

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: JULY 28, 2026
ORDER APPROVAL DATE: AUGUST 11, 2026

**IN THE MATTER OF THE
REQUEST FOR FINAL PLAT
CONSISTING OF 52 BUILDING
LOTS AND 13 COMMON LOTS ON
14.04 ACRES OF LAND IN THE R-8
ZONING DISTRICT FOR
SPRINGDAY SUBDIVISION NO. 1**

CASE NO. FP-2026-0019

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

**BY: ENGINEERING SOLUTIONS
APPLICANT**

This matter coming before the City Council on July 28, 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 “SPRINGDAY SUBDIVISION NO. 1, A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2026, HANDWRITTEN DATE: 5/28/26, by TRENTON SMITH, PLS, SHEET 1 OF

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR SPRINGDAY SUBDIVISION NO. 1 FP-2026-0019

6,” 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 July 28, 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

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 07/28/2026

DATE:

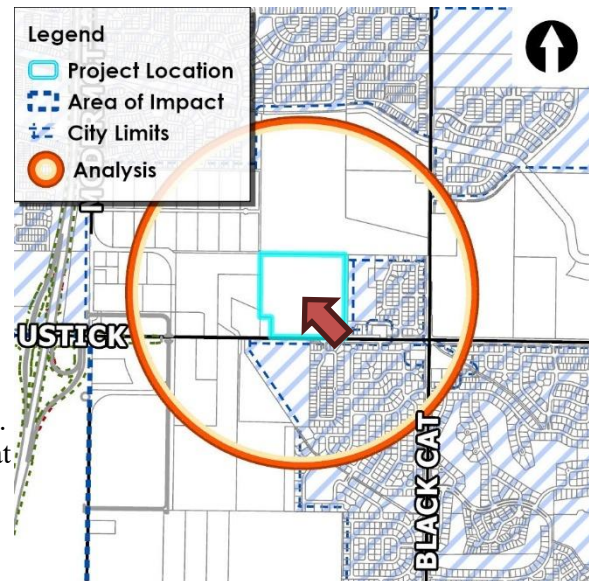
TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
sallen@meridiancity.org

SUBJECT: Springday Subdivision No. 1
FP-2026-0019

LOCATION: 5220 W. Ustick Rd.

Generally located on the north side of W. Ustick Rd., 1/4 mile west of N. Black Cat Rd., in the SE 1/4 of Section 33., T.4N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 52 buildable lots and 13 common lots on 14.04 acres of land in the R-8 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Shari Stiles, Engineering Solutions – 1029 N. Rosario St., Ste. 100, Meridian ID, 83642

B. Owner:

Rusty Weathersby, HBS I Springday, LLC – 250 Vesey Street, 15th Floor, New York, NY 10281

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat for Springday Subdivision (H-2024-0069) in accord with the requirements listed in UDC 11-6B-3C.2.

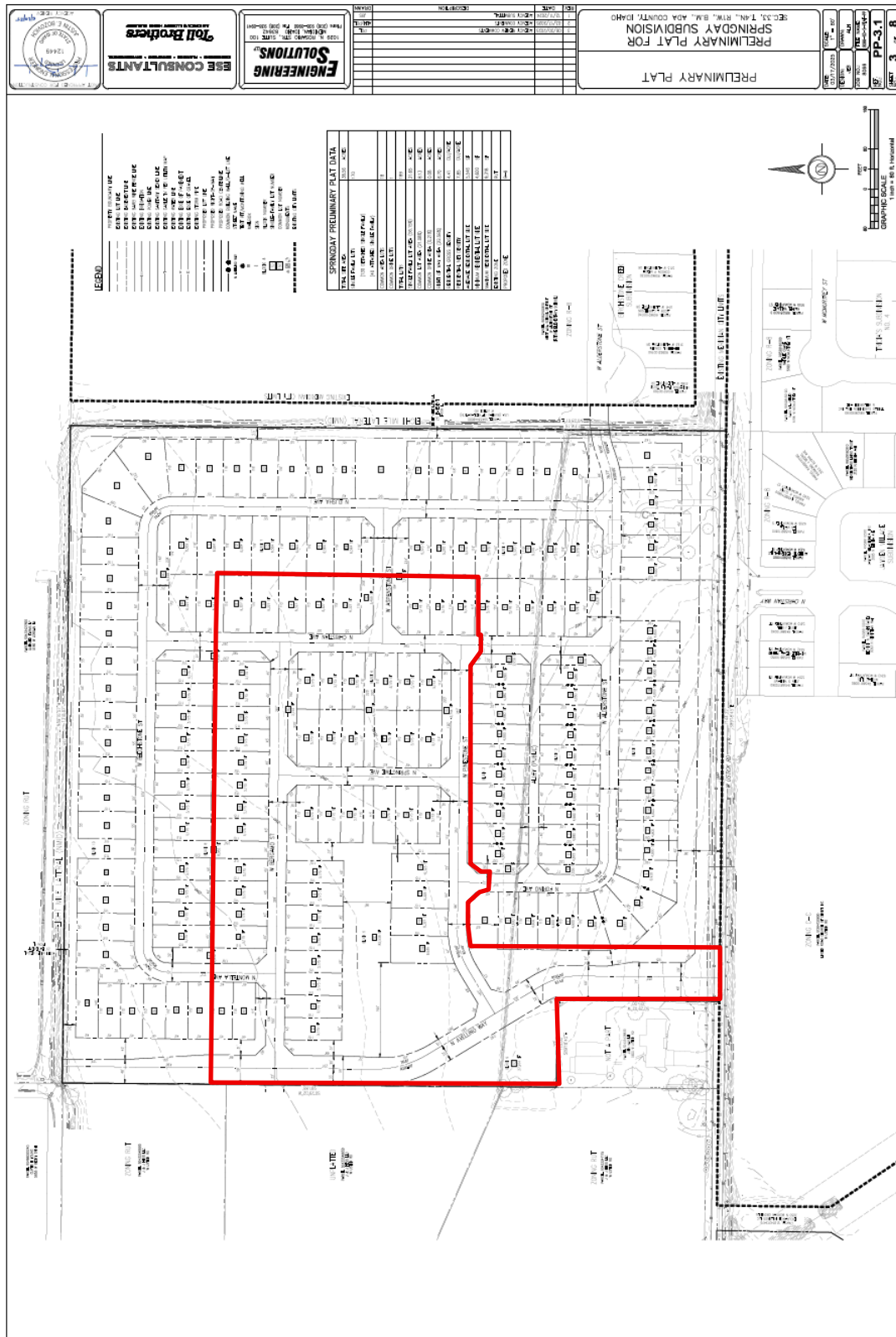
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase, and the amount of common area cannot decrease. Because the number of buildable lots and common open space and site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

The number of lots proposed in this phase exceed that shown on the approved phasing plan, however, Staff deems the proposed final plat to be in substantial compliance as required.

IV. DECISION

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

A. Preliminary Plat (dated: 06/20/25)



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ROW/LOT LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY AND IRRIGATION EASEMENT
- EASEMENT INSTRUMENT NO.
- ACED PERMANENT EASEMENT
- INSTRUMENT NO.

