

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 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:

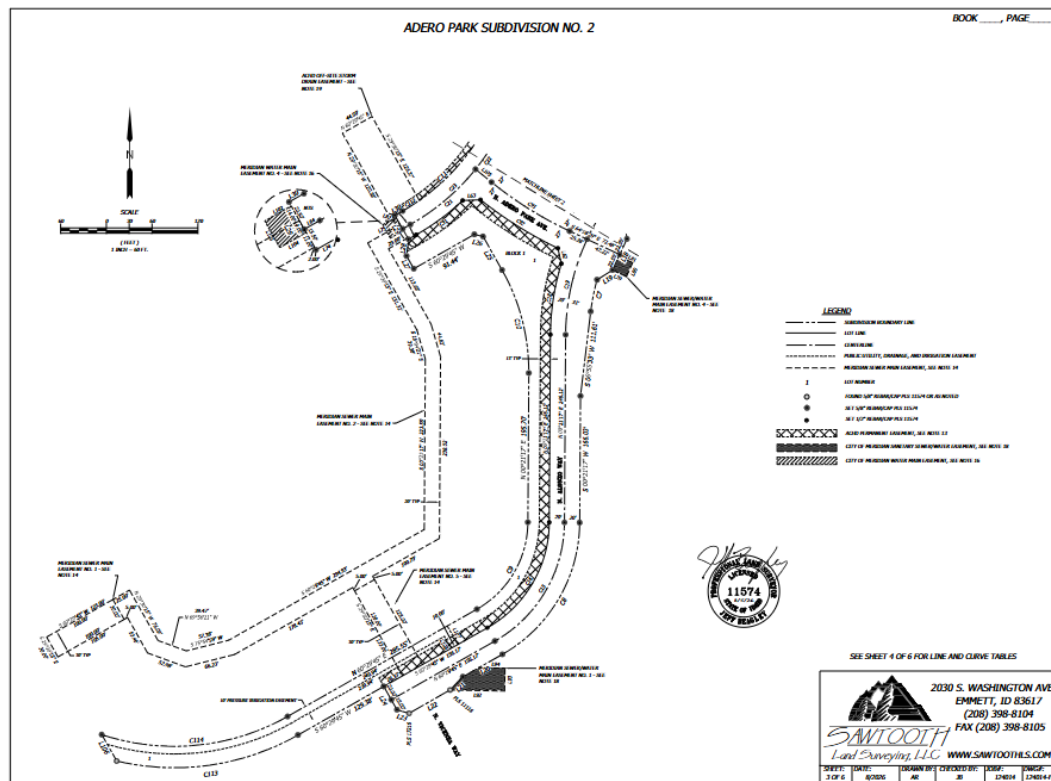
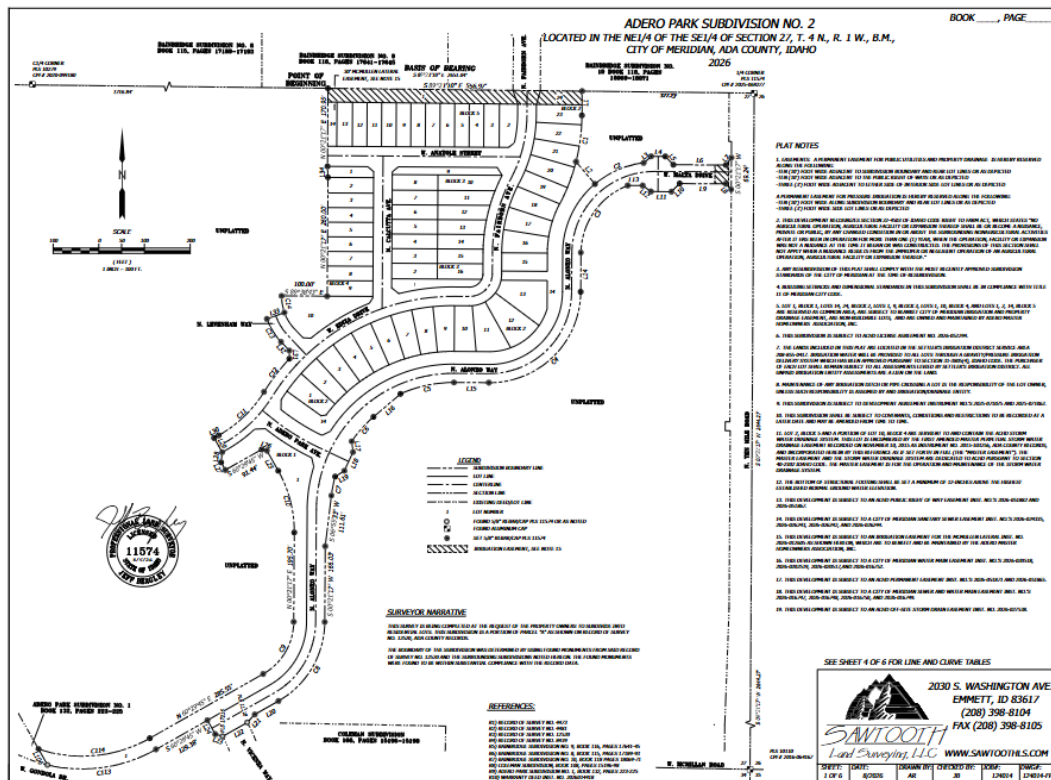
Same as applicant

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.