

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 1/6/2026

DATE:

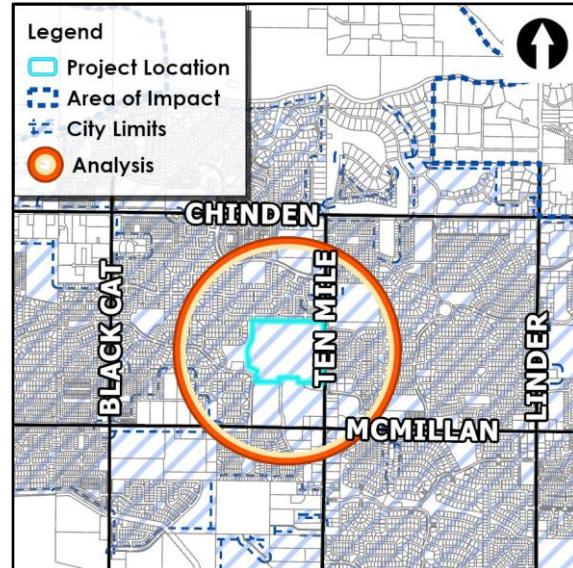
TO: Mayor & City Council

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

APPLICANT: Laren Bailey, Conger Group

SUBJECT: FP-2025-0030
Adero Park No. 2 FP

LOCATION: 5435 N. Ten Mile Road, located in the
NE ¼ of the SE ¼ of Section 27, T4N,
R1W, Parcel No. S0427417210



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 65 lots (55 building lots, 10 common lots) on 11.31 acres of land in the R-15 zoning district for Adero Park Subdivision No. 2.

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)	Vacant	-
Proposed Land Use(s)	Residential	-
Existing Zoning	R-15	VI.A.2
Proposed Zoning	R-15	
Adopted FLUM Designation	Mixed-Use Community (MU-C), Medium Density Residential	VI.A.3

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. Adero Park Subdivision No. 2 FP-2025-0030 (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 residential 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; FP-2025-0029.
2. The final plat shown in Section V.B, prepared by Sawtooth Land Surveying, LLC, stamped on 11/7/2025 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 #10: Include the instrument number for the CC&Rs.
 - d. Note #13: Include the instrument numbers for the ACHD sidewalk easements.
 - e. Note #14: Include the instrument number for the City of Meridian sanitary sewer easement.
 - f. Missed Note #15.
 - g. Note #16: Include the instrument numbers for the McMullen and Hudson lateral irrigation agreements.
 - h. Note #17: Include the instrument number for the City of Meridian water main easement.
 - i. Note #18: Include the instrument number for the roadway easement.
 - j. Note #19: In the instrument number for the City of Meridian sewer and water easement. Only show the portion of the easement that is associated with the proposed plat.
 - k. Revise the irrigation easement for the McMullen and Hudson lateral to show only the portion associated with the current plat.
4. W. Gondola/W. Malta Drive (N. Aria Way) shall be constructed to N. Vicenza Way, excluding only the ten (10) foot multi-use pathway and landscaping on the east side of the new collector roadway in the first phase. The remainder of the roadway to N. San Vito Way shall be completely constructed as a complete street including sidewalk and landscaping on both sides, prior to the issuance of a certificate of occupancy for the second phase.
5. The landscape plan prepared by Jensenbelts Associates, prepared by Kimberly C. Slegenthaler dated 11/14/2025, shall be revised as follows:
 - a. Show the location of the bags for dog waste disposal and the benches within the fenced area.
 - b. Terminate the pathway on Lot 14, Block 3 at its northern intersection with the east-west pathway within Lot 1, Block 3, as a fence exists along the north property boundary and the pathway does not continue beyond that point.
6. Apply for alternative compliance for the landscaping on the north portion of the property within Lot 24, Block 1 and Lot 1, Block 3. The narrative shall state why pathway landscape

cannot be provided in this area which require trees every 100 linear feet. This shall be approved prior to the City Engineer's signature on the final plat.