SECTION MONUMENT (NOT FOUND)
 SET 187 REBAR AND CAP PLS 271464
 SET 127 REBAR AND CAP PLS 271464
 FOUND 1/18 REBAR AND CAP PLS 4431

CURVE	ANGLE	BEARING	CHORD	AREA	CHORD	AREA
C1	131.50	167°39'40"	38.22	882.72	249.76	38.00
C2	208.00	174°43'30"	116.62	3192.27	777.77	109.21
C3	130.00	171°53'11"	41.69	819.13	217.76	42.47
C4	130.00	171°53'11"	41.69	819.13	217.76	42.47
C5	131.50	171°53'11"	41.69	819.13	217.76	42.47
C6	131.50	171°53'11"	41.69	819.13	217.76	42.47
C7	176.00	170°06'18"	31.66	829.00	217.76	31.00
C8	166.00	171°47'12"	21.66	807.12	217.76	21.66
C9	166.00	171°47'12"	21.66	807.12	217.76	21.66
C10	246.00	172°21'30"	1.30	807.12	217.76	1.30
C11	117.00	172°21'30"	1.30	807.12	217.76	1.30
C12	234.00	171°41'18"	12.80	819.13	217.76	12.80
C13	181.00	171°41'18"	12.80	819.13	217.76	12.80
C14	181.00	171°41'18"	12.80	819.13	217.76	12.80
C15	181.00	171°41'18"	12.80	819.13	217.76	12.80
C16	181.00	171°41'18"	12.80	819.13	217.76	12.80
C17	181.00	171°41'18"	12.80	819.13	217.76	12.80

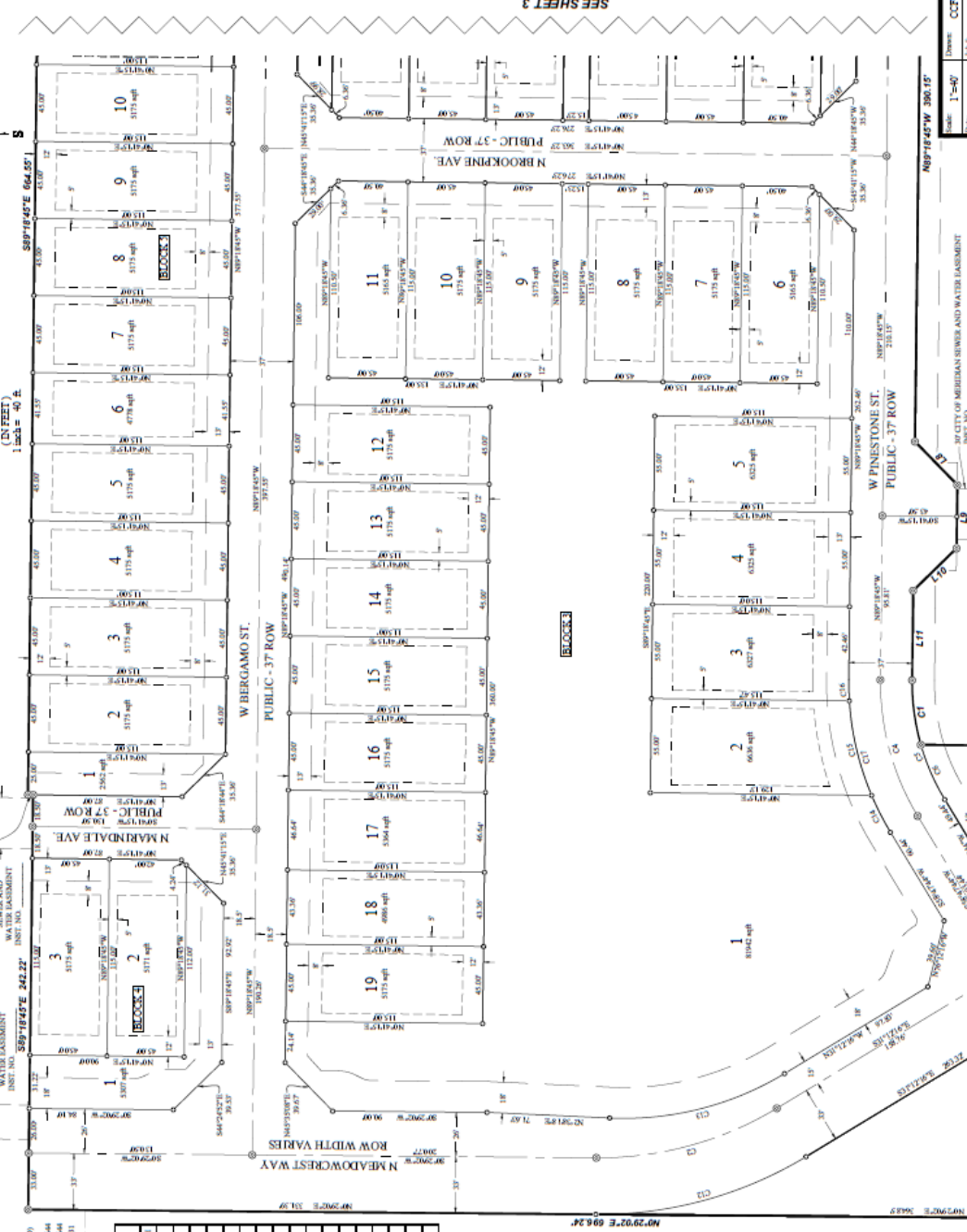
LINE	DIRECTION	LENGTH
1	N 89°41'15"E	3.00
2	S 89°41'15"E	16.00
3	N 89°41'15"E	11.00
4	S 89°41'15"E	11.00
5	N 89°41'15"E	11.00
6	S 89°41'15"E	11.00
7	N 89°41'15"E	11.00
8	S 89°41'15"E	11.00
9	N 89°41'15"E	11.00
10	S 89°41'15"E	11.00
11	N 89°41'15"E	11.00
12	S 89°41'15"E	11.00
13	N 89°41'15"E	11.00
14	S 89°41'15"E	11.00
15	N 89°41'15"E	11.00
16	S 89°41'15"E	11.00
17	N 89°41'15"E	11.00
18	S 89°41'15"E	11.00
19	N 89°41'15"E	11.00
20	S 89°41'15"E	11.00



FOCUS
 SURVEYING, INC.
 100 NORTH BOARDS STREET, SUITE 100
 MERIDIAN, IDAHO 83442 P.O. BOX 1744073
 www.focusinc.com

FINAL PLAT OF SPRINGDAY SUBDIVISION NO.1

GRAPHIC SCALE



SEE SHEET 4

2 OF 6

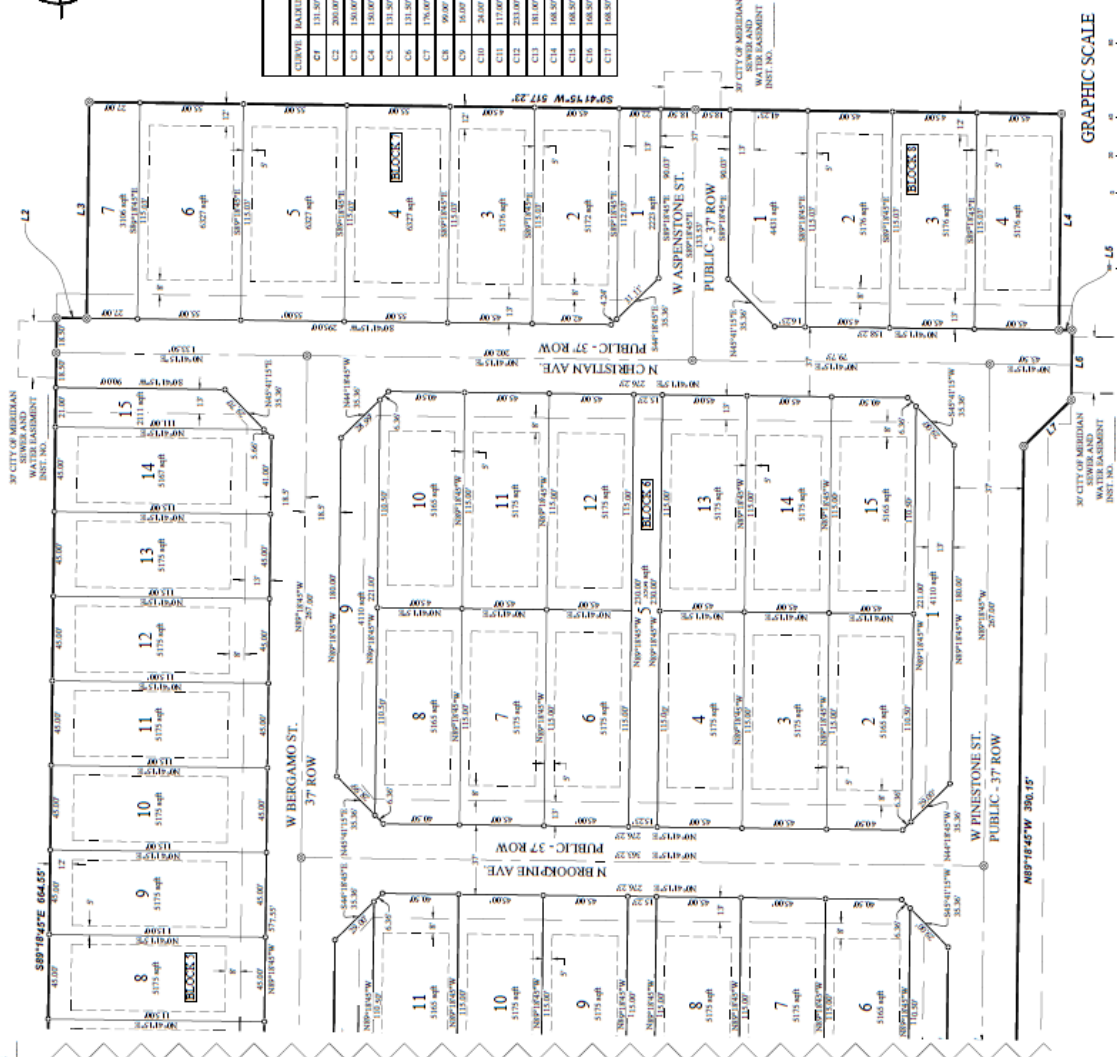
Scale	1"=60'
Date	03/28/2024
Sheet	24-5033

LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- ROW LOT LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY AND IRRIGATION EASEMENT
- SEWER AND WATER EASEMENT
- EASEMENT INSTRUMENT NO.
- ACED PERMANENT EASEMENT
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- SEE MAP BEARING AND CALCULATED AREA
- SEE LOT BEARING AND CALCULATED AREA
- FOUND 5/18 BEARING AND CALCULATED AREA



FINAL PLAT OF SPRINGDAY SUBDIVISION NO.1



CURVE	BAKERS	DELTA	LENGTH	CURVED DISTANCE	CHORD LENGTH
C1	134.50	89.791°	38.22	88.2137°	38.89
C2	200.00	31.941°	110.67	31.941°	106.27
C3	150.00	19.101°	84.09	19.101°	80.42
C4	150.00	19.101°	84.09	19.101°	80.42
C5	134.50	31.941°	73.29	31.941°	72.27
C6	134.50	31.941°	73.29	31.941°	72.27
C7	175.00	19.101°	110.67	19.101°	106.27
C8	175.00	19.101°	110.67	19.101°	106.27
C9	150.00	19.101°	84.09	19.101°	80.42
C10	150.00	19.101°	84.09	19.101°	80.42
C11	134.50	31.941°	73.29	31.941°	72.27
C12	134.50	31.941°	73.29	31.941°	72.27
C13	134.50	31.941°	73.29	31.941°	72.27
C14	150.00	19.101°	84.09	19.101°	80.42
C15	150.00	19.101°	84.09	19.101°	80.42
C16	134.50	31.941°	73.29	31.941°	72.27
C17	134.50	31.941°	73.29	31.941°	72.27

LINE	DIRECTION	LENGTH
1.1	S89°14'45"W	300.00
1.2	S89°14'45"W	300.00
1.3	S89°14'45"W	300.00
1.4	S89°14'45"W	300.00
1.5	S89°14'45"W	300.00
1.6	S89°14'45"W	300.00
1.7	S89°14'45"W	300.00
1.8	S89°14'45"W	300.00
1.9	S89°14'45"W	300.00
1.10	S89°14'45"W	300.00
1.11	S89°14'45"W	300.00
1.12	S89°14'45"W	300.00



ENGINEERING AND SURVEYING, LLC
MERIDIAN, IDAHO 83642 TEL: (208) 914-0075
www.focus-survey.com

GRAPHIC SCALE



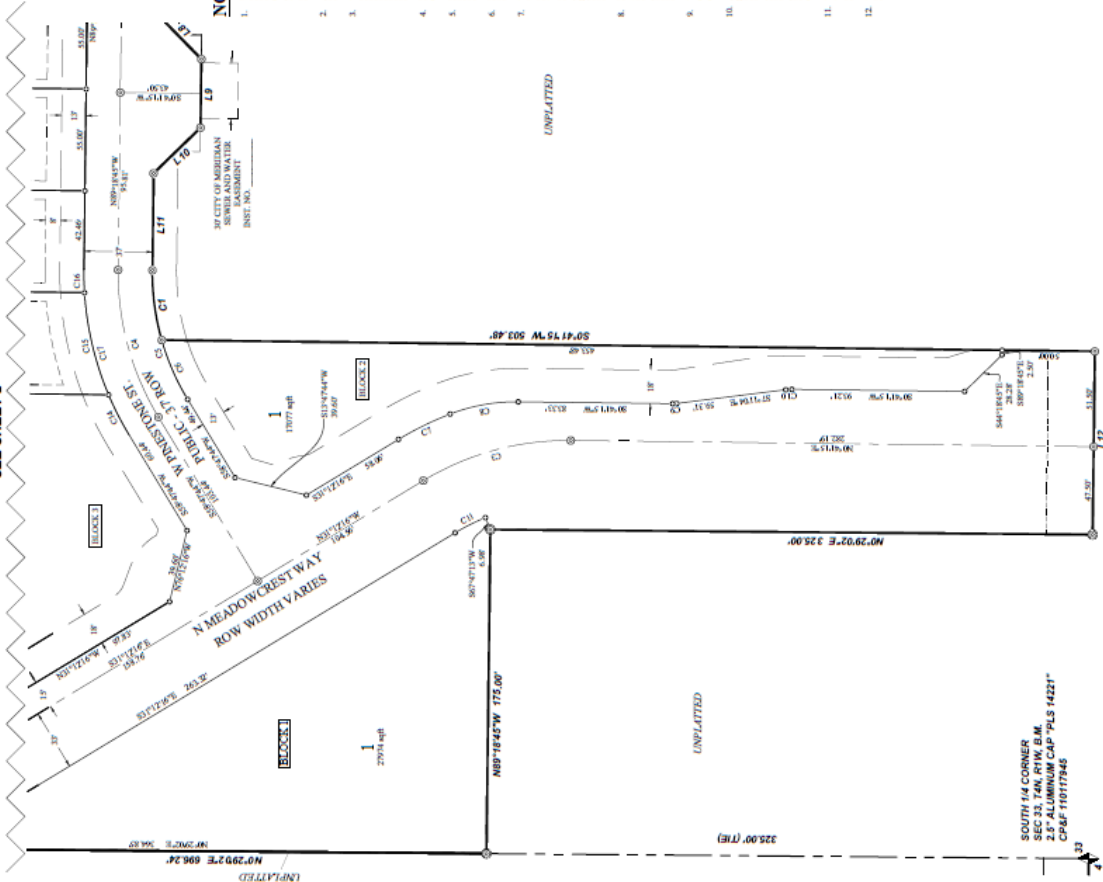
Scale: 1"=40' Date: 05/23/2026
Job #: 26-5033
Sheet: 3 OF 6

SEE SHEET 2

LEGEND

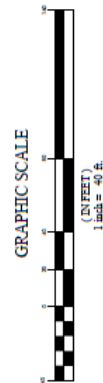


SEE SHEET 2



CURVE	RADIUS	DELTA	LENGTH	CURVE DIRECTION	CHORD LENGTH
C1	131.50	16.99°	38.22	S82°21'30"W	81.69
C2	280.06	13.01°	110.61	S15°22'10"W	104.21
C3	316.08	13.91°	131.93	S17°11'11"W	126.42
C4	320.09	13.93°	131.93	S17°11'11"W	126.42
C5	320.09	13.93°	72.21	N74°42'50"W	82.42
C6	320.09	13.93°	72.21	N74°42'50"W	82.42
C7	320.09	13.93°	34.87	S66°24'31"W	34.87
C8	320.09	13.93°	34.87	N26°09'50"W	34.87
C9	320.09	13.93°	71.42	S87°12'22"W	71.42
C10	320.09	13.93°	2.20	S87°14'31"W	2.20
C11	320.09	13.93°	83.39	S20°42'52"E	83.39
C12	320.09	13.93°	128.06	S16°10'57"E	127.32
C13	320.09	13.93°	130.93	S16°10'57"E	127.32
C14	320.09	13.93°	56.94	S66°33'55"W	56.94
C15	320.09	13.93°	56.94	S66°33'55"W	56.94
C16	320.09	13.93°	12.55	S88°33'11"W	12.55
C17	320.09	13.93°	12.55	S88°33'11"W	12.55
C18	320.09	13.93°	62.81	S54°42'50"W	62.81

