

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



In the Matter of the Request for Short plat to subdivide an existing parcel consisting of 0.20-acre lot, into two (2) building lots in the R-15 zoning district, by Tamee Crawford.

Case No(s). SHP-2025-0007

For the City Council Hearing Date of: February 10th, 2026 (Findings on February 17th, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of February 10th, 2026, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of February 10th, 2026, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of February 10th, 2026, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of February 10th, 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 February 10th, 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 a Short Plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of February 10th, 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 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 February 10th, 2026.

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

COUNCIL PRESIDENT JOHN OVERTON VOTED _____

COUNCIL VICE PRESIDENT ANNE LITTLE ROBERTS VOTED _____

COUNCIL MEMBER DOUG TAYLOR VOTED _____

COUNCIL MEMBER LUKE CAVENER VOTED _____

COUNCIL MEMBER LIZ STRADER 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

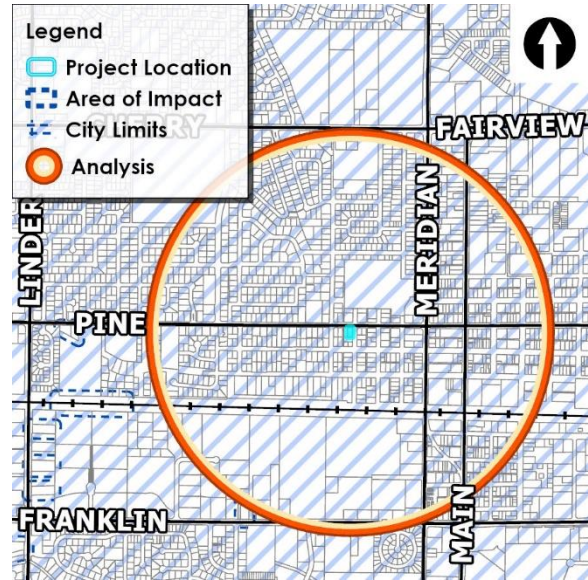
**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: 2/10/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Tammee Crawford
SUBJECT: SHP-2025-0007
Silvas First Subdivision

LOCATION: Located at 303 W. Pine Avenue in a portion of Lots 1 and 2 of West View Addition in the NE ¼ of the SE ¼ of T.3N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Short plat to subdivide an existing parcel consisting of 0.20 acre lot, into two (2) building lots in the R-15 zoning district.

B. Waivers

The existing home has access to W. Pine Avenue which requires a City Council waiver for it to remain in place. This access leads to the garage for the existing home.

C. Recommendation

Staff: Approval with conditions

D. Decision

City Council: Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential	-
Proposed Land Use(s)	Residential	-
Existing/Proposed Zoning	R-15/R-15	V.A.2
Future Land Use Designation	Old Town (O-T)	V.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	Monday, October 20, 2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		III.C
<ul style="list-style-type: none"> • Comments Received 	Yes	-
<ul style="list-style-type: none"> • Commission Action Required 	No	-
<ul style="list-style-type: none"> • Access 	The existing home will retain access on W. Pine Avenue, the new lot will take access from NW 3 rd Street.	-
ITD Comments Received	No	-
Meridian Public Works Wastewater	Distance to Mainline: Available; Impacts or Concerns: See Public Works Site Specific Conditions	III.B
Meridian Public Works Water	Distance to Mainline: Available at site; Impacts or Concerns: None	III.B

See City/Agency Comments and Conditions Section for all department/agency comments received or see public record:

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The short plat proposes to subdivide the 0.20-acre property into two (2) building lots in the R-15 zoning district.

Table 4: Project Overview

Description	Details
History	N/A
Residential Units	2 Single Family Homes
Acreage	.200 acre
Lots	2 Buildable Lots

B. Site Development and Use Analysis

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

There is an existing single-family home that will remain on Lot 1, Block 1 and will be accessed via an existing driveway coming off W. Pine Avenue. The access off of Pine Avenue will require a City Council waiver to remain in place.