7. The rear and/or sides of 2-story structures along W. Gondola/W. Malta Drive (N. Aria Way) shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines. Single-story structures are exempt from this requirement.
8. All fencing shall be installed in accordance with UDC 11-3A-7.
9. 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.
10. 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.
11. 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.
12. 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.
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

SITE SPECIFIC CONDITIONS:

1. The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation.
2. Maintenance of any irrigation and/or drainage pipes or ditches crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity or lot owner's association.
3. If there are water/sewer mains that cross an Irrigation District owned facility; for this crossing you will be required to:
 - a. Submit a project request to irrigation district on behalf of the City that includes provisions for the City to construct, install, repair, replace, operate, and maintain the facility necessitated by the development.
 - b. Cause the District's attorney to draft a Project Agreement which is to be submitted to the City for review.
 - c. Pay to District (or reimburse City) for the applicable fees charged by District's attorney in connection with the preparation of the Project Agreement.

GENERAL CONDITIONS:

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 than 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 applicants design engineer shall be responsible for inspection of all irrigation and/or

drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.

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 certification 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.

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:

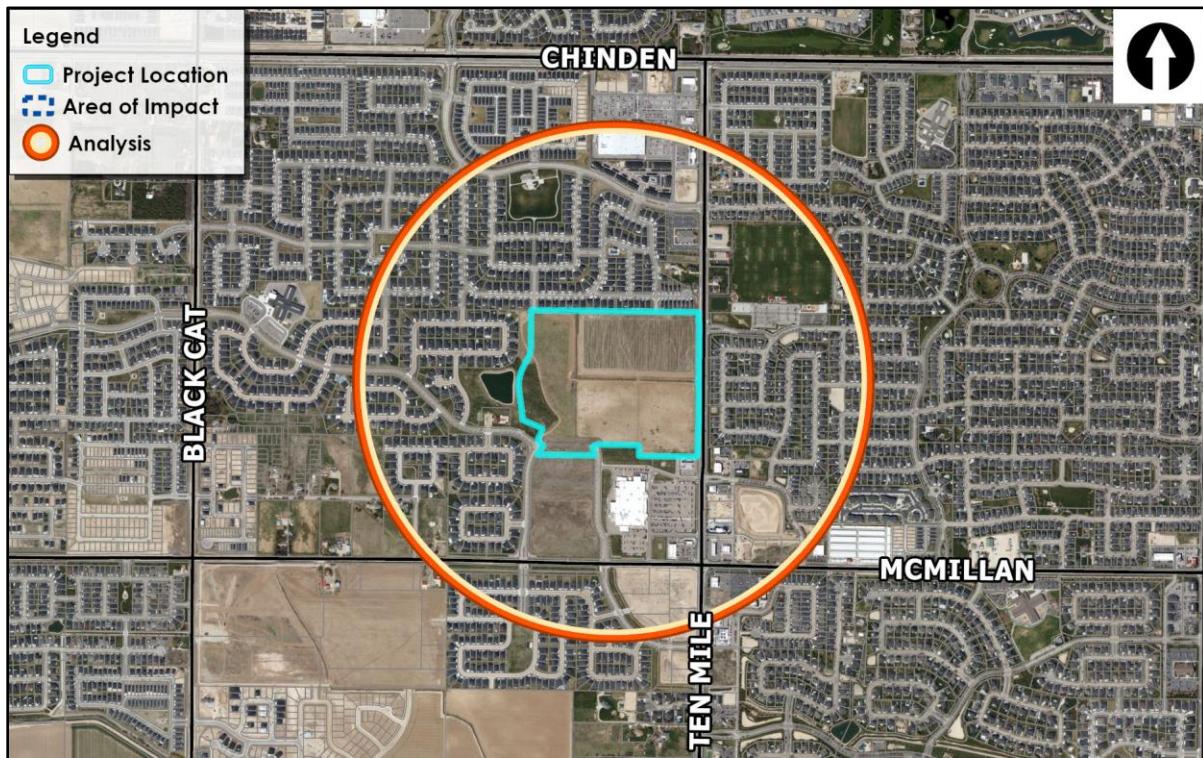
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VI. EXHIBITS

