DEVELOPMENT AGREEMENT

PARTIES: **1. City of Meridian**
2. Gemini LLLP, Owner/Developer
3. Open Door Rentals LLC, Owner/Developer

THIS DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered into this ____ day of _____, 2026, by and between **City of Meridian,** a municipal corporation of the State of Idaho, hereafter called "**CITY,**" whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642, and **Gemini LLLP,** whose address is 1979 N. Locust Grove Rd., Meridian, Idaho 83646; and **Open Door Rentals LLC**, whose address is 1977 E. Overland Rd., Meridian, Idaho 83642; hereinafter collectively called "**OWNER/DEVELOPER**."

1. **RECITALS:**

1.1 **WHEREAS**, Owner/Developer is the sole owner, in law and/or equity, of certain land in the County of Ada, State of Idaho, described in **Exhibit "A,"** which is attached hereto and by this reference incorporated herein as if set forth in full, hereinafter referred to as the "**Property**;" and

1.2 **WHEREAS**, Idaho Code § 67-6511A provides that cities may, by ordinance, establish provisions governing the creation, form, recording, modification, enforcement and termination of development agreements required or permitted as a condition of zoning that the Owner/Developer make a written commitment concerning the use or development of the Property; and

1.3 **WHEREAS**, City has exercised its statutory authority by the enactment of Section 11-5B-3 of the Unified Development Code ("**UDC**"), which authorizes development agreements and the modification of development agreements; and

1.4 **WHEREAS**, Owner/Developer has submitted an application for development agreement modification to remove the property listed in **Exhibit "A"** from an existing Development Agreement recorded on June 4, 2025 in Ada County, Idaho as Instrument #2025-034474, and for the inclusion of the Property into this new Agreement together with a request for annexation of an additional 20.976 acres of land with a request for the R-15 (Medium High-Density Residential) zoning district, which generally describes how the Property will be developed and what improvements will be made; and

1.5 **WHEREAS**, Owner/Developer made representations at the duly noticed public hearings before the Meridian City Council, as to how the property will be developed and what improvements will be made; and

1.6 **WHEREAS**, the record of the proceedings for requested development agreement modification held before the City Council includes responses of government subdivisions providing services within the City of Meridian planning jurisdiction, and includes further testimony and comment; and

1.7 **WHEREAS**, on the 25th of August, 2026, the Meridian City Council approved certain Findings of Fact and Conclusions of Law and Decision and Order ("**Findings**"), which have been incorporated into this Agreement and attached as **Exhibit "B;"** and

1.8 **WHEREAS**, Owner/Developer deems it to be in its best interest to be able to enter into this Agreement and acknowledges that this Agreement was entered into voluntarily and at its urging and request; and

1.9 **WHEREAS**, the property listed in **Exhibit "A"** shall no longer be subject to the terms of the existing Development Agreement recorded on June 4, 2025 in Ada County, Idaho as Instrument #2025-034474 and shall be bound by the terms contained herein in this new agreement; and

1.10 **WHEREAS**, City requires the Owner/Developer to enter into a development agreement modification for the purpose of ensuring the Property is developed and the subsequent use of the Property is in accordance with the terms and conditions of this Agreement, herein being established as a result of evidence received by the City in the proceedings for zoning designation from government subdivisions providing services within the planning jurisdiction and from affected property owners and to ensure zoning designations are in accordance with the amended Comprehensive Plan of the City of Meridian on December 19, 2019, Resolution No. 19-2179, and the UDC, Title 11.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. **INCORPORATION OF RECITALS**: That the above recitals are contractual and binding and are incorporated herein as if set forth in full.
2. **DEFINITIONS**: For all purposes of this Agreement, the following words, terms and phrases herein contained in this section shall be defined and interpreted as herein provided for, unless the clear context of the presentation of the same requires otherwise:

2.1 **CITY:** means and refers to the **City of Meridian**, a party to this Agreement, which is a municipal corporation and government subdivision of the state of Idaho, organized and existing by virtue of law of the State of Idaho, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642.

2.2 **OWNER/DEVELOPER:** means and refers to **Gemini LLLP,** whose address is 1979 N. Locust Grove Rd., Meridian, Idaho 83646; and **Open Door Rentals LLC**, whose address is 1977 E. Overland Rd., Meridian, Idaho 83642, the parties that own said Property and shall include any subsequent owner(s)/developer(s) of the Property.

2.3 **PROPERTY:** means and refers to that certain parcel of Property to be bound by this Agreement and located in the County of Ada, City of Meridian as described in **Exhibit "A"** describing a parcel of land to be removed from existing Development Agreement recorded on June 4, 2025 in Ada County, Idaho as Instrument #2025-034474, and for the inclusion of the Property into this new Agreement together with a request for annexation of an additional 20.976 acres of land, with such Property being bound by this new Agreement and legally described in **Exhibit "A,"** attached hereto and by this reference incorporated herein as if set forth at length.

3. **USES PERMITTED BY THIS AGREEMENT:** This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.

3.1 The uses allowed pursuant to this Agreement are only those uses allowed as permitted, conditional and/or accessory uses under the UDC, as amended.

3.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

4. **CONDITIONS GOVERNING DEVELOPMENT OF THE PROPERTY:**

4.1 Owner/Developer shall develop or cause the Property to be developed in accordance with the following special conditions:

a. Future development of the Property shall be generally consistent with the preliminary plat, landscape plan, site plan, qualified open space exhibit, site amenity exhibit, and conceptual building elevations included in Section VIII of the Staff Report attached to the Findings attached hereto as Exhibit "B" and the provisions contained herein.

b. No building permits shall be issued prior to the plat being recorded.

c. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.

d. The rear and/or sides of the two-story structures that face S. Locust Grove Road, E. Via Roberto Street, and S. Recreation Avenue 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.

e. Direct lot access to S. Locust Grove Road, E. Via Roberto Street, and S. Recreation Avenue is prohibited.

f. Provide a road trust deposit in the amount of $149,688 to pay for ¼ widening of the bridge on S. Locust Grove Road over the Rawson Canal prior to Ada County Highway District's (ACHD) signature on the first final plat.

g. Construct E. Via Roberto Street abutting the Property's north property line as half of a 36-foot-wide collector street section with vertical curb, gutter, and 8-foot-wide planter strip, and 5-foot-wide detached concrete sidewalk. If E. Via Roberto Street has not been constructed as part of Discovery Park Phase 3, construct an additional 12 feet of pavement beyond centerline.

h. Provide a road trust deposit for half of the cost of a Rectangular Rapid Flashing Beacon to be built at E. Via Roberto Street's intersection with Altaira Avenue when Phase 3 of Discovery Park is developed. The exact amount of the road trust deposit will be determined during plan review.

i. Provide a road trust deposit to ACHD in the amount of $299,376 to pay for ¼ of the Rawson Canal crossing over S. Recreation Avenue and allow for the construction of the bridge in the future when the adjacent parcels develop. The road trust deposit for the crossing of the Rawson Canal should be provided prior to ACHD's signature on the plat that includes S. Recreation Avenue.

5. **APPROVAL PERIOD:** If this Agreement has not been fully executed within six (6) months after the date of the Findings, the City may, at its sole discretion, declare the Agreement null and void.

6. **DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:**

6.1 **Acts of Default.** In the event Owner/Developer, or Owner's Developer's heirs, successors, assigns, or subsequent owners of the Property or any other person acquiring an interest in the Property fail to faithfully comply with all of the terms

and conditions included in this Agreement in connection with the Property, this Agreement may be terminated by the City upon compliance with the requirements of the UDC.

6.2 **Notice and Cure Period.** In the event of Owner/Developer's breach of this agreement, Owner/Developer shall have thirty (30) days from receipt of written notice from City to initiate commencement of action to correct the breach and cure the default, which actions must be prosecuted with diligence and completed within one hundred eighty (180) days; provided, however, that in the case of any such default that cannot with diligence be cured within such one hundred eighty (180) day period, then the time allowed to cure such failure may be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.

6.3 **Remedies.** In the event of default by Owner/Developer that is not cured after notice from City as described in Section 7.2, City shall, upon satisfaction of the notice and hearing procedures set forth in Idaho Code § 67-6511A, have the right, but not a duty, to de-annex all or a portion of the Property, reverse the zoning designations described herein, and terminate City services to the de-annexed Property, including water service and/or sewer service. Further, City shall have the right to file an action at law or in equity to enforce the provisions of this Agreement. Because the covenants, agreements, conditions, and obligations contained herein are unique to the Property and integral to the City's decision to annex and/or re-zone the Property, City and Owner/Developer stipulate that specific performance is an appropriate, but not exclusive, remedy in the event of default. Owner/Developer reserves all rights to contest whether a default has occurred, and Owner shall have all rights and remedies available at law or in equity.

6.4 **Choice of Law and Venue.** This Agreement and the rights of the parties hereto shall be governed by and construed in accordance with the laws of the State of Idaho, including all matters of construction, validity, performance, and enforcement. Any action brought by any party hereto shall be brought within Ada County, Idaho.

6.5 **Delay.** In the event the performance of any covenant to be performed hereunder by either Owner/Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.

6.6 **Waiver.** A waiver by City of any default by Owner/Developer of any one or more of the covenants or conditions hereof shall apply solely to the default and defaults waived and shall neither bar any other rights or remedies of City nor apply to any subsequent default of any such or other covenants and conditions.

7. **INSPECTION:** Owner/Developer shall, immediately upon completion of any portion or the entirety of said development of the Property as required by this Agreement or by City ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written approval of such completed improvements or portion therefor in accordance with the terms and conditions of this Agreement and all other ordinance of the City that apply to said Property.

8. **REQUIREMENT FOR RECORDATION:** City shall record this Agreement, including all of the Exhibits, and submit proof of such recording to Owner/Developer.

9. **ZONING:** City shall, following recordation of the duly approved Agreement, enact a valid and binding ordinance zoning the Property as specified herein.

10. **SURETY OF PERFORMANCE:** The City may also require surety bonds, irrevocable letters of credit, cash deposits, certified check or negotiable bonds, as allowed under the UDC, to insure the installation of required improvements, which the Owner/Developer agrees to provide, if required by the City.

11. **CERTIFICATE OF OCCUPANCY:** No Certificates of Occupancy shall be issued if the improvements have not been installed, completed, and accepted by the City, or sufficient surety of performance is provided by Owner/Developer to the City in accordance with Paragraph 11 above.

12. **ABIDE BY ALL CITY ORDINANCES:** That Owner/Developer agrees to abide by all ordinances of the City of Meridian unless otherwise provided by this Agreement.

13. **NOTICES:** Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

CITY:
City Clerk
City of Meridian
33 E. Broadway Ave.
Meridian, Idaho 83642

with copy to:
City Attorney
City of Meridian
33 E. Broadway Ave.
Meridian, Idaho 83642

OWNER/DEVELOPER:
Gemini LLLP
1979 N. Locust Grove Rd.
Meridian, Idaho 83646

OWNER/DEVELOPER:
Open Door Rentals LLC
1977 E. Overland Rd.
Meridian, Idaho 83642

13.1 A party shall have the right to change its address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

14. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of

competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

15. **TIME IS OF THE ESSENCE:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

16. **BINDING UPON SUCCESSORS:** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement runs with the Property and shall be binding on the Owner/Developer, each subsequent owner of the Property, and any other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed. City agrees, upon written request of Owner/Developer, to execute appropriate and recordable evidence of termination of this Agreement if City, in its sole and reasonable discretion, has determined that Owner/Developer has fully performed its obligations under this Agreement.

17. **INVALID PROVISION:** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

18. **DUTY TO ACT REASONABLY:** Unless otherwise expressly provided, each party shall act reasonable in giving any consent, approval, or taking any other action under this Agreement.

19. **COOPERATION OF THE PARTIES:** In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision in this Agreement, the parties agree to cooperate in defending such action or proceeding.

20. **REMOVED PROPERTY:** The City is hereby authorized, in its sole discretion, to remove a portion of the Property ("Removed Property") from this Agreement at any time, provided that the City and the owner of the Removed Property concurrently enter into a modified development agreement governing the development and use of the Removed Property. The remaining portion of the Property, which has not been removed from this Agreement as described above, shall continue to be bound by the terms of this Agreement.

21. **FINAL AGREEMENT:** This Agreement sets forth all promises, inducements, agreements, condition and understandings between Owner/Developer and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or

their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

21.1 No condition governing the uses and/or conditions governing the Property herein provided for can be modified or amended without the approval of the Meridian City Council after a public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

22. **EFFECTIVE DATE OF AGREEMENT:** This Agreement shall be effective upon execution by the Mayor and City Clerk.

[End of text. Acknowledgements, signatures, and Exhibits A and B follow.]

ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this Agreement and made it effective as hereinabove provided.

OWNER/DEVELOPER:
Gemini LLLP

By: Jake Lenton
Its: Member

State of Idaho)
: ss:
County of Ada)

On this 29 day of September, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Jake Lenton, known or identified to me to be the Member of **Gemini LLLP** and the person who signed above and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

CAMIE LANEY NOTARY PUBLIC Comm. No. 20202883 STATE OF IDAHO

Camie Laney
Notary Public
My Commission Expires: 8-3-2032

IN WITNESS WHEREOF, the parties have herein executed this Agreement and made it effective as hereinabove provided.

OWNER/DEVELOPER:
Open Door Rentals LLC

By: Corey Barton
Its: Member

State of Idaho)
: ss:
County of Ada)

On this 9th day of September, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Corey Barton**, known or identified to me to be the **Member** of **Open Door Rentals LLC** and the person who signed above and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

CAMIE LANEY NOTARY PUBLIC Comm. No. 20202883 STATE OF IDAHO

Notary Public
My Commission Expires: 8-3-2032

CITY OF MERIDIAN ATTEST:

By: _____ _____
Mayor Robert E. Simison Chris Johnson, City Clerk

State of Idaho)
: ss
County of Ada)

On this _____ day of _____, 2026, before me, a Notary Public, personally appeared **Robert E. Simison** and **Chris Johnson**, known or identified to me to be the Mayor and Clerk, respectively, of the **City of Meridian,** who executed the instrument or the person that executed the instrument of behalf of said City, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL) _____
Notary Public for Idaho
My Commission Expires: _____

EXHIBIT A

A Description for
Summerlin Subdivision
April 3, 2026

All of Lots 2 and 3, Block 1, Laredo Estates Subdivision as filed in Book 58 of Plats at Pages 5500 and 5501, records of Ada County, Idaho, All of Lots 2, 3, 4, and 5, Block 1, Rescue Ranch Subdivision as filed in Book 106 of Plats at Pages 14734 through 14736, records of Ada County, Idaho and an unplatted parcel of land all located in the Southwest 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 5, 6, 7 and 8, T.2N., R.1E., B.M., from which the 1/4 corner common to said Sections 5 and 6 bears, North 00°04'42" West, 2655.92 feet; thence on the west boundary line of said Section 5, North 00°04'42" West, 2,062.19 feet; thence leaving said west boundary line, South 89°52'36" East, 37.00 feet to the Northwest corner of Lot 5, Block 1 of said Rescue Ranch Subdivision, and the **POINT OF BEGINNING**;

thence on the northerly boundary line of said Lot 5 the following seven (7) courses and distances:

South 89°52'36" East, 669.21 feet;

South 68°53'16" East, 342.09 feet;

75.80 feet along the arc of curve to the left having a radius of 50.00 feet, a central angle of 86°51'39" and a long chord which bears North 67°40'54" East, 68.75 feet;

North 24°15'05" East, 307.54 feet;

143.71 feet along the arc of curve to the right having a radius of 125.00 feet, a central angle of 65°52'19" and a long chord which bears North 57°11'14" East, 135.93 feet;

South 89°52'36" East, 313.32 feet;

12.01 feet along the arc of curve to the right having a radius of 225.00 feet, a central angle of 03°03'27" and a long chord which bears South 88°20'52" East, 12.01 feet to the west boundary line of Lot 2, Block 1 of said Rescue Ranch Subdivision;

thence leaving said northerly boundary line on said west boundary line, North 00°04'42" West, 335.88 feet to the east-west centerline of said Section 5, coincident with the north boundary line of said Rescue Ranch Subdivision;

thence on said east-west centerline, South 89°52'50" East, 1004.03 feet to the Center 1/4 corner of said Section 5;



thence leaving said east-west centerline on the north-south centerline of said Section 5, South 00°00'59" West, 585.63 feet to the Southeast corner of said Rescue Ranch Subdivision;

thence continuing, South 00°00'59" West, 1,081.82 feet to the Northeast corner of Tamarack Ridge Subdivision as filed in Book 59 of Plats at Pages 5672 and 5673, records of Ada County, Idaho;

thence leaving said north-south centerline on the northerly boundary line of said Tamarack Ridge Subdivision the following seven (7) courses and distances:

North 61°46'52" West, 361.44 feet;

South 82°33'31" West, 182.68 feet;

North 66°56'01" West, 362.91 feet;

314.02 feet on the arc of a curve to the left having a radius of 267.40 feet, a central angle of 67°17'03", and a long chord which bears South 79°25'27" West, 296.28 feet;

South 45°46'56" West, 829.67 feet;

South 57°24'55" West, 143.12 feet;

South 67°27'28" West, 176.39 feet to the Northwest corner of said Tamarack Ridge Subdivision, coincident with the Northeast corner of Lot 4, Block 1 of said Laredo Estates Subdivision;

thence leaving the northerly boundary of said Tamarack Ridge Subdivision on the northerly boundary line of said Lot 4 the following three (3) courses and distances:

North 87°28'39" West, 78.00 feet;

North 59°23'39" West, 474.00 feet;

North 51°21'39" West, 175.99 feet to the east right-of-way line of S. Locust Grove Road;

thence on said east right-of-way line the following three (3) courses and distances:

North 00°04'42" West, 1,162.80 feet;

South 89°52'36" East, 7.00 feet;

North 00°04'42" West, 50.00 feet to the **POINT OF BEGINNING**.

Containing 84.106 acres, more or less.

End of Description.



EXHIBIT B

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

In the Matter of the Request for annexation, Development Agreement modification and preliminary plat, by Laren Baily, Conger Group.

Case No(s). H-2026-0018

For the City Council Hearing Date of: August 18, 2026 (Findings on August 25, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of August 18, 2026, incorporated by reference)

2. Process Facts (see attached Staff Report for the hearing date of August 18, 2026, incorporated by reference)

3. Application and Property Facts (see attached Staff Report for the hearing date of August 18, 2026, incorporated by reference)

4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of August 18, 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 18, 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 annexation, Development Agreement modification and preliminary plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of August 18, 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 18, 2026

By action of the City Council at its regular meeting held on the 25th day of August, 2026.

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

Mayor Robert E. Simison 8-25-2026

Attest:

Chris Johnson 8-25-2026
City Clerk

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

By: Charlene Way Dated: 8-25-2026
City Clerk's Office

[redacted]

COMMUNITY DEVELOPMENT

DEPARTMENT REPORT

HEARING DATE: 8/18/2026

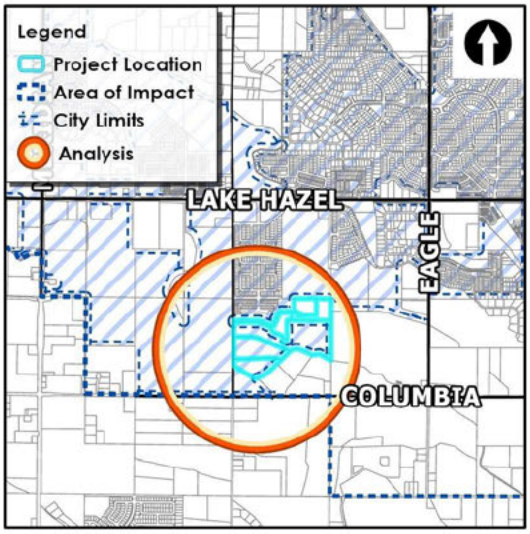
TO: Mayor & City Council

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

APPLICANT: Laren Bailey, Conger Group

SUBJECT: Summerlin AZ, PP & MDA
H-2026-0018

LOCATION: Located on the east side of S. Locust Grove Road, between E. Vio Roberto Street and Columbia Road in the SW ¼ of Section 5, Township 2N, Range 1E, parcels: R7406180020, R7406180030, R7406180040, R5147110200, R5147110324, R5147110342 and S1405315235



I. PROJECT OVERVIEW

A. Summary

- An annexation of 20.976 acres with zoning from RUT (Rural Urban Transition) to R-15 zone(medium-high density residential).
- A preliminary plat to allow for the development of a 551-lot subdivision consisting of 506 residential building lots and 45 common lots on 87.40-acres with minimum lot size of 3,040 sf and an average lot size of 4,103 sf in the R-8 and R-15 zones.
- A modification to the existing development agreement to include additional acreage and enter into a new development agreement.

B. Issues/Waivers

- Kuna School District states the potential student enrollment based on the developments already underway and applications in the process are estimated to be 2,951.34 students. This does not include Pre-K, homeschooled, or private school students. These numbers are subject to change based on the number of development applications that continue to be approved by the five agencies that serve their boundaries. Previously the District stated they cannot serve the proposed development because the proposed plats in this zone are beyond district capacity. This proposed development will impact Silver Trail Elementary, Fremont Middle School, Kuna High School and Swan Falls High School zones which are already at or over capacity with the current enrollment.

- Waiver for Block Face Length per UDC 11-6C-3F for E. Crimson Clover Drive exceeding the maximum requirement of 1,200 feet.
- Waiver to keep the Rawson Canal open per UDC 11-3A-6.

