

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



In the Matter of the Request for Combined Preliminary and Final Plat Consisting of One (1) Buildable Lot on 5.2 Acres of Land in the C-C Zoning District for Fairbourne Subdivision No. 4, by Rodney Evans + Partners, LLC.

Case No(s). H-2025-0036

For the City Council Hearing Date of: October 21, 2025 (Findings on October 28, 2025)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of October 21, 2025, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of October 21, 2025, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of October 21, 2025, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of October 21, 2025, 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 October 21, 2025, 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 combined preliminary and final plat is hereby approved per the conditions of approval in the Staff Report for the hearing date of October 21, 2025, 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).

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 October 21, 2025

By action of the City Council at its regular meeting held on the _____ day of _____, 2025.

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: 10/21/2025

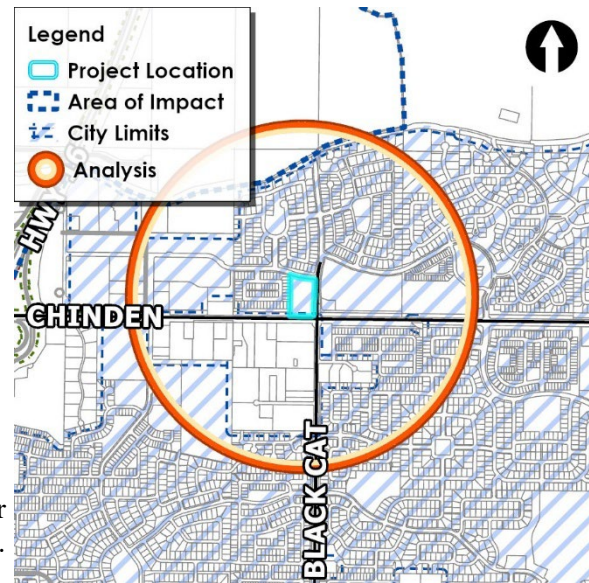
TO: Mayor & City Council

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

APPLICANT: Benjamin Semple, Rodney Evans + Partners, LLC

SUBJECT: H-2025-0036
Fairbourne Subdivision No. 4

LOCATION: Generally located at the northwest corner of W. Chinden Blvd. & N. Black Cat Rd. at 4837 W. Waverton Dr., in the SE 1/4 of Section 21, T.4N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Combined preliminary and final plat consisting of one (1) buildable lot on 5.2 acres of land in the C-C zoning district.

B. Issues

None

C. Recommendation

Staff: Approval

D. Decision

Commission: Approval

City Council: Approval

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped	-
Proposed Land Use(s)	Commercial	-
Existing Zoning	C-C (Community Business)	VII.A.2
Adopted FLUM Designation	MU-C (Mixed Use – Community)	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	3/26/2025
Neighborhood Meeting	4/17/2025
Site posting date	8/22/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	No	-
• Commission Action Required	No	-
• Access	(1) access via W. Waverton Dr. & (1) access via N. Black Cat Rd.	-
• Traffic Level of Service		-
ITD Comments Received	No comments were received	
Meridian Fire	No comments were received	
Meridian Police	No comments were received	
Meridian Public Works Wastewater		
• Distance to Mainline	Sewer stub service line is available from Waverton Dr.	
• Impacts or Concerns		
Meridian Public Works Water		
• Distance to Mainline	Served by Veolia	
• Impacts or Concerns		

Note: See section IV. City/Agency Comments & Conditions for comments received.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject property is designated Mixed Use – Community (MU-C) on the Future Land Use Map (FLUM) in the Comprehensive Plan. The purpose of this designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric.

Table 4: Project Overview

Description	Details
History	H-2018-0052 Fairbourne Subdivision (Development Agreement Inst. 2018-098361
Physical Features	NA
Acreage	5.2 acres
Lots	1 buildable lot

B. History

In 2018, this property was included in a rezone, preliminary plat and development agreement (DA) modification application for Fairbourne Subdivision, which included the adjacent residential subdivision to the north and west. A new DA was approved with the modification, which governs future development of the overall property.

Final plat applications were approved for all of the property included in the preliminary plat except for this last remaining area, which was intended to be included in the last phase; however, a final plat application was never submitted, a time extension was not requested, and the preliminary plat has since expired.

C. Site Development and Use Analysis

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

There are no existing structures on the site. Street buffer landscaping was installed along W. Chinden Blvd. and N. Black Cat Rd. with development of the adjacent subdivision improvements.

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

Three (3) commercial building pads for retail/office use are proposed to develop on the site per the site plan included below in Section VII.F. The largest pad, “Pad A”, is proposed to be a grocery store at 25,623 sq. ft.; “Pad B” is 11,234 sq. ft. and “Pad C” is 4,964 sq. ft. Note: The proposed development plan is consistent with the provisions in the DA.

Retail and professional services (i.e. office) are both principal permitted uses in the C-C district; see UDC Table 11-2B-2 for a complete list of allowed uses in the C-C district.

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

Compliance with the dimensional standards listed in UDC Table 11-2B-3 for the C-C district is required.

Business hours of operation are limited from 6:00 am to 11:00 pm adjacent to residential uses per UDC 11-2B-3B; extended hours may be requested through a CUP. Extended hours are not anticipated.

D. Design Standards Analysis

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

The proposed site design and commercial structures are required to comply with the structure and site design standards listed in UDC 11-3A-19.

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

Internal parking lot landscaping is required to comply with the standards in UDC 11-3B-8C.

