

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



DATE: 3/17/2026  
TO: City Council  
FROM: Sonya Allen, Associate Planner  
208-884-5533  
[sallen@meridiancity.org](mailto:sallen@meridiancity.org)  
SUBJECT: FP-2025-0021  
Burnside Ridge Estates No. 2

PROPERTY LOCATION:  
Generally located ½ mile north of W. Amity Rd. on the west side of S. Linder Rd., in the NE ¼ of Section 26, 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 Burnside Ridge Estates Subdivision.

**II. APPLICANT INFORMATION**

- A. Applicant  
Scott Kampfen, Kimley-Horn – 1100 W. Idaho St., Ste. 210, Boise, ID 83702
- B. Owner:  
TH Lost River, LLC – 2973 N. Eagle Rd., Ste. 110, Meridian, ID 83646
- C. Representative:  
Same as Applicant

**III. STAFF ANALYSIS**

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (H-2023-0055) as required by UDC 11-6B-3C.2. The proposed final plat includes a reconfiguration of some lots resulting in one (1) additional building lot and a greater amount of common open space (29,000 vs. 101,500 square feet) in the same area shown on the approved preliminary plat. The configuration of this phase complies with the updated phasing plan approved by Staff on 10/2/2025, included below in Section V.A.

No amenities were proposed in this phase with the preliminary plat. An updated amenity plan was submitted with this application, included below in Section V.D that includes the following

amenities in this phase: a fenced dog park with pet waste stations and seating on Lot 10, Block 8; a pathway with seating on Lot 10, Block 8; three (3) play pods on Lot 25, Block 3 and Lot 5, Block 4; and internal pathways.

Two (2) fewer lots were proposed with Phase 1 than shown on the approved preliminary plat for the same area. Because there is still one (1) fewer building lot overall and additional common open space than approved with the preliminary plat, Staff finds the proposed final plat in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2.

#### **IV. DECISION**

A. Staff:

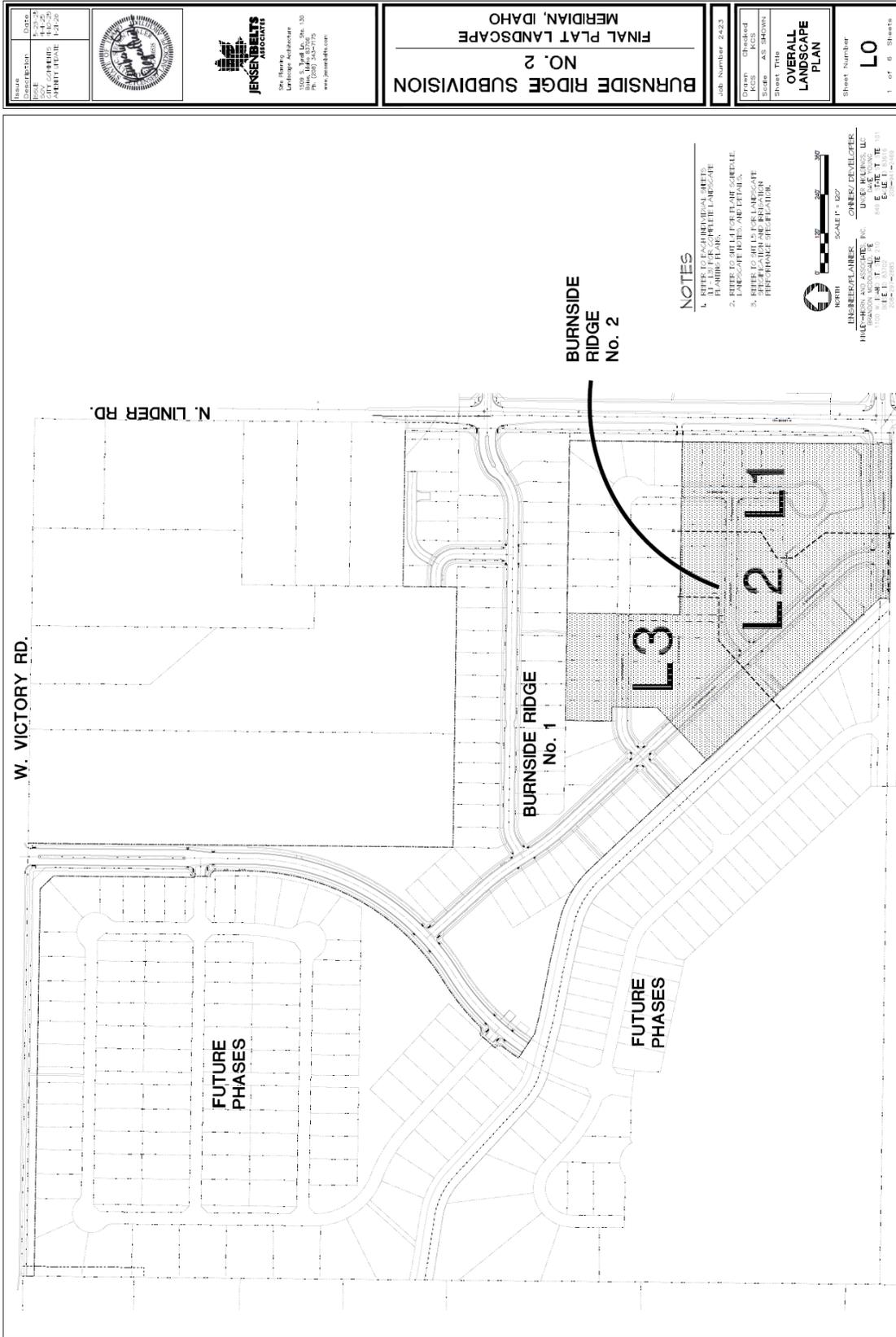
Staff recommends approval of the proposed final plat with the conditions of approval below in Section VI.