In addition, there is an existing carport and shed that will need to be removed from the property prior to the city engineer's signature on the plat.

2. Dimensional Standards (*UDC 11-2*):

Existing and future development of the proposed lots shall comply with the dimensional standards set forth in UDC Table 11-2A-7 for the R-15 zoning district. The existing residence will meet the required R-15 setbacks provided the carport on the south side of the site is removed. Additionally, the applicant has shown a 10-foot public utility, drainage, and irrigation easement along the east side of the site that appears to encroach into the footprint of the existing residence. This easement must be revised to lie outside of the existing building footprint. The future residence on Lot 2 shall also be required to comply with the applicable dimensional standards.

C. Design Standards Analysis

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

There is an existing home that is proposed to stay on Lot 1 complies with the setback requirements listed in UDC 11-2A-7. However, there is an existing carport and shed that is on the southern portion of the property that will need to be removed in order to conform to these setbacks. The applicant agrees to remove the accessory structures. Both structures will need to be removed before the City Engineer's Signature.

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

i. Landscape buffers along streets

A 25-foot wide street buffer is required adjacent to W. Pine Avenue, an arterial street. This buffer should be landscaped per the standards listed in UDC 11-3B-7C. *The*

landscape plan shall be revised to include dimensions of the 25-foot landscape buffer and include vegetation coverage calculations to ensure compliance with the standards.

ii. Tree preservation

A Tree Mitigation Plan should be submitted with the final plat signature application detailing all existing trees and methods of mitigation outlined by the City Arborist before any trees are to be removed as set forth in UDC 11-3B-10C.5.

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

i. Residential parking analysis

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. The applicant is proposing a new dwelling with a garage that will meet the required parking standards. Staff will confirm compliance with these standards at the time of building permit submittal for each residence.

D. Transportation Analysis

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

Access to this property is provided via Pine Avenue, an existing arterial street for Lot 1 and NW 3rd Street for Lot 2.

E. Services Analysis

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

Underground pressurized irrigation water is required to be provided to each lot within the subdivision as set forth in UDC 11-3A-15.

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

An adequate storm drainage system is 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 as set forth in UDC 11-3A-18.

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

Connection to City water and sewer services is required and are available to be extended by the developer with development in accord with UDC 11-3A-21 and Goals 3.03.03G & 3.03.03F. Urban sewer and water infrastructure and curb, gutter, and sidewalks are required to be provided with development of the subdivision.

III. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. If the City Engineer's signature has not been obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
2. The short plat and landscape plan included in Section VI.A, shall be revised as follows:
 - Revise the rear easement on Lot 2, Block 1 to be 10 feet in width. .
 - Graphically depict the 3-foot interior and 10-foot perimeter public utility, drainage, and irrigation easements.

- Modify the easement along NW 3rd Street to be outside of the existing buildings footprint. The easement cannot be within the foundation of the existing home.
 - Revise the landscape plan to provide vegetation coverage calculations for the buffer along W. Pine Avenue.
 - Revise the landscape plan to graphically depict the 25-foot landscape buffer along W. Pine Avenue on the plat.
 - Add a plat note stating the landscaping within the 25-foot landscape buffer along W. Pine Avenue will be maintained by Lot 1, Block 1 .
 - Add a plat note that Lot 1 retains the existing access to W. Pine Avenue if approved by the City Council.
 - Revise the plat to change W. Pine Street to W. Pine Avenue.
3. Future development shall comply with the dimensional standards listed in UDC *Table 11-2A-7* for the R-15 zoning district.
 4. Submit a Tree Mitigation Plan as part of your Landscape Plan with the final plat signature application detailing all existing trees and methods of mitigation outlined by the City Arborist before any trees are to be removed as set forth in UDC 11-3B-10C.5.
 5. Prior to City Engineer signature, the applicant shall remove the carport and shed on the southern portion of the site.
 6. If the City Engineer's signature has not been obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
 7. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

B. Meridian Public Works

Wastewater	
• Distance to Sewer Services	Sewer available
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	<ul style="list-style-type: none"> • 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 - Water main in NW 3rd street needs to be brought up to current standards. Install a new 8" main along NW 3rd from W Pine St to the southern boundary of the property.