A minimum 35-foot-wide street buffer is required along W. Chinden Blvd., an entryway corridor, and a minimum 20-foot-wide street buffer is required along W. Waverton Dr. and N. Black Cat Rd., both collector streets, measured from back of curb. **Landscaping is required within the street buffers per the standards in UDC 11-3B-7C. Additional landscape design features are required along entryway corridors per UDC 11-3B-7C.3f. The existing landscaping was installed with the adjacent subdivision improvements and was never reviewed for consistency with UDC standards or approved prior to installation. The existing landscaping will need to be supplemented with additional landscaping to comply with current UDC standards. The landscape plan submitted with the final plat for City Engineer signature should demonstrate compliance with these standards.**

A 25-foot-wide buffer ~~is required~~ exists along the west boundary of the site adjacent to existing residential uses, landscaped per the standards in UDC 11-3B-9C. ~~This buffer will be required with lot development and is not a subdivision requirement.~~

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

Off-street vehicle parking is required to be provided on-site for non-residential uses in commercial districts based on the gross floor area of the structure per UDC Table 11-3C-6B.1.

4. Building Elevations (*Comp Plan, Architectural Standards Manual*):

Conceptual building elevations were submitted for the proposed grocery store, included below in Section VII.G. Final design is required to comply with the design standards in the Architectural Standards Manual.

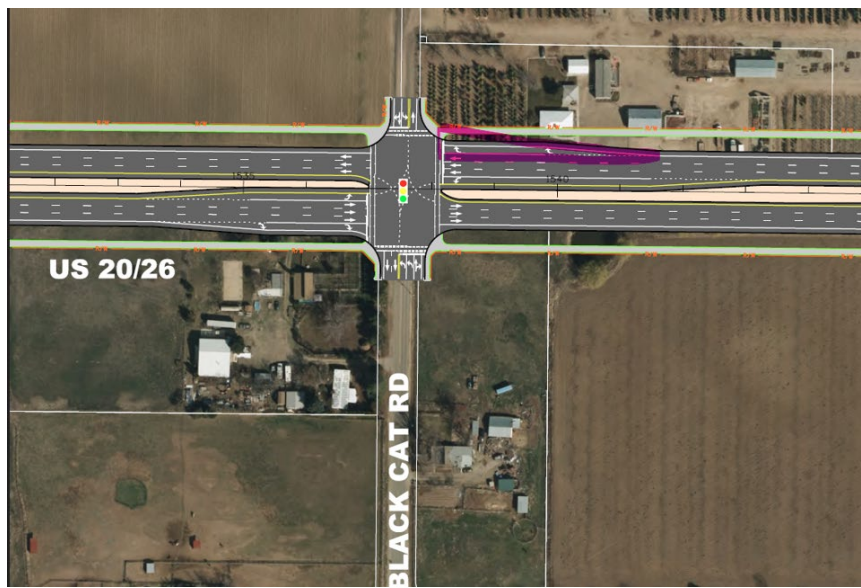
Loading docks are prohibited in commercial districts facing collector (i.e. Waverton & Black Cat) or arterial (i.e. Chinden) streets per the Architectural Standards Manual (#5.3A).

5. Fencing (*UDC 11-3A-6, 11-3A-7*):

A fence exists along the west boundary of this site along the back side of existing homes. All existing fencing will either be retained and protected during construction or replaced – the developer will coordinate with all affected neighbors.

E. Transportation Analysis

ITD submitted comments stating, “Per ITD’s TIS Acceptance Letter dated March 3, 2018, Fairbourne Development was conditioned for the installation of a westbound right turn lane at Chinden Blvd. & Black Cat Rd. This improvement was to be installed prior to development occupancy and has yet to be completed. This turn lane remains a priority; therefore, Fairbourne Development will need to work with ITD to determine a proportionate share contribution to ensure this improvement is completed.” Because this improvement is located along the frontage of the property located at the northeast corner of Black Cat Rd. and Chinden Blvd. as shown below, which is off-site, Staff is not recommending a condition of approval that the developer comply with this request with the subject application.



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

Access is proposed via one (1) existing full-access driveway from W. Waverton Dr. and one (1) right-in/right-out access driveway restricted by a center median from N. Black Cat Rd.; no

access is proposed or allowed via W. Chinden Blvd. An emergency access exists to this site via a blanket easement across the common lot (Lot 17, Block 7) in the abutting Fairbourne Subdivision No. 2 per the plat.

2. Multiuse Pathways (*UDC 11-3A-5*):
The Pathways Master Plan depicts a 10-foot-wide multi-use pathway along the east boundary on this site adjacent to N. Black Cat Rd. There is an existing 5-foot-wide detached sidewalk within the street buffer, which the Park's Dept. is allowing in lieu of a wider pathway.
3. Pathways (*Comp Plan, UDC 11-3A-8*):
No pathways are proposed or required with this development.
4. Sidewalks (*UDC 11-3A-17*):
A 10-foot wide detached multi-use pathway/sidewalk exists along W. Chinden Blvd. and 5-foot wide detached sidewalks exist along W. Waverton Dr. and N. Black Cat Rd. in accord with UDC 11-3A-17 and UDC 11-3H-4C.4.
5. Subdivision Regulations (*UDC 11-6*):
The proposed subdivision should comply with the subdivision design and improvement standards in UDC 11-6C-3.

The proposed development is consistent with Comprehensive Plan policy #2.02.01D, *"Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity."*

F. Services Analysis

The proposed development is consistent with Comprehensive Plan policy #2.02.02, *Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.*

1. Waterways (*Comp Plan, UDC 11-3A-6*):
There are no waterways that lie on or adjacent to the site.
2. Pressurized Irrigation (*UDC 11-3A-15*):
Underground pressurized irrigation water is required to be provided in each development as set forth in UDC 11-3A-15.
3. Storm Drainage (*UDC 11-3A-18*):
An adequate storm drainage system is required in accord with the adopted standards, specifications and ordinances; design and construction shall follow Best Management Practice as adopted by the City per UDC 11-3A-18.
4. Utilities (*Comp Plan, UDC 11-3A-21*):
All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Future development shall comply with the provisions in the existing development agreement for Fairbourne Subdivision (H-2018-0052) recorded as Inst. #2018-098361.
2. The final plat shall be revised as follows:
 - i. If ACHD allows the proposed access via N. Black Cat Rd., modify note #6 to *not* prohibit access.
 - ii. Note #10: Include the recorded instrument number of the development agreement (i.e. #2018-0098361.
 - iii. Note #11: Include the recorded instrument number of the ACHD license agreement for landscaping.

