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	CASE NO. MFP-2024-0002
BOUNDARY OF THE	
SUBDIVISION AT THE)	ORDER OF CONDITIONAL
NORTHWEST CORNER OF E.)	APPROVAL OF FINAL PLAT
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	
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:

IT IS HEREBY ORDERED THAT:

- 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		
, 20	25.	
	By:	
	Robert E. Simison Mayor, City of Meridian	
Attest:		
Chris Johnson City Clerk	<u></u>	

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.

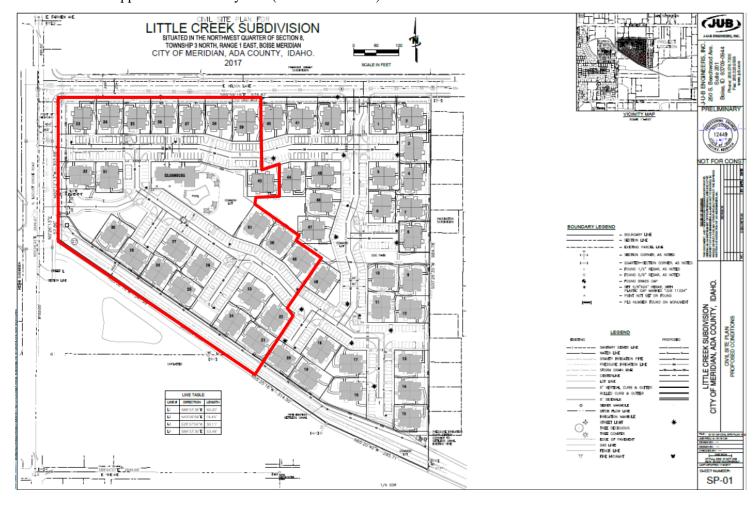
IV. DECISION

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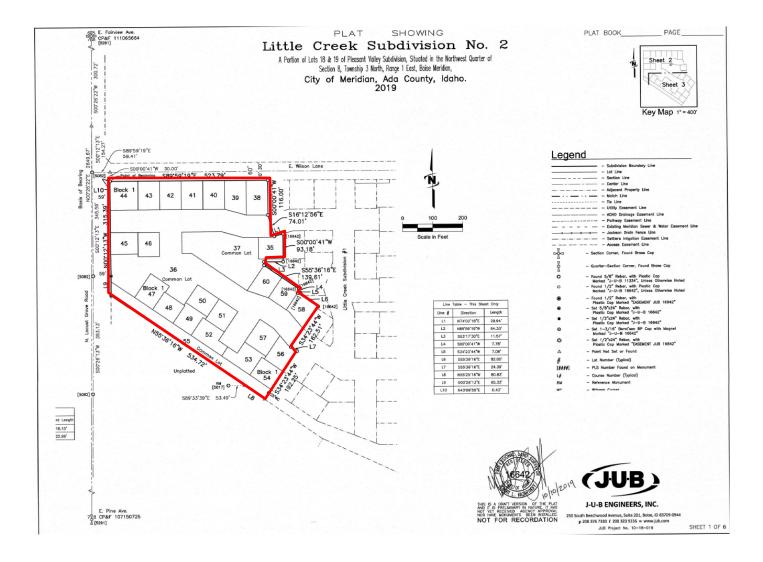
Staff recommends approval of the proposed revised final plat per the conditions in Exhibit VI.

