

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 7/8/2025

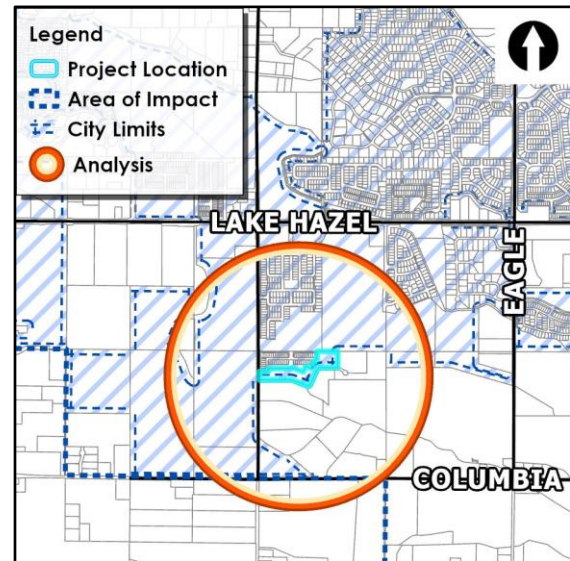
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Ben Thomas, Civil Innovations, PLLC

SUBJECT: FP-2025-0002
Hadler Subdivision No 2 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 54 building lots and 9 common lots on 6.97 acres of land in the R-15 zoning district for Hadler Subdivision No. 2.

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

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. 2 FP-2025-0002 (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 second 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

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 1/13/25 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. Easement Note #6: Include the instrument number for the ACHD permanent easement.
 - c. Include the recorded instrument number of the City of Meridian water easement.
3. The landscape plan prepared by Jensenbelts Associates, dated December 30, 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. 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.
10. 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.
11. 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.
12. 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.

13. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval in accord with UDC 11-6B-7, in order for the final plat to remain valid; or a time extension may be requested.
14. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

SITE SPECIFIC CONDITIONS:

1. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are not built within the utility easement.
2. Water lines, fire hydrants and services up the meter require 20' easements. Easement to extend 10' beyond fire hydrant, water meters or termination of the main.
3. Steel casings are required for all Gravity irrigation crossings when the Irrigation district has limitations to when the City can gain access to our infrastructure, which is typically from early spring to late fall. If the Irrigation district or entity who owns the irrigation line has no restrictions, steel casings are not required.

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. The Developer's 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.
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.

C. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=386714&dbid=0&repo=MeridianCity>

D. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=386714&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

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

B. City Council:

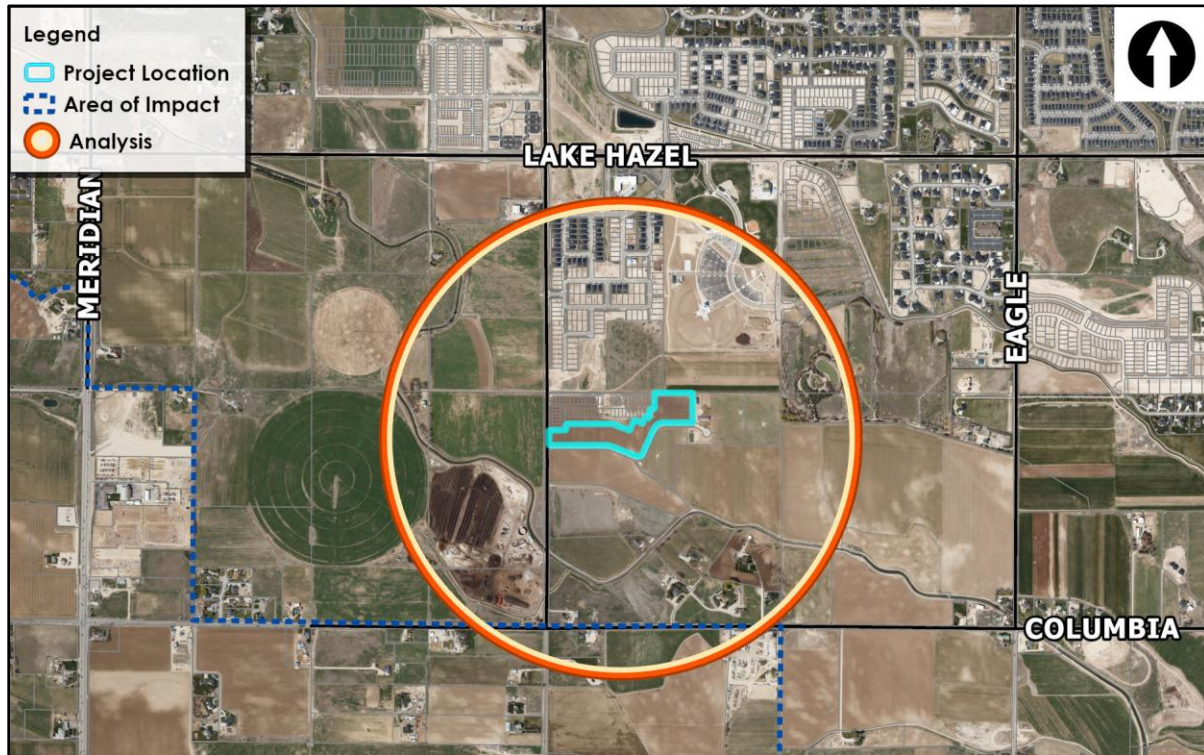
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VI. EXHIBITS

