

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 06/16/2026
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
sallen@meridiancity.org
SUBJECT: Dayspring Subdivision No. 2
FP-2026-0004
LOCATION: Generally located off the southeast corner of the N. McDermott Road bypass and W. Ustick Rd., in the NW 1/4 of Section 4, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 41 buildable lots and 12 common lots on 17.88 acres of land in the R-4, R-8 and TN-R zoning districts for the second phase of Dayspring Subdivision.

II. APPLICANT INFORMATION

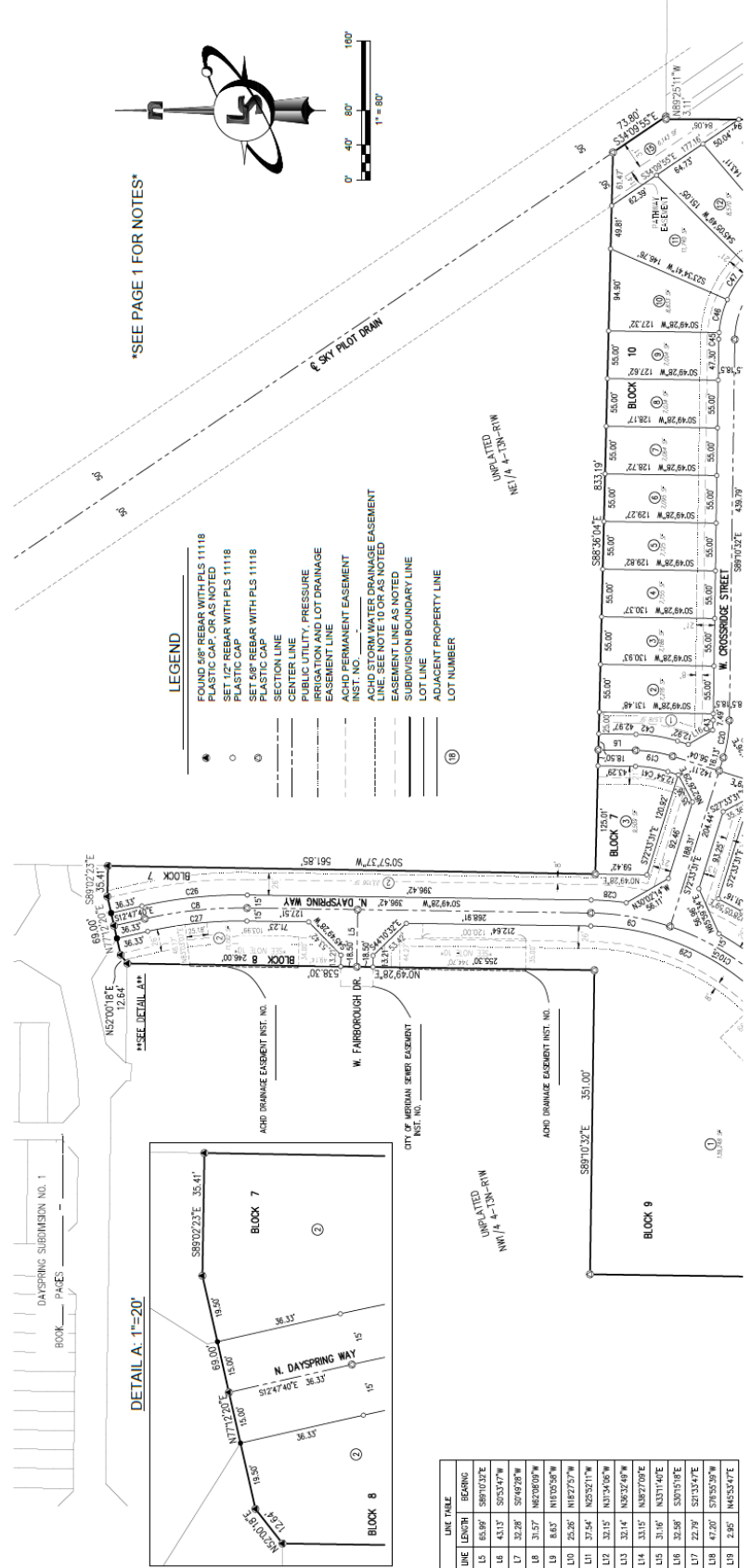
- A. Applicant:
Kyle Prewett, Toll Brothers – 3103 W. Sheryl Drive, Meridian ID, 83642
- B. Owner:
Alex Dunivan, Magnolia East Dayspring Owner, LLC – 8 Summer House Lane, Newport Beach CA, 92660
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase, and the amount of common area cannot decrease.

