

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 10/6/2026

TO: Mayor & City Council

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

SUBJECT: Springday Subdivision No. 2
FP-2026-0026

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 51 building lots and 8 common lots on 10.49 acres of land in the R-8 zoning district for the second phase of Springday Subdivision.

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 remain the same, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

The only amenity in this phase is the segment of 10-foot-wide multi-use pathway along the east boundary of the site adjacent to the Eightmile Lateral.

IV. DECISION

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

V. EXHIBITS

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



FINAL PLAT OF
SPRINGDAY SUBDIVISION NO. 2
 A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 CITY OF MERIDIAN, ADA COUNTY, IDAHO
 2026

LEGEND

- REVISIONARY BOUNDARY LINE
- EXISTING LOT LINE
- NEW LOT LINE
- PARTY WALL LOT LINE
- ACID UTILITY AND IRRIGATION EASEMENT
- EXISTING PERMANENT EASEMENT
- INSTRUMENT NO.
- SECTION MARKING (HARDEN)
- SET 30' REBAR AND CAP PLS 327164
- SET 12' REBAR AND CAP PLS 327164
- FOUND 30' REBAR AND CAP PLS 327164

Curve Table

CURVE	MARKER	DELTA	LENGTH	CURVEDIRECTION	CURVEDLENGTH
C1	131.50'	107°00'00"	34.22'	RIGHT	38.00'

Line Table

LINE	START	END	LENGTH
1.1	300°27'00" W	131°15'00" E	34.22'
1.2	300°27'00" W	131°15'00" E	34.22'
1.3	300°27'00" W	131°15'00" E	34.22'
1.4	300°27'00" W	131°15'00" E	34.22'
1.5	300°27'00" W	131°15'00" E	34.22'
1.6	300°27'00" W	131°15'00" E	34.22'
1.7	300°27'00" W	131°15'00" E	34.22'
1.8	300°27'00" W	131°15'00" E	34.22'
1.9	300°27'00" W	131°15'00" E	34.22'

SPRINGDAY SUBDIVISION NO. 1

SPRINGDAY SUBDIVISION NO. 2

SPRINGDAY SUBDIVISION NO. 3

SPRINGDAY SUBDIVISION NO. 4

SPRINGDAY SUBDIVISION NO. 5

SPRINGDAY SUBDIVISION NO. 6

SPRINGDAY SUBDIVISION NO. 7

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SPRINGDAY SUBDIVISION NO. 136