C. Recommendation

Planning Division: Approve with conditions

Planning and Zoning Commission: Recommend Approval

D. Decision

City Council: Approved

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II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	RUT and Single-Family Residential	-
Proposed Land Use(s)	Single-Family Residential	-
Existing Zoning	RUT, R-8 and R-15	VII.A.2
Proposed Zoning	R-8 and R-15	
Adopted FLUM Designation	Medium Density Residential, Low Density Residential	VII.A.3
Proposed FLUM Designation	Medium Density Residential, Low Density Residential	

Table 2: Project Overview

Description	Details
History	H-2024-0023; Laredo Estates Subdivision Lots 2 and 3
Phasing Plan	6 Phases
Residential Units	336 Single-family detached
Open Space	15% required/24.36% and 15.39 acres provided
Amenities	Swimming pool facility, playground, picnic gazebo, pathways, tot lot, plaza sitting area and dog parks
Physical Features	Rawson Canal
Acreage	87.40 acres
Lots	551 lots (506 residential and 45 common lots)
Lot Sizes	Minimum lot size: 3,040 sf/ Average lot size: 4,103 sf
Density	6.12 du/acre (R-15) 2.95 du/acre (R-8) overall 5.79 du/acre

Table 3: Process Facts

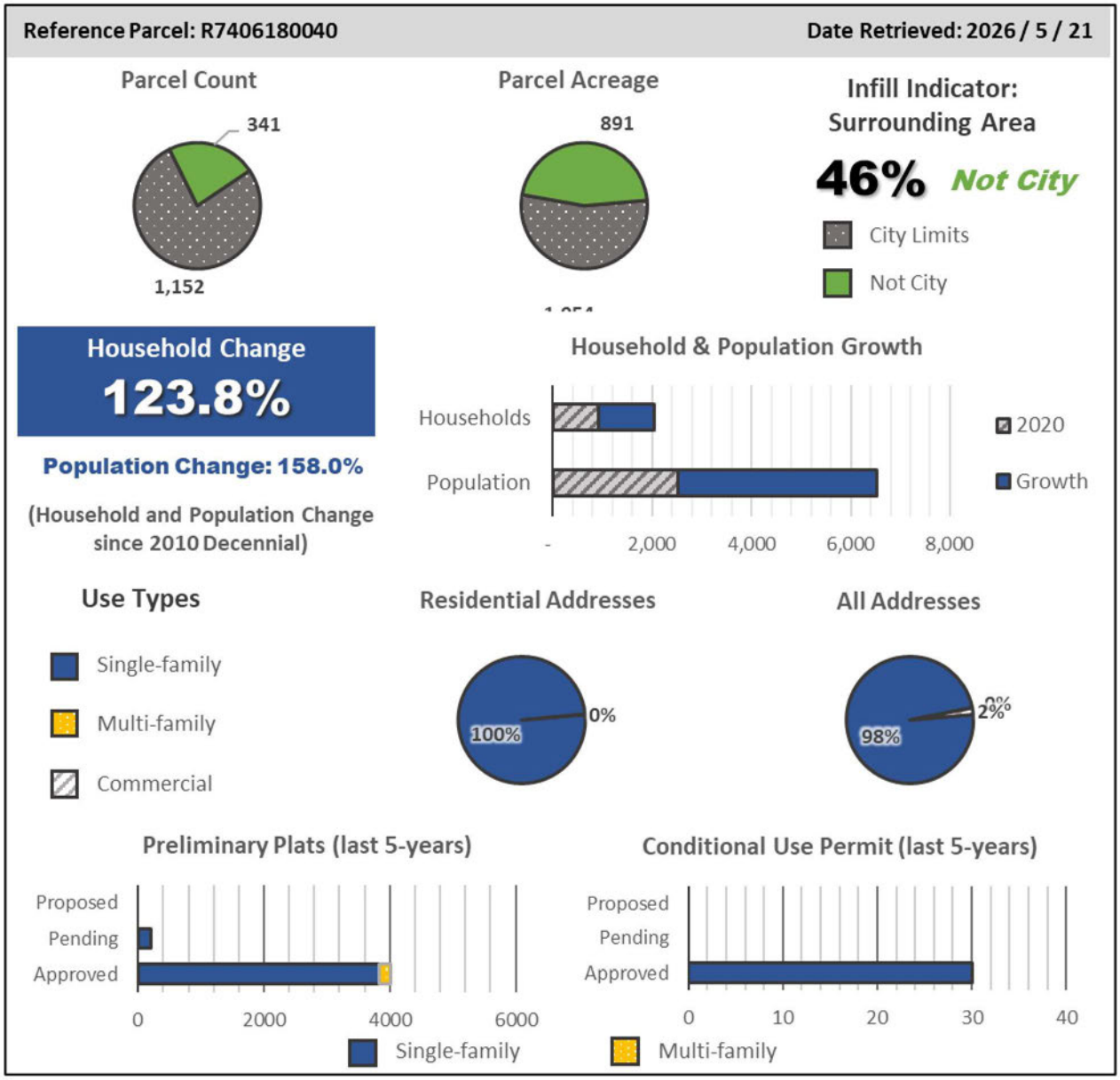
Description	Details
Preapplication Meeting date	2/24/2026
Neighborhood Meeting	3/24/2026
Site posting date	7/2/2026

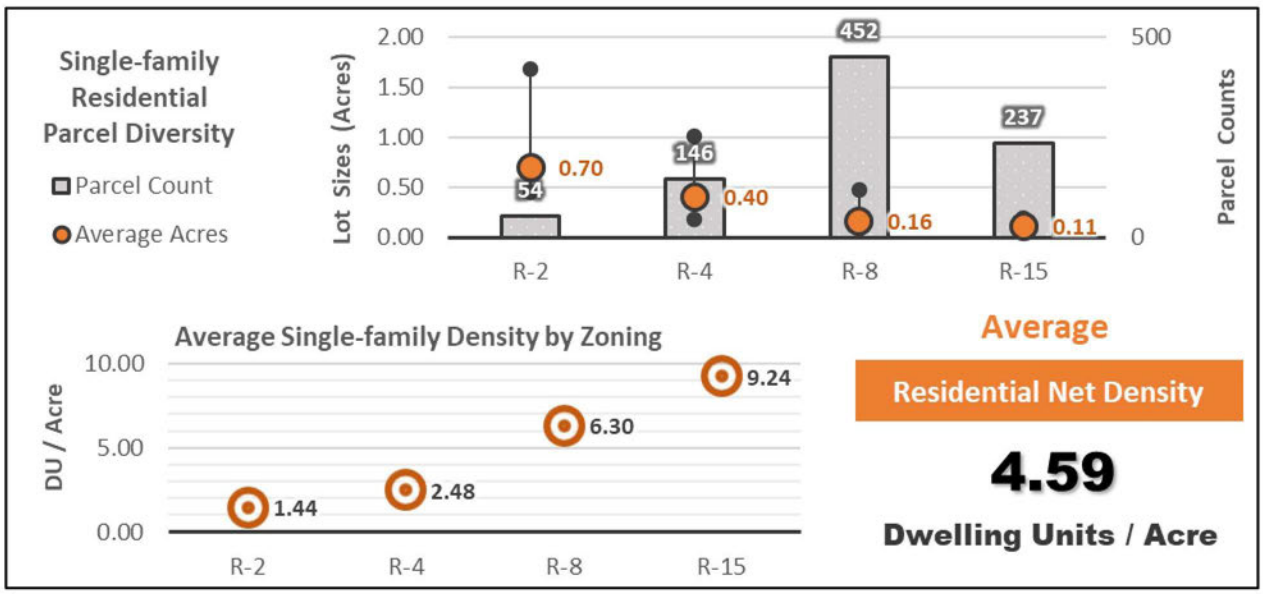
Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.K
• Comments Received	Yes/Staff Report	-
• Commission Action Required	No	-
• Access	S. Locust Grove Road, E. Via Roberto Street and S. Recreation Avenue	-
• Traffic Level of Service	Locust Grove Road "Better than E" Columbia Road "Better than E" Via Roberto Lane "N/A"	-
ITD Comments Received	No Comments Received	
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Sewer is available to site from Locust Grove and Roberto Street. Applicant to extend sewer in Locust Grove Road to southern boundary, and to extend sewer in E. Via Roberto Street to eastern boundary per to and through policy.	
• Impacts or Concerns	No	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at the site	
• Impacts or Concerns	No	
• Kuna School District	Kuna School District states the potential student enrollment based on the developments already underway and applications in the process are estimated to be 2,951.34 students. This does not include Pre-K, homeschooled, or private school students. These numbers are subject to change based on the number of development applications that continue to be approved by the five agencies that serve their boundaries.	

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=445978&dbid=0&repo=MeridianCity*

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	1,212-feet	Minor Arterial	273	Better than "E"
Columbia Road	N/A	Minor Arterial	230	Better than "E"
Via Roberto Lane	101-feet	Collector	N/A	N/A

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

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts and the traffic impact study.

- The average daily traffic count for Locust Grove north of Columbia Road was 4,065 on March 26, 2026.
- The average daily traffic count for Columbia Road east of Locust Grove Road was 3,692 on March 20, 2024
- There are no current traffic counts for Via Roberto Lane

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

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

A portion of the property previously resided within Ada County and was zoned RUT. Parcels R5147110200, R5147110324, and R5147110342 were originally part of the Laredo Estates Subdivision, Lots 2 and 3. Lot 3 was subsequently subdivided into two separate lots.

Summerlin West Subdivision was approved on December 17, 2024. Since approval of the Preliminary Plat, the applicant has acquired an additional twenty (20) acres. The originally approved subdivision consisted of 339 residential lots; however, the proposed expansion increases the total to 506 residential lots.

The inclusion of the additional acreage allows for the removal of Cavalli Lane, a county roadway identified during the original review process as a potential source of vehicular access conflicts. Cavalli Lane was a concern expressed by both the City of Meridian and the Ada County Highway District (ACHD) due to its alignment and potential impacts on safe and efficient neighborhood circulation. According to the applicant, elimination of Cavalli Lane through the expanded project boundary resolves those concerns and results in a more cohesive and internally connected neighborhood layout, improving both pedestrian and vehicular movement.

The expanded boundary also enables the extension of E. Via Roberto Way, a planned mid-mile collector roadway, eastward along the southern boundary of Discovery Regional Park. This extension will improve access to the park for both residents and the broader community while helping to define and formalize the park's southern edge. Per the applicant, the improved connectivity created by completing E. Via Roberto Way will also reduce overall transportation impacts by providing additional route options for traffic entering and exiting the neighborhood, thereby improving circulation and dispersing traffic more effectively.

The addition of the 20 acres creates meaningful interactions that strengthen the project's circulation network, improve safety, reduce transportation impacts, and enhance connectivity to key community amenities, resulting in a more unified and functional neighborhood design. The proposed neighborhood is consistent with the City of Meridian Comprehensive Plan in that it supports adopted goals related to residential density, provides an improved and well-connected transportation network, and offers strong proximity and access to parks and emergency services.

The proposed neighborhood is consistent with the City of Meridian Comprehensive Plan, as it meets adopted goals related to residential density, provides an improved and well-connected transportation network, and offers strong proximity and access to parks and emergency services.

B. General Overview

This property is designated Medium Density Residential and Low Density Residential on the City's Future Land Use Map (FLUM) contained in the Comprehensive Plan. The medium density residential designation allows for dwelling units at gross densities of three (3) to eight (8) dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The low density residential designation allows for dwelling units at gross densities of three (3) 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 proposed density for the R-8 zoning district equates to 2.91 du/ac and with and overall density for the remaining project of 5.79 du/ac, meeting the required density range listed above. Staff finds the proposed preliminary plat and requested R-8 and R-15 zoning districts to be generally consistent with the Future Land Use Map designation for medium and low density residential.

The R-15 zoning designation, which allows for reduced lot sizes down to 2,000 square feet, provides flexibility for developers to support a diversity and variety of housing types. This can create a dynamic, multi-generational community where residents can transition through different stages of life (known as aging in place) while remaining in the same neighborhood. This type of zoning in conjunction with other designations should be used to support a diverse housing mix that supports long-term residency and continuity within the community, promoting stability and a sense of place for residents throughout different stages of life.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. To ensure the site develops as proposed with this application, staff recommends a DA as a provision of annexation with the provisions included in Section IV. The DA is required to be signed by the property owner(s)/developer and returned to the City within six (6) months of the Council granting the annexation for approval by City Council and subsequent recordation.

The applicant is proposing to modify the existing Development Agreement to include the additional 20 acres of land. Staff suggest entering into a new agreement as additional conditions have been added to this new proposal.

Prior to the submittal of the first final plat, the applicant will submit documentation to the City formally withdrawing the preliminary plat approval for Summerlin West (H-2024-0023) and withdraw of modify the Final Plat approval for Hadler Subdivision No. 3 (FP-2025-0031).

C. Comprehensive Plan Policies

2.01.01 - encourages diverse housing options suitable for various income levels, household sizes and lifestyle preferences. The applicant meets this criteria as they are providing a mix of R-8 and R-15 lot sizes.

2.01.01C - encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities. The applicant meets this criteria as they are providing a mix of R-8 and R-15 lot sizes to provide a diversity of lot sizes.

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. The applicant meets this criteria as there are numerous pedestrian pathways, sidewalks and ample open space and amenities for the residents to enjoy as well as the project is adjacent to Discovery Park.

2.02.01B - requires the applicant to evaluate open space and amenity requirements for consistency with community. The applicant meets this criteria as there are ample amenities being proposed for this development and the project is adjacent to Discovery Park – a regional park.

3.07.01C - appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.) is required. The applicant meets this criteria as they have proposed appropriate landscaping and street buffers along the transportation corridor.

4.04.01A - ensure that new development and subdivisions connect to the pathway system. The applicant meets this criteria as there are proposed pathway systems throughout the proposed project that lead to the adjacent Discovery Park and adjacent neighborhoods.

4.05.01D - requires improving and protecting creeks and other natural waterways throughout commercial, industrial, and residential areas. The applicant is proposing a 10-foot multi-use pathway adjacent to this facility per the City's Master pathways Plan. However, the applicant will need to obtain a Council waiver to keep the Rawson Canal open. Council granted a waiver with the previous application (H-2024-0023).

D. Site Development and Use Analysis

1. Existing Structures/Site Improvements *(UDC 11-1)*:
   The current use of the property is agricultural with two (2) residential properties and several outbuildings existing. The structures will be removed, and the existing wells and septic systems will be abandoned as required. City utilities are required to be extended to serve the proposed development.

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-8 and R-15 zoning districts.

   The Comprehensive Plan states the location and balance of land uses and densities should efficient and sustainable; enhance community identity; support a multimodal transportation network; provide housing choices near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. The Comprehensive Plan was updated to support a diversity of housing types for all income groups.

3. Dimensional Standards *(UDC 11-2)*:
   The preliminary plat and future development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 and 11-2A-7 for the R-8 and R-15 zoning districts. All proposed lots and public streets meet UDC dimensional standards per the submitted preliminary plat. This includes minimum lot sizes of 2,000 - 4,000 sq. ft. and required street frontages of at least forty (40) feet. The subdivision is proposed to develop in seven (7) phases as depicted in Exhibit VII J, Figure 3. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3.

   Six (6) common driveways are proposed with this subdivision. The applicant has provided common drive exhibits which demonstrate no more than three (3) units are served whereas a maximum of 4 units are allowed. The common driveway meets the minimum width of twenty (20) feet and does not exceed the maximum length of one hundred and fifty (150) feet. Solid fencing adjacent to common driveways is prohibited, unless separated by a minimum five (5) foot wide landscaped buffer.

E. Design Standards Analysis

1. Structure and Site Design Standards *(UDC 11-3A-19)*:

   The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-6 and 11-2A-7 for the R-8 and R-15 zoning districts. The proposed lots comply with the dimensional standards of the above-mentioned districts.

   Ada County Highway District (ACHD) is requiring the applicant to construct several internal streets as 27-foot local streets sections with curb, gutter, and 5-foot-wide attached concrete

sidewalks and redesign several internal streets to reduce the length or to include passive traffic calming design elements.

Staff is asking the Commission and Council to weigh in as to whether or not the applicant should revise the plat map to reconfigure Lots 4-7, Block 18 on the northeast side of E. Summerlin Drive so that Lot 9, Block 18 does not have 4 lots backing up to its side yard. Per Comprehensive Plan Policy 3.07.01A, require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.

2. Qualified Open Space & Amenities *(UDC 11-3G)*:

UDC Requirement	Proposed/Analysis
Open Space: 15% for the R-8 Zoning	Required: 15%/ Provided: 21.81% (total for the R-8 and R-15 Zoning)
Open Space: 15% for the R-15 Zoning	Required: 15%/ Provided: 21.81% (total for the R-8 and R-15 Zoning)
Amenities: 1 Point for every 5 acres of gross land area	Required: 13 amenity points/Provided: 43 amenity points Amenities: Swimming pool facility, playground, picnic gazebo, pathways, tot lot, plaza sitting area, and dog parks

Based on the standards in UDC Table 11-3G-3, a minimum of 15% (or 13.11-acres) of qualified open space is required to be provided within the development. An open space exhibit was submitted as shown in Section VII.G, that depicts 21.81% (or 19.06-acres) of open space that meets the required quality and qualified open space standards. Based on the standards in UDC 11-3G-4A, a minimum of thirteen (13) amenity points are required to be provided. The amenities proposed are a swimming pool facility, playground, picnic gazebo, pathways, tot lot, plaza sitting area and dog parks. 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. The applicant needs to provide an amenity from the multi-modal group in order to meet the required standards.

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

   i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Arterial Road: 25 Feet	S. Locust Grove Road
Collector Road: 20 Feet	S. Recreation Avenue, E. Via Roberto Street

   ii. Tree preservation

   Per UDC 11-3B-10, 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).

   The applicant shall add a mitigation section to the landscape plan for trees meeting the criteria above that are removed.

   iii. Storm integration

   An adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

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

iv. Pathway landscaping

Landscaping for pathways shall meet the requirements outlined in UDC 11-3B-12. The applicant is required to provide a landscape strip a minimum of five (5) feet wide shall along each side of the pathway. Designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway, preventing root damage. The minimum width of the landscape strip shall be two (2) feet to allow for maintenance of the pathway. The landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover. The applicant is required to add pathway landscaping along the Rawson Canal.

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

   i. Residential parking analysis

   Off-street parking is required per the standards listed in UDC Table 11-3C-6; the number of parking spaces is based on the number of bedrooms per unit. The applicant shall comply with these standards. Each single-family residence will be evaluated at the time of building permit submittal.

5. Building Elevations *(Architectural Standards Manual)*:

   Three (3) conceptual building elevations were submitted for the proposed subdivision as shown in Exhibit VII.K. The applicant states the homes in the Summerlin West Subdivision will include 506 homes with a mix of different product types, two-story and single-story detached single-family homes.

   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 S. Locust Grove Road, S. Barchetta Avenue and the collector portion of Summerlin Drive 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.

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 *(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.

   The applicant is proposing a parkway along Summerlin Drive.

F. Transportation Analysis

1. Access *(UDC 11-3A-3, UDC 11-3H-4)*:
   Per UDC 11-3A-3, the intent of these standards is to improve safety by combining and/or limiting access points to collector and arterial streets and ensuring that motorists can safely enter all streets unless waived by City Council.

   Access to the property is proposed from Summerlin Drive via S. Locust Grove, via a new north/south collector roadway (S. Recreation Avenue) abutting the site's east property line and via E. Via Roberto Street a new east/west Corridor to the north. The applicant is proposing a new mid - mile collector roadway, eastward along the southern boundary of the City of Meridian's Discovery Regional Park. This extension will provide improved access to the park for both residents and the broader community, while also helping to define and formalize the park's southern edge. The improved connectivity created by completing Via Roberto Way also reduces overall transportation impacts of the project by providing additional route options for traffic entering and exiting the neighborhood, thereby improving circulation and dispersing traffic more effectively.

2. Pedestrian Connectivity *(UDC 11-3A-5, UDC 11-3A-8, 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. The applicant is prosing to construct a 10-foot-wide sidewalk along S. Locust Grove Road and a 5-foot-wide sidewalk along S. Recreation Avenue. Staff recommends the applicant construct a 10-foot sidewalk along S. Recreation Avenue.

   All pathways should be constructed in accord with the standards listed in UDC 11-3A-8. The Master pathway plan requires a 10-foot multi-use pathway along the north side of the Rawson Canal. 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. Detached ten (10) foot wide sidewalks (multiuse pathway) shall be provided along S. Recreation Avenue and Locust Grove Road frontages.

   The applicant is providing nearly a mile of pedestrian pathway within the Summerlin Neighborhood. Along the Rawson Canal, at the south border of the project, there is over ½ mile of multi-use pathway that connects to the City's multi-use pathway system. The pathway will be approximately a quarter of a mile on the project's west side along Locust Grove Road. The pathway on the project's east side along the new collector road, S. Recreation Avenue, will be approximately a quarter mile. With the additional twenty (20) acres and completion of E. Via Roberto Lane, an additional quarter mile of regional pathway will be completed. These pathways will provide a variety of opportunities for the residents of the Summerlin Neighborhood to walk and bike. The internal and external pathways proposed with the Summerlin Neighborhood will provide easy access to Discovery Regional Park.

3. Subdivision Regulations *(UDC 11-6)*:

   i. Common driveways
      Per UDC 11-6C-3D, common driveways shall serve a maximum of four (4) dwelling units. In no case shall more than three (3) dwelling units be located on one (1) side of the driveway.

      The applicant is proposing six (6) common driveways that meet the dimensional requirements as outlined in the UDC.

   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.

It appears that several blocks exceed 750 feet, but the applicant has provided a pedestrian connection as allowed by UDC 11-6C-3. However, E. Crimson Clover Drive exceeds the maximum block length of 1,200 feet by 1,257 feet (2,457 feet). The applicant has requested a waiver from Council for exceeded block length.

This waiver was previously granted by City Council under approval H-2024-0023. Additionally, the road in question includes curves that help reduce the visual impact of the extended block face length.

G. Services Analysis

1. Waterways *(UDC 11-3A-6)*:
   Per UDC 11-3A-6, requires limiting the tiling and piping of natural waterways, including, but not limited to, ditches, canals, laterals, sloughs and drains where public safety is not a concern as well as improve, protect and incorporate creek corridors (Five Mile, Eight Mile, Nine Mile, Ten Mile, South Slough and Jackson and Evan Drains) as an amenity in all residential, commercial and industrial designs. When piping and fencing is proposed, the standards outlined in UDC 11-3A-6B shall apply.

   The Ada County Highway District (ACHD) is requiring the applicant to provide a road trust deposit in the amount of $299,376 to pay ¼ of the crossing and allow for construction of the bridge in the future when the adjacent parcels develop. The road trust deposit shall be paid prior to the district signature on the plat that includes S. Recreation Avenue.

   The applicant is seeking a Council waiver to keep the remaining Rawson Canal open. This same request was requested and granted with the previously approved Summerlin West project in 2024.

2. 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 prior to receiving development plan approval.

3. Storm Drainage *(UDC 11-3A-18)*:
   An adequate storm 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 Certificate of Zoning Compliance application and shall be constructed to City and ACHD design criteria.

4. Utilities *(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.

5. School Capacity (*Comp Plan):*

   The property lies within the Kuna School District boundary. Kuna School District states the potential student enrollment based on the developments already underway and applications in the process are estimated to be 2,951.34 students. This does not include Pre-K, homeschooled, or private school students. These numbers are subject to change based on the number of development applications that continue to be approved by the five agencies that serve their boundaries.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

~~**Submit revised plans based on ACHD and Staff's comments fifteen (15) days prior to the City Council public hearing for review and approval. If plans are not received within the established timeframe, the project may be continued to extend the review period.**~~

- ~~**Revise the plat to reflect ACHD's requirements for the roadways.**~~

1. Development Agreement Modification to replace Summerlin Subdivision DA - Inst. # 2025-034474:

   1.1 A new Development Agreement is required and shall be signed by the property owner(s) and returned to the Planning Division within six (6) months of the City Council approval of the annexation ordinance. The Development Agreement shall, at minimum, incorporate the following provisions:

   a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, site plan, qualified open space exhibit, site amenity exhibit and conceptual building elevations included in Section VIII of the Staff Report attached to the Findings of Fact and Conclusions of Law attached hereto as Exhibit "A" and the provisions contained herein.

   b. No building permits shall be issued prior to the plat being recorded.

   c. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.

   d. The rear and/or sides of 2-story structures that face S. Locust Grove, E. Via Roberto Street, and S. Recreation Avenue 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.

   e. Direct lot access to S. Locust Grove Road, S. Recreation Ave. and Via Roberto Street is prohibited.

   f. Provide a road trust deposit in the amount of $149,688 to pay for ¼ widening of the bridge on Locust Grove Road over the Rawson Canal prior to ACHD's signature on the first final plat.

g. Construct Via Roberto Street abutting the site's north property line as half of a 36-foot-wide collector street section with vertical curb, gutter, an 8-foot-wide planter strip, and 5-foot-wide detached concrete sidewalk. If Via Roberto Lane hasn't been constructed as part of Discovery Park Phase 3, construct an additional 12-feet of pavement beyond centerline.

h. Provide a road trust deposit for half of the cost of a Rectangular Rapid Flashing Beacon, to be built at Via Roberto Street's intersection with Altaira Avenue when Phase 3 of Discovery Park is developed. The exact amount of the road trust deposit will be determined during plan review.

i. Provide a road trust deposit to ACHD in the amount of $299,376 to pay for ¼ of the Rawson Canal crossing over S. Recreation Avenue and allow for the construction of the bridge in the future when the adjacent parcels develop. The road trust deposit for the crossing of the Rawson Canal should be provided prior to ACHD's signature on the plat that includes S. Recreation Avenue.

2. The Preliminary Plat included in Section VII, dated 10/10/24, is approved with the following revisions:

   a. All utility easements reflected on the utility plan shall be included on the final plat.

   b. All pathways and micropathways shall be within a separate common lot or easement as required per UDC 11-3A-8.

