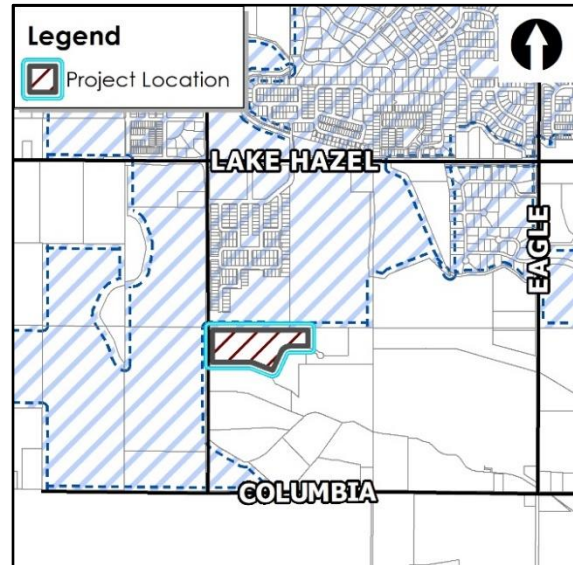


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 4/23/2024
TO: Mayor & City Council
FROM: Linda Ritter, Associate Planner
208-884-5533
SUBJECT: FP-2024-0002
Hadler Subdivision No. 1 - FP
LOCATION: Located at 7200 S. Locust Grove Road, approximately 1/2 mile south of the Locust Grove and Lake Hazel intersection on the east side of Locust Grove, in the N 1/2 of the SW 1/4 of Section 5, Township 2N, Range 1E.



I. PROJECT DESCRIPTION

Final Plat consisting of 51 building lots and 5 common lots (1 common driveway and 4 landscape) on 9.74 acres of land in the R-15 zoning district for Hadler Subdivision No. 1.

II. APPLICANT INFORMATION

A. Applicant:

Ben Thomas, Civil Innovations, PLLC – 1043 E. Park Blvd, Ste. 100, Boise, ID 83712

B. Property Owner:

Laren Bailey, Conger Group – 4824 W. Fairview Avenue, Boise, ID 83706

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0064) as required by UDC 11-6B-3C.2. The submitted final plat is for the first phase of construction for the approved with the preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