Boundary Line Table		
LINE	BOUNDARY	LINE/TH
1.1	300°41'15"E	3.00
1.2	300°41'15"W	36.00
1.3	S89°18'45"E	113.00
1.4	N89°18'45"W	113.00
1.5	S00°41'15"W	7.00
1.6	N89°18'45"W	37.00
1.7	N44°18'45"W	35.30
1.8	S45°41'15"W	35.30
1.9	N89°18'45"W	37.00
1.10	N44°18'45"W	35.30
1.11	N89°18'45"W	52.31
1.12	N02°18'45"E	90.00



FOCUS[®]
ENGINEERING AND SURVEYING, LLC
1001 NORTH BOSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642 P/E (208) 974-0075
www.focus-ea.com

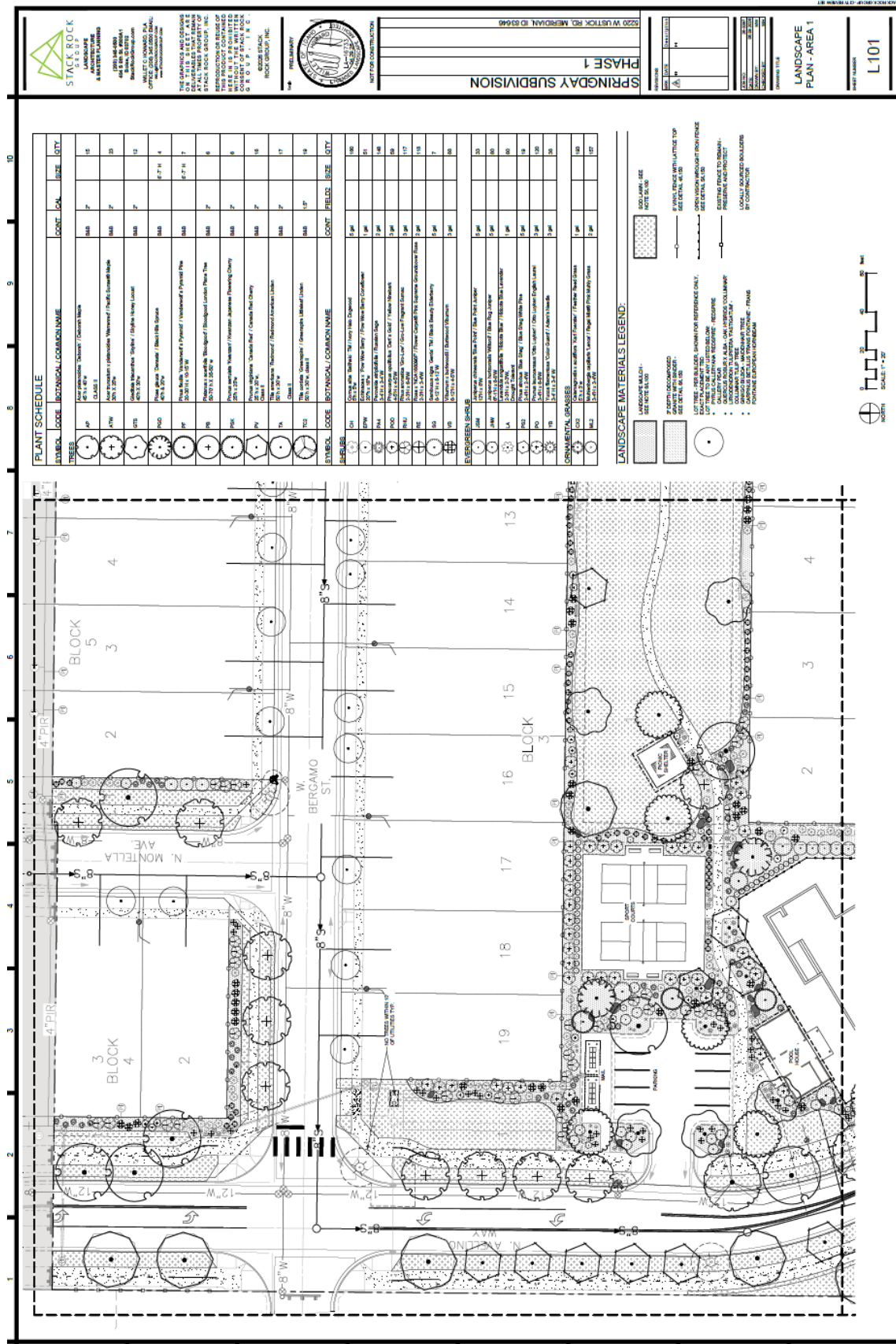
ENGINEERING AND SURVEYING
1001 NORTH BOSARIO STREET
MERIDIAN, IDAHO 83642 PH: (208) 325-1100
www.fecan.com