   ~~c. Revise the plat map to reconfigure Lots 4-7, Block 18 on the northeast side of E. Summerlin Drive so that Lot 9, Block 18 does not have 4 lots backing up to its side yard if required by Council.~~

   d. The applicant shall construct a 10-foot wide sidewalk along the west boundary of S. Recreation Avenue.

3. The Landscape Plan included in Section VII, dated 5/28/24, shall be submitted for review and approval with the following revisions prior to final plat approval:

   a. Show the ten (10) foot wide detached sidewalks along the east side frontage of Locust Grove Road and the west side frontage of S. Recreation Avenue.

   b. Remove a portion of the fence and provide a micro-pathway within Lot 24, Block 18 that connects to the pathway within Hadler No. 3 Subdivision Lot 25, Block 4.

   c. Add pathway landscaping along the south side of the Rawson Canal in accord with UDC 11-3B-12.

   d. Add shrubs/ornamental grasses/perennials to the pathway within Lot 15, Block 5 and Lot 18, Block 8.

   e. Mitigation information shall be included for all existing trees four-inch caliper or greater that are removed from the site as set forth in UDC 11-3B-10.

4. Provide an amenity from the multi-modal group in order to meet the required standards per UDC 11-3G-4.

5. The applicant shall comply with the open space exhibit approved as part of this plat application that depicts 21.81% (or 19.06-acres) of qualified open space and exceeds the required amenity points.

6. Prior to the submittal of the first final plat, the applicant shall submit documentation to the City to withdraw the current preliminary plat application approval for Summerlin West (H-2024-0023) and modify or withdraw the Final Plat approval for Hadler Subdivision No. 3 (FP-2025-0031) to remove the affected lots.
7. The Applicant shall obtain a Council waiver to allow the Rawson Canal to remain open in a natural state, per UDC 11-3A-6. All other irrigation facilities, as applicable, shall be tiled in accord with UDC 11-3A-6.
8. The applicant shall obtain a Council waiver to allow the Block Face Length for E. Crimson Clover Drive to exceed the maximum requirement of 1,200 feet per UDC 11-6C-3F.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. All common driveways shall meet the requirements of 11-6C-2-D including a perpetual ingress/egress easement being filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
16. A Certificate of Zoning Compliance and Design Review application shall be submitted and approved for the proposed swimming pool facility and pool area prior to submittal of a building permit application. The design of the site and structures shall comply with the standards listed in UDC 11-3A-19; the design standards listed in the Architectural Standards Manual.
17. 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.
18. The Applicant shall comply with all conditions of ACHD.
19. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

Site Specific Conditions of Approval

Sewer

1. Sewer is available to site from Locust Grove and Roberto St. Applicant to extend sewer in Locust grove to southern boundary, and to extend sewer in Roberto St to eastern boundary per to and through policy.

Water

1. Water mains extended down E Via Roberto Ln and Locust Grove Rd both need to be 12".

2. With only a single water connection only approximately 50 units can be constructed.
3. Each phase of the development will need to be modeled to verify minimum fire flow pressure is maintained.
4. If a road to the south is required provide a water main stub to the southern boundary.

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 than 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 81/2" 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 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 (IDWR). The Developer, Owner, or project Engineer, shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to

decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.

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

1. The project developer shall design and construct multi-use pathways consistent with the location and specifications set forth in the Meridian Pathways Master Plan Map and Master Pathways Plan Document Chapter 3). Any proposed adjustments to pathway alignment shall be coordinated through the Pathways Project Manager. See Interactive Pathways Map on City Website.

2. Prior to final project approval the applicant shall dedicate a public access easement for a multi-use pathway parallel to the Rawson Canal, outside of the irrigation easement, for the length of the project.

   10' wide, detached multi-use pathways will be required within the landscape buffers along W. Vio Roberto St., S Lake Hazel Rd, and S. Recreation Ave.

   Applicant shall also provide a north/south pathway connection between the Rawson Pathway and Via Roberto Street through the site. 10' multi-use pathway is recommended. Pathway shall be within dedicated easement(s) and routed through common open areas or non-driveway-loaded roadways so as to minimize pedestrian-vehicle conflicts.

   Easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). All pathways shall be located outside of irrigation district easements unless permission is specifically obtained from the governing irrigation district. Easement need only be dedicated for multi-use pathways that lie outside the public ROW. Follow ACHD easement requirements for detached sidewalks along public roadways.

   Use standard City template for public access easement. ***Submit all easements online through Citizen's Access Portal.***

3. Construct multi-use pathways per paving section based on existing site conditions as recommended by project civil engineer in accord with UDC 11-3A-8 and 11-3B-12. Prior to final approval the applicant's engineer shall provide written documentation (stamped plans depicting recommended paving section) that the pathway segment was constructed per the recommended specifications.

4. The owner (or representative association) of the property affected by each public access easement shall have an ongoing obligation to maintain the multi-use pathway.

5. 6' high open vision fencing shall be installed between pathways and (live) water irrigation canals and laterals as detailed in the Meridian Pathways Master Plan, Chapter 3, page 3-5. All other fence details per UDC 11-3A-7.

6. Project developer shall be responsible for obtaining license agreement and other permission(s) as required for constructing within irrigation district easements, if applicable.

7. Should any discrepancy exist between these conditions of approval and the requirements of the irrigation district, the developer shall work with Pathways Project Manager to achieve a pathway design that meets both City and irrigation district objectives. City requirements as

stated shall not (nor are they intended to) override those of the irrigation district having jurisdiction over the project area.

D. Community Planning Association of Southwest Idaho (COMPASS)

https://weblink.meridiancity.org/WebLink/Browse.aspx?id=445979&dbid=0&repo=MeridianCity

E. Boise Project Board of Control

https://webink.meridiancity.org/WebLink/DocView.aspx?id=448979&dbid=0&repo=MeridianCityBoise Project oard of Control

F. Idaho Department of Environmental Quality (DEQ)

https://weblink.meridiancity.org/WebLink/Browse.aspx?id=445979&dbid=0&repo=MeridianCity

G. Kuna School District

https://weblink.meridiancity.org/WebLink/Browse.aspx?id=445979&dbid=0&repo=MeridianCity

H. Ada County Highway District (ACHD)

https://weblink.meridiancity.org/WebLink/Browse.aspx?id=445979&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-15 zoning designation is consistent with the Comprehensive Plan Medium Density Residential and Low Density Residential FLUM designation for this property, if the Applicant complies with the provisions in Section IV.

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
   Commission finds the lot sizes and layout proposed will be consistent with the purpose statement of the residential districts in that housing opportunities will be provided consistent with the Comprehensive Plan.

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
   Previously the Kuna School District stated they cannot serve the proposed development because the proposed plats in this zone are beyond district capacity. This proposed development will impact Silver Trail Elementary, Fremont Middle School, Kuna High School and Swan Falls High School zones which are already at or over capacity with the current enrollment. Unlike West Ada School District, the Kuna School District does not have a lot of options when it comes to busing students to different schools or redrawing the school boundaries. However; the Kuna School District did not provide comments during the review period.

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. 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. Sewer is available to the site from Locust Grove Road and E. Via Roberto Street. The applicant will be required to extend the sewer in Locust Grove Road to the southern boundary, and to extend sewer in E. Via Roberto Street to the eastern boundary per the to and through policy.

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.
   Commission finds the development is preserving the Rawsom Canal by requesting to keep it open as a natural feature. A waiver from Council is required per UDC 11-3A-6.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed annexation, preliminary plat and Development Agreement modification per the provisions in Section IV in accord with the Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on July 16, 2026. At the public hearing, the Commission moved to approve the subject annexation, Preliminary Plat and Development Agreement Modification request.

1. Summary of the Commission public hearing:
   a. In favor: Hethe Clark, representing the property owners
   b. In opposition: None
   c. Commenting:
      Tim Jensen, Director of Growth and Development for the Kuna School District – Did not submit a formal written comment as a large portion of the property had been previously approved and felt the additional acres was just infill. Didn't have anything to add to the previous comments and at the meeting just in case anyone had questions.
      Mike Murgoitio, representing the landowners of LNG and Murgoitio, LLC and Murgoitio Revocable Trust – Just wanted to make sure there were no changes to the access and or utilities for their property. Spoke with the developer and confirmed there are no changes or any constraints. Have no issues with the project.
   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 Commission:
   a. Kuna School District's school capacity
4. Commission change(s) to Staff recommendation:
   a. None

C. City Council:

The Meridian City Council heard these items on August 18, 2026. At the public hearing, the Council moved to approve the subject annexation, Development Agreement modification and Preliminary Plat requests.

1. Summary of the City Council public hearing:
   a. In favor: Hethe Clark, representing the applicant
   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

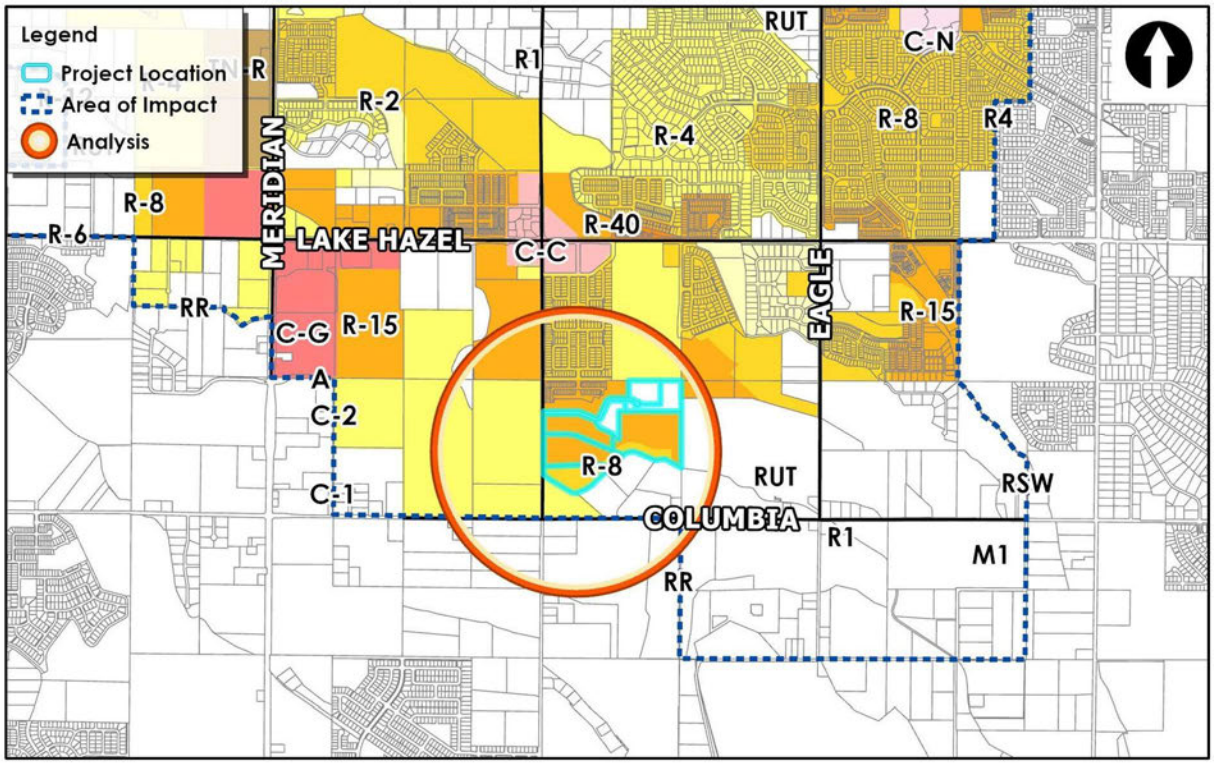
VII. EXHIBITS

A. Project Area Maps

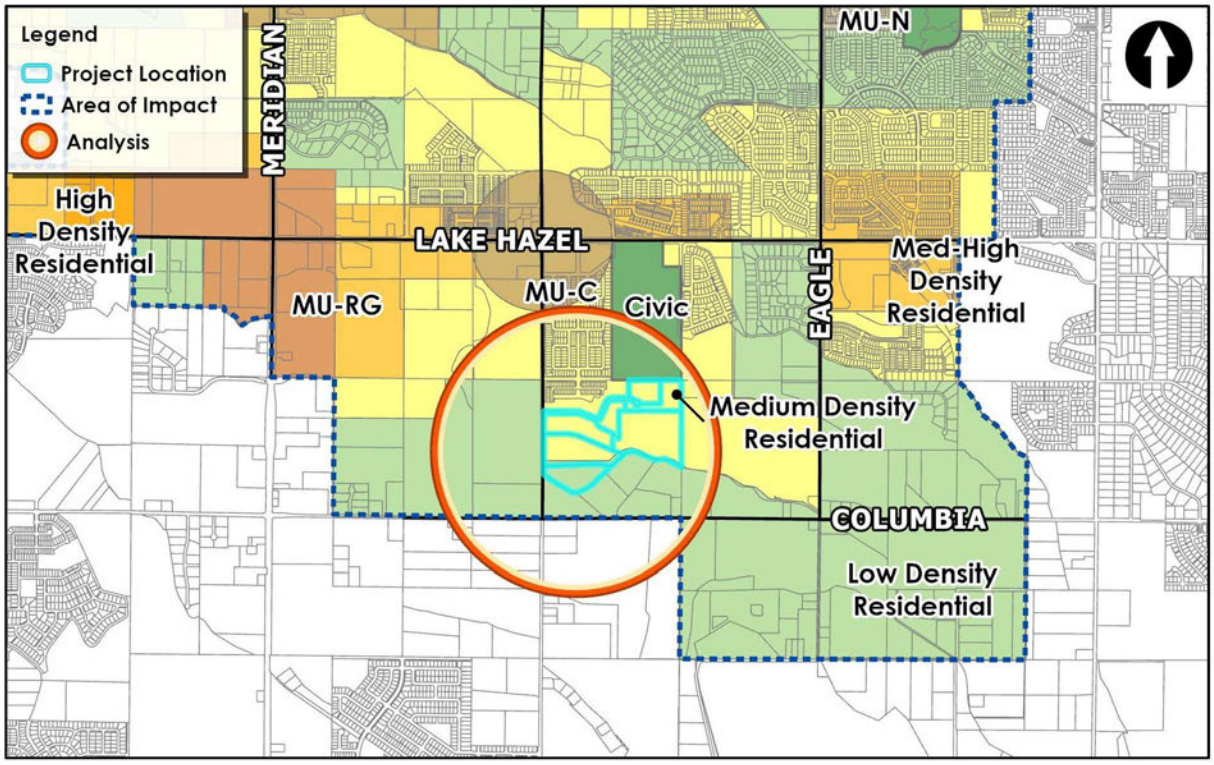
1. Aerial



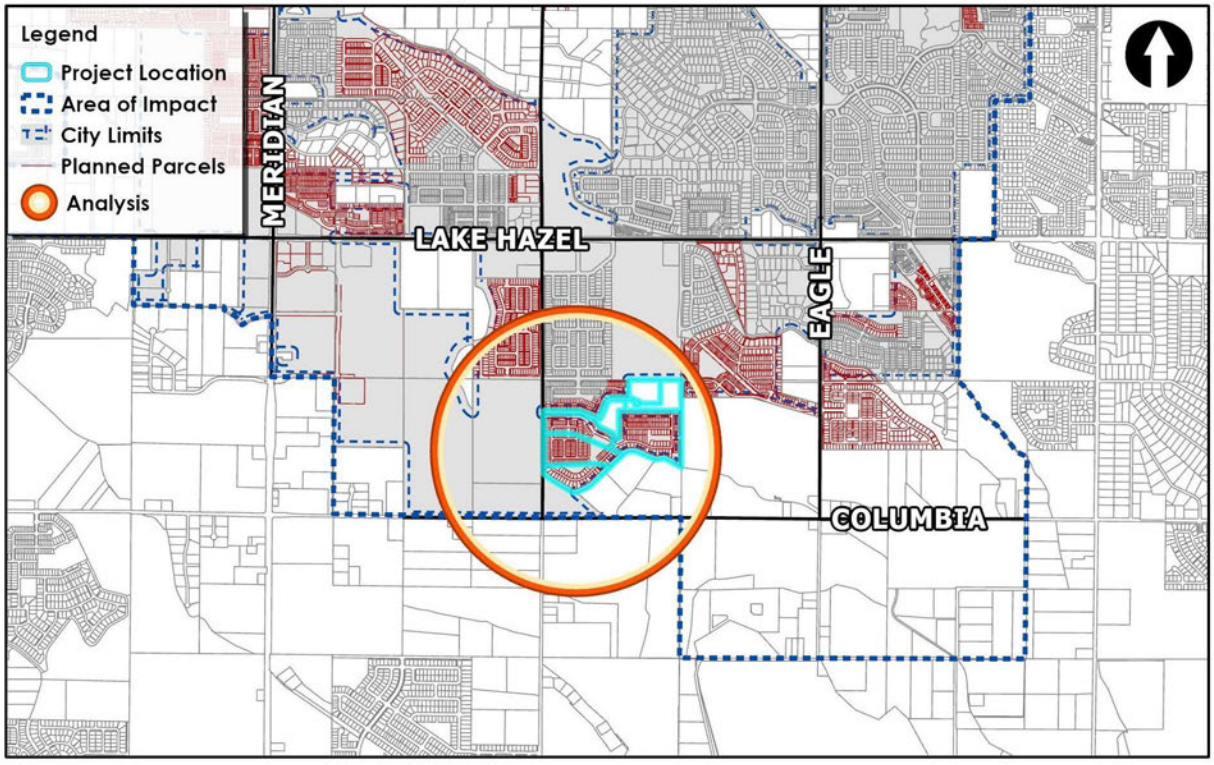
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Service Accessibility Tool (Existing Conditions)

PARCEL R7406180040 SERVICE ACCESSIBILITY

Overall Score: 17	5th Percentile

Criteria	Description
Location	Within 1/2 mile of City Limits
Extension Sewer	Trunkshed mains 500-2,000 ft. from parcel
Floodplain	Either not within the 100 yr floodplain or > 2 acres
Emergency Services Fire	Response time < 5 min.
Emergency Services Police	Reporting District meets response time goals most of the time
Pathways	Within 1/4 mile of current pathways
Transit	Not within 1/4 of current or future transit route
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS NOT in 5 yr work plan
School Walking Proximity	Not within 1 mile walking
School Drivability	Not within 2 miles driving of existing or future school
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

C. Map Notes

Nearby Recent Preliminary Plats (within last 5-years)

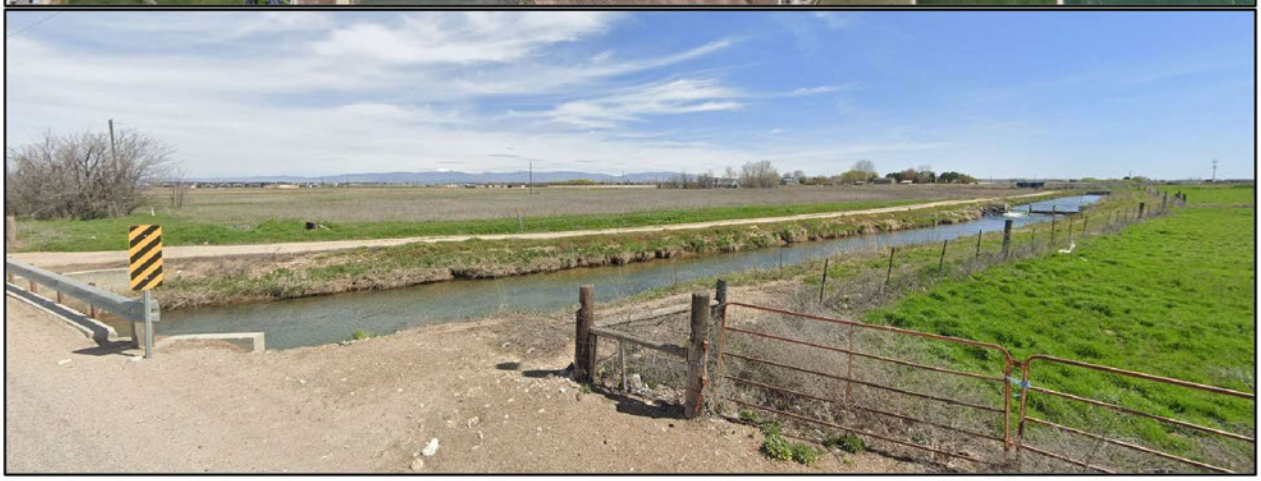
H-2021-0020 H-2021-0062 H-2022-0036

Nearby Recent Conditional Use Permits (within last 5-years)

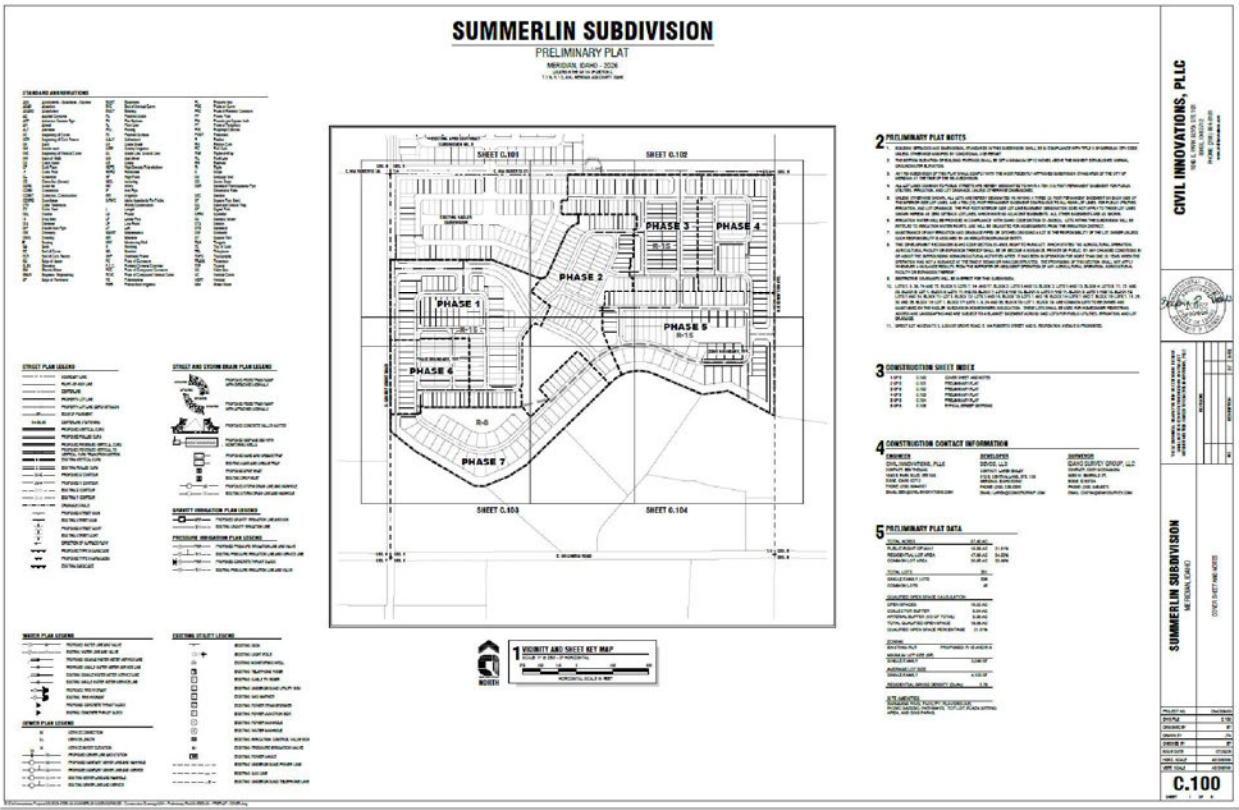
H-2019-0123 H-2020-0009 H-2020-0057 H-2020-0127 H-2021-0087 H-2021-0086 H-2017-0068 H-2018-0043 H-2017-0129 H-2020-0056 H-2022-0036 H-2022-0064 H-2023-0047 H-2023-0050 H-2024-0014 H-2024-0022 H-2024-0023 H-2024-0041 H-2024-0061