SITE SPECIFIC CONDITIONS:

1. Water main in NW 3rd street needs to be brought up to current standards. Install a new 8" main along NW 3rd from W Pine St to the southern boundary of the property.
2. Water lines, fire hydrants and services up the meter require 20' easements. Easement to extend 10' beyond fire hydrant, water meters or termination of the main.
3. No permanent structure shall be allowed within a City utility easement including trees, deep-rooted shrubs, fences, trash enclosures, carports, sheds, buildings, etc.
4. Service lines shall not be installed across private property other than that being served, with the exception of appropriate common areas.

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 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.
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. Ada County Highway District (ACHD)



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

November 21, 2025

To: Tamee Crawford, via email
Centurion Engineers Inc.
2323 S Vista Avenue
Boise, ID 83705

Subject: MPP25-0025 / SHP-2025-0007
303 W Pine Avenue
Silvas First Subdivision

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no improvements required to the adjacent street(s). The proposed preliminary plat is approved without conditions as the site is not anticipated to generate many new trips.

The applicant will be required to pay all platting and review fees prior to final plat approval.

If you have any questions, please contact me at (208) 387-6391.

Sincerely,

A handwritten signature in black ink that reads "KaraLeigh Troyer".

KaraLeigh Troyer
Planner
Development Services

cc: City of Meridian (Nick Napoli), via email

connecting you to more

Ada County Highway District • 5800 N Meeker Avenue • Boise, ID • 83713 • PH 208-387-6100 • FX 345-7650 • www.achdidaho.org

IV. FINDINGS

A. Short Plat

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;

The Comprehensive Plan designates the future land use of this property as Old Town, the current zoning district of the site is R-15. The City Council finds the proposed short plat complies with the short plat standards listed in UDC 11-6B-5. The proposed development complies with the dimensional standards of the R-15 zoning district listed in UDC Table 11-2A-7.

2. Public services are available or can be made available and are adequate to accommodate the proposed development;

The City Council finds that public services will be provided and are adequate to serve the proposed lots.

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;

The City Council finds all required utilities will be provided with lot development at the developer's expense.

4. There is public financial capability of supporting services for the proposed development;

The City Council finds that the development will not require major expenditures for providing supporting services as services are already being provided in this area.

5. The development will not be detrimental to the public health, safety or general welfare; and

The 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.

The City Council is not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.

IV. ACTION

A. Staff:

Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report and in accord with the findings in Section VIII.

B. City Council:

The Meridian City Council heard these items on February 10th, 2026. At the public hearing, the Council moved to approve the subject short plat request.

1. Summary of the City Council public hearing:

- a. In favor: Zach Matson
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application: Nick Napoli
- f. Other Staff commenting on application: None