C. Landscape Plan (dated: 1/21/26)



Issue	Date
Issue #1	8-29-24
Issue #2	11-16-24
Issue #3	1-21-26



**JENSEN BELTS ASSOCIATES**  
 Site Planning  
 Landscape Architecture  
 1000 S. 10th Street, Suite 130  
 Boise, Idaho 83725  
 PH: (208) 343-0775  
 www.jbaassociates.com

**BURNSIDE RIDGE SUBDIVISION  
 NO. 2  
 FINAL PLAT LANDSCAPE  
 MERIDIAN, IDAHO**

Job Number: 2423  
 Drawn: Checked  
 Scale: AS SHOWN

**OVERALL  
 LANDSCAPE  
 PLAN**

Sheet Number  
**L0**  
 1 of 6 Sheets

**NOTES**

1. REFER TO SUBDIVISION NO. 1 PLAT FOR COMPLETE LANDSCAPE PLANNING PLAN.
2. REFER TO BUILT FOR PLAN SCHEDULE FOR PHASES AND DETAILS.
3. THIS PLAN IS FOR REFERENCE PURPOSES ONLY.
4. REFER TO THE RELEVANT PERMITS FOR THE PROJECT.



ENGINEER/PLANNER: **CONKEY DEVELOPER**  
 ENGINEER/PLANNER: **UNIVERSITY OF IDAHO**  
 1000 S. 10th Street, Suite 130  
 Boise, Idaho 83725  
 PH: (208) 343-0775  
 www.universityofidaho.edu