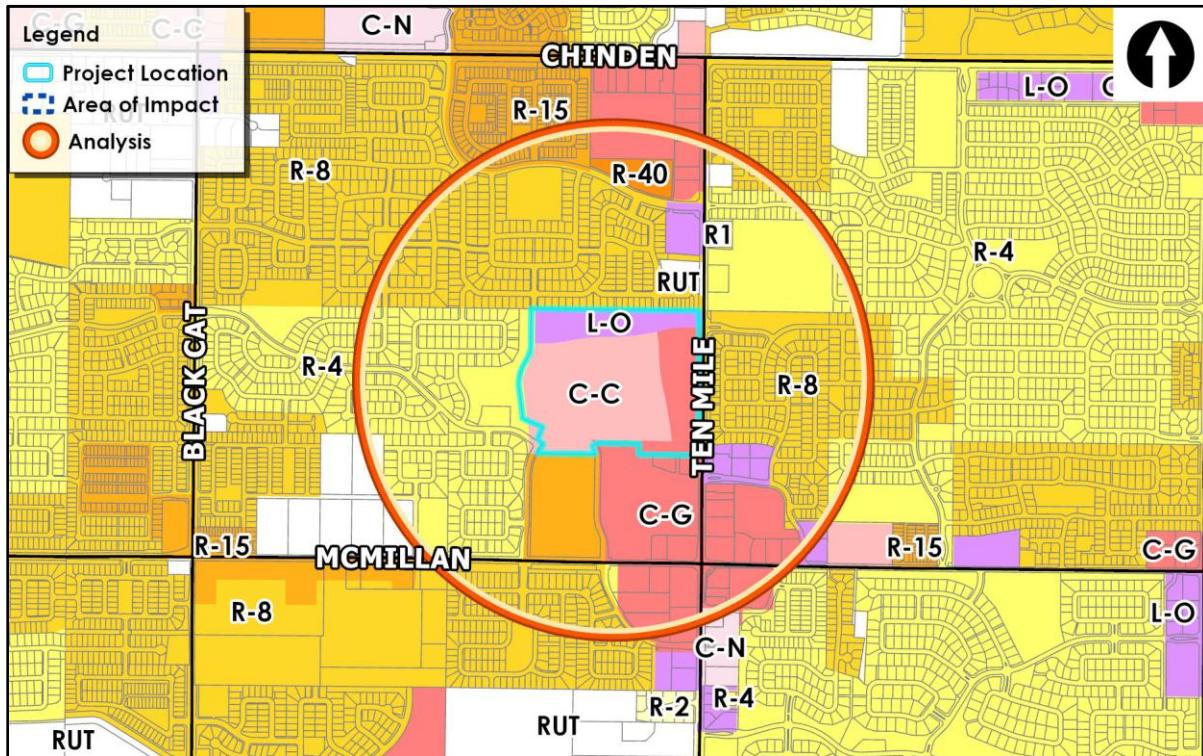
A. Project Area Maps

(link to [Project Overview](#))

