

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 1/6/2026

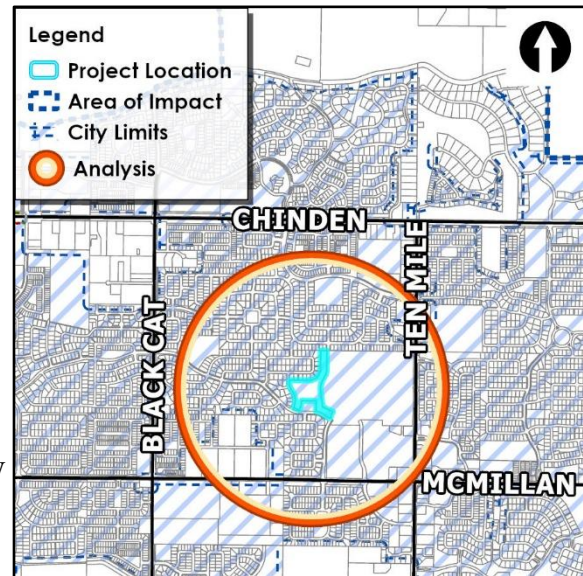
TO: Mayor & City Council

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

APPLICANT: Laren Bailey, Conger Group

SUBJECT: FP-2025-0029
Adero Park Subdivision No. 1 - FP

LOCATION: 5435 N. Ten Mile Road, located in the W
½ of the SE ¼ of Section 27, T. 4 N., R.
1 W., Parcel No. S0427428024



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 1 park lot on 8.657 acres of land in the R-8 zoning district for Adero Park Subdivision No. 1.

This property is part of the larger Bridgetower project, where infrastructure improvements such as streets, utilities, and landscaping have already been completed. Unlike a typical subdivision, these improvements were made under previous development permits and have been inspected and accepted by the appropriate agencies. This final plat request serves as an administrative procedure to formally record the existing lot configuration, ensure compliance with the City's plating requirements, and dedicate the land to the Bridgetower West Neighborhood Homeowner's Association. The combination of parcel numbers R9035130110 and S0427428024 will fulfill the 10.2-acre parkland requirement outlined in the development agreement for the Vicenza Subdivision, formerly known as the Volterra North and South 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)	Park	-
Proposed Land Use(s)	Park	-
Existing Zoning	R-8	VI.A.2

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. Adero Mixed-Use Neighborhood Subdivision No. 1 FP-2025-0029 (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-2024-0068) as required by UDC 11-6B-3C.2. The submitted final plat is for the first phase of construction for 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-2024-0068 (MDA, PP, RZ); MDA Inst. No. 2025-071075.
2. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-7 for the R-8 zoning district.
3. Upon approval of Adero Subdivision No. 1, the lot shall be transferred to the Bridgetower Homeowners Association.
4. The final plat shown in Section V.B, prepared by Sawtooth Land Surveying, LLC, stamped on 11/6/2025 by Jeff Beagley, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #6: Include the instrument number for the ACHD license agreement.
 - b. Note #9: Include the instrument number for the Development Agreement.
 - c. Note #12: Include the instrument number for the ACHD sidewalk easements.
 - d. Note #13: Include instrument number for the pressurized irrigation easement for the Adero Commercial Association.
5. 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 (i.e. July 8, 2025), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.

B. Meridian Public Works

No comment

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:

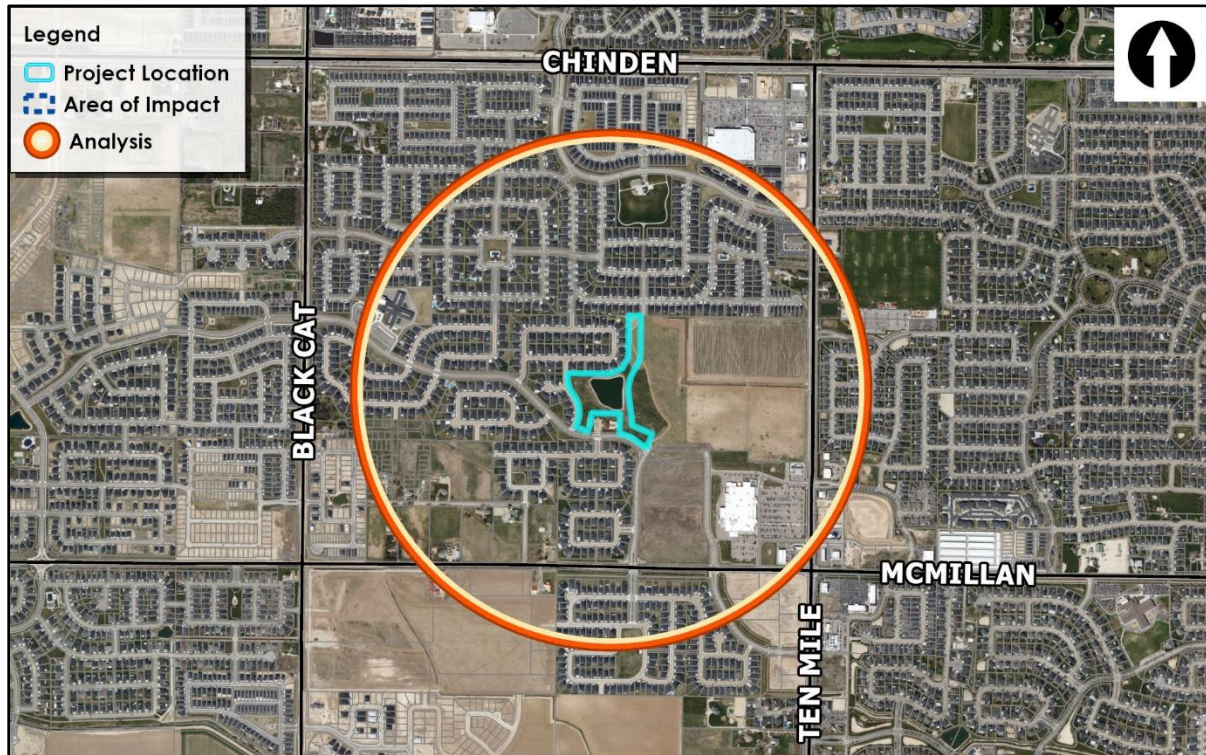
Pending

VI. EXHIBITS

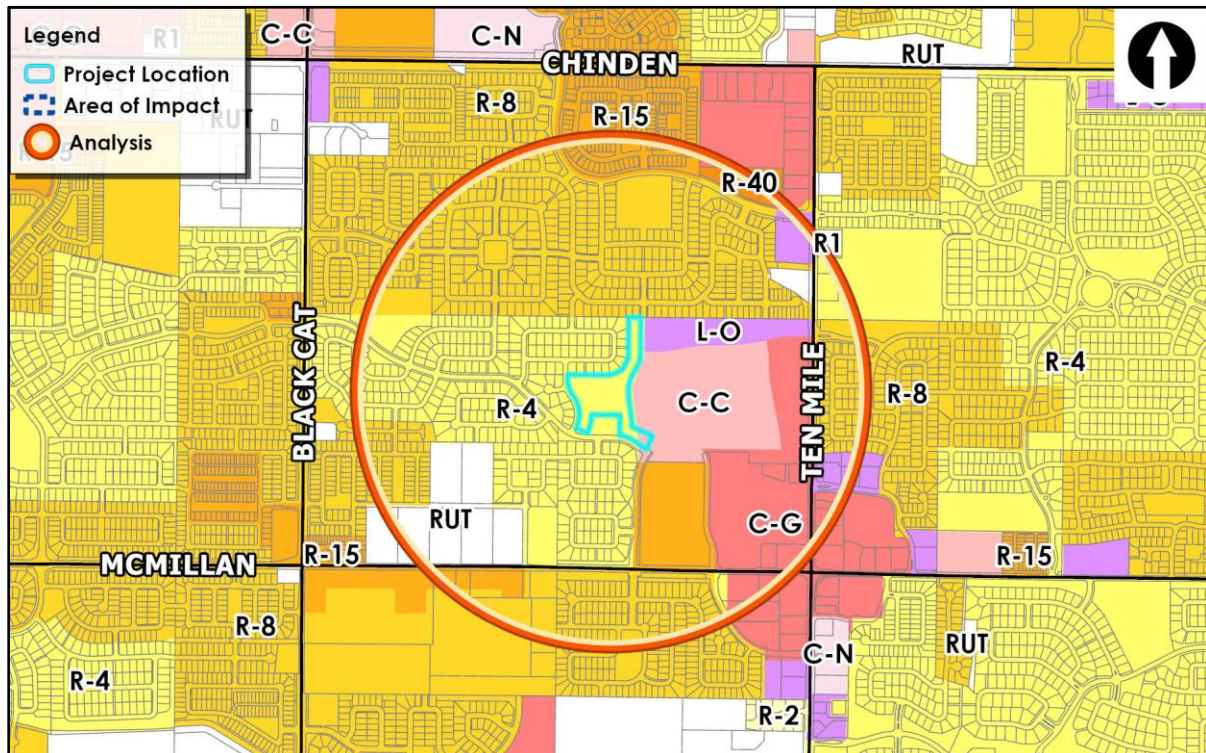
A. Project Area Maps

(link to [Project Overview](#))

