

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 9/22/2026

DATE:

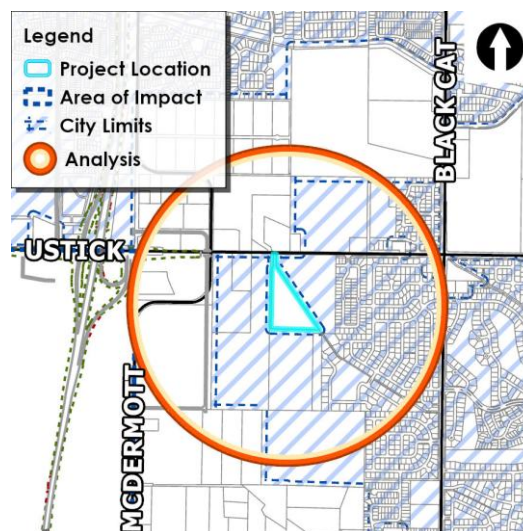
TO: Mayor & City Council

FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Kelli Black

SUBJECT: Storm Crest
H-2026-0024

LOCATION: Generally located near the southeast corner of W. Ustick Road and N. McDermott Bypass in Section 4, T.3N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Annexation of 11.438 acres of land with R-15 zoning district and a preliminary plat consisting of 71 buildable lots and 14 common lots.

B. Issues/Waivers

The applicant is requesting a City Council waiver to leave the Sky Pilot Drain open along the eastern border of the site.

C. Recommendation

Planning Division: Approval with a DA and conditions.

Planning and Zoning Commission: Approval

D. Decision

City Council: Pending

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II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Residential in Ada County	-
Proposed Land Use(s)	Residential	-
Existing Zoning	RUT in Ada County	VII.A.1
Proposed Zoning	R-15 (Medium to High Density Residential)	
Adopted FLUM Designation	Mixed Use Community (MU-C) and Medium Density Residential (MDR)	VII.A.2

Table 2: Project Overview

Description	Details
History	N/A
Phasing Plan	1 Phase
Residential Units	71 Buildable Lots: 48 Townhomes 13 Single Family alley-load, and 10 Single Family Detached
Open Space	2.55 acres; 22.29%
Amenities	Picnic Shelter, 3 Workout Stations, and a 10' Multi-Use Pathway
Physical Features	Sky Plot Drain
Acreage	11.44 acres
Lots	71 Buildable Lots and 14 Common Lots
Lot Sizes	Smallest: 2,428 sf Largest: 5,383 sf Average: 3,167 sf
Density	Gross: 6.21 Units per Acre

Table 3: Process Facts

Description	Details
Preapplication Meeting date	1/20/2026
Neighborhood Meeting	2/26/2026
Site posting date	8/10/2026

Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.E
• Comments Received	Yes; Staff Report	-
• Commission Action Required	No	-
• Access	Collector Road: N. Dayspring Way	-
• Traffic Level of Service	Ustick Road: Better than "E"	-
ITD Comments Received	No Comment	-
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Sewer Available at Site	
• Impacts or Concerns	None	
Meridian Public Works Water		IV.B
• Distance to Mainline	Sewer Available at Site	
• Impacts or Concerns	See Public Works Site Specific Conditions	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:

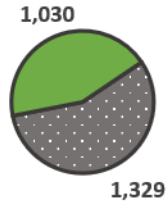
<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=445969&dbid=0&repo=MeridianCity>

Figure 1: One-Mile Radius Existing Condition Metrics

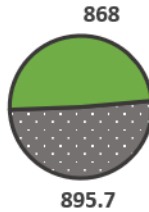
Reference Parcel: S1204212471

Date Retrieved: 2026 / 7 / 8

Parcel Count



Parcel Acreage



**Infill Indicator:
Surrounding Area**

49% Not City



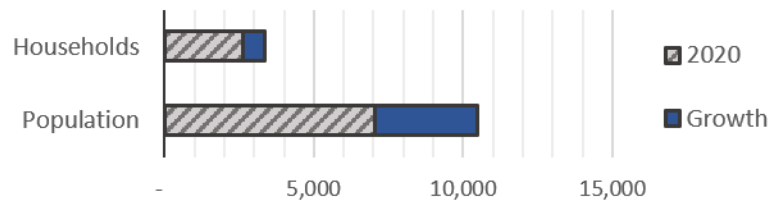
Household Change

29.2%

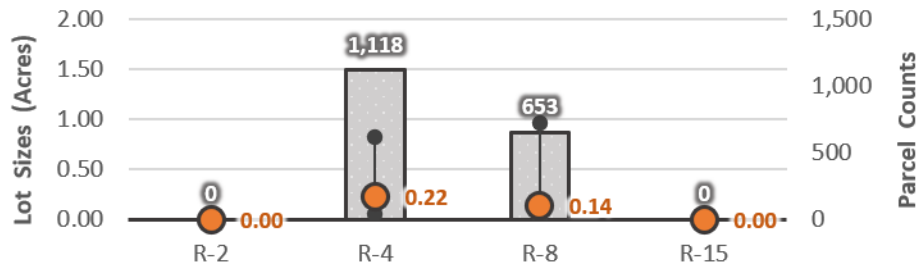
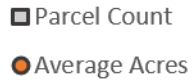
Population Change: 48.2%

(Household and Population Change since 2010 Decennial)

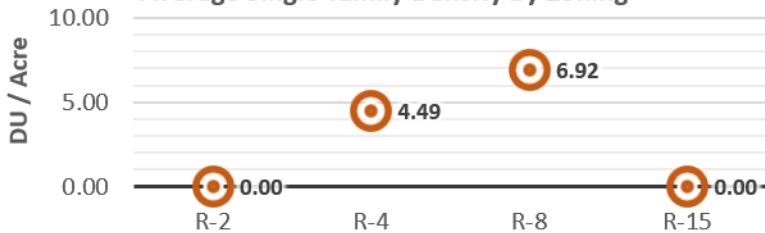
Household & Population Growth



**Single-family
Residential
Parcel Diversity**



Average Single-family Density by Zoning



Average

Residential Net Density

5.16

Dwelling Units / Acre

Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: ACHD Summary Metrics

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Linder Road	120-feet	Principal Arterial	655	Better than "E"
Franklin Road	None	Principal Arterial	1,365	Better than "E"

*** Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).**

Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject development is designated as Mixed Use Community (MU-C) on the Future Land Use Map (FLUM). The MU-C designation is intended to provide community serving uses and dwelling units with an integrated design.

