

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: OCTOBER 21, 2025
ORDER APPROVAL DATE: OCTOBER 28, 2025

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 36 BUILDABLE)
LOTS AND 11 COMMON LOTS ON)
12.57 ACRES OF LAND IN THE R-4)
ZONING DISTRICT FOR)
BRUNDAGE ESTATES)
SUBDIVISION NO. 2)
)
BY: ENGINEERING SOLUTIONS)
APPLICANT)
_____)
)

CASE NO. FP-2025-0023

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on October 21, 2025 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 “PLAT SHOWING BRUNDAGE ESTATES SUBDIVISION NO. 2, A PARCEL OF LAND BEING A PORTION OF THE W ½ OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2025, HANDWRITTEN

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR BRUNDAGE ESTATES SUBDIVISION NO. 2 FP-2025-0023

DATE: 9/7/2025, by CLINTON W. HANSEN, PLS, SHEET 1 OF 4,” 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 October 21, 2025, 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 _____, 2025.

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: 10/21/2025

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Brundage Estates Subdivision No. 2
FP-2025-0023

LOCATION: Generally located on the east side of S. Linder Rd., 1/2 mile south of W. Victory Rd., in the west 1/2 of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 36 buildable lots and 11 common lots on 12.57 acres of land in the R-4 zoning district for the second phase of Brundage Estates Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

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

B. Owner:

Centers Farm, LLC – P.O. Box 7156, Boise, ID 83707-1156

C. Representative:

Same as applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2016-0001) 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.

The street layout shown on the approved preliminary plat had to be reconfigured to meet the current ACHD Policy Manual requirement that local street intersections with a collector roadway be offset 330' from centerline. This change resulted in two (2) fewer buildable lots in Phase 1 and one (1)

additional building lot in Phase 2 for a total of one (1) less buildable lot overall; and 1.2 acres more qualified open space in Phase 1 and 1.32 acres more qualified open space in Phase 2 for a total of 2.52 acres more than shown on the approved preliminary plat.

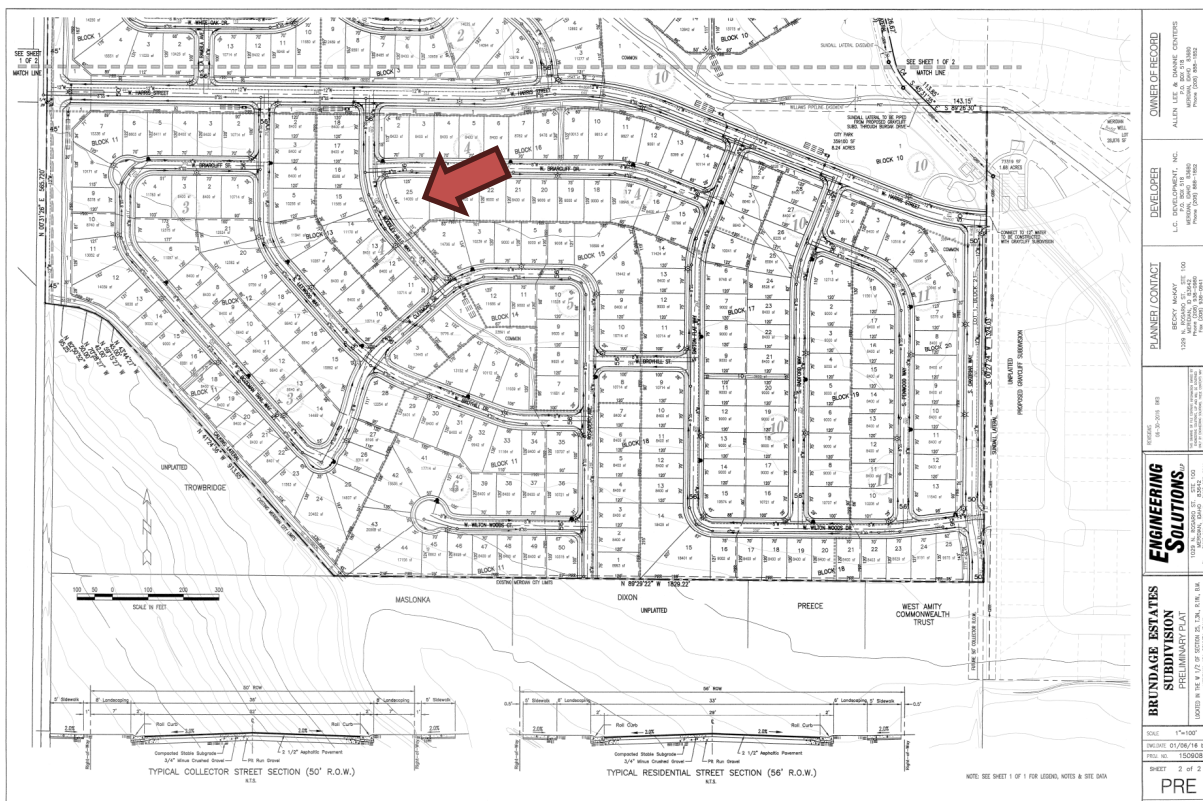
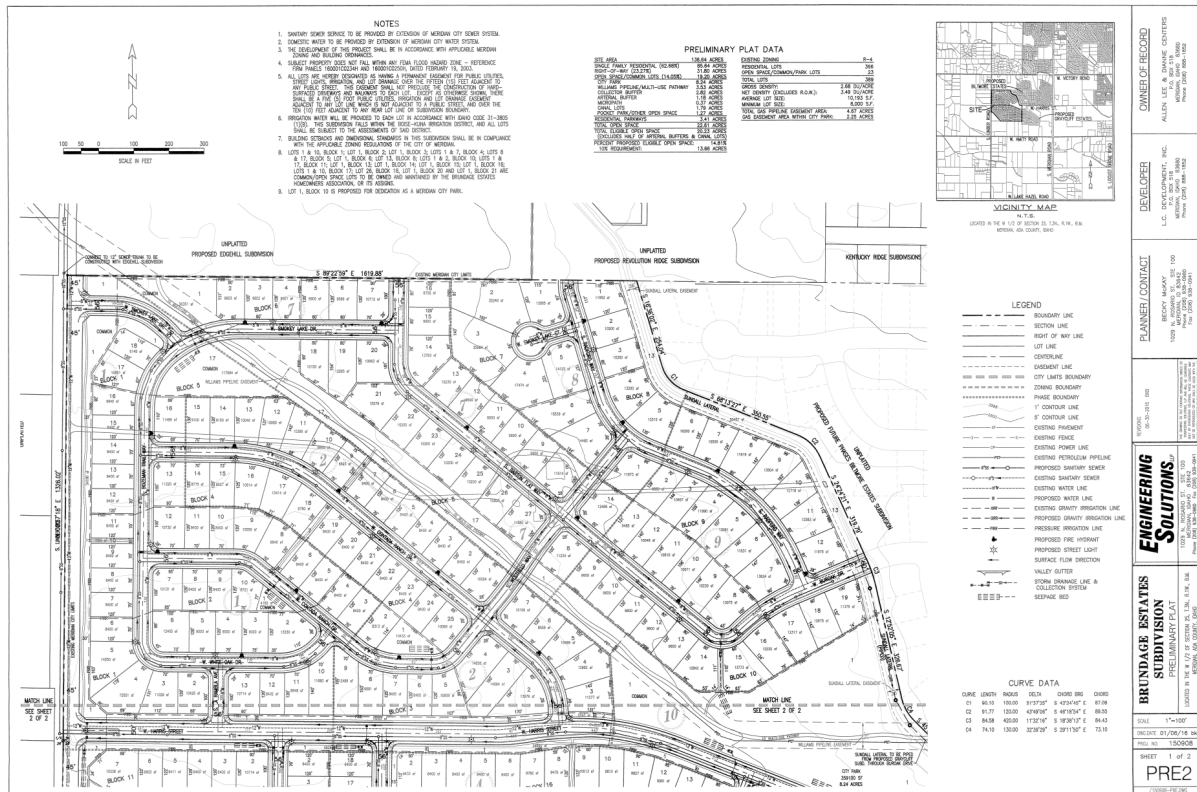
Because the number of buildable lots has not increased and the amount of common open space has not decreased, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