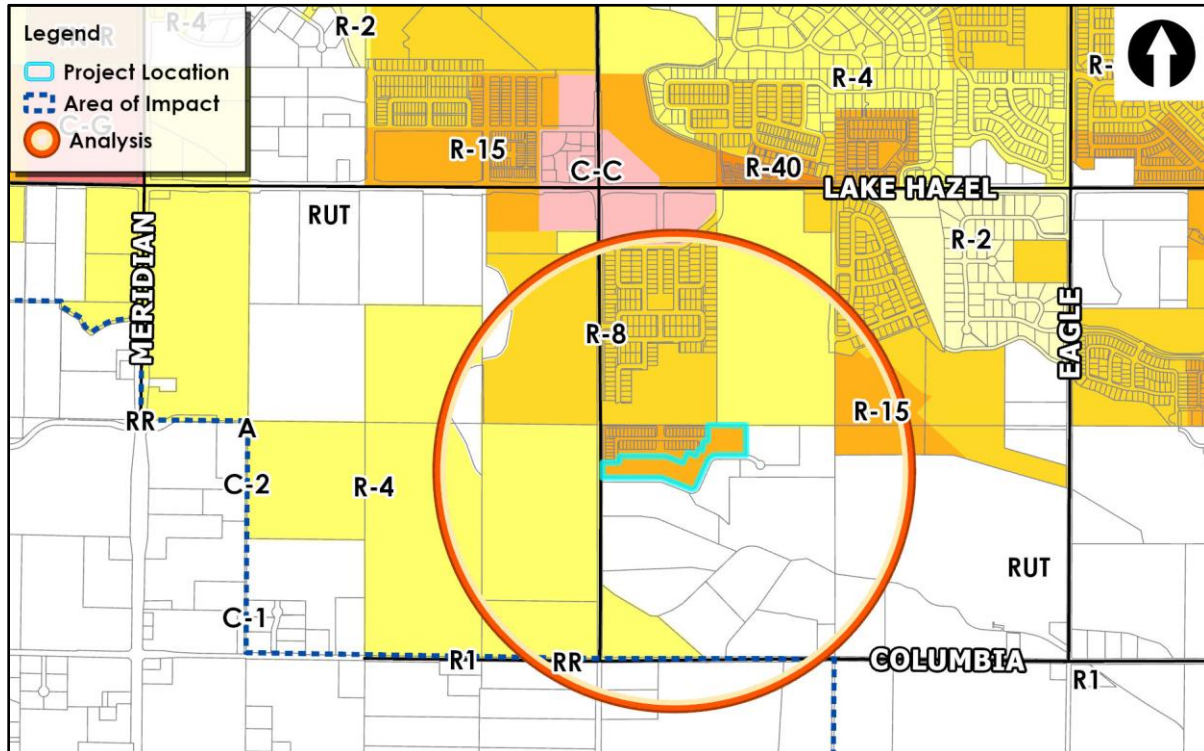
A. Project Area Maps

(link to [Project Overview](#))