The applicant proposes to annex 11.438 acres of land with R-15 zoning district and a preliminary plat consisting of 71 buildable lots and 14 common lots. The applicant's narrative states that with the inclusion of this development, the broader MU-C area will consist of 44% (26.6 acres) residential uses which is within the intended residential ratio of 20% to 50% in the designation. In addition, the proposed density is 6.21 dwelling units per acre which is also within the allowable density of 6 to 15 units per acre in the MU-C designation. The residential lots in the subdivision also provide a variety of housing types in the form of single-family attached homes, and single family-detached homes.

The applicant has also provided stub streets to the property to the east which has a concept plan on it for future development including a church and commercial. This with the Dayspring Subdivision to the west, provides 3 different use types within the MU-C area while also consolidating access points to Ustick Road and having pedestrian connectivity.

It is important to note that the subject development relies on the neighboring subdivision to the west (Dayspring Subdivision) for both access and utilities. The developer of Dayspring Subdivision entered into an agreement with the city for extension of sewer down McDermott Road to service their subdivision and make it available for other subdivisions. As a result, staff is recommending the subject development not submit their final plat until the first phase of Dayspring Subdivision has been recorded.

B. Comprehensive Plan Policies

Policy	Analysis
"Support infill development that does not negatively impact abutting, existing development. Infill projects in Downtown should develop at higher densities, irrespective of existing development." (2.02.02C)	The subject development is considered infill as it is surrounded by either existing, approved, or development in progress. This property also falls within a priority area for the city as Ustick Road and State Highway 16 are both being improved/constructed.
"Ensure that new development within existing residential neighborhoods is cohesive and complementary in design and construction." (2.02.02F)	The subject development is providing a transition at its south boundary which will provide a nearly 1 to 1 transition. In addition, the proposed development is providing a mix of housing types in the broader area which will complement the planned commercial uses.
"Encourage developers to engage with the public early in the development proposal process." (2.07.02C)	The developer held their neighborhood meeting on February 26 th , 2026. In addition, the applicant has coordinated within the developer to the west regarding utilities, access, and improvements.
"Support and protect the identity of existing residential neighborhoods." (5.01.02E)	The subject development does not abut an existing development at this time. However, it will in the future as the Dayspring Subdivision was approved to the east and south of the development. As a result of this, the applicant has provided a transition to the planned homes in Dayspring, so it integrates.
"Require pedestrian access connectors in all new development"	The applicant's proposal connects sidewalks on both sides of the street with the sidewalk in Dayspring Subdivision. In

to link subdivisions together and to promote neighborhood connectivity as part of a community pathway system.” (6.01.01H)	addition, these sidewalks connect with the multi-use pathway network that is proposed within Dayspring Subdivision to connect with neighborhood serving commercial uses along Ustick. The applicant has also included approximately one fifth (1/5) of a mile of multi-use pathway along the Sky Pilot Drain for future connectivity with development to the east.
“Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.” (6.01.02B)	The subject development is sharing access off a Collector Road that will be constructed with the Dayspring Subdivision. There is no direct access proposed off Ustick Road for this development.
“Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.” (3.07.01A)	The elevations submitted with this application complement the ones submitted with the Dayspring Subdivision. In addition, the applicant has designed their site to integrate with both Dayspring Subdivision and the church property across the Sky Pilot Drain.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):

There is an existing home with 4 outbuildings on the property. The applicant shall abandon the well and septic systems and remove the structures from the property prior to the City Engineers Signature on the plat.

2. Proposed Use Analysis (*UDC 11-2*):

The applicant proposes to annex 11.438 acres of land with R-15 zoning district and a preliminary plat consisting of 71 buildable lots and 14 common lots. The proposed single family attached and detached homes are intended to provide a mix of housing opportunities within the Mixed-Use Community designation. The applicant’s narrative states the annexation with the R-15 zoning will continue to be consistent with the 20-50% of residential uses allowed in the MU-C FLUM designation. The calculations provided by the applicant bring the area to 44% residential which is compliance with the parameters of the comprehensive plan. Additionally, detached and attached single family homes are a permitted use in the R-15 zoning district per UDC Table 11-2A-2.

3. Dimensional Standards (*UDC 11-2*):

The applicant is proposing townhomes (48) and single-family detached homes (23), which are listed as a principal permitted use in UDC Table 11-2A-2 for the R-15 zoning district. Any future development shall comply with the dimensional standards for the R-15 district listed in UDC Table 11-2A-7.

D. Design Standards Analysis

1. Qualified Open Space & Amenities (*UDC 11-3G*):

UDC Requirement	Proposed/Analysis
Open Space: 15% for the R-15 Zoning	22.29% of qualified open space (2.55 acres)
Amenities: 1 Point for every 5 acres of gross land area	Picnic Shelter, 3 Workout Stations, and 10 Foot Pathways (5 Points total)

The proposed development exceeds the requirement amount of open space and amenities.

2. Landscaping (UDC 11-3B):

i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Entry Way Corridor: 35 Feet	35 feet

The proposed landscape plan shows the narrow strip of land along Ustick Road with a 35-foot buffer. However, a portion of the landscape buffer is inside of the Sky Pilot Drain easement which may affect vegetation coverage. If the applicant cannot meet the vegetation coverage requirements, alternative compliance shall be submitted with the final plat application.

ii. Tree preservation

Per UDC 11-3B-10, Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees).

