

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



In the Matter of the Request for Short Plat Consisting of Two (2) Building Lots on 12.89 Acres of Land in the M-E and H-E Zoning Districts for Mogul South, by Ardurra.

Case No(s). SHP-2025-0006

For the City Council Hearing Date of: January 27, 2026 (Findings on February 10, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of January 27, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of January 27, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of January 27, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of January 27, 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 January 27, 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 short plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of January 27, 2026, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Short 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).

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 January 27, 2026

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

COUNCIL PRESIDENT LUKE CAVENER VOTED _____

COUNCIL VICE PRESIDENT LIZ STRADER VOTED _____

COUNCIL MEMBER DOUG TAYLOR VOTED _____

COUNCIL MEMBER JOHN OVERTON VOTED _____

COUNCIL MEMBER ANNE LITTLE ROBERTS VOTED _____

COUNCIL MEMBER BRIAN WHITLOCK VOTED _____

MAYOR ROBERT SIMISON VOTED _____
(TIE BREAKER)

Mayor Robert E. Simison

Attest:

Chris Johnson
City Clerk

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

By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 1/27/2026

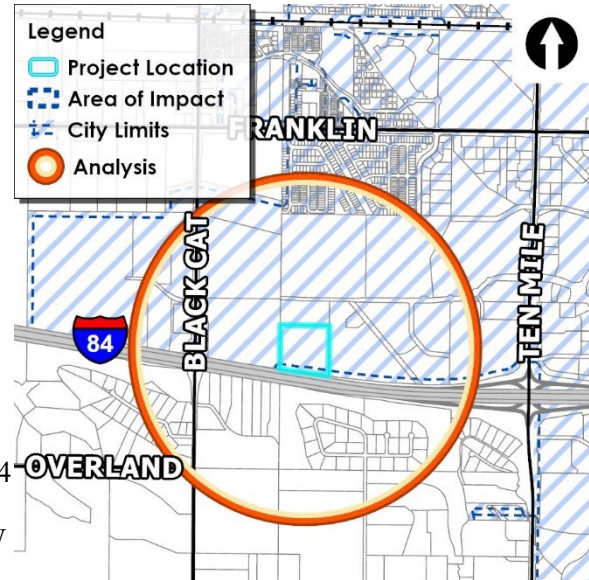
TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: Patrick Connor, Ardurra

SUBJECT: SHP-2025-0006
Mogul South

LOCATION: 969 S. La Vista Ln., generally located 1/4 mile east of S. Black Cat Rd. and 3/4 mile south of W. Franklin Rd., in the SW 1/4 of Section 15, T.3N., R.1W. (Parcel #R8956280100)



I. PROJECT OVERVIEW

A. Summary

Short plat consisting of two (2) buildable lots on 12.89 acres of land in the M-E and H-E zoning districts. This is a re-subdivision of Lot 1, Block 1, Vanguard Village Subdivision No. 1.

B. Issues/Waivers

None

C. Recommendation

Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped	-
Proposed Land Use(s)	Employment/light industrial	-
Existing Zoning	M-E & H-E	VII.A.2
Proposed Zoning	NA	
Adopted FLUM Designation	Mixed Employment (TMISAP)	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	7/29/2025
Neighborhood Meeting	N/A
Site posting date	N/A

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

The subject property is split-zoned M-E and H-E and is currently platted as Lot 1, Block 1, Vanguard Village Subdivision No. 1. Performance surety is being held by the City for the street buffer and pathways improvements associated with Vanguard Village Subdivision No. 1, which are the responsibility of that developer. Development of this property is governed by the Development Agreement for Vanguard Village (Inst. #2022-049799, Amended Inst. #2024-050341).

B. General Overview

This property is designated as Mixed Employment on the Future Land Use Map (FLUM) contained in the Ten Mile Interchange Specific Area Plan. *The purpose of this designation is to encourage a diversity of compatible land uses that may include a mixture of office, research and specialized employment areas, light industrial including manufacturing and assembly, and other miscellaneous uses. These areas generally do not include retail and consumer service uses serving the wider community. However, a small amount of retail and service establishments, primarily serving employees and users of the Mixed Employment areas or nearby industrial areas, are allowed. Such retail would be the exception and not the rule.*

The proposed short plat will subdivide the existing 12.89-acre lot into two (2) new buildable lots for future development of two (2) tilt-up industrial buildings. The eastern boundary of the property abuts S. La Vista Ln. and the southern boundary abuts Interstate 84.

