

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: JANUARY 27, 2026
ORDER APPROVAL DATE: FEBRUARY 3, 2026

**IN THE MATTER OF THE
REQUEST FOR FINAL PLAT
CONSISTING OF 27 BUILDING
LOTS AND 1 COMMON LOTS ON
3.28 ACRES OF LAND IN THE R-15
ZONING DISTRICT FOR HADLER
SUBDIVISION NO. 3.**

CASE NO. FP-2025-0031

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

**BY: BEN THOMAS, CIVIL
INNOVATIONS, PLLC
APPLICANT**

This matter coming before the City Council on January 27, 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 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:

1. The Final Plat of “PLAT SHOWING HADLER SUBDIVISION NO. 3,
LOCATED IN THE NW ¼ OF THE SW ¼ OF SECTION 5, TOWNSHIP 2N,
RANGE 1E, BOISE MERIDIAN, MERIDIAN, ADA COUNTY, IDAHO, 2026,
HANDWRITTEN DATE: 2026, by MICHAEL B. BYRNS, PLS, SHEET 1 OF

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR HADLER SUBDIVISION NO. 3 FP-2025-0031

4,” 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 January 27, 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 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 _____, 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:_____

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 1/27/2026

TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner

208-884-5533

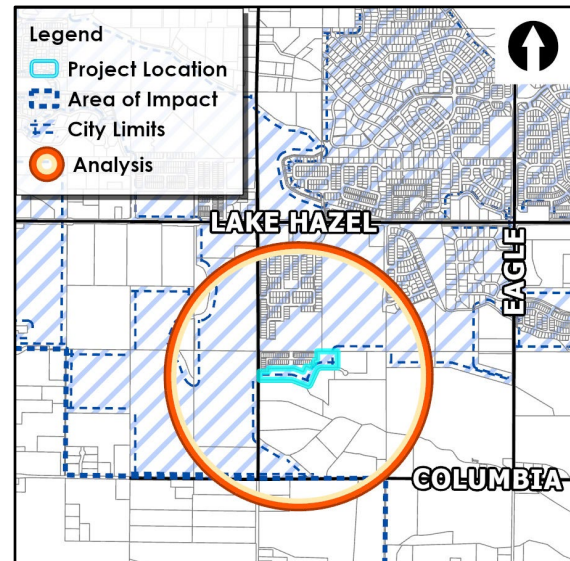
lritter@meridiancity.org

APPLICANT: Ben Thomas, Civil Innovations, PLLC

SUBJECT: FP-2025-0031

Hadler Subdivision No. 3 Final Plat

LOCATION: Located at the intersection of Locust Grove and E. Via Roberto Street on the east side of Locust Grove, in the NW 1/4 of the SW 1/4 of Section 5, Township 2N, Range 1E.



I. PROJECT OVERVIEW

A. Summary

Final Plat consisting of 27 building lots and 1 common lots on 3.28 acres of land in the R-15 zoning district for Hadler Subdivision No. 3.

B. Issues/Waivers

None

C. Recommendation

Staff recommend approval of the proposed final plat with the conditions of approval in Section IV of this staff report.

D. Decision

Approved with conditions

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Residential	-
Existing Zoning	R-15	VI.A.2
Adopted FLUM Designation	Medium Density Residential	VI.A.3

Note: See City/Agency Comments and Conditions Section and public record for all department/agency comments received. Hadler No. 3 FP-2025-0031 (copy this link into a separate browser).

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 third phase of construction for the approved preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2022-0064 (ALT, PS, AZ, PP), DA Inst. #2023-023846, FP-2024-0002 and FP-2025-0001.
2. The final plat shown in Section V.B, prepared by Idaho Survey Group, LLC, stamped on 1/13/25 by Michael S. Byrns, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Note #9: Include the instrument number for the ACHD license agreement.
 - b. Per UDC 11-2A-3H, in no case shall a development propose less than a five-foot setback adjacent to a property that is not part of the development application and properties shall provide adequate area to maintain drainage on the site. Revise the plat map to show a larger easements on Lot 26, Block 2 and Lot 39, Block 4.
3. The landscape plan prepared by Jensenbelts Associates, dated 11/19/25, shall be revised as follows:
 - a. Revise the landscape plan to show the grassy area in front of the detached sidewalk along E. Via Roberto Street.
4. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district.
5. All fencing shall be installed in accordance with UDC 11-3A-7.
6. 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.
7. The Applicant shall comply with all ACHD conditions of approval.
8. 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.
9. 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 as required by the Park's Department, unless ACHD requires an easement within their right-of-way.
10. 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.
11. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval (May 7, 2024) in accord with UDC 11-6B-7, in order for the final plat to remain valid; or a time extension may be requested.
12. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

