

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 4/7/2026

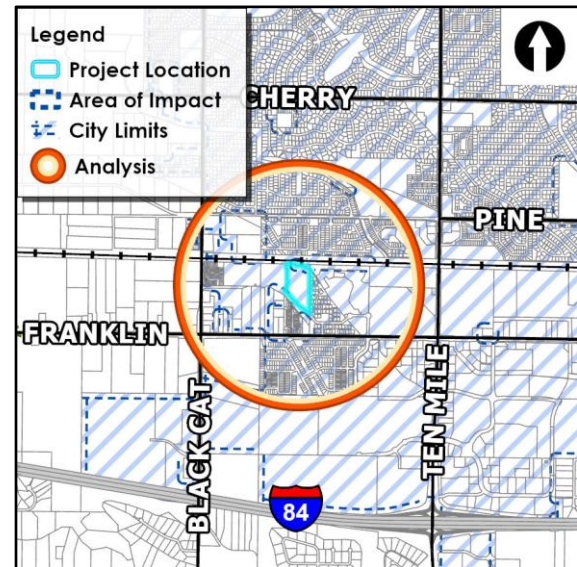
TO: Mayor & City Council

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

APPLICANT: Laren Bailey, Conger Group

SUBJECT: FP-2026-0003
Newkirk No. 2 - FP

LOCATION: Located at the corner of N. San Marco Way and N. Zimmerman Way in the SE ¼ of the SW ¼ of Section 10 Township 3N, Range 1W, Parcel: S1210346850



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 104 lots (95 building lots, 9 common lots) on 10.43 acres of land in the TN-R zoning district for Newkirk No. 2 Subdivision.

B. Issues/Waivers

None

C. Recommendation

Staff recommends approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

D. Decision

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Single Family Residential	-
Proposed Land Use(s)	Single Family Residential	-
Existing Zoning	Traditional Neighborhood – Residential (TN-R)	VI.A.2
Proposed Zoning	Traditional Neighborhood – Residential (TN-R)	
Adopted FLUM Designation	Medium High Density Residential	VI.A.3
Proposed FLUM Designation	Medium High Density Residential	

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. Newkirk No. 2 FP-2026-0003 (copy this link into a separate browser).

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2024-0043) as required by UDC 11-6B-3C.2. The submitted final plat is for construction of the approved preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with all previous conditions of approval for this development H-2022-0088 (AZ, PP); DA Inst. #2023-051358 and #2025-062110, A-2023-0135 and H-2024-0043 (PP and MDA).
2. The final plat shown in Section VI.E, prepared by Sawtooth Land Surveying, LLC, stamped on 2/16/2026 by Jeff Beagley, PLS, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #14: Include the instrument number for the ACHD sidewalk easement.
 - b. Note #15: Include the instrument number for the City of Meridian water main easement.
 - c. Note #16: Include the instrument number for the City of Meridian water main and emergency access easement.
4. The noncontiguous parcel (Parcel# S 1210346890) bisected by the Kennedy Lateral is unbuildable and shall be maintained by the deed owner (either Nampa & Meridian Irrigation District, Homeowners Association, or the current owner). Written documentation shall be provided to the City prior to the City Engineer's signature on the final plat.
5. The landscape plan prepared by Jensenbelts Associates on 3/9/2026 by Kimberly C. Slegenthaler is approved as submitted.
6. All fencing shall be installed in accordance with UDC 11-3A-7.
7. The fencing along the Kennedy Lateral shall be a six (6) foot open vision fence per UDC 11-3A-6C.3.
8. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
9. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
10. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
11. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat (expiration date: March 18, 2027), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
12. A Design Review application shall be submitted for all single- family attached, townhouse and multi-family structures within the development. Compliance with the design standards listed in the Architectural Standards Manual and any applicable guidelines in the TMISAP is required. The single-family attached and townhome structures are not required to incorporate porches along 30% of the front facades, and front- loaded 2- car garages do not have to be 20 feet behind the primary facade or designed with two(2) separate garage doors.
13. The Applicant shall comply with all conditions of ACHD.
14. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant

shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.

2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. 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.

15. The 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.
16. The applicant's 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.
17. 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 certificate of occupancy for any structures within the project.
18. 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.
19. 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.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. 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.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. 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.

24. 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. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=434675&dbid=0&repo=MeridianCity>

D. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=434675&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