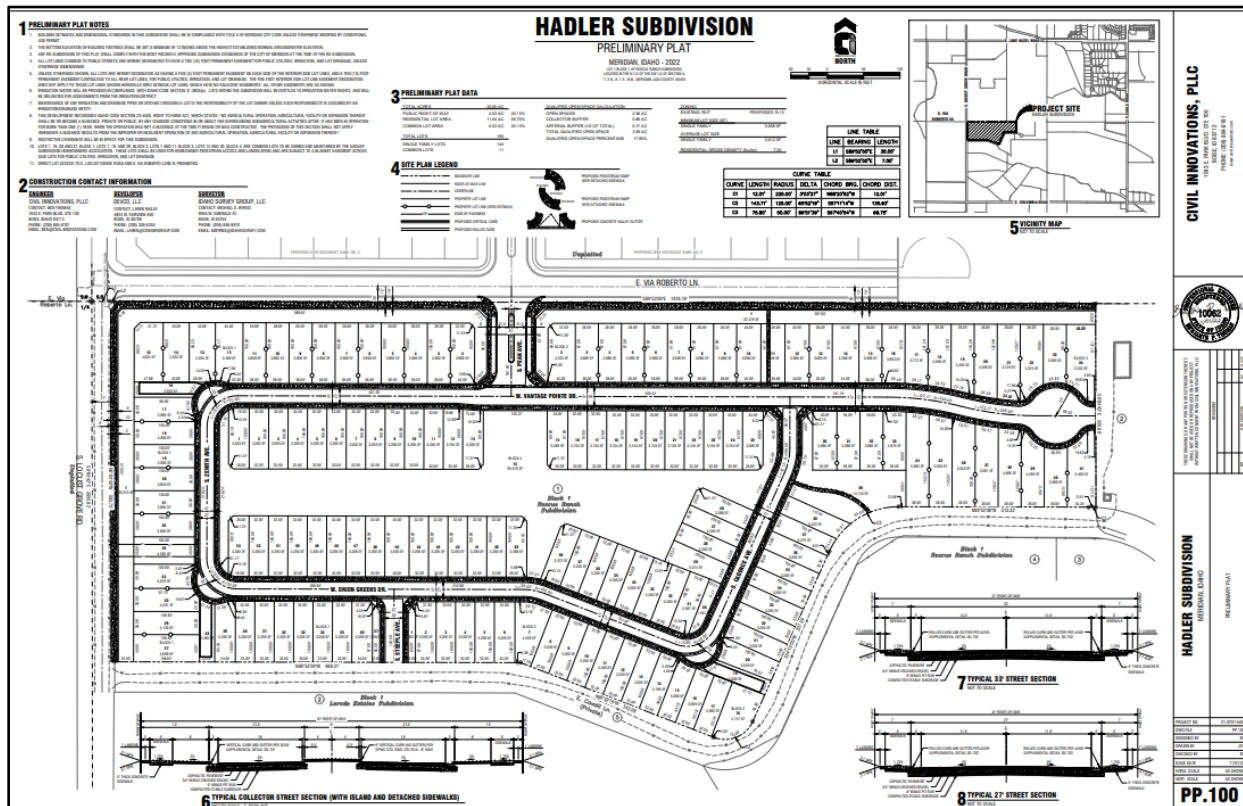
IV. DECISION

A. Staff:

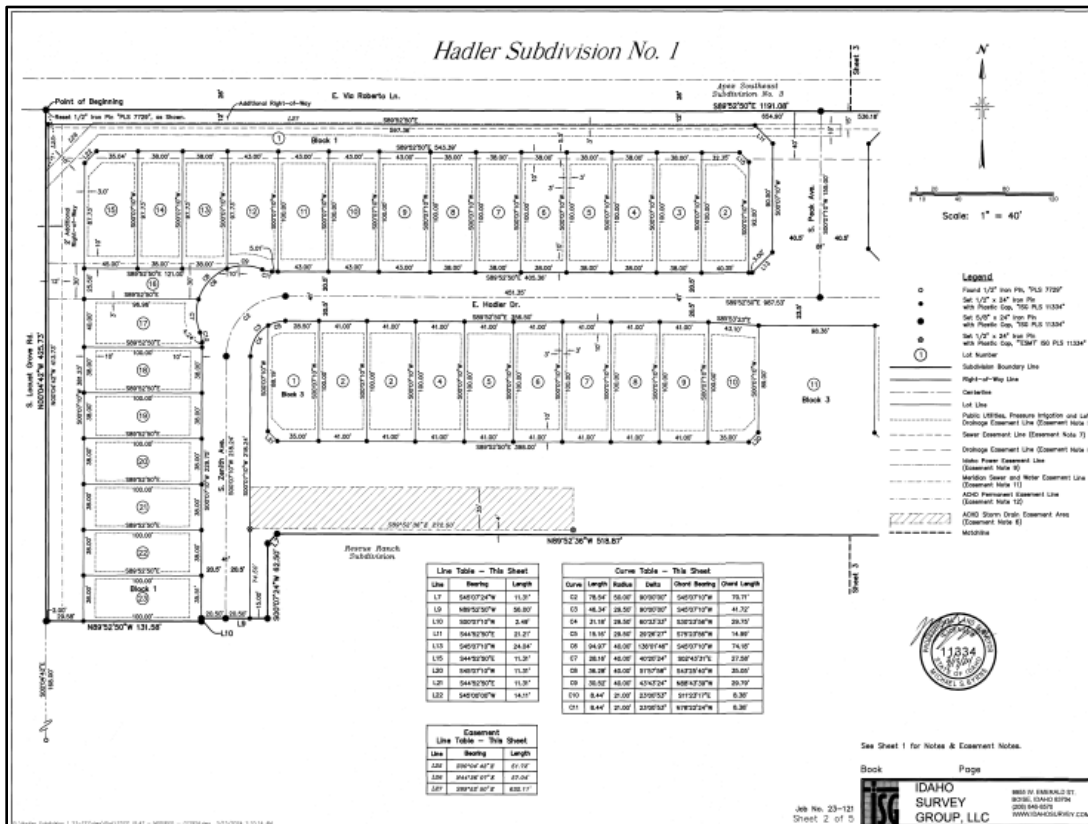