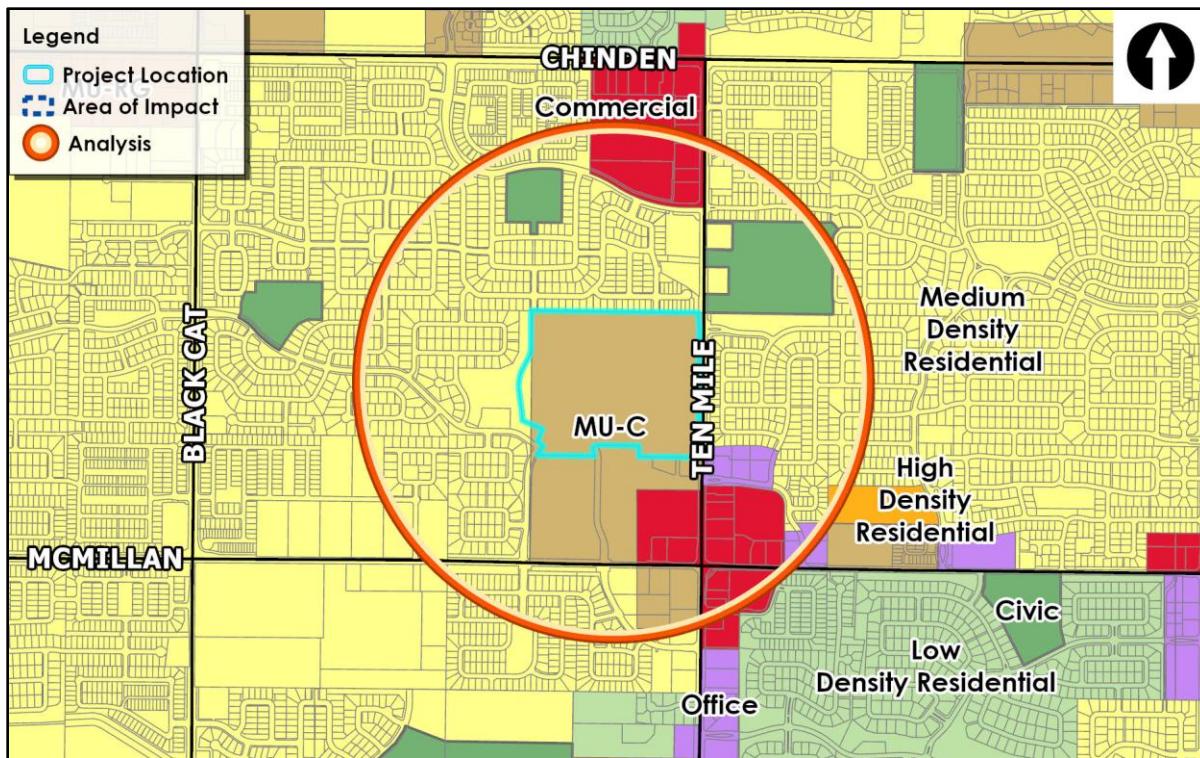
1. Aerial



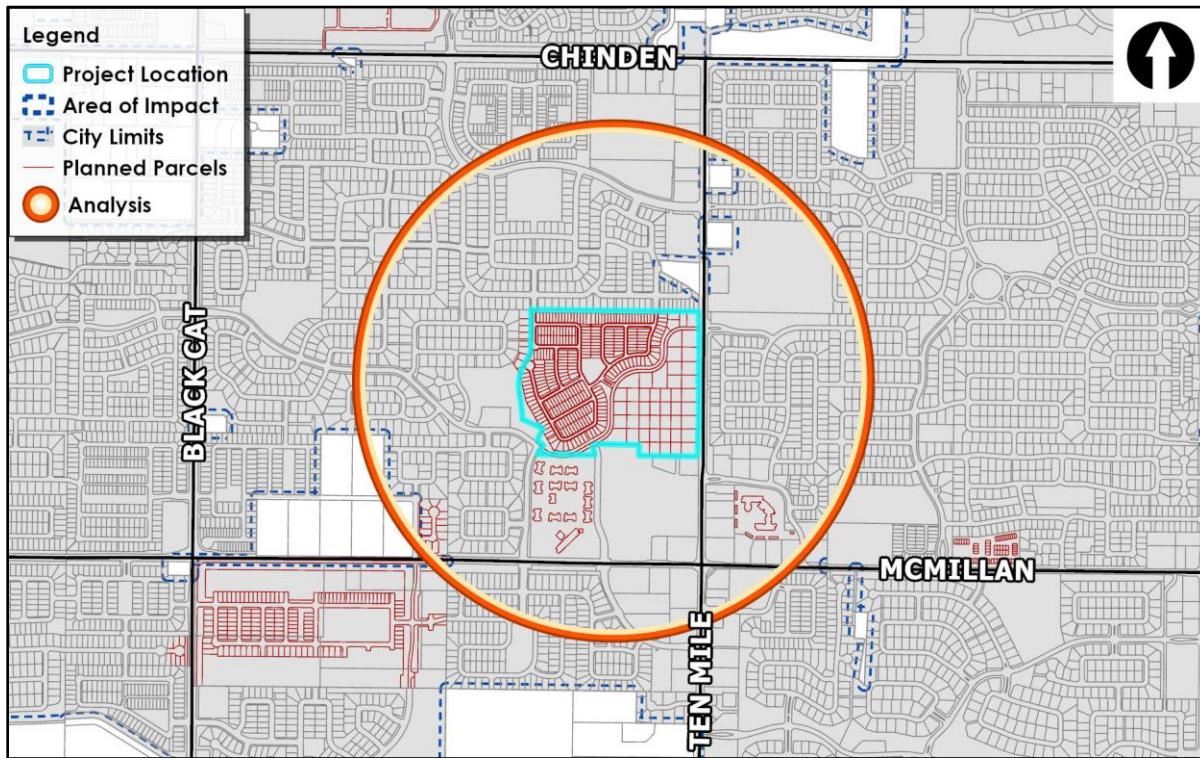
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