SITE SPECIFIC CONDITIONS:

1. The bottom of structural footing shall be set a minimum of 12-inches above the highest established normal ground water elevation.
2. Maintenance of any irrigation and/or drainage pipes or ditches crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity or lot owner's association.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan

approval letter.

10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project Engineer, shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the

- project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
 23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
 24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

V. ACTION

A. Staff:

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

B. City Council:

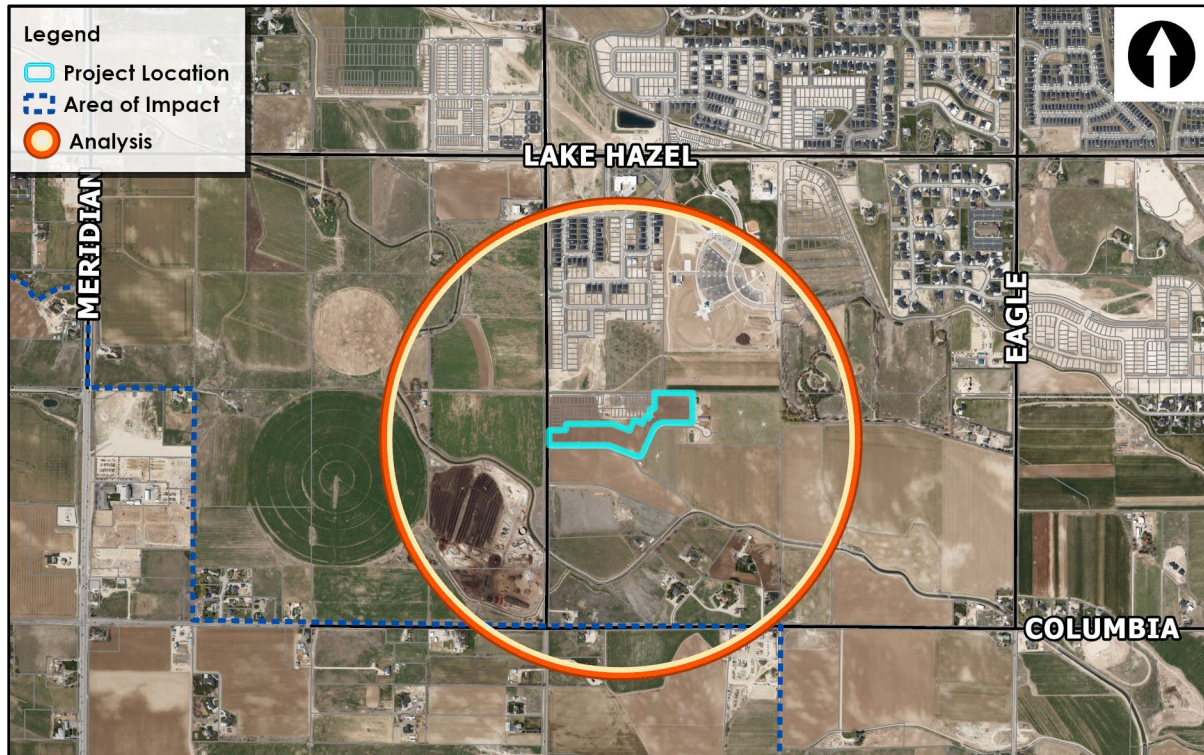
Approved with conditions

VI. EXHIBITS

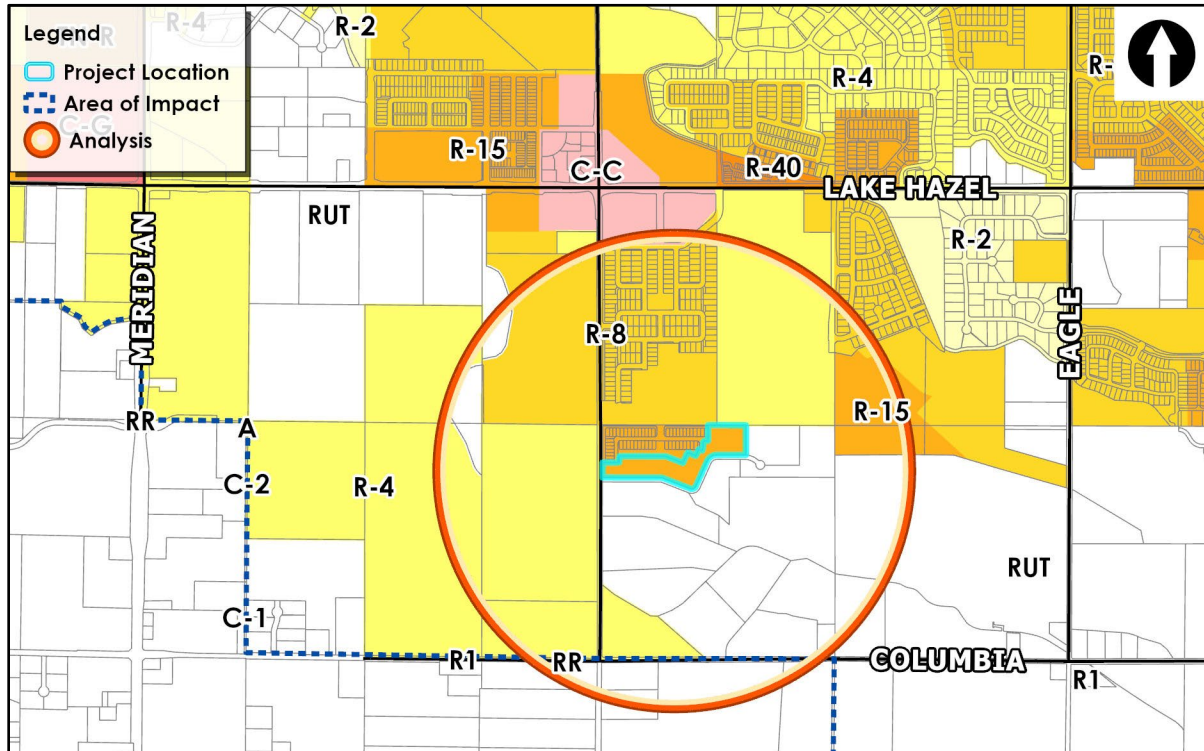
A. Project Area Maps

(link to [Project Overview](#))