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: 01/06/16)

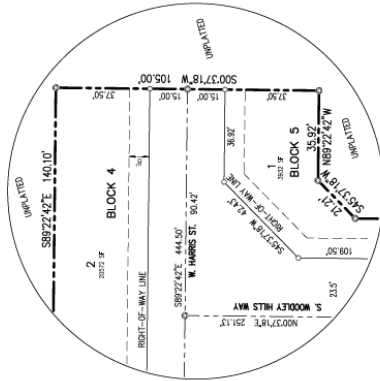


BRUNDAGE ESTATES SUBDIVISION NO. 2

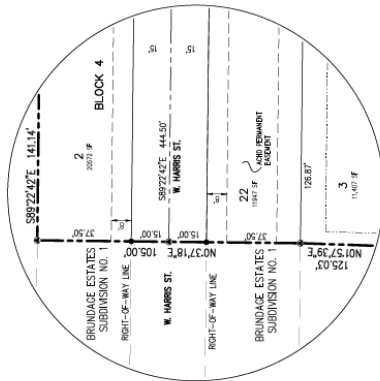
A PARCEL OF LAND BEING A PORTION OF THE W 1/2 OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2025

BOOK _____, PAGE _____

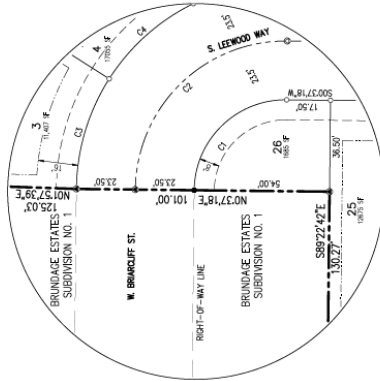
- LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - CENTERLINE
 - LOT LINE
 - EXISTING PARCEL LINE
 - PUBLIC UTILITY, PRESSURE REGULATION SEE NOTES 1 & 2, EXISTENT LIE
 - ACID EXISTENT LINE PER INSTRUMENT NO.
 - OTHER EXISTENT LINE AS NOTED
 - FOUND ALUMINUM CAP AS NOTED
 - SET 3/8" 64" REAR 4" PLASTIC CAP
 - FOUND 3/8" 64" REAR 4" PLASTIC CAP
 - SET 1/2" 64" REAR 4" PLASTIC CAP
 - SET 1/2" 64" REAR 4" PLASTIC CAP
 - CALCULATED POINT
 - LOT MARKER
 - REFERENCE POINT AS INDICATED
 - PLASTIC CAP MARKED REFERENCE
 - PLS 1118"
 - MARKER AS INDICATED
 - PLASTIC CAP MARKED W/INCHES
 - PLS 1118"



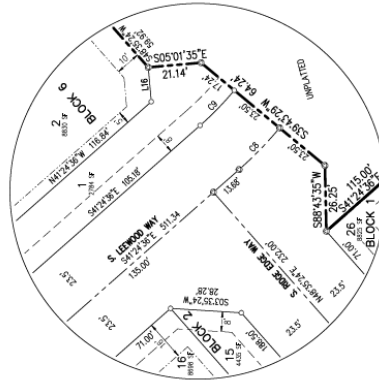
DETAIL 1: 1"=30'