Staff recommend approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

B. City Council:

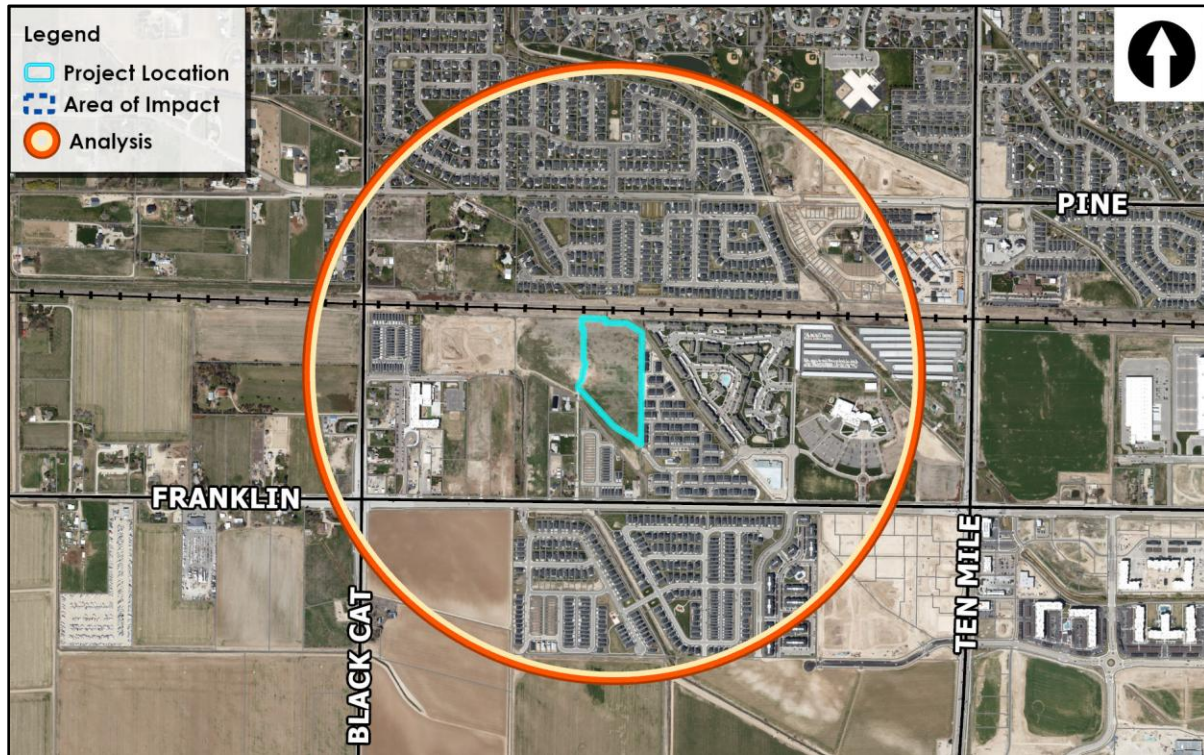
Pending

VI. EXHIBITS

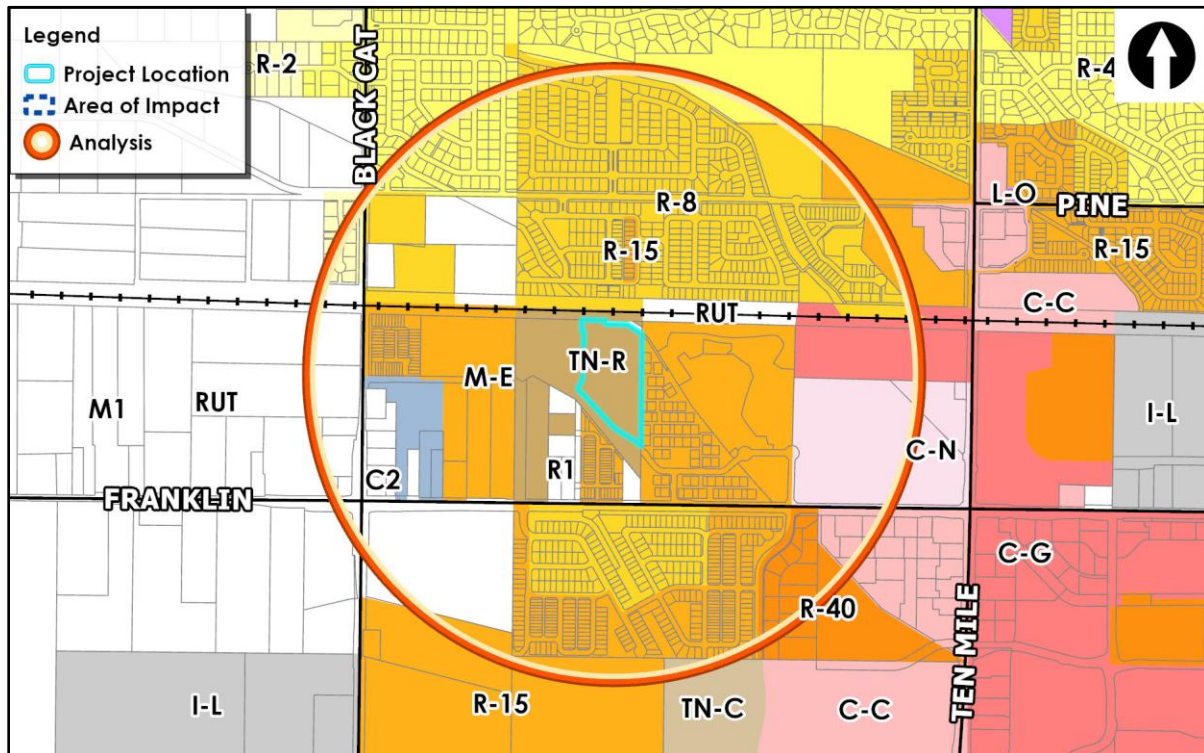
A. Project Area Maps

(link to [Project Overview](#))

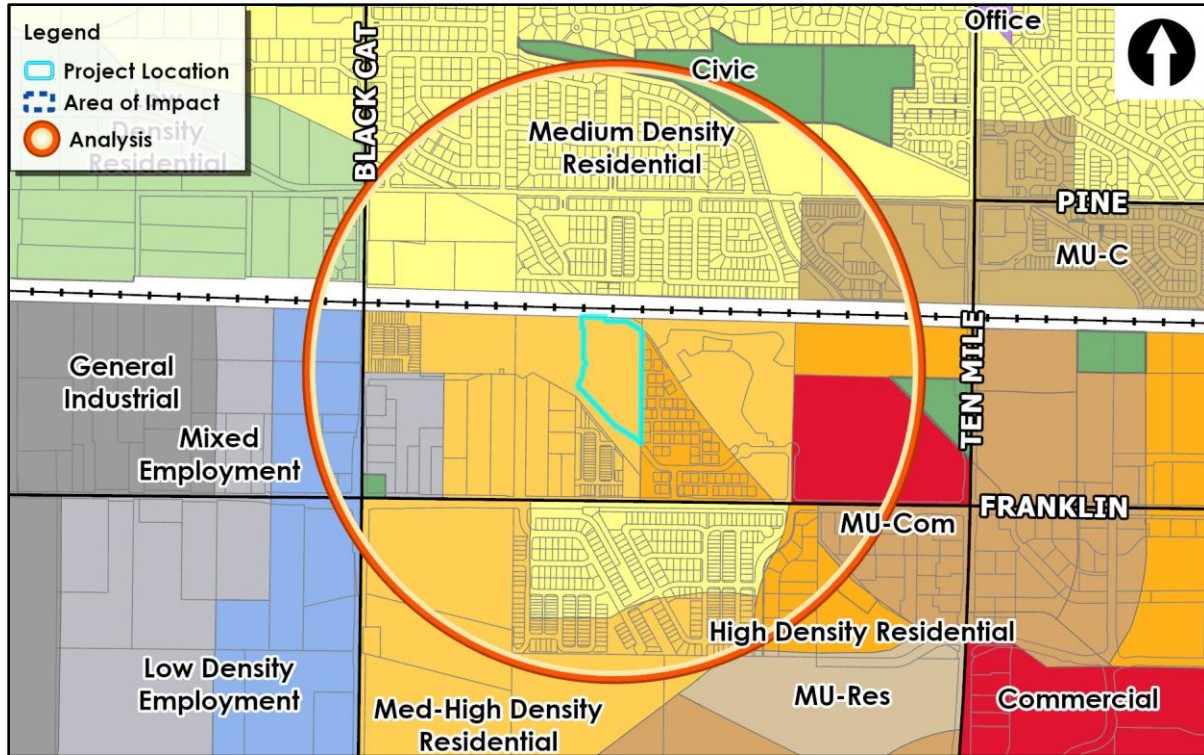
1. Aerial



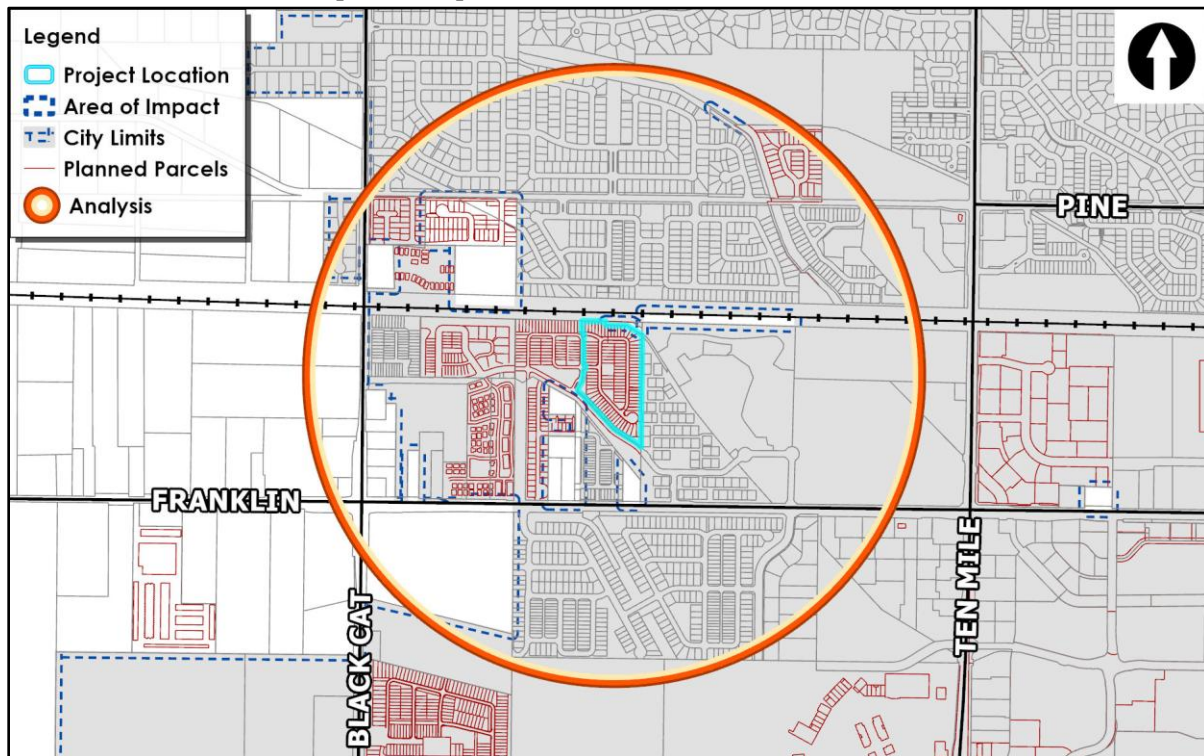
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Map Notes

Nearby Recent Preliminary Plats (within last 5-years)

H-2018-0110 H-2019-0076 H-2019-0089 H-2020-0010 H-2020-0099 H-2020-0113
H-2021-0035 H-2021-0063 H-2021-0081 H-2018-0125 H-2021-0096 H-2022-0079
H-2023-0020 H-2023-0018 H-2023-0054 H-2024-0006 H-2024-0010 H-2024-0011
H-2024-0018 H-2024-0030 H-2024-0026 H-2024-0051 H-2025-0026

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

H-2019-0066 H-2019-0120 H-2020-0039 H-2020-0060 H-2020-0074 H-2020-0099
H-2020-0113 H-2020-0120 H-2021-0063 H-2021-0081 H-2018-0125 H-2021-0096
H-2022-0004 H-2022-0001 H-2022-0088 H-2022-0084 H-2022-0079 H-2023-0045
H-2023-0053 H-2023-0049 H-2024-0010 H-2023-0071 H-2024-0029 H-2025-0024
H-2025-0006