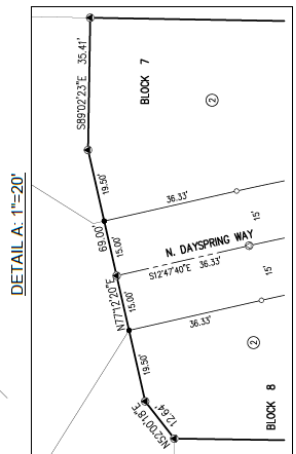
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat for Dayspring Subdivision (H-2024-0070) and found there to be the same number of buildable lots and increased common open space for the same area as shown on the approved preliminary plat.

DAYSPRING SUBDIVISION NO. 2



SEE PAGE 1 FOR NOTES

- LEGEND**
- FOUND 68" REBAR WITH PLS 11118 ELASTIC CAP ON AS NOTED
 - FOUND 68" REBAR WITH PLS 11118 PLASTIC CAP
 - SET 68" REBAR WITH PLS 11118 PLASTIC CAP
 - SECTION LINE
 - PUBLIC UTILITY, PRESSURE MAIN AND LOT DRAINAGE EASEMENT
 - ACHD PERMANENT EASEMENT INST. NO.
 - ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 10 OR AS NOTED
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - ADJACENT PROPERTY LINE
 - ⑩ LOT NUMBER



LINE TABLE

LINE	LENGTH	BEARING
L1	63.00	S891022E
L2	15.00	N177220E
L3	15.00	N177220E
L4	15.00	N177220E
L5	15.00	N177220E
L6	15.00	N177220E
L7	15.00	N177220E
L8	15.00	N177220E
L9	15.00	N177220E
L10	15.00	N177220E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C29	69.92	131.50	262210'	S140243W	98.88
C30	44.57	188.50	150924'	S821410W	44.44
C31	1.40	188.50	02830'	S81317W	1.40
C32	20.06	188.50	81971'	S403070W	20.04
C33	38.46	81.50	270223'	N753921W	38.11
C34	65.92	181.50	270223'	N753921W	58.41
C35	55.92	181.50	270223'	N753921W	58.41
C36	3.34	288.50	02020'	N892545W	3.34
C37	96.81	288.50	120719'	S835522W	58.78
C38	31.76	288.50	110243'	S727027W	51.68
C39	8.01	288.50	14100'	S603573W	8.01
C40	104.68	231.50	253434'	S732511W	113.87
C41	9.13	288.50	13633'	N144237W	10.03

CURVE TABLE

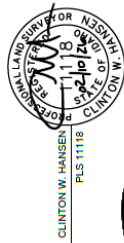
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C35	47.86	62.00	442027'	S330359W	46.29
C36	11.33	62.00	103935'	S403539W	11.32
C37	34.07	25.00	789530'	S849633W	31.51
C38	4.40	131.50	150100'	N448617E	4.40
C39	66.91	131.50	262102'	N426232E	60.37
C40	83.68	188.50	282716'	N431008E	82.83
C41	37.97	131.50	183242'	N917082E	37.84
C42	48.66	188.50	182424'	N917082E	48.49
C43	11.49	131.50	330924'	S864920E	11.49
C44	22.84	188.50	74000'	S851327E	22.87
C45	7.71	188.50	34435'	N871650W	7.71
C46	36.35	181.50	190138'	N835836W	36.17
C47	44.31	181.50	217108'	N835836W	44.24
C48	9.10	181.50	42329'	N426033W	9.10
C49	33.37	81.50	237272'	N775846W	33.13
C50	35.87	81.50	251290'	N835840W	35.58
C51	51.18	131.50	271000'	S389143W	50.86