Table 3: Project Overview

Description	Details
History	AZ-09-008 Meridian Crossing (Ord. #10-1467; DA Inst. #110115738); H-2021-0081, DA Inst. #2022-049799 (Vanguard Village MDA, RZ, PP, CUP); H-2023-0072 (amended DA Inst. #2024-050341); TED-2024-0001; FP-2024-0012/A-2024-0088 (PS); MFP-2025-0001; FPS-2025-0014
Phasing Plan	1
Acreage	12.89
Lots	2 building lots
Density	N/A

C. Site Development and Use Analysis

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

There are no existing structures or improvements on this site. The streets serving the site have been constructed.

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

No specific use or development is proposed with this application.

3. Dimensional Standards (UDC 11-2):

The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC Table 11-2B-3 for the M-E and H-E zoning districts.

D. Design Standards Analysis

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

Future development is required to comply with the structure and site design standards listed in UDC 11-3A-19.

2. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

The following street buffers were required with the Vanguard Village Subdivision No. 1 plat and will be constructed and landscaped as required and approved with that subdivision:

- *Interstate 84, interstate – 50-foot wide*
- *S. La Vista Ln., private local street – 10-foot wide*

*Permanent dedicated buffer easements, maintained by the property owner or business owner's association, are required at the minimum width noted, measured from back of curb. The proposed plat depicts landscape buffers as required. **All street buffer landscaping is required to be installed with the subdivision improvements for Vanguard Village Subdivision No. 1 as shown on the approved landscape plan in Section VII.C.***

ii. Storm integration

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

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

iii. Pathway landscaping

Landscaping will be provided adjacent to the multi-use pathway/sidewalk along I-84 in accord with UDC standards with the subdivision improvements for Vanguard Village Subdivision No. 1.

E. Transportation Analysis

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

Access was approved to the subject property with the Vanguard Village Subdivision No. 1 plat via S. La Vista Ln., a private local street. No new access is proposed with this subdivision.

A cross-access easement should be granted between all the proposed lots for internal access from the adjacent street via a separate recorded easement or a note on the plat. If parking will be shared between the proposed lots, a cross-parking agreement should also be recorded or noted on the plat. A cross-access easement is depicted on the plat along the northern boundary of the subdivision for cross-access between the subject property and the property to the north. A blanket cross-access easement is required to be granted to the property to the west (Parcel #S1215325450) per UDC 11-3A-3A.2 via a separate recorded easement or a note on the plat.

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

Multiuse pathways shall be constructed in accord with the city's comprehensive plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map and Roadways to Bikeways Master Plan. A multi-use pathway is required by the Pathways Master Plan on this site within the street buffer along I-84 and will be installed as part of the subdivision improvements for Vanguard Village Subdivision No. 1.

3. Pathways (Comp Plan 4.04.01A, UDC 11-3A-8):

No pathways, other than the multi-use pathway noted above required by the Pathways Master Plan, are proposed with this application.

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

All sidewalks are required to comply with the standards listed in UDC 11-3A-17, the Pathways Master Plan and the design guidelines in the Ten Mile Interchange Specific Area Plan (TMISAP).

A 10-foot wide detached sidewalk is required along I-84 and a 6-foot wide detached sidewalk is required along S. La Vista Ln. with the subdivision improvements for Vanguard Village Subdivision No. 1.

5. Subdivision Regulations (UDC 11-6):

i. Dead end streets

Not applicable

ii. Common driveways

Not applicable

iii. Block face

Not applicable

F. Services Analysis

1. Waterways (UDC 11-3A-6)

There are no waterways on this property.

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 receiving development plan approval.

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

An adequate drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage will be proposed with a future construction application and shall be constructed to City and ACHD design criteria.

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

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City

of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are or will be available to the site with development of the Vanguard Village Subdivision improvements.

Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

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

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with all previous conditions of approval for this development H-2021-0081 (DA Inst. #2022-049799 – Vanguard Village); H-2023-0072 (1st DA Amendment Inst. #2024-050341); TED-2024-0001; FP-2024-0012/A-2024-0088 (PS); and MFP-2025-0001, as applicable.
2. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2B-3 for the M-E and H-E zoning districts.
3. The short plat shall include the following revisions:
 - a. Include a note granting cross-access easements between both proposed lots for internal cross-access and access via S. La Vista Ln.; or record a separate easement granting such and reference the recorded instrument number in a note on the plat. If parking will be shared between the proposed lots, a cross-parking agreement/easement should also be recorded and/or noted on the plat.
 - b. Include a note granting a blanket cross-access easement to the property to the west (Parcel #S1215325450) per UDC 11-3A-3A.2; or record a separate easement granting such and reference the recorded instrument number in a note on the plat.
 - c. Note #15: Include the recorded instrument number of the cross-access easement.
4. Street buffer landscaping shall be installed by the developer of Vanguard Village Subdivision No. 1 per the landscape plan approved with that subdivision (FPS-2025-0014), included below in Section VII.C.
5. A Certificate of Zoning Compliance and Design Review application is required to be reviewed and approved for each of the structures and associated site improvements on each of the proposed lots prior to submittal of building permit applications. All structures shall comply with the design standards in the Architectural Standards Manual and the design guidelines in the Ten Mile Interchange Specific Area Plan (TMISAP), unless otherwise noted in the development agreement.
6. Approval of the 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 short plat, as set forth in UDC 11-6B-7A. Upon written request prior to the expiration of the final plat, the Applicant may request an extension of time to obtain the City Engineer's signature on the final plat as set forth in UDC 11-6B-7C.

B. Meridian Public Works

Wastewater	
• Distance to Sewer Services	
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	• See Public Works Site Specific Conditions
Water	
• Distance to Water Services	Water Available at Site
• Pressure Zone	
• Estimated Project Water ERU's	See application
• Water Quality	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	None -

SITE SPECIFIC CONDITIONS:

1. Provide 20' Easements for mains, hydrant laterals and water services. Easements should extend up to the end of main/hydrant/water meter and 10' beyond it.
2. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. Water service to this site is available via extension of existing mains adjacent to the development.
2. 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.
3. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
4. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing,

landscaping, amenities, pressurized irrigation, prior to signature on the final plat.

5. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water 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 applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. 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.
6. 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, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing 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.
7. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
8. 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.
9. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
10. Developer shall coordinate mailbox locations with the Meridian Post Office.
11. All grading of the site shall be performed in conformance with MCC 11-1-4B.
12. 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.
13. 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.
14. 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.
15. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
16. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather

dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

17. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
18. 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 development plan approval.
19. 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.

C. Meridian Fire Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=425507&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=426098&dbid=0&repo=MeridianCity>

E. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=426066&dbid=0&repo=MeridianCity>

F. Idaho Transportation Department (ITD)

No comments received

V. FINDINGS

A. Short 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;
City Council finds the proposed plat is generally in conformance with the UDC with the conditions noted in Section IV and with the guidelines in the Comprehensive Plan.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
City Council finds public services are available to the subject property and will be adequate to accommodate the proposed development.

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
City Council finds the plat is in conformance with scheduled public improvements for this area in accord with the City's CIP.
4. There is public financial capability of supporting services for the proposed development;
City Council 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
City Council finds the proposed development will not be detrimental to the public health, safety or general welfare.
6. The development preserves significant natural, scenic or historic features.
City Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

B. City Council:

The Meridian City Council heard this item on January 27, 2026. At the public hearing, the Council moved to approve the subject SHP request.