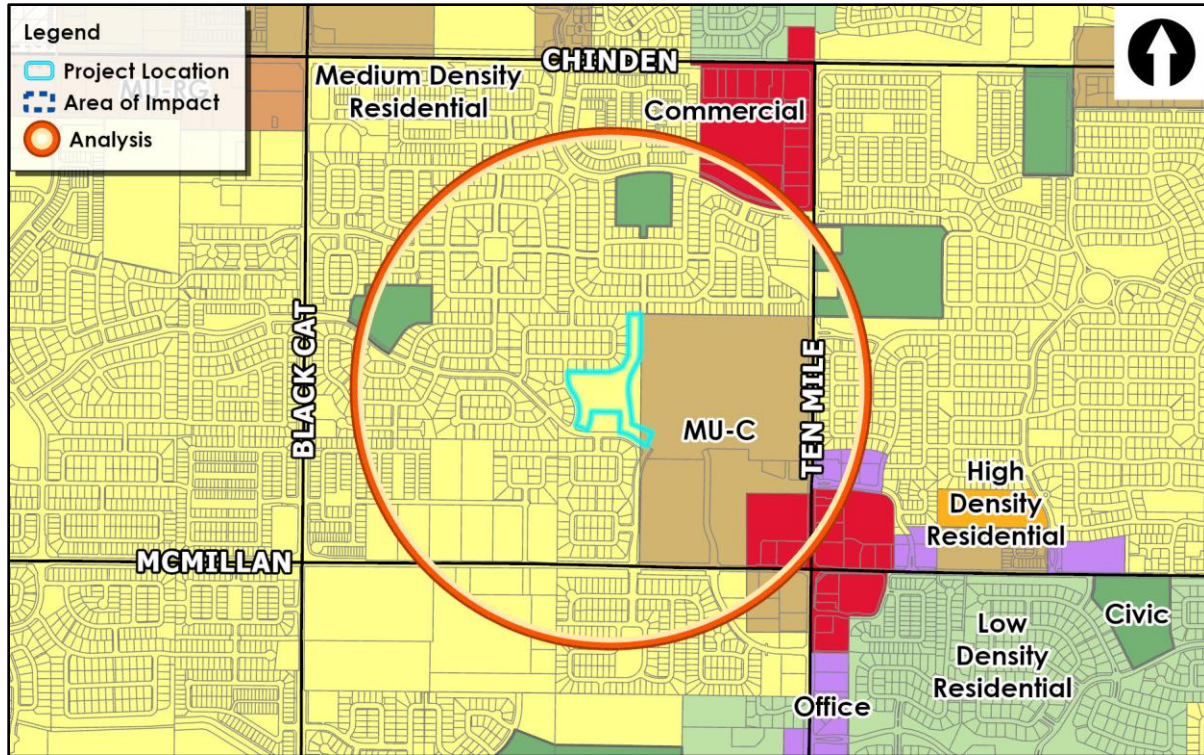
1. Aerial



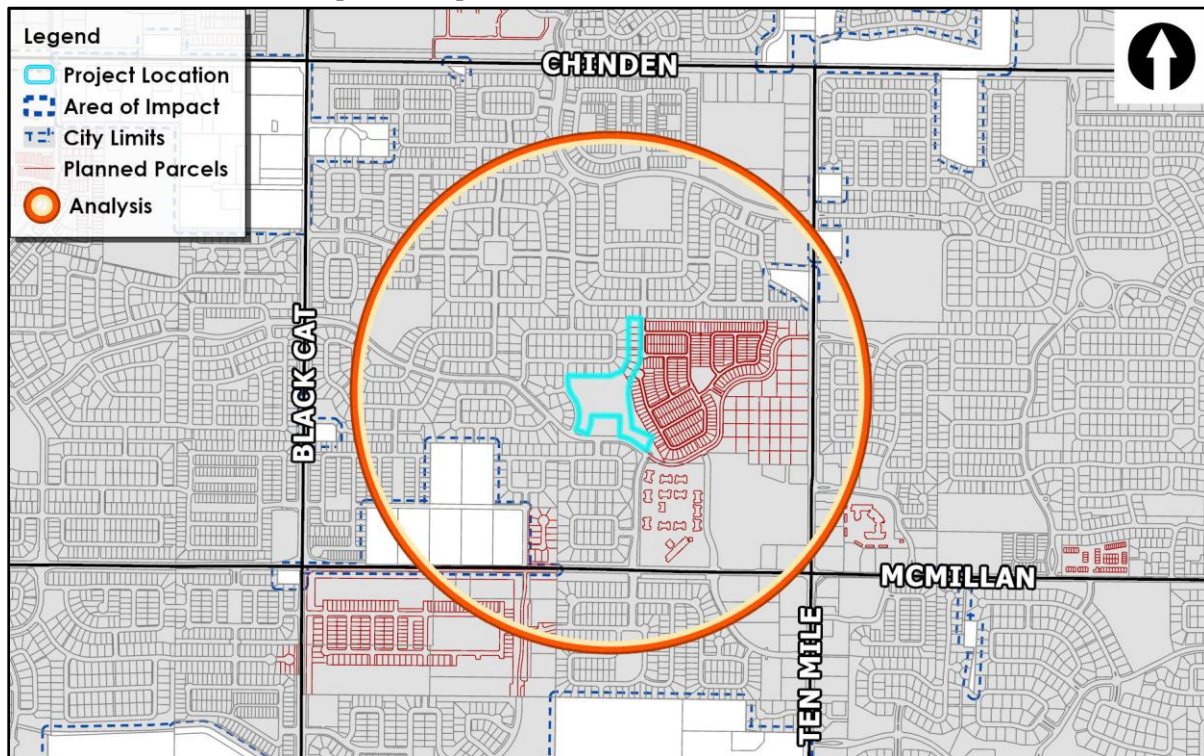
2. Zoning Map



3. Future Land Use



4. Planned Development Map



LEGEND

--- SUBDIVISION BOUNDARY
 --- PUBLIC RIGHT-OF-WAY
 --- SUBROVISION
 --- PROPOSED LOT LINE
 --- PROPOSED HIGHWAY EASEMENT
 --- PROPOSED PHASE BOUNDARY
 --- PROPOSED PHASE BOUNDARY
 --- PRELIMINARY STREET PROFILES

SHEET INDEX

1

PRELIMINARY PLAT
ADERO PARK SUBDIVISION
 LOCATED IN THE SE 1/4 OF SECTION 27
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 CITY OF MERIDIAN, ADA COUNTY, IDAHO
 2024

SCALE: 1" = 100'

DEVELOPER
 CORINE WILSON, PLLC
 1000 W. 10TH AVE. SUITE 100
 MERIDIAN, ID 83450

CIVIL ENGINEER
 CORINE WILSON, PLLC
 1000 W. 10TH AVE. SUITE 100
 MERIDIAN, ID 83450

SURVEYOR
 JEFFREY BAKER, PLLC
 1000 W. 10TH AVE. SUITE 100
 MERIDIAN, ID 83450

LOT SUMMARY

NAME	NUMBER	AREA (AC)
WHOLE FAMILY RESIDUAL	220	2.46
EXISTING PARK	1	1.42
COMMON UNDEVELOPED LOTS	31	1.41
COMMON LOTS	2	0.13
LIGHT OFFICE LOTS	4	1.28
COMMON LOTS	44	0.16
PUBLIC RIGHT-OF-WAY	N/A	0.33
TOTAL	252	6.03

