

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: SEPTEMBER 8, 2026
ORDER APPROVAL DATE: OCTOBER 6, 2026

**IN THE MATTER OF THE
REQUEST FOR FINAL PLAT
MODIFICATION TO EXTEND A
COMMON LOT APPROVED WITH
ADERO PARK SUBDIVISION NO.
2.**

**BY: Laren Bailey, Conger Group
APPLICANT**

CASE NO. MFP-2026-0007

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on September 8, 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 Division 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. 2,
LOCATED IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION
27, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF MERIDIAN,
ADA COUNTY, IDAHO, 2026, HANDWRITTEN DATE: 8/5/2026, by JEFF

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR ADERO PARK NO. 2 MFP-2026-0007

BEAGLEY, PLS, SHEET 1 OF 6,” 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 September 8, 2026, 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 the 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

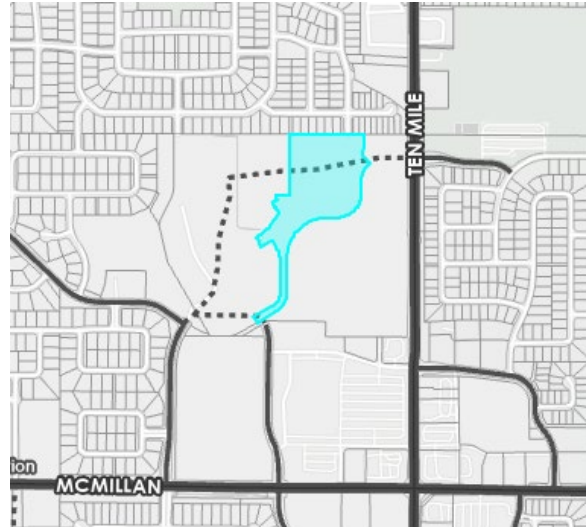
Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By: _____ Dated: _____

DEPARTMENT REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 9/8/2026
TO: Mayor & City Council
FROM: Bill Parsons, Current Planning Supervisor
208-884-5533
SUBJECT: Adero Park No. 2
MFP-2026-0007
LOCATION: West of N. Ten Mile Road, north of W. McMillan Road located in SE ¼ of Section 27, T. 4 N., R. 1 W.



I. PROJECT DESCRIPTION

Final plat modification to extend a common lot approved with Adero Park Subdivision No. 2 (FP-2025-0030).

