

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: SEPTEMBER 16, 2025
ORDER APPROVAL DATE: SEPTEMBER 23, 2025

**IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
MODIFICATION TO AMEND THE)
BOUNDARY OF THE)
SUBDIVISION AT THE)
NORTHWEST CORNER OF E.)
WILSON LN. AND N. LOCUST)
GROVE RD. AND ALONG THE)
WEST BOUNDARY OF THE)
SUBDIVISION ALONG N. LOCUST)
GROVE RD. DUE TO AN)
ADJUSTMENT OF RIGHT-OF-)
WAY DEDICATION BY ADA)
COUNTY HIGHWAY DISTRICT)
FOR LITTLE CREEK)
SUBDIVISION NO. 2)**

CASE NO. MFP-2024-0002

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

**BY: JUB ENGINEERS
APPLICANT**

This matter coming before the City Council on September 16, 2025 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:

**ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR LITTLE CREEK 2 MFP-2024-0002**

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING LITTLE CREEK SUBDIVISION NO. 2, LOCATED IN A PORTION OF LOTS 18 & 19 OF PLEASANT VALLEY SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2024, STAMPED by JOHN J. SHEA, 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 16, 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 _____, 2025.

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:_____

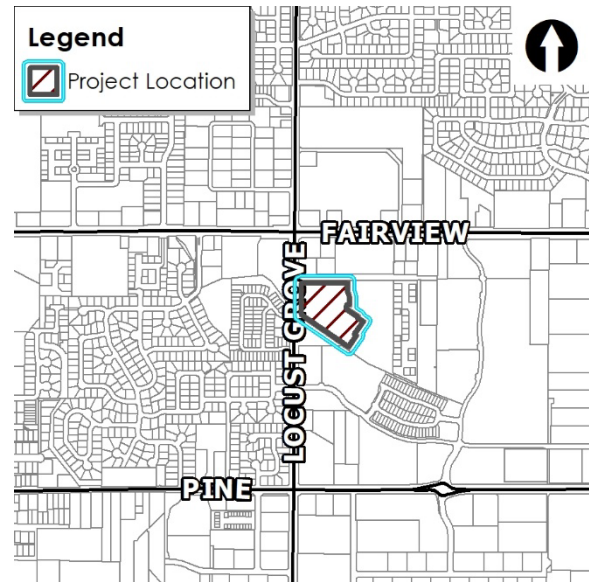
EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 9/16/2025
DATE:
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org
SUBJECT: MFP-2024-0002
Little Creek No. 2
LOCATION: Southeast corner of N. Locust Grove Rd.
and E. Wilson Ln., in the NW 1/4 of
Section 8, T.3N., R.1E. (Parcel No.
R7104253856)



I. PROJECT DESCRIPTION

Final plat modification to amend the boundary of the subdivision at the northwest corner of E. Wilson Ln. and N. Locust Grove Rd. and along the west boundary of the subdivision along N. Locust Grove Rd. due to an adjustment of right-of-way (ROW) dedication by Ada County Highway District (ACHD).

II. APPLICANT INFORMATION

A. Applicant:

Alex Jones, JUB Engineers – 250 S. Beechwood Ave., Ste. 201, Boise, ID 83709

B. Owner:

Erik Pilegaard, Little Creek Partners, LLC – 2452 Bayview Ave., Carmel, CA 93923

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

The final plat (H-2019-0103) for Little Creek Subdivision No. 2 was approved by City Council on 11/6/2019 and signed by the City Engineer on 7/23/2021; however, the final plat was never recorded. Because the City Engineer's signature was obtained within the required timeframe to do so, the final plat is still valid and has not expired.

The Applicant's narrative states the delay in getting the plat recorded is due to numerous corrections being required from the Ada County Surveyor that went through several rounds of revisions and

resubmittals to the County. During the County Surveyor's final review of the plat, it was discovered that ROW had been dedicated to ACHD along Locust Grove Rd. on 1/10/2023 and that the boundary of the plat had changed. For this reason, a modification to the final plat is required to be approved by City Council and new signatures are needed on the plat before it can be recorded. The number of building lots and common lots have not changed, only the boundary has been adjusted.