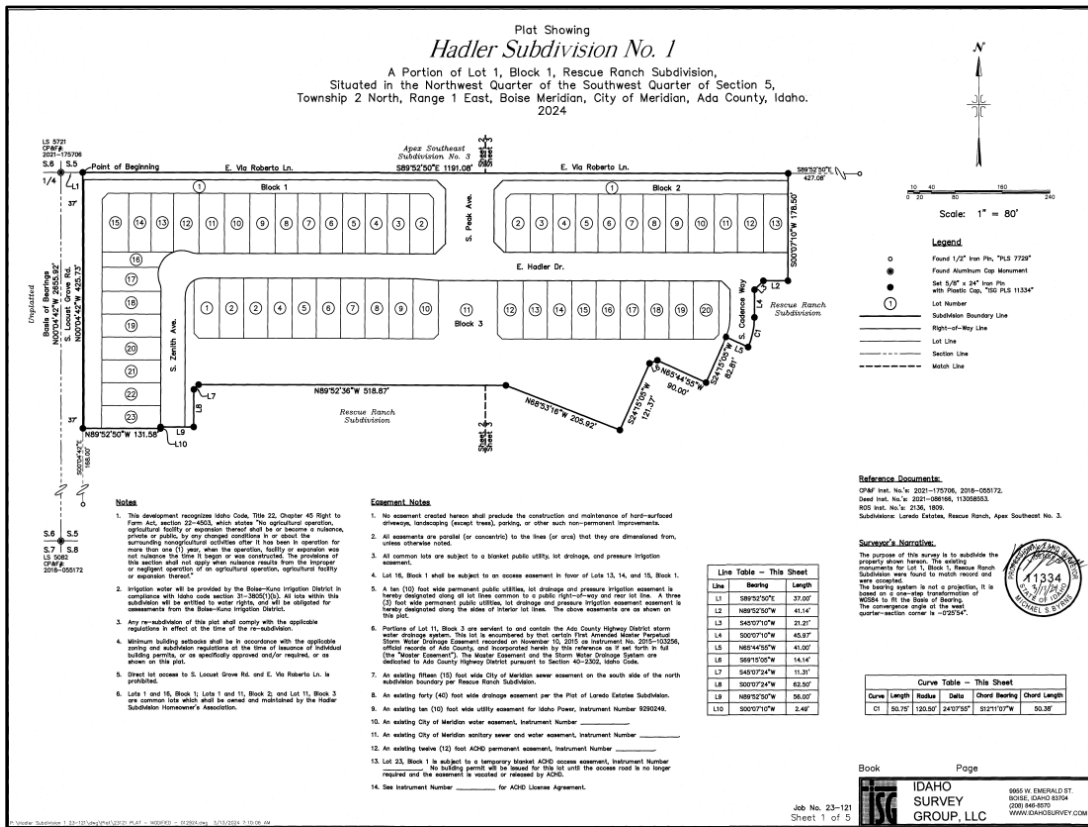
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this staff report.