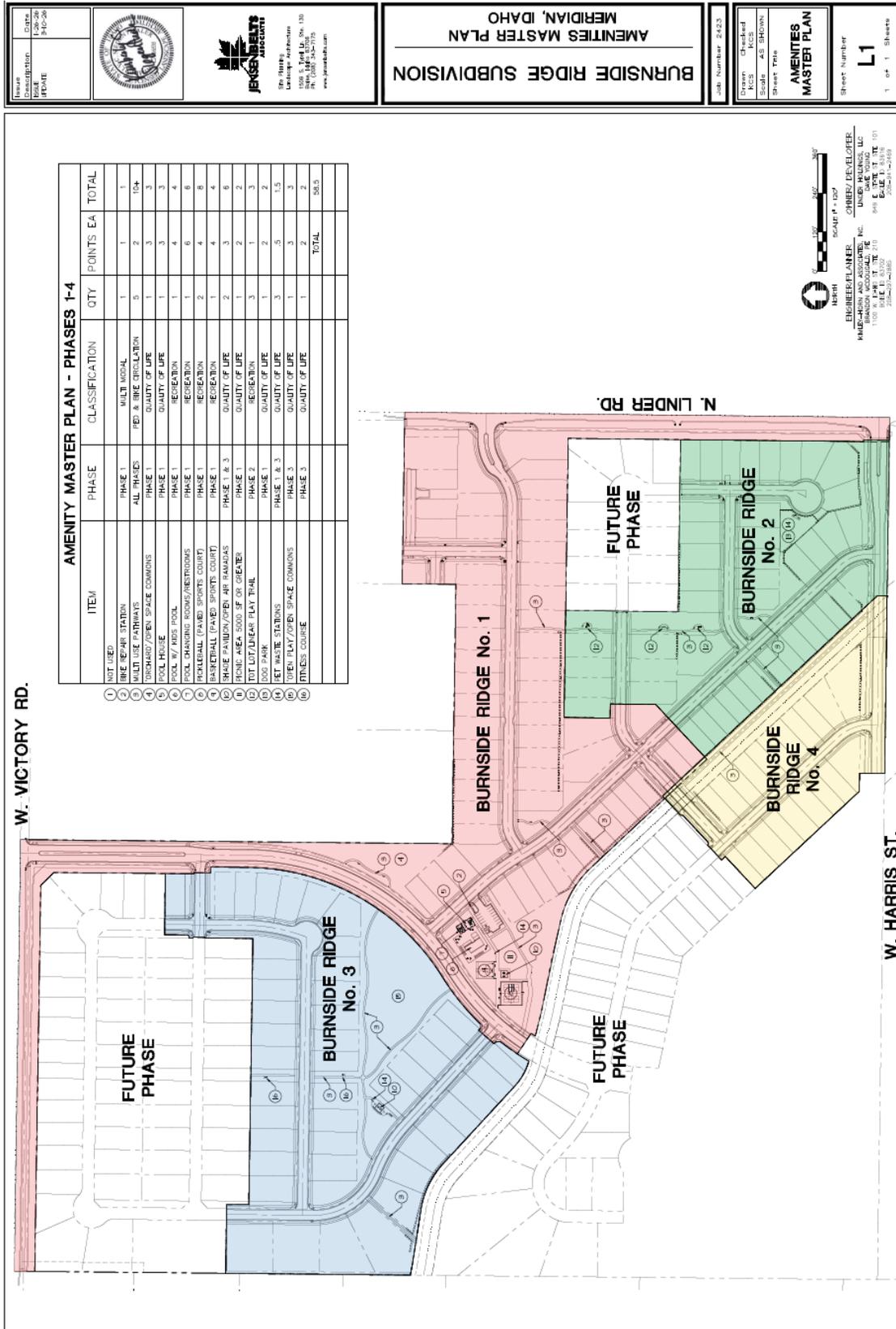








D. Amenity Exhibit



W. VICTORY RD.

BURNSIDE RIDGE No. 1

BURNSIDE RIDGE No. 2

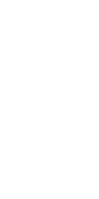
BURNSIDE RIDGE No. 3

BURNSIDE RIDGE No. 4

N. LINDER RD.

W. HARRIS ST.

Project: Update  
 Date: 3-15-20



**JK ASSOCIATES**  
 JK ASSOCIATES ARCHITECTS  
 1000 S. 9th St., Ste. 100  
 INDIANAPOLIS, IN 46202-3427  
 www.jkassociates.com