Staff has reviewed the proposed revised final plat and deems it in substantial conformance with the approved preliminary plat as required by UDC11-6B-3C.2.

IV. DECISION

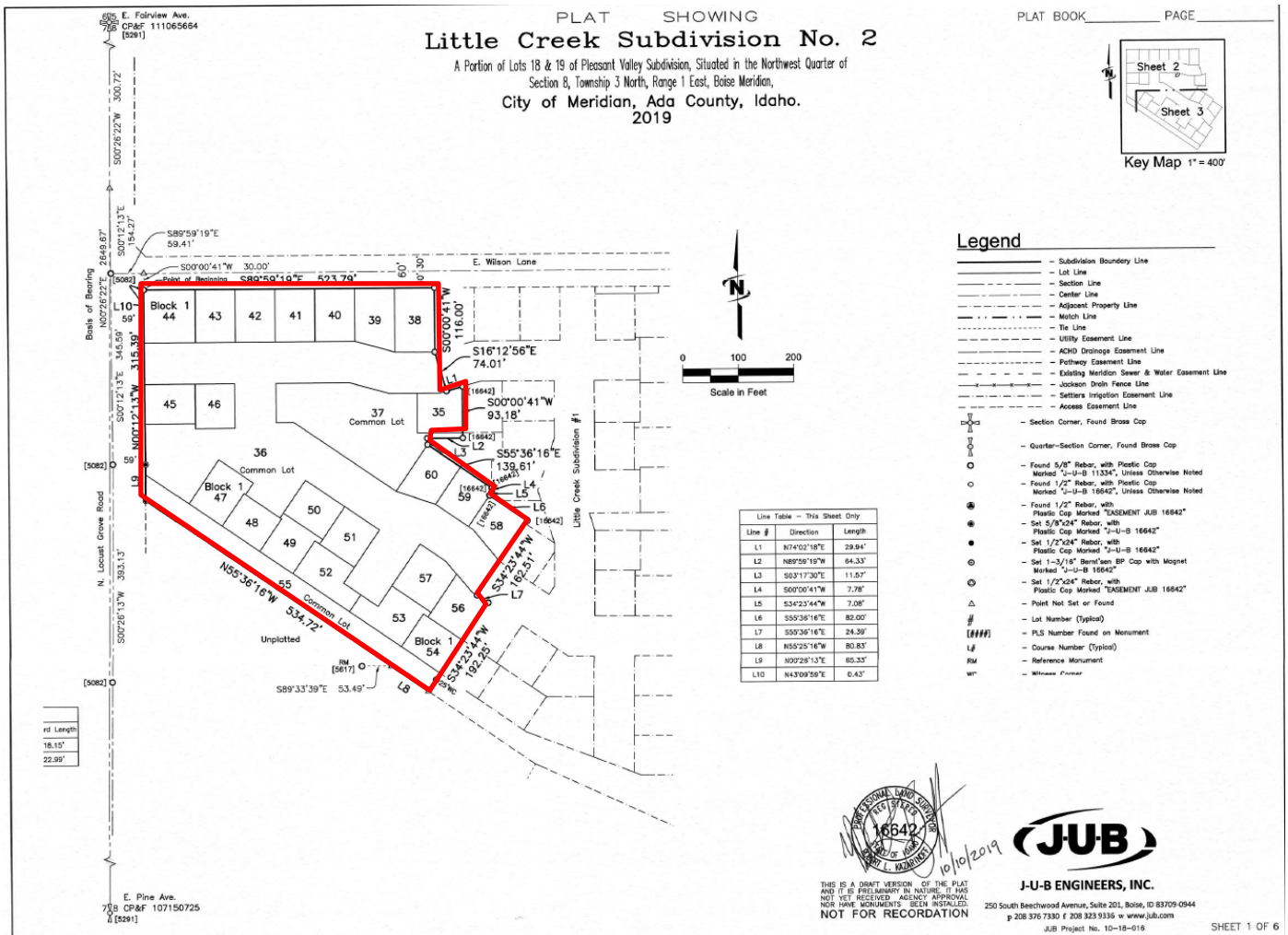
A. Staff:

Staff recommends approval of the proposed revised final plat per the conditions in Exhibit VI.