V. EXHIBITS

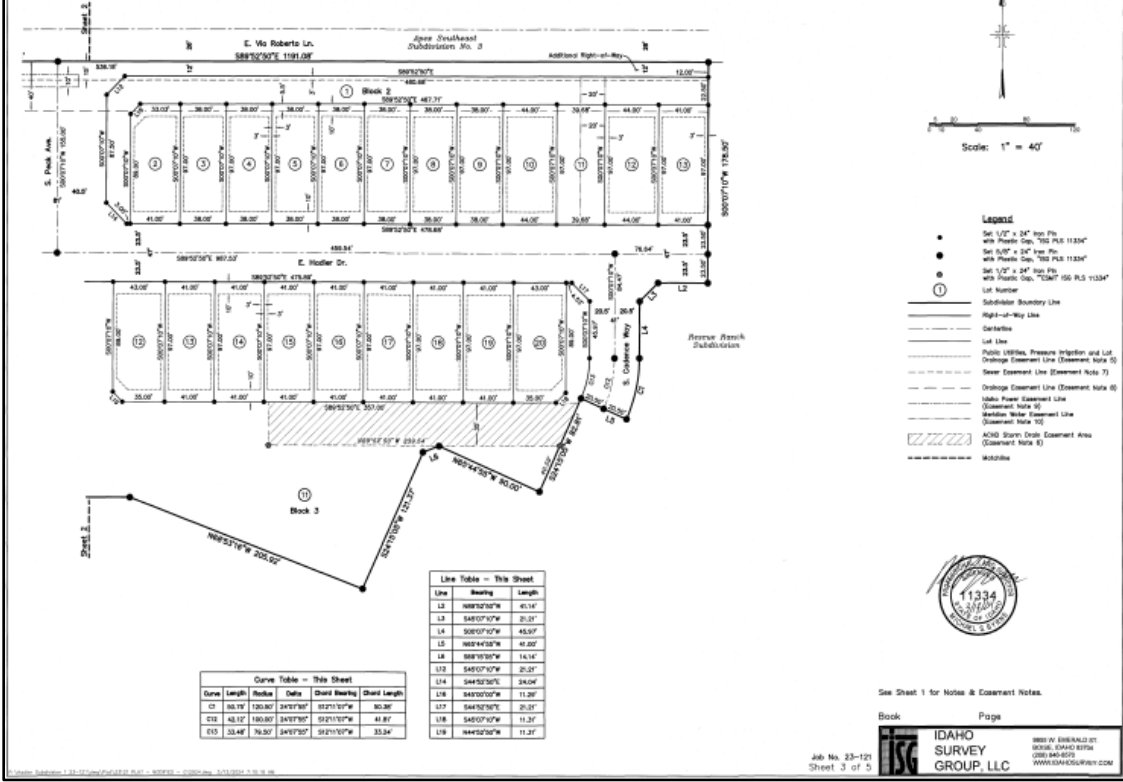
A. Preliminary Plat (dated 11/01/2022)



B. Final Plat (dated: 3/13/2024)



Hadler Subdivision No. 1



Curve Table - This Street

Curve Length	Radius	Delta	Chord Bearing	Chord Length
13	60.19	120.87	S47°10'W	30.36
13	60.19	120.87	S47°10'W	30.36
13	60.19	120.87	S47°10'W	30.36
13	60.19	120.87	S47°10'W	30.36

Line Table - This Street

Line	Bearing	Length
L1	S89°52'50"W	41.14
L2	S45°07'24"W	21.27
L3	S45°07'24"W	21.27
L4	S00°07'10"W	43.87
L5	S89°52'50"W	41.14
L6	S89°52'50"W	41.14
L7	S45°07'24"W	21.27
L8	S45°07'24"W	21.27
L9	S45°07'24"W	21.27

See Sheet 1 for Notes & Comment Notes.

Book: _____ Page: _____

Job No. 23-121 Sheet 3 of 5

IDAHO SURVEY GROUP, LLC

888 W. ENERALD ST.
BOISE, IDAHO 83724
(208) 846-8272
WWW.IDAHOSURVEY.COM

Hadler Subdivision No. 1

Certificate Of Owners

Know all men by these presents that Q20 LLC, an Idaho limited liability company, is the owner of the property described as follows:

To: etc.

A portion of Lot 1, Block 1, Rescue Ranch Subdivision (Book 108 of Plats at Pages 14734 to 14736, Records of Ada County, Idaho) situated in the southwest quarter of Section 5, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the west quarter-section corner of Section 5, Township 2 North, Range 1 East, Boise Meridian, which bears N00°04'42"W, 2655.92 feet from the southwest corner of Section 5;

Thence S69°52'50"W, 37.00 feet along the north line of the southwest quarter of Section 5 to the northeast corner of Lot 1, Block 1, Rescue Ranch Subdivision, the POINT OF BEGINNING;

Thence continuing S00°07'10"W, 1191.08 feet along the north line of the southwest quarter end boundary of Lot 1;