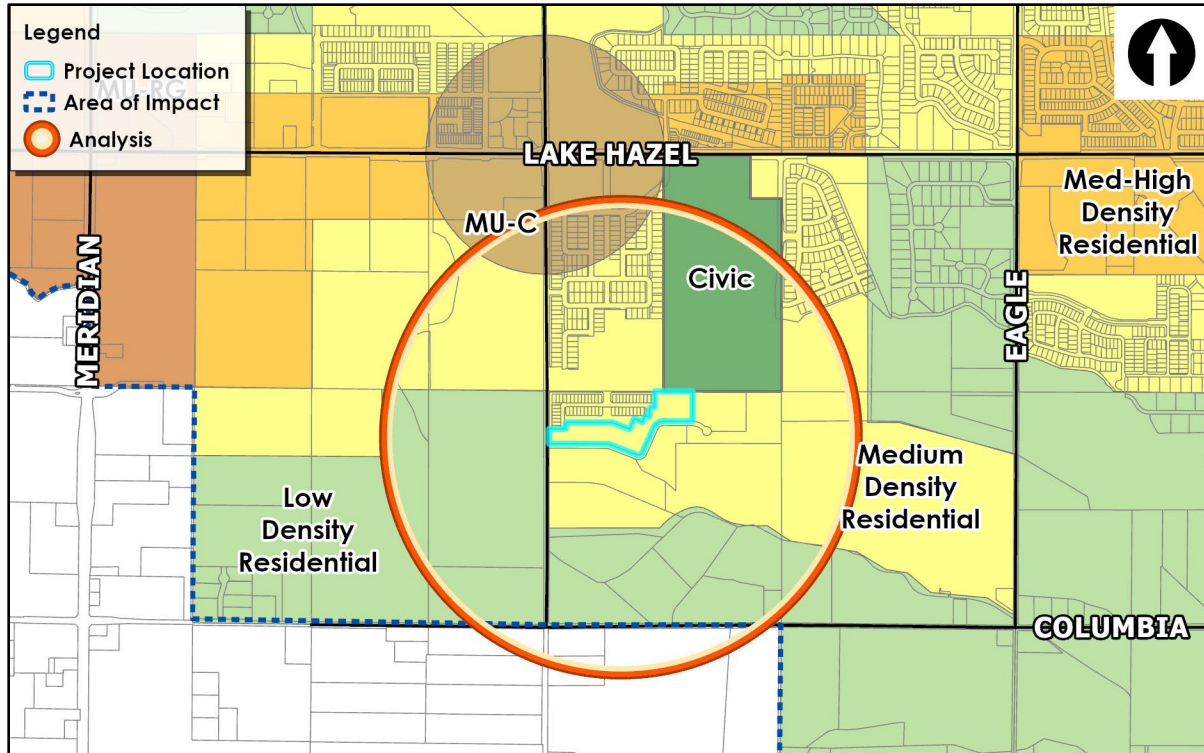
1. Aerial