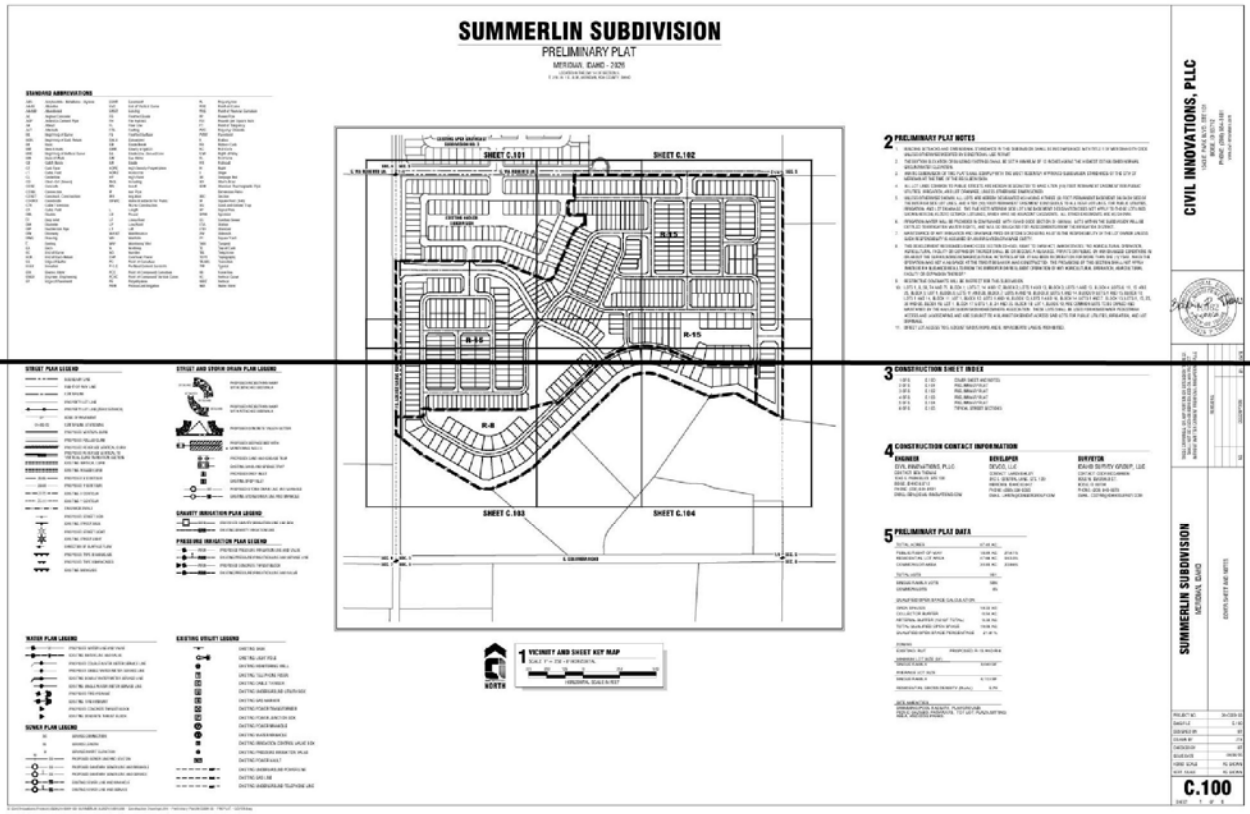
D. Subject Site Photos

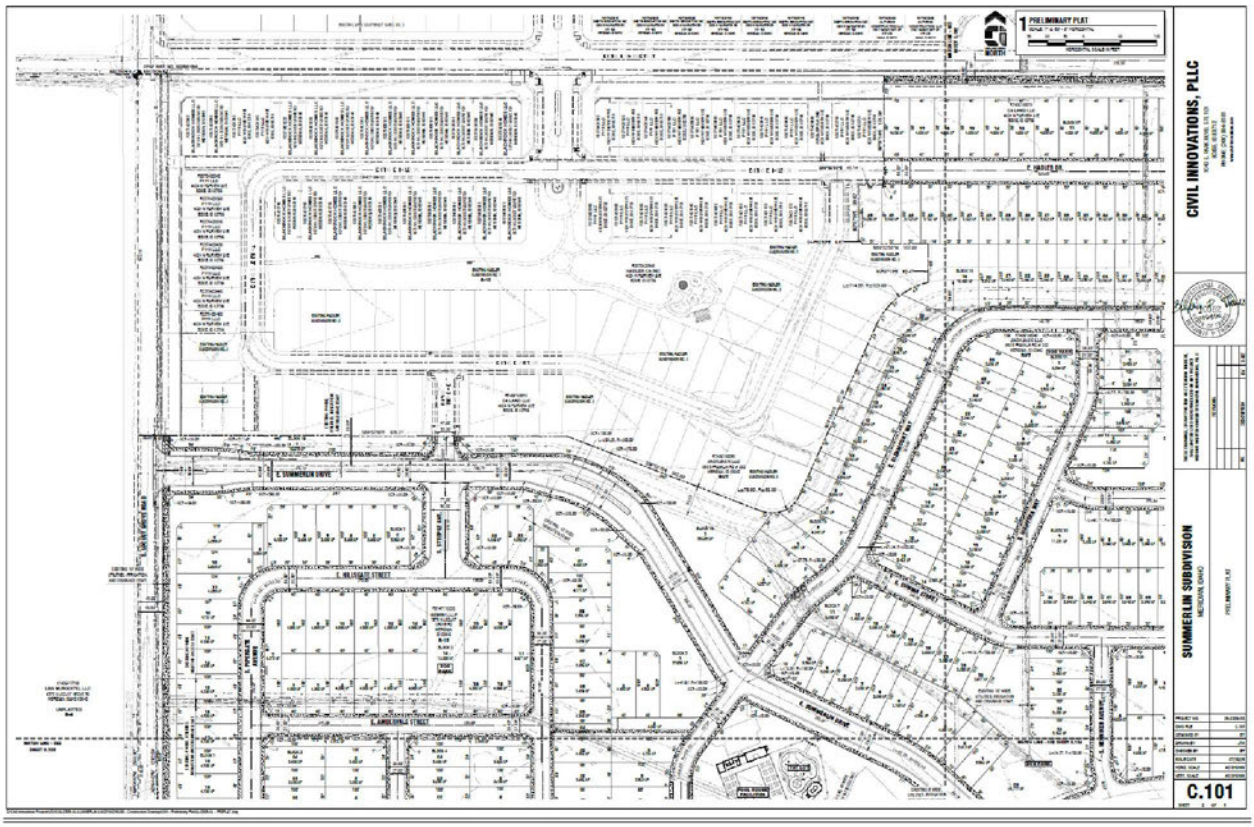


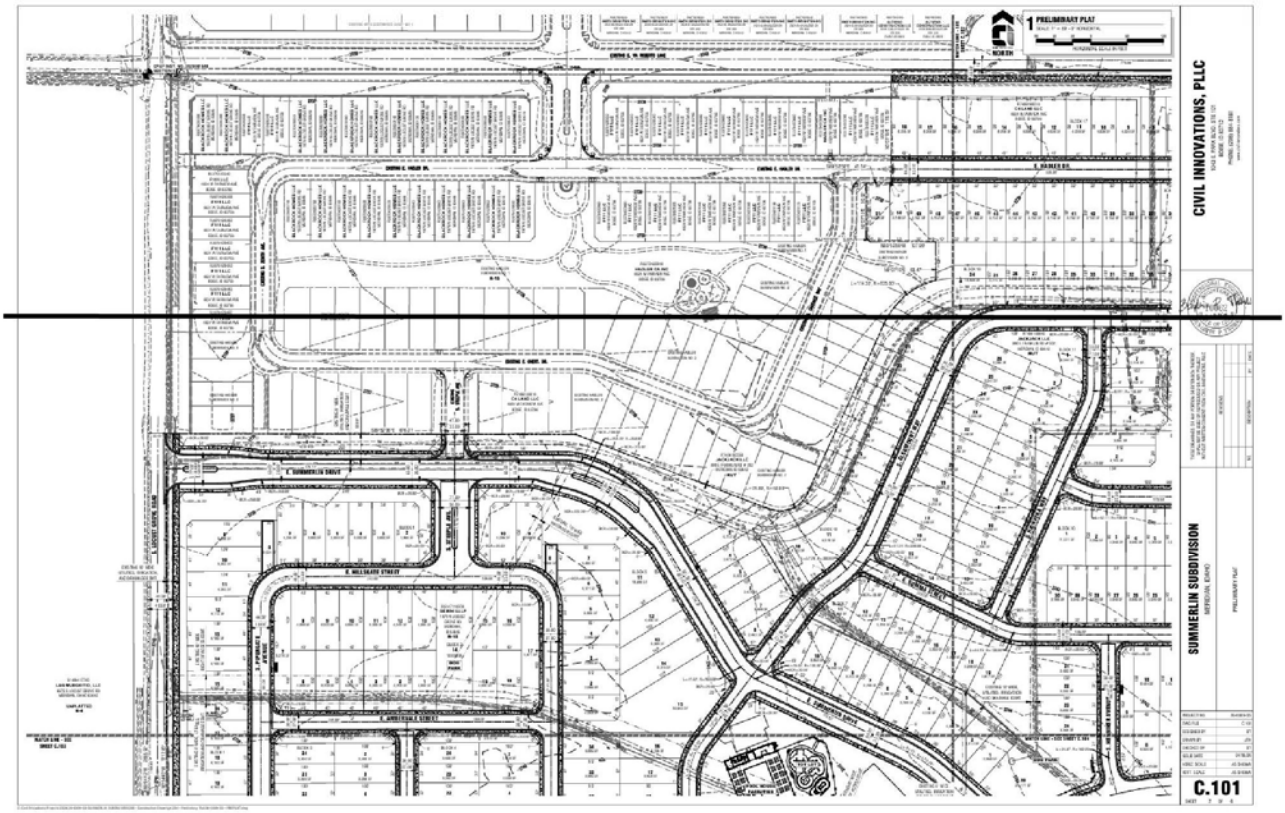


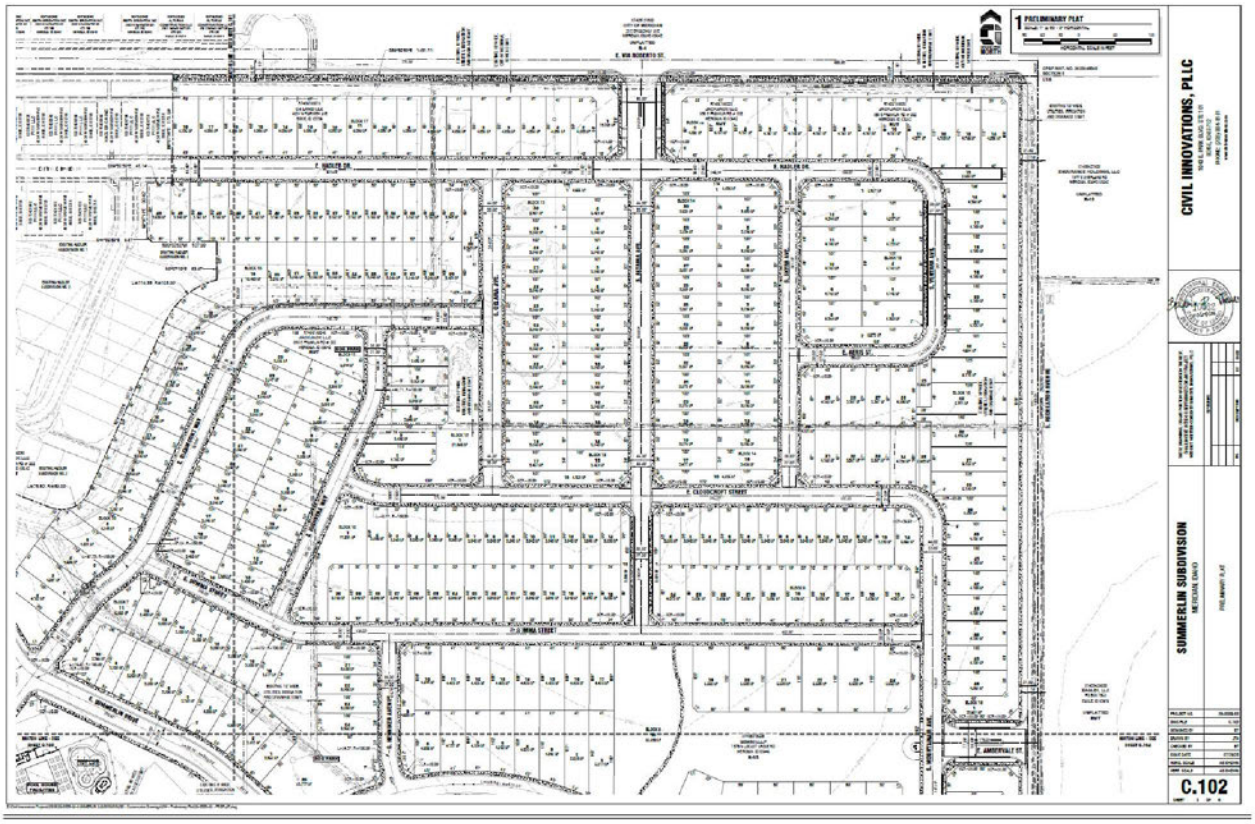
E. Preliminary Plat (date: 4/8/2026)

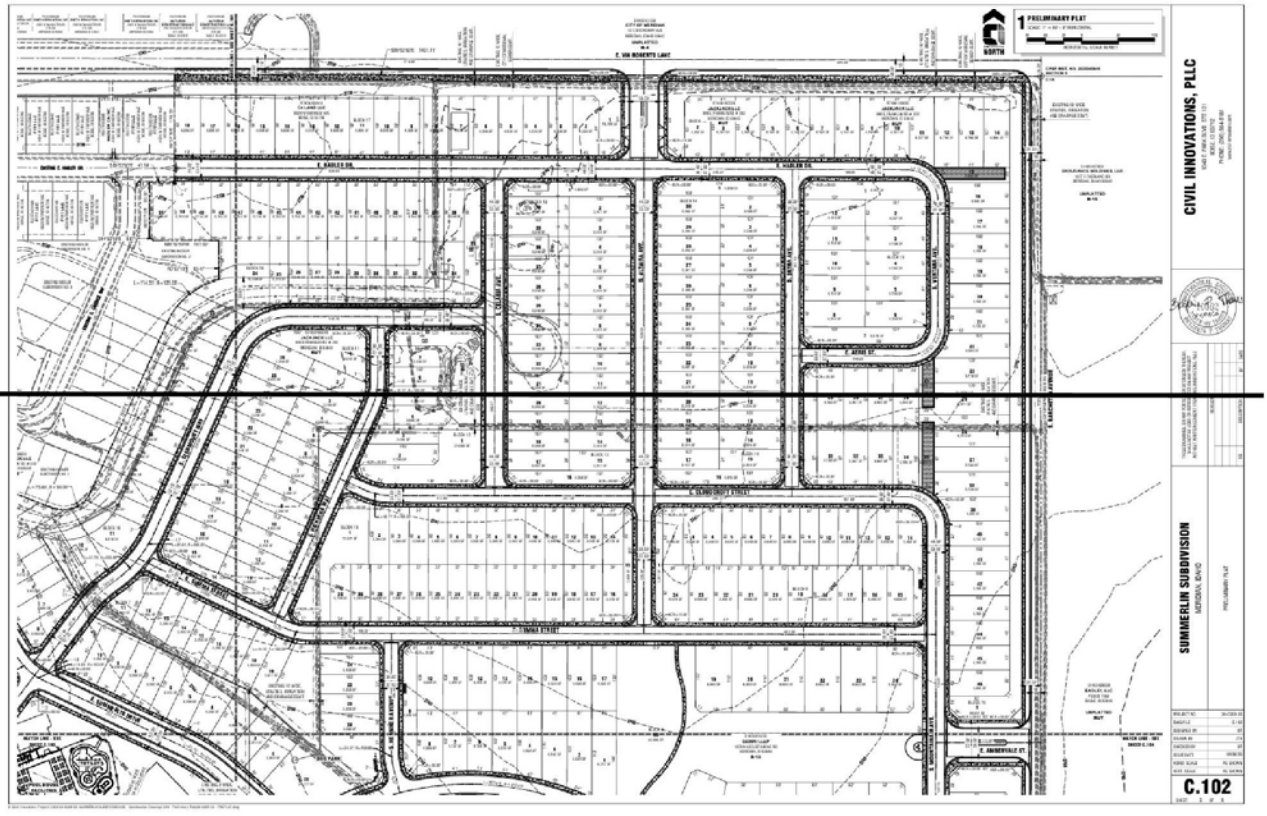


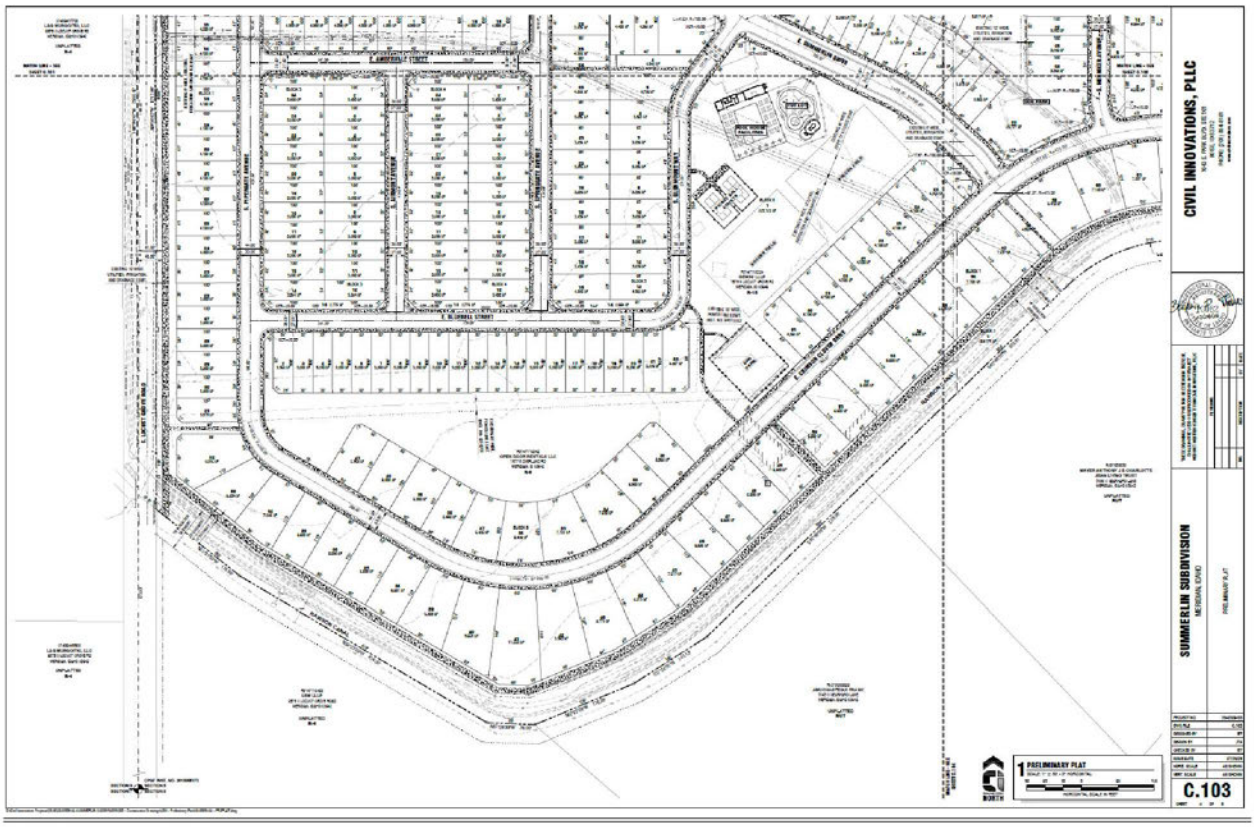


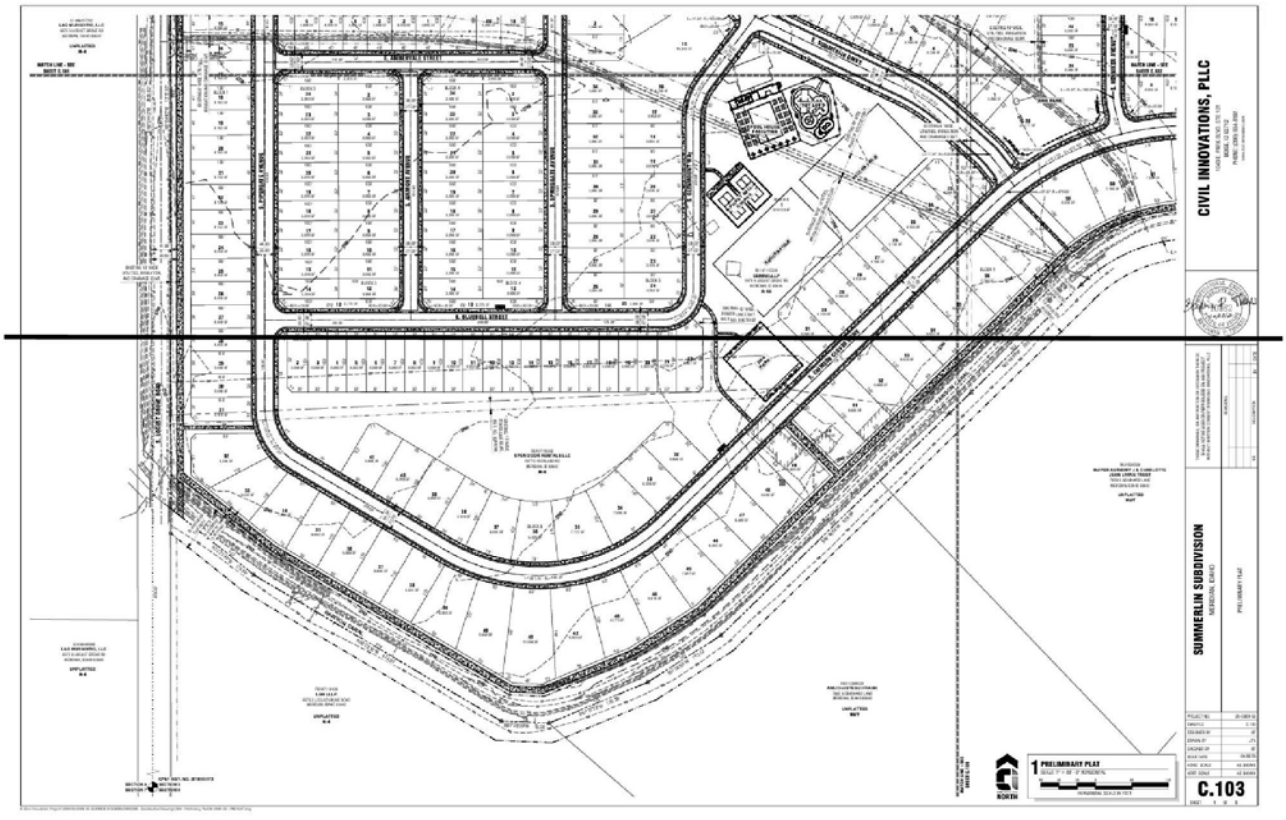

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CIVIL INNOVATIONS, PLLC
SUMMERLIN SUBDIVISION
MERIDIAN, IDAHO
PRELIMINARY PLAT
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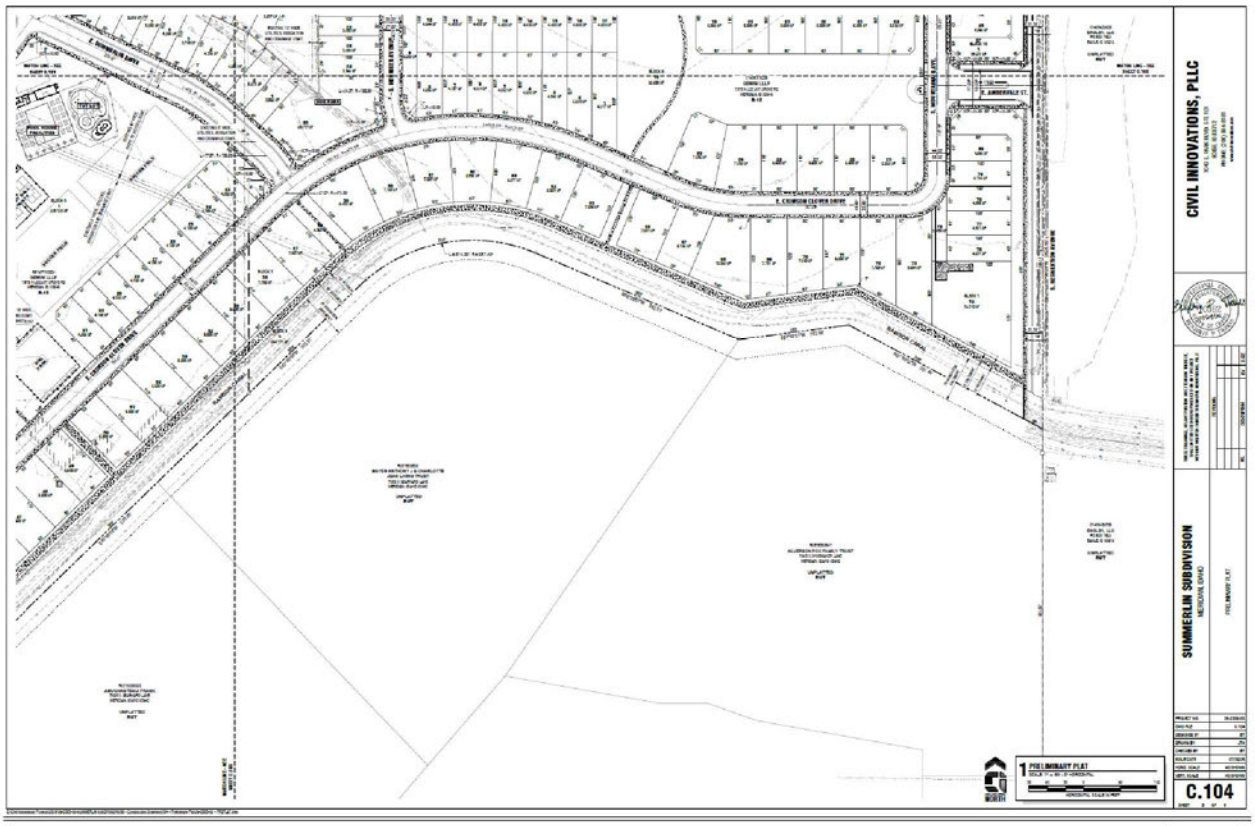