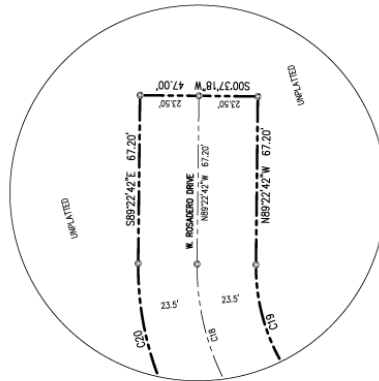
DETAIL 2: 1"=30'



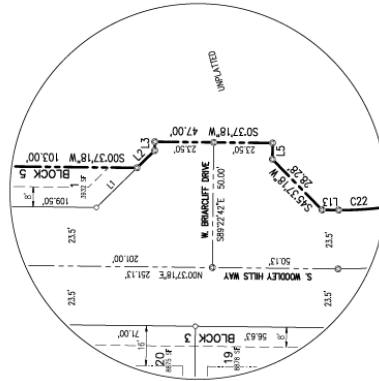
DETAIL 3: 1"=30'



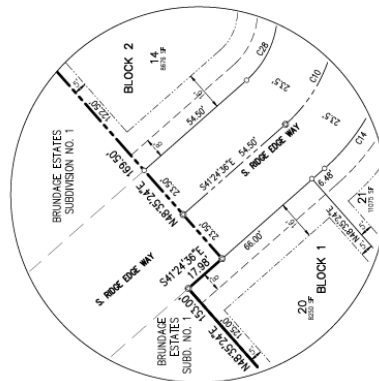
DETAIL 4: 1"=30'



DETAIL 5: 1"=30'



DETAIL 6: 1"=30'



DETAIL 7: 1"=30'

SEE PAGE 1 FOR LINE & CURVE TABLES



ENGINEERING SOLUTIONS
LANDSOLUTIONS
MERIDIAN, IDAHO

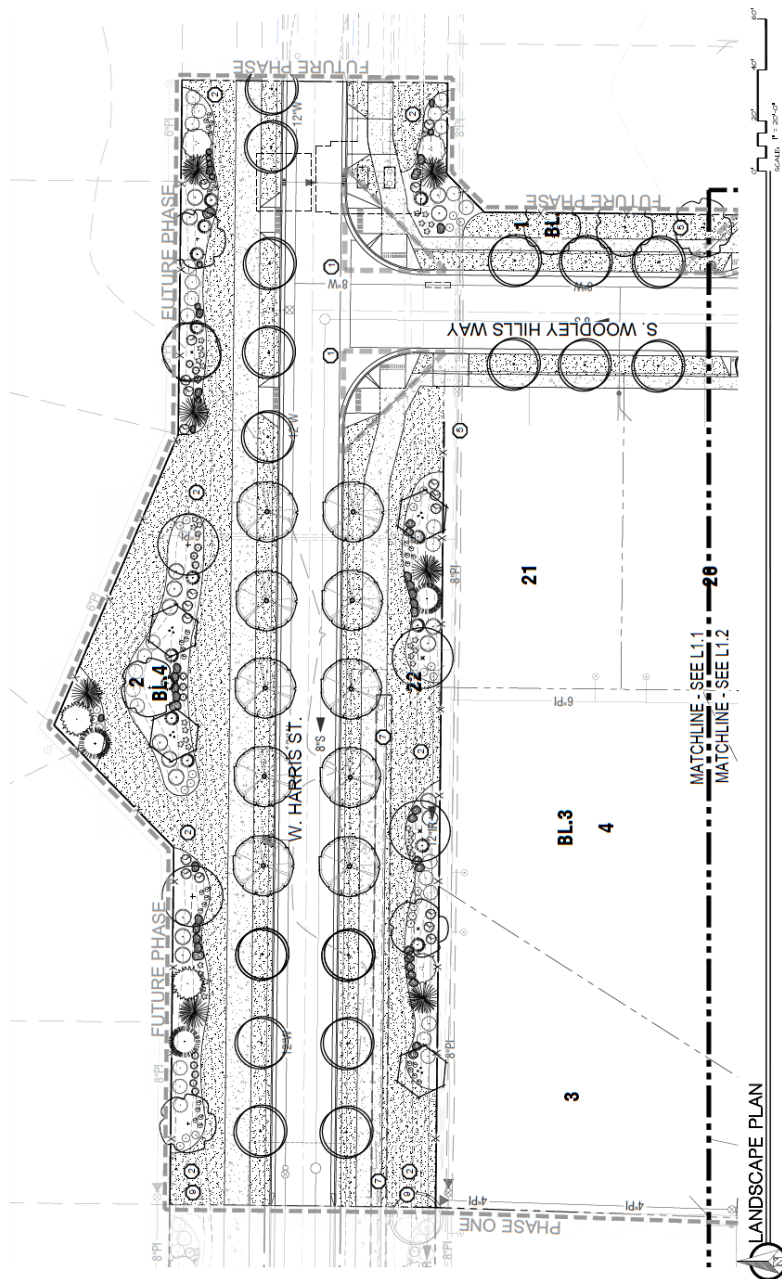
JOB NO. 24-36
SHEET 2 OF 4

[illegible][illegible][illegible]

1. 48" VISION FENCE
2. 3'-6" BERM WITH 3:1 MAX. SLOPE
3. 10'-0" WIDE ASPHALT PATHWAY, PER CIVIL
4. 8'-0" WIDE CONCRETE PATHWAY, PER CIVIL
5. START FENCE LINE AT 72" BUILDING SETBACK, SEE DETAIL 72.1
6. FENCE TRANSITION TO 2' PRIVACY FENCE, SEE DETAIL 62.1
7. ALL STORMWATER FACILITIES, PIPE AND GUT. TRACS WITH 17' TREE OFFSET BUFFERING, SEE CIVIL
8. ALL DIST. REQ. AREA ALONG CULMINATIONS SHALL BE REPAVED AND SEEDED PER PLAN, SEE SHEET 13.0
9. EXISTING 3'-6" BERM TO BE REMOVED INTO NEW 3'-6" BERM AS SHOWN IN PHASE 2, CONTRACTOR TO ENSURE

NOTE:

1. PARROWAY TREES ARE TO BE PLANTED SO THEY DO NOT IMPACT UTILITIES OR DRIVEWAY LOCATIONS, CONTRACTOR TO FIELD VERIFY.
2. TREES ARE SHOWN CONCEPTUALLY AND MAY MOVE WITHIN THE PARROWAY LANDSCAPE DEPENDING ON FINAL LOCATIONS OF DRIVEWAYS, CONTRACTOR TO FIELD VERIFY.