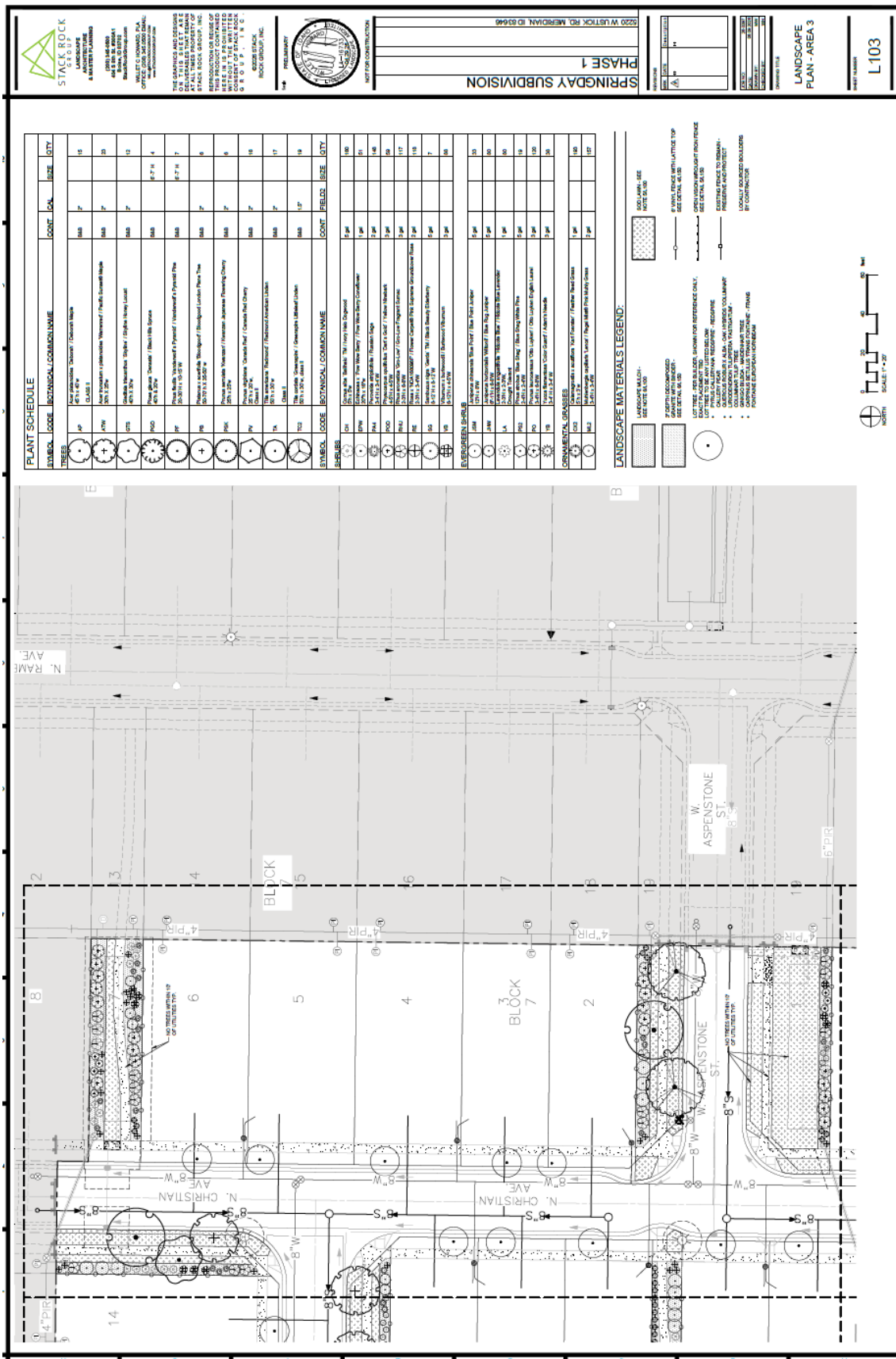
NOTES

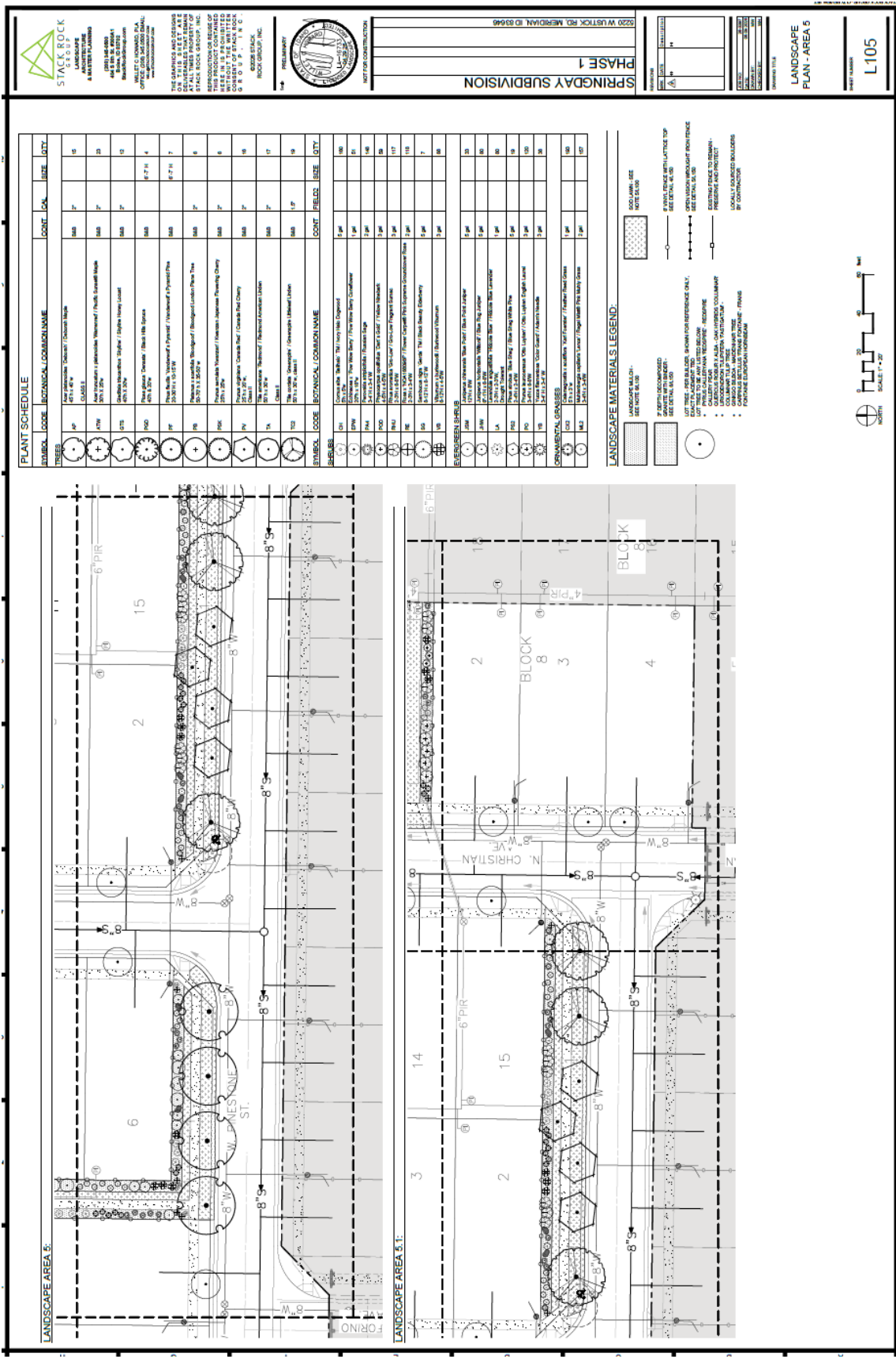
- [illegible]

Scale: 1"=40'
 Date: 05/28/2026
 Sheet: 4 OF 6
 Drawn: CCF
 Job #: 26-5033

[illegible]







STACK ROCK
LANDSCAPE
ARCHITECTS

2025 L105-000
2025 L105-001
2025 L105-002
2025 L105-003
2025 L105-004
2025 L105-005
2025 L105-006
2025 L105-007
2025 L105-008
2025 L105-009
2025 L105-010
2025 L105-011
2025 L105-012
2025 L105-013
2025 L105-014
2025 L105-015
2025 L105-016
2025 L105-017
2025 L105-018
2025 L105-019
2025 L105-020
2025 L105-021
2025 L105-022
2025 L105-023
2025 L105-024
2025 L105-025
2025 L105-026
2025 L105-027
2025 L105-028
2025 L105-029
2025 L105-030
2025 L105-031
2025 L105-032
2025 L105-033
2025 L105-034
2025 L105-035
2025 L105-036
2025 L105-037
2025 L105-038
2025 L105-039
2025 L105-040
2025 L105-041
2025 L105-042
2025 L105-043
2025 L105-044
2025 L105-045
2025 L105-046
2025 L105-047
2025 L105-048
2025 L105-049
2025 L105-050
2025 L105-051
2025 L105-052
2025 L105-053
2025 L105-054
2025 L105-055
2025 L105-056
2025 L105-057
2025 L105-058
2025 L105-059
2025 L105-060
2025 L105-061
2025 L105-062
2025 L105-063
2025 L105-064
2025 L105-065
2025 L105-066
2025 L105-067
2025 L105-068
2025 L105-069
2025 L105-070
2025 L105-071
2025 L105-072
2025 L105-073
2025 L105-074
2025 L105-075
2025 L105-076
2025 L105-077
2025 L105-078
2025 L105-079
2025 L105-080
2025 L105-081
2025 L105-082
2025 L105-083
2025 L105-084
2025 L105-085
2025 L105-086
2025 L105-087
2025 L105-088
2025 L105-089
2025 L105-090
2025 L105-091
2025 L105-092
2025 L105-093
2025 L105-094
2025 L105-095
2025 L105-096
2025 L105-097
2025 L105-098
2025 L105-099
2025 L105-100

PHASE 1

SPRINGDAY SUBDIVISION

0220 W. STICK RD. MESA, AZ 85205

LANDSCAPE PLAN - AREA 5

L105



STACK ROCK LANDSCAPES
A LANDSCAPE ARCHITECTURE FIRM
10001 1st Ave. N.
Suite 100
Minneapolis, MN 55412
TEL: 763.424.1111
WWW.STACKROCKLANDSCAPES.COM

THE GRAPHICS AND DESIGN
DETAILED HEREIN ARE THE
PROPERTY OF STACK ROCK
LANDSCAPES, INC. NO
REPRODUCTION OR
REUSE OF ANY PART
HEREOF IS PERMITTED
WITHOUT THE WRITTEN
CONSENT OF STACK ROCK
LANDSCAPES, INC.