B. Service Accessibility Report

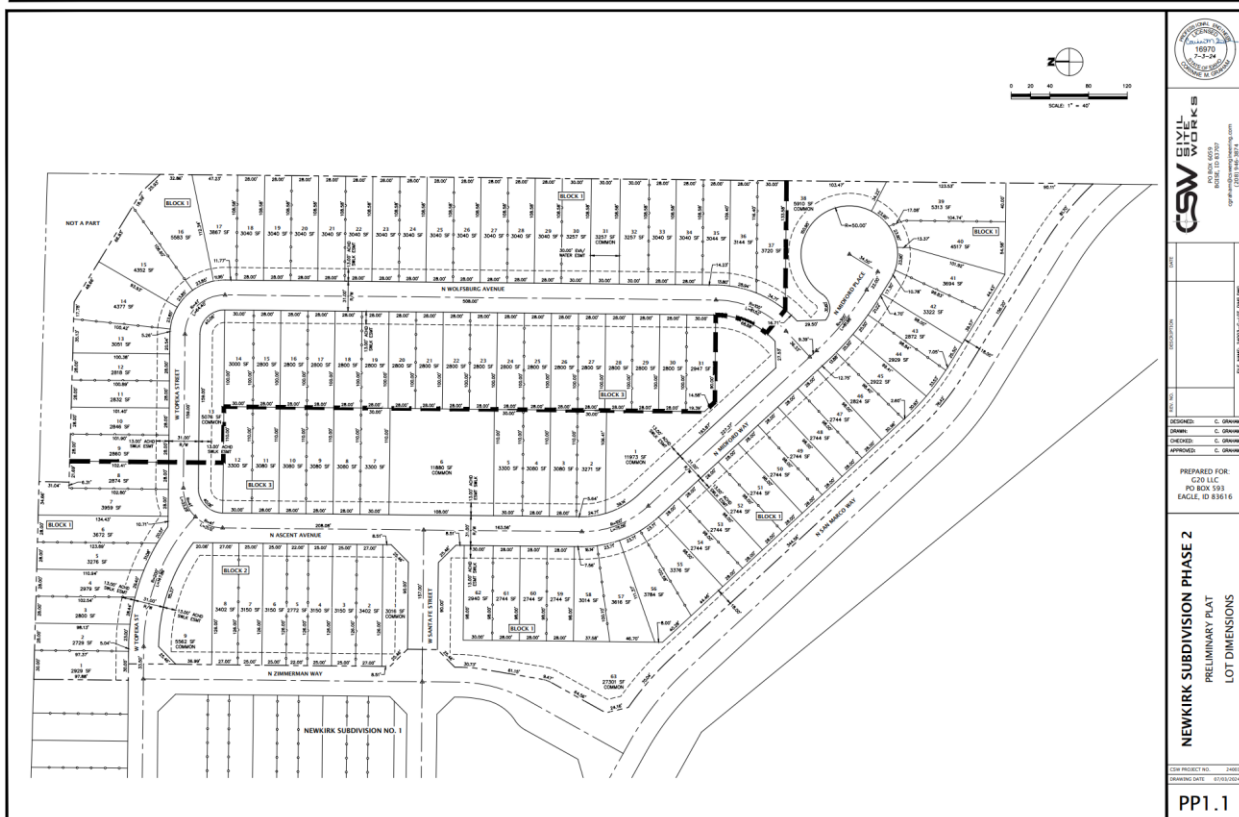
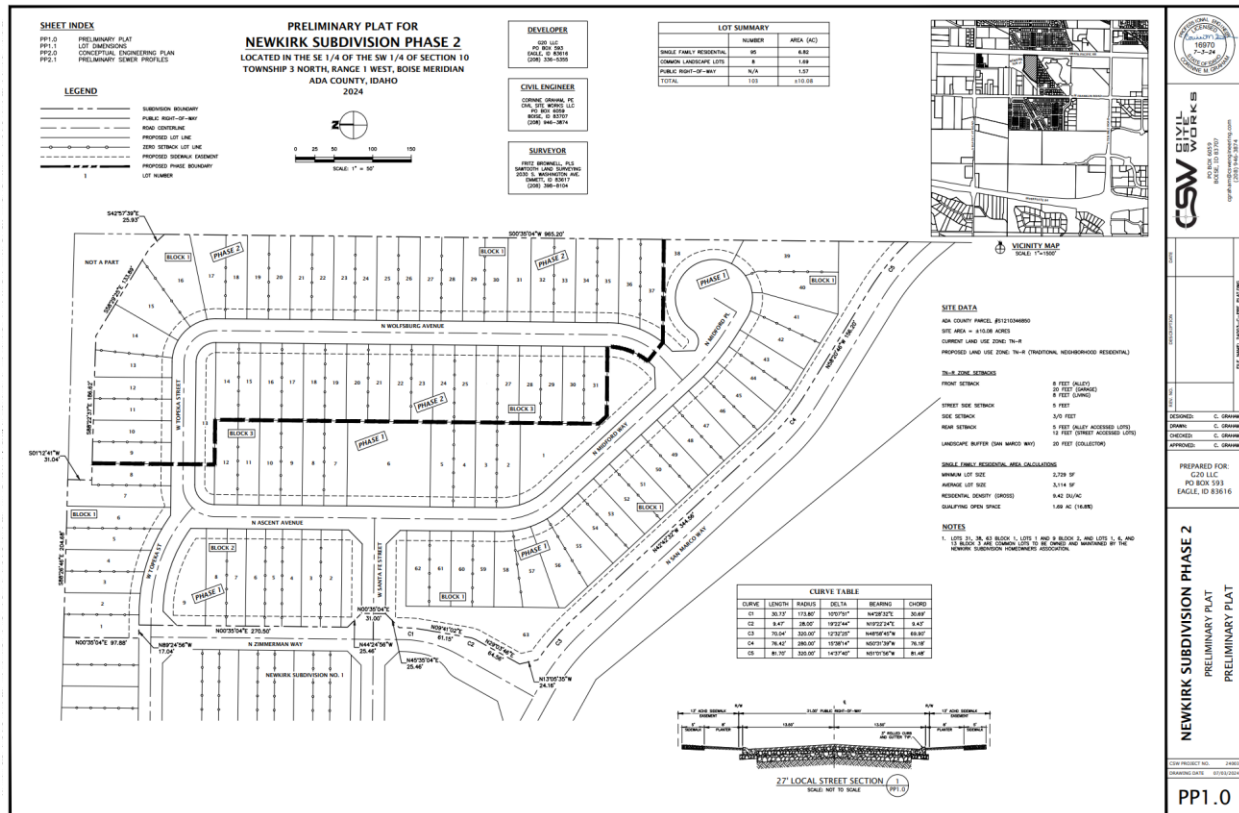
PARCEL S1210346850 SERVICE ACCESSIBILITY