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PRELIMINARY PLAT
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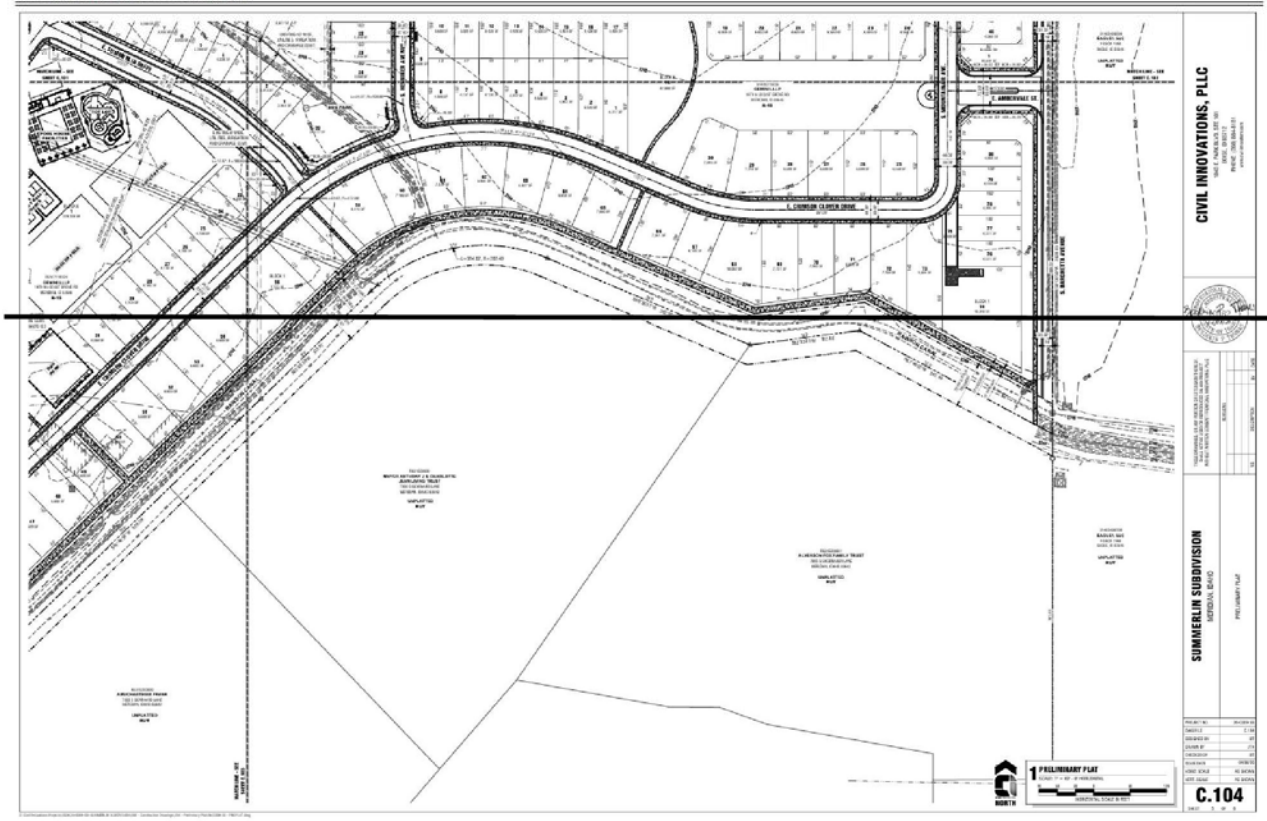

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SUMMERLIN SUBDIVISION
C.102

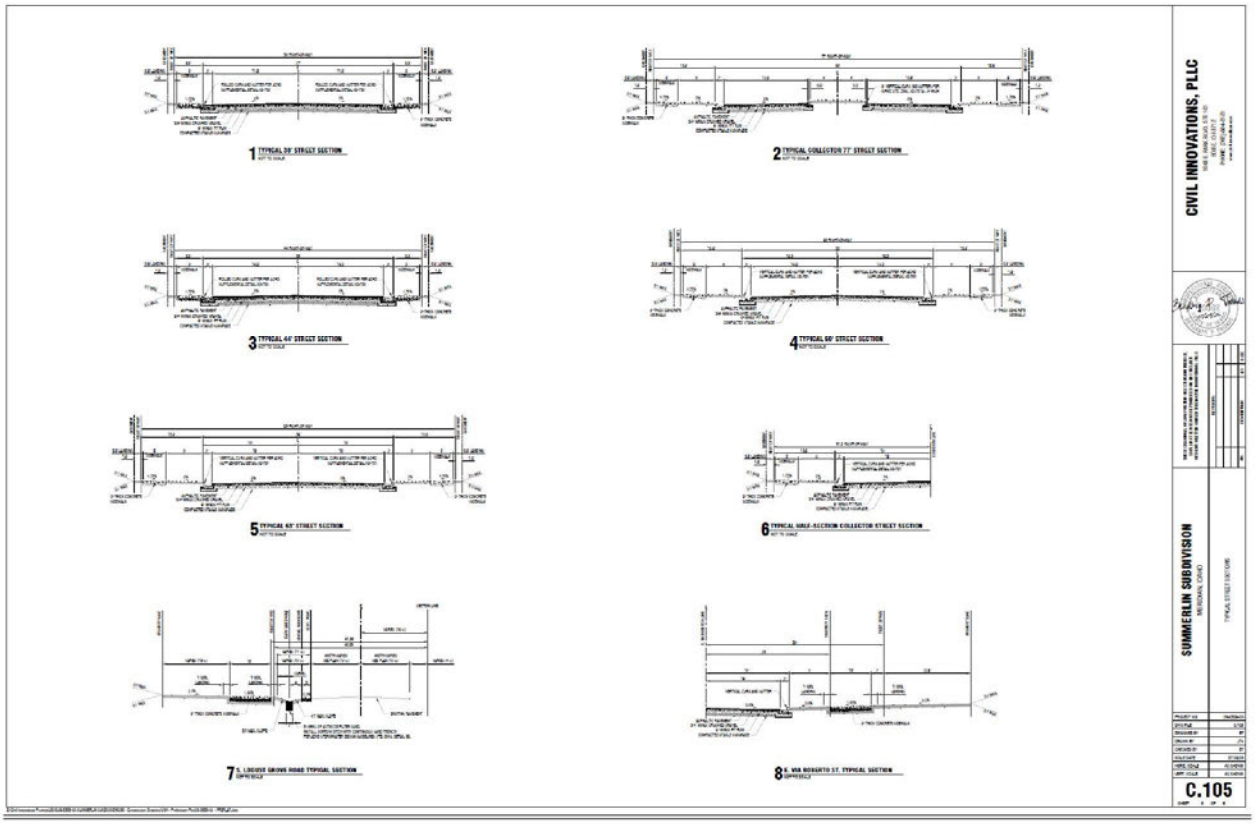

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SUMMERLIN SUBDIVISION
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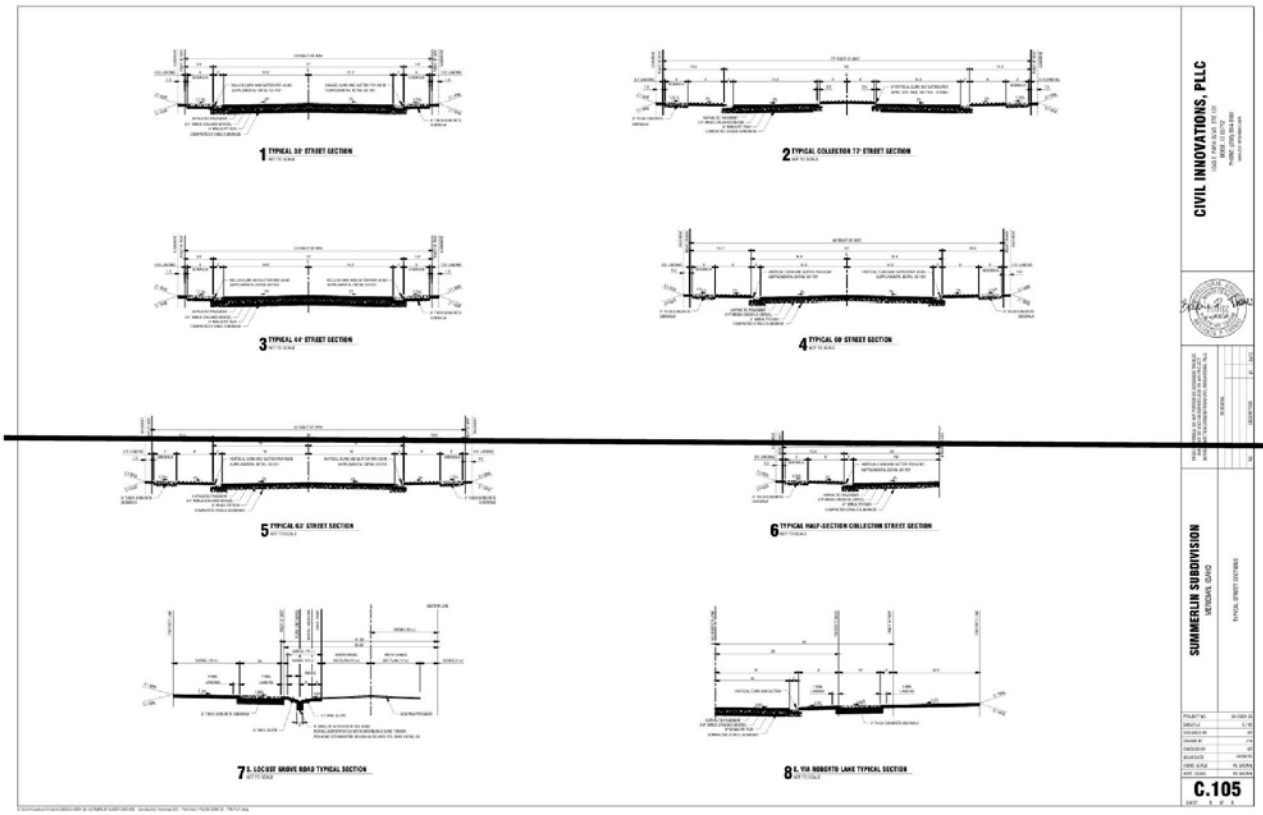

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1 PRELIMINARY PLAT
C.103

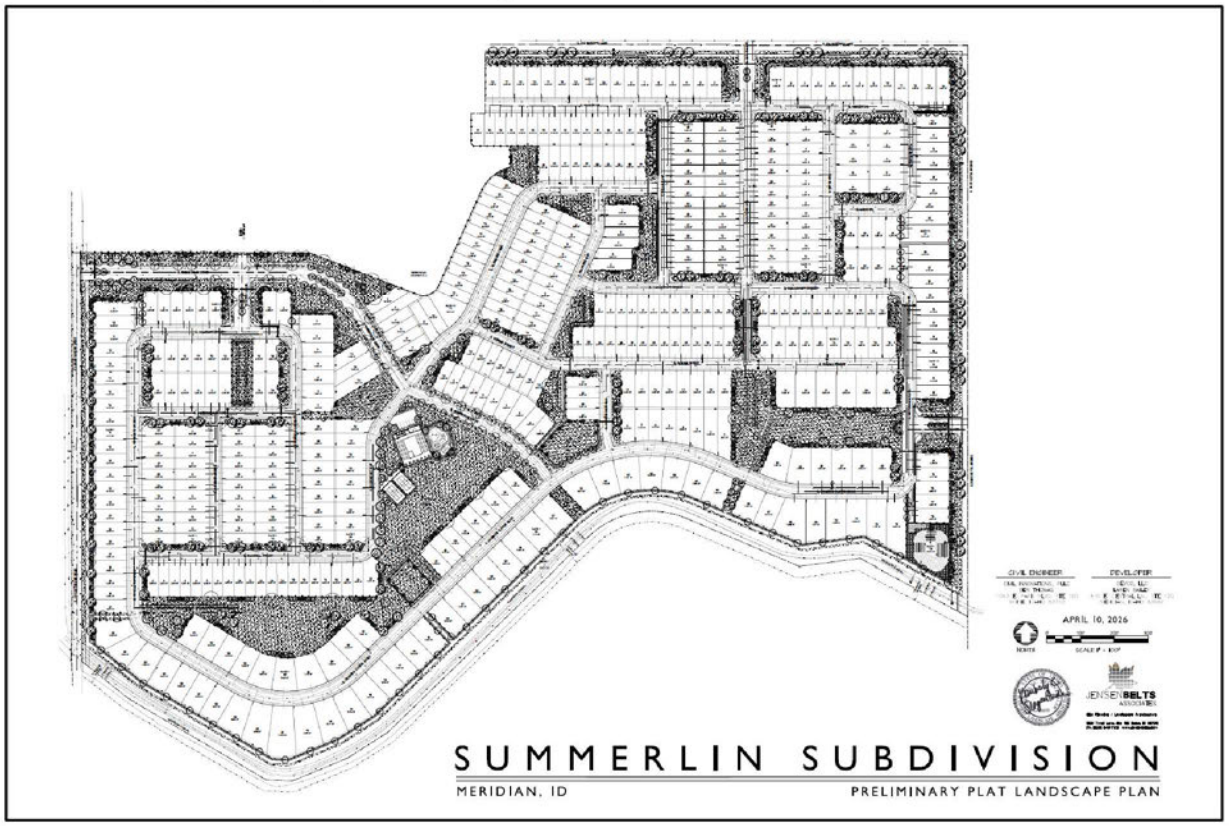

CIVIL INNOVATIONS, PLLC
SUMMERLIN SUBDIVISION
MERIDIAN, IDAHO
PRELIMINARY PLAT
C.104

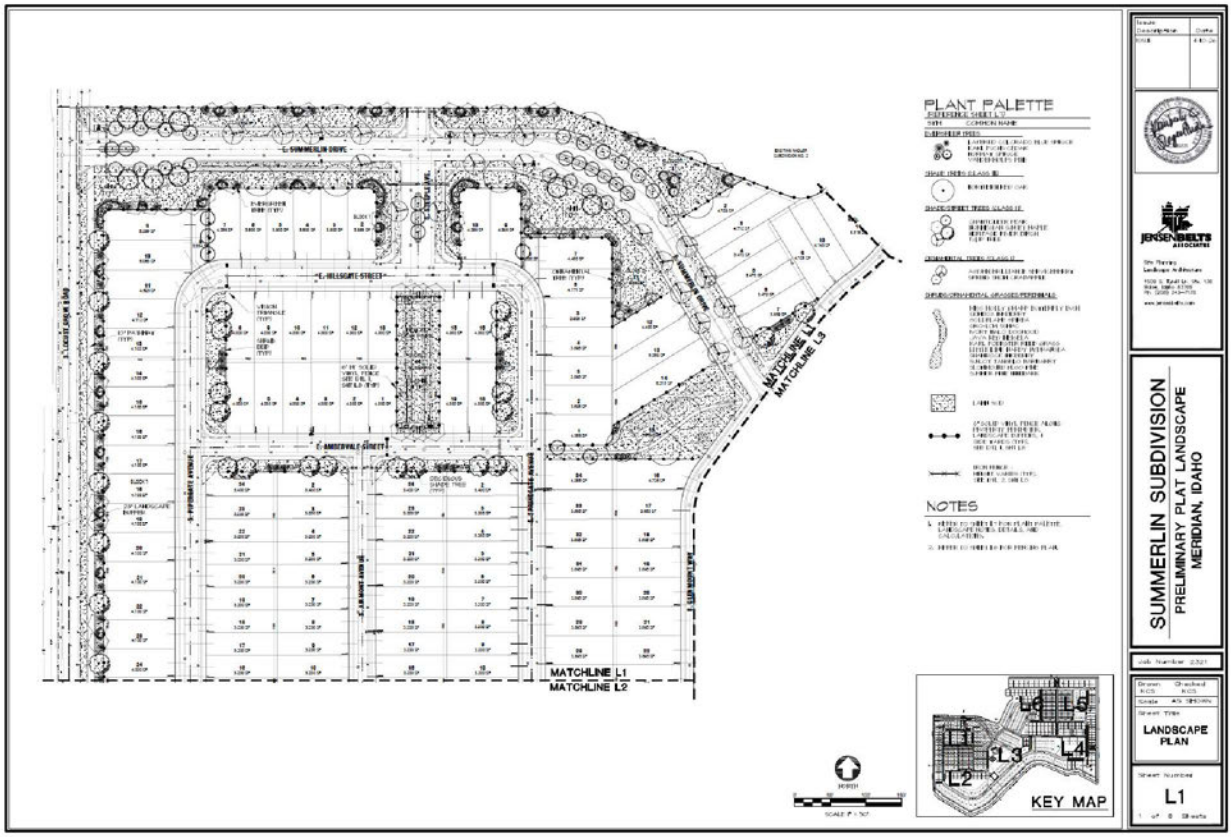

CIVIL INNOVATIONS, PLLC
SUMMERLIN SUBDIVISION
MERIDIAN, IDAHO
PRELIMINARY PLAT
C.104

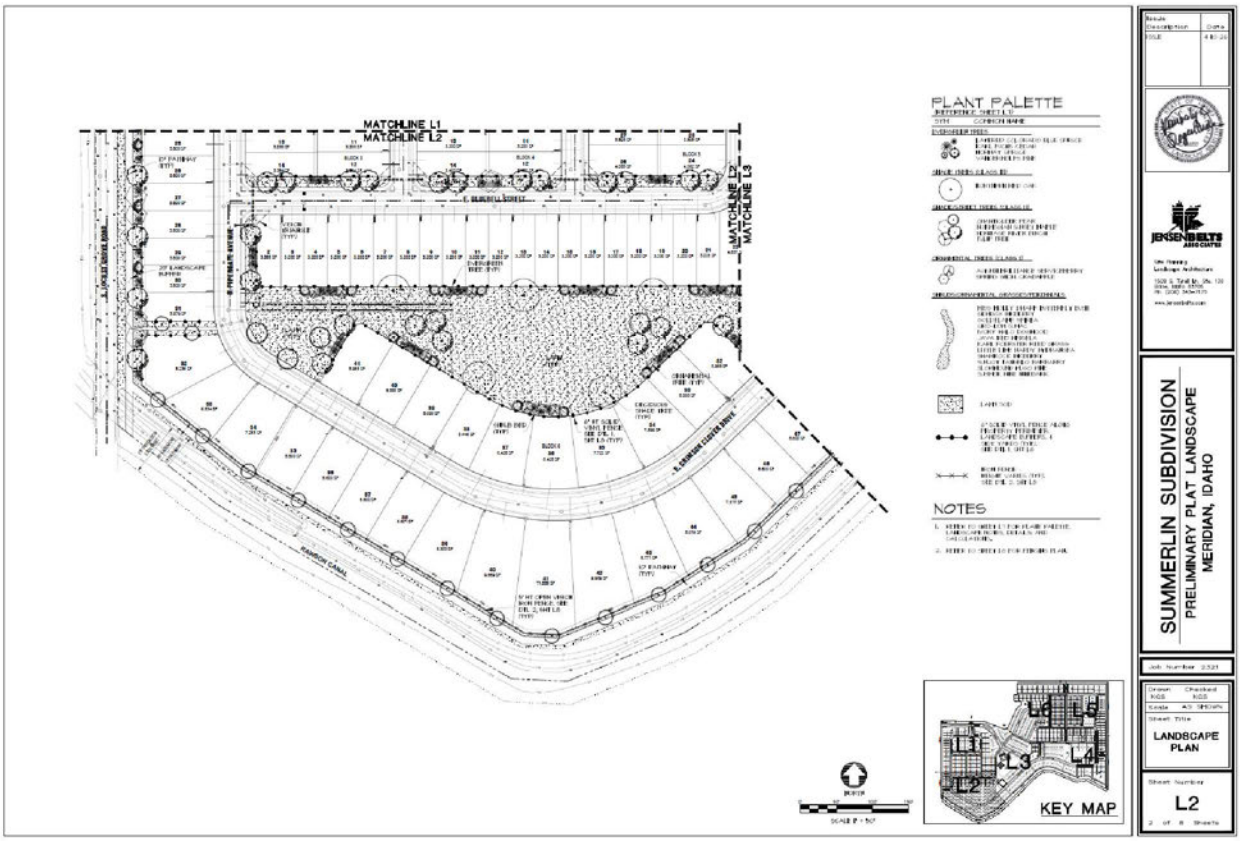

1 TYPICAL 36' STREET SECTION
2 TYPICAL COLLECTOR 77' STREET SECTION
3 TYPICAL 44' STREET SECTION
4 TYPICAL 60' STREET SECTION
5 TYPICAL 62' STREET SECTION
6 TYPICAL HALF-SECTION COLLECTOR STREET SECTION
7 S. LOCUST GROVE ROAD TYPICAL SECTION
8 E. VIA ROBERTO ST. TYPICAL SECTION
CIVIL INNOVATIONS, PLLC
SUMMERLIN SUBDIVISION
C.105