1. Summary of the City Council public hearing:
 - a. In favor: Patrick Connor, Ardurra
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony: None
3. Key issue(s) of discussion by City Council: None
4. City Council change(s) to Staff recommendation: None

VII. EXHIBITS

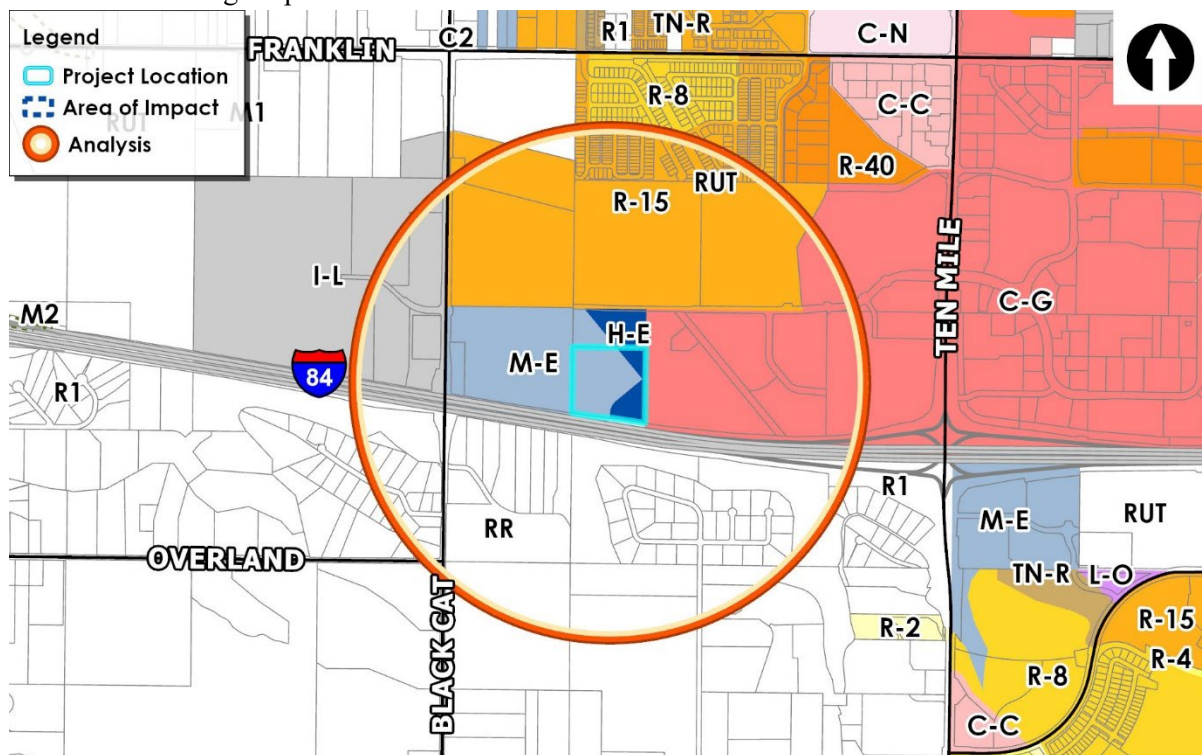
A. Project Area Maps

(link to [Project Overview](#))