The applicants landscape plan shows 118 caliper inches may need to be mitigated for. Prior to the Final Plat application being submitted, the applicant shall have the City Arborist verify which trees need to be mitigated for and which do not.

iii. Storm integration

An adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

iv. Pathway landscaping

The applicant is proposing a ten (10) foot multi-use pathway along the Sky Pilot Drain. The applicant is proposing landscaping that appears to meet the requirements in UDC 11-3B-12; however, the applicant did not specify the type of landscaping in the planter bed along the west portion of the pathway. The applicant shall revise the landscape plan to more clearly depict the type of landscaping with the final plat record.

3. Parking (UDC 11-3C):

i. Residential parking analysis

Off-street parking is required per the standards listed in UDC Table 11-3C-6; the number of parking spaces is based on the number of bedrooms per unit. The applicant shall comply with these standards. Each single-family residence will be evaluated at the time of building permit submittal.

ii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC 11-3C-6G; bicycle parking facilities are required to comply with the location and design standards listed in UDC 11-3C-5C.

4. Building Elevations (Architectural Standards Manual):

Goal 5.01.02D of the Comprehensive Plan highlights the need for effective building design and landscaping to buffer, screen, beautify, and integrate commercial, multifamily, and parking areas with existing neighborhoods. In response, the developer has submitted a

conceptual elevation package. The materials included in the elevations are board and batten, brick, stone, asphalt shingles, and metal roofing.

The townhome units require design review approval and are subject to the residential design standards in the Architectural Standards Manual.

In addition, the applicant did not provide elevations for the alley loaded single family detached product. Fifteen (15) days prior to the City Council hearing, the applicant shall provide these elevations.

5. Fencing (UDC 11-3A-6, 11-3A-7):

All fencing is required to comply with the standards listed in UDC 11-3A-6C and 11-3A-7, as applicable. *The applicant has proposed two (2) different types of fencing in the development. The first being a six (6) foot vinyl and the second being a five (5) foot wrought iron fence. The majority of the fencing proposed complies with the UDC requirements. However, Lots 2-6 shall have their fencing revised on the northern property line to either be removed or four (4) foot open vision. These lots have their front doors facing the mew are meant to integrate with the mew.*

E. Transportation Analysis

1. Access (UDC 11-3A-3, UDC 11-3H-4):

Goals 6.01.01H and 6.01.02B of the Comprehensive Plan stress the need to minimize the number of direct access points onto arterial streets. This can be achieved through cross-access agreements, access management, frontage and backage roads, and enhancing connectivity through local and collector streets. Additionally, these goals highlight the importance of incorporating pedestrian access connectors in new developments to link subdivisions and support neighborhood connectivity within a community pathway system.

The subject property does not have direct access to Ustick Road or any other arterial roads. In addition, the subject development is dependent on the neighboring subdivision to the west (Dayspring Subdivision) as it is planned to take access from N. Dayspring Way, a collector road, and an extension of N. Barnstead Way, a local road. As a result of relying on the neighboring subdivision for access, the applicant shall not submit a Final Plat record until N. Dayspring Way has been constructed to the property.

The applicant is also proposing one (1) alley within the subdivision. The preliminary plat currently identifies the alley with a street name; however, the UDC does not permit double-fronting lots. Therefore, staff is requiring the alley to remain unnamed and serve as the access for Lots 2–9, Block 5, and Lots 2–6, Block 4.

Additionally, because the front yards of the subject lots are oriented away from the alley, staff recommends that Lots 2–9, Block 5 include a detached sidewalk and an eight (8)-foot parkway along Storm Creek Road. This improvement would provide a more pedestrian-friendly environment and enhance connectivity along the roadway.

In addition, ACHD and the City are requiring the applicant to put \$101,530 in a road trust to pay for half of each of the two bridges over the Sky Pilot Drain. This is required prior to ACHD's signature on the plat.

It is important to note that ACHD can hold road trusts for five (5) years before the money is returned to the applicant. In discussion with ACHD. They informed the city that even if the

money is returned, ACHD will have additional funding to construct the bridges. The applicant shall stub the road to the end of their property line so the bridge can be constructed in the future.

2. Pedestrian Connectivity (*UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17*):

The applicant's proposal connects sidewalks on both sides of the street with the sidewalk in Dayspring Subdivision. In addition, these sidewalks connect with the multi-use pathway network that is proposed within Dayspring Subdivision to connect with neighborhood serving commercial uses along Ustick. The applicant has also included approximately one fifth (1/5) of a mile of multi-use pathway along the Sky Pilot Drain for future connectivity with development to the east.

The applicant shall comply with the Parks and Recreation conditions of approval.

3. Subdivision Regulations (*UDC 11-6*):

i. Dead end streets

Dead end streets are required to be less than 500 feet in length. The applicant proposes two (2) Cul De Sacs at the terminus of Storm Creek Road and Barnstead Place that are proposed to be extended across the Sky Pilot Drain with future development to the east.

ii. Common driveways

Per UDC 11-6C-3D, common driveways shall serve a maximum of four (4) dwelling units. In no case shall more than three (3) dwelling units be located on one (1) side of the driveway. *The applicant is proposing one (1) common drive with this application, and it is in conformance of the UDC.*

iii. Block face

UDC 11-6C-3- regulates block lengths for residential subdivisions. The intent of this section of code is to ensure block lengths do not exceed 750 ft, although there is the allowance of an increase in block length to 1,000 feet if a pedestrian connection is provided. In no case shall a block face exceed one thousand two hundred (1,200) feet, unless waived by the City Council. *Staff has reviewed the submitted plat for conformance with these regulations.*

F. Services Analysis

1. Waterways (*UDC 11-3A-6*):

The Sky Pilot Drain is present on the eastern boundary of the site. The applicant is requesting a City Council Waiver to leave the drain open and enhance it as a natural amenity.

2. Pressurized Irrigation (*UDC 11-3A-15*):

An underground pressurized irrigation system is required to be installed to provide irrigation to each lot in the subdivision in accord with the standards listed in UDC 11-3A-15.