V. EXHIBITS

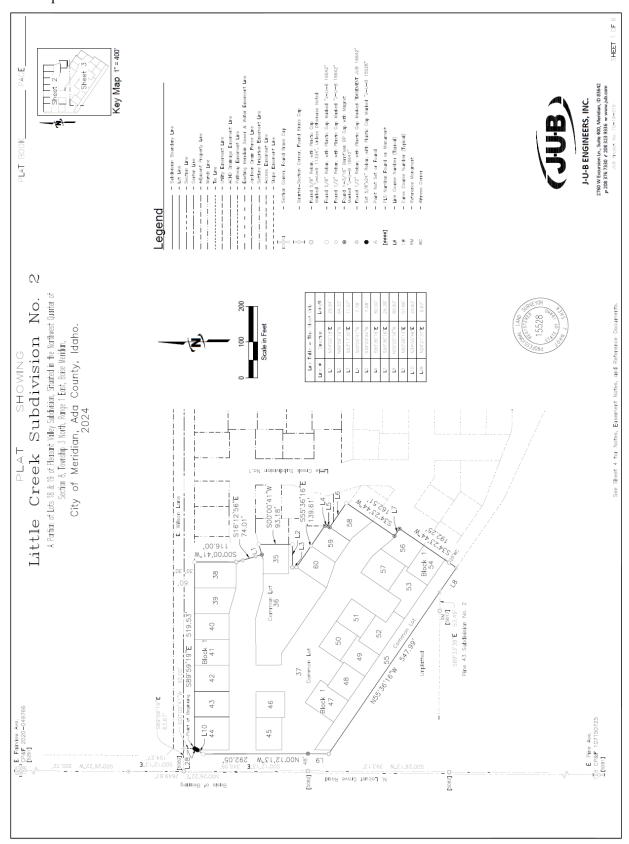
A. Approved Preliminary Plat (dated: 8/17/2016)



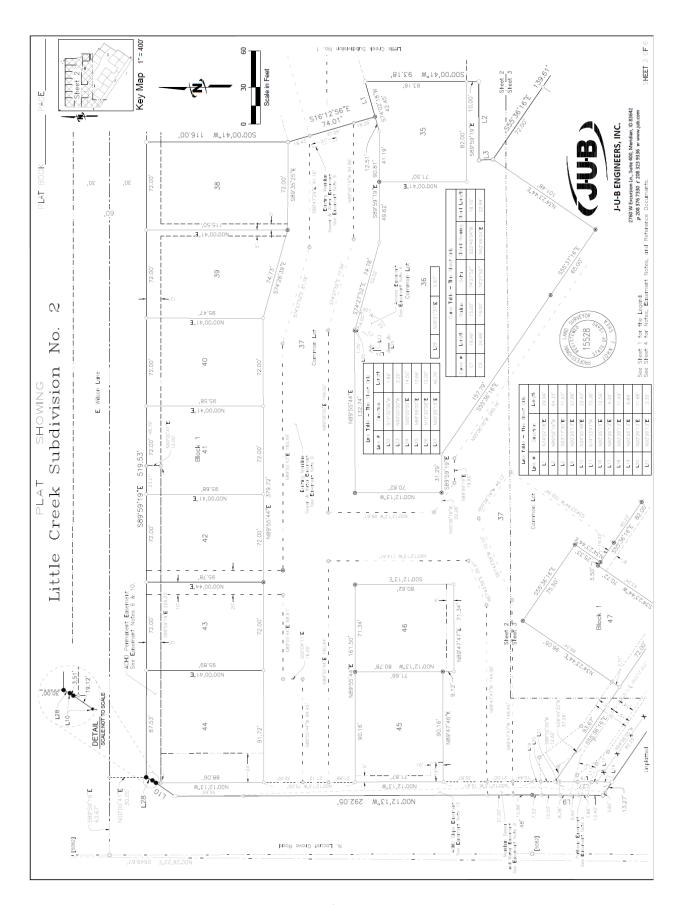
B. Previously Approved Final Plat (H-2019-0103) – dated: 10/10/2019