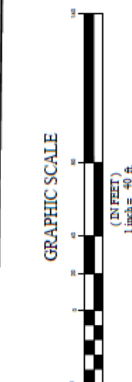
SPRINGDAY SUBDIVISION NO. 137

SPRINGDAY SUBDIVISION NO. 138

SPRINGDAY SUBDIVISION NO. 139

SPRINGDAY SUBDIVISION NO. 140

LEGEND

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2 OF 5

Scale:	1"=40'
Drawn:	CCF
Date:	07/29/2016
Job #:	26-5033

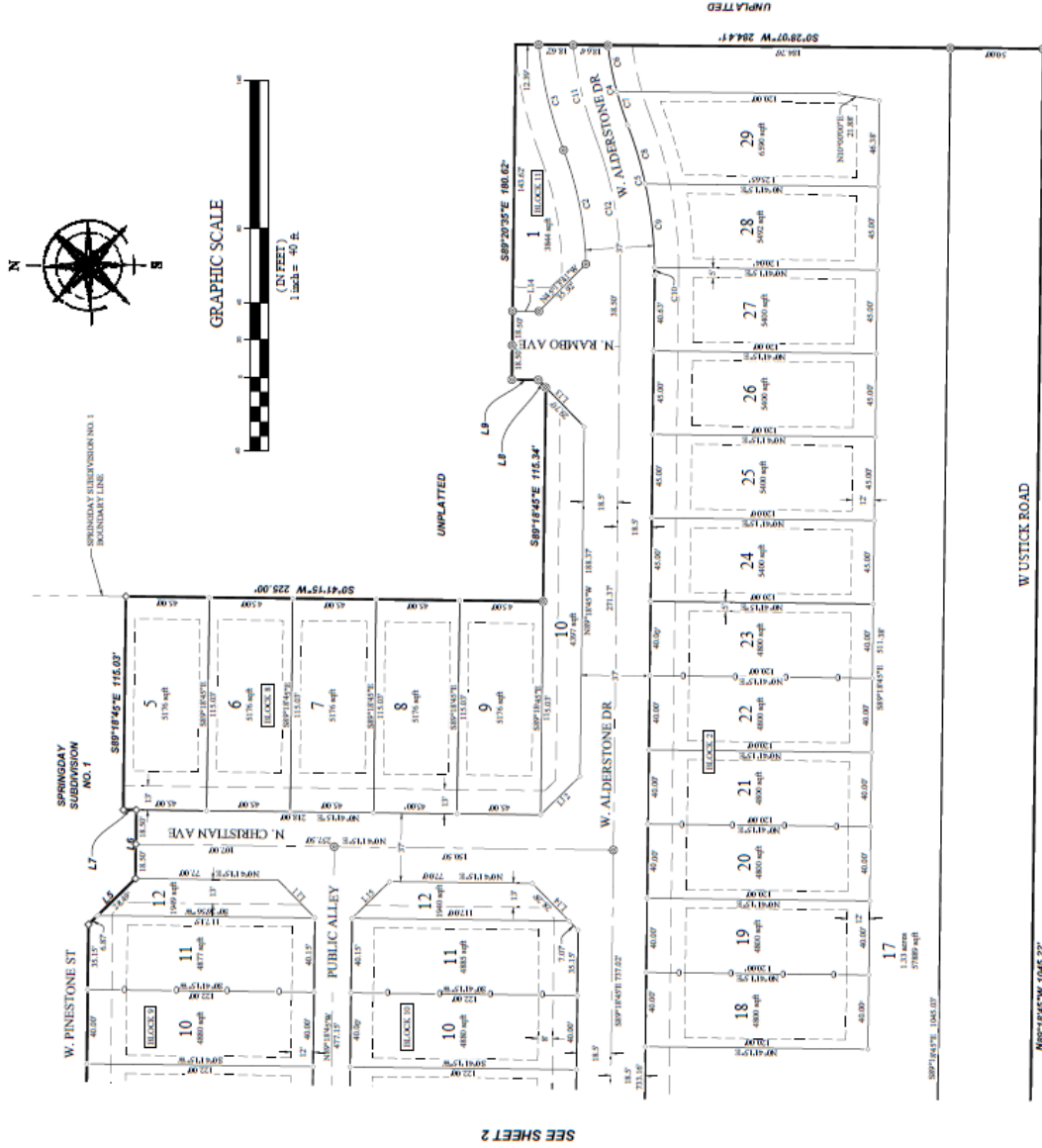
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LEGEND

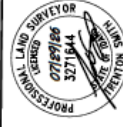
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- PROPERTY WALL LOT LINE
- CENTRAL LINE
- SECTION MONUMENT (FOUND)
- SET 5.0' REBAR AND CAP PLS 271644
- SET 12.0' REBAR AND CAP PLS 271644
- FOUND 5.0' REBAR AND CAP PLS 271644
- SECTION MONUMENT (FOUND)
- SET 5.0' REBAR AND CAP PLS 271644
- SET 12.0' REBAR AND CAP PLS 271644
- FOUND 5.0' REBAR AND CAP PLS 271644