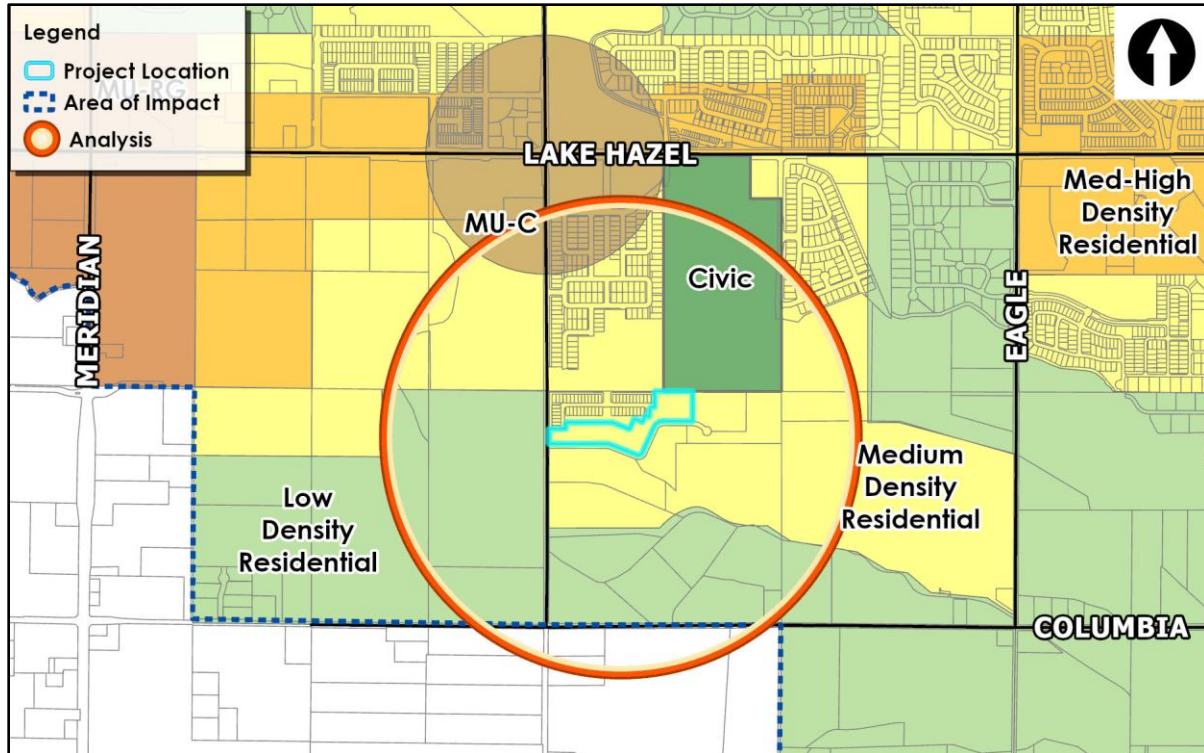
1. Aerial



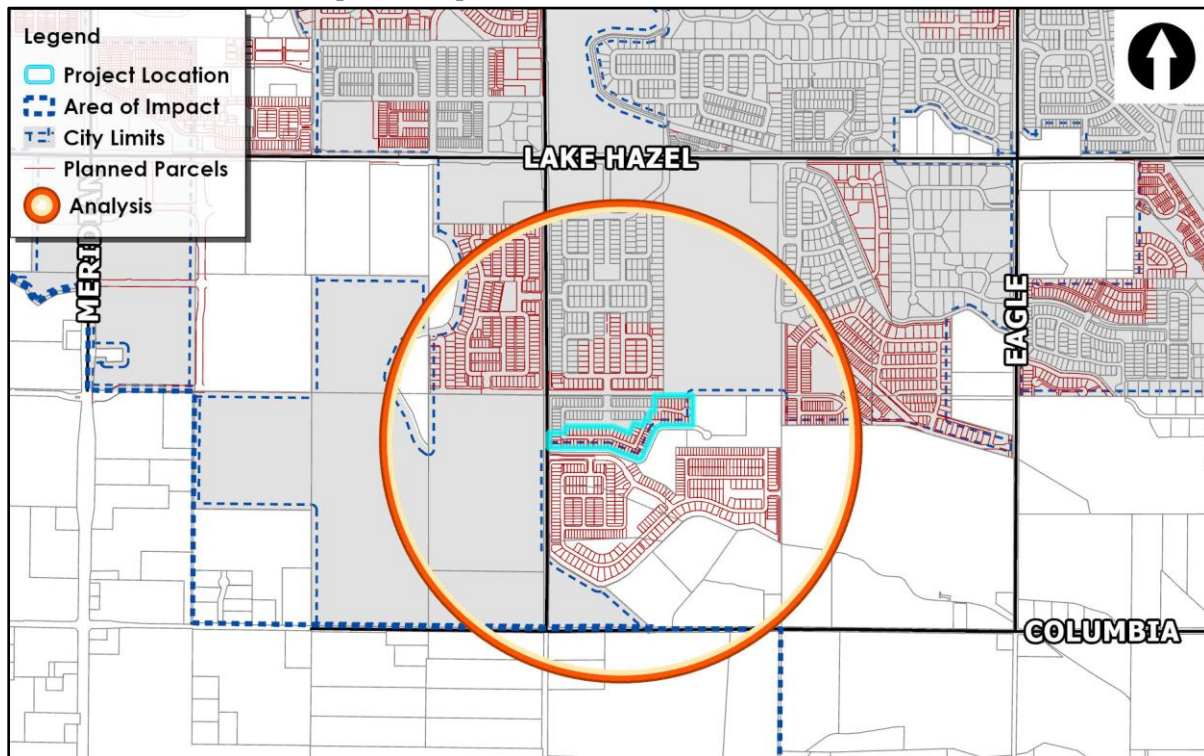
2. Zoning Map