PRELIMINARY

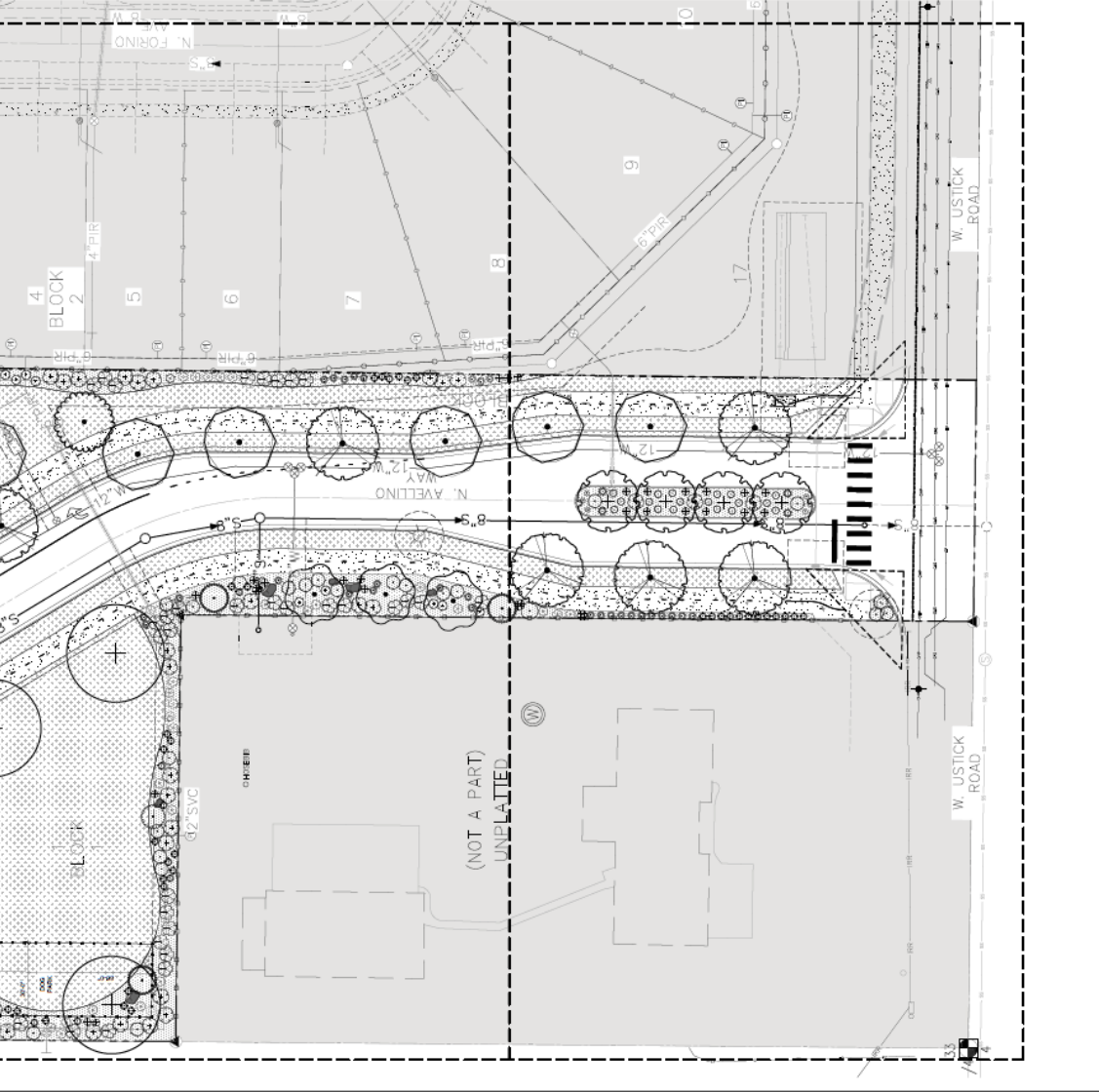
SPRINGDAY SUBDIVISION
PHASE 1
6220 W. USTICK RD. MINNEAPOLIS, MN 55469

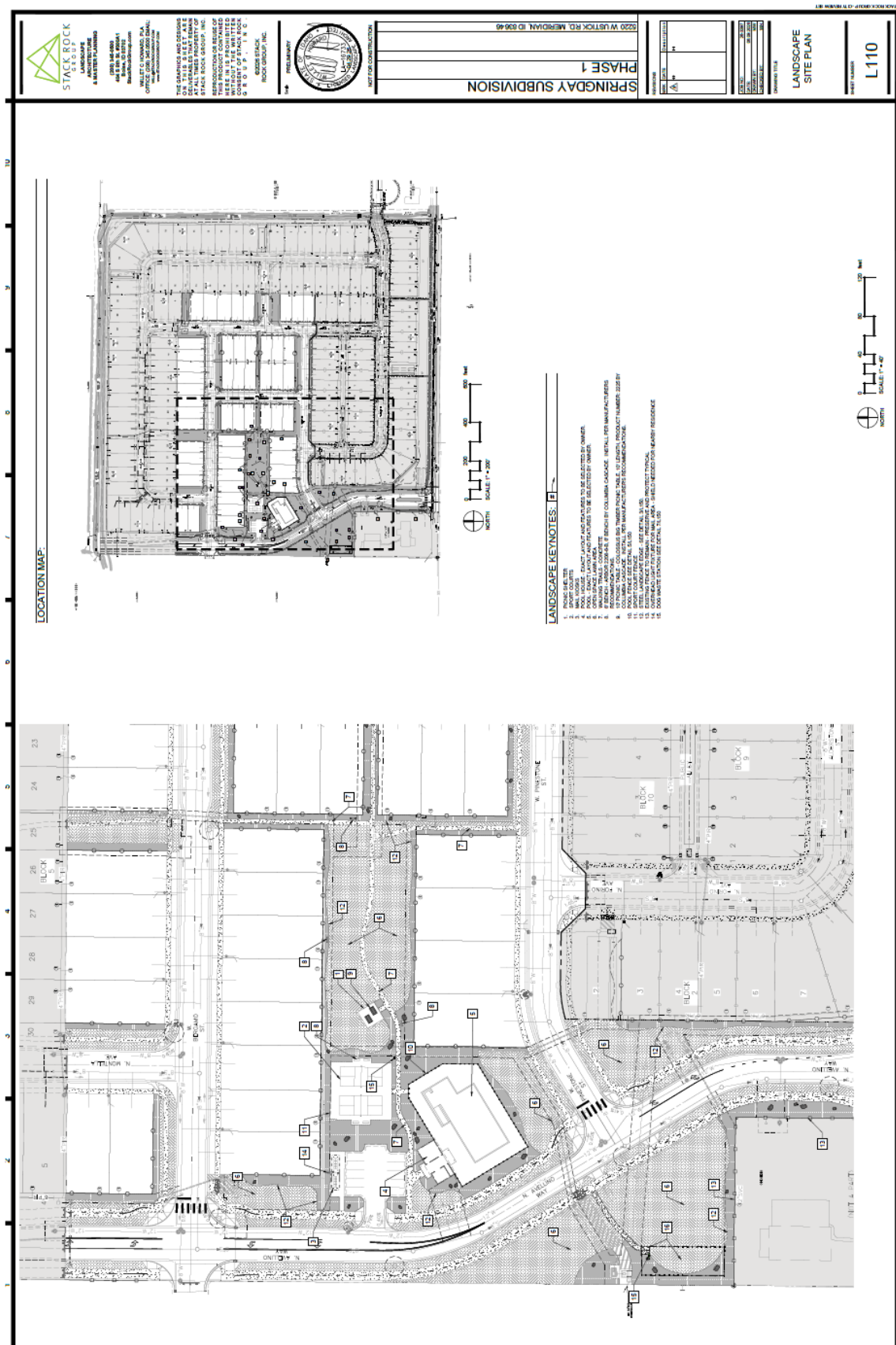
DATE	DESCRIPTION
10/1/2023	ISSUED FOR PERMIT
10/1/2023	ISSUED FOR PERMIT
10/1/2023	ISSUED FOR PERMIT