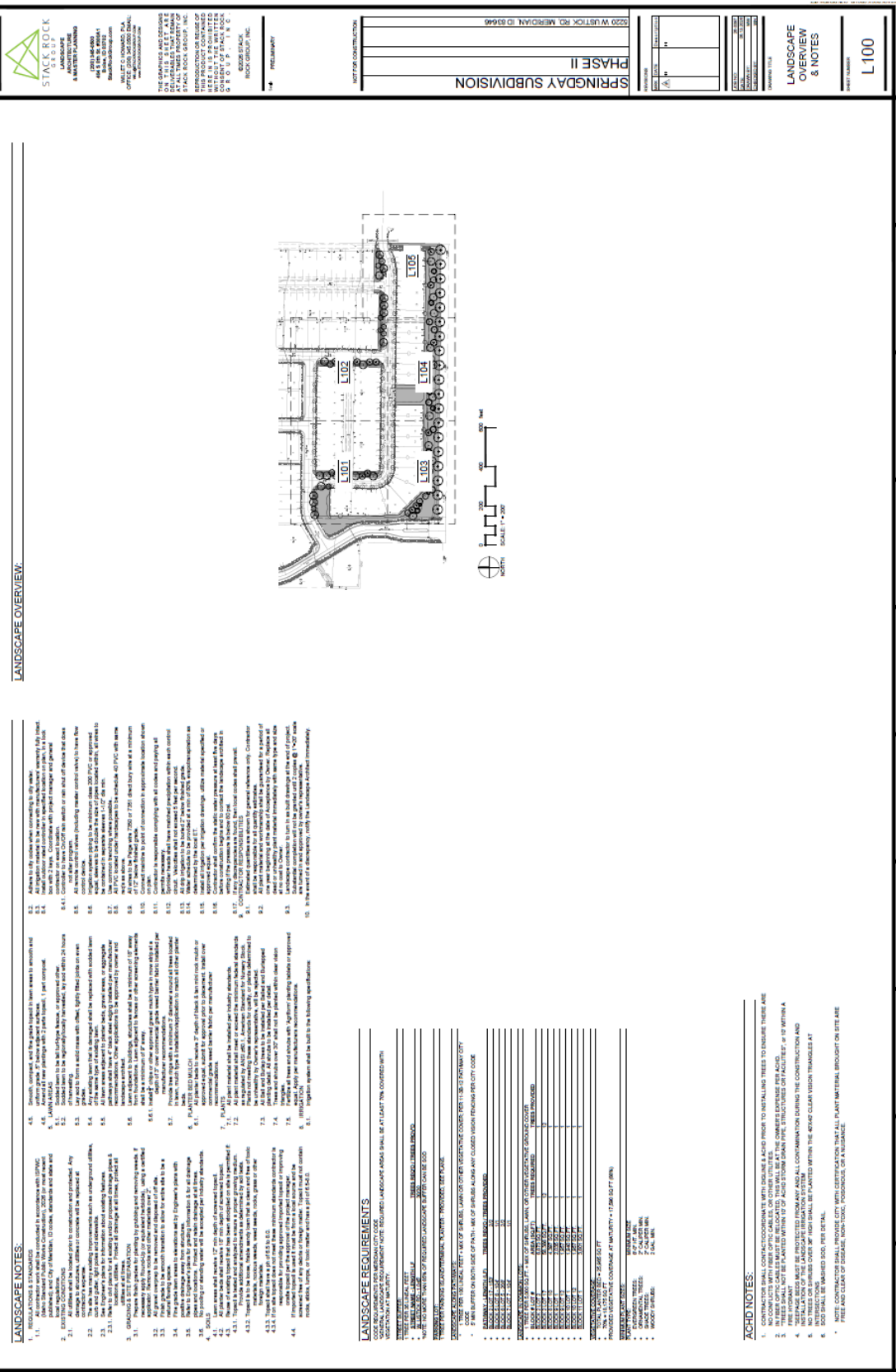
FINAL PLAT OF SPRINGDAY SUBDIVISION NO. 2