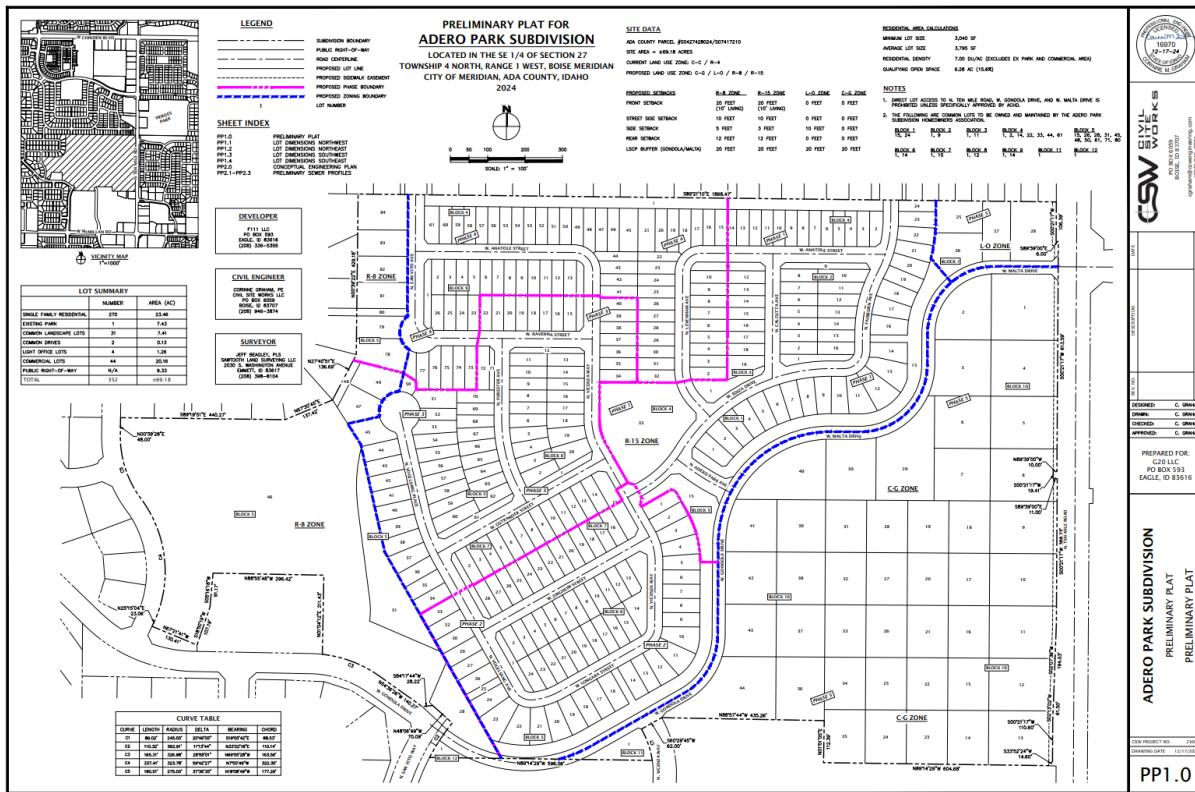
C. Service Accessibility Report

PARCEL S0427417210 SERVICE ACCESSIBILITY

Overall Score: 27	32nd Percentile
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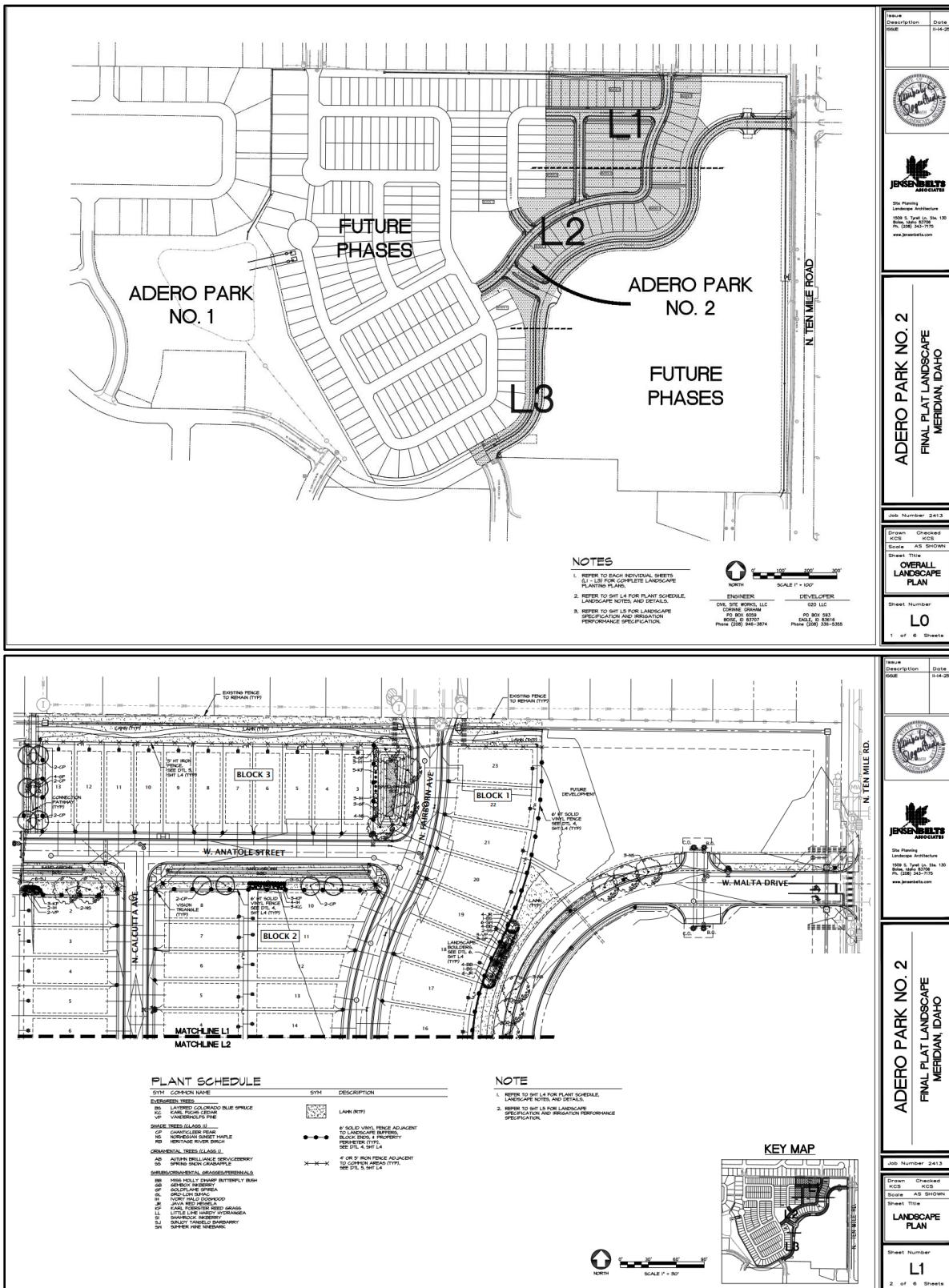
Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Reporting District meets response time goals some of the time	YELLOW
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) 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