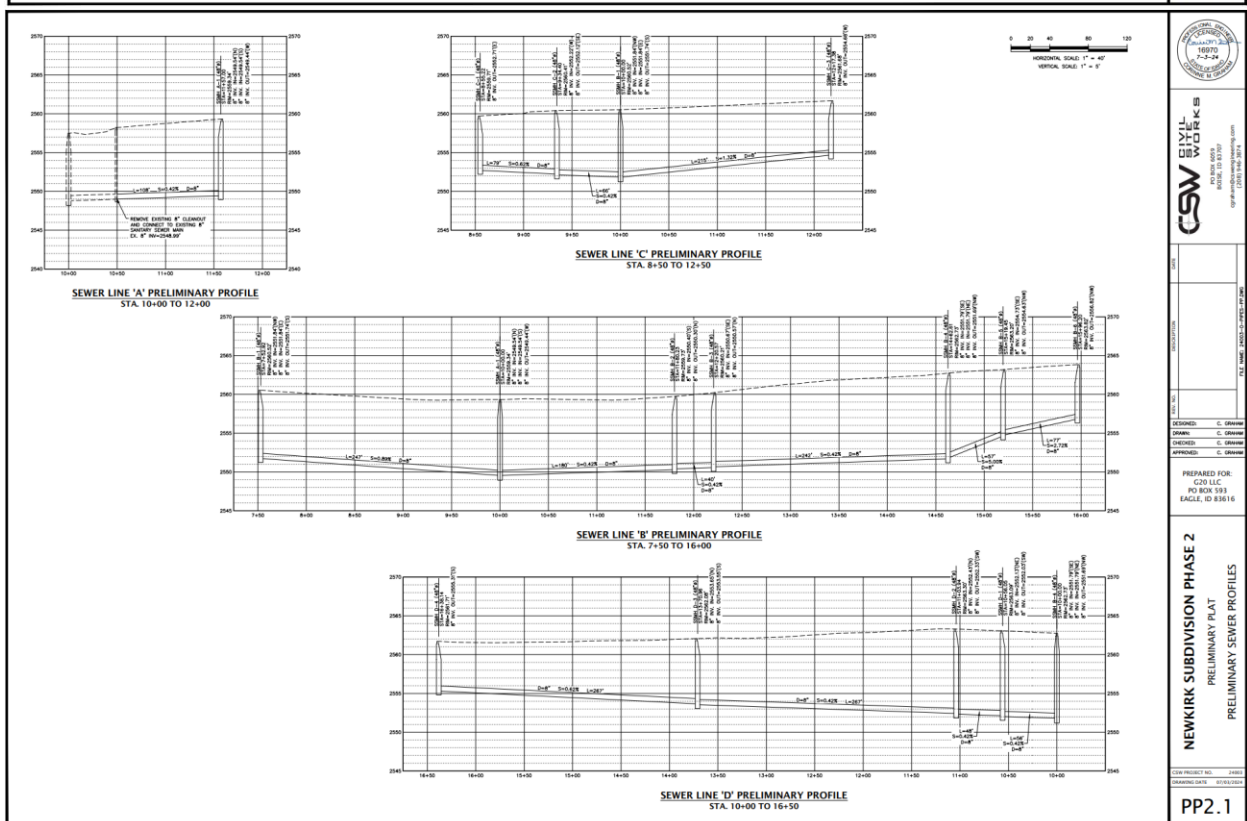
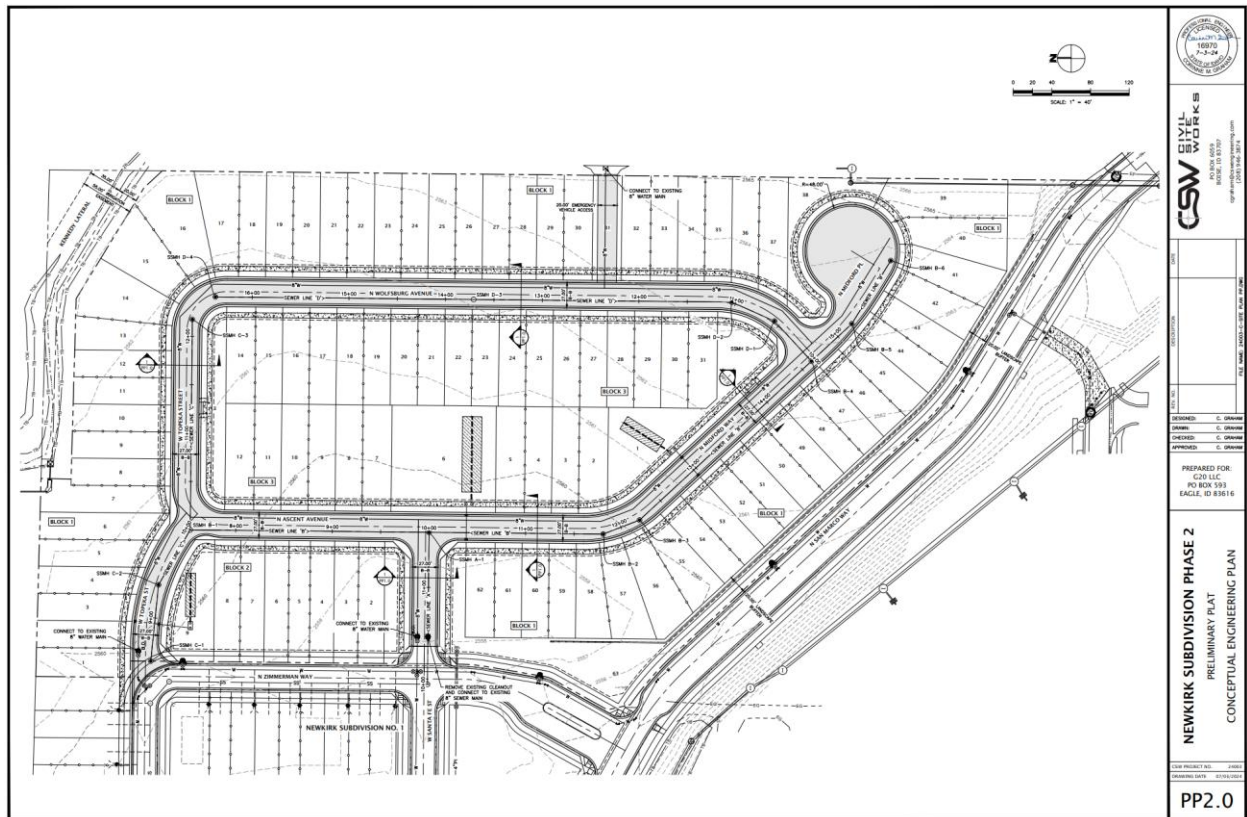
Overall Score: 35 **79th Percentile**

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

Report generated on 02-19-2026 by MERIDIAN\ritter

C. Preliminary Plat (date: 1/1/2026)





NEWKIRK SUBDIVISION NO. 2

BOOK __, PAGE __.

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNERS HEREBY CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MERIDIAN, IDAHO MUNICIPAL WATER SYSTEM, INCORPORATED AND THAT THE CITY OF MERIDIAN, IDAHO, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-13-04)

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USER AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE SITED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

BEGINNING IS S. 89°12'34" E., BETWEEN A FOUND ALUMINUM CAP PLS 1422, MARKING THE SW CORNER OF SECTION 10 AND A FOUND ALUMINUM CAP PLS 1422, MARKING THE SE CORNER OF SECTION 10, BOTH IN TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE E1/2 OF THE SW1/4 OF SECTION 10, T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO NOW INTENTIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE N. 9°25'39" E., CONCURRENT WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 143.26 FEET;

THENCE LEAVING SAID EAST LINE, N. 89°12'34" E., 220.81 FEET TO NORTHWEST CORNER OF ENTRATA FARMS SUBDIVISION NO. 2, AS SHOWN ON BOOK 118 OF PLATS, PAGES 151-154-155; ADA COUNTY RECORDS AND THE SOUTHWESTERLY RIGHT OF WAY OF KENNEDY LATERAL, MARKED BY A 5/8" REBAR WITH NO CAP AND THE **POINT OF BEGINNING** 14";

THENCE S. 9°25'34" W., CONCURRENT WITH THE BOUNDARY OF SAID ENTRATA FARMS SUBDIVISION NO. 2, A DISTANCE OF 165.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 61.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 14°57'40", SUBTENDED BY A CHORD BEARING N. 31°01'56" W., 61.46 FEET;

THENCE N. 38°30'46" W., 156.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE 76.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 15°58'14", SUBTENDED BY A CHORD BEARING N. 50°51'39" W., 76.38 FEET;

THENCE N. 42°42'52" W., 144.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 70.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 17°20'25", SUBTENDED BY A CHORD BEARING N. 46°58'46" W., 69.30 FEET;

THENCE N. 29°02'46" E., 64.36 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 9.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.00 FEET, THROUGH A CENTRAL ANGLE OF 19°22'44", SUBTENDED BY A CHORD BEARING N. 19°22'24" E., 9.43 FEET;

THENCE N. 8°40'57" E., 61.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 35.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 171.79 FEET, THROUGH A CENTRAL ANGLE OF 10°14'59", SUBTENDED BY A CHORD BEARING N. 4°28'52" E., 35.00 FEET;

THENCE N. 40°38'04" E., 25.46 FEET;

THENCE N. 9°25'04" E., 21.06 FEET;

THENCE N. 44°24'50" W., 25.46 FEET;

THENCE N. 9°25'04" E., 270.50 FEET;

THENCE N. 89°24'50" W., 17.04 FEET;

THENCE N. 9°25'04" E., 97.88 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

THENCE N. 89°34'46" E., CONCURRENT WITH SAID SOUTHERLY RIGHT OF WAY, 204.68 FEET TO A 5/8" REBAR CAP PLS 11779 ON THE SOUTHWESTERLY RIGHT OF WAY OF THE KENNEDY LATERAL;

THENCE CONCURRENT WITH SAID SOUTHWESTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

THENCE S. 1°12'41" W., 31.04 FEET TO A 5/8" REBAR CAP PLS 11779;

THENCE S. 89°32'37" E., 186.62 FEET TO A 5/8" REBAR CAP PLS 11779;

THENCE S. 89°29'25" E., 133.89 FEET TO A 5/8" REBAR CAP PLS 11779;

THENCE S. 42°02'30" E., 25.83 FEET TO THE **POINT OF BEGINNING** "A";

TOGETHER WITH A PARCEL OF LAND LYING ON THE NORTHWESTERLY SIDE OF SAID KENNEDY LATERAL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED POINT OF BEGINNING "A";

THENCE N. 0°25'04" E., 16.38 FEET TO A 5/8" REBAR WITH CAP PLS 11779 ON SAID NORTHWESTERLY RIGHT OF WAY AND THE **POINT OF BEGINNING**;

THENCE N. 89°30'24" W., CONCURRENT WITH SAID RIGHT OF WAY, 100.01 FEET TO A 5/8" REBAR WITH CAP PLS 11779 ON SAID SOUTHERLY RAILROAD RIGHT OF WAY;

THENCE S. 89°34'46" E., CONCURRENT WITH SAID SOUTHERLY RAILROAD RIGHT OF WAY, 80.32 FEET TO A 5/8" REBAR WITH CAP PLS 11779;

THENCE S. 0°25'04" W., 30.25 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 10.127 ACRES MORE OR LESS.