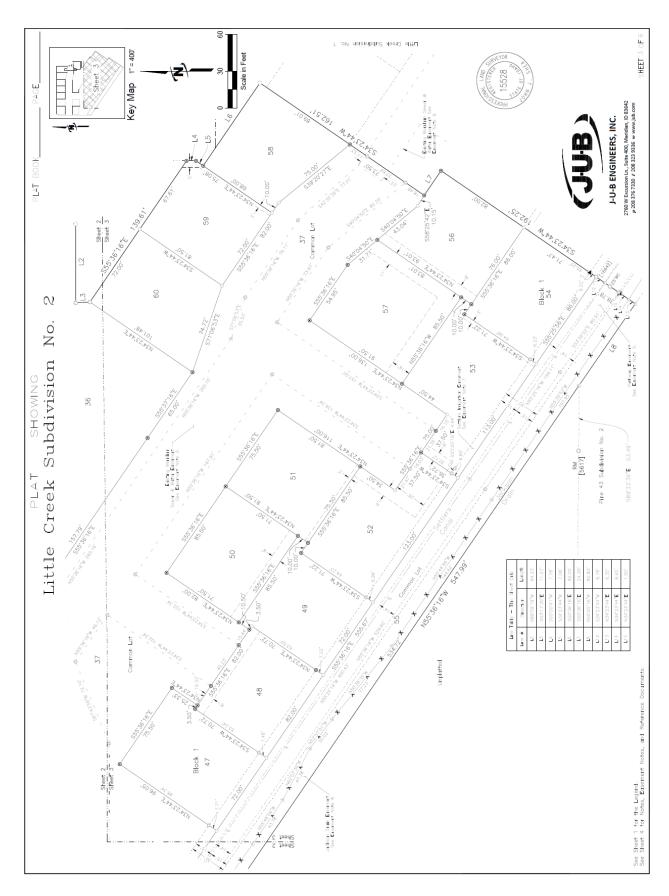
C. Proposed Revised Final Plat



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Page 7

S No. Creek Subdivision Little

- 1. Lots 36, 37 & 55, of Black 1 are common lots which shall be owned and maintained by The Endave Homeowners' Association, Inc.
- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- The development of this property shall be in compliance with the Meridian City Zoning Ordinance
- Minimum building setback lines shall be in accordance with the Meridian City Zoning Ordinance of the Indiana permit. All ott, practic, and that sizes shall meet dimensional standards as established in the Meridian City Zoning Ordinance.
- Lots shall not be reduced in size without prior approval from the health authority and the City of Meridian.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
 - Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
- be the City of Meridian, bottom electrical or statement feorographs shall be set on minimum of 1.2 per the City of Meridian, bottom electrical or and electrical, on anomaly 14, 2016 state inches above the lightest established normal ground water electrica. On Johanny 14, 2016 state and several electrical or a dipth of 11 feet below the surface and ground earlier was encountered at 9.5 feet.
- Maintenance of any intigation and/or drainage pipes or disches crossing a lot is the proposibility of the lot oversr unless such responsibility is assumed by an intigation/drainage entity of lot oversr association.
- 10.This development recognities Section 22–4503 of blato Code, Right to Farm Act, which states, No agricultural certain of additional and the enteringular or before a national entering the control of the surrounding an enteringular conditions in or door the surrounding transplantal schools after a first term form for more than certain for a consideration of the surrounding the surrounding the surrounding and the surrounding of the surrounding of the surrounding of the surrounding of the surrounding the surrounding the surrounding the surrounding of the surrounding the
 - The pressurized intigation system shall be owned and maintained by The Enclave Homeowners' Association, Inc.
- 12. This development is subject to ACHD License Agreement Instrument No. 2020-023386.
- 3.3.This subdivision is subject to that Declaration of Protective Covenants, Canditions and Restrictions for the Enclave recorded under histrament No. 2019-118834 and as may be amended.
- 14. This development is subject to a Development Agreement, Instrument No. 2016-109494.
- 15.Direct Lot/Parcel access to N. Locust Grove Road is prohibited except for that portion of Lot 37 adjacent to N. Locust Grove between Lots 44 & 45.

Suryeyor's Narrative

SURVEY PURPOSE. To determine the boundaries of portions of those lands as described in those Warranty Debs recorded under Instrument Nos. 2016—115099 and 2016—115070, Ada County Records Idelho, and to include options of said lands within this subdivision.

DOCUMENTS USED: See Reference Documents below.

BOUNDARY CONTROLLED BY. The north housing is controlled by the such indirect-way like of E. Miston Loss. The such leadership housing is outside the such indirectly like to the such indirectly like to Loss 18 & 19 of Flestent Wilds and like 18 of 19 of Flestent Wilds and like 18 of 19 of Flestent Andre 18 such size is on the first of 19 of 1

Reference Documents

Subdivisions: Pleasant Valley Subdivision, Paddington Subdivision, Fine 43 Subdivision No. 2 & Little Greek Subdivision No. 1. Subdivision No. 1.

Easement Notes

- Liber 35 & 37 or Book 1 and designated as holing a UNIVy Enternant co-informed (i.e. blanker enternant) with and bass.

 Liber 37 or Book 1 is designated as honing an Access Enternant co-stantal with said for.