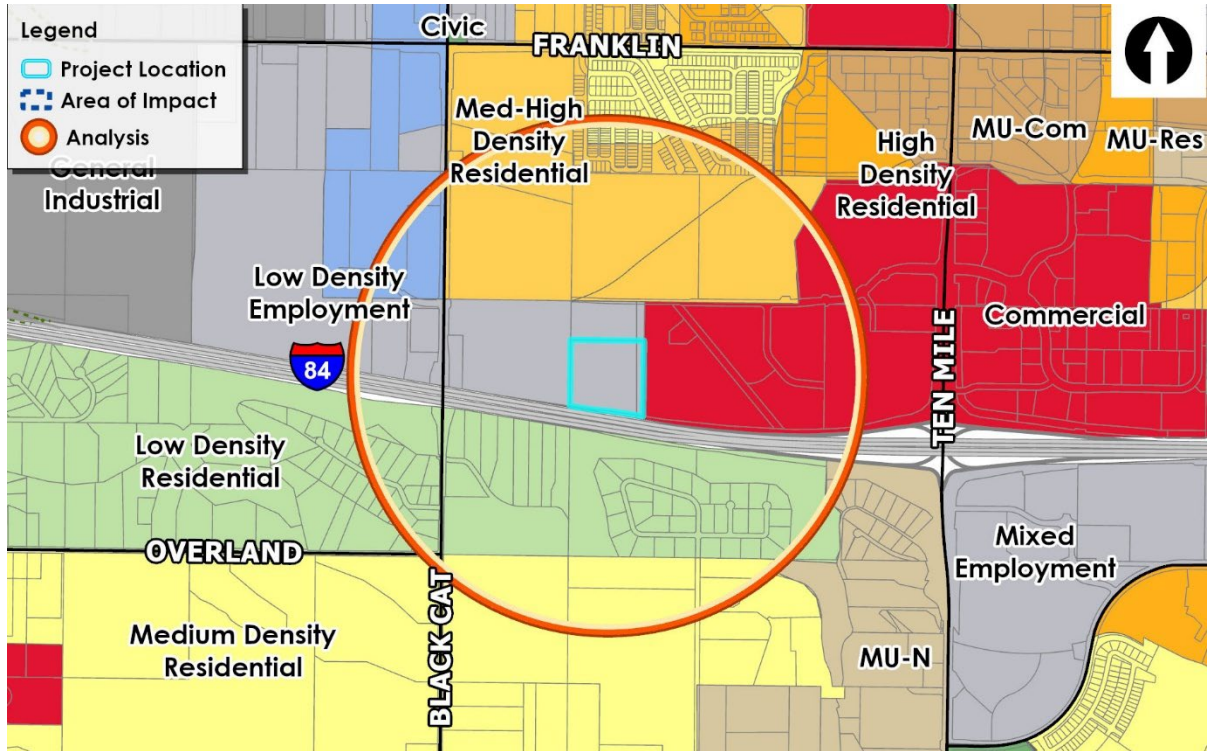
1. Aerial



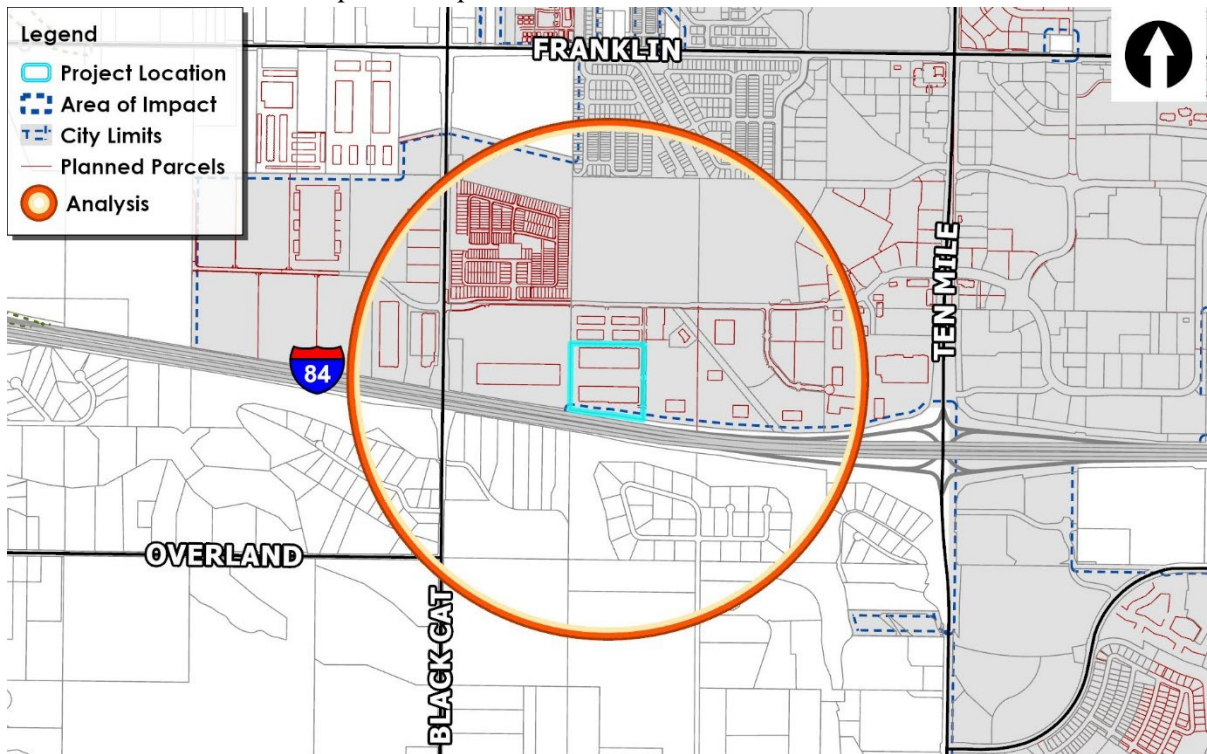