3. Storm Drainage (*UDC 11-3A-18*):

An adequate storm drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage will be proposed with a future final plat.

4. Utilities (*UDC 11-3A-21*):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement. Comprehensive Plan policy 3.03.03G require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

5. School Capacity (*Comp Plan*):

School District(s)	West Ada School District
• Capacity of Schools	Ponderosa Elementary School: 525 Meridian Middle School: 1250 Meridian High School: 2075
• Number of Students Enrolled	Ponderosa Elementary School: 415 Meridian Middle School: 961 Meridian High School: 1781

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

~~15 days prior to the City Council hearing, the applicant shall provide updated elevations for the alley loaded single family detached homes.~~

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at a minimum, incorporate the following provisions *IF* City Council determines rezone is in the best interest of the City:

- a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, common open space/site amenity exhibit, and conceptual building elevations included in Section VII and the provisions contained herein.
- b. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.
- c. The applicant shall not submit a final plat until the neighboring subdivision (Dayspring Subdivision) provides access to the subject development and has recorded phase one (1) of their plat.
- d. No development shall commence on the property until sewer service is readily available at the site and meets one of the following criteria:
 - The connection to this City's sewer collection system is actively being installed by the applicant; or
 - Sewer has already been stubbed to the site.

- e. The applicant shall stub ~~Storm Creek Road~~ and N. Barnstead Place to the property line for future construction of the bridge over the Sky Pilot Drain.
 - f. The development is subject to the Oaks lift stations and West Ada School District reimbursement agreements.
2. The final plat shall include the following revisions:
- a. Graphically depict the three (3) foot wide public utility, drainage, and irrigation easements on the sides of all Lots that do not have a shared wall on the property line and indicate the zero lot lines.
 - b. Graphically depict and add a plat note for the public utility, irrigation, and drainage easement on the front and rear of each lot.
 - c. Add a plat note stating the location and placement of the three (3) foot wide easements for public utilities, irrigation, and drainage on all lots that do not have a shared wall on the property line.
 - d. Remove the name for the proposed alley and restrict Lots 2-9, Block 5 to take access from only the alleyway.
 - e. Add a eight (8) foot parkway and five (5) foot detached sidewalk along the front of Lots 2-9, Block 5.
3. The landscape plan submitted with the final plat shall include the following revisions:
- a. Include mitigation calculations on the plan for existing trees that are proposed to be removed in accord with the standards listed in UDC 11-3B-10C.5. The Applicant shall coordinate with the City Arborist (Kyle Yorita kyorita@meridiancity.org) to determine mitigation requirements prior to removal of existing trees from the site.
 - b. A portion of the landscape buffer is inside of the Sky Pilot Drain easement which may affect vegetation coverage. If vegetation coverage requirements cannot be met, the applicant shall apply for alternative compliance with the final plat application.
 - c. Provide landscaping in the planter bed along the west portion of the pathway in compliance with UDC 11-3B-12.
 - d. Add a eight (8) foot parkway and five (5) foot detached sidewalk along the front of Lots 2-9, Block 5.
 - e. Revise the fencing along the front yards of Lots 2-6, Block 4 to either be removed or 4 foot open vision fencing.
 - f. Extend the multi-use pathway along the Sky Pilot Drain through Lot 3, Block 1 to connect with the stub in the Dayspring Development to the west.
4. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district.
5. Comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to cul-de-sacs, alleys, driveways, common driveways, easements, blocks, street buffers, and mailbox placement.
6. Comply with all of the Meridian Parks and Recreation conditions of approval.
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 apply and receive approval for administrative design review for the townhomes prior to submitting any buildings permits.

9. 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 obtain approval of a time extension as set forth in UDC 11-6B-7.
10. The final plat shall substantially comply with the approved preliminary plat as set forth in UDC 11-6B-3C.
11. The applicant and/or assigns shall have the continuing obligation to provide irrigation that meets the standards as set forth in UDC 11-3B-6 and to install and maintain all landscaping as set forth in UDC 11-3B-5, UDC 11-3B-13 and UDC 11-3B-14.
12. The Applicant shall comply with all ACHD conditions of approval.
13. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.
14. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

B. Meridian Public Works

PRE-PLAT CONDITIONS

Wastewater	
Distance to Sewer Services	Sewer Available at site
Sewer Shed	See application
Estimated Project Sewer ERU's	
WRRF Declining Balance	
Project Consistent with WW Master Plan/Facility Plan	Yes
Impacts/concerns	See Public Works Site Specific Conditions
Water	
Distance to Water Services	Water Available at Site
Pressure Zone	See application
Estimated Project Water ERU's	
Water Quality	
Project Consistent with Water Master Plan	None
Impacts/Concerns	Yes
	None -

PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

1. Engineer to verify if there is a well onsite. If a Well is located on the site it must be abandoned per regulatory requirements and proof of abandonment must be provided to the City. Can be used for Pressurized irrigation.
2. Provide 20' wide easement to the property boundary that would allow the main to be extended in the future.
3. Each phase of the development will need to be modeled to verify minimum fire flow pressure is maintained
Limit the first phase to about 50 units if there is only one connection to the City water system.

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. 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. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
 3. 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 development plan approval.
 4. 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 prior to receiving development plan approval.
 5. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
 6. 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.
 7. 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.
 8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
 9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
 10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
 11. 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.

12. 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.
13. 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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. The design 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.
18. 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.
19. 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.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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.
22. 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.

C. Meridian Park's Department



Reviewer: Kim Warren / Pathways Project Manager

Planner Assigned: Nick Napoli

Project Name: Storm Crest **File No:** H-2026-0024 – AZ, PP **Date:** 6.15.2026

The following will be required for development of the proposed project:

CONDITIONS OF APPROVAL - PATHWAYS

1. The project developer shall design and construct multi-use pathways consistent with the location and specifications set forth in the Meridian Pathways Master Plan Map and Master Pathways Plan Document Chapter 3). Any proposed adjustments to pathway alignment shall be coordinated through the Pathways Project Manager. *See Interactive Pathways Map on City Website.*
2. Prior to final project approval the applicant shall dedicate a public access easement and construct a multi-use pathway along the Sky Pilot Drain for the full length of the eastern project boundary. This pathway will need to connect from the proposed multi-use pathway southeast of the project boundary (see Dayspring Sub No. 2 – FP-2026-0004) to the intersection of N. Dayspring Way and Ustick Rd.

Easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). All pathways shall be located outside of irrigation district easements unless permission is specifically obtained from the governing irrigation district (Nampa and Meridian Irrigation District.)

Easement need only be dedicated for multi-use pathways that lie outside the public ROW. Follow ACHD easement requirements for detached sidewalks along public roadways.

*Use standard City template for public access easement. **Submit all easements online through Citizen's Access Portal.***
3. Construct multi-use pathways per paving section based on existing site conditions as recommended by project civil engineer in accord with UDC 11-3A-8 and 11-3B-12. Prior to final approval the applicant's engineer shall provide written documentation (stamped plans depicting recommended paving section) that the pathway segment was constructed per the recommended specifications.
4. The owner (or representative association) of the property affected by each public access easement shall have an ongoing obligation to maintain the multi-use pathway.
5. 6' high open vision fencing shall be installed between pathways and (live) water irrigation canals and laterals as detailed in the Meridian Pathways Master Plan, Chapter 3, page 3-5. All other fence details per UDC 11-3A-7.
6. Project developer shall be responsible for obtaining license agreement and other permission(s) as required for constructing within irrigation district easements.
7. Should any discrepancy exist between these conditions of approval and the requirements of the irrigation district, the developer shall work with Pathways Project Manager to achieve a pathway design that meets both City and irrigation district objectives. City requirements as stated shall not (nor are they intended to) override those of the irrigation district having jurisdiction over the project area.

Rev, 04.07.26

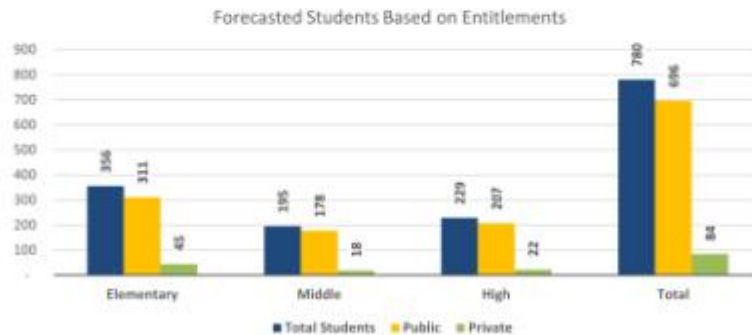
D. West Ada School District (WASD) or Other District/School

July 22, 2026

TO: Nick Napoli, Current Associate Planner
CC: Bill Parsons, Current Planning Supervisor
FROM: Craig Bergman, Long-Range Associate Coordination Planner
RE: Storm Crest PP, AA: H-2026-0024

CUMULATIVE IMPACTS ON SCHOOLS

The proposed residential development application is located at parcel 51204212471. This section of the memo looks at cumulative impacts over a broad area and provides entitlement data in areas affected by the subject application. The following information is intended as a reference, rather than a decisive tool, and serves to forecast the number of school-aged children, enrolled in both public and private schools, using city-wide census data. **To date and within the last five years**, there have been **1,411 entitled units** (1,021 single-family and 390 multi-family) approved within a **1-mile radius** of the project location resulting in approximately **780 school-aged children**.



Notes: Total units derived from Meridian enterprise data for preliminary plats and relevant conditional use permits over the last 5-years. This data reflects approved projects only and excludes pending applications, including the subject application. American Community Survey 5-year data is used to determine persons per household and enrollment by grades for public and private schools.

WEST ADA SCHOOL DISTRICT - STUDENT GENERATION RATES

West Ada School District (WASD) uses a Student Generation Rate (SGR) to determine what impact future development will have on enrollments. Using WASD's SGR, the following is City staff's assessment: The SGR for **Ponderosa Elementary School** is **0.38** for single-family and **0.2** for multi-family. Based on the submitted application materials, the proposed project will contain **71** single family units and **0** multi-family units resulting in **approximately 27** school-aged children across all grade levels. The proposed project is within the following school boundaries, currently, and approval of the project may affect enrollments at these schools:

School Attendance Areas	2024-2025 Enrollment	Architectural Capacity	Program Capacity
Ponderosa Elementary School	415	700	525
Meridian Middle School	961	1250	-
Meridian High School	1781	2075	-

Notes:

- *Student Generation Rates are calculated in reference to the designated elementary school within the subject property's associated school attendance area. This information is intended as a reference, rather than a decisive tool.*
- *Projects can be built in phases and full impacts not immediate.*
- *Architectural Capacity – the capacity established at the time a school is designed based on the number of general education classrooms in the building.¹*

¹ <https://www.westada.org/page/facility-plan/>

E. Ada County Highway District (ACHD)



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

Date: July 8, 2026

To: Kelli Black, Bailey Engineering

Staff Contact: Sam Standal, Assistant Traffic Engineer

Project Description: Storm Crest Subdivision

Trip Generation: This development is estimated to generate 645 vehicle trips per day and 66 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 12th edition.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	X
No	

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

ACHD Planned Improvements	
FYP	X
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 3
Cyclist	LTS 2

Is Transit Available?	
Yes	
No	X

Comments:

connecting you to more

Ada County Highway District • 5800 N Meeker Avenue • Boise, ID • 83713 • PH 208-387-6100 • FX 345-7650 • www.achdidaho.org

V. FINDINGS

A. Annexation (UDC 11-5B-3E)

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
The Commission finds the map amendment complies with the applicable provisions of the Comprehensive Plan in regard to the Mixed-Use Community future land use map designation for the site.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The Commission finds that the proposed map amendment and subsequent development will contribute to the range of housing opportunities available in the City.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
The Commission finds the proposed zoning amendment will not be materially detrimental to the public health, safety, or welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
The Commission finds that the proposed amendment will not result in any adverse impact upon the delivery of services by any political subdivision providing public services to this site.
5. The annexation (as applicable) is in the best interest of city.
The Commission finds that the proposed annexation is in the best interest of the city.