The revised plat shall be submitted with the final plat application for City Engineer signature.

3. The landscape plan shall be revised as follows:
 - i. Depict landscaping within the street buffers along W. Chinden Blvd., W. Waverton Dr., and N. Black Cat Rd. per the standards in UDC 11-3B-7C. Additional landscape design features are required along entryway corridors (i.e. Chinden Blvd.) per UDC 11-3B-7C.3f. *The existing landscaping was installed with the adjacent subdivision improvements and was never reviewed for consistency with UDC standards or approved prior to installation. The existing landscaping will need to be supplemented with additional landscaping to comply with current UDC standards.*
4. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
5. The combined preliminary/final plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or obtain approval of a time extension as set forth in UDC 11-6B-7.

See the Agency Comments folder contained in the project file in the public record for other City Department and Agency comments and conditions: (copy the link into a separate browser)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=409718&dbid=0&repo=MeridianCity>

V. FINDINGS

A. Combined Preliminary and Final 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;
The City Council finds the proposed plat is in conformance with the Comprehensive Plan and will be consistent with the UDC if the Applicant complies with the above-noted conditions.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The City Council finds that sewer service is stubbed to the site and water service will be provided by Veolia.

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
The City Council finds the proposed plat is in conformance with scheduled public improvements in accord with the City's CIP.
4. There is public financial capability of supporting services for the proposed development;
The 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
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 unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed combined preliminary and final plat with the conditions included above in Section IV.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on September 4, 2025. At the public hearing, the Commission moved to recommend approval of the subject PFP request.

1. Summary of Commission public hearing:
 - a. In favor: Ben Semple, Applicant's Representative
 - b. In opposition: None
 - c. Commenting: Paul McGloughlin; Larry Walker; Bob Misko; Jessica Pierce
 - d. Written testimony: None
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. Access and traffic concerns pertaining to vehicles turning left into the development and stacking issues that may occur; safety concerns pertaining to traffic and children in the area.
 - b. Belief that the Chinden/Black Cat intersection needs to be re-built for safety reasons to accommodate the high volume of traffic in this area.
 - c. Concern pertaining to landscaping between the site and the abutting residential neighborhood to the west to ensure residents aren't looking at a parking lot.
3. Key issue(s) of discussion by Commission:
 - a. Traffic generated from the proposed development;
 - b. The use and zoning are not the subject of this application.
4. Commission change(s) to Staff recommendation:
 - a. None
5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

The Meridian City Council heard this item on October 21, 2025. At the public hearing, the Council moved to approve the subject PFP request.

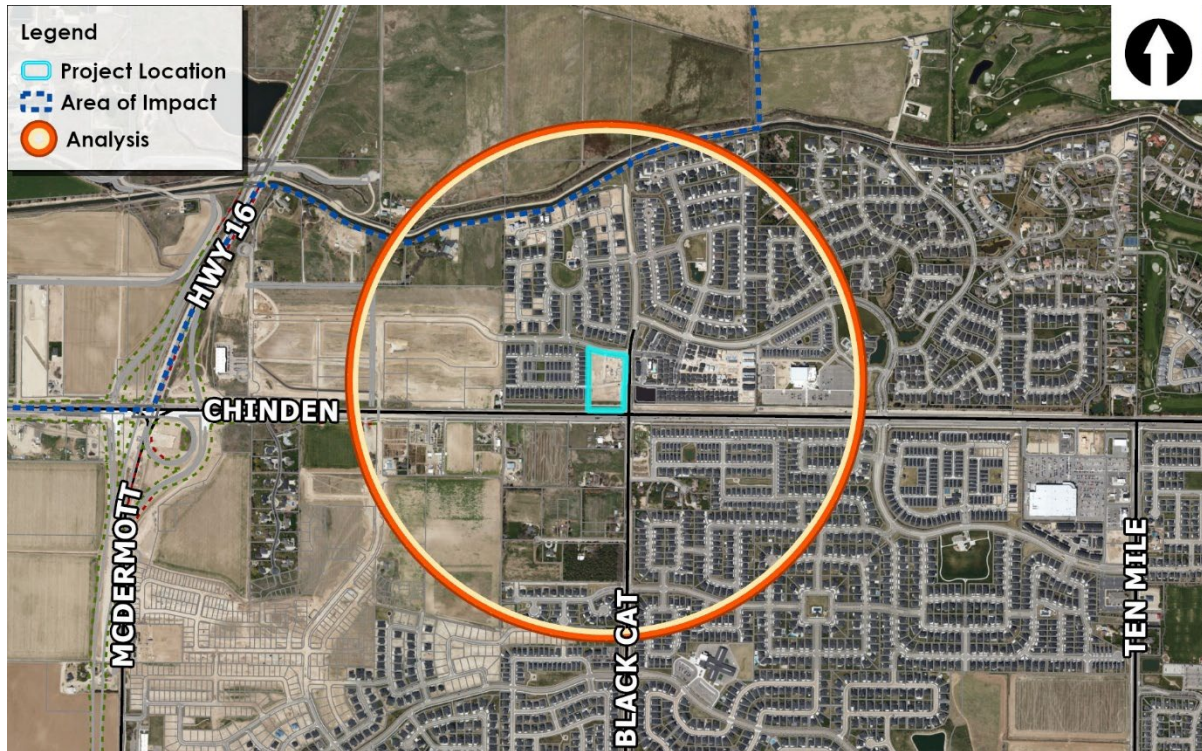
1. Summary of the City Council public hearing:
 - a. In favor: Ben Semple, Applicant's Representative
 - b. In opposition: None
 - c. Commenting: Paul, McLaughlin, Ray Pirc, Mason Pirc
 - d. Written testimony: Christi Keller, Jessica Pirc
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. The Applicant offered to include additional landscaping within the buffer to residential uses along the west property boundary.
 - b. Concerns pertaining to traffic and inadequate infrastructure for the development of a grocery store on this site.
 - c. Opinion the existing landscaping and fence height along the west boundary is inadequate to buffer the adjacent residential neighbors from noise, lighting and traffic impacts from the proposed development. Concern pertaining to increased traffic in the area and children's safety crossing Waverton Dr. to reach the school bus stop. Request for taller fencing and more robust landscaping to be provided in buffers with mature trees/shrubs; re-evaluation of access points to minimize traffic being funneled onto Waverton; and greater consideration of residential impacts, particularly around school routes.
 - d. Concern pertaining to safety and the increase in traffic the proposed development will have in this area.
 - e. Safety concerns with high speed traffic turning onto Black Cat Rd. from Chinden Blvd. without a dedicated turn lane.
3. Key issue(s) of discussion by City Council:
 - a. The proposed use of the property is not the subject of the application before the Council.
4. City Council change(s) to Commission recommendation:
 - a. None