A. Approved Preliminary Plat (dated: 8/17/2016)



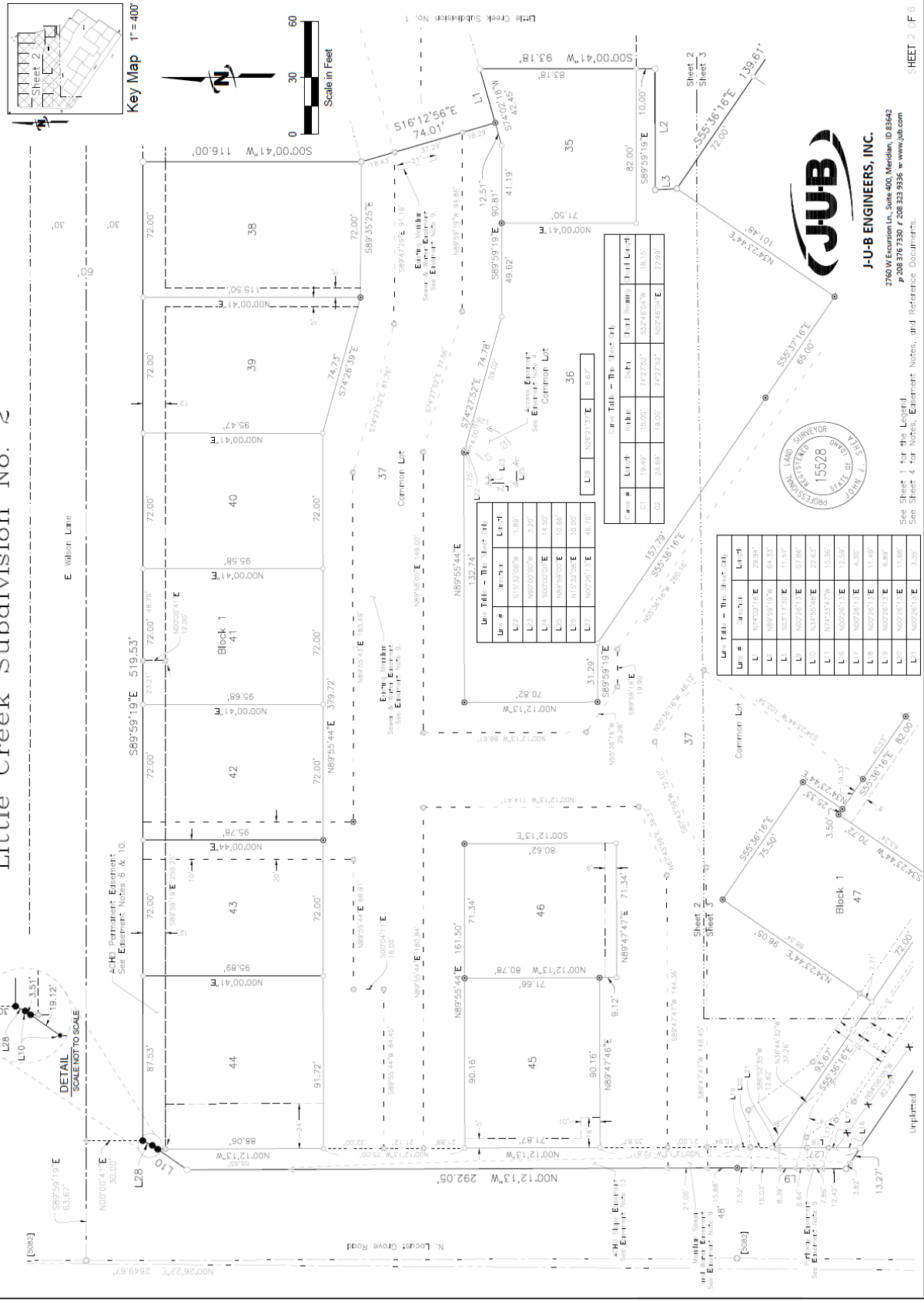
B. Previously Approved Final Plat (H-2019-0103) – dated: 10/10/2019