B. Preliminary Plat (UDC-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;
The Commission finds the proposed plat is in conformance with the Comprehensive Plan and Unified Development Code.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The Commission finds that public services are available and can be extended into the site to accommodate the proposed development.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
City water and sewer and other utilities will be extended by the developer at their own cost, therefore, staff find the subdivision will not require the expenditure of capital improvement funds.
4. There is public financial capability of supporting services for the proposed development;
The Commission finds there is financial capability of supporting services for the proposed development.
5. The development will not be detrimental to the public health, safety or general welfare; and
The Commission finds the proposed development will not be detrimental to the public health, safety, or general welfare.

6. The development preserves significant natural, scenic or historic features.
The Commission finds there are no natural, scenic, or historic features that need to be preserved with development of this property.

VI. ACTION

A. Staff:

Staff recommends approval of the Annexation and Preliminary Plat with the conditions of approval listed in Section IV.

B. Commission:

The Meridian Planning & Zoning Commission heard this item on August 20th, 2026. At the public hearing, the Commission moved to approve the subject annexation and preliminary plat requests.

1. Summary of the Commission public hearing:

- a. In favor: Kindi Moosman
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application: Nick Napoli
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

3. Key issue(s) of discussion by Commission:

- a. The commission discussed the change from two (2) bridge crossings over the Sky Pilot Drain to one (1). Ultimately, they agreed with the applicants request and amended DA provision e. In addition, the commission discussed timing of this development in relation to sewer and water extensions. Staff relayed to the commission that this development will not be allowed to move forward until the subdivision to the west provides access and utilities to their site.

4. Commission change(s) to Staff recommendation:

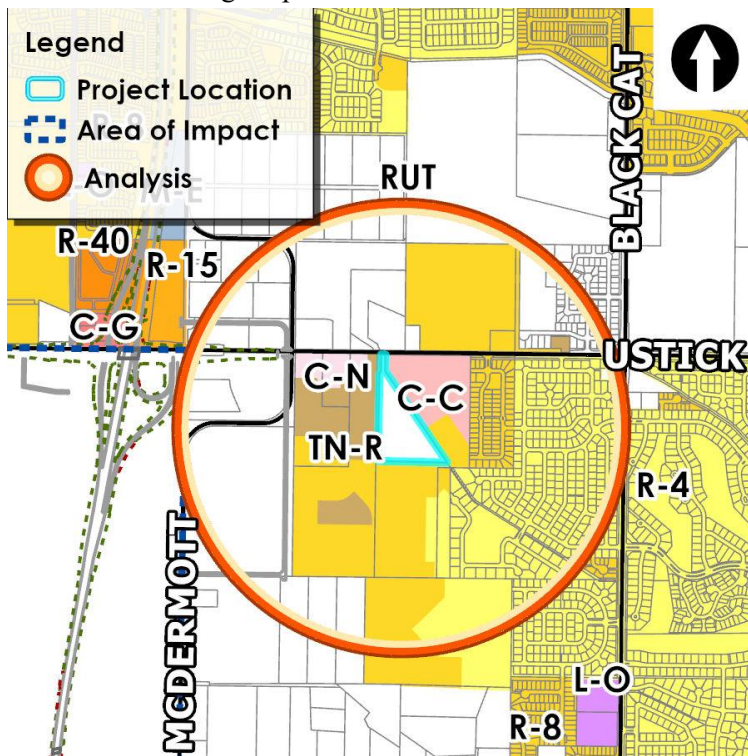
- a. - Amend DA Provision e:
The applicant shall stub N. Barnstead Place to the property line for future construction of the bridges over the Sky Pilot Drain.
- Add a condition of approval to the plat: "Extend the multi-use pathway along the Sky Pilot Drain through Lot 3, Block 1 to connect with the stub in the Dayspring Development to the west."