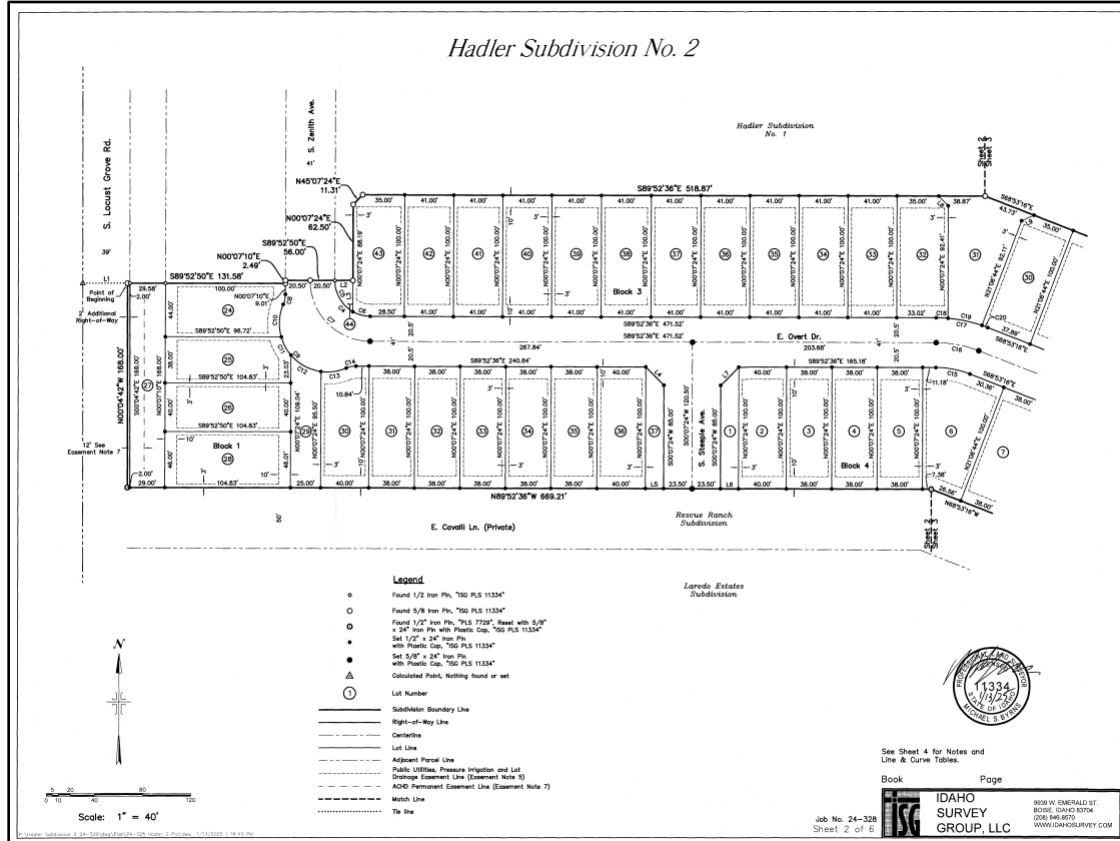
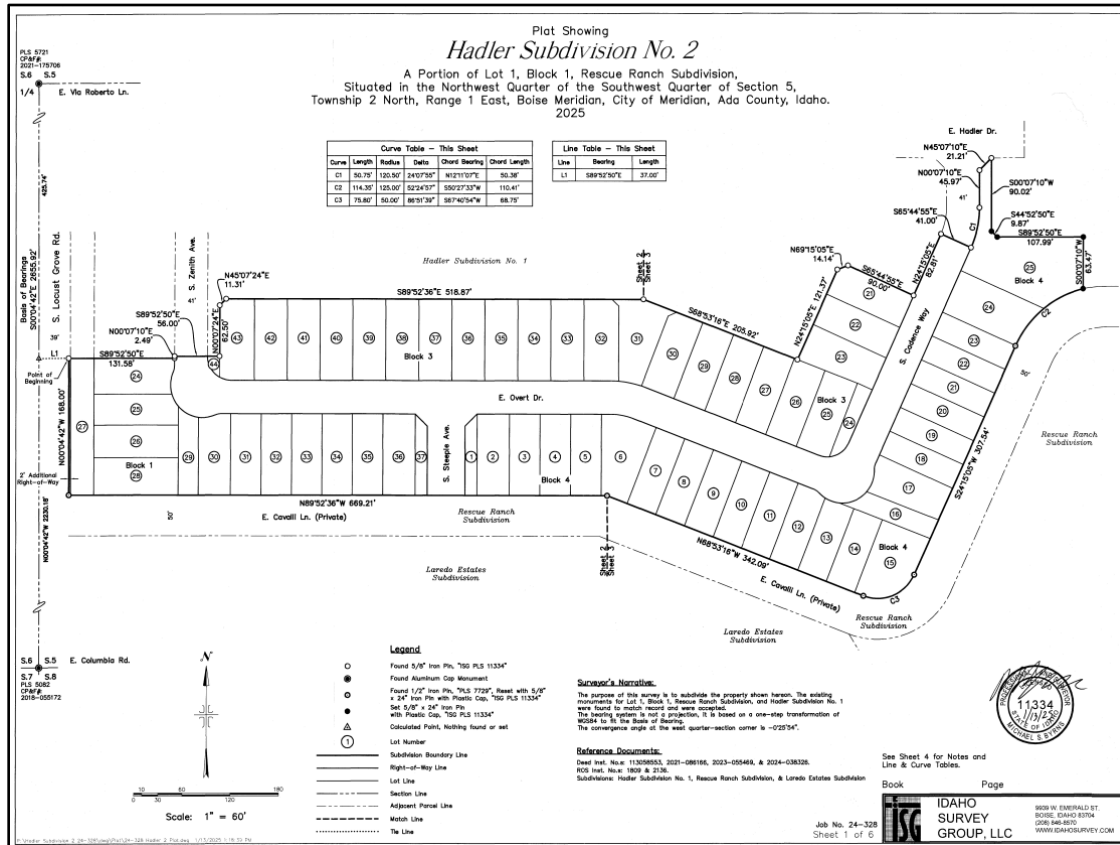
3. Future Land Use