2. Zoning Map

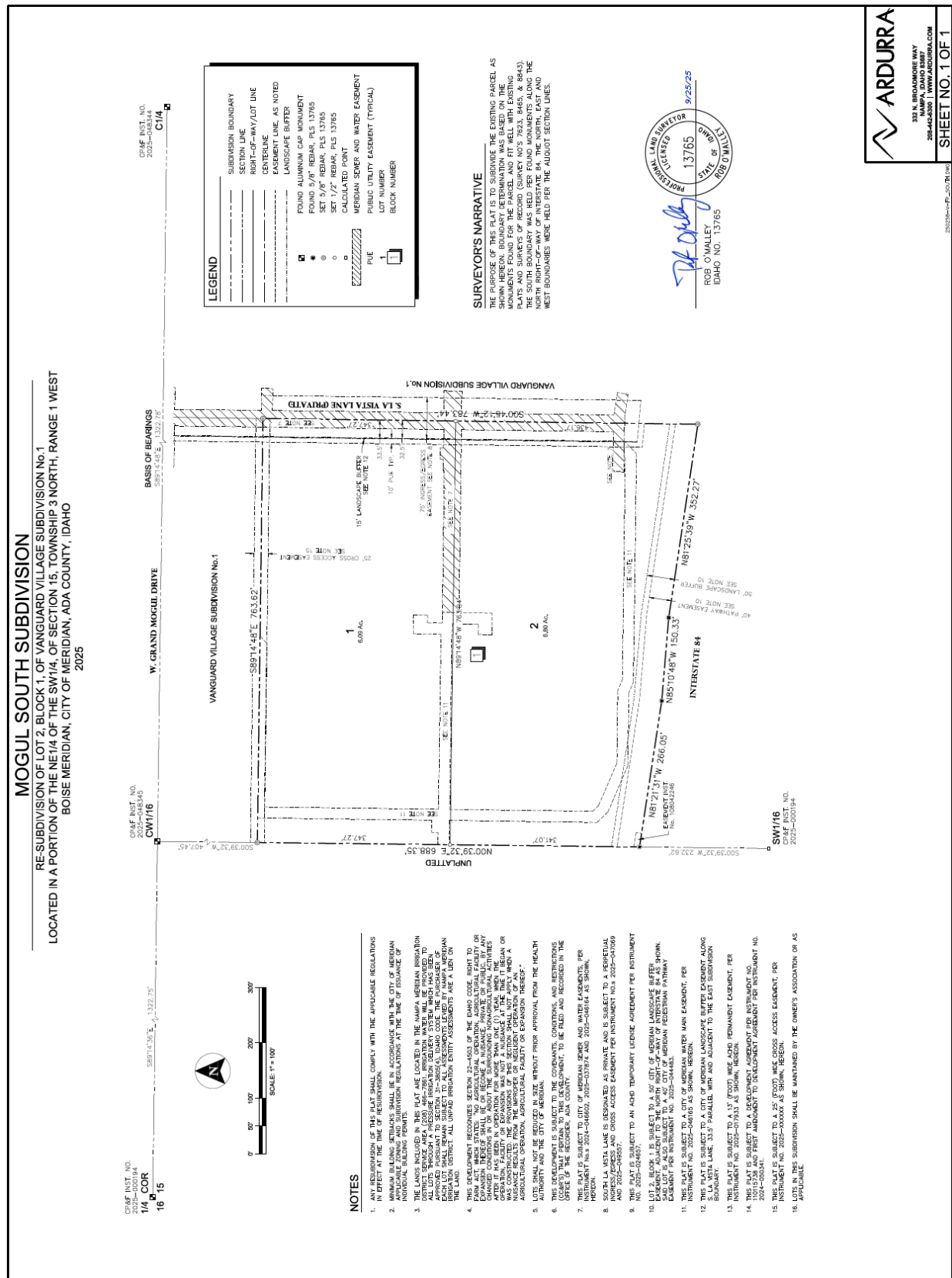


3. Future Land Use