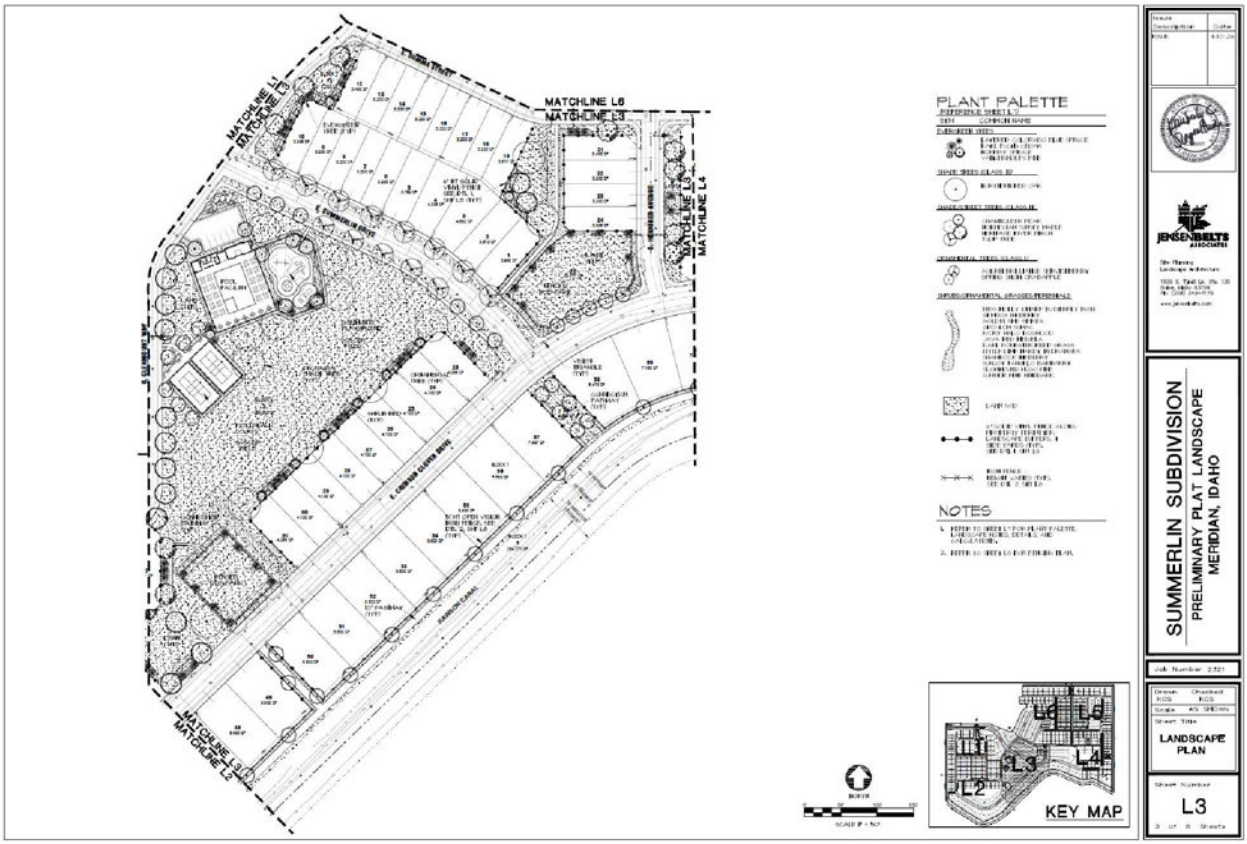

1 TYPICAL 36' STREET SECTION
2 TYPICAL COLLECTOR 72' STREET SECTION
3 TYPICAL 44' STREET SECTION
4 TYPICAL 60' STREET SECTION
5 TYPICAL 62' STREET SECTION
6 TYPICAL HALF-SECTION COLLECTOR STREET SECTION
7 S. LOCUST GROVE ROAD TYPICAL SECTION
8 E. VIA ROBERTO LANE TYPICAL SECTION
CIVIL INNOVATIONS, PLLC
SUMMERLIN SUBDIVISION
C.105

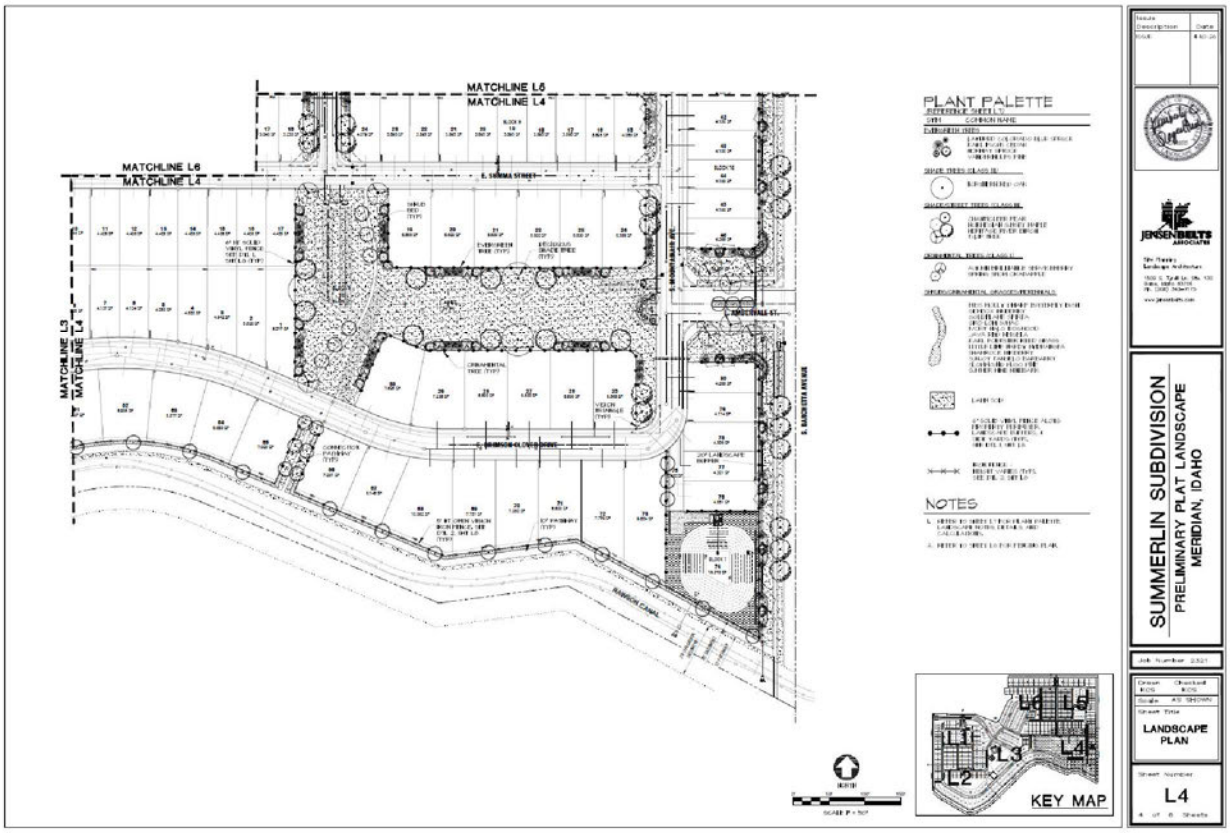
F. Landscape Plan (date: 4/10/2026)

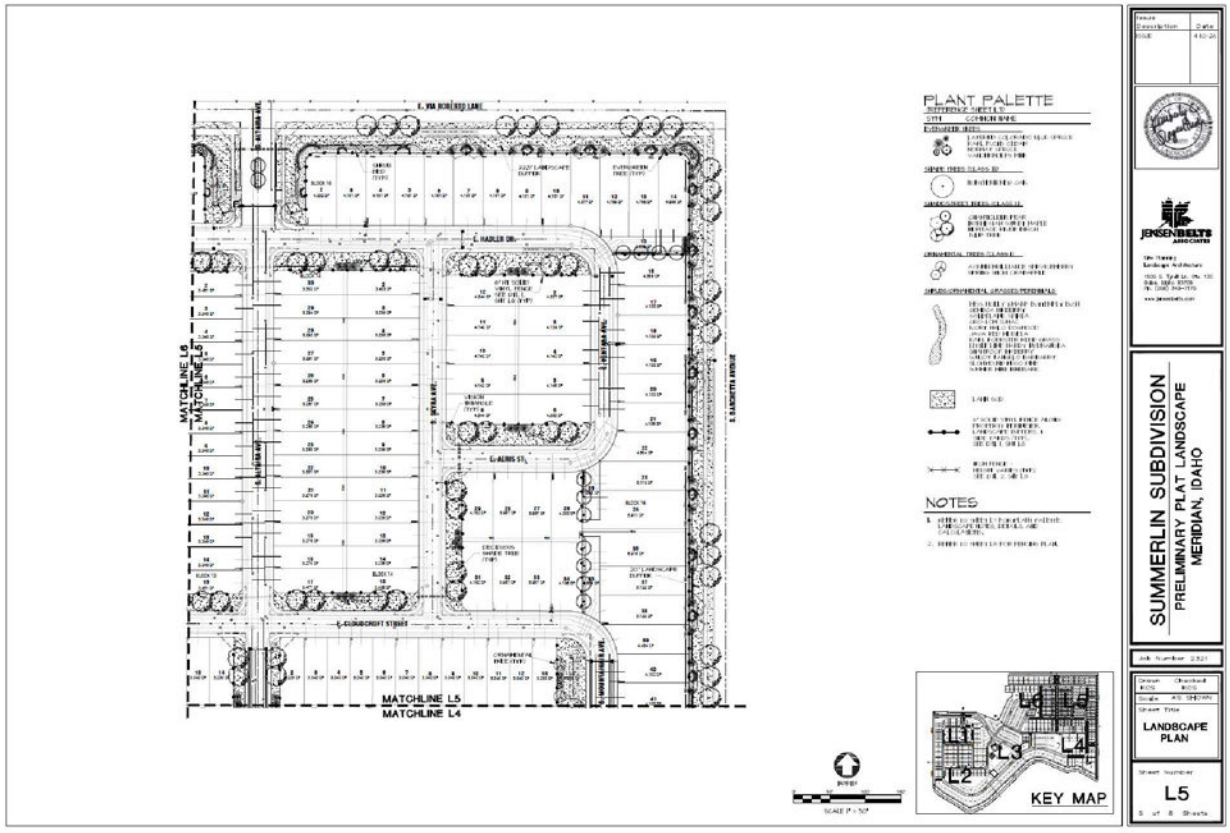


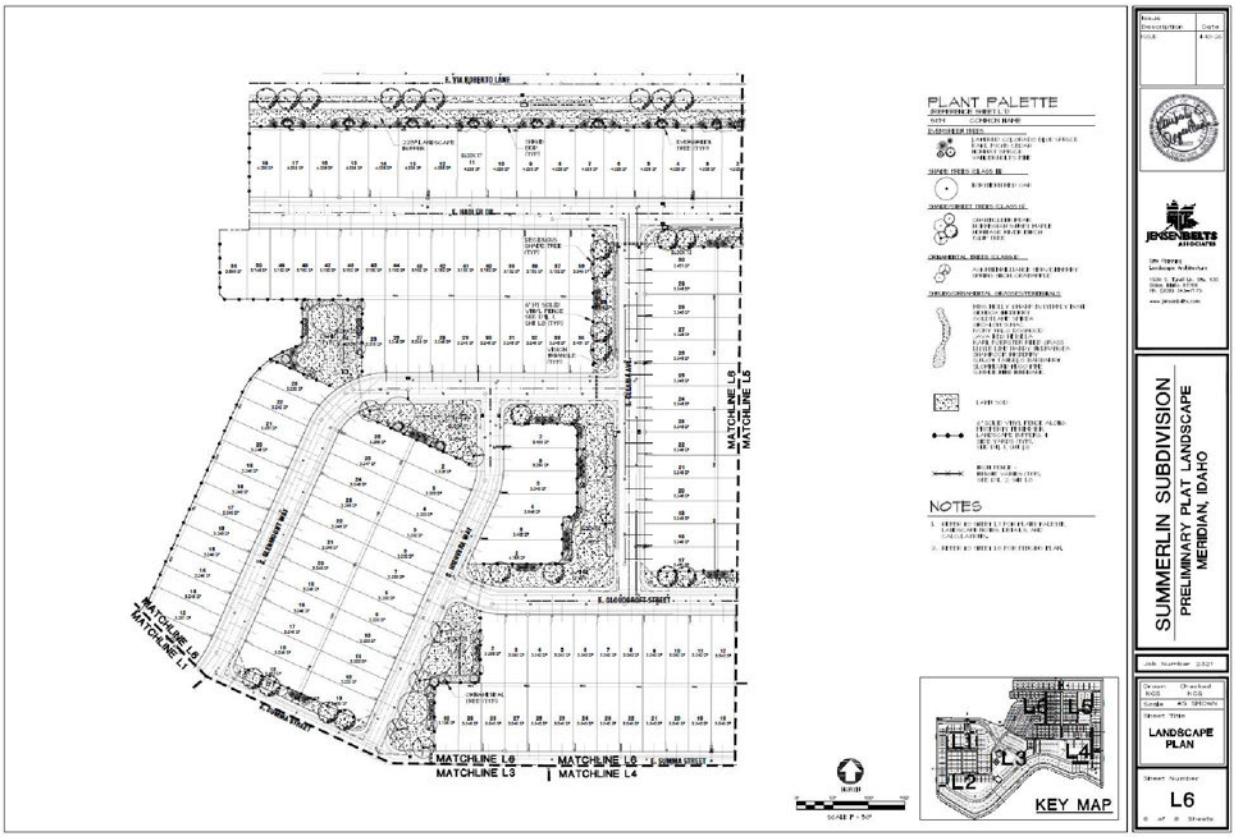



MATCHLINE L1
MATCHLINE L2
MATCHLINE L3
PLANT PALETTE
NOTES
KEY MAP
SUMMERLIN SUBDIVISION
PRELIMINARY PLAT LANDSCAPE
MERIDIAN, IDAHO
LANDSCAPE PLAN
L2


MATCHLINE L6
MATCHLINE L3
MATCHLINE L4
MATCHLINE L5
MATCHLINE L1
MATCHLINE L2
PLANT PALETTE
NOTES
KEY MAP
SUMMERLIN SUBDIVISION
PRELIMINARY PLAT LANDSCAPE
MERIDIAN, IDAHO
LANDSCAPE PLAN
L3


MATCHLINE L6
MATCHLINE L4
MATCHLINE L3
MATCHLINE L4
E. SIENNA STREET
S. RACKETTA AVENUE
PLANT PALETTE
NOTES
KEY MAP
L1
L2
L3
L4
L6
SUMMERLIN SUBDIVISION
PRELIMINARY PLAT LANDSCAPE
MERIDIAN, IDAHO
LANDSCAPE PLAN
L4


E. VIA MONTEZ LANE
E. HADLER DR.
E. ALDIS ST.
E. CLOUDCROFT STREET
S. RACKETTA AVENUE
MATCHLINE L6
MATCHLINE L3
MATCHLINE L5
MATCHLINE L4
PLANT PALETTE
NOTES
KEY MAP
L1
L2
L3
L4
L6
SUMMERLIN SUBDIVISION
PRELIMINARY PLAT LANDSCAPE
MERIDIAN, IDAHO
LANDSCAPE PLAN
L5



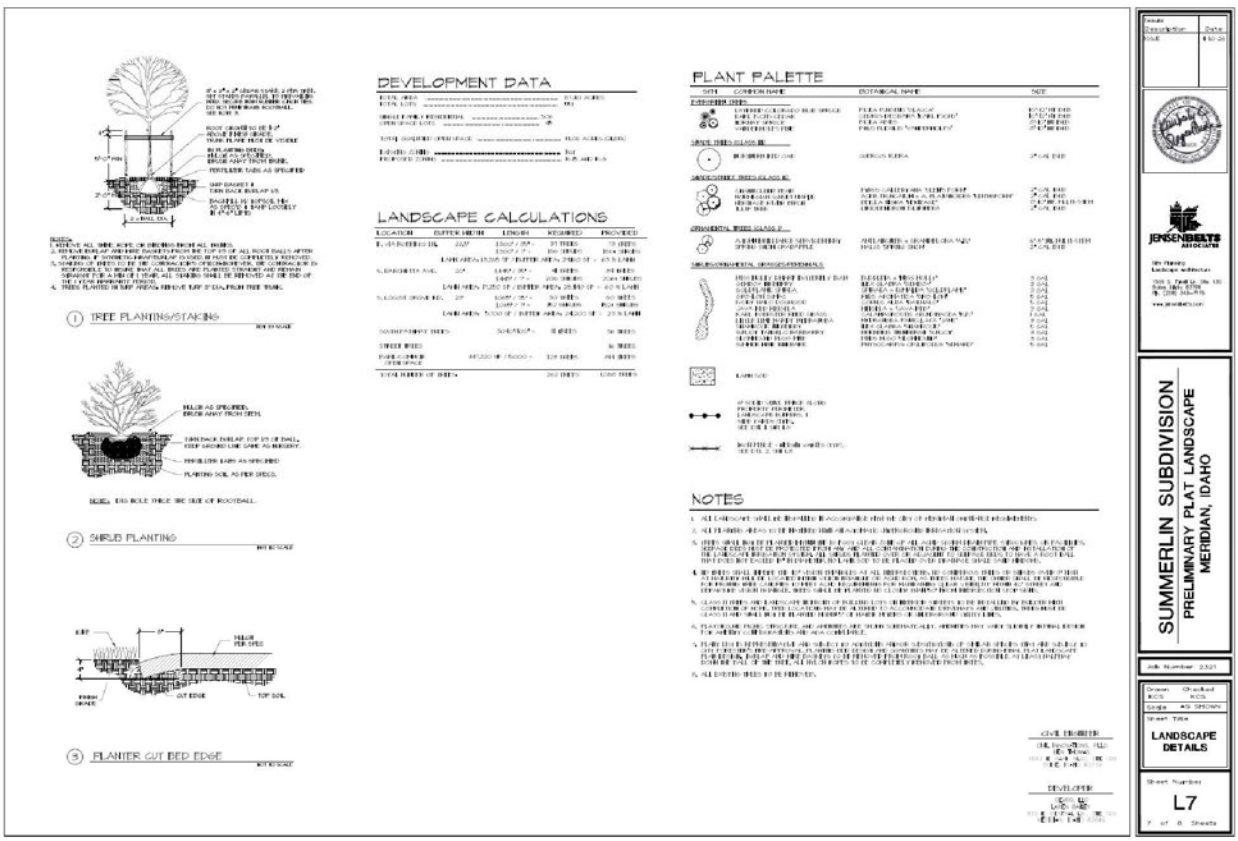
SUMMERLIN SUBDIVISION
PRELIMINARY PLAT LANDSCAPE
MERIDIAN, IDAHO

Job Number 2321

Drawn: KCS Checked: KCS
Scale: AS SHOWN

Sheet Title: LANDSCAPE PLAN

Sheet Number: L6
6 of 8 Sheets



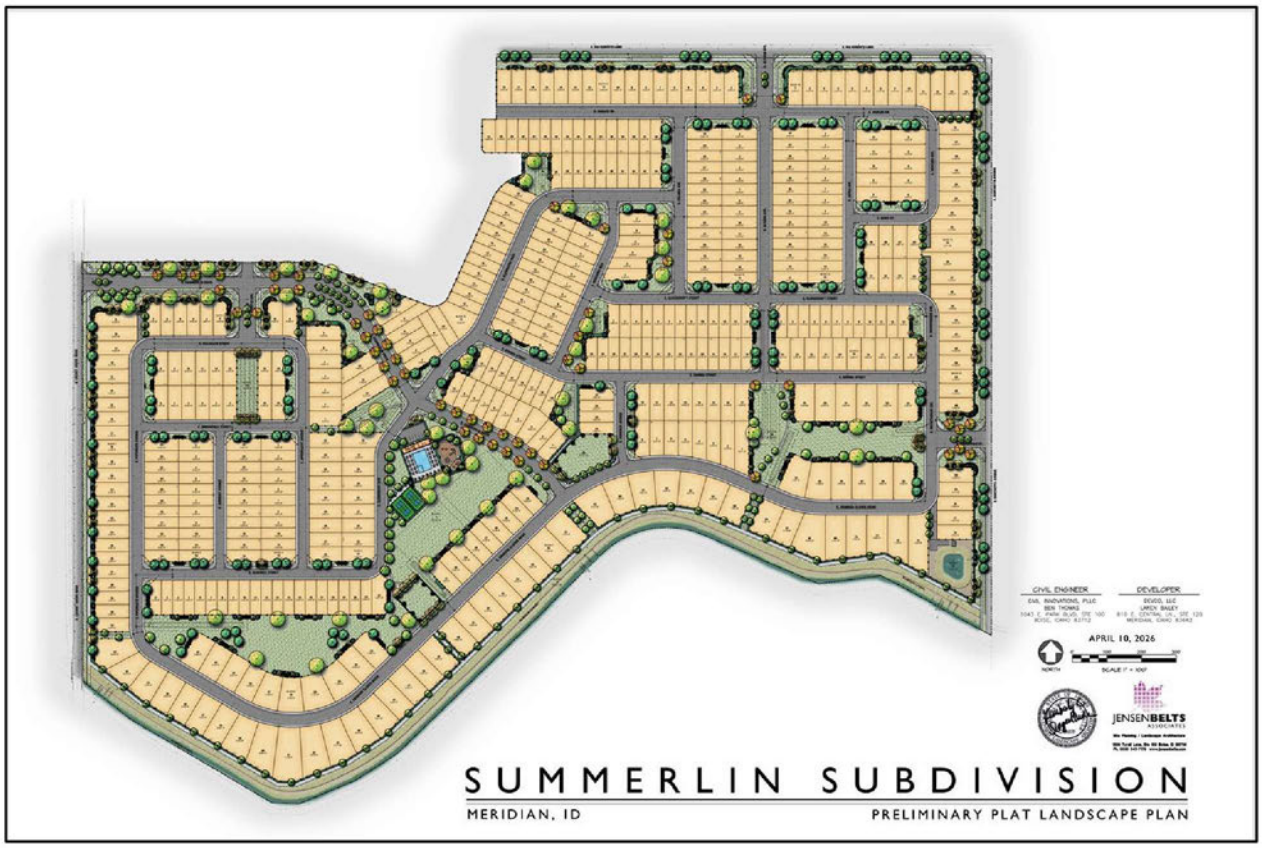
SUMMERLIN SUBDIVISION
PRELIMINARY PLAT LANDSCAPE
MERIDIAN, IDAHO

Job Number 2321

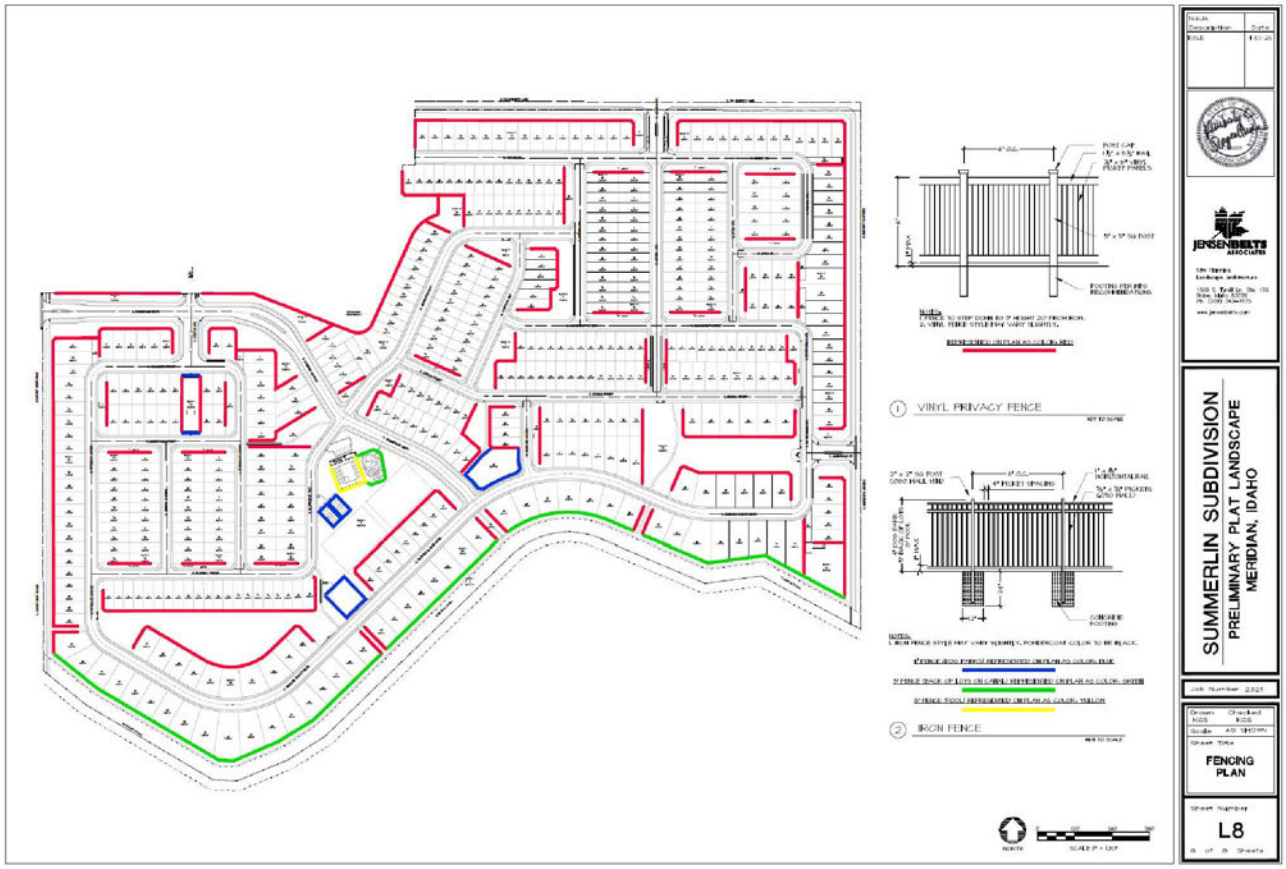
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Sheet Title: LANDSCAPE DETAILS