VII. EXHIBITS

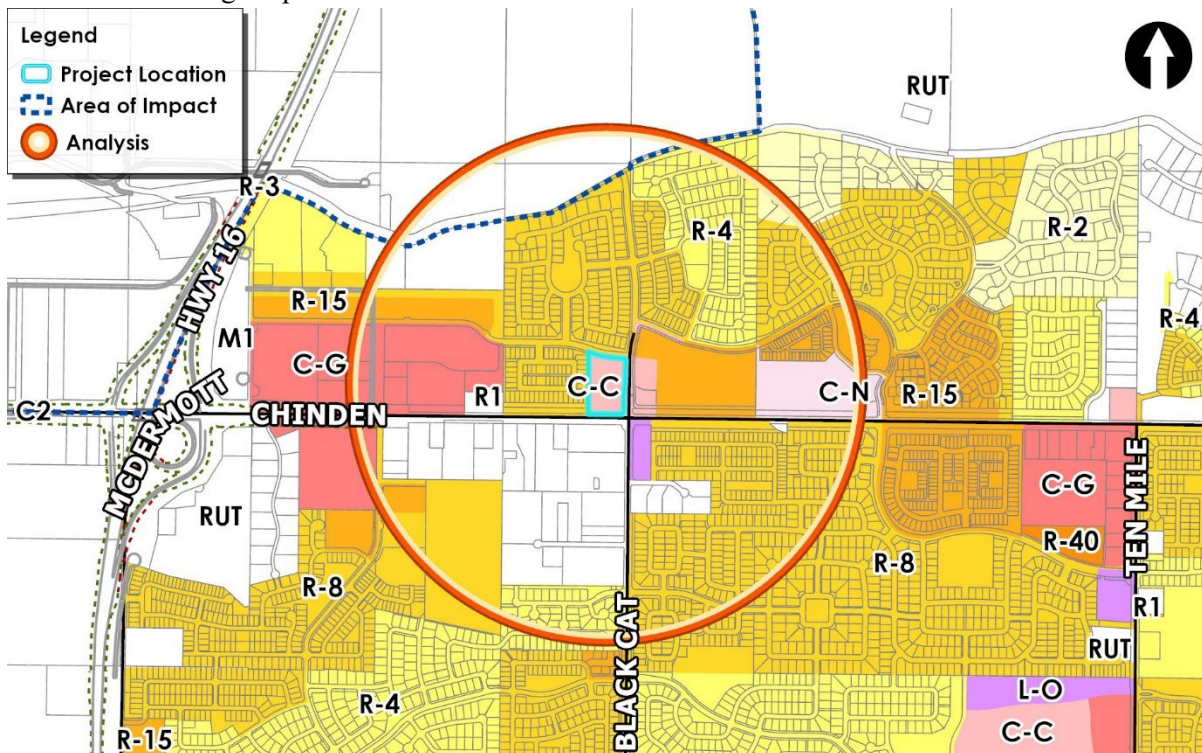
A. Project Area Maps

(link to [Project Overview](#))