LANDSCAPE PLAN

[illegible]

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE
DECIDUOUS TREES		
AC	<i>Acer palmatoides</i> "Columnalis" Columnar Norway Maple	2" B&B

[illegible]

	2 Gal.	3' hgt. x 2' wide
and Pillar	2 Gal.	5' hgt. x 5' wide
erry	2 Gal.	6' hgt. x 6' wide

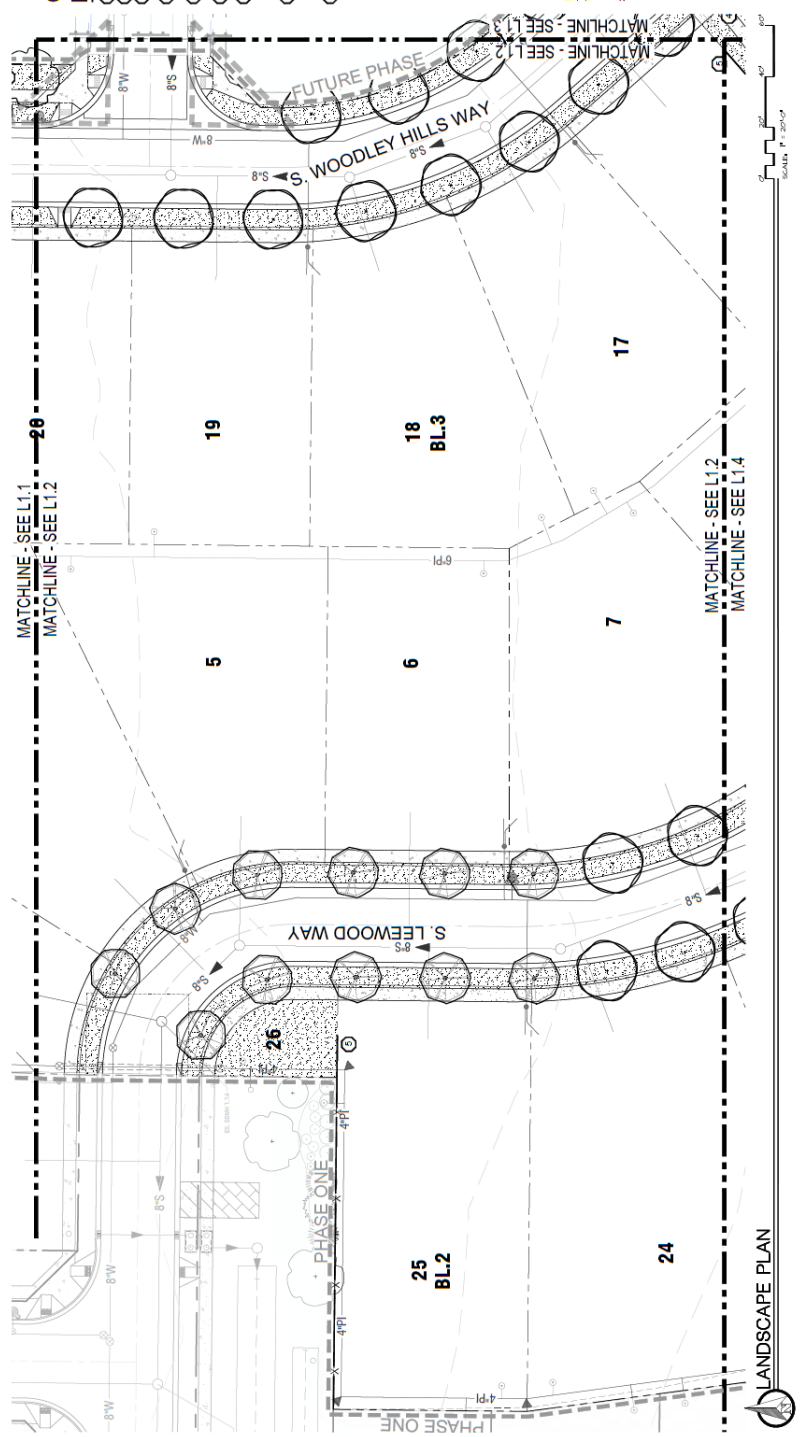
SEE DE TAIL 30.2.1

[illegible]

002 S. Vista Ave
Oroville, ID 83701
Phone: 208.342.2999
Fax: 208.342.2999
www.sdbgo.com

SOUTH LANDSCAPE ARCHITECTURE P.C.