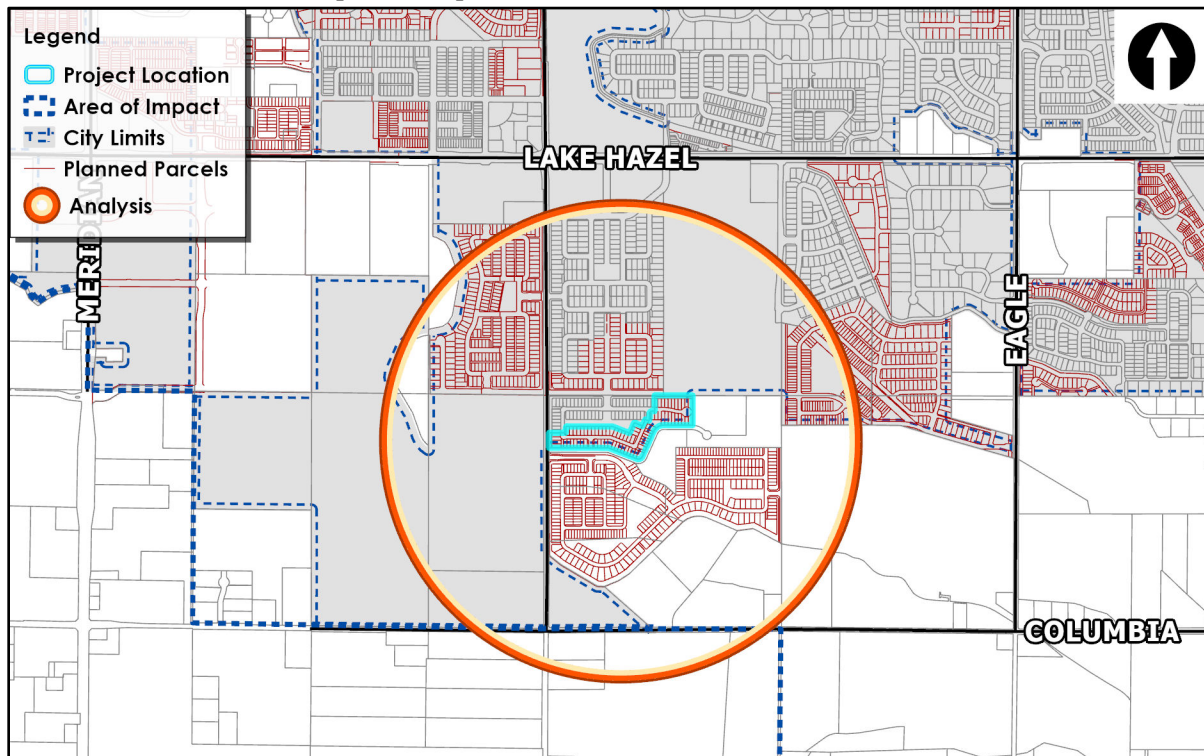
2. Zoning Map



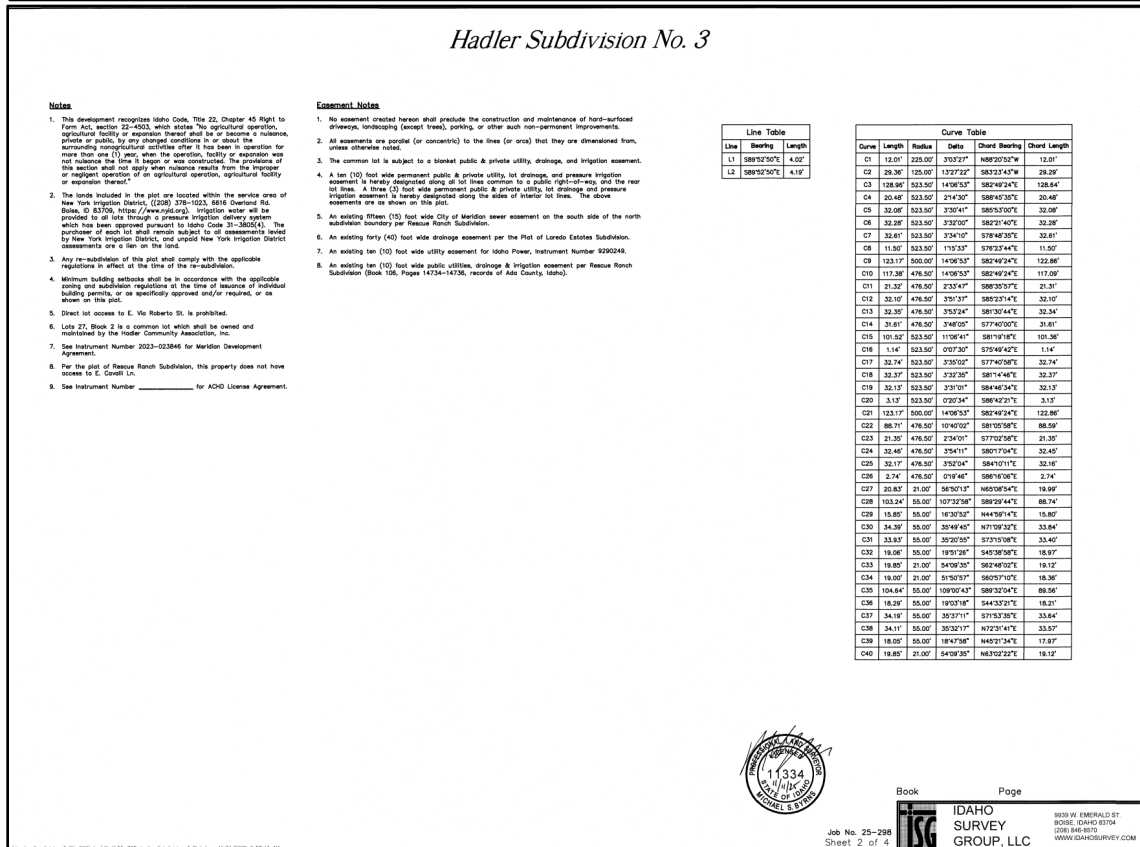