 Liber 30 or Book 1 is designated better an intro-exclusive, propositely dealth in with the finite on apparent strong or each better, and one besty interested for the installation, monitoriness, personned for the installation, monitoriness, personned for the installation, order televistry. Although the style apparation one stories, pressured impairing several service, orthe televistry. Although the style apparation one stories and let definitely.
 - The Access Enternant designand bettern is non-exclusive, peopetual, shall run with the brid, is apparent to the fost shown bettern, and is thereby reserved for ingress and express the installaton, continuous, operation, and also at defending, prairing, covered parking, bridscaping, emergency whichs access; and apparationness thereby.
 - 33 for existing City of Meridian Pathway Easement. See Instrument Number 2019-099
- 6. In accordance with the Declaration of Protective Overlants, Continues, and Restrictions (See Note 15), all facts within this subdension shall proude required constructors for polarizon ingress and egiess to the control loss of this subdension across the restricting subsends and parhagos throughout this development.
 - See License Agreement Instrument Number 2019–080712 for the existing Settlers Intigation Emergents.
- east of See lest unest Numbers 187785 & 7722677 for the existing Jackson Dany/Drain of 1938 Esserent. Numpi & Mention Highbor Obsitiot claims that they do not noticely the their N. Louis Grove Road.
- 2019-063733 for the existing Meridian Sewer & Water Easement. See Instrument Nos.

0. See Instrument No. 2018-049186 for existing ACHD Storm Drain Easement.

- to CDD, Exercity refers, or dispensed before deal predict to construct and maintained or personal descents. In decaping, public, at a recent report to the exercise or extra subsequents. In exercise, an exercise, an exercise are parallel (or concernit) to the lines (or and) that they are discussed from independent order.
 - See Instrument Number 106034377 for existing ACHD Slope Easement.





2760 W Excursion Ln., Suite 400, Meridian, ID 83642 p 208 376 7330 £ 208 323 9336 w www.jub.com J-U-B ENGINEERS, INC.

HEET 4 OF 6

EXHIBIT A

ACHD RIGHT-OF-WAY FEE AQUISITION 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;

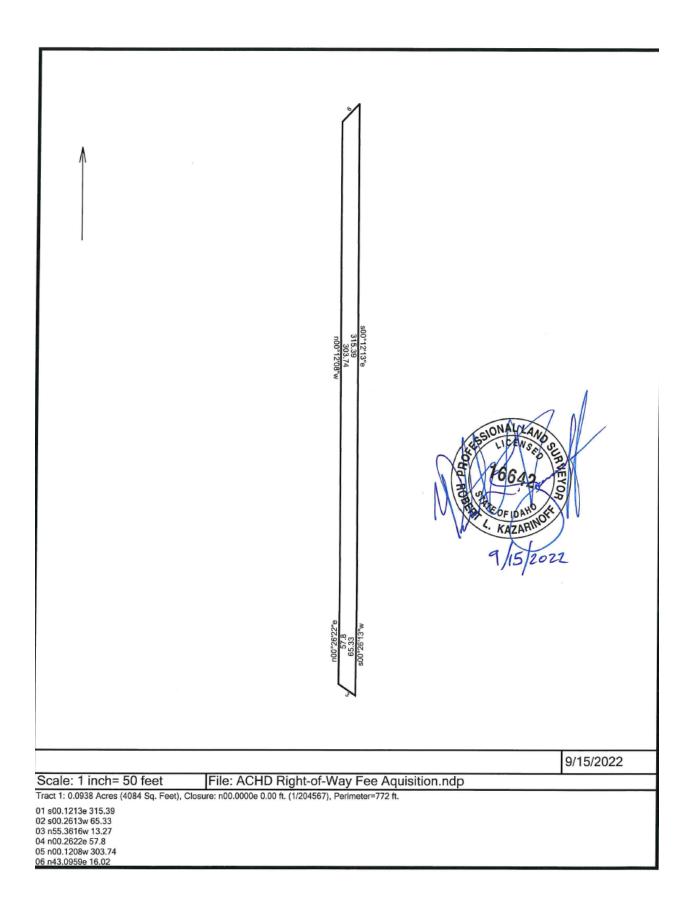
Thence along the east line of Parcel 35, North 00°26′22″ East, 57.80 feet;
Thence continuing along said east line, North 00°12′08″ West, 303.74 feet;
Thence continuing along said east line, North 43°09′59″ East, 16.02 feet to the **POINT OF BEGINNING.**

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

END DESCRIPTION

Robert L. Kazarinoff, PLS

Page 1 of 1



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.