II. APPLICANT INFORMATION

A. Applicant:

Laren Bailey, Conger Group – 810 E. Central Ln. Meridian, ID 83642

B. Owner:

F111 LLC – 810 E. Central Ln. Meridian, ID 83642

C. Representative:

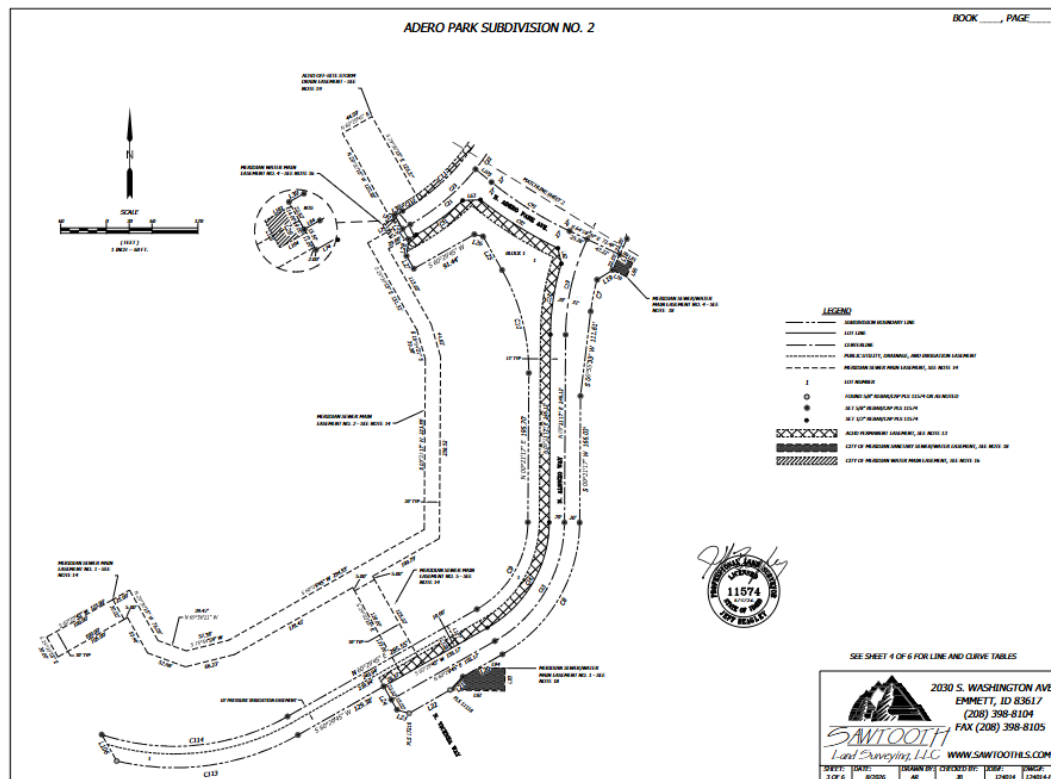
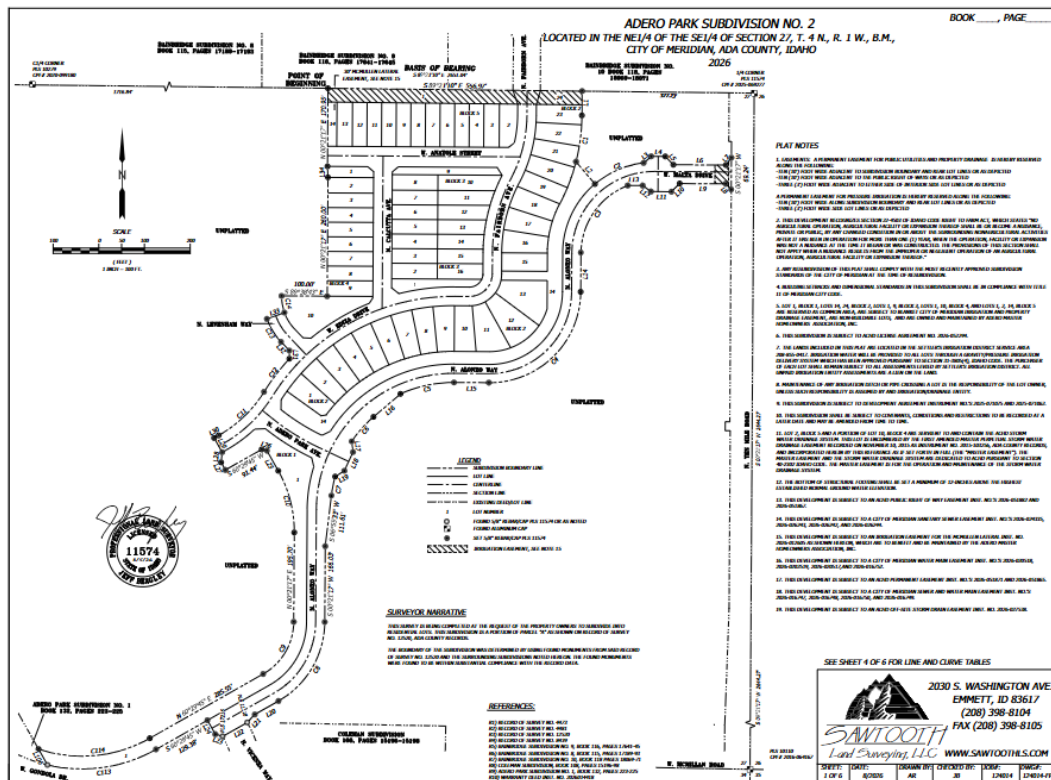
Same as applicant

III. STAFF ANALYSIS

The applicant has submitted an application for a final plat modification to extend the existing common lot (previously Lot 1, Block 5; now Lot 1, Block 1) so that the current phase of the subdivision remains contiguous with the previously approved phase. If the common lot is not extended as proposed, the County Surveyor has indicated that the subdivision would be required to be renamed in accordance with the State Statute.

The proposed final plat modification is necessary to address the County Surveyor's requirements, preserve the subdivision's approved name and allow the applicant to move forward with obtaining the City Engineer's signature on the final plat.

B. Proposed Final Plat (dated: 08/05/2026)



VI. CITY/AGENCY COMMENTS

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 and FP-2025-0030.
2. 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. by 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.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgment signed and notarized.
4. The final plat prepared by Sawtooth Land Surveying, dated: 08/05/2026, is approved as submitted.
5. The applicant shall upload revised plat and landscape plan to permit FPS-2026-0023 for review and approval prior to City Engineer's signature.
6. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat, final plat, and/or development agreement does not relieve the Applicant of responsibility for compliance.