4. Planned Development Map



B. Final Plat (date: 1/13/2025)



Notes:

- The development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, section 22-405, which states "No agricultural operation, agricultural facility or operation thereof shall be or become a nuisance, private or public, by any changed condition or by direct the surrounding nonagricultural activities after it is the last in operation for more than one (1) year, when the operation, facility or operation was not a nuisance at the time it began or was constructed. The provisions of this section apply only when adverse results have been produced by the negligent or negligent operation of an agricultural operation, agricultural facility or operation thereof."
- Irregular water will be provided by the Boise-Rural Irrigation District in compliance with Idaho case law 20-2002(10), 45 line within the subdivision will be applied to water rights, and will be adopted for assessments from the Boise-Rural Irrigation District.
- Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
- Any other building, structure shall be in accordance with the applicable zoning and subdivision regulations of the time of issuance of individual building permits, or as specifically approved in writing for, or shown on the plat.
- Direct lot access to S. Laurel Grove Rd. and E. W. Roberts Ln. is prohibited, unless specifically approved by the City of Meridian and ACOG.
- Lots 20, 28 and 37, Block 1; Lots 24, 31 and 44, Block 1; and Lots 1, 16 and 25, Block 1 are common lots which shall be owned and maintained by the Boulder-Bonanza Homeowners' Association.
- See Instrument Number 2023-033646 for Meridian Development Agreement.
- For the plat of Reseal Rural Subdivision, this property does not have access to E. Cowell Ln.
- See Instrument Number _____ for ACOG License Agreement.

Comment Notes

- No assessment created hereto shall provide the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
- All easements are purple (or concentric) to the lines (or arcs) that they are dimensioned from, unless otherwise noted.
- All common lots are subject to a blanket public utility lot drainage, and pressure irrigation easement.
- Lot 28, Block 1 shall be subject to an ocean easement in favor of Lots 25, 26, and 28, Block 1. Lots 25, 26, and 28, Block 1 shall be subject to an ocean easement in favor of Lots 14, 15, 26, and 28, Block 1.
- A, Block 1(2) foot wide permanent public utility, lot drainage and pressure irrigation easement is hereby designated along all lots common to a public (20'-0" wide) the rear lot line and the front lot line of Lots 25, 26, and 28, Block 1; and Lots 14, 15, 26, and 28, Block 1. A three (3) foot wide permanent public utility, lot drainage and pressure irrigation easement is hereby designated along the sides of interior lot lines. The above easements are as shown on this plat.
- An existing twelve (12) foot ACOG permanent easement, Instrument Number _____