Thence S00°07'10"W, 178.50 feet;

Thence N89°52'50"W, 41.14 feet;

Thence S45°07'24"W, 21.27 feet;

Thence S00°07'10"W, 43.87 feet;

Thence 50.79 feet on a curve to the right having a radius of 120.90 feet, a central angle of 240°58', a chord bearing of S12°11'01"W, and a chord length of 50.38 feet;

Thence on a non-tangent line, N89°44'56"W, 90.00 feet;

Thence N89°52'50"W, 90.00 feet;

Thence S89°10'06"W, 14.14 feet;

Thence S24°10'06"W, 121.27 feet;

Thence N89°52'50"W, 205.92 feet;

Thence N89°52'50"W, 319.87 feet;

Thence S45°07'24"W, 11.31 feet;

Thence S00°07'24"W, 62.50 feet;

Thence N89°52'50"W, 56.00 feet;

Thence S00°07'10"W, 2.48 feet;

Thence N89°52'50"W, 131.58 feet to the east right-of-way line of S. Locust Drive Rd. and boundary of Lot 1;

Thence N00°04'42"W, 423.73 feet along the east right-of-way line of S. Locust Drive Rd. and boundary of Lot 1 to the POINT OF BEGINNING.

The above-described parcel contains 0.74 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public, however, the right to use said easements is perpetually reserved for the installation of public utilities and for such other uses as designated herein, and no permanent structures other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from the City of Meridian, and the City of Meridian has agreed in writing to serve all the lots in this Subdivision.

In witness whereof I have hereunto set my hand

Jim Canger, Authorized Agent,
Q20 LLC, an Idaho limited liability company.

Certificate of Surveyor

I, Michael S. Byrne, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Certificate of Owners and as shown on the attached plot is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.



Acknowledgment

State of Idaho)
) s.s.
County of Ada)

This record was acknowledged before me on this _____ day of _____, 20____, by Jim Canger, an Authorized Agent of Q20 LLC, an Idaho limited liability company.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public, State Of Idaho

Book: _____ Page: _____

Job No. 23-121 Sheet 4 of 5

IDAHO SURVEY GROUP, LLC

888 W. ENERALD ST.
BOISE, IDAHO 83724
(208) 846-8272
WWW.IDAHOSURVEY.COM

Hadler Subdivision No. 1

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 20, 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 re-imposed, in accordance with Section 20-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health Date

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plot and that it complies with the State of Idaho Code relating to plots and surveys.

County Surveyor PLS Date

Approval of Ada County Highway District

The foregoing plot was accepted and approved by the Board of Ada County Highway District Commissioners on the day of 20.

President ACHD

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of 12-50-1306 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision 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, hereby approve this plot.

City Engineer PE Date

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No.

I hereby certify that this instrument was filed at the request of
at minutes past o'clock M, this day of 20.
In Book of Plats of Pages through
Fee \$

Deputy Ex-Officio Recorder

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 meeting of the City Council held on the day of 20 the plot was duly accepted and approved.