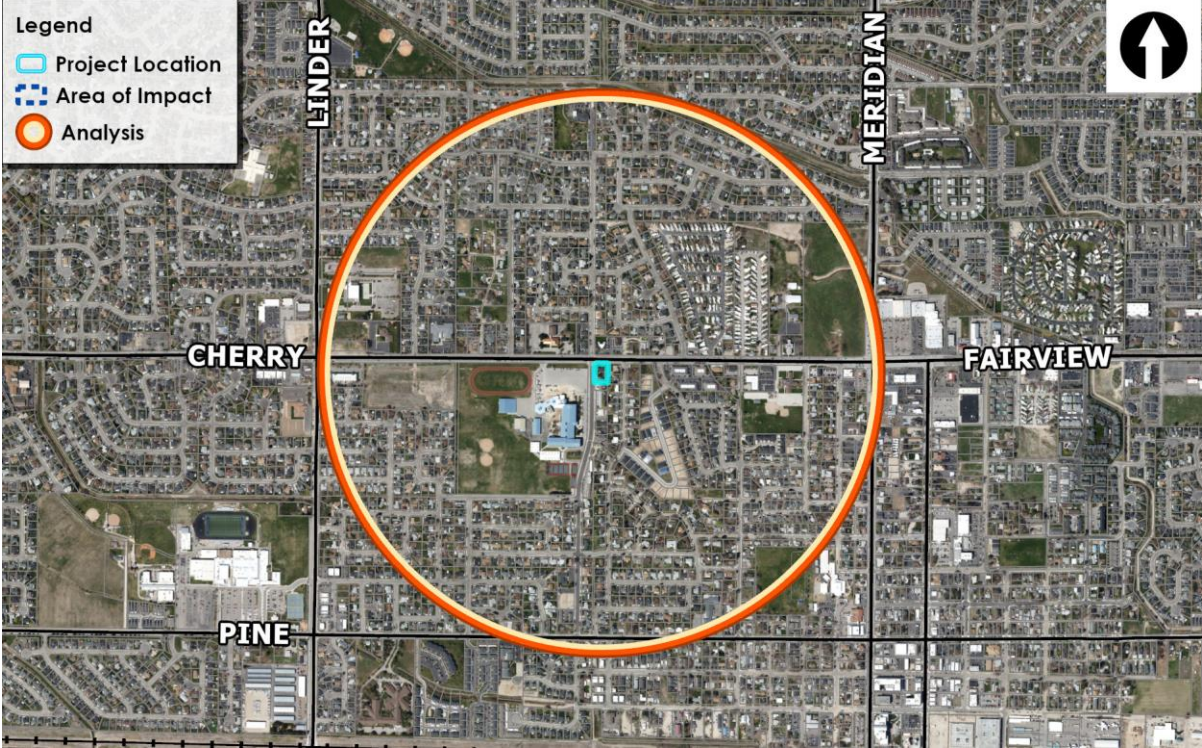
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by City Council:
 - a. None
4. City Council change(s) to Commission recommendation:
 - a. Council granted the waiver for the existing access off of Pine Avenue.