**BURNSIDE RIDGE SUBDIVISION**  
 AMENITIES MASTER PLAN  
 MERIDIAN, IDAHO

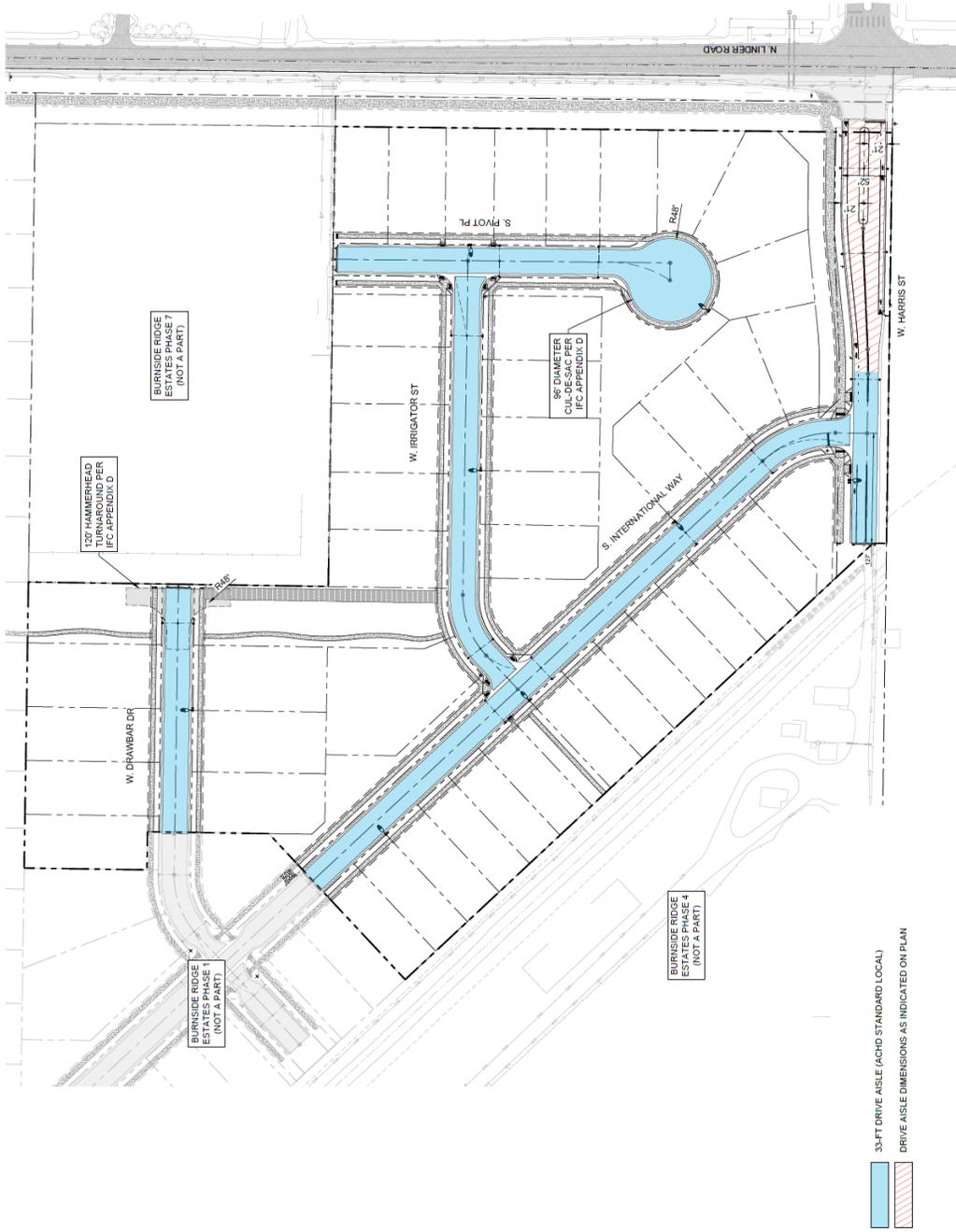
Sub Number: 2-523  
 Drawn: KCS  
 Checked: KCS  
 Scale: AS SHOWN  
 Sheet Title: AMENITIES MASTER PLAN  
 Sheet Number: L1  
 1 of 1 Sheets

ENGINEER: JAMES CHERRY/DESIGNER  
 ARCHITECT: JK ASSOCIATES ARCHITECTS  
 1000 S. 9th St., Ste. 100  
 INDIANAPOLIS, IN 46202-3427  
 317-552-7700  
 317-552-7700  
 317-552-7700

Scale: 1" = 100'