SOUTH
BECKER
BAIRD
 2002 S. West Ave.
 Boise, ID 83702
 208.342.2999
info@sbacorp.com
www.sbdgcorp.com

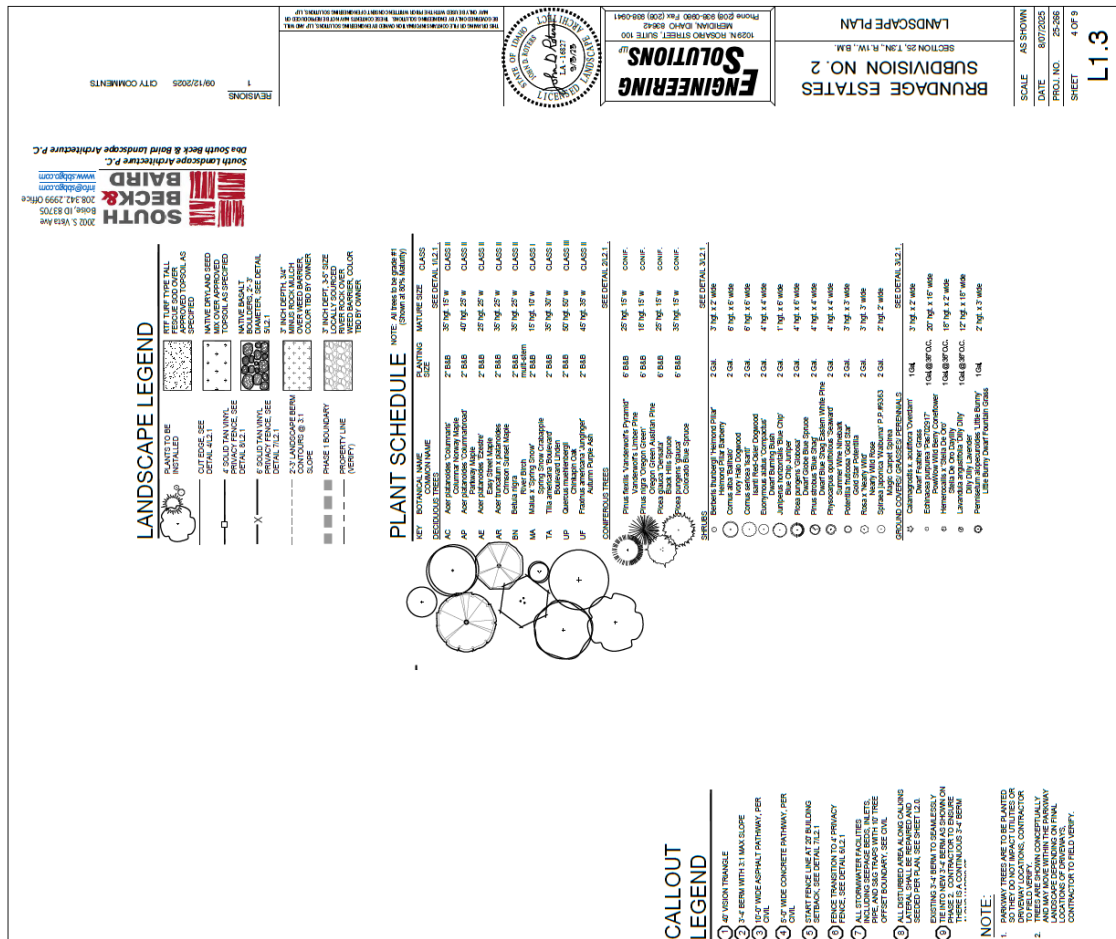
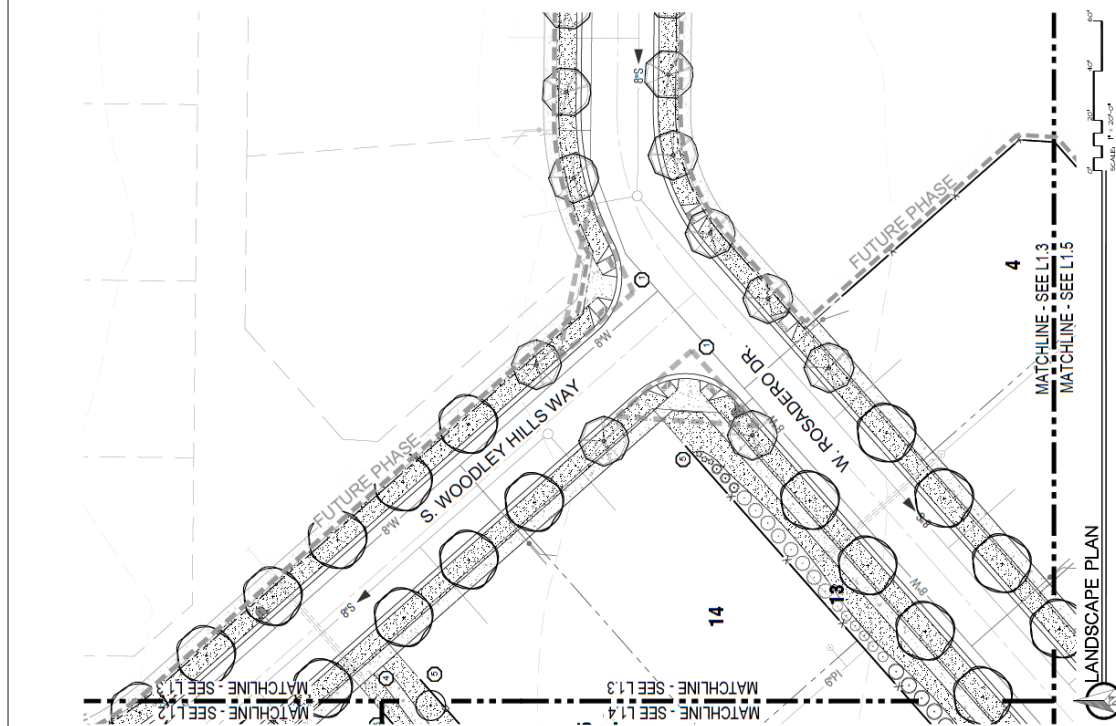


CALLOUT

- 3 4" VISION TRIANGLE
- 3 4" BERM WITH 31 MAX SLOPE
- 3 10" WIDE ASPHALT PATHWAY, PER CIVIL
- 3 8" WIDE WOOD CONCRETE PATHWAY, PER CIVIL
- 5 START FENCE LINE AT 22' BUILDING SETBACK, SEE DETAIL 11.2.1
- 5 FENCE TENSION TO 4" PRIVACY FENCE, SEE DETAIL 6.1.2
- 5 ALL STORMWATER FACILITIES INCLUDING SEEDING BEDS, INLETS, SLOPES, AND 10" THICK CONCRETE CURBS, SEE CIVIL
- 5 ALL DETENTION AND FLOOD CONTROL SEEDING PER PLAN, SEE SHEET 13.0
- 5 EXISTING 3' BERM TO SEAMLESSLY JOIN INTO NEW 3' BERM AS SHOWN IN PHASE 2 CONTRACT TO ENGINEER AND ARCHITECT. 3' BERM TO BE ALONG HARBOR ST.