V. EXHIBITS

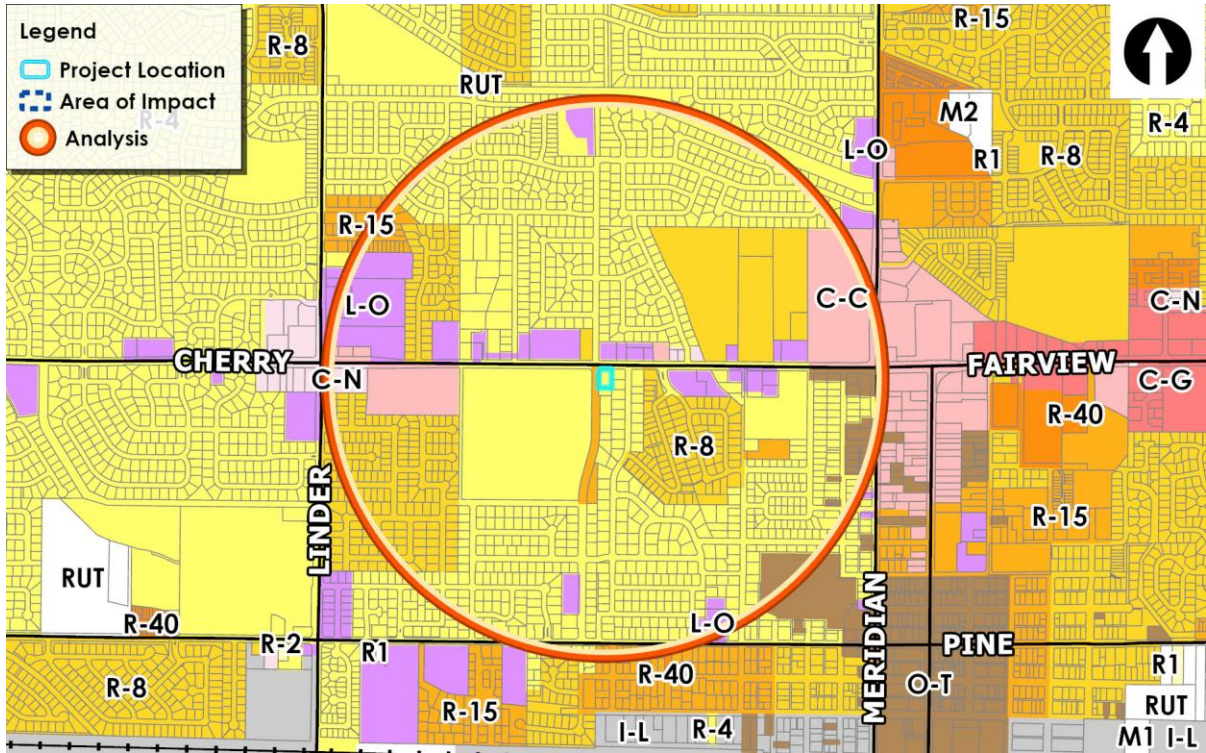
A. Project Area Maps

(link to [Project Overview](#))