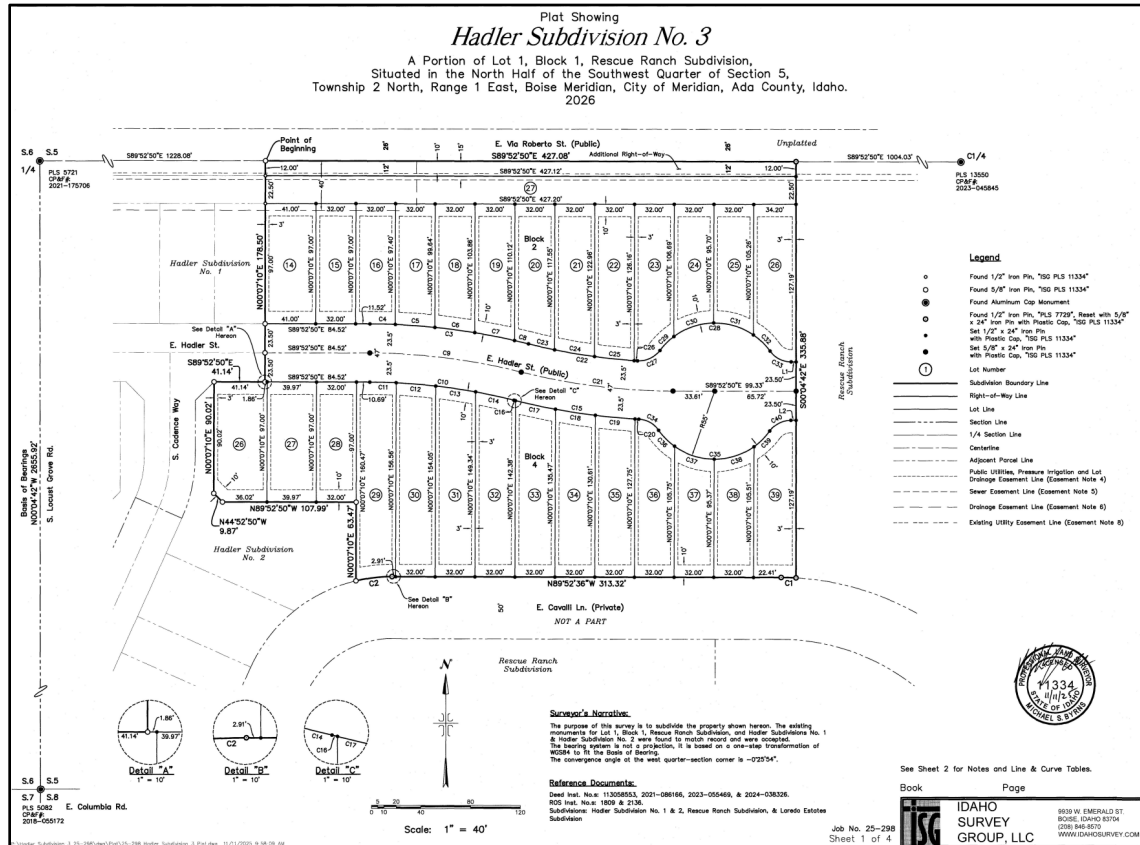
3. Future Land Use