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C18	74.46	150.00	262748'	N314008E	33.33
C19	43.32	150.00	163242'	N870082E	43.18
C20	43.50	150.00	163700'	S865200E	43.35
C21	84.85	100.00	484017'	N845023W	82.42
C22	56.63	150.00	273765'	S484064W	56.30
C23	70.76	150.00	270223'	S142030W	70.13
C24	47.18	100.00	270223'	S733921E	46.78
C25	113.05	250.00	259434'	S775211W	112.09
C26	12.41	515.00	133709'	N85958W	12.13
C27	115.85	485.00	133709'	N85958W	115.01
C28	40.66	315.00	72348'	N431022E	40.64
C29	294.00	288.00	430848'	N327317E	288.86
C30	93.87	315.00	170428'	N327317E	93.53
C31	184.97	235.00	450000'	N892347E	179.86
C32	147.62	250.00	450000'	N892347E	146.27
C33	69.32	231.50	178933'	N824502W	69.00
C34	26.34	62.00	333828'	S264028E	24.87

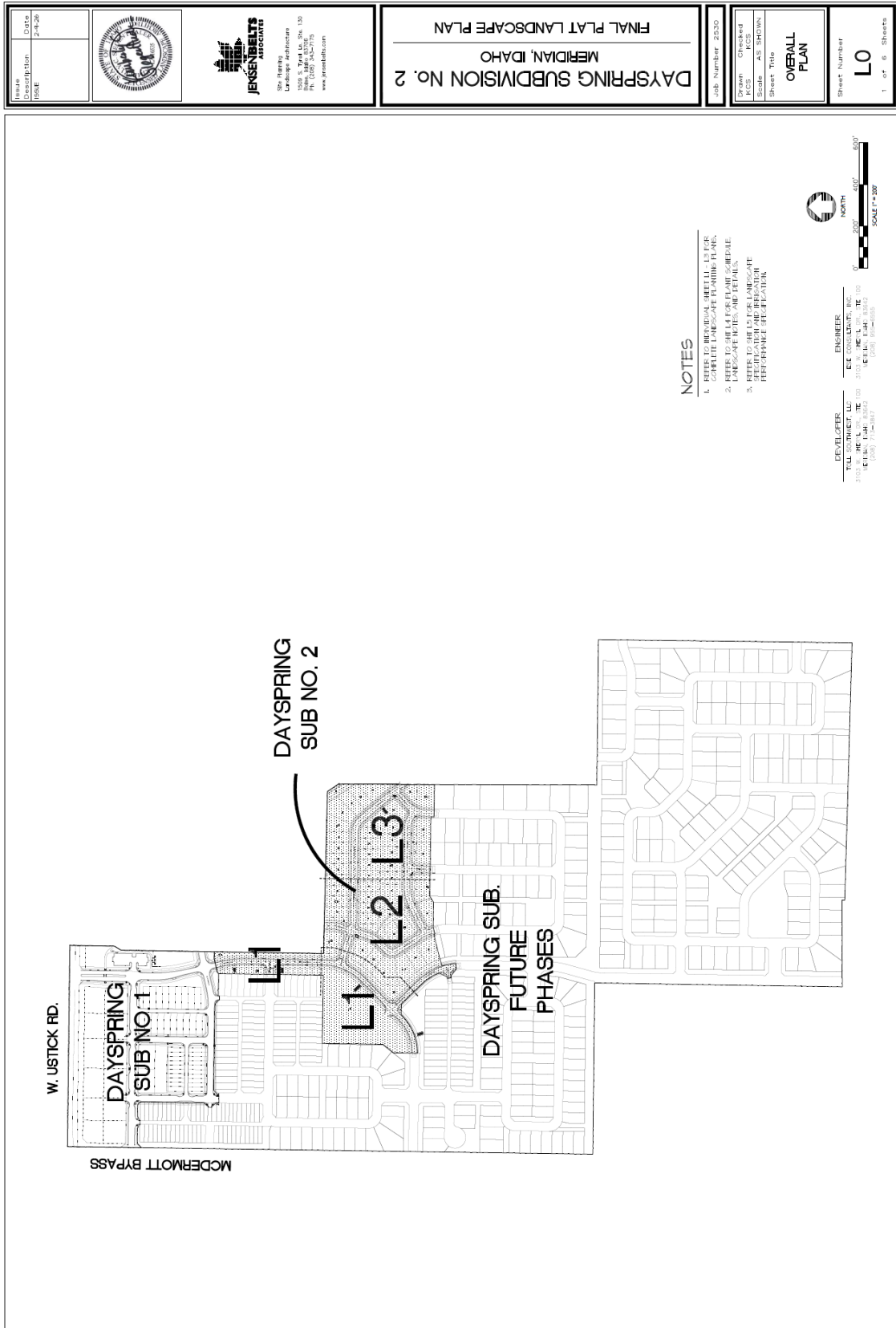
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	5.47	231.50	12112'	N424450W	5.47
C2	72.86	315.00	131223'	S107320E	72.72
C3	285.00	670.00	N430239W	0.61	
C4	8.17	211.00	22256'	S90107W	8.17
C5	7.94	191.00	22256'	N870272E	7.94
C6	108.30	288.00	214619'	N431154W	107.65
C7	268.17	265.00	450000'	S88234W	263.82
C8	118.85	500.00	133709'	N85958W	118.57
C9	92.86	500.00	174514'	N89234E	92.59
C10	143.04	300.00	279104'	N324147E	141.64
C11	198.30	250.00	450000'	N89234E	191.34
C12	162.48	300.00	370332'	N89234E	160.95
C13	47.52	300.00	370332'	N89234E	47.47
C14	8.36	201.00	22256'	N89234E	8.36
C15	48.69	250.00	111343'	N89234E	48.52
C16	31.77	250.00	71951'	N89234E	31.75
C17	58.33	43.50	789638'	S849633W	54.85