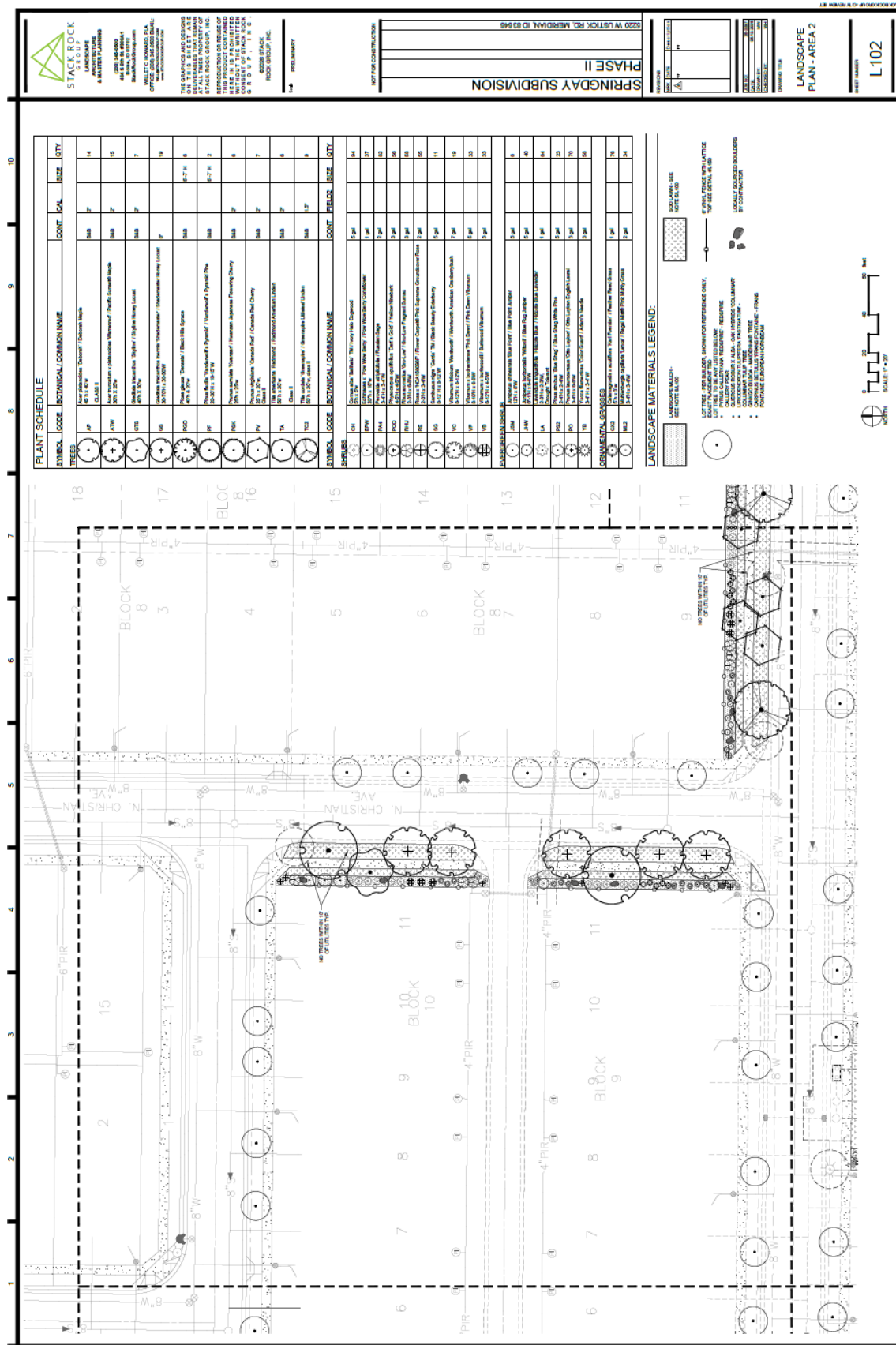


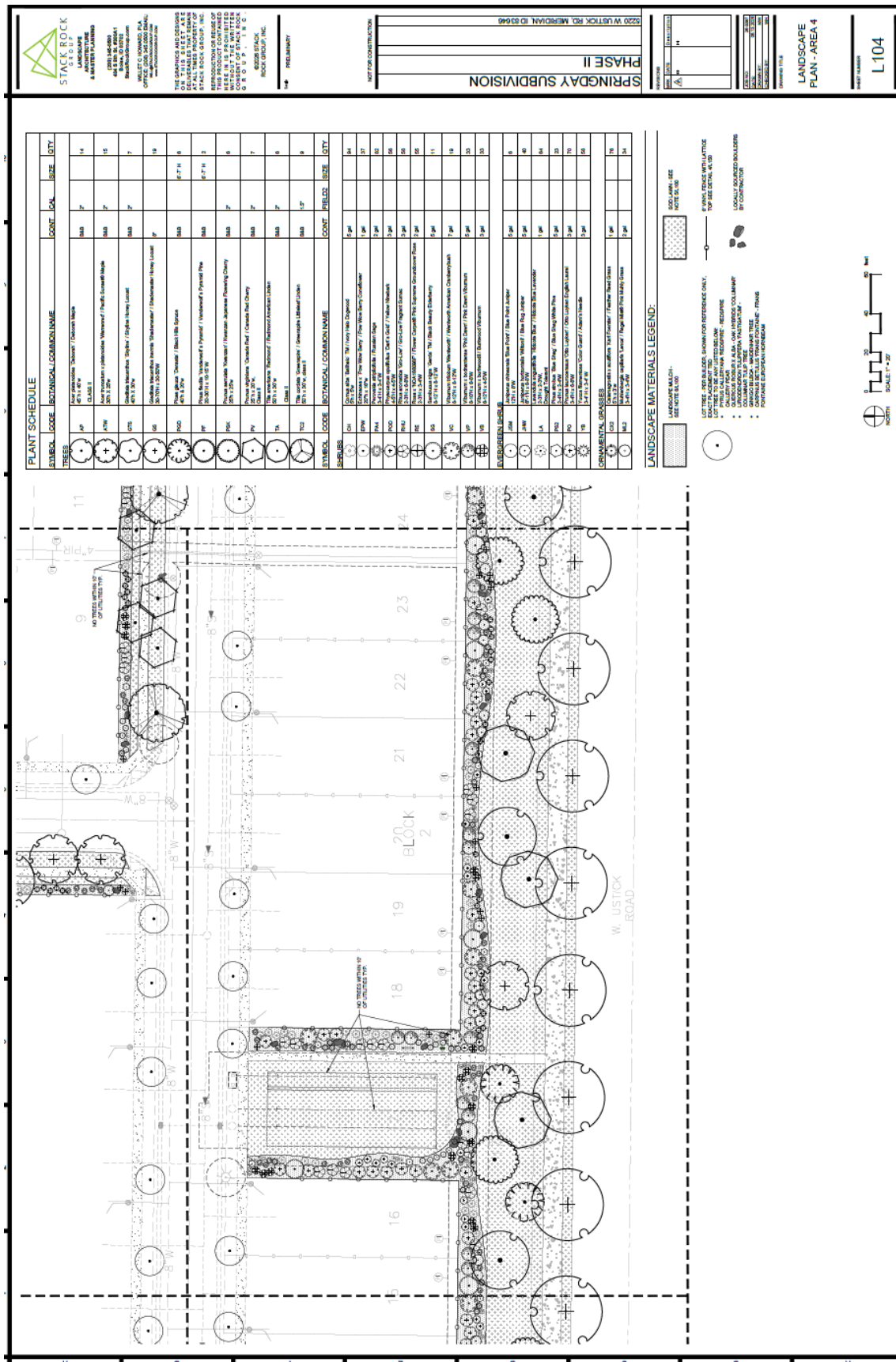
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	131.50'	19°39'00"	38.22'	N82°21'30"W	38.00'
C2	181.50'	19°32'17"	62.07'	N78°53'58"W	62.00'
C3	218.50'	19°52'08"	58.40'	N79°28'00"W	58.20'
C4	181.50'	19°52'08"	44.50'	S79°54'00"W	44.40'
C5	218.50'	21°42'20"	62.70'	S79°50'00"W	62.50'
C6	181.50'	19°32'17"	25.37'	S79°53'58"W	25.37'
C7	181.50'	19°32'17"	19.02'	S77°58'57"W	19.02'
C8	218.50'	19°32'17"	32.00'	S77°58'57"W	32.00'
C9	218.50'	11°54'00"	45.43'	S87°33'00"W	45.33'
C10	218.50'	17°08'00"	43.57'	S87°33'00"W	43.57'
C11	280.00'	14°43'17"	51.80'	S79°22'25"W	51.80'
C12	280.00'	21°42'20"	75.77'	S79°50'00"W	75.52'
C13	48.50'	20°03'11"	26.37'	S79°22'25"W	26.37'
C14	48.50'	20°03'11"	26.37'	S79°22'25"W	26.37'
C15	48.50'	20°03'11"	26.37'	S79°22'25"W	26.37'
C16	48.50'	20°03'11"	26.37'	S79°22'25"W	26.37'
C17	48.50'	20°03'11"	26.37'	S79°22'25"W	26.37'
C18	48.50'	20°03'11"	26.37'	S79°22'25"W	26.37'
C19	31.50'	90°00'00"	49.48'	S44°18'45"W	44.50'
C20	31.50'	21°50'00"	11.77'	S79°22'25"W	11.70'
C21	31.50'	60°03'11"	27.70'	S79°22'25"W	27.50'