C. City Council:

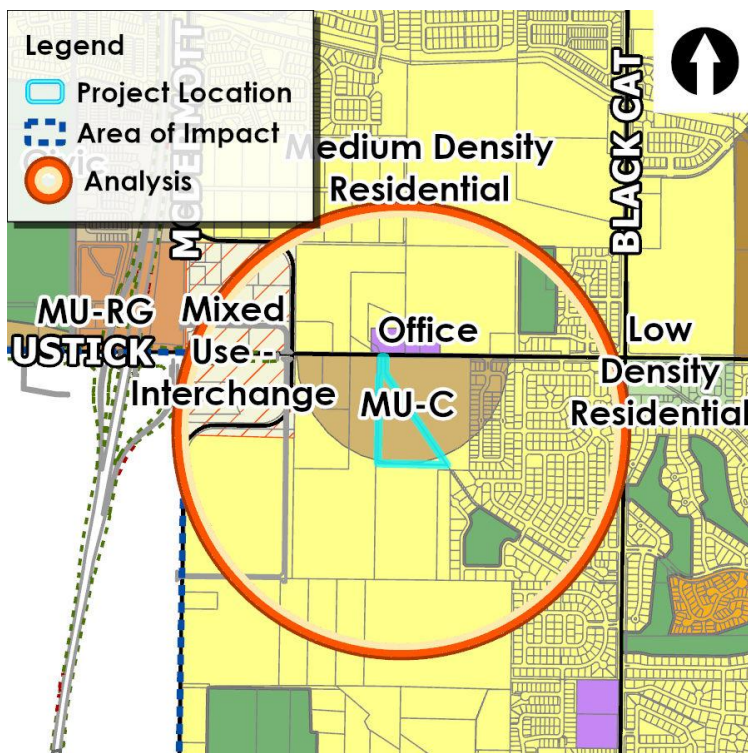
VII. EXHIBITS

A. Project Area Maps

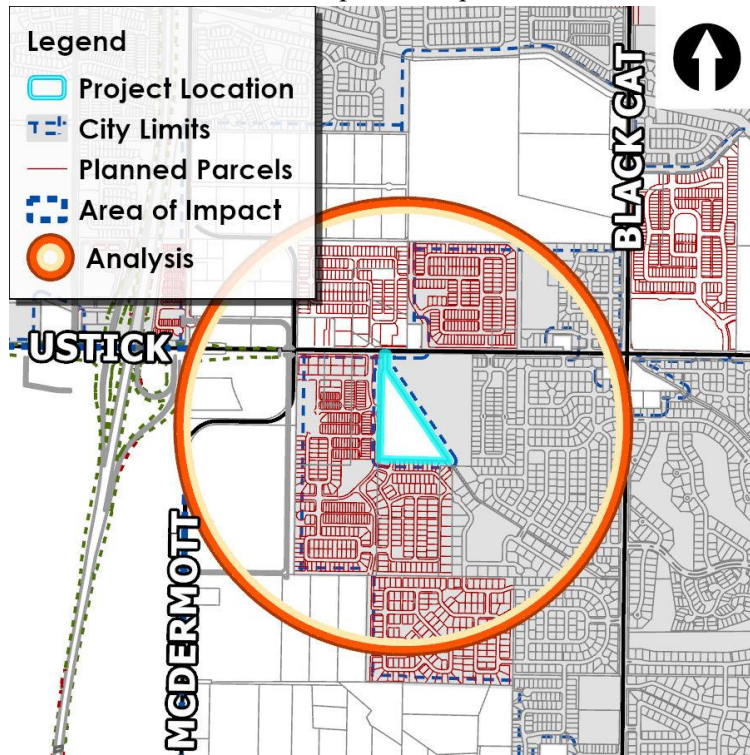
1. Zoning Map



2. Future Land Use



3. Planned Development Map



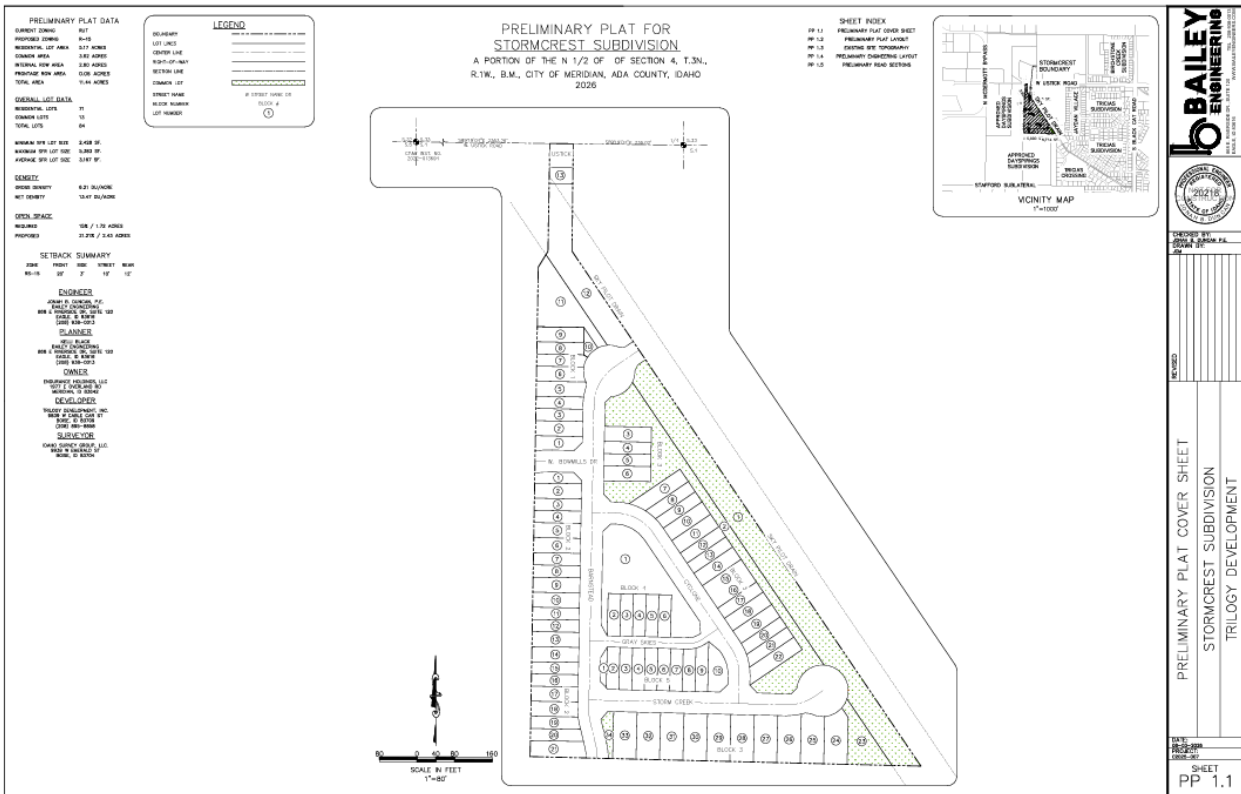
B. Service Accessibility Tool (Existing Conditions)

Overall Score: 12	2nd Percentile
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Criteria	Description	Indicator
Location	Within 1/2 mile of City Limits	YELLOW
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Reporting District does not meet most response time goals	RED
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