LandSolutions
Land Surveying and Consulting
231 E. 5TH ST.
MERRIDIAN, IN 48842
(268) 388-2667
www.landsolutions.biz

C. Landscape Plan (dated: 2/9/2026)



Drawn	Checked
DATE	DATE
SCALE	SCALE



JENSEN BELTS ASSOCIATES
 Site Planning
 Landscaping Architecture
 1000 S. Main Street, Suite 100
 Boise, Idaho 83725
 PH: (208) 343-2175
 www.jensenbelts.com

DAYSPRING SUBDIVISION NO. 2
 MERIDIAN, IDAHO
 FINAL PLAT LANDSCAPE PLAN

Job Number: 2530

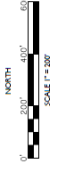
Drawn	Checked
DATE	DATE
SCALE	SCALE

OVERALL PLAN

Sheet Number
L0
 1 of 6 Sheets

NOTES

1. REFERS TO MECHANICAL SHEET L1 - L3 FOR COMPLETE LANDSCAPE PLANNING PLANS.
2. REFERS TO SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO THE MECHANICAL SHEET FOR THE MECHANICAL SCHEDULE AND DETAILS.



DEVELOPER	ENGINEER
DAYSPRING SUBDIVISION	JENSEN BELTS ASSOCIATES
1000 S. Main Street, Suite 100	1000 S. Main Street, Suite 100
Boise, Idaho 83725	Boise, Idaho 83725
(208) 343-2175	(208) 343-2175