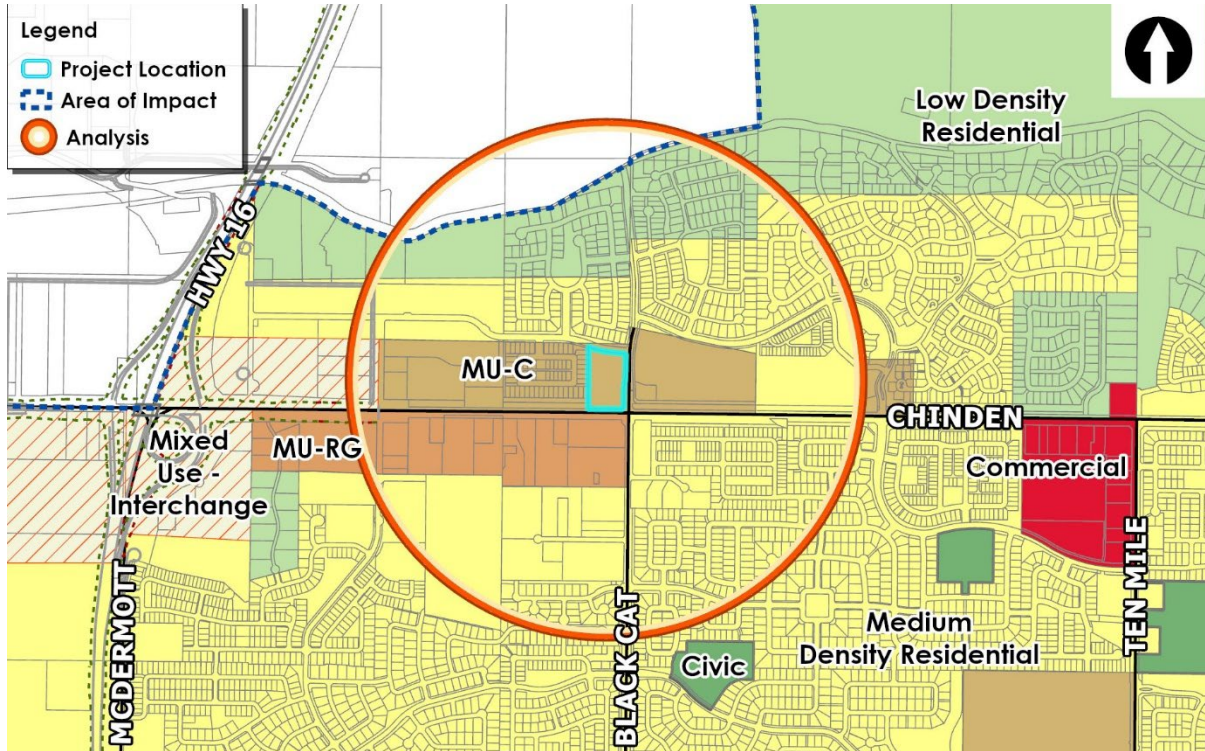
1. Aerial



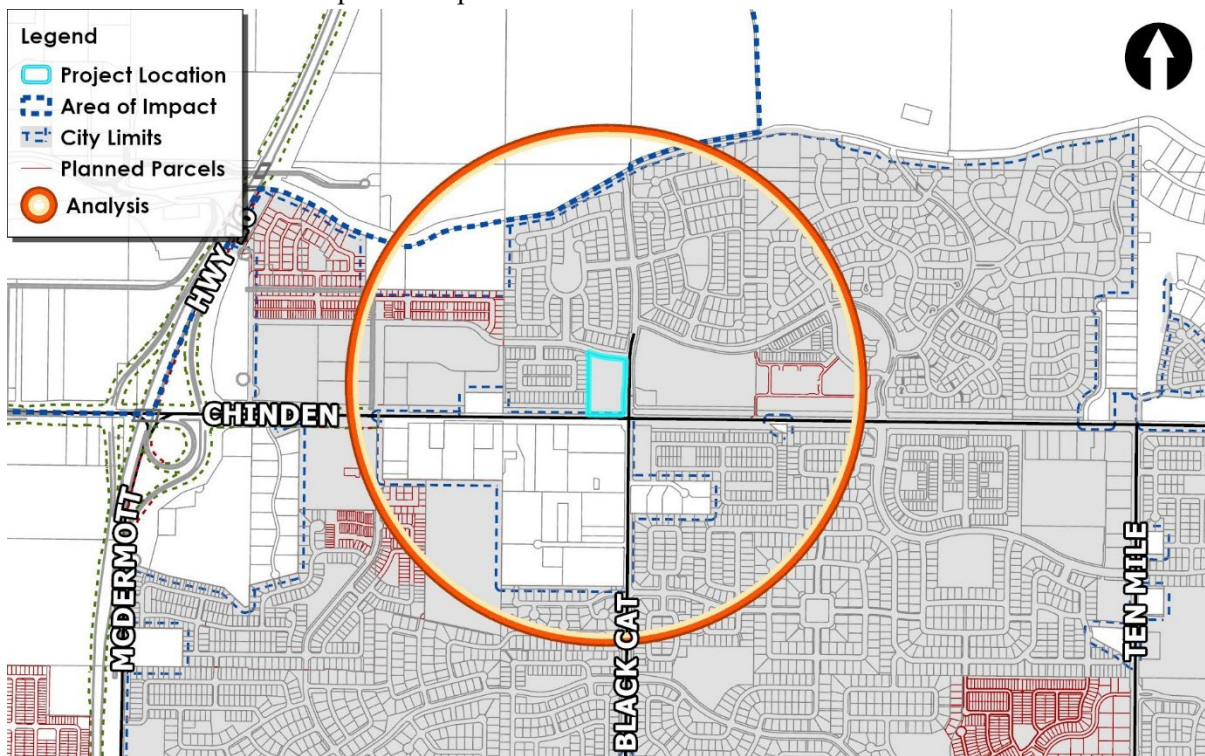
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Service Accessibility Report