LINE	DESCRIPTION	LENGTH
L1	S87°18'45"E	52.37'
L2	S44°18'45"E	25.30'
L3	S87°18'45"E	37.00'
L4	S44°18'45"E	35.30'
L5	S44°18'45"E	35.30'
L6	S87°18'45"E	37.00'
L7	S87°18'45"E	37.00'
L8	S44°18'45"E	35.30'
L9	S87°18'45"E	37.00'
L10	S87°18'45"E	37.00'
L11	S44°18'45"E	25.30'
L12	S44°18'45"E	25.30'
L13	S44°18'45"E	25.30'
L14	S44°18'45"E	25.30'
L15	S44°18'45"E	25.30'
L16	S44°18'45"E	25.30'
L17	S44°18'45"E	25.30'









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 the City Engineer's signature on the final plat for Phase 1 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 Focus Engineering and Surveying, LLC, dated: 07/29/2026, included in Section V.B shall be revised as follows:
 - a. In the Legend, include the recorded instrument number of the ACHD permanent easement.
 - b. Include the CP&F numbers on Sheet 1 at the northwest and southwest corners of the site.
 - c. 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 06/13/2026, included in Section V.C, shall be revised as follows:
 - a. Depict a gate or bollards to restrict access to the emergency access driveway via W. Ustick Rd. as determined by the Fire Dept.
 - b. Include mitigation calculations in accord with the standards listed in UDC 11-3B-10C.5. The Applicant should contact the City Arborist (Kyle Yorita 208-409-1601) to schedule an inspection prior to removal of any trees from the site.
 - c. Depict a minimum of one (1) tree per 100 linear feet along the pathway on Lot 17, Block 2 along the east boundary of the site in accord with UDC 11-3B-12C.
 - d. Depict a minimum of one (1) shrub per seven (7) linear feet of frontage along the fence at the back edge of the street buffer along Ustick Rd. in accord with UDC 11-3B-7C.3f; include calculations that demonstrate compliance with the minimum standards.
 - e. Depict additional landscape design features within the street buffer along W. Ustick Rd., designated as an entryway corridor per the standards in UDC 11-3B-7C.3f. *Features may include berms of no less than four to one (4:1) slope to at a three-foot minimum height, decorative landscape walls (no greater than three (3) feet in height), decorative open vision fencing (no greater than four (4) feet in height), or design elements with a similar level of effort (Example: a dry creek design with river rock, boulders, etc.).*
6. The existing wells on the subject property shall be abandoned and proof of abandonment shall be provided to the City Public Works Department with submittal of the final plat mylar application. The wells may be used for pressurized irrigation purposes only.
7. All existing septic systems shall be removed with redevelopment of the property.
8. Comply with all ACHD's staff report conditions of approval.

9. The sides of homes on lots that face W. Ustick Rd. and N. Avellino Way (i.e. Lots 3-16 and 18-29, Block 2) 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.
10. 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.
11. 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.
- 12. Prior to submittal of the Final Plat Mylar Signature application, the sewer shall be extended to the site.**
13. All existing structures shall be removed from the site prior to the City Engineer's signature on the final plat.
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. 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. The area is subject to the Oaks Lift Station Reimbursement agreement.
For single family residential developments, the applicant shall be required to pay the Oaks Lift Station and Pressure Sewer Reimbursement fees in the amount of \$265.25 per ERU needed. The applicant shall Also be required to pay the Oaks Lift Station Pump Upgrades Reimbursement fees in the amount of \$185.43 per ERU needed. The aggregate amount of these reimbursement fees for the entire pre-plat area must be paid prior to the City Engineers signature on the first final plat submitted (assessed with the FPS record). For commercial and multi-family developments, ERUs needed will be calculated during the building permit review process. The reimbursement fee for the entire building(s) must be paid prior to the City issuing a building permit.
2. The sewer will be available from the McDermott Trunk Sewer project

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.