City Clerk, Meridian, Idaho



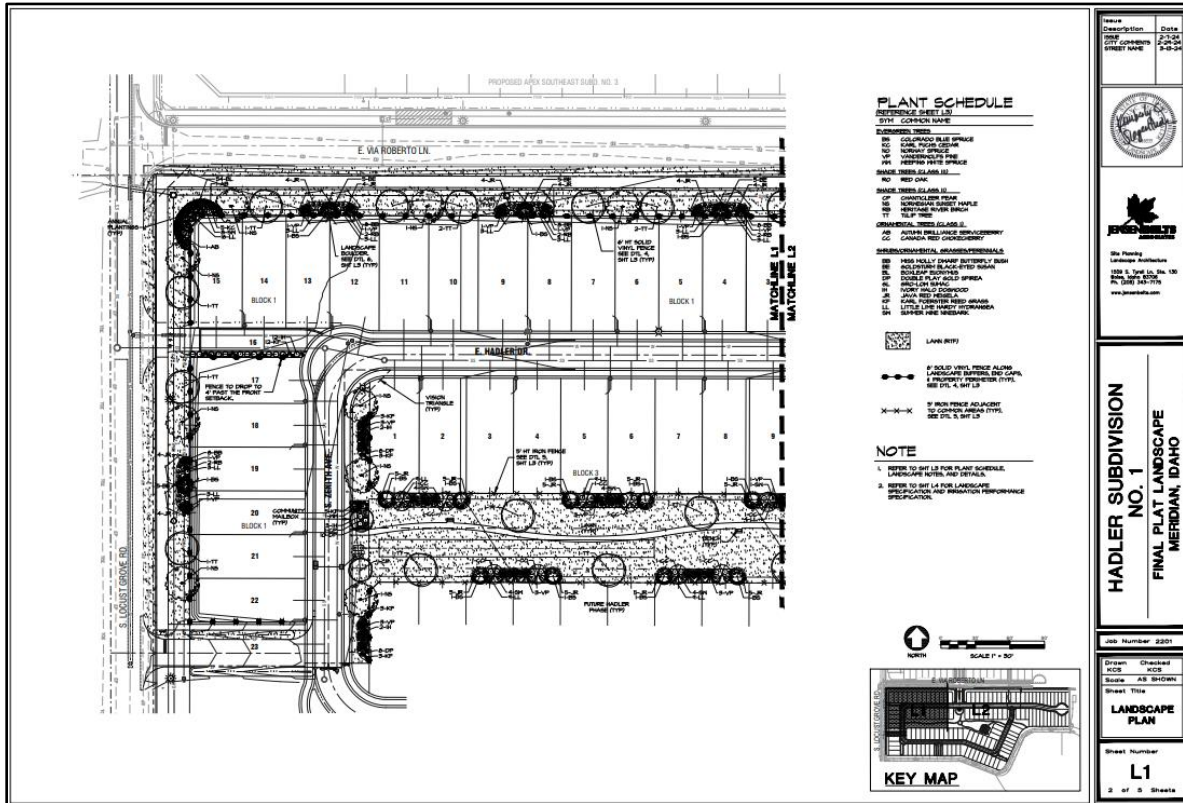
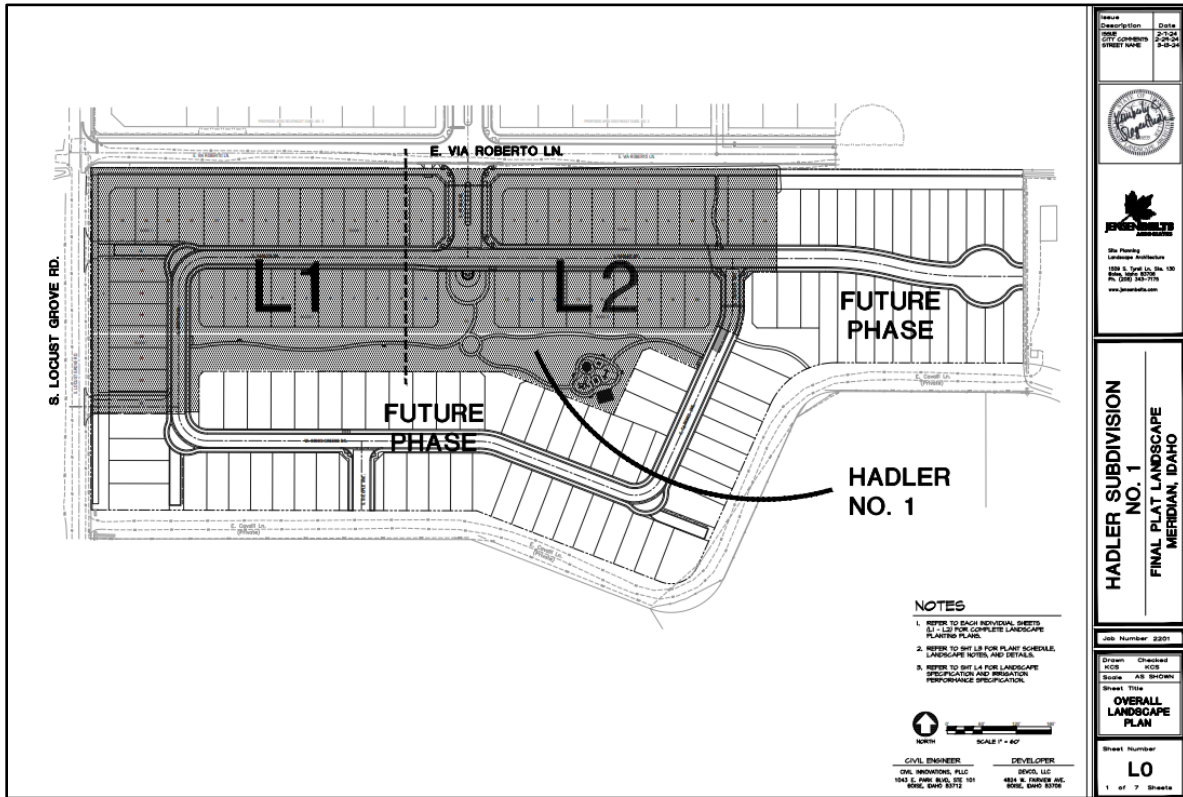
Book Page