NOTE:

1. PARKWAY TREES ARE TO BE PLANTED SO THEY DO NOT IMPACT UTILITIES OR DRIVEWAY LOCATIONS. CONTRACTOR TO FIELD VERIFY.
2. TREES ARE SHOWN CONCEPTUALLY AND MAY MOVE WITHIN THE PARKWAY LANDSCAPE DEPENDING ON FINAL LOCATIONS OF DRIVEWAYS.



[illegible]

PLANT SCHEDULE

KEY	DEVELOPMENTAL AGE	PLANTING DATE	MATURE SIZE CLASS	SEE DETAIL 202.1
1	1	2	3	4
5	6	7	8	9
10	11	12	13	14
15	16	17	18	19
20	21	22	23	24
25	26	27	28	29
30	31	32	33	34
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445	446	447	448	449

NET TOTAL 3.074

[illegible]

PLANT SCHEDULE

PLANT SCHEDULE

NET TOTAL 3.074

SOUTH BECK & BAIRD
2002 S. Vista Ave
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REVISIONS	09/12/2025	CITY COMMENTS
1		



BRUNDAGE ESTATES
SUBDIVISION NO. 2
SECTION 25, T.3N., R.1W., B.M.
LANDSCAPE PLAN

SCALE	AS SHOWN
DATE	8/07/2025
PROJ. NO.	25-266
SHEET	5 OF 9

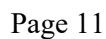
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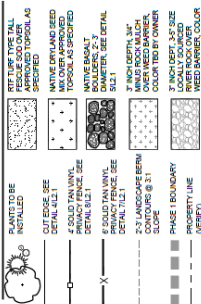
NOTE:

1. PARKWAY TREES ARE TO BE PLANTED SO THEY DO NOT IMPACT UTILITIES OR DRIVEWAY LOCATIONS. CONTRACTOR TO FIELD VERIFY.
2. TREES ARE SHOWN CONCEPTUALLY AND MAY MOVE WITHIN THE PARKWAY LANDSCAPE DEPENDING ON FINAL LOCATIONS OF DRIVEWAYS.

LANDSCAPE PLAN



LANDSCAPE LEGEND



PLANT SCHEDULE

NOTE: All trees to be planted in the ground (not in containers).

KEY	SYMBOL	PLANT NAME	PLANT SIZE	CLASS
1	Circle with cross	Plant to be installed	2' x 10' x 10'	CLASS I
2	Circle with dot	Plant to be removed	2' x 10' x 10'	CLASS I
3	Circle with plus	Plant to be replaced	2' x 10' x 10'	CLASS I
4	Circle with arrow	Plant to be relocated	2' x 10' x 10'	CLASS I
5	Circle with star	Plant to be preserved	2' x 10' x 10'	CLASS I
6	Circle with X	Plant to be protected	2' x 10' x 10'	CLASS I
7	Circle with dot	Plant to be monitored	2' x 10' x 10'	CLASS I
8	Circle with plus	Plant to be maintained	2' x 10' x 10'	CLASS I
9	Circle with dot	Plant to be removed	2' x 10' x 10'	CLASS I
10	Circle with plus	Plant to be replaced	2' x 10' x 10'	CLASS I
11	Circle with arrow	Plant to be relocated	2' x 10' x 10'	CLASS I
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CALLOUT LEGEND

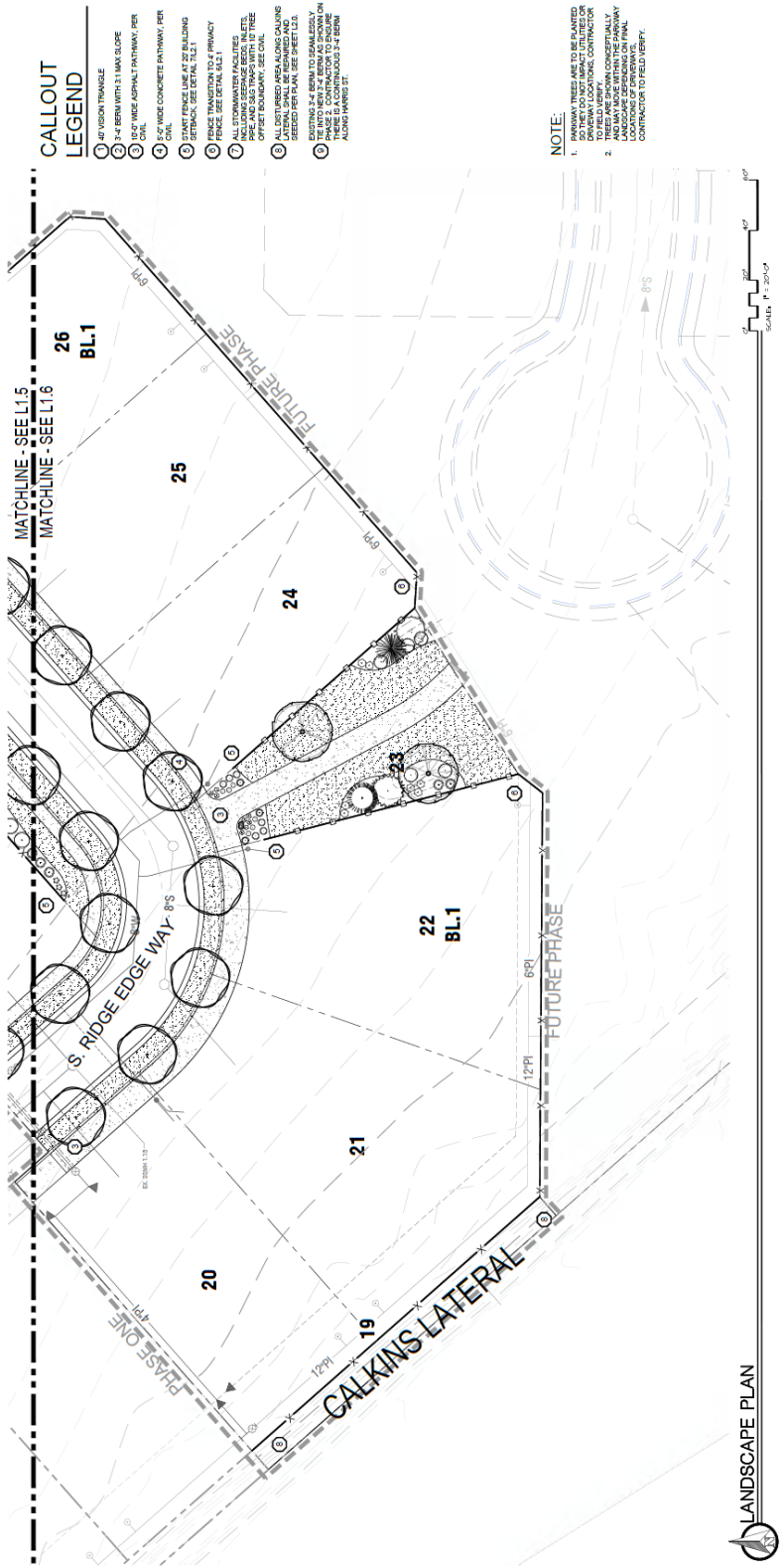
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LANDSCAPE PLAN