LANDSCAPE
PLAN - AREA 6
L106

PLANT SCHEDULE				
SYMBOL	COMMON NAME	CONT.	SIZE	QTY.
TREES				
1	Red Maple	100	2"	100
2	White Birch	100	2"	100
3	Green Ash	100	2"	100
4	Black Birch	100	2"	100
5	Red Pine	100	2"	100
6	White Pine	100	2"	100
7	Black Pine	100	2"	100
8	Red Spruce	100	2"	100
9	White Spruce	100	2"	100
10	Black Spruce	100	2"	100
SHRUBS				
11	Red Dogwood	100	2"	100
12	White Dogwood	100	2"	100
13	Black Dogwood	100	2"	100
14	Red Flowering Dogwood	100	2"	100
15	White Flowering Dogwood	100	2"	100
16	Black Flowering Dogwood	100	2"	100
17	Red Hydrangea	100	2"	100
18	White Hydrangea	100	2"	100
19	Black Hydrangea	100	2"	100
20	Red Spirea	100	2"	100
21	White Spirea	100	2"	100
22	Black Spirea	100	2"	100
23	Red Forsythia	100	2"	100
24	White Forsythia	100	2"	100
25	Black Forsythia	100	2"	100
26	Red Lilac	100	2"	100
27	White Lilac	100	2"	100
28	Black Lilac	100	2"	100
29	Red Rose	100	2"	100
30	White Rose	100	2"	100
31	Black Rose	100	2"	100
32	Red Geranium	100	2"	100
33	White Geranium	100	2"	100
34	Black Geranium	100	2"	100
35	Red Verbena	100	2"	100
36	White Verbena	100	2"	100
37	Black Verbena	100	2"	100
38	Red Salvia	100	2"	100
39	White Salvia	100	2"	100
40	Black Salvia	100	2"	100
41	Red Lavender	100	2"	100
42	White Lavender	100	2"	100
43	Black Lavender	100	2"	100
44	Red Echinacea	100	2"	100
45	White Echinacea	100	2"	100
46	Black Echinacea	100	2"	100
47	Red Rudbeckia	100	2"	100
48	White Rudbeckia	100	2"	100
49	Black Rudbeckia	100	2"	100
50	Red Black-eyed Susan	100	2"	100
51	White Black-eyed Susan	100	2"	100
52	Black Black-eyed Susan	100	2"	100
53	Red Coneflower	100	2"	100
54	White Coneflower	100	2"	100
55	Black Coneflower	100	2"	100
56	Red Aster	100	2"	100
57	White Aster	100	2"	100
58	Black Aster	100	2"	100
59	Red Daylily	100	2"	100
60	White Daylily	100	2"	100
61	Black Daylily	100	2"	100
62	Red Iris	100	2"	100
63	White Iris	100	2"	100
64	Black Iris	100	2"	100
65	Red Peony	100	2"	100
66	White Peony	100	2"	100
67	Black Peony	100	2"	100
68	Red Paeonia	100	2"	100
69	White Paeonia	100	2"	100
70	Black Paeonia	100	2"	100
71	Red Camellia	100	2"	100
72	White Camellia	100	2"	100
73	Black Camellia	100	2"	100
74	Red Hibiscus	100	2"	100
75	White Hibiscus	100	2"	100
76	Black Hibiscus	100	2"	100
77	Red Begonia	100	2"	100
78	White Begonia	100	2"	100
79	Black Begonia	100	2"	100
80	Red Fuchsia	100	2"	100
81	White Fuchsia	100	2"	100
82	Black Fuchsia	100	2"	100
83	Red Impatiens	100	2"	100
84	White Impatiens	100	2"	100
85	Black Impatiens	100	2"	100
86	Red Dianthus	100	2"	100
87	White Dianthus	100	2"	100
88	Black Dianthus	100	2"	100
89	Red Pinks	100	2"	100
90	White Pinks	100	2"	100
91	Black Pinks	100	2"	100
92	Red Gerbera	100	2"	100
93	White Gerbera	100	2"	100
94	Black Gerbera	100	2"	100
95	Red Zinnia	100	2"	100
96	White Zinnia	100	2"	100
97	Black Zinnia	100	2"	100
98	Red Marigold	100	2"	100
99	White Marigold	100	2"	100
100	Black Marigold	100	2"	100

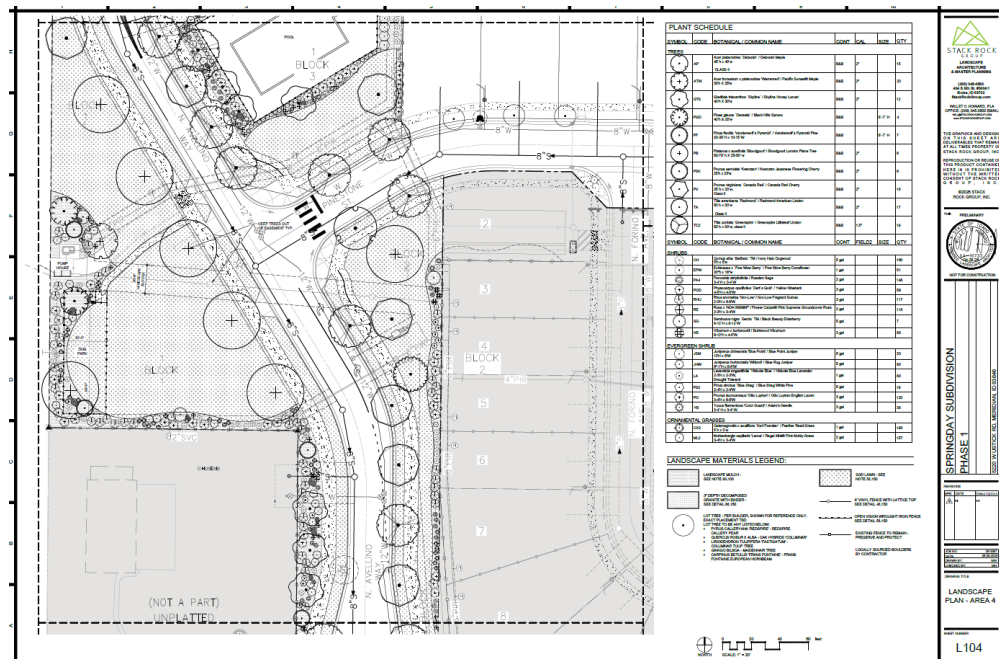
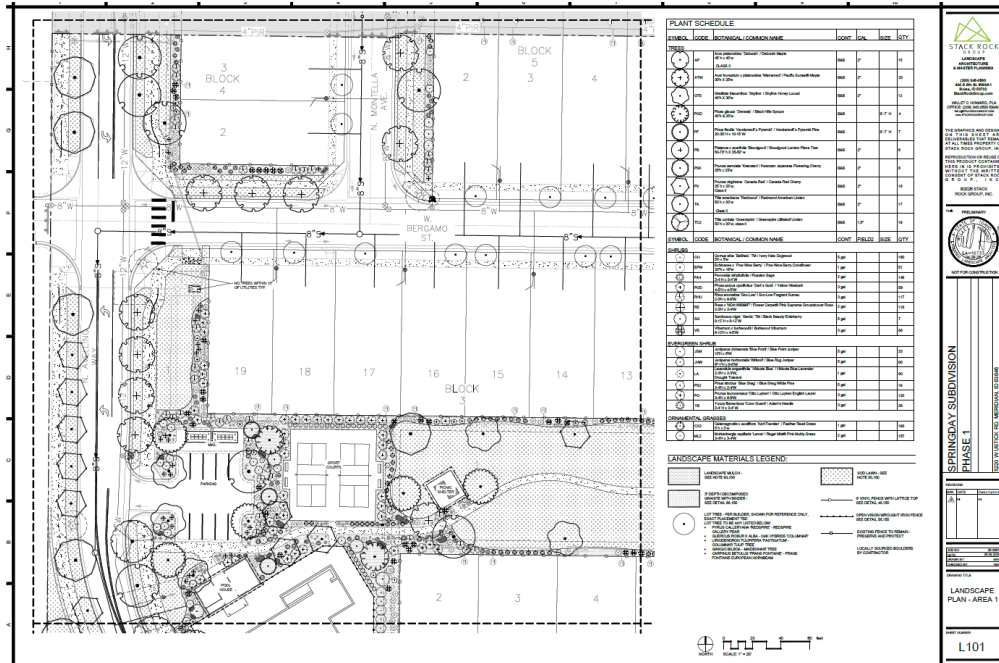
LANDSCAPE MATERIALS LEGEND:					
1	Grass	2	Gravel	3	Asphalt
4	Concrete	5	Brick	6	Stone
7	Wood Deck	8	Wood Fence	9	Iron Fence
10	Aluminum Fence	11	Steel Fence	12	Copper Fence
13	Brass Fence	14	Gold Fence	15	Silver Fence
16	Platinum Fence	17	Palladium Fence	18	Rhodium Fence
19	Iridium Fence	20	Osmium Fence	21	Ruthenium Fence
22	Rhenium Fence	23	Seaborgium Fence	24	Bohrium Fence
25	Hassium Fence	26	Meitnerium Fence	27	Darmstadtium Fence
28	Roentgenium Fence	29	Uutonium Fence	30	Ununseptium Fence
31	Ununhexium Fence	32	Ununpentium Fence	33	Ununquadium Fence
34	Ununtrium Fence	35	Ununnilium Fence	36	Ununnonium Fence
37	Ununoctium Fence	38	Ununseptium Fence	39	Ununhexium Fence
40	Ununpentium Fence	41	Ununquadium Fence	42	Ununtrium Fence
43	Ununnilium Fence	44	Ununnonium Fence	45	Ununoctium Fence
46	Ununseptium Fence	47	Ununhexium Fence	48	Ununpentium Fence
49	Ununquadium Fence	50	Ununtrium Fence	51	Ununnilium Fence
52	Ununnonium Fence	53	Ununoctium Fence	54	Ununseptium Fence
55	Ununhexium Fence	56	Ununpentium Fence	57	Ununquadium Fence
58	Ununtrium Fence	59	Ununnilium Fence	60	Ununnonium Fence
61	Ununoctium Fence	62	Ununseptium Fence	63	Ununhexium Fence
64	Ununpentium Fence	65	Ununquadium Fence	66	Ununtrium Fence
67	Ununnilium Fence	68	Ununnonium Fence	69	Ununoctium Fence
70	Ununseptium Fence	71	Ununhexium Fence	72	Ununpentium Fence
73	Ununquadium Fence	74	Ununtrium Fence	75	Ununnilium Fence
76	Ununnonium Fence	77	Ununoctium Fence	78	Ununseptium Fence
79	Ununhexium Fence	80	Ununpentium Fence	81	Ununquadium Fence
82	Ununtrium Fence	83	Ununnilium Fence	84	Ununnonium Fence
85	Ununoctium Fence	86	Ununseptium Fence	87	Ununhexium Fence
88	Ununpentium Fence	89	Ununquadium Fence	90	Ununtrium Fence
91	Ununnilium Fence	92	Ununnonium Fence	93	Ununoctium Fence
94	Ununseptium Fence	95	Ununhexium Fence	96	Ununpentium Fence
97	Ununquadium Fence	98	Ununtrium Fence	99	Ununnilium Fence
100	Ununnonium Fence				