4. Planned Development Map



B. Final Plat (date: 11/19/2025)



Hadler Subdivision No. 3

Certificate Of Owners

Know all men by these presents: that F111 LLC, an Idaho limited liability company, is the owner of the property described as follows:
To wit:

A portion of Lot 1, Block 1, Rescue Ranch Subdivision (Book 106 of Plats at Pages 14734 to 14736, Records of Ada County, Idaho) situated in the north half of 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 S89°52'50"E, 1228.08 feet along the north line of the southwest quarter of Section 5 and the boundary of Lot 1, Block 1, Rescue Ranch Subdivision and the boundary of Hadler Subdivision No. 1 (Book 129 of Plats at Pages 21235 to 21239, Records of Ada County, Idaho) to the POINT OF BEGINNING;

Thence continuing S89°52'50"E, 427.08 feet along the north line of the southwest quarter and boundary of Lot 1 to the northeast corner of Lot 1;
Thence S00°04'42"E, 335.88 feet along the boundary of Lot 1;
Thence 12.01 feet on a non-tangent curve to the left, having a radius of 225.00 feet, a central angle of 3°03'27", a chord bearing of N88°20'52"W, and a chord length of 12.01 feet, along the boundary of Lot 1;
Thence N89°52'36"W, 313.32 feet along the boundary of Lot 1;
Thence 29.36 feet on a curve to the left, having a radius of 125.00 feet, a central angle of 13°27'22", a chord bearing of S83°23'43"W, and a chord length of 29.29 feet, along the boundary of Lot 1 to the boundary of Hadler Subdivision No. 2 (Book _____ of Plats at Pages _____ to _____, Records of Ada County, Idaho);
Thence on a non-tangent line N00°07'10"E, 63.47 feet along the boundary of Hadler Subdivision No. 2;
Thence N89°52'50"W, 107.99 feet along the boundary of Hadler Subdivision No. 2;
Thence N44°52'50"W, 9.87 feet along the boundary of Hadler Subdivision No. 2;
Thence N00°07'10"E, 80.02 feet along the boundary of Hadler Subdivision No. 2 to the boundary of Hadler Subdivision No. 1;
Thence S89°52'50"E, 41.14 feet along the boundary of Hadler Subdivision No. 1;
Thence N00°07'10"E, 178.50 feet along the boundary of Hadler Subdivision No. 1 to the POINT OF BEGINNING.
The above-described parcel contains 3.28 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 and public street rights-of-way as shown on this plat. The easements created on this plat are not dedicated to the public, however, the right to use said easements is perpetually reserved for utilities and for such other uses as designated hereon, 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. F111 LLC hereby certifies that surface water for irrigation is reasonably available, per Idaho Code 67-6537, and that we are in compliance with Idaho Code 31-3805.
In witness whereof I have hereunto set my hand:

Jim Conger, Authorized Agent,
F111 LLC, an Idaho limited liability company.