Job No. 23-12
Sheet 5 of 5

DESIGNER: EDWARD BECK
DRAWN BY: EDWARD BECK
WWW.IDAHO-SURVEY.COM

C. Landscape Plans (date: 3/13/2024)



HADLER

Exhibit E – Open Space

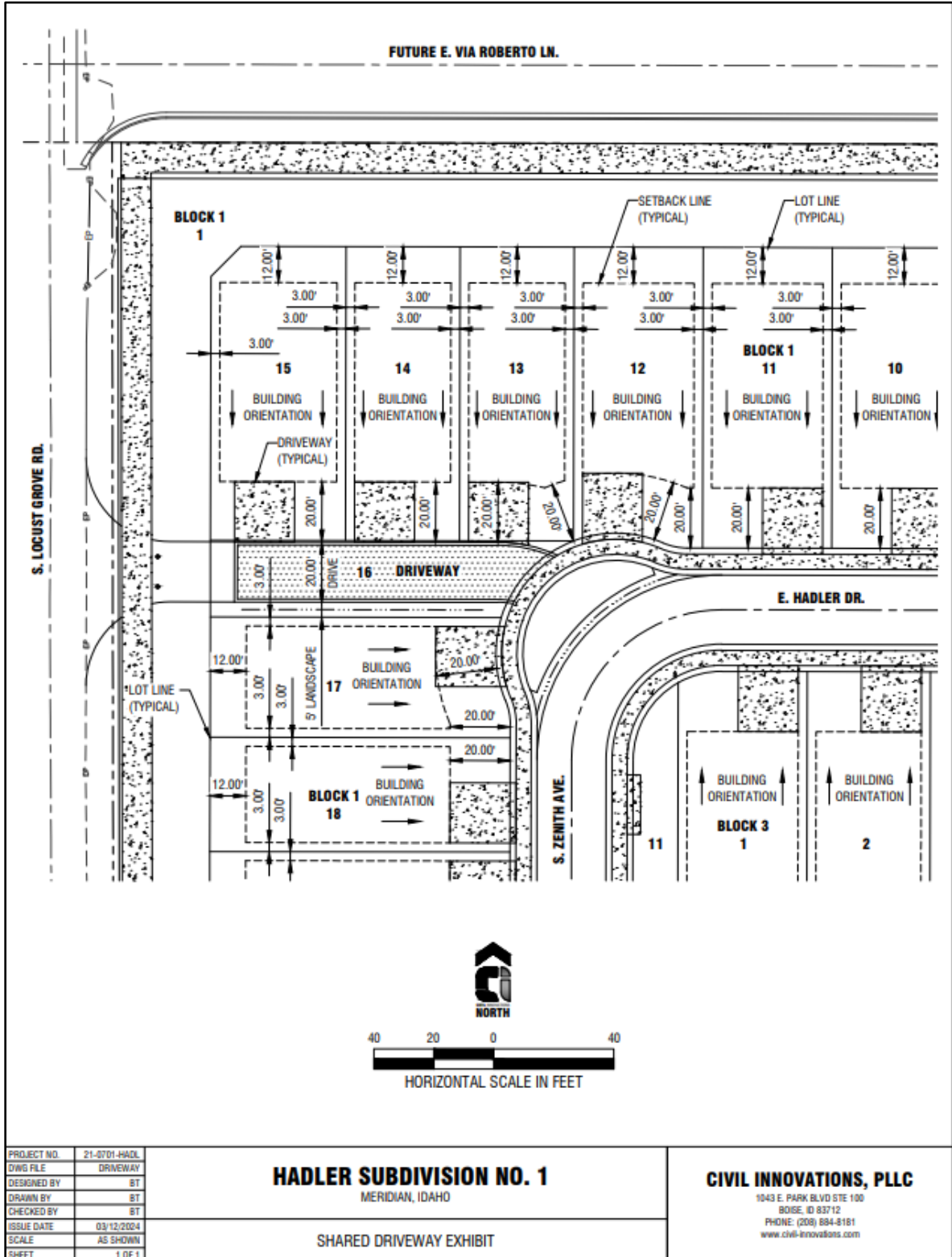
Open Space – The Hadler Neighborhood will provide 3.51 acres of landscaped common area, including a large neighborhood park (2+ AC.) and an amazing 2,446 L.F. of regional pathway that will extend and connect the City of Meridian Regional Pathway System, landscaped interior pathways, landscaped end caps on each block, and landscaped arterial and collector street frontages. The area of Qualifying open space equals 3.51 AC. (17.6%), which far exceeds the City Code requirement of 15%.