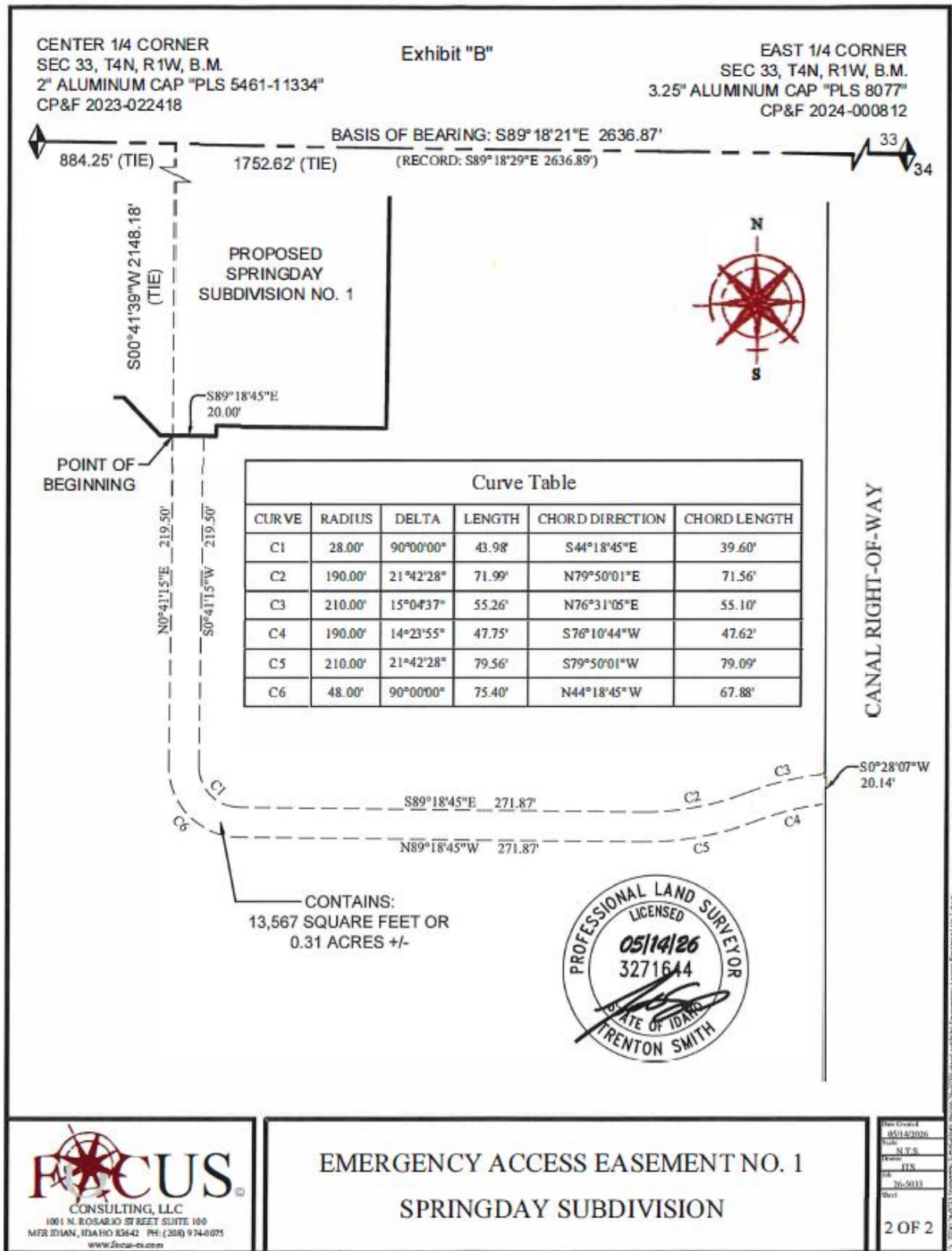


D. Amenity Details

SITE AMENITY	POINT VALUE
• POOL -	4
• POOL HOUSE -	6
• PICNIC AREA ON SITE OVER 5K -	2
• OPEN SPACE COMMONS -	3 x 5 = 15
• OPEN SPACE COMMONS SHELTER	2
• DOG PARK -	2
• DOG WASTE STATION -	.5 x 2 = 1
• PATHS BY LINEAR OPEN SPACE -	1
• MULTI-USE PATH -	2
• SPORT COURTS PAVED -	4
• <u>TOTAL POINTS FOR SITE AMENITIES</u>	<u>39</u>



E. Emergency Access Exhibit



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation and preliminary plat H-2024-0069 (Springday Subdivision); Development Agreement Inst. #2026-007563; 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 City Council's approval of the preliminary plat (i.e. by July 22, 2027) 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 acknowledgement signed and notarized.
4. The final plat prepared by Focus Engineering and Surveying, LLC, dated: 05/28/2026, included in Section V.B shall be revised as follows:
 - a. In the Legend, include the recorded instrument numbers of the City of Meridian and water easement & the ACHD permanent easement.
 - b. Include the CP&F numbers on Sheet 1 at the northwest and southwest corners of the site.
 - c. Include the City of Meridian sewer and water easement instrument numbers graphically depicted on the plat.
 - d. 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 application for City Engineer signature.

5. The landscape plan prepared by Stack Rock Group, dated 04/29/2026, included in Section V.C, is approved as submitted.
6. Comply with all ACHD's staff report conditions of approval.
7. The sides of homes on lots that face N. Meadowcrest Way (i.e. Lots 2 and 19, Block 3; and Lots 2 and 3, Block 4) 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.
8. Submit a 14-foot wide public use easement for all multi-use pathways that are not within ACHD right-of-way prior to signature on the final plat by the City Engineer.
9. All irrigation ditches, laterals, sloughs or canals, intersecting, crossing or lying within the area being developed, shall be piped, or otherwise covered in accord with UDC 11-3A-6B.
10. An application for Certificate of Zoning Compliance and Administrative Design Review shall be submitted for the pool house, parking area and picnic shelter to ensure compliance with UDC standards and the design standards listed in the Architectural Standards Manual.
11. Prior to submittal of the Final Plat Mylar Signature application, the sewer shall be extended to the site.

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 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- 6 B- 7.
14. 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

SITE SPECIFIC CONDITIONS:

1. Line type separating lots make it appear that there will be a fence within 5' of the meter. No fences should be within 5' of the meter.

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 then 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.