D. Amenity Exhibit for Lot 1, Block 9

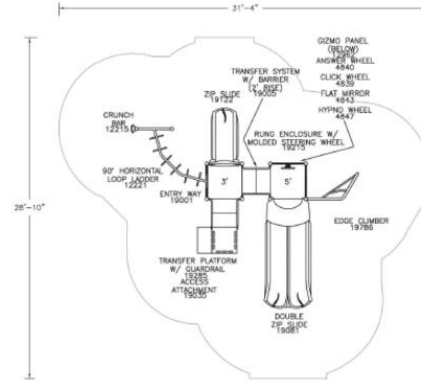
Typical Amenity Pool – Example Only



Pool House – Example Only



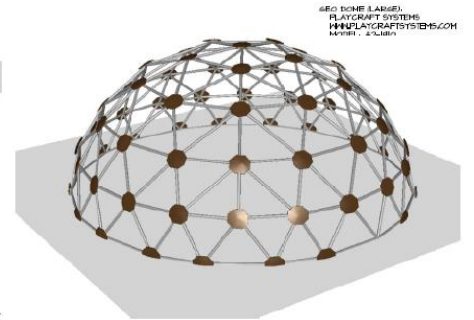
Playground – Example Only



PLAYGROUND COLOR SCHEME TO BE NATURAL COLORS (GREEN, TAN, BROWN, BLACK)
PLAYGROUND SURFACING TO BE ENGINEERED HOOD FIBERS PER THE PLAYGROUND EQUIPMENT FALL DEPTH REQUIREMENT.

① SMALL PLAYGROUND

NET TO SCALE



PLAYGROUND COLOR SCHEME TO BE NATURAL COLORS (GREEN, TAN, BROWN, BLACK)
PLAYGROUND SURFACING TO BE ENGINEERED HOOD FIBERS PER THE PLAYGROUND EQUIPMENT FALL DEPTH REQUIREMENT.