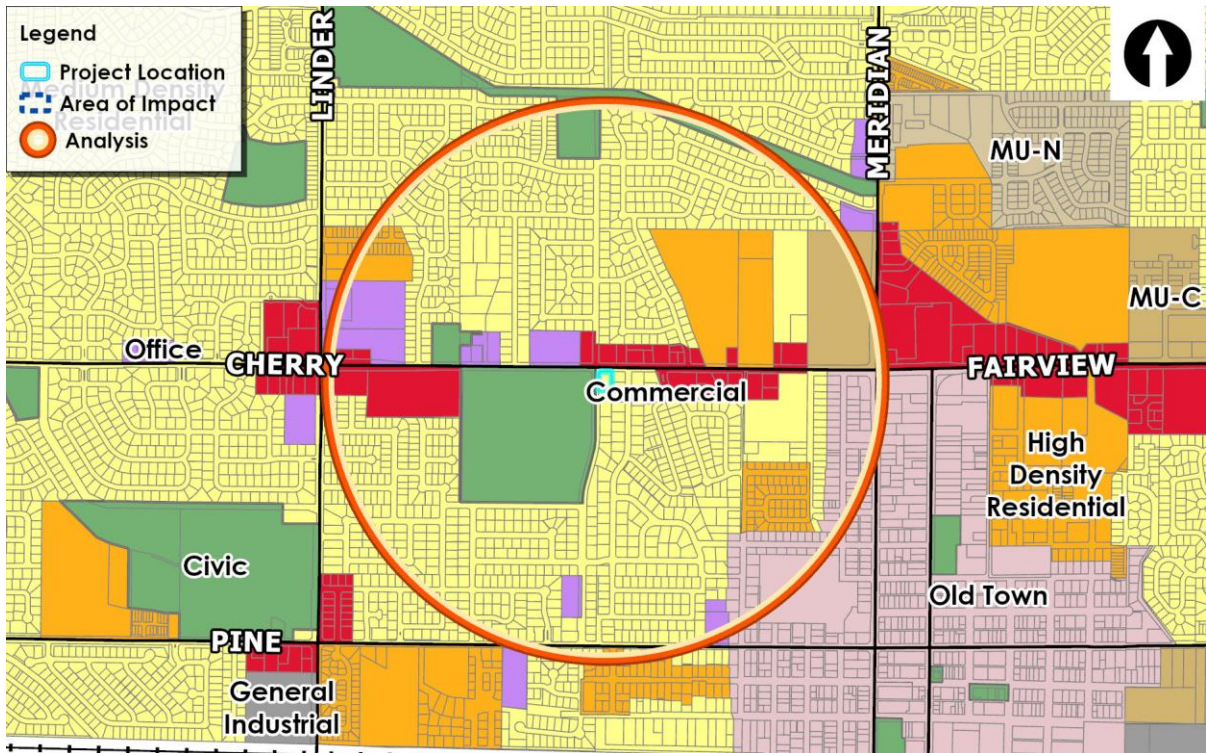
1. Aerial



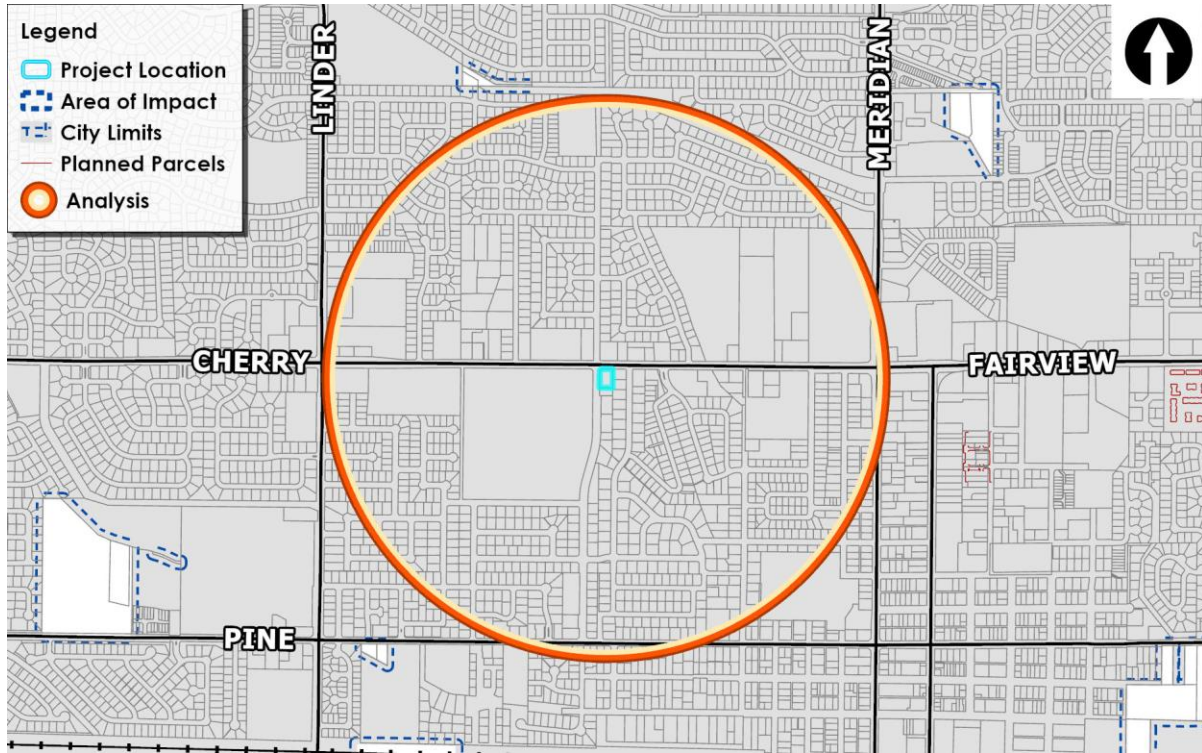
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