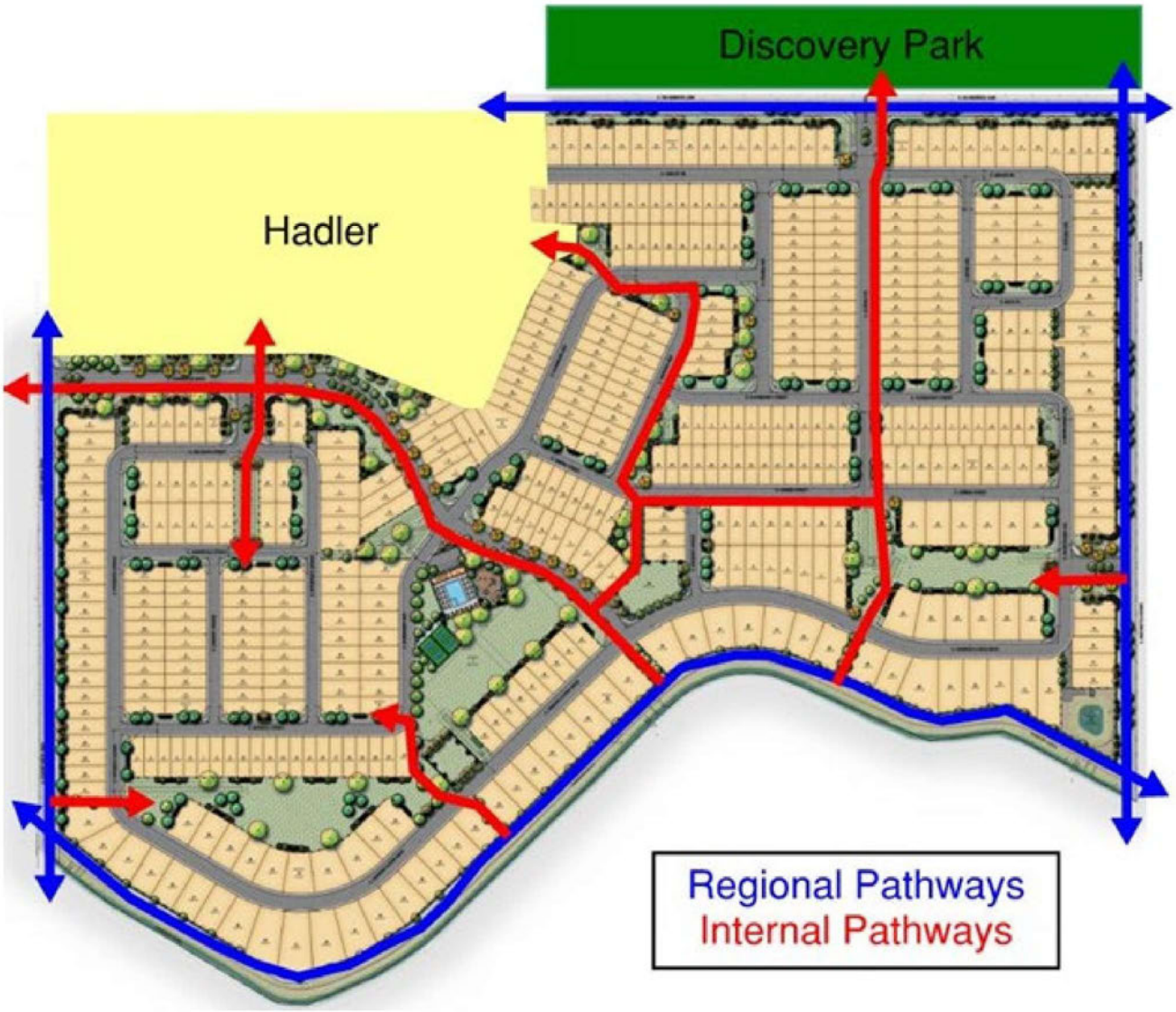
Sheet Number: L7
7 of 8 Sheets


CIVIL ENGINEER
DEVELOPER
APRIL 10, 2026
JENSENBELTS
SUMMERLIN SUBDIVISION
MERIDIAN, ID
PRELIMINARY PLAT LANDSCAPE PLAN

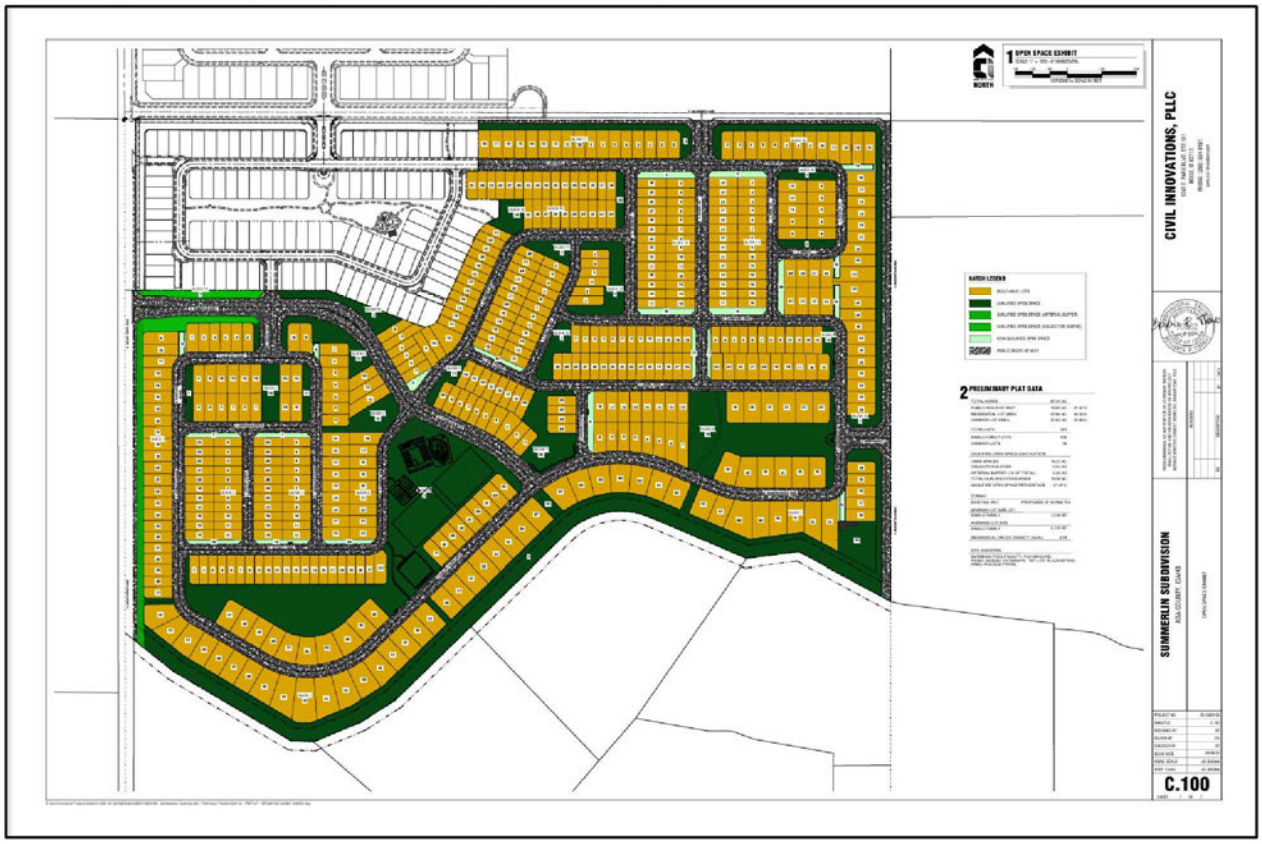
G. Fencing Plan



H. Pedestrian Connectivity



I. Qualified Open Space Exhibit (date: 4/9/2026)



J. Amenity Exhibit (date: 4/9/2026)

Proposed Amenities (43 points/code requires 13)

A. **Large Central Park (Block 6, Lot 1)** – This five-acre park will contain the following facilities:
   - **Pool Facility**
   - **Two Pickleball Courts**
   - **Fenced Dog Park**
   - **Dog Waste Facility**
   - **Playground**
   - **Climbing Rock**
   - **Seating Benches**
   - **Attractive Landscaping**
   - **Two large lawn areas**
   - **Pedestrian Pathway**







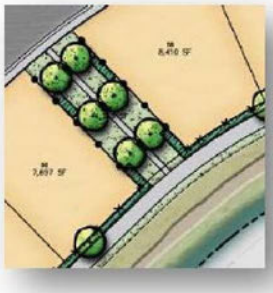
B. **Four Dog Parks (Block 6, Lot 1), (Block 7, Lot 20), (Block 2, Lot 14) and (Block 11, Lot 1)**

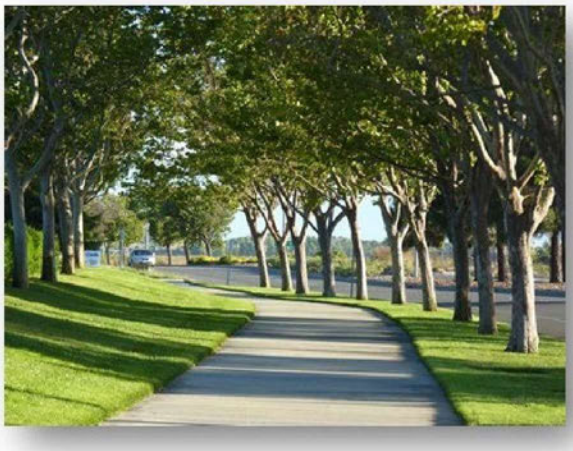
- **Fenced Dog Park**
- **Waste Station**
- **Seating Areas**
- **Attractive landscaping**

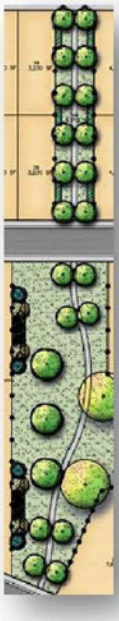


C. **Pathways** – The Summerlin Neighborhood will include the following pedestrian pathways:

- **10' Wide Regional Pathway – 1,682 LF**



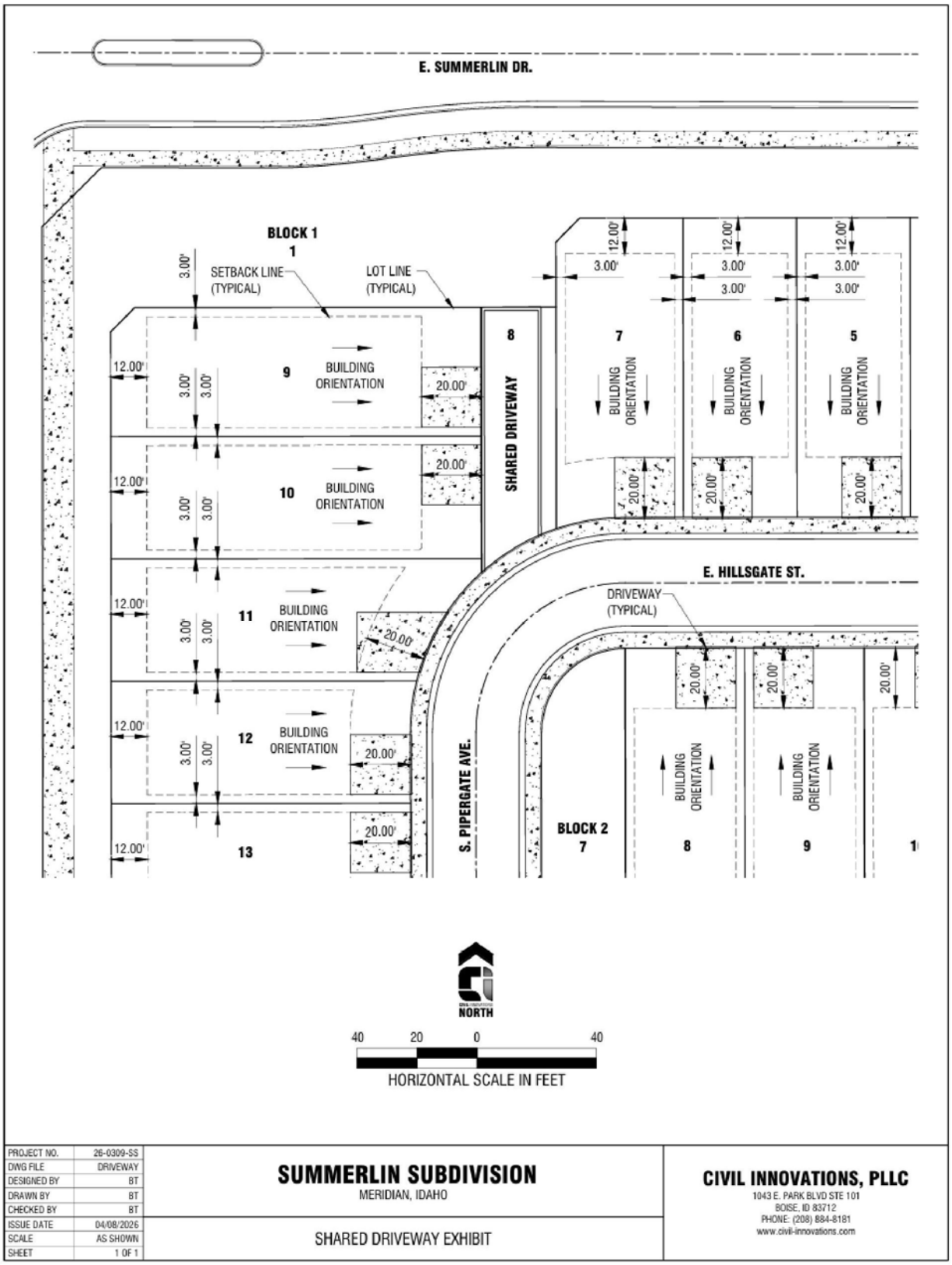




D. **Other open green areas –** several other open spaces will have the following amenities:

- **Shade structures**
- **Large open grass areas**
- **Internal Pathways**
- **Picnic Area**
- **Attractive Landscaping**

K. Common Driveways (date: 4/8/2026)

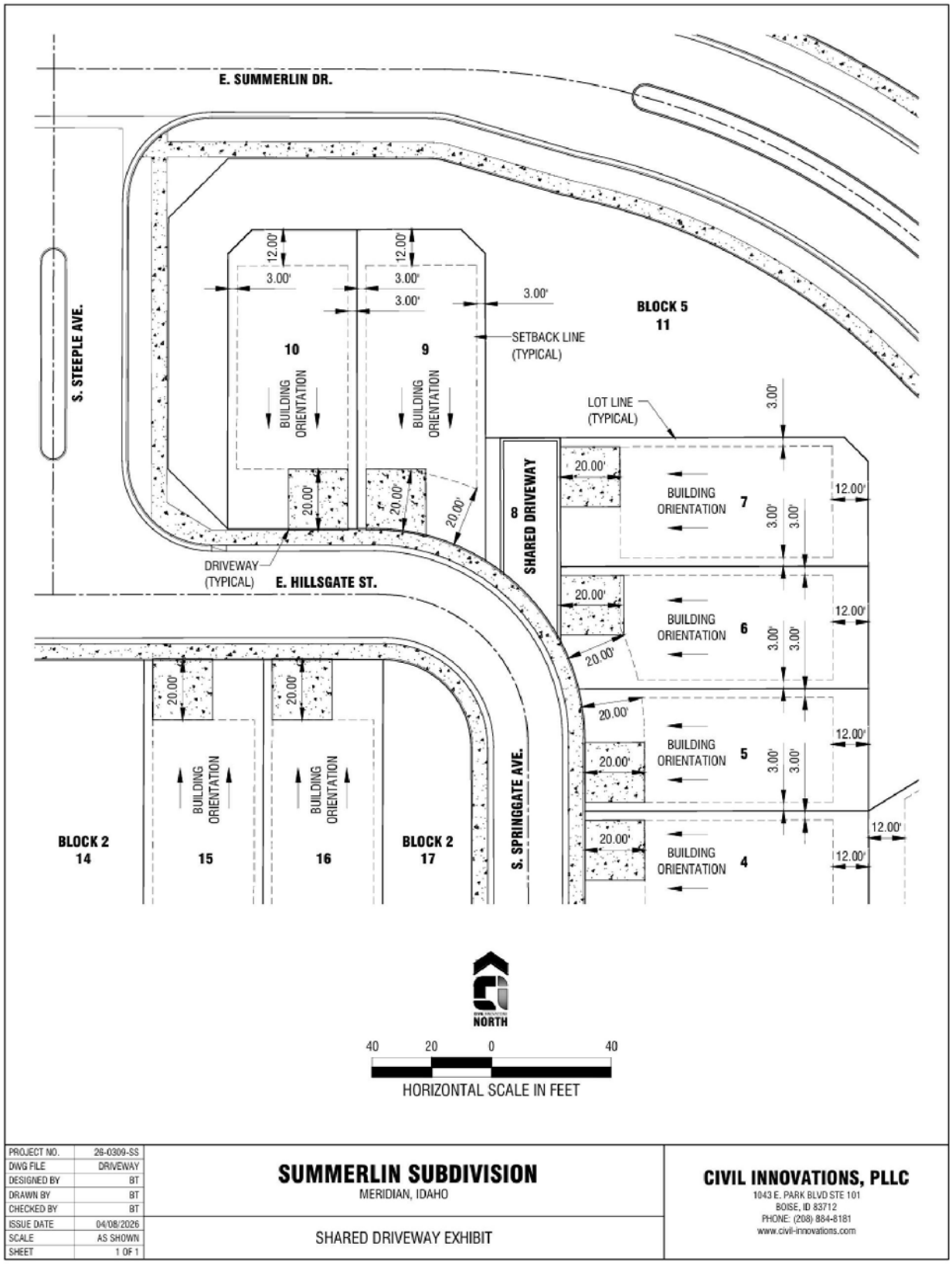


PROJECT NO.	26-0309-SS
DWG FILE	DRIVEWAY
DESIGNED BY	BT
DRAWN BY	BT
CHECKED BY	BT
ISSUE DATE	04/08/2026
SCALE	AS SHOWN
SHEET	1 OF 1