PARCEL S0421449500 SERVICE ACCESSIBILITY

Overall Score: 20	7th Percentile
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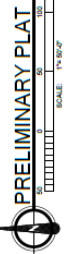
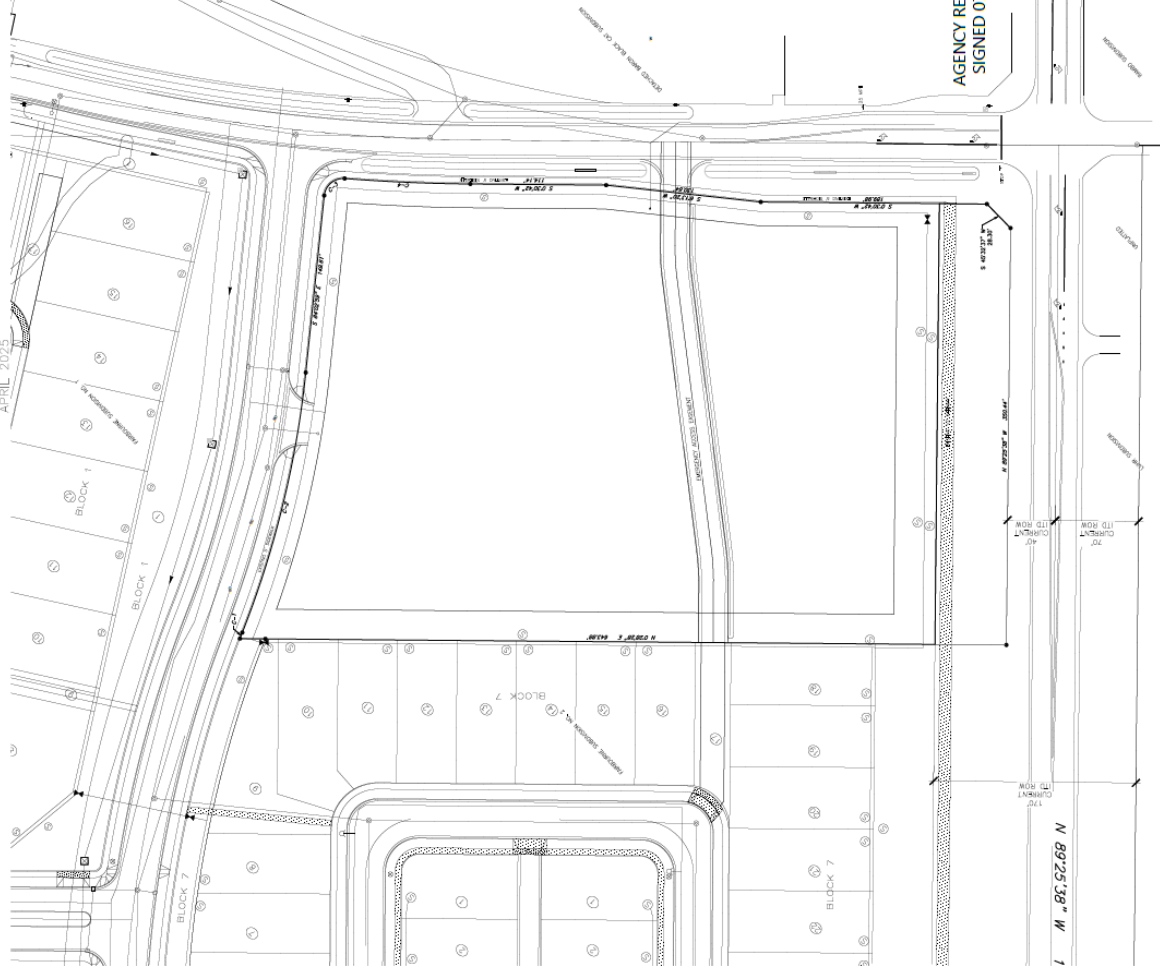
Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Not enough data to report average response time	RED
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
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

Report generated on 08-28-2025 by MERIDIAN\sallen

C. Preliminary Plat (date: 6/12/2025)

PRELIMINARY PLAT FOR
FAIRBOURNE SUBDIVISION NO. 4

A PLAT OF PARCEL #8500 LYING WITHIN THE SE 1/4 OF THE EAST 1/4
OF SECTION 20, T. 4 N., R. 1 W., B.M.
CITY OF MERIDIAN — COUNTY OF ADA — STATE OF IDAHO
APRIL 2025



OWNER
KAL PACIFIC AND ASSOCIATES, INC.
2001 E. PINE AVE.
MERIDIAN, ID 83442

DEVELOPER
KAL PACIFIC AND ASSOCIATES, INC.
2001 E. PINE AVE.
MERIDIAN, ID 83442

APPLICANT
KAL PACIFIC AND ASSOCIATES, INC.
2001 E. PINE AVE.
MERIDIAN, ID 83442

SURVEYOR
ARON RUSH
1410 S. 10TH AVE., SUITE 105
MERIDIAN, ID 83442
CDB 114-1300

LANDSCAPE ARCHITECT
BEN ISBIPLE
1410 S. 10TH AVE., SUITE 105
MERIDIAN, ID 83442
CDB 114-1300

ZONING AND SETBACKS
EXISTING ZONING DESIGNATION: C-C
MINIMUM LOT SIZE: 20,456 S.F.
REQUIRED SETBACKS: FRONT: 0 FEET, SIDE: 0 FEET, REAR: 0 FEET
REQUIRED LANDSCAPE BUFFER: 38 FEET
INTERNAL SETBACKS: 25 FEET, 25 FEET, 25 FEET

GENERAL SITE NOTES
1. THE PROPERTY IS 20,456 S.F.
2. THE PROPERTY IS 20,456 S.F.
3. THE PROPERTY IS 20,456 S.F.

NOTES
1. ANY REGULATION OF THIS PLAT SHALL COMPLY WITH THE
2. THE PROPERTY IS 20,456 S.F.
3. THE PROPERTY IS 20,456 S.F.

NO.	REVISION	DATE
1	1	6/12/2025
2	2	6/12/2025
3	3	6/12/2025
4	4	6/12/2025
5	5	6/12/2025
6	6	6/12/2025
7	7	6/12/2025
8	8	6/12/2025
9	9	6/12/2025
10	10	6/12/2025

STATE OF IDAHO
DEPARTMENT OF LAND
COUNTY OF ADA
CITY OF MERIDIAN

RFP
ROONEY EVANS - JAMNERS
LANDSCAPE ARCHITECTURE
1410 S. 10TH AVE., SUITE 105
MERIDIAN, ID 83442

FAIRBOURNE SUBDIVISION NO. 4
N. 10TH AVE. & S. 10TH AVE.
MERIDIAN, ID 83446
SUBDIVISION

PRELIMINARY PLAT

PROJECT 2024
SHEET PP1.0
DATE 6/12/25
DRAWN BY BMS
CHECKED BY BMS

CERTIFICATE OF SURVEYOR
ARON RUSH
1410 S. 10TH AVE., SUITE 105
MERIDIAN, ID 83442
CDB 114-1300
I, ARON RUSH, A LICENSED SURVEYOR IN THE STATE OF IDAHO, HAVE BEEN
EMPLOYED BY KAL PACIFIC AND ASSOCIATES, INC. TO
SURVEY THE ABOVE DESCRIBED PROPERTY AND TO
PREPARE THIS PRELIMINARY PLAT. I HAVE
BEEN AWARE OF THE NATURE AND CONTENTS OF
THIS PRELIMINARY PLAT AND THAT THIS MAP IS
AN ACCURATE REPRESENTATION OF SAID SURVEY.