NOTE: All trees to be planted in the ground (not in containers).

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DRYLAND TURF SEEDING REQUIREMENTS

- # DRYLAND TURF SEEDING REQUIREMENTS

[illegible][illegible]

WATER

The contractor will provide supplemental water to ensure proper seed germination.

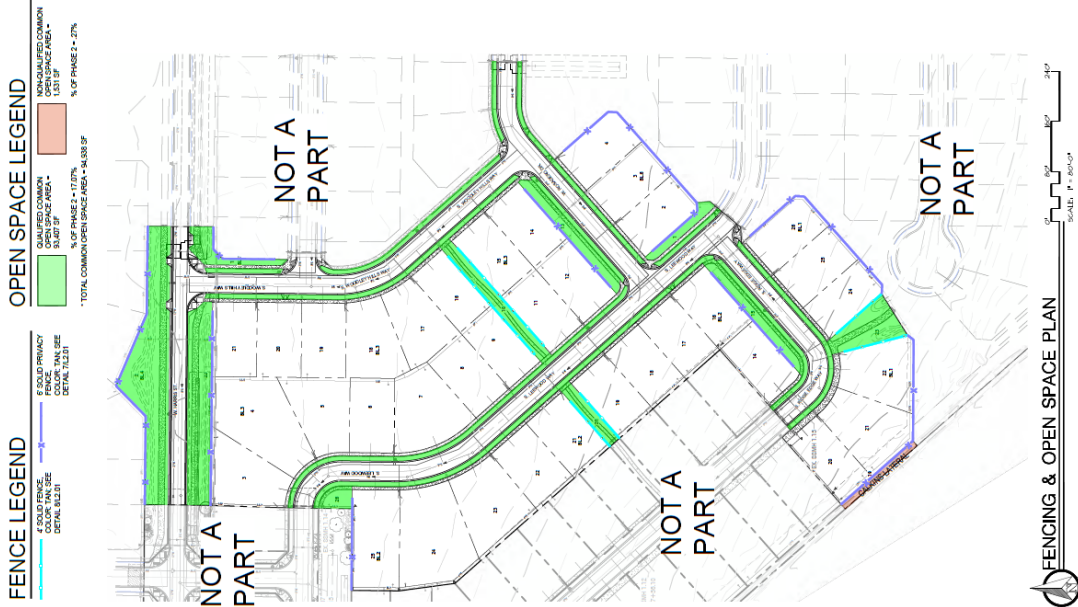
FERTILIZATION

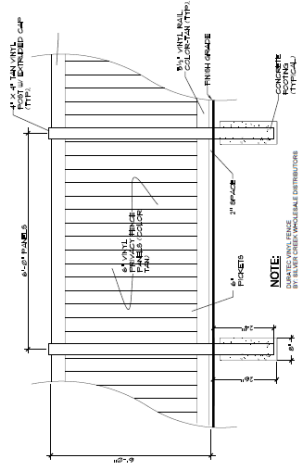
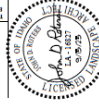
Fertilization is NOT recommended for reclamation seeding due to promotion of weed competition.

FENCING & OPEN SPACE PLAN

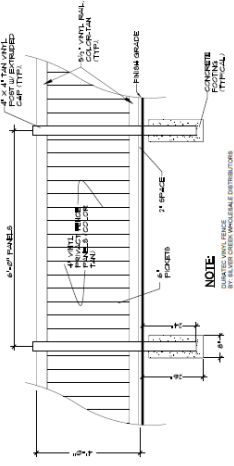
0' 60' 160' 240'

SCALE: 1" = 60'-0"