PLAT SHOWING
Little Creek Subdivision No. 2
A Portion of Lots 19 & 19 of Pleasant Valley Subdivision, Situated in the Northwest Quarter of
Section 8, Township 3 North, Range 1 East, Base Wardian,
City of Meridian, Ada County, Idaho.
2024



PLAT SHOWING
Little Creek Subdivision No. 2



PLAT SHOWING
Little Creek Subdivision No. 2



JUB
JUB ENGINEERS, INC.
2760 W Excursion Ln, Suite 400, Meridian, ID 83642
P 208 376 7330 F 208 323 9336 www.jub.com

See Sheet 1 for the Legend.
See Sheet 4 for Notes, Easement Notes, and Reference Documents.

SHEET 4 OF 6

D. Right-of-Way Acquisition Exhibit

EXHIBIT A

ACHD RIGHT-OF-WAY
FEE ACQUISITION
LEGAL DESCRIPTION

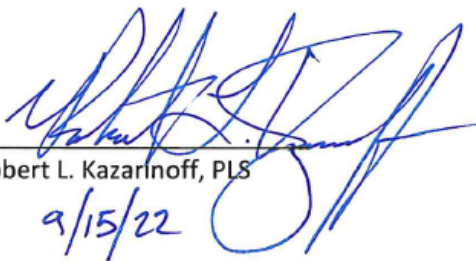
A portion of Lot 18 of Pleasant Valley Subdivision according to the plat thereof filed in Book 12 of Plats at Page 665, Ada County Records, situate in the Northwest Quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, particularly described as follows:

COMMENCING at the northwest corner of Section 8, from which the west quarter corner of Section 8 bears South 00°26'22" West, 2649.67 feet; thence along the west line of Section 8, South 00°26'22" West, 485.01 feet; thence departing from said west line, South 89°59'28" East, 25.00 feet to the northwest corner of Parcel 35 as described in that Warranty Deed to ACHD as Grantee recorded under Instrument No. 106034376, Ada County Records; thence along the north line of said Parcel 35, South 89°59'28" East, 36.36 feet to the northeast corner thereof; thence along the east line of Parcel 35, South 43°09'59" West, 0.43 feet to the **POINT OF BEGINNING**;