SUMMERLIN SUBDIVISION
MERIDIAN, IDAHO

SHARED DRIVEWAY EXHIBIT

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

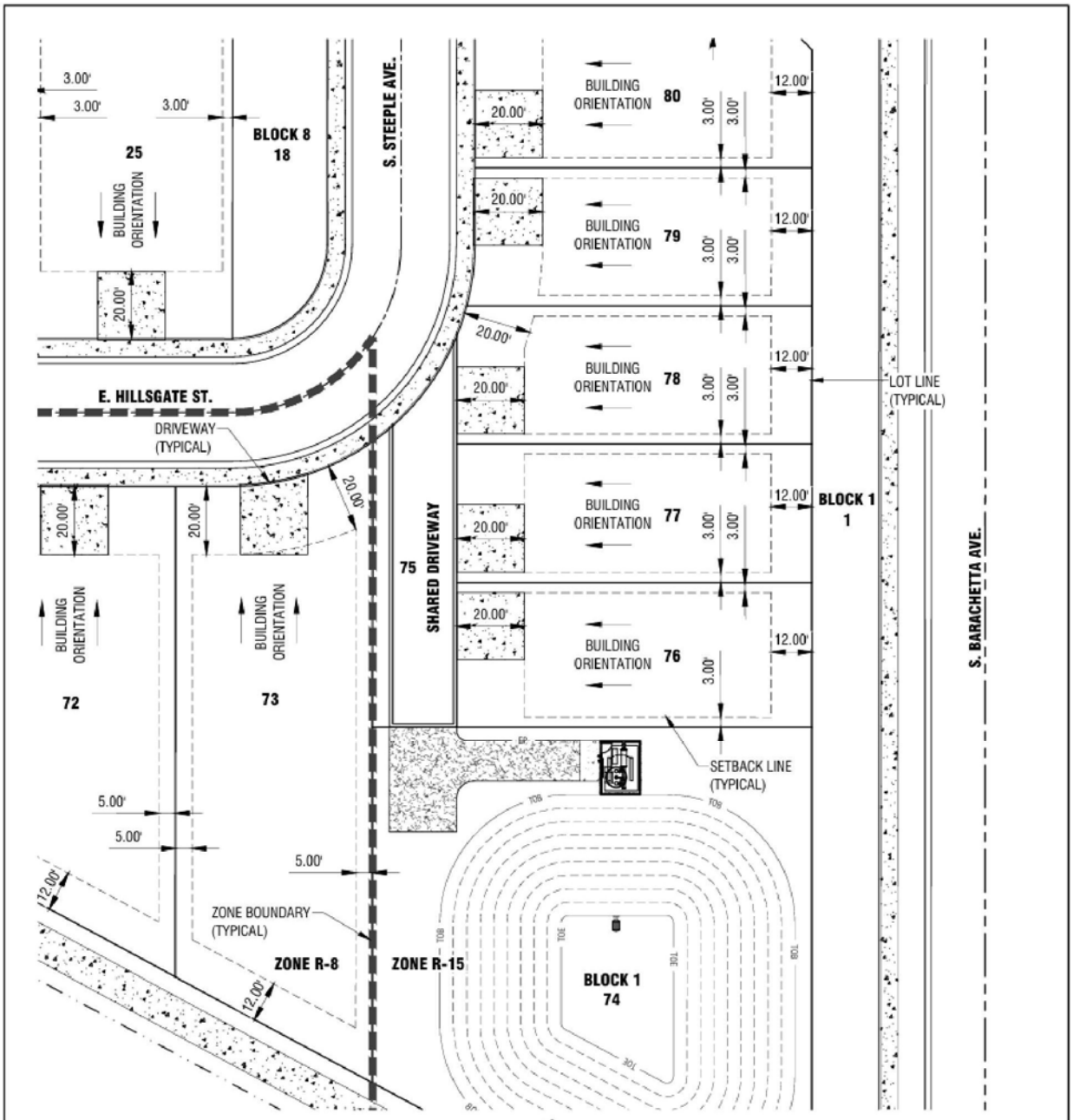


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DWG FILE	DRIVEWAY
DESIGNED BY	BT
DRAWN BY	BT
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ISSUE DATE	04/08/2026
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SUMMERLIN SUBDIVISION
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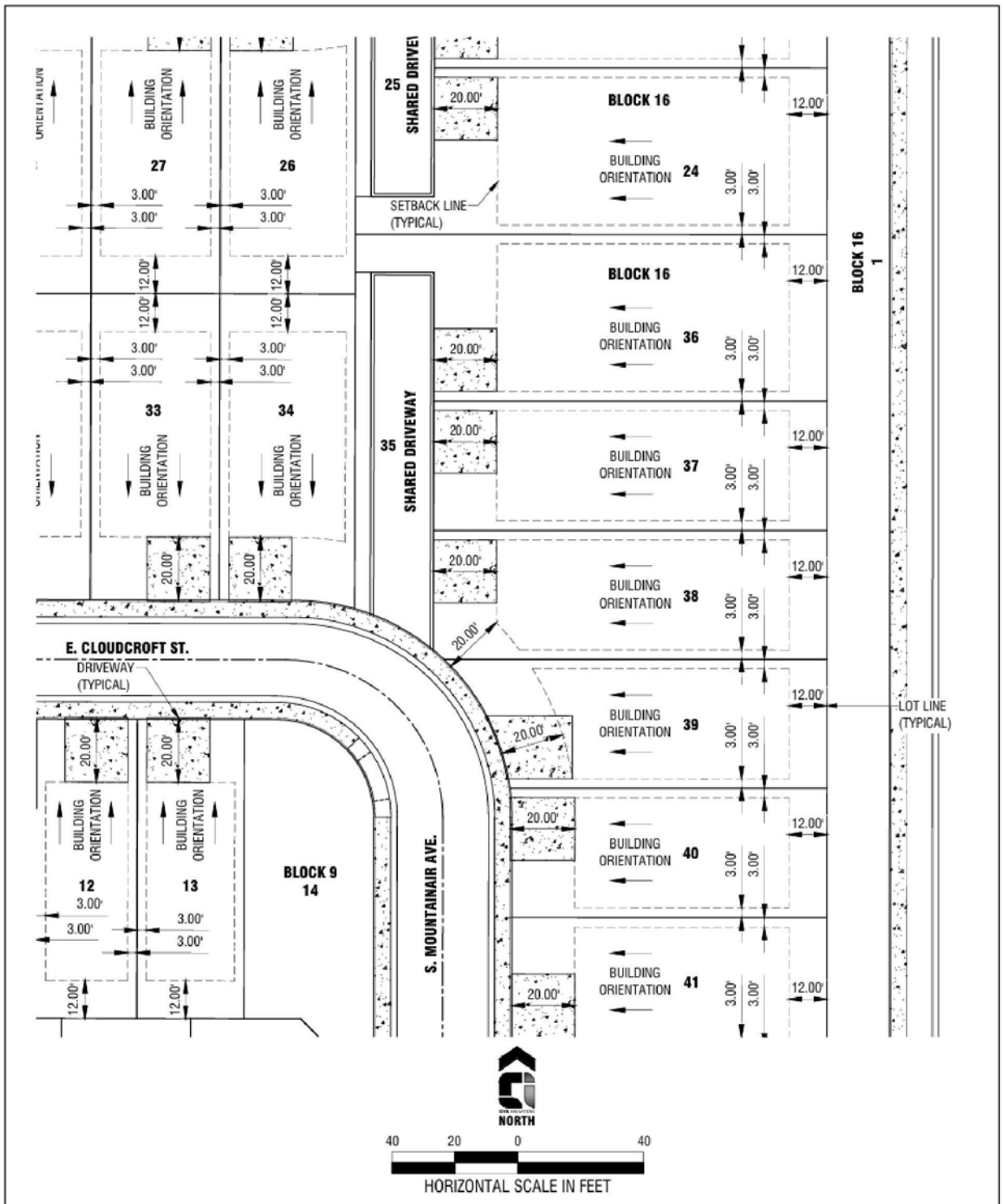


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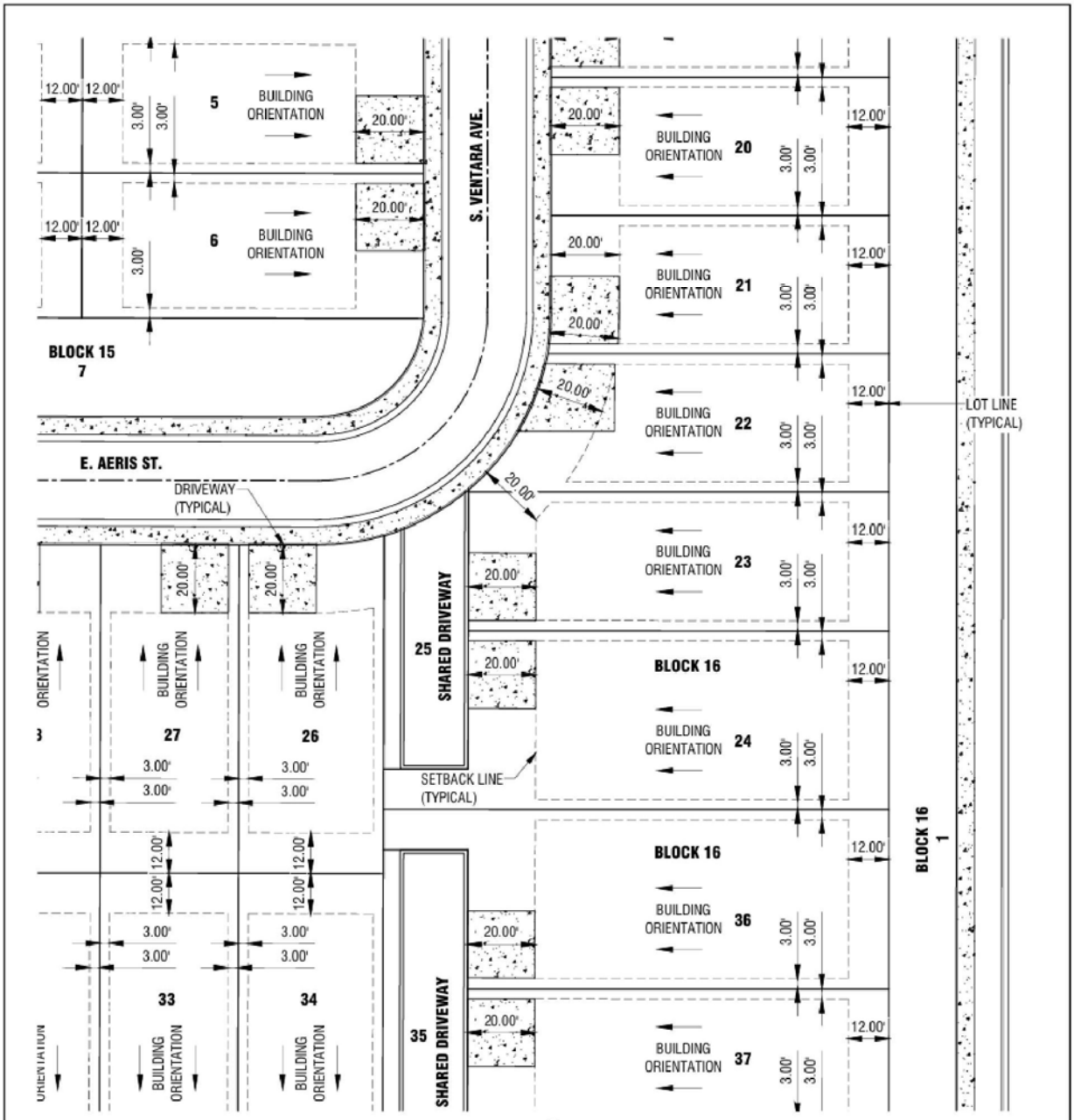


PROJECT NO.	26-0309-SS
DWG FILE	DRIVEWAY
DESIGNED BY	BT
DRAWN BY	BT
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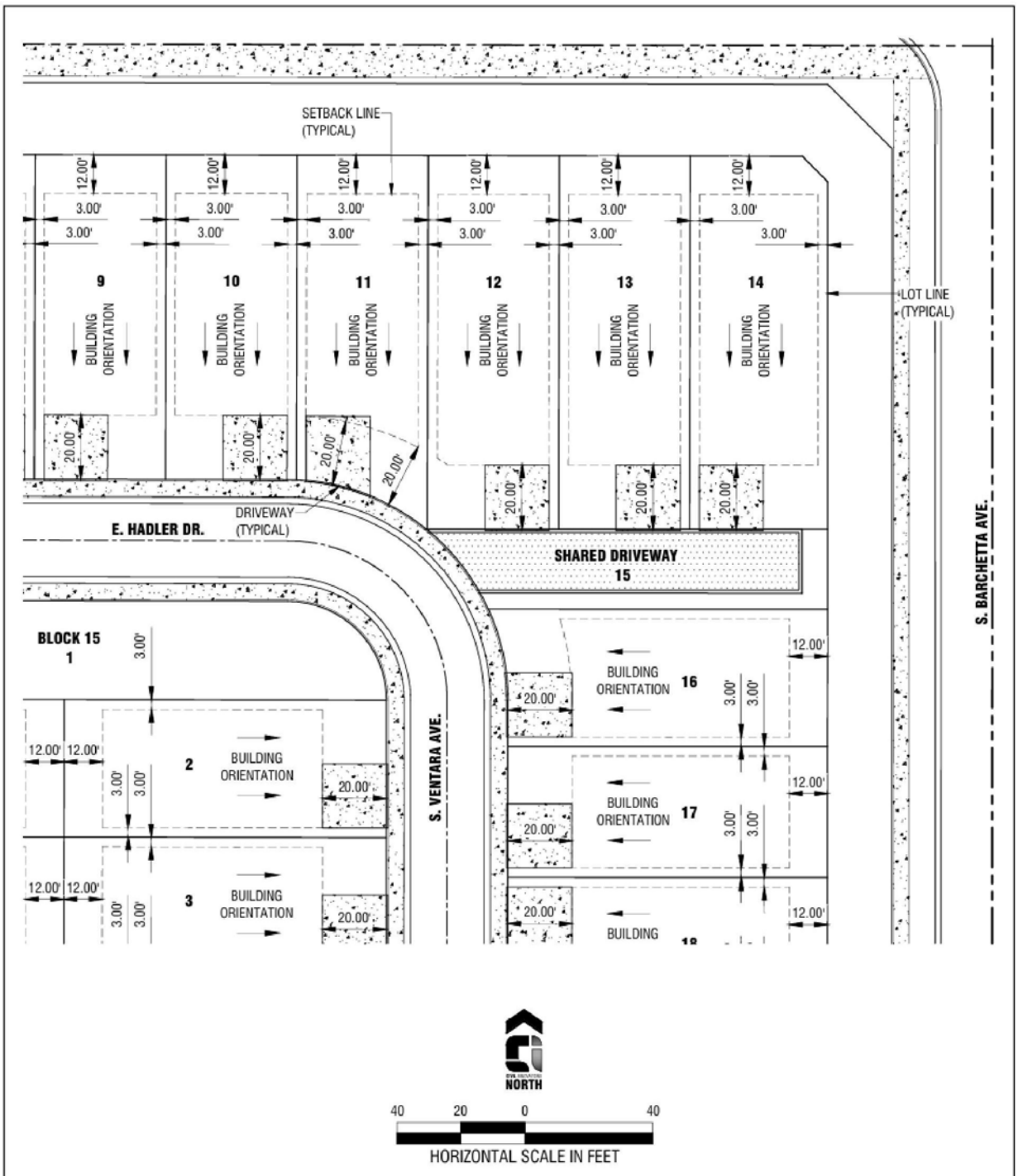


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DRAWN BY	BT
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MERIDIAN, IDAHO

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SCALE	AS SHOWN
SHEET	1 OF 1

SUMMERLIN SUBDIVISION
MERIDIAN, IDAHO

SHARED DRIVEWAY EXHIBIT

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

L. Building Elevations

Elevations







M. Annexation Legal Description & Exhibit Map

A Description for
Annexation
Summerlin Subdivision
April 2, 2026

All of Lots 2, 3, 4, and 5, Block 1, Rescue Ranch Subdivision as filed in Book 106 of Plats, at Pages 14734 through 14736, records of Ada County, Idaho, located in the North 1/2 of the Southwest 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 5, 6, 7 and 8, T.2N., R.1E., B.M., from which the 1/4 corner common to said Sections 5 and 6 bears, North 00°04'42" West, 2655.92 feet; thence on the west boundary line of said Section 5, North 00°04'42" West, 2012.19 feet to the **POINT OF BEGINNING**;

thence continuing, North 00°04'42" West, 50.00 feet to the westerly prolongation of the northerly boundary line of said Lot 5;

thence leaving said west boundary line on the northerly boundary line of said Lot 5 and the westerly prolongation thereof the following seven (7) courses and distances:

South 89°52'36" East, 706.21 feet;

South 68°53'16" East, 342.09 feet;

75.80 feet along the arc of curve to the left having a radius of 50.00 feet, a central angle of 86°51'39" and a long chord which bears North 67°40'54" East, 68.75 feet;

North 24°15'05" East, 307.54 feet;

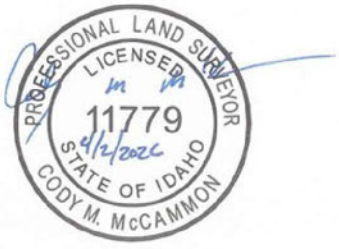
143.71 feet along the arc of curve to the right having a radius of 125.00 feet, a central angle of 65°52'19" and a long chord which bears North 57°11'14" East, 135.93 feet;

South 89°52'36" East, 313.32 feet;

12.01 feet along the arc of curve to the right having a radius of 225.00 feet, a central angle of 03°03'27" and a long chord which bears South 88°20'52" East, 12.01 feet to the west boundary line of said Lot 2;

thence leaving said northerly boundary line on said west boundary line, North 00°04'42" West, 335.88 feet to the east-west centerline of said Section 5, coincident with the north boundary line of said Rescue Ranch Subdivision;

thence on said east-west centerline, South 89°52'50" East, 1004.03 feet to the Center 1/4 corner of said Section 5;



Page 1 of 2

thence leaving said east-west centerline on the north-south centerline of said Section 5, coincident with the east boundary line of said Rescue Ranch Subdivision, South 00°00'59" West, 585.63 feet to the southerly boundary line of said Rescue Ranch Subdivision;

thence leaving said north-south centerline on said southerly boundary line and the westerly prolongation thereof, the following seven (7) courses and distances:

North 89°52'36" West, 1192.35 feet;

South 00°04'42" East, 535.82 feet;

North 48°18'53" West, 155.34 feet;

North 64°34'41" West, 290.61 feet;

North 31°36'40" West, 154.12 feet;

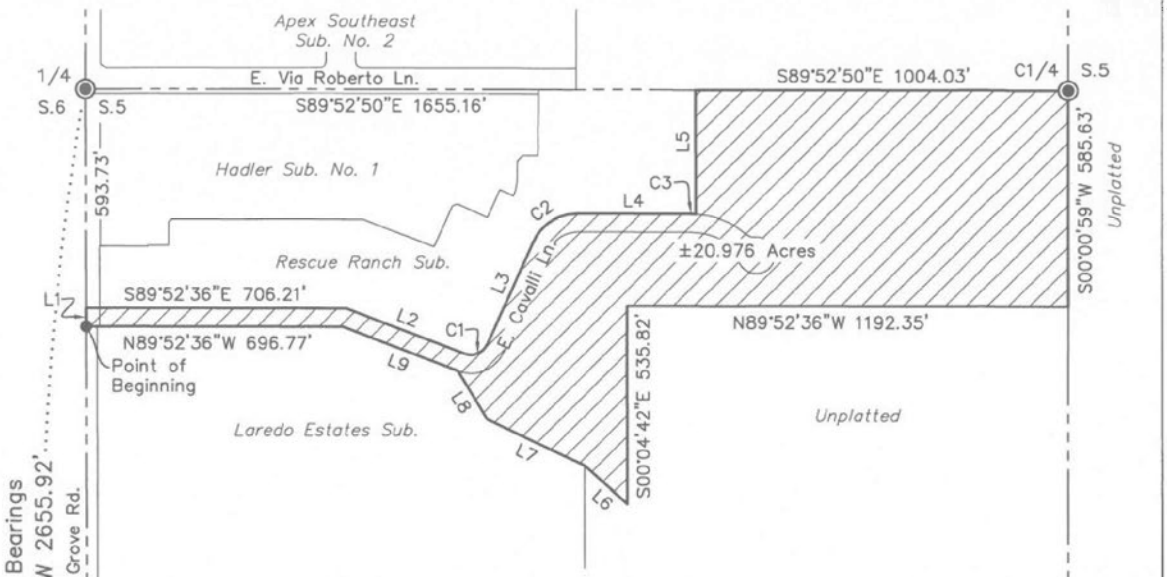
North 68°53'16" West, 332.83 feet;

North 89°52'36" West, 696.77 feet to the **POINT OF BEGINNING**.

Containing 20.976 acres, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	N00°04'42"W	50.00'
L2	S68°53'16"E	342.09'
L3	N24°15'05"E	307.54'
L4	S89°52'36"E	313.32'
L5	N00°04'42"W	335.88'
L6	N48°18'53"W	155.34'
L7	N64°34'41"W	290.61'
L8	N31°36'40"W	154.12'
L9	N68°53'16"W	332.83'

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
4/2/2026
STATE OF IDAHO
CODY M. McCAMMON

N

Scale: 1"=400'

0 100 200 400 800

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	75.80'	50.00'	86°51'39"	N67°40'54"E	68.75'
C2	143.71'	125.00'	65°52'19"	N57°11'14"E	135.93'
C3	12.01'	225.00'	3°03'27"	S88°20'52"E	12.01'

P:\Summerlin Sub (Lansing Forms) 22-285\dwg\Rescue Annex Ex.dwg 4/2/2026 5:27:09 PM

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for
Annexation
Summerlin Subdivsion

All of Lots 2 and 3, 4, and 5 Block 1, Rescue Ranch Subdivision, located in the N1/2 of the SW1/4 of Section 5, T.2N., R.1E., B.M., Ada County, Idaho.

Job No. 22-285
Sheet No. 1
Dwg. Date 4/2/2026

N. Preliminary Plat Legal Description & Exhibit Map

A Description for
Summerlin Subdivision
April 3, 2026

All of Lots 2 and 3, Block 1, Laredo Estates Subdivision as filed in Book 58 of Plats at Pages 5500 and 5501, records of Ada County, Idaho, All of Lots 2, 3, 4, and 5, Block 1, Rescue Ranch Subdivision as filed in Book 106 of Plats at Pages 14734 through 14736, records of Ada County, Idaho and an unplatted parcel of land all located in the Southwest 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 5, 6, 7 and 8, T.2N., R.1E., B.M., from which the 1/4 corner common to said Sections 5 and 6 bears, North 00°04'42" West, 2655.92 feet; thence on the west boundary line of said Section 5, North 00°04'42" West, 2,062.19 feet; thence leaving said west boundary line, South 89°52'36" East, 37.00 feet to the Northwest corner of Lot 5, Block 1 of said Rescue Ranch Subdivision, and the **POINT OF BEGINNING**;

thence on the northerly boundary line of said Lot 5 the following seven (7) courses and distances:

South 89°52'36" East, 669.21 feet;

South 68°53'16" East, 342.09 feet;

75.80 feet along the arc of curve to the left having a radius of 50.00 feet, a central angle of 86°51'39" and a long chord which bears North 67°40'54" East, 68.75 feet;

North 24°15'05" East, 307.54 feet;

143.71 feet along the arc of curve to the right having a radius of 125.00 feet, a central angle of 65°52'19" and a long chord which bears North 57°11'14" East, 135.93 feet;

South 89°52'36" East, 313.32 feet;

12.01 feet along the arc of curve to the right having a radius of 225.00 feet, a central angle of 03°03'27" and a long chord which bears South 88°20'52" East, 12.01 feet to the west boundary line of Lot 2, Block 1 of said Rescue Ranch Subdivision;

thence leaving said northerly boundary line on said west boundary line, North 00°04'42" West, 335.88 feet to the east-west centerline of said Section 5, coincident with the north boundary line of said Rescue Ranch Subdivision;

thence on said east-west centerline, South 89°52'50" East, 1004.03 feet to the Center 1/4 corner of said Section 5;



Page 1 of 2

thence leaving said east-west centerline on the north-south centerline of said Section 5, South 00°00'59" West, 585.63 feet to the Southeast corner of said Rescue Ranch Subdivision;

thence continuing, South 00°00'59" West, 1,081.82 feet to the Northeast corner of Tamarack Ridge Subdivision as filed in Book 59 of Plats at Pages 5672 and 5673, records of Ada County, Idaho;

thence leaving said north-south centerline on the northerly boundary line of said Tamarack Ridge Subdivision the following seven (7) courses and distances:

North 61°46'52" West, 361.44 feet;

South 82°33'31" West, 182.68 feet;

North 66°56'01" West, 362.91 feet;

314.02 feet on the arc of a curve to the left having a radius of 267.40 feet, a central angle of 67°17'03", and a long chord which bears South 79°25'27" West, 296.28 feet;

South 45°46'56" West, 829.67 feet;

South 57°24'55" West, 143.12 feet;

South 67°27'28" West, 176.39 feet to the Northwest corner of said Tamarack Ridge Subdivision, coincident with the Northeast corner of Lot 4, Block 1 of said Laredo Estates Subdivision;

thence leaving the northerly boundary of said Tamarack Ridge Subdivision on the northerly boundary line of said Lot 4 the following three (3) courses and distances:

North 87°28'39" West, 78.00 feet;

North 59°23'39" West, 474.00 feet;

North 51°21'39" West, 175.99 feet to the east right-of-way line of S. Locust Grove Road;

thence on said east right-of-way line the following three (3) courses and distances:

North 00°04'42" West, 1,162.80 feet;

South 89°52'36" East, 7.00 feet;

North 00°04'42" West, 50.00 feet to the **POINT OF BEGINNING**.

Containing 84.106 acres, more or less.

End of Description.



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. 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 trunk sheds, 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.

C. 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.