AGENCY REVIEW COPY
SIGNED 07-17-2025

LR Geo
A SURVEYING & MAPPING COMPANY
690 S. INDEPENDENCE STREET, SUITE 100, MERIDIAN, ID 83442
208.515.5500 | www.lrggeo.com

PLAT SHOWING
FAIRBOURNE SUBDIVISION No. 4

LOCATED WITHIN THE SE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO 2025

BASIS OF BEARING
THE BASIS OF BEARING IS GRID NORTH, IDAHO SPCS WEST
N00°30'34.2" BETWEEN THE SOUTHEAST CORNER OF SECTION 21 AND THE EAST QUARTER CORNER OF SECTION 21.

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT RECORD BOUNDARY (P2)
- RIGHT-OF-WAY BOUNDARY
- NEW EASEMENT BOUNDARY
- SECTIONAL LINE
- FOUND 1/2" REBAR STAMPED "PLS 18780"
- FOUND 5/8" REBAR STAMPED "PLS 18780" UNLESS NOTED
- FOUND ALUMINUM CAP MONUMENT SET 5/8" REBAR WITH PLASTIC CAP, STAMPED "LIG PLS 12664"
- CALCULATED POSITION ONLY
- LOT NUMBER (P2)

ABBREVIATIONS

- B/C: BOOK
- COR: CORNER RECORD INSTRUMENT NUMBER
- COR SEC: CORNER OF SECTION
- I/N: INSTRUMENT NUMBER
- R/C: REBAR
- R/S: RECORD OF SURVEY NUMBER

CURVE TABLE

TAG	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD LENGTH
C1	00°19'28"	968.00'	5.48'	568°40'25"E	5.48'	
C3	01°32'18"	832.00'	215.63'	576°16'50"E	224.94'	
C4	00°19'28"	16.00'	24.71'	539°47'58"E	22.33'	
C5	01°19'27"	948.00'	170.82'	N73°32'27"W	170.59'	
C6	00°24'09"	16.00'	24.29'	N86°29'23"E	24.27'	
C7	00°24'09"	212.00'	27.39'	N86°29'23"E	27.37'	
C8	00°44'43"	212.00'	28.60'	N86°29'10"E	28.58'	
C9	00°44'43"	188.00'	25.36'	N86°39'10"E	25.34'	

REFERENCES

- D1. QUILTAM DEED IN 2017-06-08-20, JULY 2017
- P1. PLAT OF FAIRBOURNE SUBDIVISION No. 1, BK. 119, PG. 18305-18315, AUG. 2020
- P2. PLAT OF FAIRBOURNE SUBDIVISION No. 2, BK. 119, PG. 18316-18319, AUG. 2020
- R1. ROS 11517 BY CIVIL SURVEY CONSULTANTS, INC. AUGUST 2018

SURVEYOR NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT FOR THE REMAINING PROPERTY BETWEEN FAIRBOURNE SUBDIVISION NO. 1 (P1) AND FAIRBOURNE SUBDIVISION NO. 2 (P2).

A RETRACEMENT OF THE BOUNDARY WAS CONDUCTED ON 04/09/2025, AND FOUND TO BE IN CONFORMANCE WITH THE ADJOINING PLATS OF RECORD (P1) AND (P2).

MISSING EXTERIOR CORNERS HAVE BEEN RESET AS DEPICTED HEREON.

SEE "REFERENCES" FOR RECORD DOCUMENTS USED DURING THE COURSE OF THIS SURVEY.

SURVEYOR NOTES

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED HEREON.
- THESE LOTS ARE TO BE CONVEYED IN COMPLIANCE WITH THE SUBDIVISION STANDARDS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 32-4503, RIGHT TO FARM ACT. WHICH STATES THAT ANY FARM OPERATIONS, AGRICULTURAL ACTIVITIES, OR BUSINESS ACTIVITIES SHALL BE PROTECTED FROM ANY EASEMENT, PRELIMINARY OR PUBLIC, ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A SIGNIFICANT CHANGE AT THE TIME IT BEGAN OR WAS CONTINUED. THE PROTECTIONS OF THIS ACT SHALL NOT BE APPLIED TO ANY EASEMENT RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- PER THE CITY OF MERIDIAN, THE BOTTOM ELEVATION OF THE STRUCTURAL FOOTINGS SHALL BE 100 FEET ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- ALL LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAY ARE SUBJECT TO A NINE (9) FOOT WIDE PERMANENT PUBLIC UTILITY, DRAINAGE AND PRESSURE IRRIGATION EASEMENT, AS SHOWN ON THIS PLAT.
- DIRECT LOT OF PARCEL ACCESS TO WEST CHINDEN BOULEVARD AND NORTH BLACK CAT ROAD IS PROHIBITED. ACCESS SHALL BE TAKEN FROM WEST WARTON DRIVE AT THE PREVIOUSLY APPROVED AND CONSTRUCTED APPROACH TO THE STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-10356 OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS PLAT. THE STORM WATER DRAINAGE SYSTEM IS DEDICATED TO ACHD PURSUANT TO AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-3202 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- FAIRBOURNE SUBDIVISION NO. 2.
- LOT 1, BLOCK 1 IS SUBJECT TO A CITY OF MERIDIAN LANDSCAPE BUFFER EASEMENT AS DIMENSIONED HEREON.
- THESE LOTS ARE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF MERIDIAN RECORDED AS INSTRUMENT NO. 2025-XXXXXX, RECORDS OF ADA COUNTY, IDAHO.
- FAIRBOURNE SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH ACHD FOR LANDSCAPING AS DESCRIBED IN INSTRUMENT NO. 2025-XXXXXX, RECORDS OF ADA COUNTY, IDAHO.
- BUILDING AND OCCUPANCY SHALL CONFORM TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CCORs) TO BE RECORDED FOR FAIRBOURNE SUBDIVISION NO. 4 IN THE OFFICIAL RECORDS OF ADA COUNTY, IDAHO. THESE RESTRICTIONS ARE SUBJECT TO AN EXISTING PERMANENT EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INSTRUMENT NO. 2020-037893, RECORDS OF ADA COUNTY, IDAHO.
- EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INSTRUMENT NO. 2020-037893, RECORDS OF ADA COUNTY, IDAHO.
- RECORD OF SURVEY DURING THE TERM OF A LICENSE AGREEMENT WITH ACHD FOR IRRIGATION DISTRICT RECORDED AS INSTRUMENT NO. 2019-011228 AND AS AMENDED BY INSTRUMENT NO. 2020-006144, RECORDS OF ADA COUNTY, IDAHO.
- THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE SETTLER'S IRRIGATION DISTRICT 31-38054I, IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-38054I, IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY SETTLER'S IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.