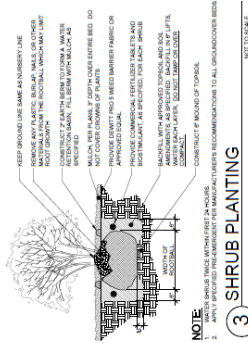




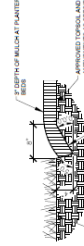
⑦ 6' TAN VINYL FNECE



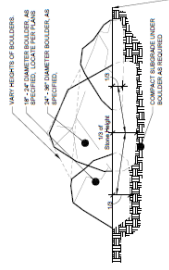
4'TAN VINYL FNECE



3 SHRUB PLANTING



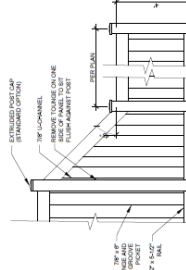
4 **PLANTER BED CUT EDGE**
(TYPICAL AT TREES IN TURF AREAS)



NOTE:

11. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
12. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
13. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
14. WHEN PLACING BOULDERS, BURY TO 1/2 OF BOULDER BELOW FINISH GRADE.
DO NOT SORT OR DAMAGE BOULDERS.
WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF 10 BOULDERS, THERE SHOULD BE 2 EACH OF SIZES (1) THROUGH (5)).
(1) WILL BE LARGE, (2) WILL BE MEDIUM, AND (3) WILL BE SMALL).

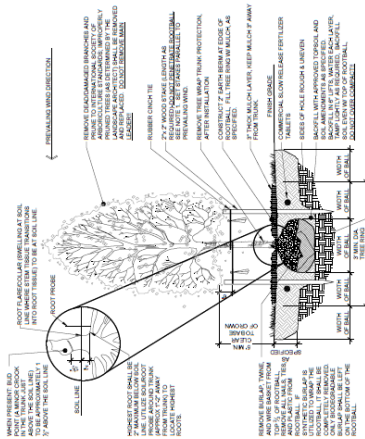
BOULDER INSTALLATION



1

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

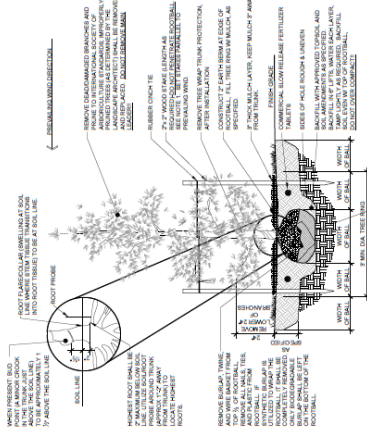
6 VINYL FENCE - 4' HT TRANSITION



NOTES:

- [illegible]

4 DECIDUOUS TREE PLANTING



NOTES

- [illegible]

2 CONIFEROUS TREE PLANTING

Open Space Calculations Provided by Applicant:

Brundage Estates No. 1 – Preliminary Plat

Qualified Open Space: 0.85 acre

- Local street 8-foot-wide landscape buffers: 0.39 acre
- Collector buffer: 0.24 acre
- Arterial buffer (50%): 0.18 acre
- Pedestrian Path: 0.04 acre

Brundage Estates No. 1 – Final Plat

Qualified Open Space: 2.05 acres (17.64%)

- Local Street 8-foot-wide landscape buffers: 0.41 acre
- Collector buffer: 0.38 acre
- Arterial buffer (50%): 0.22 acre
- Pedestrian Path: 0.06 acre
- Grassy common area: 0.36 acre

Brundage Estates No. 2 – Preliminary Plat

Qualified Open Space: 0.64 acres

- Local street 8-foot-wide landscape buffers: 0.51 acre
- Collector buffer: 0.13 acre

Brundage Estates No. 2 – Final Plat

Qualified Open Space: 1.96 acres (15.59%)

- Local street 8-foot-wide landscape buffers: 0.51 acre
- Collector buffers: 0.75 acre
- Multi-Use and Pedestrian Pathways: 0.30 acre
- End block buffers: 0.40 acre

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [AZ-13-014; H-2016-0001; A-2018-0231; TECC-2020-0001; TECC-2022-0001; TECC-2024-0002; H-2024-0031 (DA Inst# 2024-070384)].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the previous phase final plat as set forth in UDC 11-6B-7 in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by Engineering Solutions, stamped on 9/7/2025 by Clinton W. Hansen, shall be revised as follows:
 - a. Note #11: "A portion of Lot 22 of Block 2 ~~are~~is servient to and contains the Ada County Highway District storm water drainage system. ~~These lots are~~This lot is encumbered by . . ."
 - b. Graphically depict the portion of Lot 22, Block 2 covered by the storm water drainage system easement described in Note #11.
 - c. Note #12: Include the recorded instrument number of the ACHD temporary license agreement.
 - d. Note #13: Include the recorded instrument number of the CC&R's.
 - e. Note #15: Include the recorded instrument number of the ACHD development agreement.

A revised plat shall be submitted with the final plat signature application.
5. The landscape plan shown in Section V.C, dated 8/7/2025, shall be revised as follows:
 - a. Include additional landscaping along the pathway on Lot 20, Block 2 and Lot 10, Block 3 in accord with the standards listed in UDC 11-3B-12C.
 - b. The fencing type along the rear lot lines of Lots 20 and 21, Block 1 adjacent to the common lot (i.e. Lot 19, Block 1) where the Calkins Lateral has been piped shall be changed to an open vision or semiprivate fence up to six (6) feet in height or four (4) feet in height if closed vision fencing is used [an additional two (2) feet in height of open vision fencing may be provided to the top section of the fence], per UDC 11-3A-7A.7b.

A revised landscape plan shall be submitted with the final plat signature application.
6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All fencing shall comply with the standards of UDC 11-3A-7C.
8. All development shall comply with the dimensional standards for the R-4 zoning district listed in UDC *Table 11-2A-6*.
9. All homes constructed shall be generally consistent with the conceptual elevations included with the development agreement (Inst. #[2024-070384](#)).
10. The rear and/or sides of homes facing W. Harris St. (Lots 3, 4 and 21, Block 3) 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.*
11. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster at 208-887-1620 or for more information.
 12. 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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=416409&dbid=0&repo=MeridianCity>