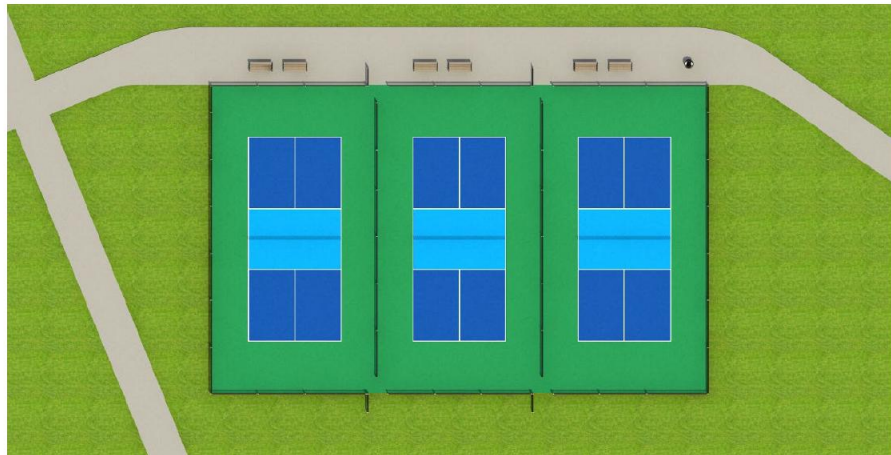
② LARGE PLAYGROUND

NET TO SCALE

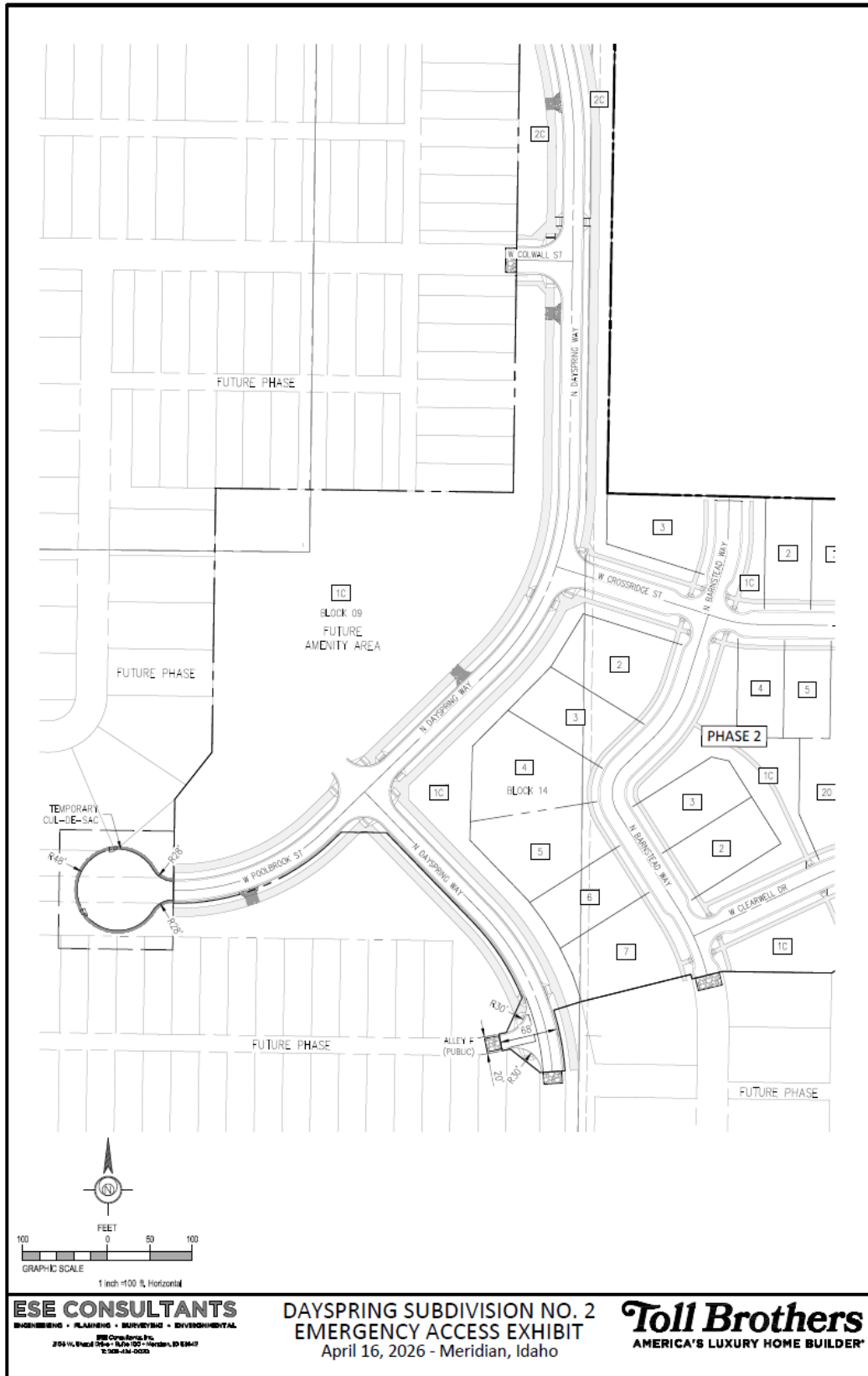
Picnic Shelter – Example Only



Sport Court – Example Only



E. Emergency Access Exhibit



ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
 ESE Consulting, Inc.
 2755 N. Emerald Drive • Idaho Falls, ID 83402
 T: 208-434-0020

DAYSPRING SUBDIVISION NO. 2
EMERGENCY ACCESS EXHIBIT
 April 16, 2026 - Meridian, Idaho

Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation and preliminary plat H-2024-0070 (Dayspring Subdivision); Development Agreement Inst. #2026-007562; Toll Brothers, Inc. Sewer Trunk Line Cooperative Agreement applications approved for this site.
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the previous phase final plat as set forth in 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 acknowledgement signed and notarized.
4. The final plat prepared by Clinton W. Hansen, Land Solutions Land Surveying and Consulting, dated: 2/10/2026, included in Section V.B shall be revised as follows:
 - a. Include the Book and Page numbers for Dayspring Subdivision No. 1.
 - b. Legend: Include the recorded instrument number of the ACHD permanent easement.
 - c. Include the recorded instrument number of the ACHD drainage easement.
 - d. Include the recorded instrument number of the City of Meridian sewer easement.
 - e. Note #9: Include the recorded instrument number for the development agreement (i.e. #2026-007562).
 - f. Note #11: Include the recorded instrument number of the ACHD temporary license agreement.

A copy of the revised plat shall be submitted with the final plat mylar signature application.