Certificate of Surveyor

I, Michael S. Byrns, 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 plat 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 Conger, as Authorized Agent of F111 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.

My Commission Expires _____

Notary Public, State Of Idaho

Book _____ Page _____

Job No. 25-298
Sheet 3 of 4

IDAHO
SURVEY
GROUP, LLC

9819 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-8570
WWW.IDAHOSURVEY.COM

Hadler Subdivision No. 3

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, 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 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health _____ Date _____

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20____.

Commission President, ACHD _____

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Meridian, Ada County, Idaho, hereby approve this plat.

City Engineer _____, PE _____, Date _____

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____, this plat was duly accepted and approved.

City Clerk, Meridian, Idaho _____

Certificate Of County Surveyor

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

County Surveyor _____, PLS _____, Date _____

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1508 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 _____

County Recorder's Certificate

State of Idaho } s.s.
County of Ada } Instrument No. _____

I hereby certify that this instrument was filed at the request of F111 LLC,
at _____ minutes past _____ o'clock _____ M., this _____ day of _____, 20____,
In Book _____ of Plats at Pages _____ through _____

Fee \$ _____

Deputy _____

Ex-Officio Recorder _____



Book _____ Page _____

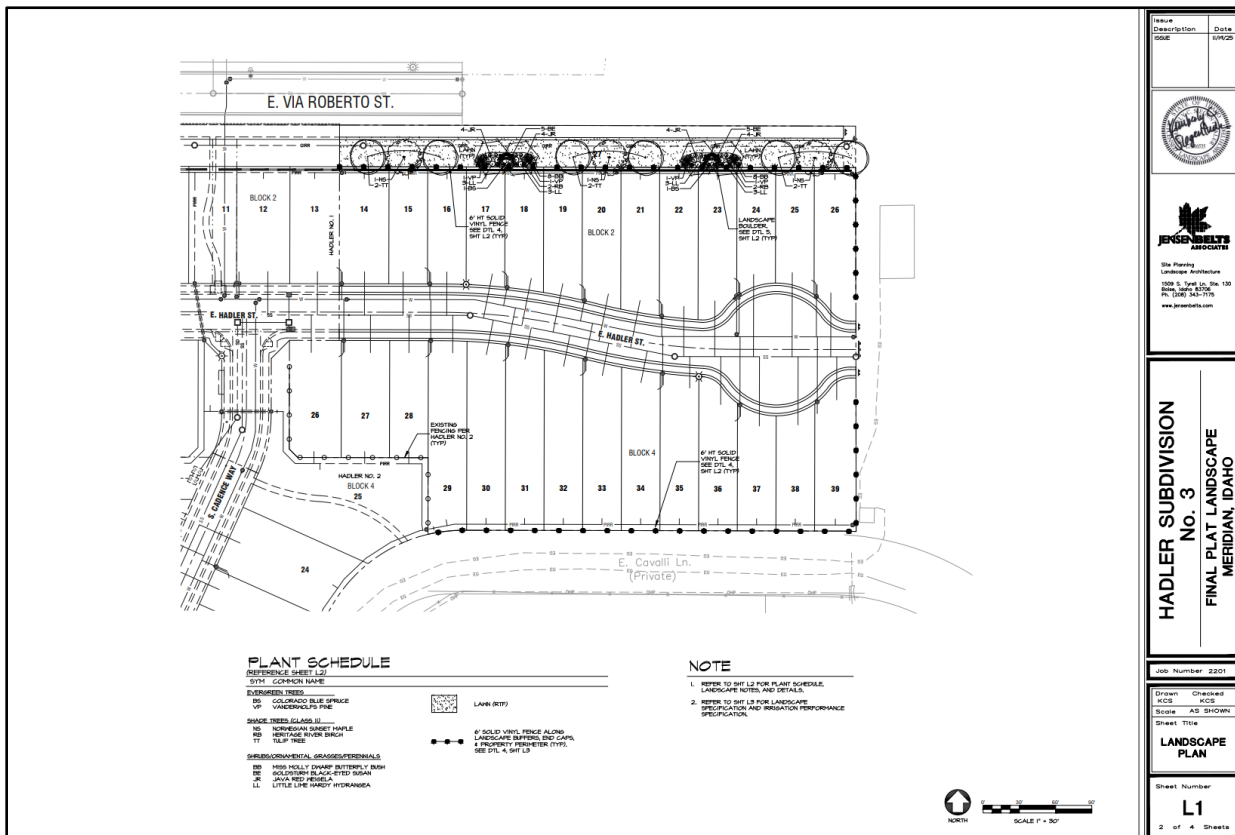
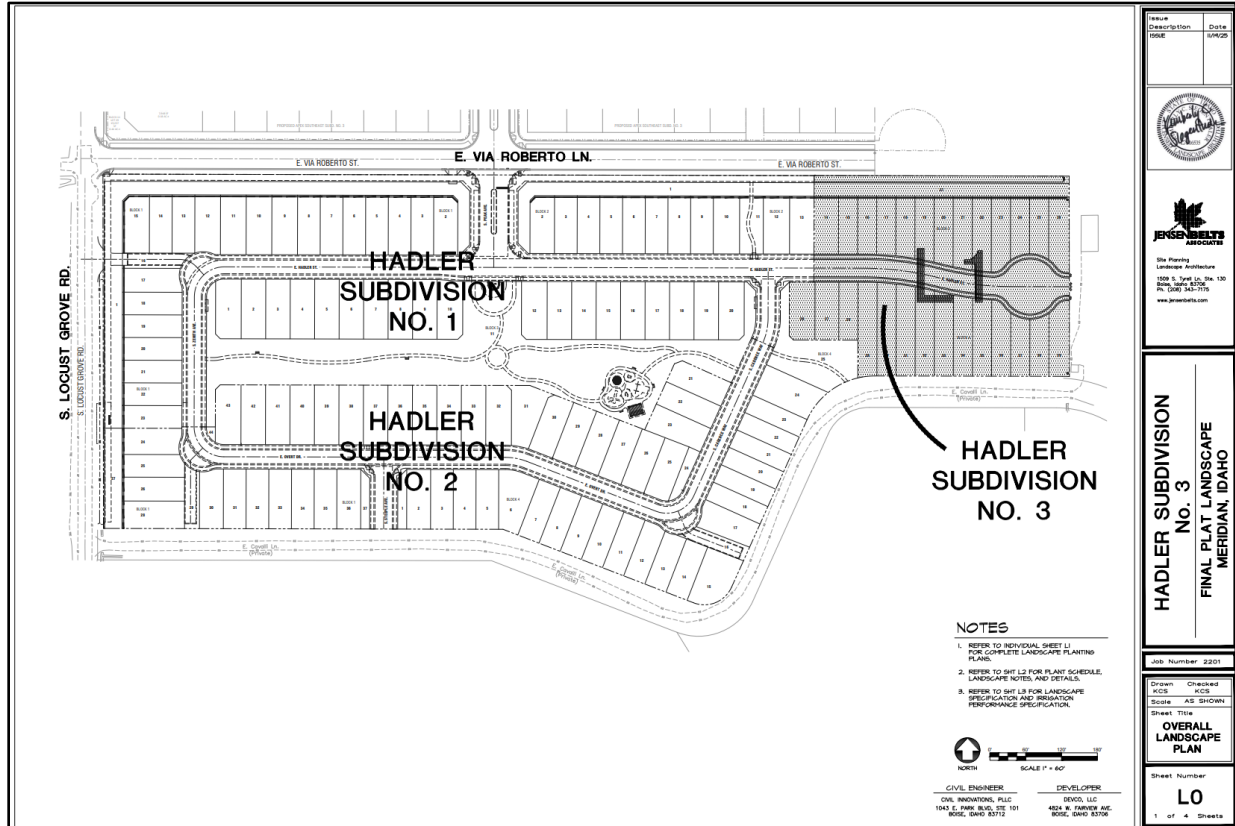
Job No. 25-298
Sheet 4 of 4

IDAHO
SURVEY
GROUP, LLC

9819 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-8570
WWW.IDAHOSURVEY.COM

[illegible]

D. Landscape Plan (date: 11/19/2025)



VI. Exhibits

E. Qualified Open Space Exhibit (date: 1/30/2025)

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%.



F. Building Elevations (date: 8/3/2022)

