

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: JANUARY 13, 2026
ORDER APPROVAL DATE: JANUARY 27, 2026

**IN THE MATTER OF THE)
REQUEST FOR 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.)**

CASE NO. FP-2025-0029

**BY: LAREN BAILEY, CONGER)
GROUP)
APPLICANT)**

**)
)**

This matter coming before the City Council on January 13, 2026 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING ADERO PARK SUBDIVISION NO. 1, LOCATED IN THE W. ½ OF THE SE ¼ OF SECTION 27, TOWNSHIP 4N, RANGE 1W, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2025, HANDWRITTEN DATE: November 11, 2025, by Jeff Beagley, PLS, SHEET 1

OF 3,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated January 6, 2025, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION
AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an

interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

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

By:

Robert E. Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By: _____ Dated: _____

COMMUNITY DEVELOPMENT

DEPARTMENT REPORT



HEARING 1/6/2026

DATE:

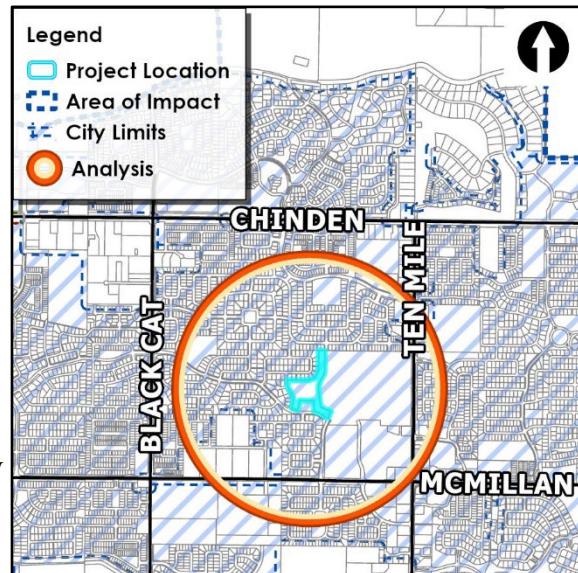
TO: Mayor & City Council

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

APPLICANT: Laren Bailey, Conger Group

SUBJECT: FP-2025-0029
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

Approved with conditions

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:

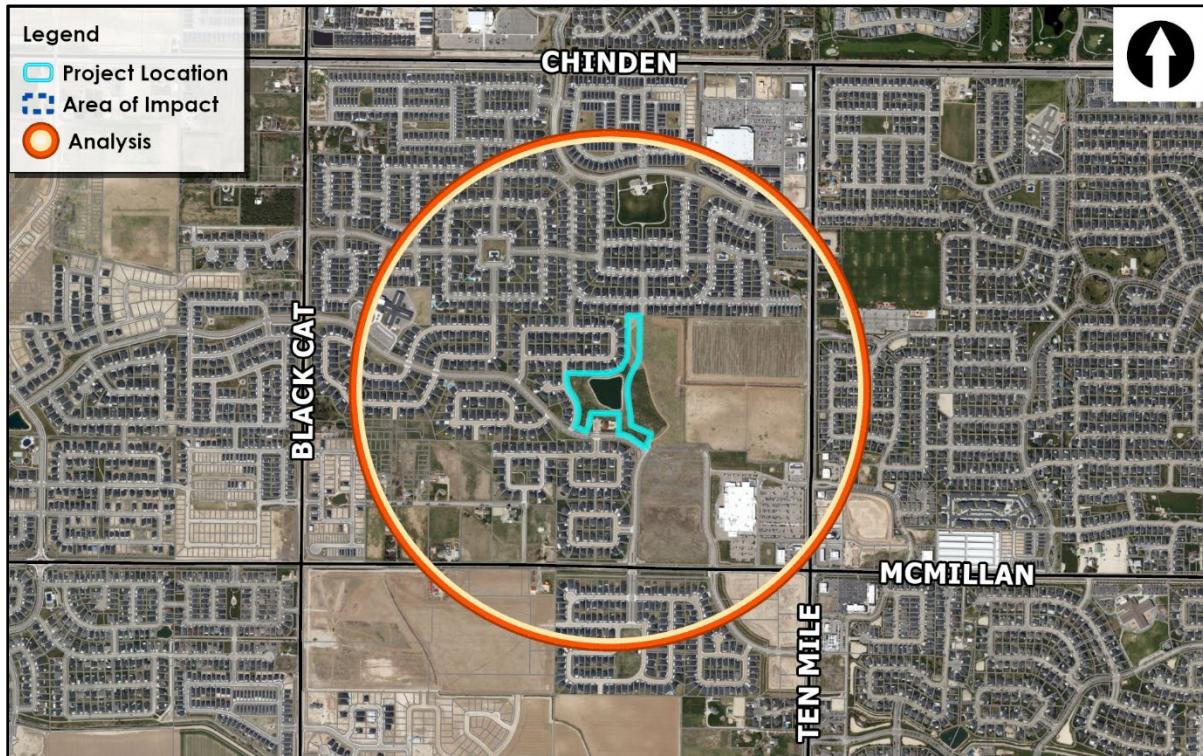
Approval

VI. EXHIBITS

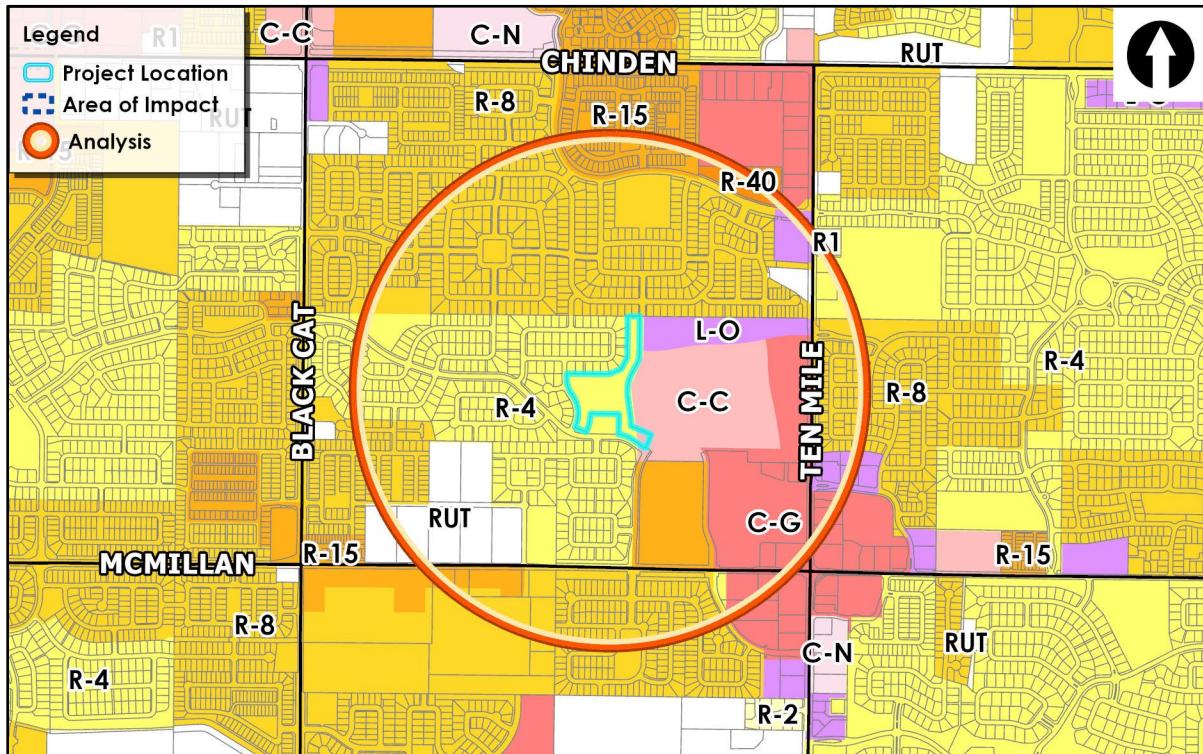
A. Project Area Maps

(link to [Project Overview](#))