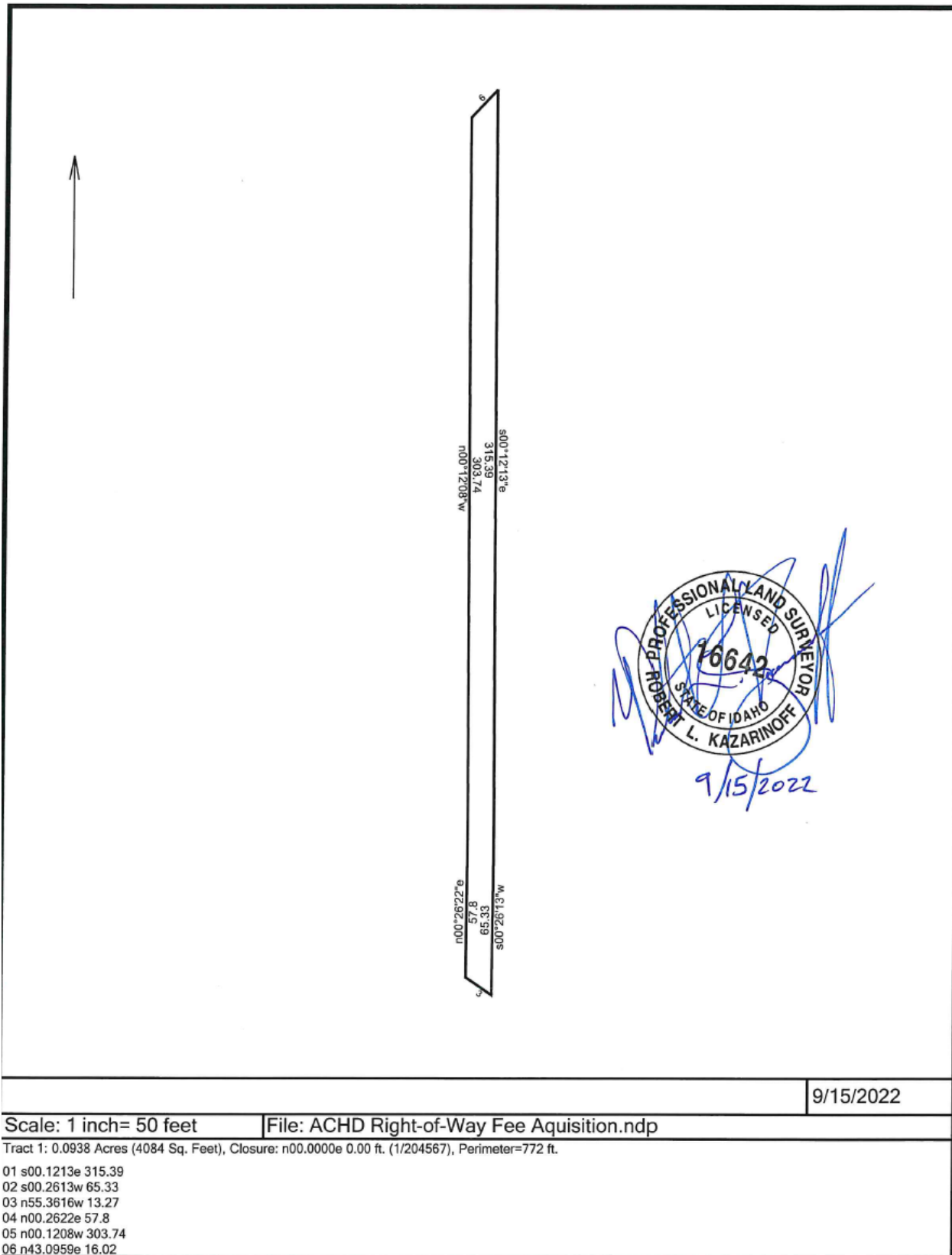
Thence departing from said east line, South 00°12'13" East, 315.39 feet;
Thence South 00°26'13" West, 65.33 feet to the southwesterly line of said Lot 18;
Thence along said southwesterly line, North 55°36'16" West, 13.27 feet to the southeast corner of said Parcel 35;
Thence along the east line of Parcel 35, North 00°26'22" East, 57.80 feet;
Thence continuing along said east line, North 00°12'08" West, 303.74 feet;
Thence continuing along said east line, North 43°09'59" East, 16.02 feet to the **POINT OF BEGINNING**.

CONTAINING 4,084 square feet or 0.094 acres, more or less.

END DESCRIPTION


Robert L. Kazarinoff, PLS
9/15/22





Scale: 1 inch= 50 feet

File: ACHD Right-of-Way Fee Aquisition.ndp

9/15/2022

Tract 1: 0.0938 Acres (4084 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/204567), Perimeter=772 ft.

01 s00.1213e 315.39
02 s00.2613w 65.33
03 n55.3616w 13.27
04 n00.2622e 57.8
05 n00.1208w 303.74
06 n43.0959e 16.02

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development (H-2016-0076, DA Inst. No. 2016-109494; A-2018-0013; and H-2019-0103).
2. The applicant shall obtain the City Engineer's signature on the modified final plat.