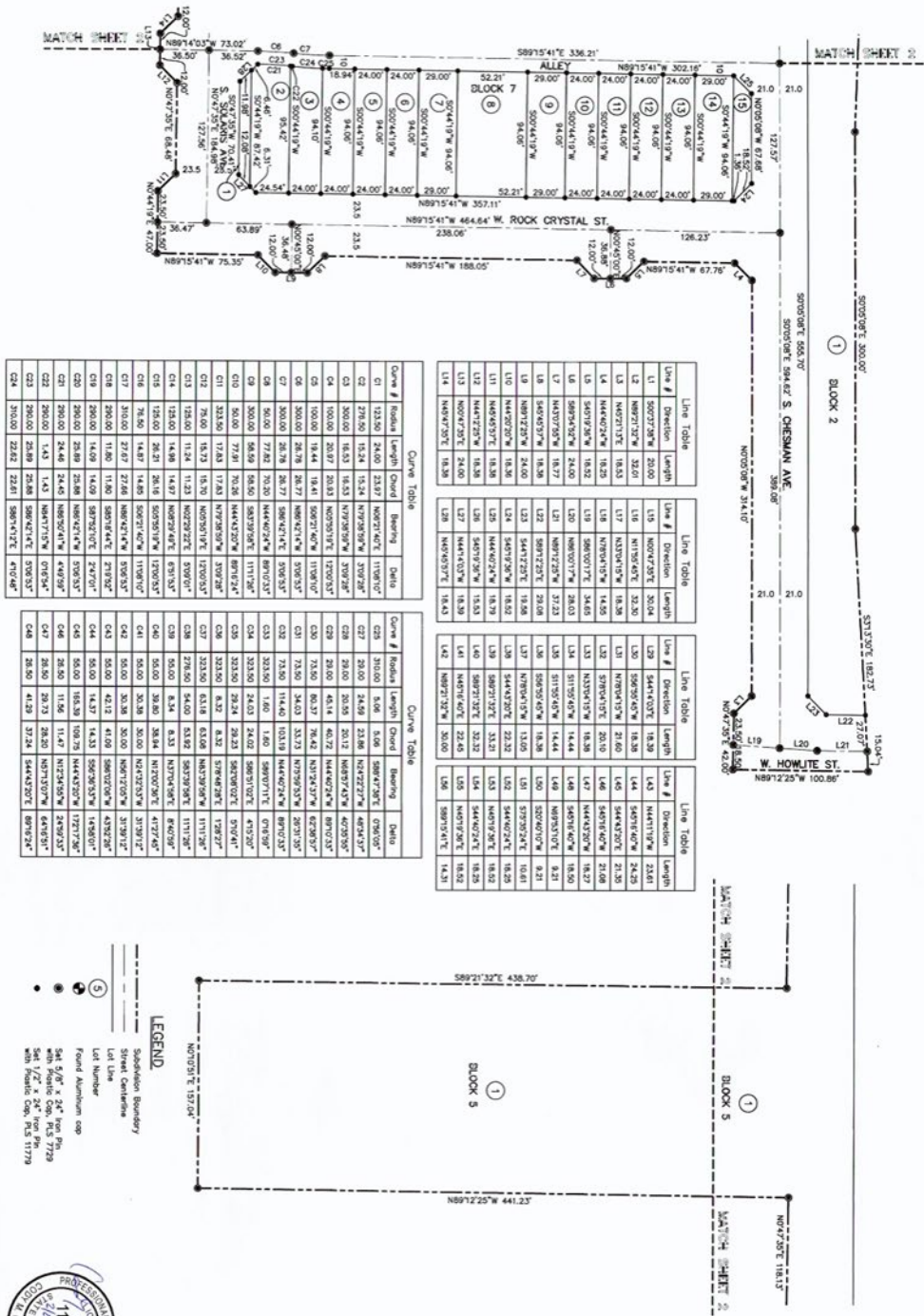


- LEGEND**
- Subdivision Boundary
 - Street Centerline
 - Lot Line
 - Lot Number
- Scale 5/8" = 1' - 24" from PLS 11779
 S&L 1/2" = 1' from PLS 11779
 with Fountis Corp. PLS 11779



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PRIAR RIDGE SUBDIVISION NO. 1



SEE SHEET 1 FOR NOTES
BOOK
PAGE

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SHEET 3 OF 7