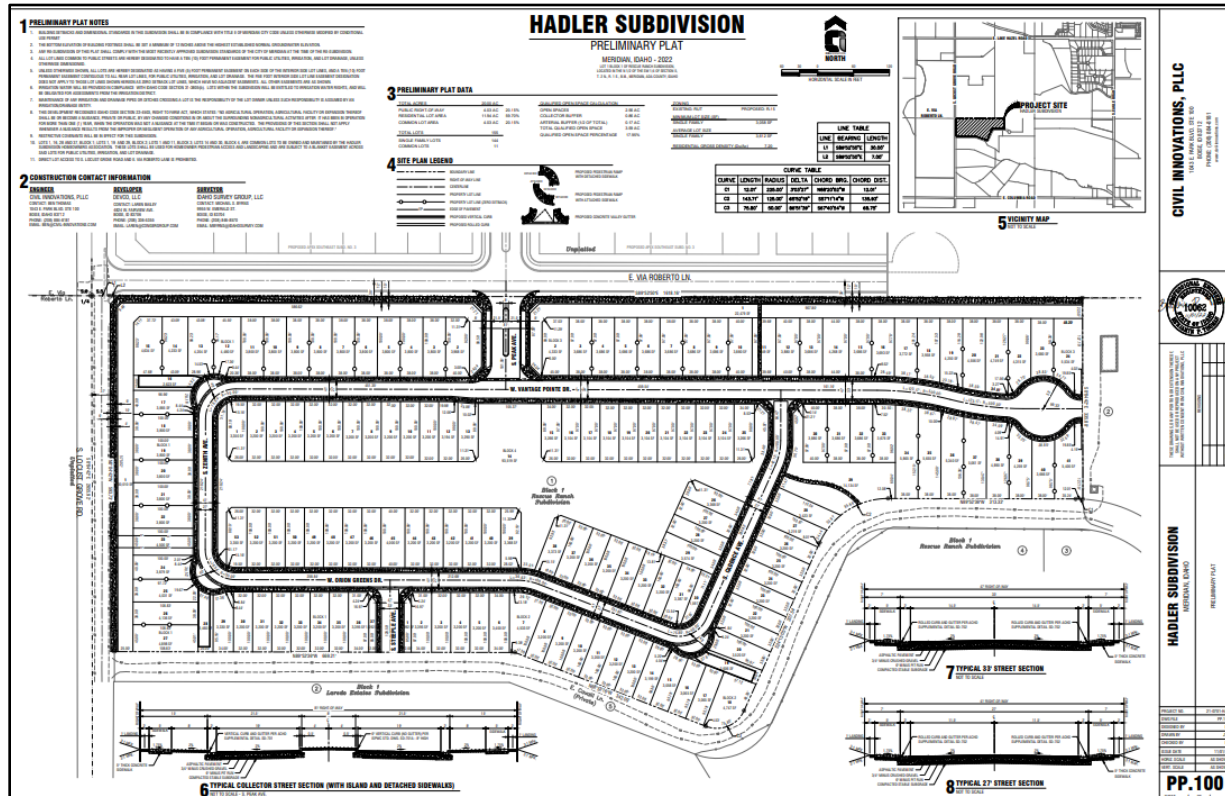
Line Table	
Line	Bearing Length
L1	S89°52'30"E, 37.00'
L2	S89°52'30"E, 15.00'
L3	S00°07'47"W, 20.89'
L4	S44°52'36"E, 21.21'
L5	S89°52'30"E, 15.00'
L6	S89°52'36"E, 15.00'
L7	S44°52'36"E, 21.21'
L8	S44°52'36"E, 11.31'
L9	N00°06'44"E, 11.31'
L10	S68°44'50"E, 20.31'

Curve Table				
Curve	Length	Bearing	Chord	Bearing
C1	50.70'	120.50'	247°50'	N121°10'E, 50.70'
C2	114.30'	126.00'	52°43'30"	S89°27'37"W, 110.41'
C3	75.90'	100.00'	86°51'30"	N47°43'36"W, 68.71'
C4	48.34'	20.50'	89°59'48"	S44°52'36"E, 41.72'
C5	31.17'	29.50'	62°30'42"	S30°09'10"E, 29.74'
C6	16.16'	29.50'	29°27'08"	S73°09'03"E, 15.00'
C7	78.54'	50.00'	89°59'48"	S44°52'36"E, 70.71'
C8	8.84'	21.00'	122°10'41"	N1°37'42"E, 8.36'
C9	94.87'	40.00'	126°15'33"	S44°52'36"E, 74.16'
C10	27.30'	40.00'	39°10'47"	S03°30'36"W, 28.82'
C11	17.38'	40.00'	24°34'28"	S28°19'48"E, 17.02'
C12	29.00'	40.00'	47°30'59"	N41°36'10"E, 28.47'
C13	23.96'	40.00'	30°36'33"	N62°29'37"E, 21.14'
C14	8.44'	21.00'	122°10'41"	S18°36'36"E, 8.36'
C15	20.12'	78.50'	20°59'20"	N72°22'36"W, 28.90'
C16	56.43'	100.00'	29°59'20"	N72°22'36"W, 56.43'
C17	44.14'	100.00'	29°59'20"	N72°22'36"W, 43.90'
C18	8.89'	120.50'	4°40'03"	N87°30'04"W, 8.99'
C19	28.04'	120.50'	13°48'24"	N78°12'31"W, 28.97'
C20	5.17'	120.50'	22°57'33"	N70°06'12"W, 5.17'
C21	44.12'	29.50'	86°51'30"	N47°43'36"E, 40.36'
C22	13.04'	29.50'	28°16'01"	S82°02'19"E, 13.42'
C23	31.18'	29.50'	62°30'42"	N63°49'16"E, 29.74'
C24	75.90'	100.00'	86°51'30"	N47°43'36"E, 68.71'
C25	37.89'	100.00'	42°57'06"	N47°43'36"E, 37.89'
C26	37.89'	100.00'	42°57'06"	N47°43'36"E, 37.89'
C27	65.84'	100.00'	137°16'10"	N47°43'36"E, 74.91'
C28	8.72'	40.00'	135°51'37"	S02°39'13"E, 8.66'
C29	19.20'	40.00'	27°26'14"	S71°20'37"E, 19.02'
C30	37.89'	40.00'	140°12'01"	N47°43'36"E, 36.44'
C31	28.06'	40.00'	47°38'20"	N59°21'11"E, 28.40'
C32	8.24'	21.00'	251°12'38"	N06°16'36"W, 8.17'
C33	8.24'	21.00'	29°12'38"	S11°38'40"W, 8.17'
C34	0.98'	120.50'	124°17'47"	S24°23'16"W, 0.98'
C35	58.14'	120.50'	28°39'28"	S37°50'36"W, 57.61'
C36	15.62'	120.50'	22°39'48"	S48°50'10"W, 15.17'