LOT 1, BLOCK 1
4.695 ACRES

LANDSCAPE BUFFER ESMT. - SEE NOTE 9

RIGHT-OF-WAY DEDICATION 0.506 ACRES

POINT OF BEGINNING

W. WARTON DR. S84°12'39"E 149.61'

W. CHINDEN BLVD. N87°25'38"W 350.49'

N. BLACK CAT RD. S00°30'42"W 189.98'

LOT 1, BLOCK 1 4.695 ACRES

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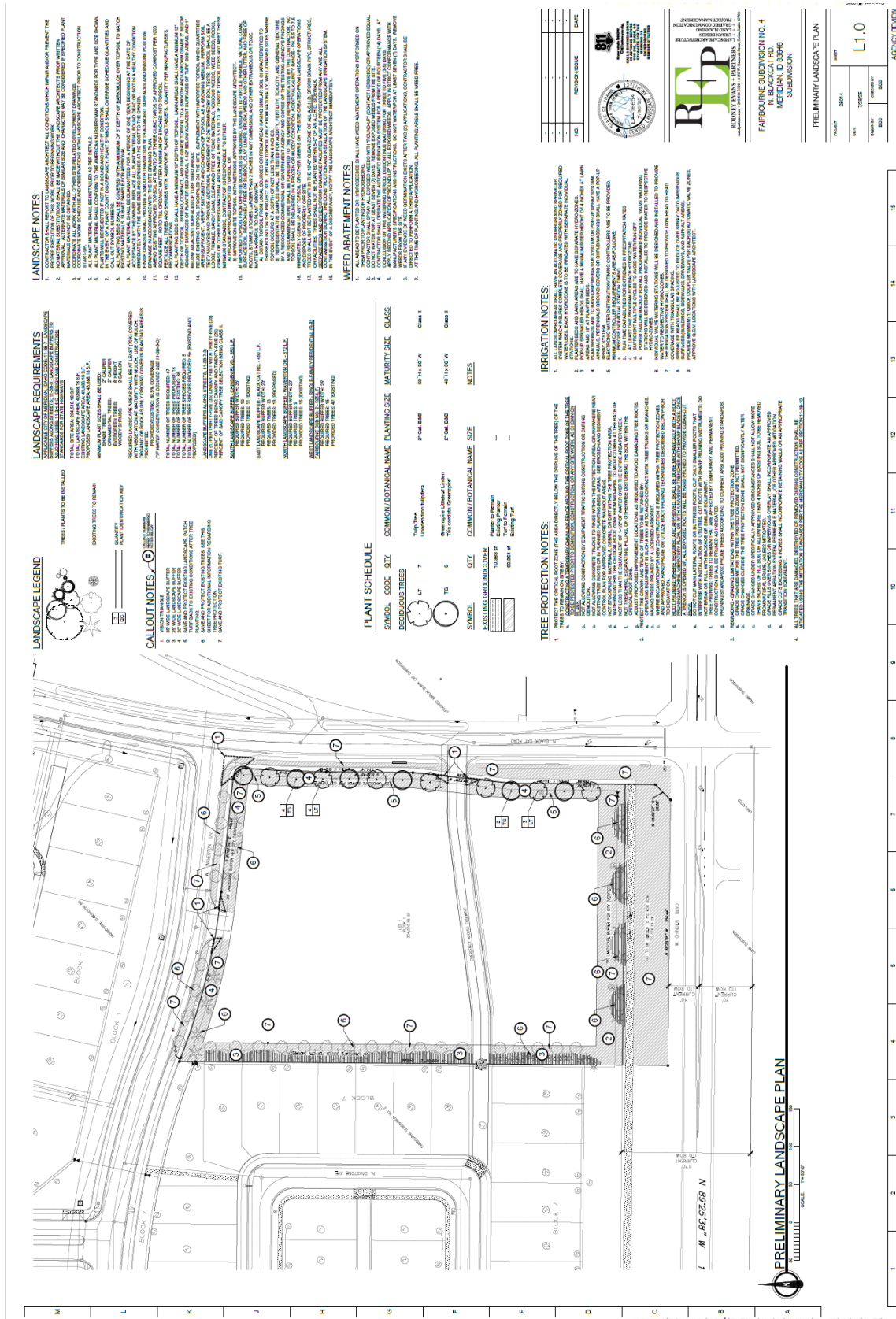
LOT 1, BLOCK 1 4.695 ACRES

LANDSCAPE BUFFER ESMT. - SEE NOTE 9

RIGHT-OF-WAY DEDICATION 0.506

City of Meridian | Department Report

VII. Exhibits



NO.	REQUISITION	DATE	
-	-	-	
-	-	-	
-	-	-	

Division Office - Marikina City
Office of the Chief Engineer
MARIKINA CITY

RECONSTRUCTION AND COMMUNITY LIVING PROGRAM
 COMMUNITY DEVELOPMENT
 W. CHIRIBELONG A. BACACAO RD
 MARIKINA CITY
 DIVISION
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G. Conceptual Building Elevations (dated: 4/17/2025)

Cushing
Terrell

cushingterrell.com

888.733.5622

BLACK CAT & CHINDEN

BOISE CO OP

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RENDERED BY CHINDEN
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CZC1
CZC ELEVATIONS