ACKNOWLEDGMENT

STATE OF IDAHO } SS

COUNTY OF ADA }

ON THIS ____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED JIN CONGER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF C20, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO

RESIDING AT

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR:

I, JEFF BEAGLEY, PLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE RIGHTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND PLAIN ACT, IDAHO CODE 20-1001 THROUGH 20-1011.

JEFF BEAGLEY
11574
JEFF BEAGLEY
P.L.S. 11574

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SAWTOOTH
Land Surveying, LLC

SHEET: 3 OF 4 DATE: 1/20/26 DRAWN BY: AR CHECKED BY: JB DWG#: 124155 124155-PP

NEWKIRK SUBDIVISION NO. 2

BOOK __, PAGE __.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1305, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH, EHS _____ DATE _____

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 2026.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT _____ DATE _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

CITY ENGINEER _____ DATE _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, 2026 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK _____ DATE _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR _____ DATE _____

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN "PAID IN FULL." THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER _____ DATE _____

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO } SS

COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC, AT _____ MINUTES PAST _____ O'CLOCK _____ M., THIS ____ DAY OF _____, 2026, A.D., AND WAS DULY RECORDED IN BOOK _____ PLATS AT PAGES _____ THROUGH _____, INSTRUMENT NUMBER _____.

DEPUTY _____ EX-OFFICIO RECORDER _____

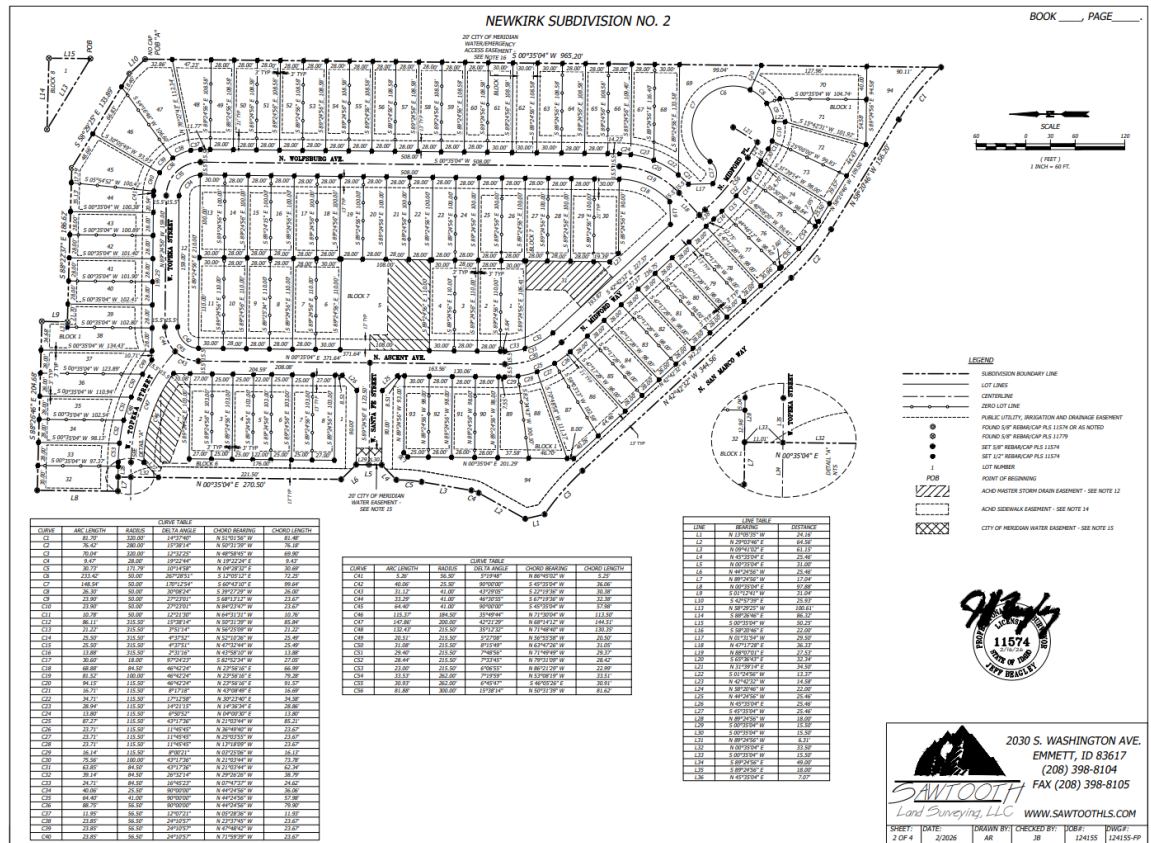
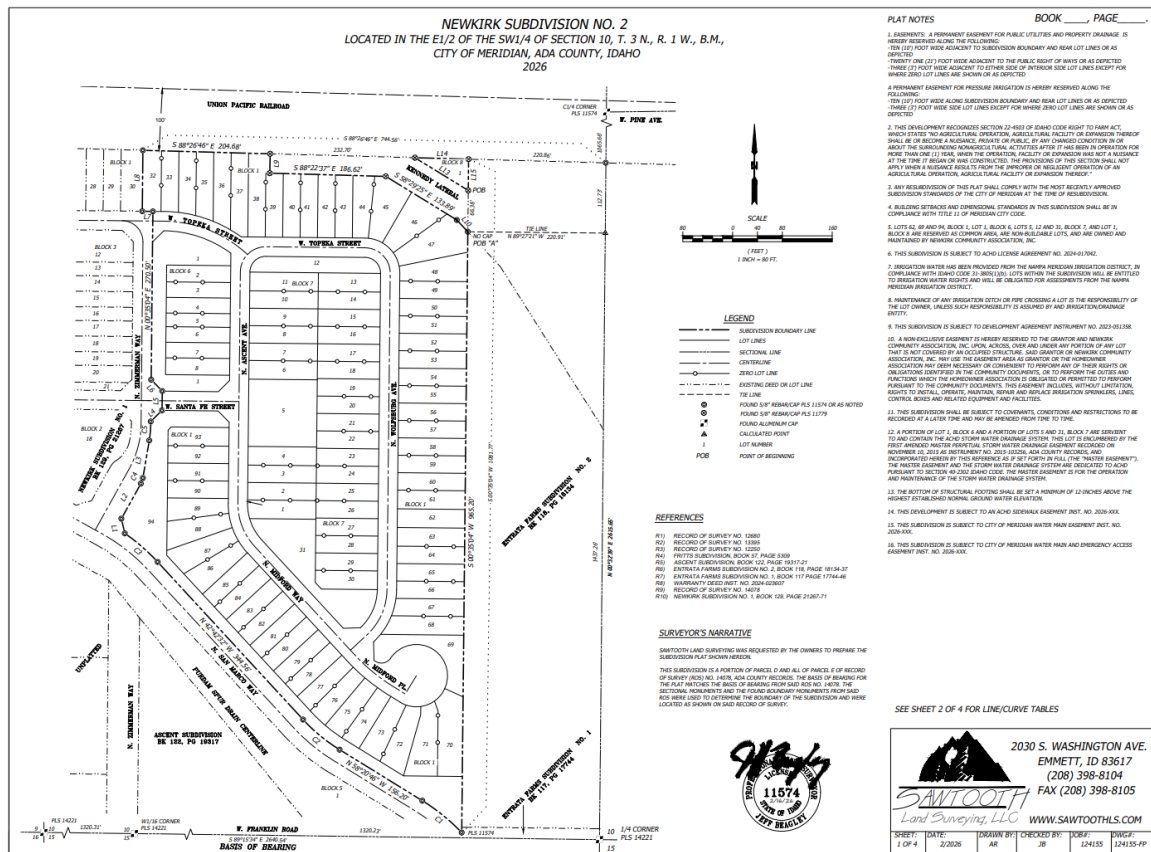
11574
JEFF BEAGLEY

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SAWTOOTH
Land Surveying, LLC

SHEET: 4 OF 4 DATE: 1/20/26 DRAWN BY: AR CHECKED BY: JB DWG#: 124155 124155-PP

D. Final Plat (date: 2/01/2026)



NEWKIRK SUBDIVISION NO. 2

BOOK __, PAGE __.