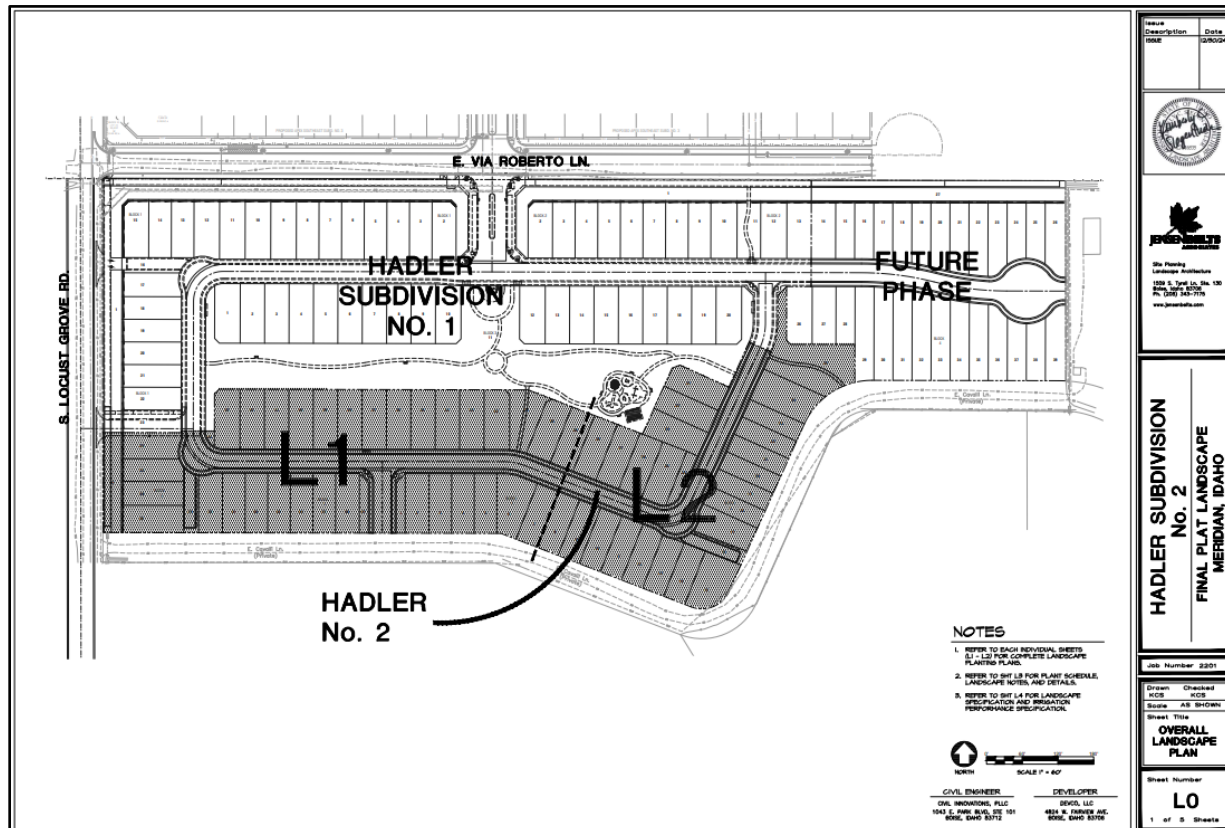
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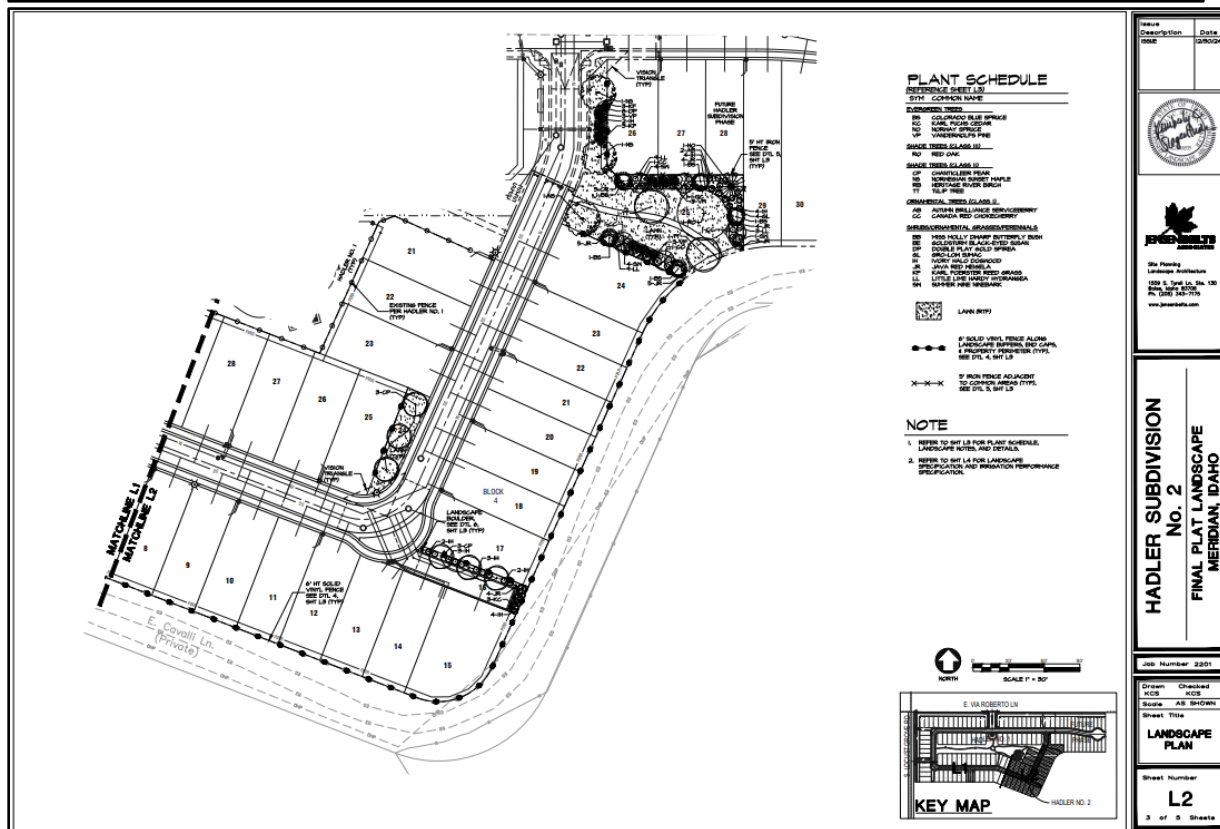
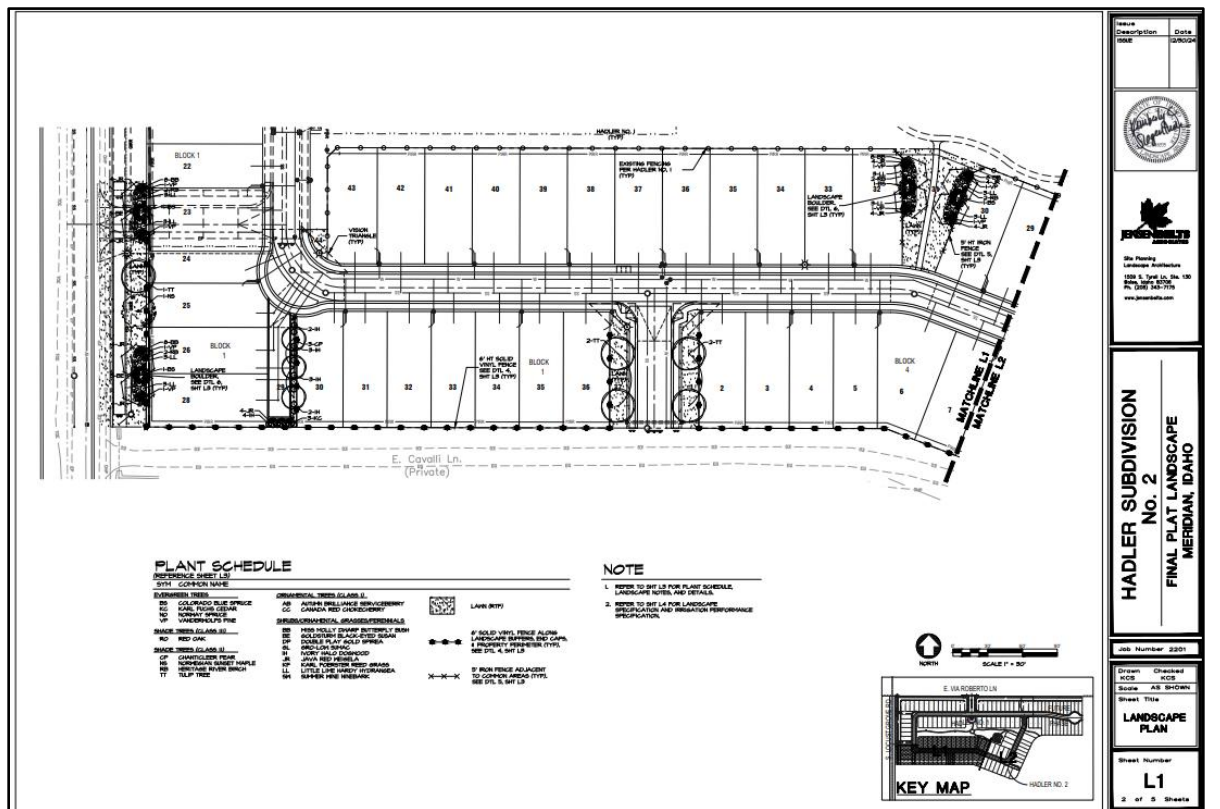
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C. Preliminary Plat (date: 11/01/2022)