5. The landscape plan prepared by Jensen Belts Associates, dated 2/9/2026, included in Section V.C, shall be revised as follows:
 - i. All pathways and associated landscaping shall be located outside of irrigation district easements unless permission is specifically obtained from the governing Irrigation District. If permission cannot be obtained, adjustments shall be made to the plat to provide these improvements outside of the easement.
 - ii. Depict landscaping in all street buffers in accord with the standards listed in UDC 11-3B-7C, which requires landscape areas to be designed and planted with a *variety* of trees, shrubs, lawn or other vegetative groundcover that elicit design principles including rhythm, repetition, balance and focal elements.
 - iii. Depict minimum 5-foot wide landscape strips along each side of all pathways with landscaping per the standards in UDC 11-3B-12C, which require a *mix* of trees, shrubs, lawn and/or other vegetative groundcover.
 - iv. Depict landscaping in common open space areas per the standards listed in UDC 11-3G-5B.3, which require a minimum of one (1) deciduous shade tree for every 5,000 sq. ft. of area and include a variety of trees, shrubs, lawn or other vegetative groundcover. Include calculations that demonstrate compliance with this standard.
 - v. Include the required vs. proposed number of street trees in the Landscape Calculations table for the street buffer along N. Dayspring Way that demonstrates compliance with the standards listed in UDC 11-3B-7C.3.

- vi. Include the required vs. proposed width of the street buffer along N. Dayspring Ave. in the Landscape Calculations table.
- vii. Include the required vs. proposed number of trees along pathways, including linear feet of pathways, in the Landscape Calculations table that demonstrates compliance with the standards listed in UDC 11-3B-12C.

A copy of the revised landscape plan shall be submitted with the final plat mylar signature application.

- 6. Future development should comply with the dimensional standards for the R-4 district in UDC Table 11-2A-5, the R-8 zoning district in UDC Table 11-2A-6, and the TN-R district in UDC Table 11-2D-6, as applicable.
- 7. Comply with all ACHD's staff report conditions of approval.
- 8. Stormwater integration shall comply with the standards listed in UDC 11-3B-11C.
- 9. Submit a 14-foot wide public use easement for all multi-use pathways that are not located within ACHD right-of-way prior to signature on the final plat by the City Engineer for this phase.
- 10. A Certificate of Zoning Compliance and Administrative Design Review applications shall be submitted for the clubhouse, swimming pool, sports courts, picnic area with shelter and playground and common area landscaping on Lot 1, Block 9. Landscaping shall be required in accord with the standards listed in UDC 11-3G-5B. These improvements shall be completed prior to issuance of the first Certificate of Occupancy in this phase of development.
- 11. Prior to submittal of the final plat mylar signature application, the sewer shall be extended to Dayspring Subdivision per the Cooperative Development Agreement for construction of the sewer trunk line.
- 12. The sides of homes on lots that face N. Dayspring Way (i.e. Lot 3, Block 7 and Lots 2-7, Block 14), a collector street, shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement.
- 13. Provide off-site traffic calming on N. Tricia Way as discussed during the City Council hearing and agreed upon by the developer and as allowed by Ada County Highway District (ACHD) per the development agreement. Submit an exhibit that demonstrates compliance with this requirement.
- 14. 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.
- 15. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.
- 16. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

Wastewater	
<ul style="list-style-type: none"> Distance to Sewer Services Sewer Shed Estimated Project Sewer ERU's WRRF Declining Balance Project Consistent with WW Master Plan/Facility Plan 	<p>Flow is Committed Area is subject to the Oaks Lift Station and Pressure Sewer Reimbursement agreement</p> <p>See application</p>
<ul style="list-style-type: none"> Impacts/concerns 	<ul style="list-style-type: none"> See Public Works Site Specific Conditions
Water	
<ul style="list-style-type: none"> Distance to Water Services Pressure Zone Estimated Project Water ERU's Water Quality Project Consistent with Water Master Plan Impacts/Concerns 	<p>Water Available at Site</p> <p>See application</p> <p>None</p> <p>Yes</p> <p>None -</p>

SITE SPECIFIC CONDITIONS:

- This project is subject to the Oaks lift station and pressure sewer reimbursement agreement for infrastructure enhancement pursuant to meridian city code section 8-6-5.
- It has come to the City's attention that the IDAPA 58.01.08 Section 542.07. c rules were updated in 2024 and now state:
Requirements for potable water pipelines crossing non-potable pipelines. Crossings must be perpendicular, unless otherwise approved by the Department. 58.01.08

GENERAL CONDITIONS:

- 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.