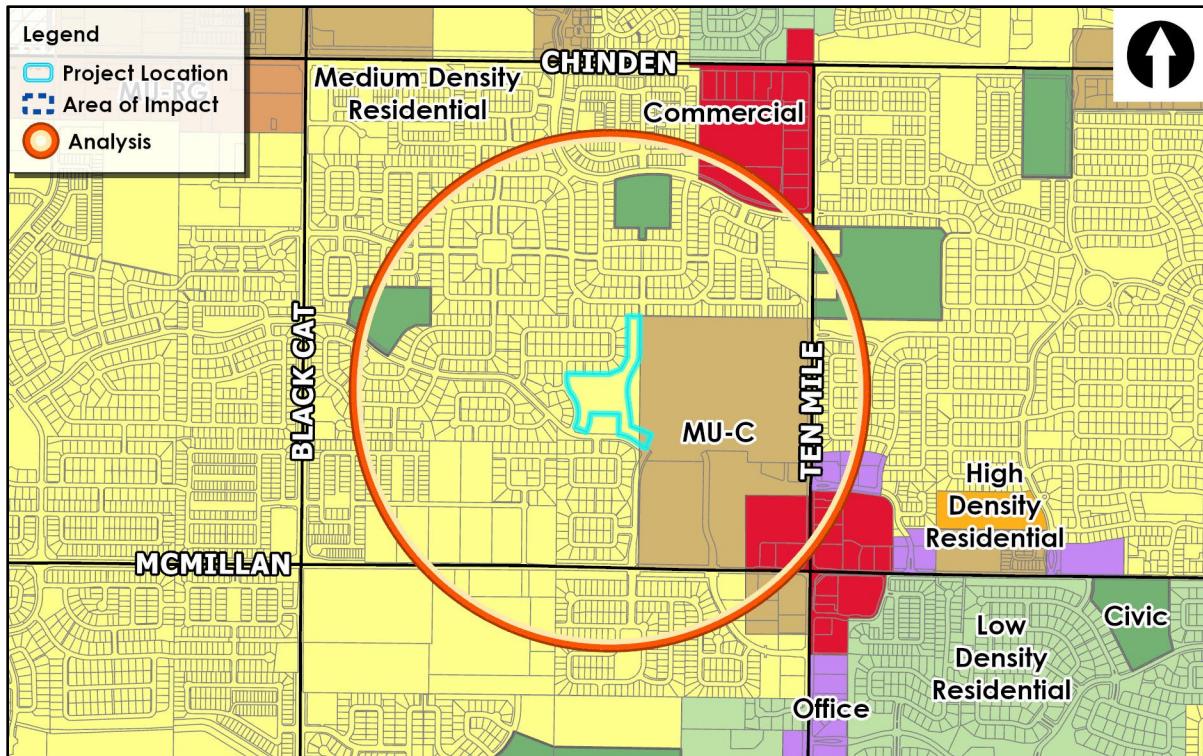
1. Aerial



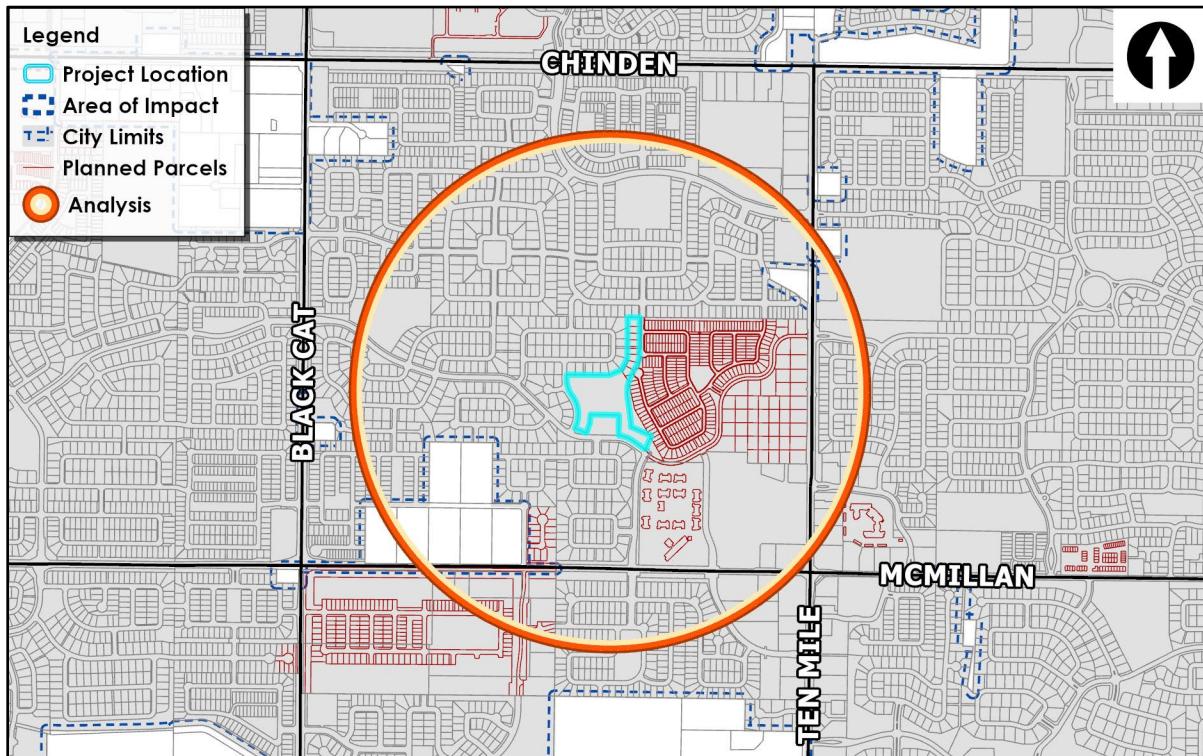
2. Zoning Map



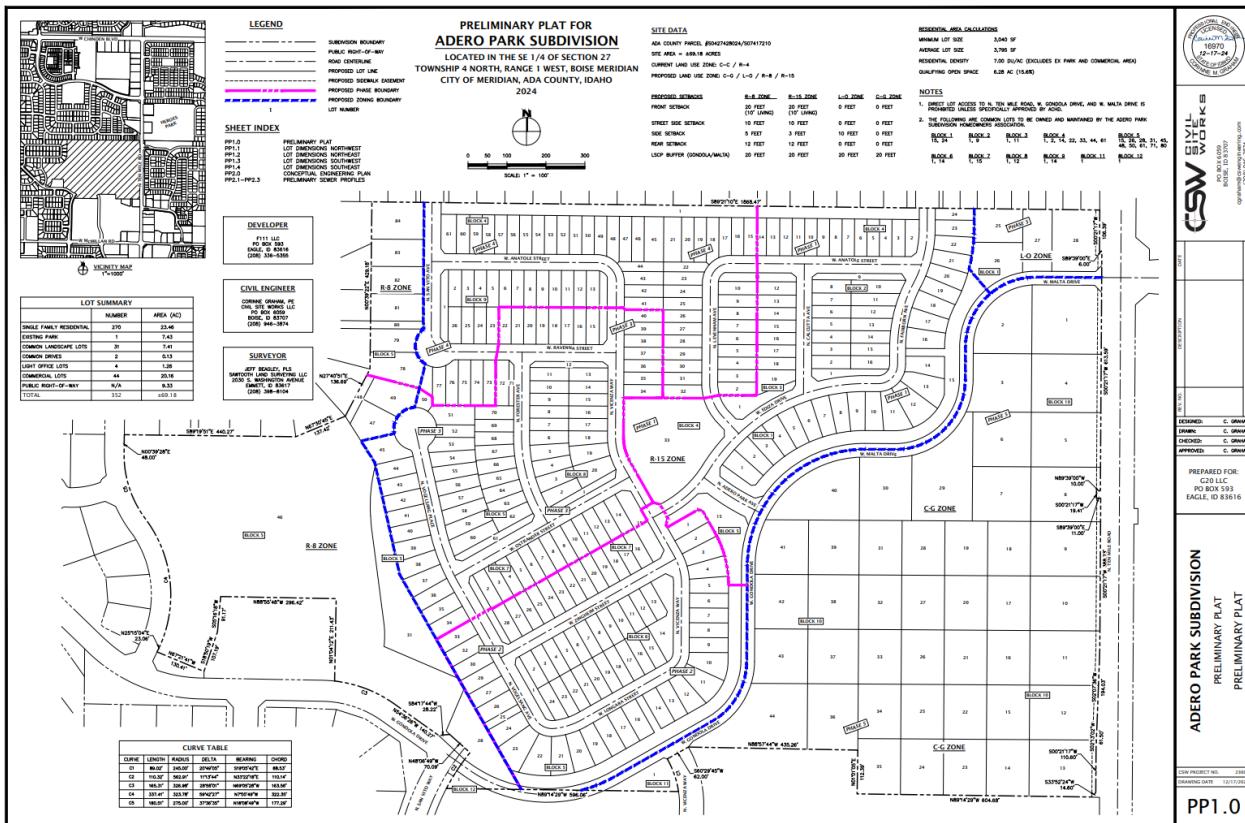
3. Future Land Use



4. Planned Development Map



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



ADERO PARK SUBDIVISION NO.1

BOOK _____, PAGE _____

HEALTH CERTIFICATE

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

DISTRICT HEALTH, EHS

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 _____

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 _____

CERTIFICATE OF COUNTY TREASURER

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

COUNTY TREASURER

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 _____

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTRY 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 PAGES _____ THROUGH _____, INSTRUMENT NUMBER _____.

DEPUTY

EX-OFFICIO RECORDER



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

SHEET: 3 OF 3 DATE: 7/2025 DRAWN BY: AR CHECKED BY: JB DRAFTED BY: 124014 124014-PL1