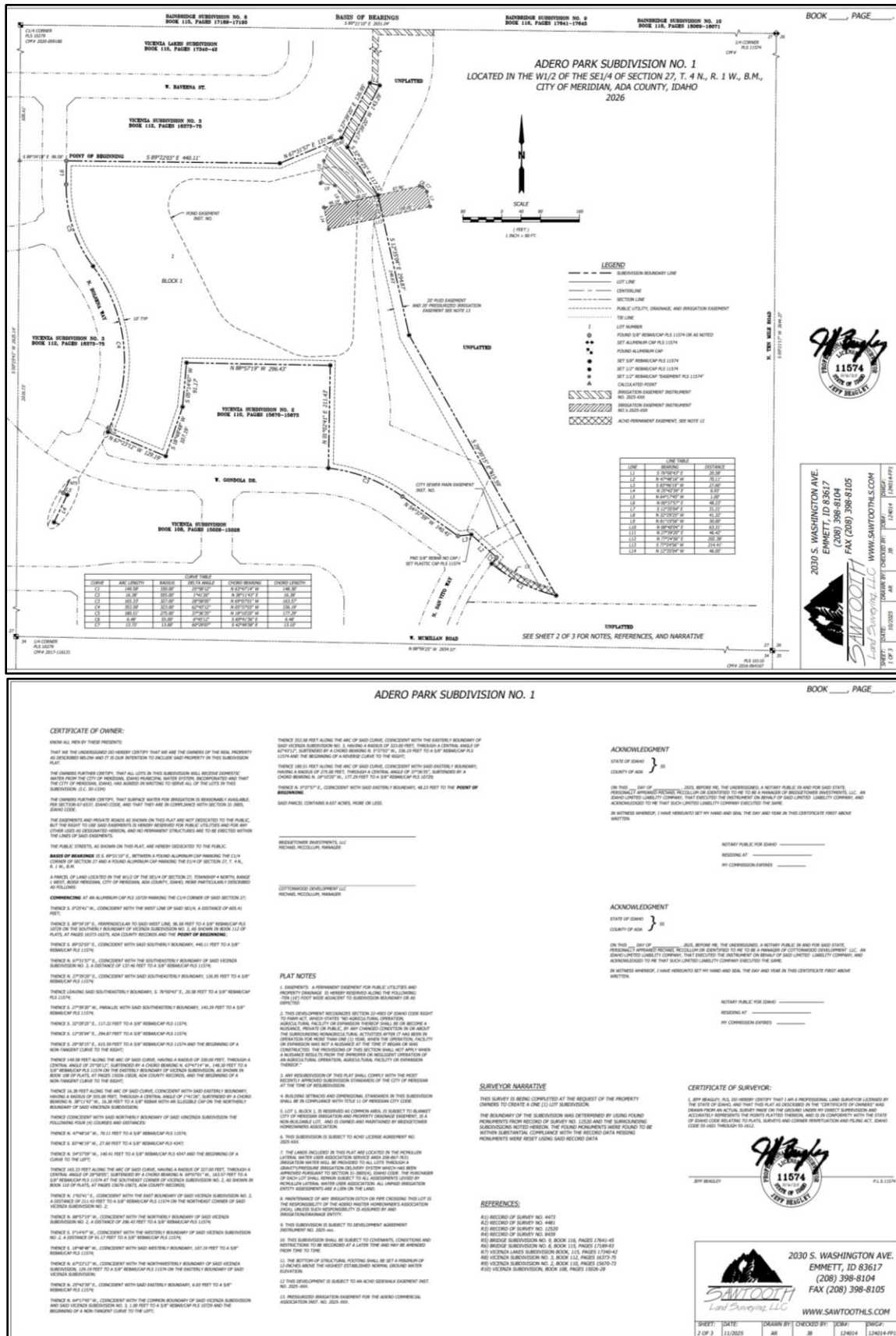
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
1	10.10	100.00	5.71°	N 89.29° E	10.00
2	10.10	100.00	5.71°	S 89.29° E	10.00
3	10.10	100.00	5.71°	S 89.29° E	10.00
4	10.10	100.00	5.71°	N 89.29° E	10.00
5	10.10	100.00	5.71°	N 89.29° E	10.00

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/24	ISSUED FOR PERMIT
2	02/15/24	REVISED FOR COMMENTS
3	03/15/24	REVISED FOR COMMENTS
4	04/15/24	REVISED FOR COMMENTS
5	05/15/24	REVISED FOR COMMENTS
6	06/15/24	REVISED FOR COMMENTS
7	07/15/24	REVISED FOR COMMENTS
8	08/15/24	REVISED FOR COMMENTS
9	09/15/24	REVISED FOR COMMENTS
10	10/15/24	REVISED FOR COMMENTS
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68	08/15/29	REVISED FOR COMMENTS
69	09/15/29	REVISED FOR COMMENTS
70	10/15/29	REVISED FOR COMMENTS
71	11/15/29	REVISED FOR COMMENTS
72		

C. Final Plat (date: 10/1/2025)



HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 58, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ-ON FILE WITH THE COUNTY RECORDER OR HAS 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.

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 _____, 2025.

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 _____, 2025 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. 50-1306, 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 _____ MINUTES PAST _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2025, A.D., AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGE _____ THROUGH _____ INSTRUMENT NUMBER _____.

DEPUTY _____ EX-OFFICIO RECORDER _____



			
2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104 FAX (208) 398-8105 WWW.SAWTOOTHLS.COM			
SHEET:	DATE:	DRAWN BY:	CHECKED BY:
1 OF 3	7/2025	AB	JH
		2240318	1240318-FPS