Page 11

E. Emergency Access Exhibit



33'-FT DRIVE AISLE (ACHD STANDARD LOCAL)  
 DRIVE AISLE DIMENSIONS AS INDICATED ON PLAN

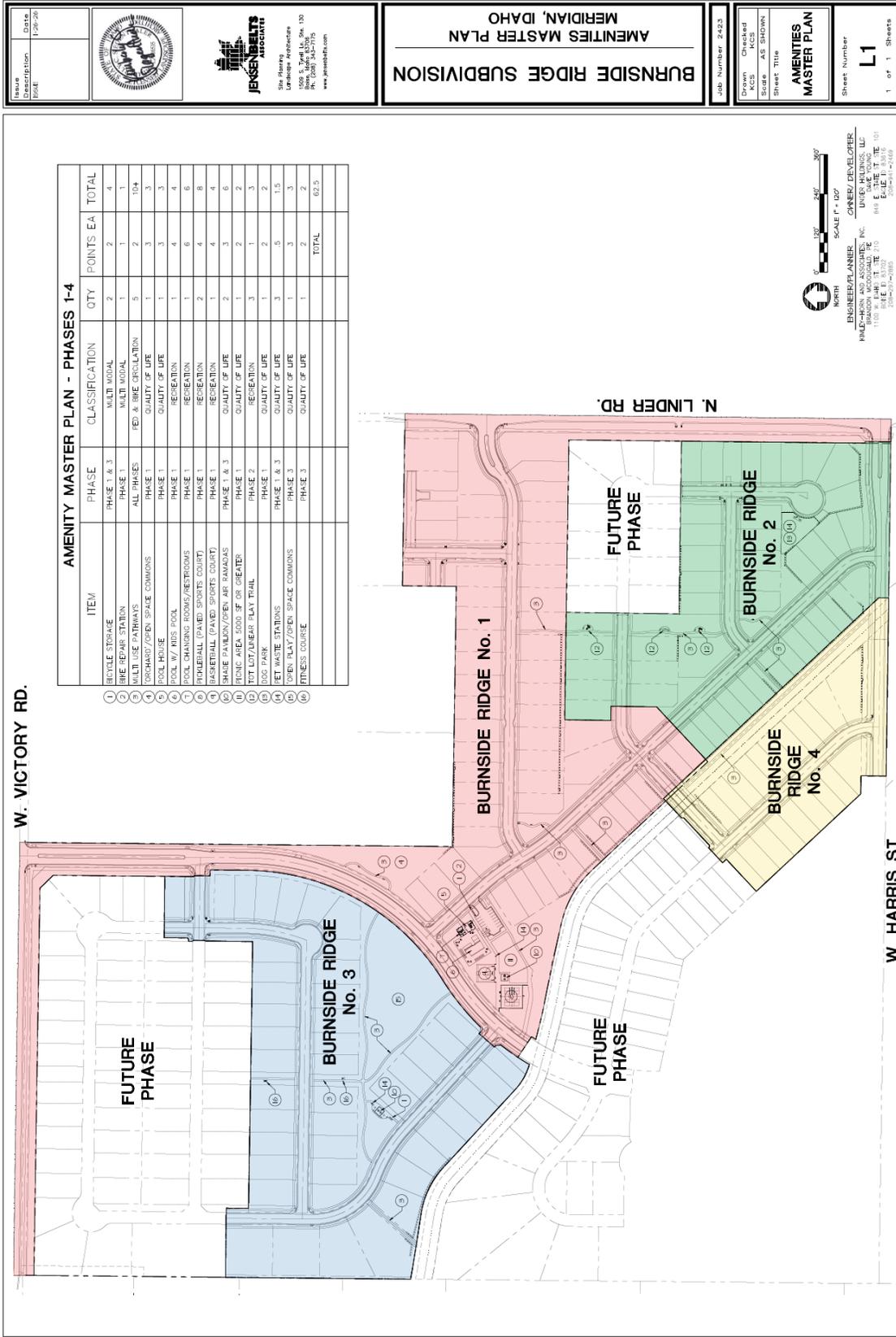


FIRE DEPARTMENT ACCESS EXHIBIT  
 January 27, 2020

BURNSIDE RIDGE ESTATES NO. 2



F. Amenity Exhibit



W. VICTORY RD.

N. LINDER RD.

W. HARRIS ST.

SCALE 1" = 100'
   
 ENGINEER: JAMES J. GIBSON, P.E.
   