HATCH LEGEND

-  BUILD-ABLE LOTS
-  QUALIFIED OPEN SPACE
-  QUALIFIED OPEN SPACE (ARTERIAL BUFFER)
-  QUALIFIED OPEN SPACE (COLLECTOR BUFFER)
-  NON-QUALIFIED OPEN SPACE
-  PUBLIC RIGHT-OF-WAY

E. Common Drive Exhibit (dated 3/12/2024)



F. Conceptual Building Elevations (8/3/2022)



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2022-0064 (AZ, PP) and DA Inst. #2023-023846.
2. The final plat shown in Section V.B, prepared by Idaho Survey Group, LLC, stamped on 1/30/24 by Michael S. Byrns, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #10: Include the recorded instrument number of the City of Meridian water easement.
 - b. Note #11: Include the recorded instrument number of the City of Meridian sewer and water easement.
 - c. Note #12: Include the instrument number for the ACHD permanent easement.
 - d. Note #13: Include the instrument number for the temporary blanket ACHD access easement.
 - e. Note #14: Include the instrument number for the ACHD license agreement.
 - f. Consistent with ACHD conditions of approval, provide traffic calming measures along E. Hadler Drive to help mitigate its long and straight design.
3. The landscape plan prepared by Jensenbelts Associates, dated March 13, 2024, is approved as submitted.
4. All common driveways shall meet the requirements of 11-6C-2-D including a perpetual ingress/egress easement being filed with the Ada County Recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.
5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district.
6. All fencing shall be installed in accordance with UDC 11-3A-7.
7. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
8. The Applicant shall comply with all ACHD conditions of approval.
9. The Applicant shall ensure the irrigation ditch along the north boundary is tiled and/or relocated consistent with UDC 11-3A-6 standards.
10. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
11. Prior to the City Engineer's signature on each final plat, a 14-foot wide public pedestrian easement shall be submitted to the Planning Division and recorded for the multi-use pathways along S. Locust Grove and E. Via Roberto as required by the Park's Department, unless ACHD requires an easement within their right-of-way.
12. Prior to applying for building permits, Administrative Design Review is required to be submitted and approved by the Planning Division for the proposed single-family attached units.

13. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.

B. PUBLIC WORKS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341618&dbid=0&repo=MeridianCity>

C. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343052&dbid=0&repo=MeridianCity>

D. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=278590&dbid=0&repo=MeridianCity>

E. BOISE PROJECT BOARD OF CONTROL

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343659&dbid=0&repo=MeridianCity>