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNERS FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE EQUITABLE WATER FROM THE CITY OF MERIDIAN, IDAHO MUNICIPAL WATER SYSTEMS INCORPORATED AND THAT THE CITY OF MERIDIAN, IDAHO HAS AGREED IN WRITING TO SOME ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 36-2-104)

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

BACKS OF BEARING IS S. 89°15'34" E., BETWEEN A FOUND ALUMINUM CAP PLS 14221 MARKING THE SW CORNER OF SECTION 10 AND A FOUND ALUMINUM CAP PLS 14221 MARKING THE SW CORNER OF SECTION 10, BOTH IN TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE E1/2 OF THE SW1/4 OF SECTION 10, T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 10;

THENCE N. 0°15'23" E., CONCURRENT WITH THE EAST LINE OF SAID SW1/4, A DISTANCE OF 142.26 FEET;

THENCE LEAVING SAID EAST LINE, N. 89°15'34" E., 220.91 FEET TO NORTHWEST CORNER OF OUTRETA FARMS SUBDIVISION NO. 3, AS SHOWN ON BOOK 124 OF PLATS, PAGES 1834-1835, ADA COUNTY RECORDS AND THE SOUTHWESTERLY RIGHT OF WAY OF KENNEDY LATERAL, MARKED BY A 5/8" REBAR WITH NO CAP AND THE **POINT OF BEGINNING "A"**;

THENCE S. 0°10'34" W., CONCURRENT WITH THE BOUNDARY OF SAID OUTRETA FARMS SUBDIVISION NO. 3, A DISTANCE OF 865.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 82.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 1°14'47", SUTERED BY A CHORD BEARING N. 7°10'58" W., 81.40 FEET;

THENCE N. 30°10'40" W., 156.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE 76.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 208.00 FEET, THROUGH A CENTRAL ANGLE OF 1°10'41", SUTERED BY A CHORD BEARING N. 30°11'30" W., 76.38 FEET;

THENCE N. 42°42'12" W., 344.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 70.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 1°12'25", SUTERED BY A CHORD BEARING N. 40°58'40" W., 69.80 FEET;

THENCE N. 12°50'37" W., 54.16 FEET;

THENCE N. 29°10'40" E., 64.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 8.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.00 FEET, THROUGH A CENTRAL ANGLE OF 19°22'44", SUTERED BY A CHORD BEARING N. 19°22'44" E., 8.43 FEET;

THENCE N. 0°41'10" E., 61.15 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE 30.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 171.79 FEET, THROUGH A CENTRAL ANGLE OF 10°14'49", SUTERED BY A CHORD BEARING N. 0°09'54" E., 30.69 FEET;

THENCE N. 40°59'54" E., 25.46 FEET;

THENCE N. 0°10'34" E., 31.80 FEET;

THENCE N. 40°40'40" W., 25.46 FEET;

THENCE N. 0°25'04" E., 276.50 FEET;

THENCE N. 80°45'40" W., 17.04 FEET;

THENCE N. 0°10'34" E., 57.88 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

THENCE S. 80°10'40" E., CONCURRENT WITH SAID SOUTHERLY RIGHT OF WAY, 204.68 FEET TO A 5/8" REBAR/CAP PLS 11779 ON THE SOUTHWESTERLY RIGHT OF WAY OF THE KENNEDY LATERAL;

THENCE CONCURRENT WITH SAID SOUTHWESTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) CHANGES AND DISTANCES:

THENCE S. 1°14'42" W., 31.04 FEET TO A 5/8" REBAR/CAP PLS 11779;

THENCE S. 80°23'17" E., 186.42 FEET TO A 5/8" REBAR/CAP PLS 11779;

THENCE S. 50°29'25" E., 133.89 FEET TO A 5/8" REBAR/CAP PLS 11779;

THENCE S. 42°57'09" E., 25.93 FEET TO THE **POINT OF BEGINNING "A"**;

TOGETHER WITH A PARCEL OF LAND LYING ON THE NORTHEASTELY SIDE OF SAID KENNEDY LATERAL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ABOVEMENTIONED POINT OF BEGINNING "A";

THENCE N. 0°10'34" E., 66.30 FEET TO A 5/8" REBAR WITH CAP PLS 11779 ON SAID NORTHEASTELY RIGHT OF WAY AND THE **POINT OF BEGINNING**;

THENCE N. 50°29'25" W., CONCURRENT WITH SAID RIGHT OF WAY, 100.61 FEET TO A 5/8" REBAR WITH CAP PLS 11779 ON SAID SOUTHERLY RAILROAD RIGHT OF WAY;

THENCE S. 80°40'40" E., CONCURRENT WITH SAID SOUTHERLY RAILROAD RIGHT OF WAY, 86.32 FEET TO A 5/8" REBAR WITH CAP PLS 11779;

THENCE S. 0°10'34" W., 50.25 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 10.127 ACRES MORE OR LESS.

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS ____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFF BEAGLEY, KNOWN TO ME TO BE A MEMBER OF G&L, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR:

I, JEFF BEAGLEY, PLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1001 THROUGH 55-1612.

JEFF BEAGLEY



P.L.S. 11574

		2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104 FAX (208) 398-8105 WWW.SAWTOOTHLS.COM	
SHEET:	DATE:	DRAWN BY:	CHECKED BY:
3 OF 4	1/2026	AR	JB
			124155
			124155-PP

NEWKIRK SUBDIVISION NO. 2

BOOK __, PAGE __.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER ON HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DESAPPROVAL.

DISTRICT HEALTH, HHS _____ DATE _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, 2020 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK _____ DATE _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR _____ DATE _____

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 2020.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT _____ DATE _____

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN "PAID IN FULL." THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER _____ DATE _____