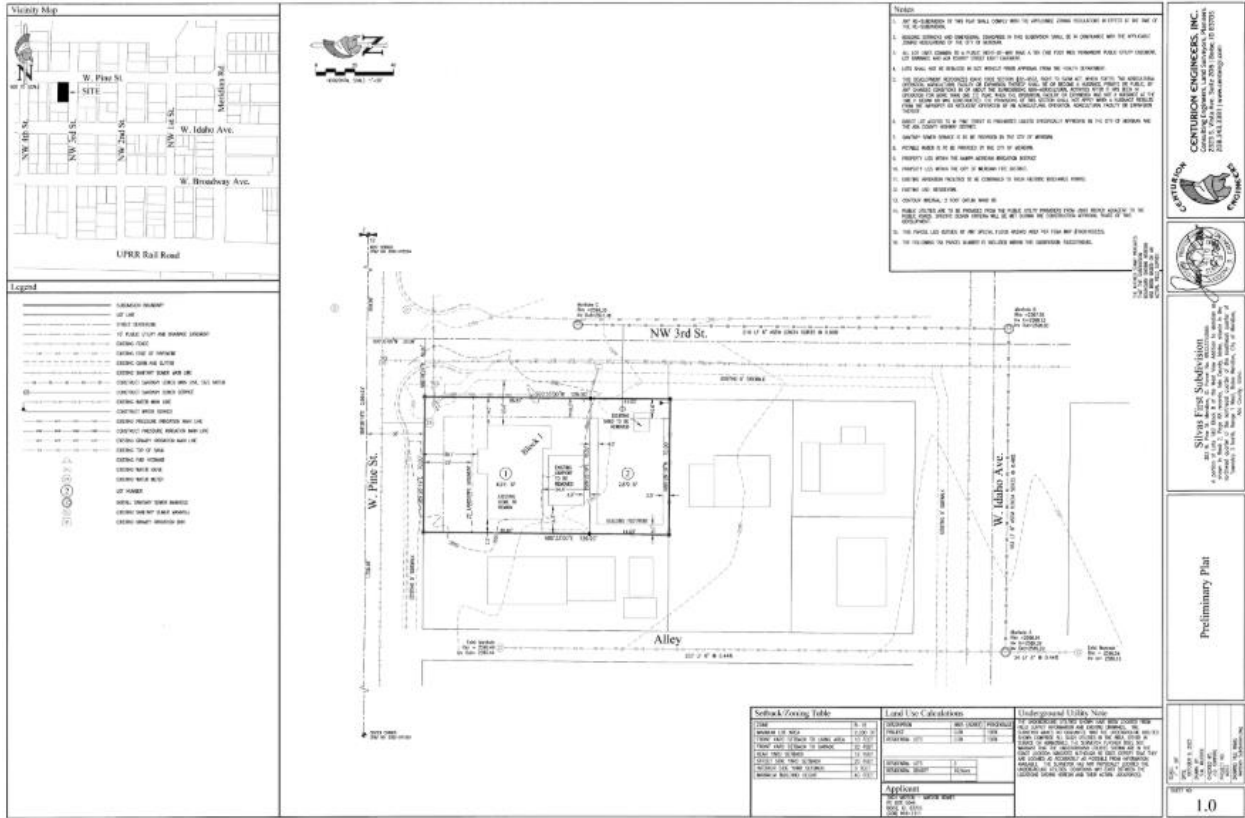
C. Service Accessibility Report

PARCEL R9323750565 SERVICE ACCESSIBILITY

Overall Score: 37	87th Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshd mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
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	No park within walking distance by park type	RED

D. Short Plat (date: 12/17/2025)



Silvas First Subdivision

Notes

- The lands included in this plat are located in the Torrey & Meridian Irrigation District service area (208) 688-7841. Irrigation water will be provided to all lots through a gravity irrigation delivery system which has been approved pursuant to Idaho Code Section 31-2831(4). The purchaser of each lot shall remain subject to all assessments levied by Torrey & Meridian Irrigation District. All unpaid irrigation entry assessments are a lien on the land.
- All references to Homeowners' Association herein are to the Silver Trail Subdivision Homeowners' Association and the owners of the lots within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. _____, and as they may be amended from time to time.
- Any modification of this plat shall comply with the applicable zoning regulations in effect at the time of the modification and may require amendment of the development agreement.
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Meridian.
- Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian.
- No assessment shown or designated herein shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
- All assessments are payable (or convertible) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- Public utility easement is hereby reserved as follows:
• 10-foot wide along public right-of-ways.
- All lot lines corner to a public right-of-way have a ten (10) foot wide permanent public utilities easement, lot drainage, irrigation, and Ada County street light easement.
- Direct lot access to W. Five St. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Meridian.
- Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is reserved by an irrigation/drainage deed.
- This development, regardless Idaho Code Section 22-4503, right to farm act, which states: "No agricultural operation, agricultural facility or operation thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding non-agricultural activities after it has been in operation for more than one (1) year, when the operation, facility or operation was not a nuisance at the time it began or was conducted. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or operation thereof."