4. Planned Development Map

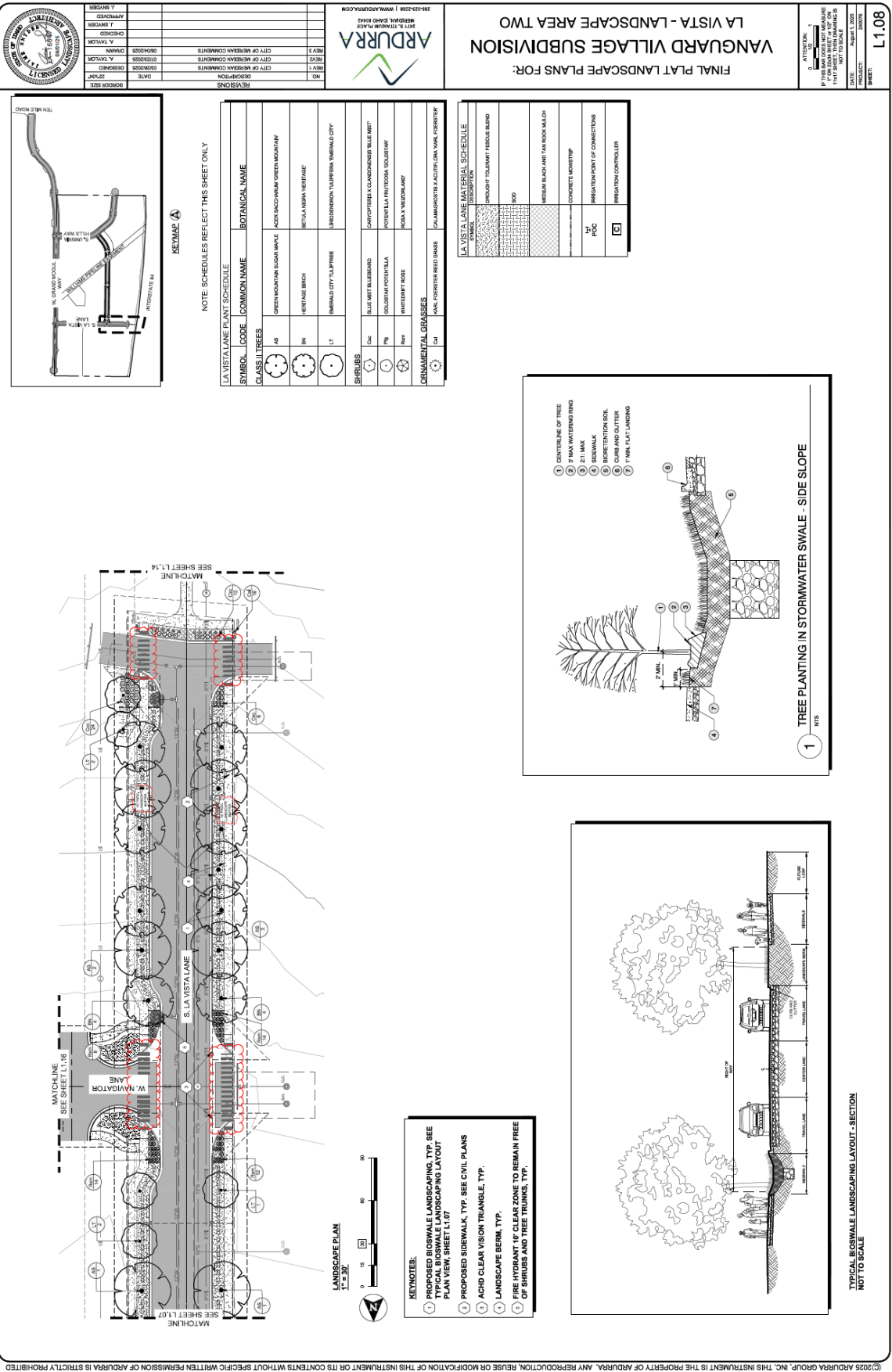


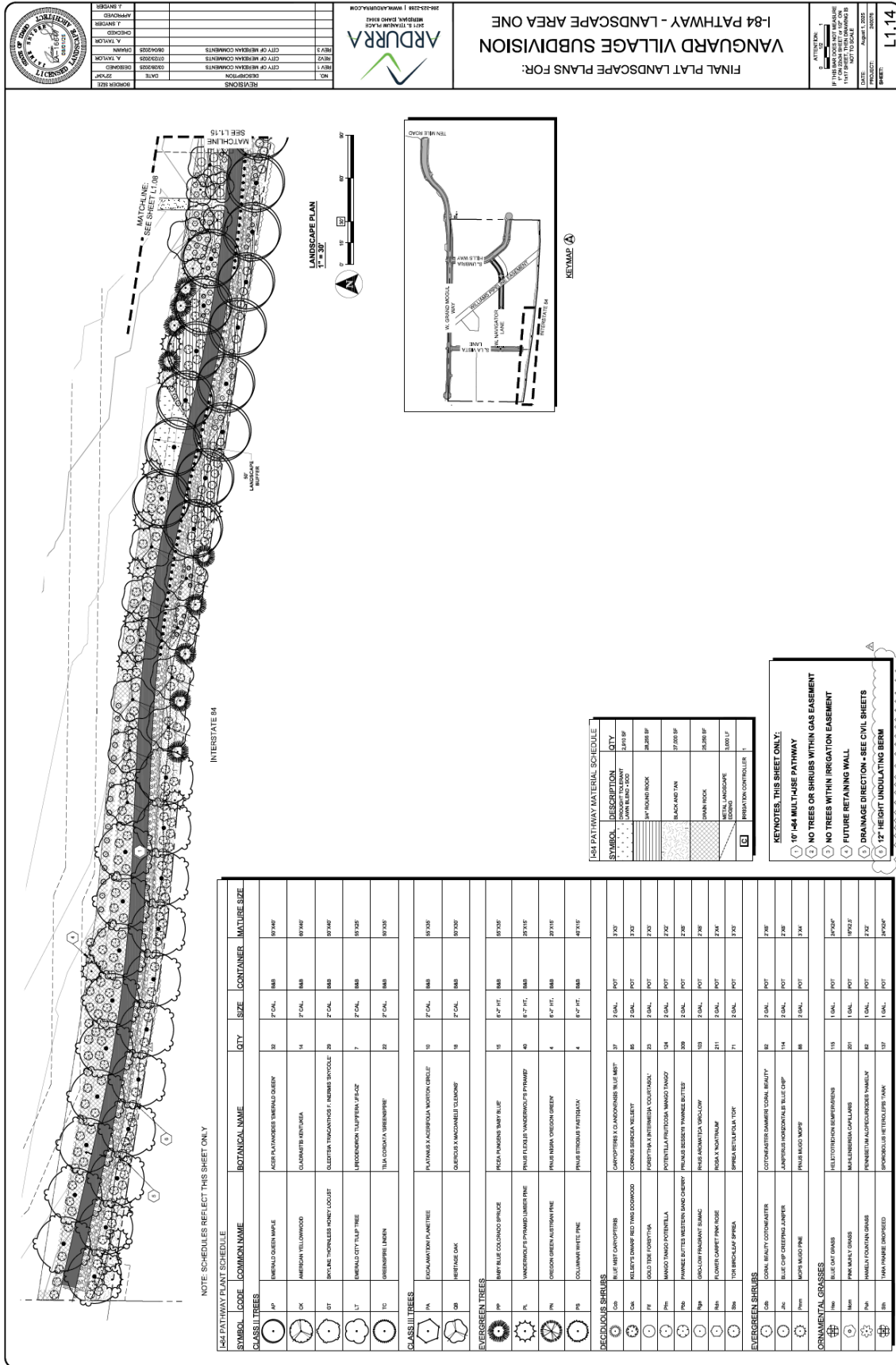


VII. Exhibits

[illegible]







City of Meridian | Department Report