D. Landscape Plan (date: 12/30/2024)



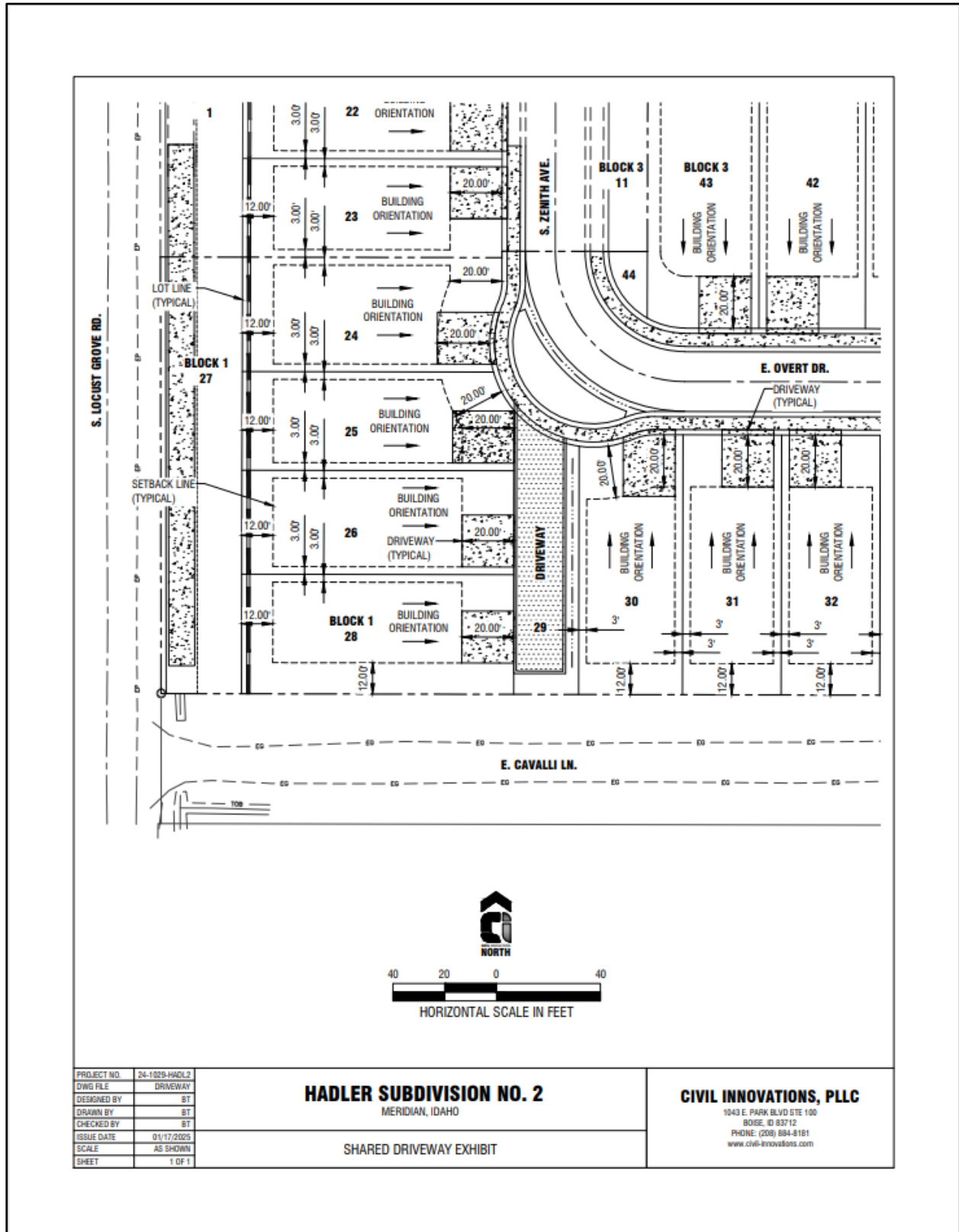


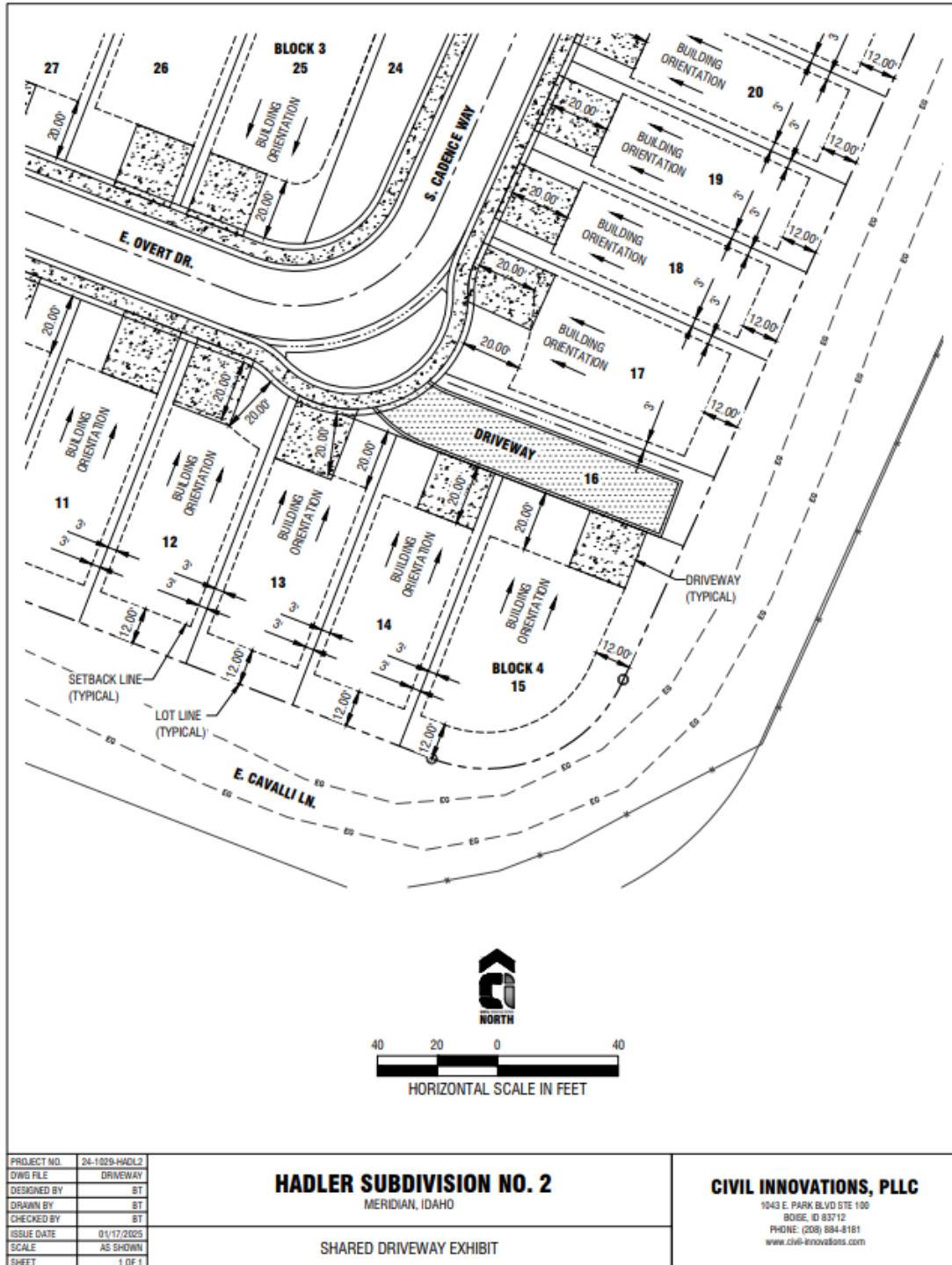
E. Qualified Open Space Exhibit (date: 1/30/2025)

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. Common Drive Exhibit (date: 1/17/2025)





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