 PROFESSIONAL ENGINEER
   
 BRANSON, MISSOURI
   
 LICENSE NO. 10000
   
 DATE: 08/11/2011
   
 FILE NO. 10000
   
 2011-08-11-10000

Issue Description: None Date: 1/26/2011			<b>BURNSIDE RIDGE SUBDIVISION</b> <b>AMENITIES MASTER PLAN</b> MERIDIAN, IDAHO	Job Number: 2423	Drawn: KCS Checked: KCS Scale: AS SHOWN Sheet Title: AMENITIES MASTER PLAN	Sheet Number: L1 1 of 1 Sheets
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## VI. CITY/AGENCY COMMENTS & CONDITIONS

### A. Planning Division

#### Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development [annexation/preliminary plat ([H-2023-0055](#)), Development Agreement Inst. [#2024-063338](#)].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two (2) years of the City Engineer's signature on the previous phase final plat; *or* apply for a time extension, in accord with UDC 11-6B-7 in order for the preliminary plat to remain valid.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by Clinton W. Hansen stamped on 2/6/26 by Clinton W. Hansen, included in Exhibit B shall be revised as follows:
  - a. Note #10: Include the recorded instrument number of the development agreement (i.e. #2024-063338).
  - b. Note #12: Include the recorded instrument number of the ACHD temporary license agreement.
  - c. Legend: Include the recorded instrument number of the ACHD permanent easement line.
  - d. Include the recorded instrument number of the ACHD temporary easement graphically depicted on Sheet 1.
  - e. Include the recorded instrument number of the City of Meridian sewer easement graphically depicted on Sheet 1.
5. The landscape plan prepared by Jensen Belts Assoc., dated 1/21/26 included in Exhibit C, shall be revised as follows:
  - a. Change E. Holstein Dr. to W. Harris St. consistent with the plat.
  - b. Depict landscaping with a mix of materials along each side of all pathways, in accord with the standards listed in UDC [11-3B-12C](#); include calculations that demonstrate compliance.
  - c. Include the required vs. proposed number of trees in the calculations table that demonstrates compliance with the landscape standards for pathways in UDC 11-3B-12C, street buffers in 11-3B-7C and common open space areas in 11-3G-5B.3.
  - d. The street buffer along the collector street (i.e. W. Harris St.) shall include enhanced landscaping as set forth in 11-3B-7C.3f with enhanced amenities with social interaction characteristics and enhanced context with the surroundings in accord with the standards listed in UDC 11-3G-3B.3. Identify the enhancements in a call-out.
  - e. Include a detail of the children's play pods proposed on Lot 5, Block 4 and Lot 25, Block 3.
6. The dog park shall include the following in accord with UDC 11-3G-4C: bags for dog waste disposal, double entrance gate, benches and fencing to enclose the area. The dog waste station shall be an in the ground fixture with waste disposal bags and trash receptacle.

7. The rear and/or sides of 2-story homes on lots that face collector (W. Harris St. – Lot 17, Block 5, Lots 8, 9 and 11, Block 8) and arterial (S. Linder Rd. – Lots 1-2 and 4-8, Block 8) streets 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 streets. Single-story homes are exempt from this requirement.
8. All irrigation ditches, laterals, sloughs or canals, crossing this site shall be piped or otherwise covered as set forth in UDC 11-3A-6B.3.
9. All existing structures that don't comply with the dimensional standards of the applicable district shall be removed from the site prior to submittal of the final plat for City Engineer signature.
10. Future development shall substantially comply with the conceptual building elevations included in the development agreement.
11. A public use easement shall be submitted for the multi-use pathway/sidewalk along the collector street (W. Harris St.) if any portion of the pathway lies outside the adjacent right-of-way.
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=433986&dbid=0&repo=MeridianCity>

**C. Parks Dept.**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=434002&dbid=0&repo=MeridianCity>

**See the Agency Comments folder for any additional comments:**

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=430132&dbid=0&repo=MeridianCity&cr=1>