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS, that the undersigned do hereby certify that they are the owner of a certain tract of land to be known as Silvas First Subdivision, and that they intend to include the following described land in this plat:

A portion of Lots 1 and 2 Block B of the West View Addition to Meridian as shown in Book 2, Page 68 records, Ada County, Idaho, situated in the northeast quarter of the northeast quarter of the southeast quarter of Township 3 North, Range 1 West, Base Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the corner corner of said Section 12; Thence S89°25'19"E, 1,716.96 feet along the northerly section line of the Southeast Quarter of said Section 12 and along the centerline of West One Street to a point which bears N89°28'19"W, 356.58 feet from the east quarter corner of said Section 12; thence S107°33'02"W, 30.00 feet, along the centerline of Northwest 3rd Street; thence N89°28'19"W, 30.00 feet to the northwest corner of Lot 1, Block B of West View Addition to Meridian which is the Point of Beginning.

Thence S00°33'00"W, 125.96 along the easterly boundary of Lots 1-2, Block B of West View Addition to Meridian;

Thence N89°28'19"W, 70.00 feet along the westerly boundary of Lot 1-2, Block B of West View Addition to Meridian;

Thence N02°33'00"E, 126.00 feet along the westerly boundary Lots 1-2, Block B of West View Addition to Meridian;

Thence S89°28'19"W, 70.00 feet, along the northerly boundary of Lot 1, Block B of West View Addition to Meridian.

Comprising 0.20 acres, more or less.

See Sheet 3 for Certificate of Owners Signature



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave., Suite 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Silvas First Subdivision
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Silvas First Subdivision

Certificate of Owners Signature

The public streets shown on this plat are hereby dedicated to the public, the easements shown on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for the uses specifically depicted on the plat, one for any other purposes designated herein, and no permanent structures are to be erected within the lines of said easements.

The lots within this subdivision are eligible to receive water service from Vesio Water (Idaho, Inc.) and Vesio Water (Idaho) has agreed in writing to serve all of the lots within this subdivision.

The owner(s) hereby certify that surface water for irrigation is reasonably available, per Idaho Code Section 67-6537 and that they are in compliance with Idaho Code Section 21-3005.

IN WITNESS WHEREOF: We have hereunto set our hands.

Joseph M. Shio, Member _____ Date
Fairview Heights LLC

Acknowledgment

State of Idaho) _____
County of Ada)

On this ____ day of _____ in the year of 2025, before me the undersigned, a Notary Public in and for said state, personally appeared JOSEPH M. SHIO, known as identified to me to be a Member of Fairview Heights LLC, the limited liability company that executed the instrument, or the person who 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 set my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho _____
Residing in Boise, Idaho
My Commission Expires _____

Certificate of Surveyor

I, JOSEPH S. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that the plat of Silvas First Subdivision, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points plotted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Joseph D. Conring, PLS No. 4116



Approval of Central District Health

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 12 have been satisfied according to the letter to be read on file with the County Recorder or its 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 disapproval.

Central District Health, CHS _____ Date

Approval of Ada County Highway District

This mapping plat was accepted and approved by the Board of Ada County Highway District Commissioners on the ____ day of _____

Commission President _____
Ada County Highway District

Approval of County Commissioners

I, the undersigned, Chairman of the Ada County Commissioners, Ada County, Idaho, do hereby certify that at a regular meeting of the Commissioners held on the ____ day of _____, this plat was duly accepted and approved.

Chairman _____

Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

Ada County Surveyor _____ Date
PLS No. _____

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code Section 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Ada County Treasurer _____ Date

Certificate of County Recorder

State of Idaho) _____
County of Ada) _____ Instrument No. _____

I hereby certify that this instrument was filed at the request of _____ at _____ minutes past _____ o'clock ____ M., this ____ day of _____ in my office, and was recorded in Book _____ of Plats at Page _____ through _____ Fee _____

Ex-Officio Recorder: Thad Tripple
Deputy: _____



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E. Landscape Plan (date: 1/12/2026)