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS

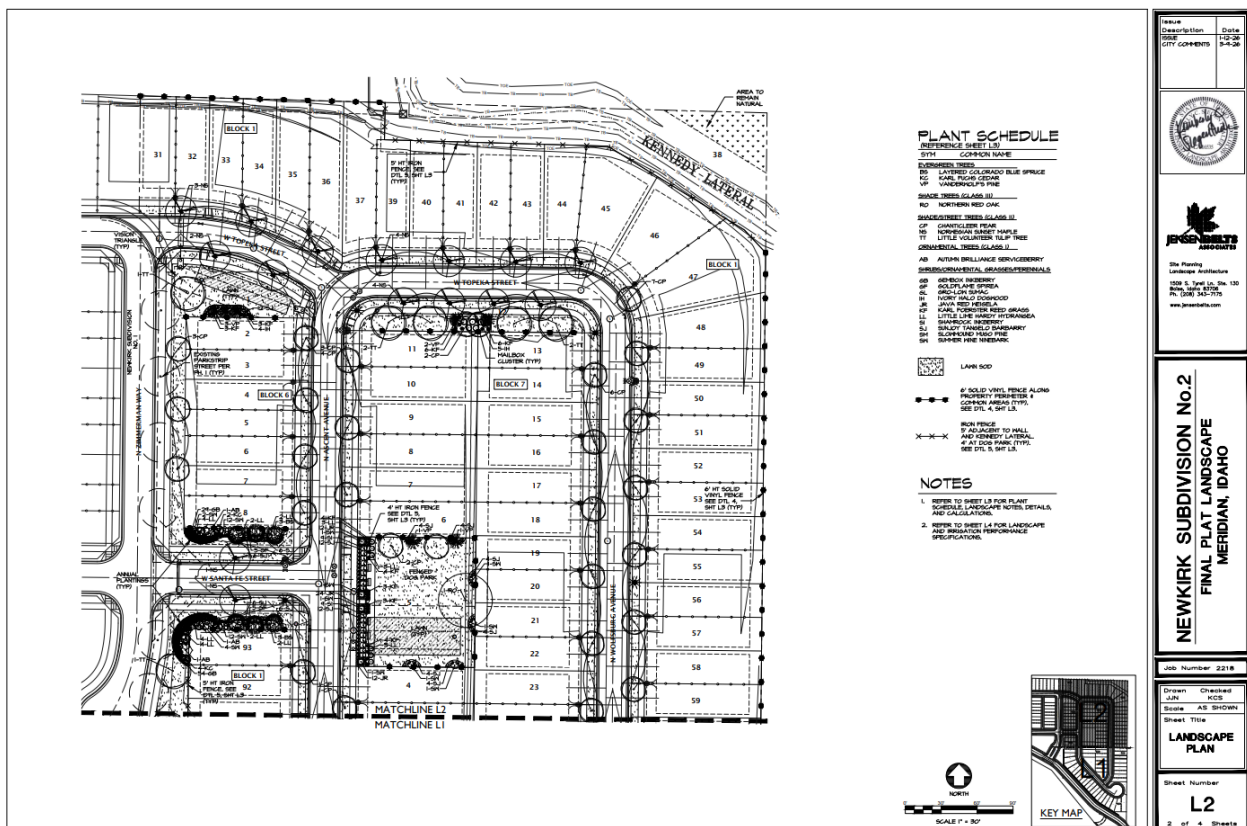
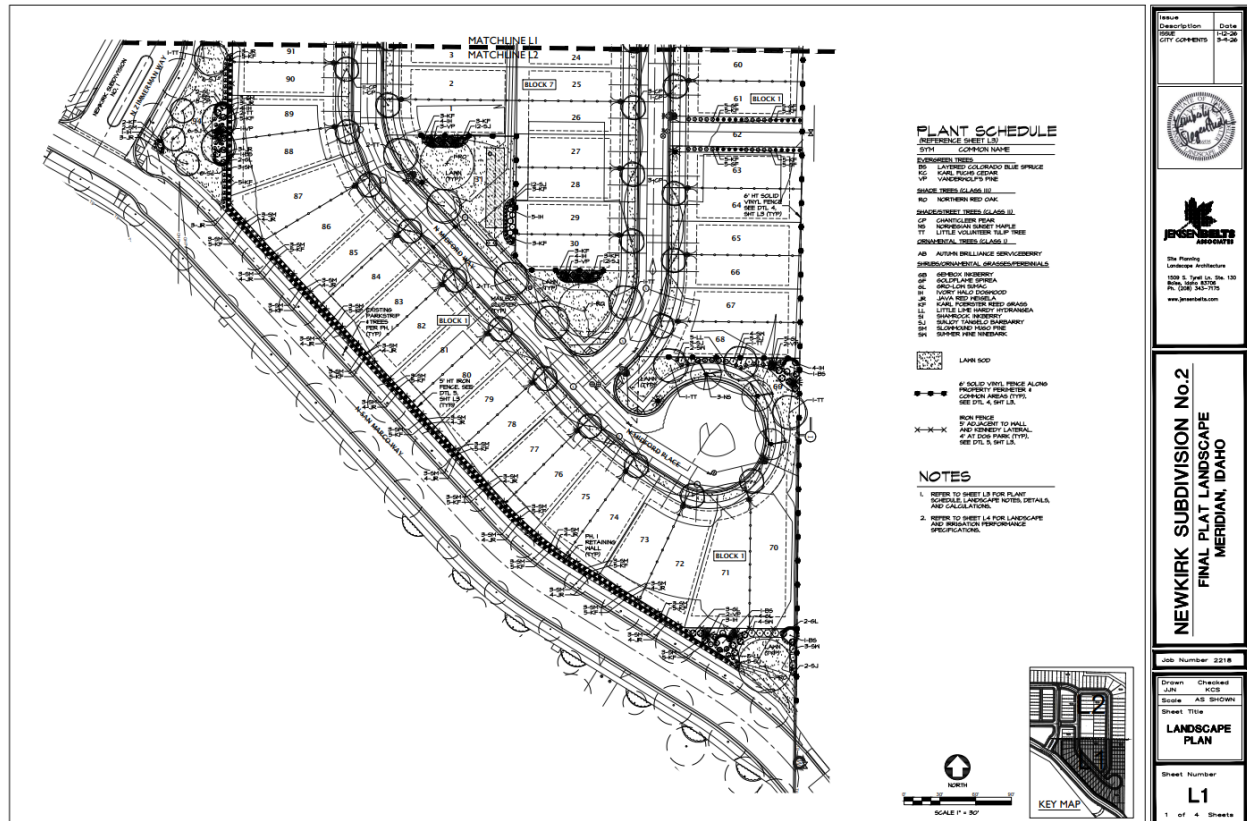
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC, AT _____ HOURS PAST _____ O'CLOCK _____ M. THIS ____ DAY OF _____, 2020, A.D., AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGE _____ THROUGH _____ INSTRUMENT NUMBER _____.

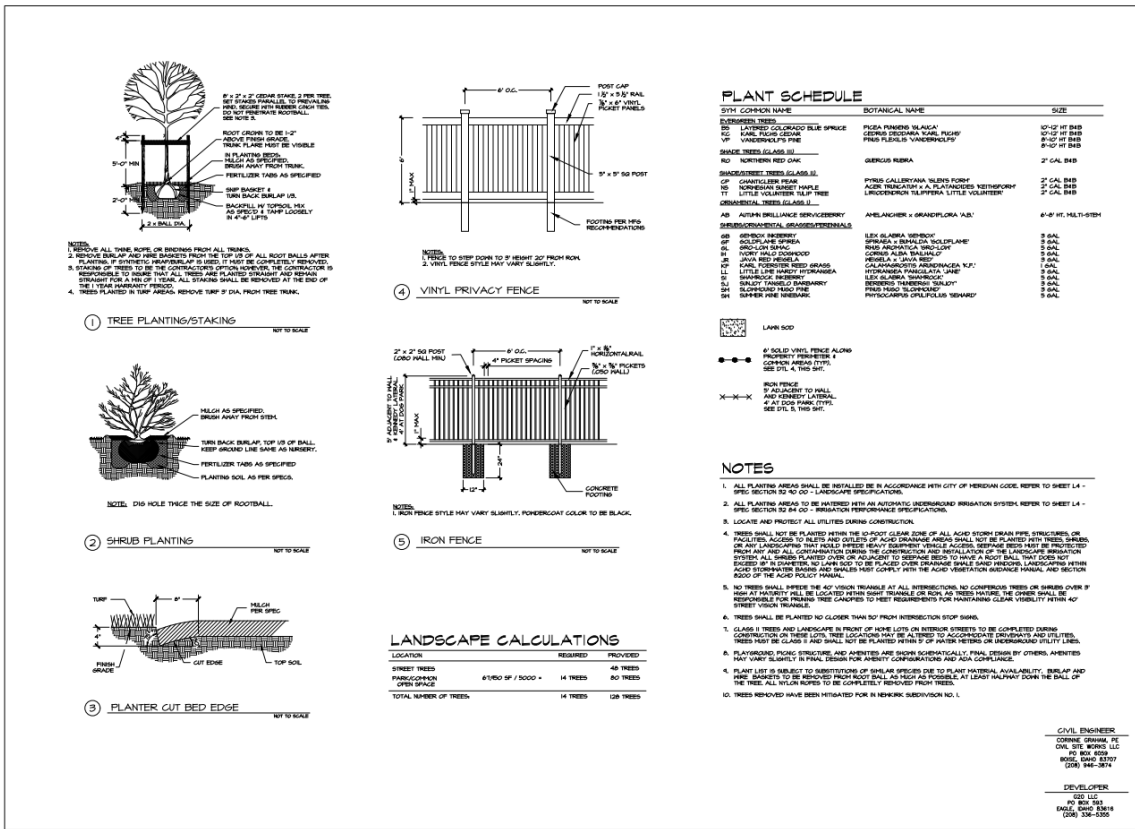
DEPUTY _____ EX-OFFICIO RECORDER _____



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SHEET:	DATE:	DRAWN BY:	CHECKED BY:
4 OF 4	1/2026	AR	JB
			124155
			124155-PP