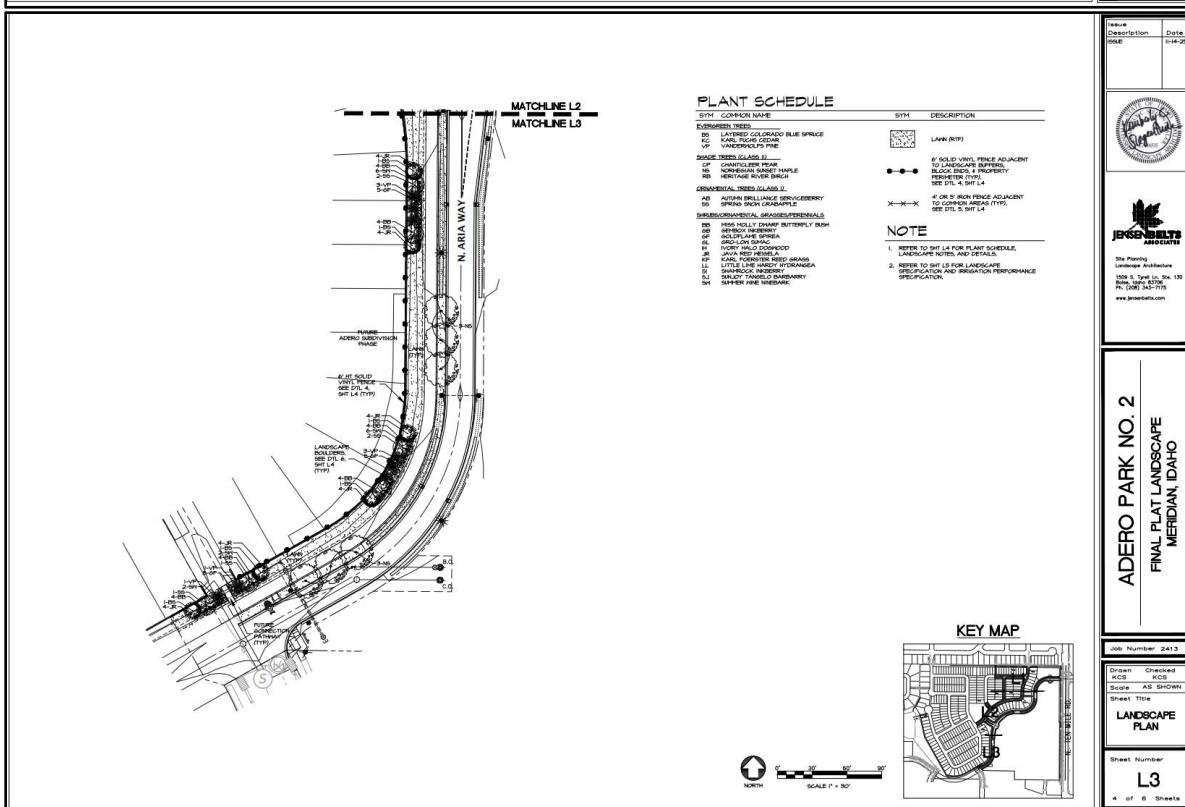
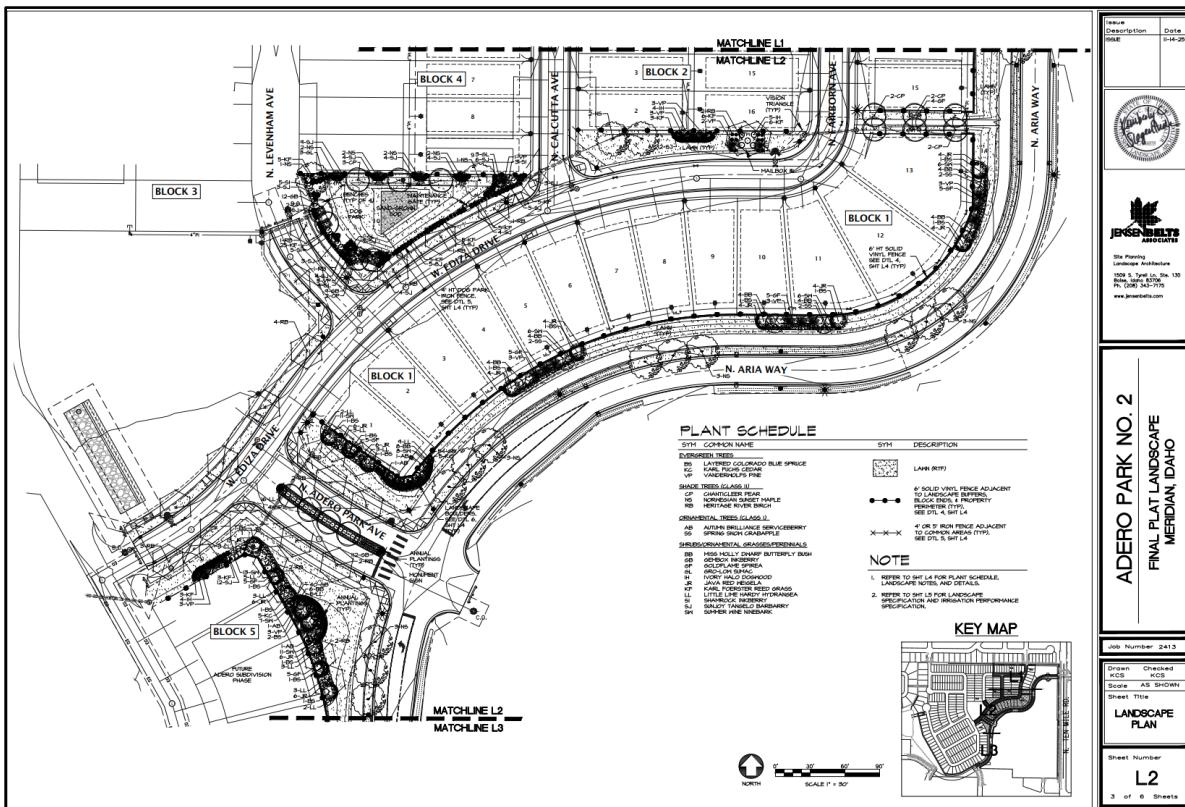
D. Preliminary Plat (date: 12/17/2024)



E. Final Plat (date: Click here to enter a date.)

F. Landscape Plan (date: [Click here to enter a date.](#))





G. Qualified Open Space Exhibit



H. Amenities Exhibit (date: 12/19/2024)

Proposed Amenities:

One Acre Central Plaza (Block 4, Lot 33) :

- Three Pickleball Courts
- Fountain
- Play Structure
- Dog Park
- Climbing Rock
- Seating Benches
- Attractive Landscaping



- **Pathways – The Adero Mixed Use Neighborhood will include the following pedestrian pathways:**

- **10' Wide Regional Pathway 2,752 LF**
- **5' wide pathway in liner open space 1,700 LF**

Pedestrian pathways within the Adero Mixed Use Neighborhood will total a half a mile in length.



- **Dog Park (Block 5, Lot 45)**

- **Fenced encloser**
- **Dog Waste Station**
- **Sitting Benches**
- **Attractive Landscaping**



- **Other open green areas – Several other open spaces will have the following Amenities:**

- **Shade structures**
- **Large open grass areas**
- **Internal Pathways**
- **Picnic Area**
- **Attractive Landscaping**



I. Residential Building Elevations