C. Subject Site Photos





E. Landscape Plan (date: 5/4/2026)

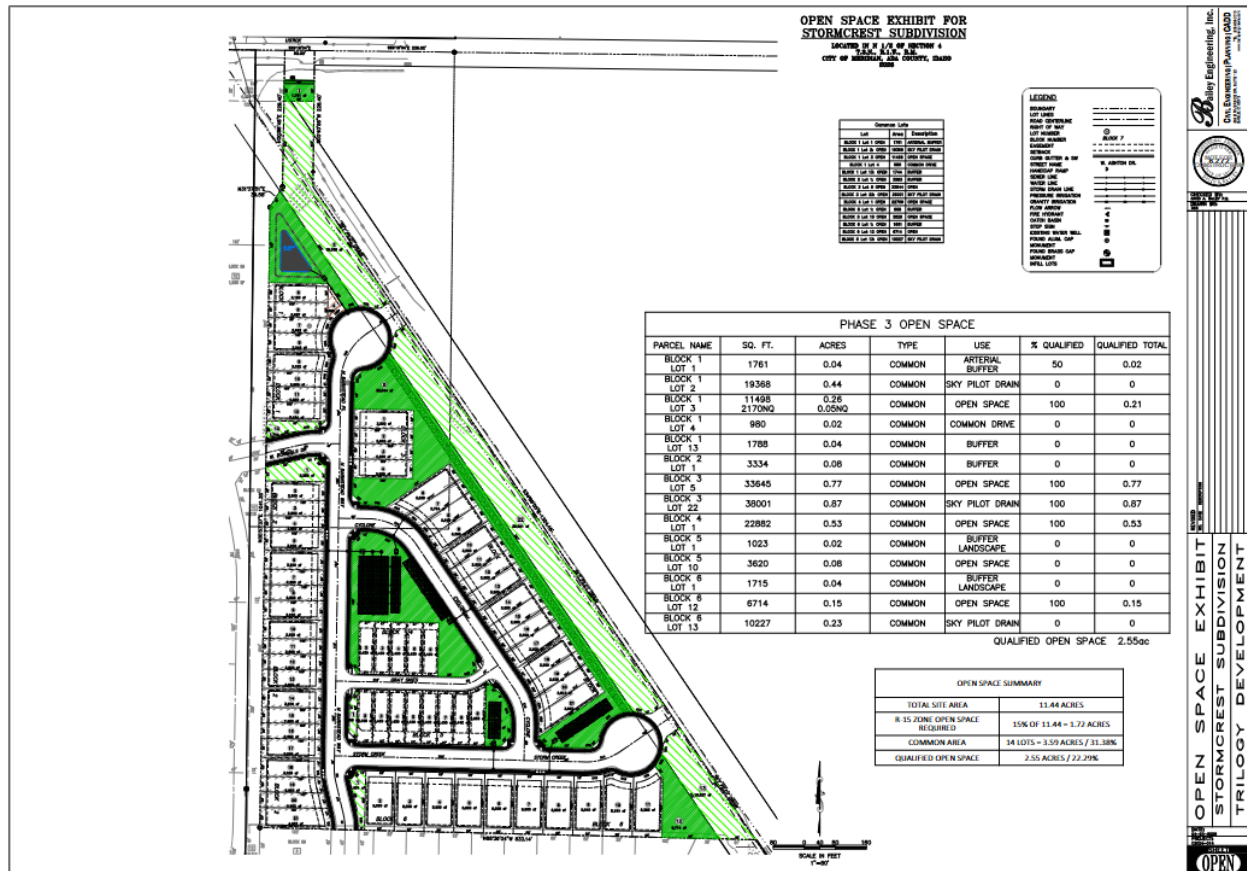


STORMCREST SUBDIVISION
PRELIMINARY PLAT LANDSCAPE PLAN
MERIDIAN, ID

OWNERS	DEVELOPER	ENGINEER	PLANNER/CONTACT
ENDURANCE HOLDINGS LLC 14710 W. 20TH AVE. #100 DENVER, CO 80230	TRILOGY DEVELOPMENT, INC. 3000 W. 10TH AVE. #100 BOULDER, CO 80501	BAILEY ENGINEERING, INC. 2000 W. 10TH AVE. #100 BOULDER, CO 80501	BAILEY ENGINEERING, INC. 2000 W. 10TH AVE. #100 BOULDER, CO 80501



F. Qualified Open Space Exhibit (date: 5/4/2026)



G. Building Elevations (date: 5/4/2026)

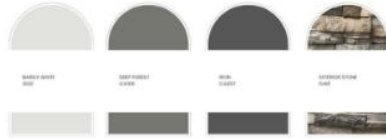
SINGLE-LEVEL

Skip the stairs, keep the style! Our single-level homes are all about comfort, charm, and good looks.



TWO-LEVEL

Go big *and* go home! Our two-level homes are built for those who want room for everyone (and everything) you love, plus head-turning curb appeal and style.



NARROW PLANS

These homes pack big style with efficient design—our homes under 30' wide maximize space, but still offer a whole lot to love.



TOWNHOMES





H. Annexation Legal Description & Exhibit Map

Description for
Annexation
Stormcrest Subdivision
April 29, 2026

A portion of Government Lots 2 and 3 of Section 4, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to Section 4, T.3N., R.1W., B.M. and Section 33, T.4N., R.1W., B.M. from which the Section corner common to Sections 4 and 5, T.3N., R.1W., B.M., and Section corner common to Sections 32 and 33, T.4N., R.1W., B.M., bears North 89°19'04" West, 2638.29 feet; thence on the north boundary line of said Section 4, North 89°19'04" West, 235.03 feet to the **POINT OF BEGINNING**;

thence leaving said north boundary line, South 00°40'56" West, 228.40 feet to the centerline of the Sky Pilot drain ditch;

thence on said centerline, South 34°09'55" East, 1,324.15 feet;

thence leaving said centerline, North 88°36'04" West, 833.14 feet;

thence North 00°57'37" East, 1,041.35 feet;

thence North 31°37'51" East, 39.58 feet;

thence North 00°56'45" East, 229.40 feet to the north boundary line of said Section 4;

thence on said north boundary line, South 89°19'04" East, 50.00 feet to the **POINT OF BEGINNING**.

Containing 11.438 acres, more or less

End of Description.





VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: R-2 < 5.0; R-4 < 2.0; R-8 < 1.0; R-15 < 0.5; R-40 < 0.25.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunk sheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

C. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.
- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.

- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.