E. Landscape Plan (date: 3/9/2026)





PLAN

DATE: 10-20-2020

BY: J. COOPER

SCALE: 1/8\"/>

NEWKIRK SUBDIVISION No.2

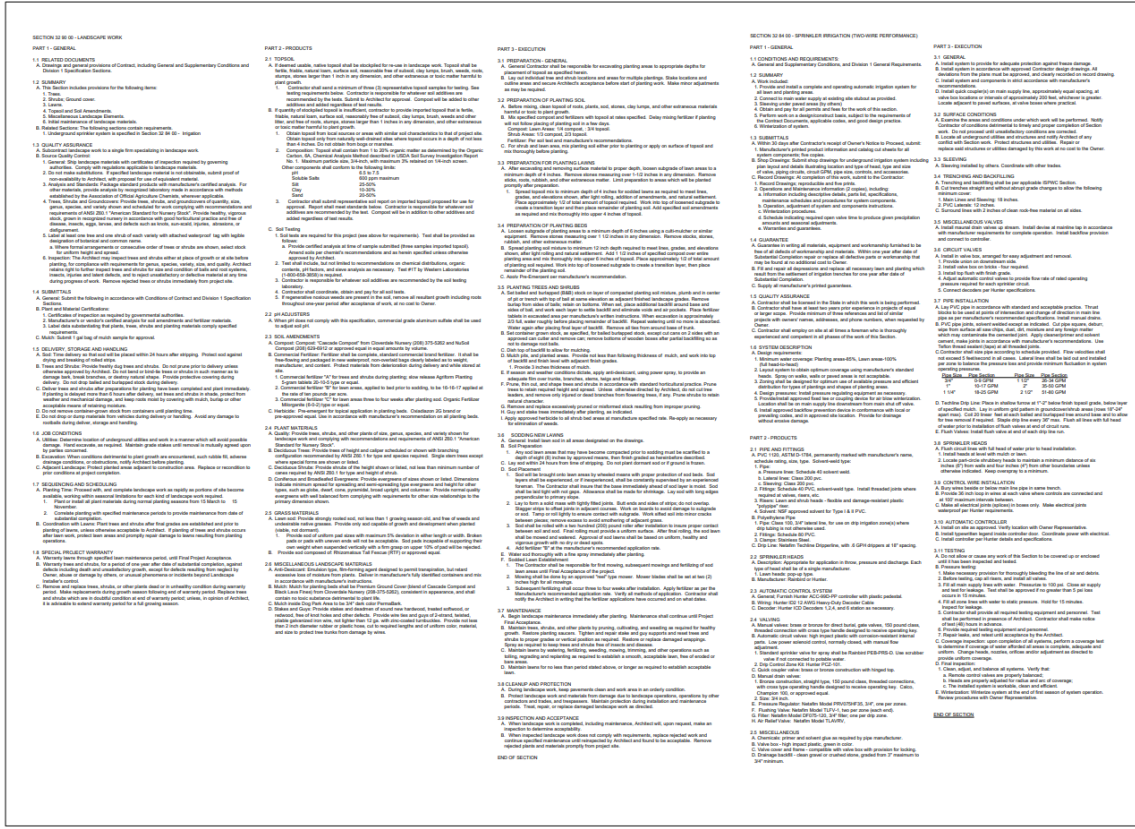
FINAL PLAT LANDSCAPE

MERIDIAN, IDAHO

LANDSCAPE DETAILS

Sheet Number: **L3**

3 of 4 Sheets



PLAN

DATE: 10-20-2020

BY: J. COOPER

SCALE: 1/8\"/>

NEWKIRK SUBDIVISION No.2

FINAL PLAT LANDSCAPE

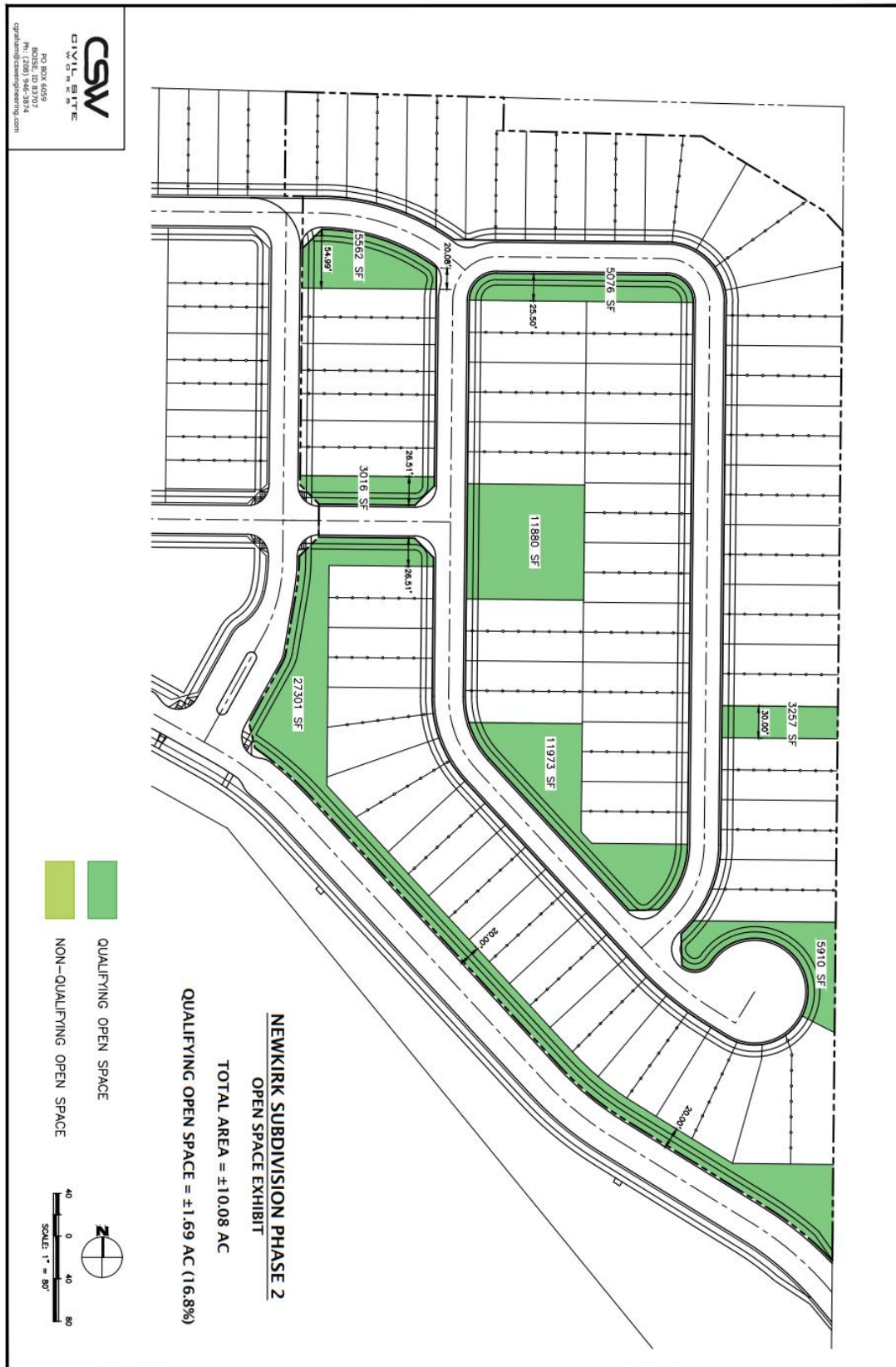
MERIDIAN, IDAHO

LANDSCAPE SPECIFICATIONS

Sheet Number: **L4**

4 of 4 Sheets

F. Qualified Open Space Exhibit (date: 8/27/2024)

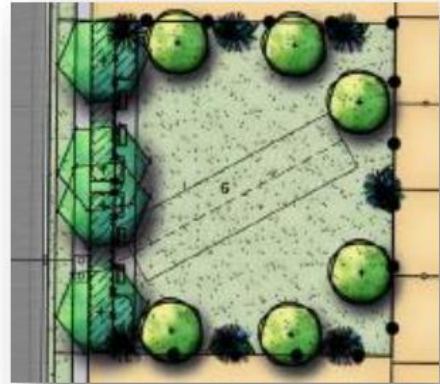


G. Site Amenities

Newkirk 2

A. Quarter Acre Dog Park (Block 3, Lot 6) (11,880 sq ft)

- Fenced area
- Waste Station
- Sitting Benches



The **Newkirk** and **Newkirk 2** Neighborhood residents have access to all amenities in both developments.

Newkirk (approved in 2023)

A. Large One-Acre Play Park – The Newkirk Neighborhood Park will contain the following recreation facilities:

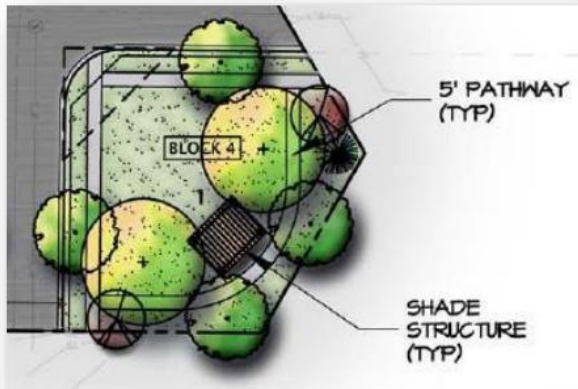
- Play Structure
- Swings
- Seating Benches
- Shade Structure
- Climbing Rocks
- Climbing Dome
- Large Grass play area
- Attractive Landscaping
- Playground fencing for safety



B. Pathways – The Newkirk Neighborhood will include the following pedestrian pathways:

- **5' Wide Separated Pedestrian Pathway on Both sides of N. San Marco Way – 2,770 LF**

Pedestrian pathways within the Newkirk Neighborhood will total over one half mile in length.



C. Pathway Park - The Newkirk Neighborhood Park will contain a small pedestrian park including:

- **Shade Structure**
- **Additional Pathway**
- **Seating Areas**
- **Attractive Landscaping**

H. Building Elevations

Single-Family
Attached



Alley Loaded
Three-plex



I. Emergency Access Exhibit



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

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

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

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

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

B. Mixed Use Analysis Notes

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

C. Service Assessment Notes

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

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

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

D. ACHD Roadway Infographic Notes

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

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.
- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.