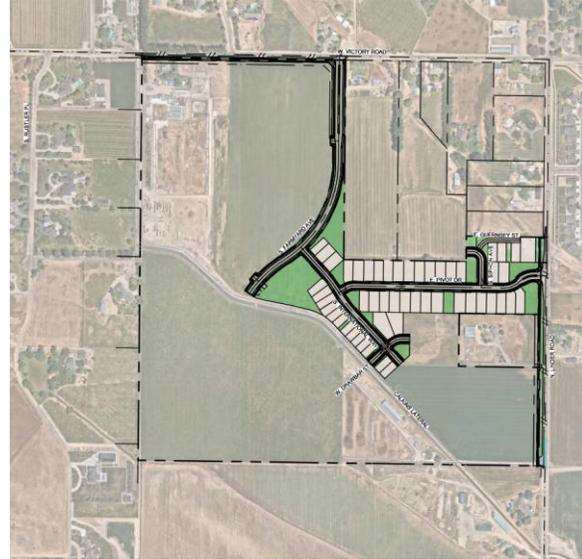


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



DATE: 3/17/2026  
TO: City Council  
FROM: Sonya Allen, Associate Planner  
208-884-5533  
[sallen@meridiancity.org](mailto:sallen@meridiancity.org)  
SUBJECT: FP-2025-0013  
Burnside Ridge Estates No. 1



PROPERTY LOCATION:  
Generally located 1/3 mile south of W. Victory Rd. on the west side of S. Linder Rd., in the NE 1/4 of Section 26, T.3N., R.1W.

**I. PROJECT DESCRIPTION**

Final plat consisting of 52 buildable lots and 15 common/other lots on 26.26 acres of land in the R-4 and R-8 zoning districts for the first phase of Burnside Ridge 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 depicts two (2) fewer building lots and a greater amount of common open space (201,500 s.f. vs. 288,500 s.f.) in the same area shown on the approved preliminary plat and includes some modifications as outlined below, including changes to amenities. The configuration of this phase complies with the updated phasing plan approved by Staff on 10/2/2025, included below in Section V.A.

A modification to the street layout at the northeast corner of the development, within Blocks 1 and 2, is proposed due to the presence of an existing cell tower and associated easement located on Lot 2, Block 2, which was not identified at the time of the preliminary plat. As a result, the

stub street extending to the west – W. Blue Downs Street (labeled as E. Guernsey Street on the preliminary plat) – has been shifted further south. A stub street to the north is proposed with a common driveway for access to Lots 2, 3, 5, and 8, Block 1.

The proposed common driveway serves four (4) homes – three (3) homes on the south side of the driveway and one (1) at the end of the driveway. The proposed driveway will be located 5 feet south of the northern property line, future development to the north will not be able to use the driveway, ensuring future use is limited to four (4) homes in accord with UDC 11-6C-3D.1.

Staff discussed the proposed stub street locations with ACHD and they indicated a preference for the stub street to be oriented to the west rather than to the north, citing greater development potential for the property to the west. The adjacent property to the north is constrained by the Northwest gas pipeline easement, which limits development opportunities as access over the pipeline is limited. Because that property only has access via Linder Rd., an arterial street, UDC 11-3A-3A.3 requires local street access to be provided to that property. For this reason and because right-of-way (ROW) was proposed to the north boundary with the preliminary plat, Staff requested a stub street be provided to the north as proposed.

The amenities for this phase proposed with the preliminary plat consisted of a 9,500+/- square foot clubhouse (6 points), swimming pool & spa (4 points), a commercial outdoor kitchen (2 points), a fire pit (1 point), two (2) paved sports courts (pickleball) (8 points), public art (heritage garden grain bin & equipment sculpture) (2 points) and a fitness stations/course (2 points) totaling 25 points. These amenities fall within the Quality of Life and Recreation Activity Area Amenities categories.

The Applicant proposes changes to the amenities consisting of the following: an orchard with passive seating open space commons (3 points), swimming pool with kids pool (4 points), clubhouse under 5,000 s.f. (3 points), pool changing rooms & restrooms (6 points), bike repair station (1 point), half basketball court (4 points), two pickleball courts (8 points), shade pavilion with BBQ and trash receptacle (aka picnic area) (3 points), multi-use pathways (2 points), and dog waste station (0.5 point) totaling 34.5 points. These amenities fall within the Quality of Life, Recreation Activity Area Amenities, Pedestrian or Bicycle Circulation System Amenities and Multi-modal Amenities categories.

The following amenity standards are associated with some of the proposed amenities per UDC 11-3G-4C, D, E and F:

- Open space commons should be at least twenty thousand (20,000) square feet and surrounded on all sides by the front yards of lots. Intervening streets may be located between the open space and lots. *Although the proposed open space commons are not surrounded on all sides by front yards of lots, the orchard and seating area provides a valued amenity that Staff supports.*
- Picnic area includes tables, benches, landscaping, and a structure for shade.
- Swimming pool must be constructed in ground and meet all Building Code requirements.
- Bicycle repair station is a fixed installation with tools and an air pump.
- Sports court with markings, including benches for seating.

The multi-use pathway/sidewalk along the west side of S. Farmyard Way will be located entirely within an ACHD public use/sidewalk easement.

Because the number of building lots decreased and the amount of common open space increased, Staff finds the proposed final plat in substantial compliance with the approved preliminary plat as required by UDC 11-6B-3C.

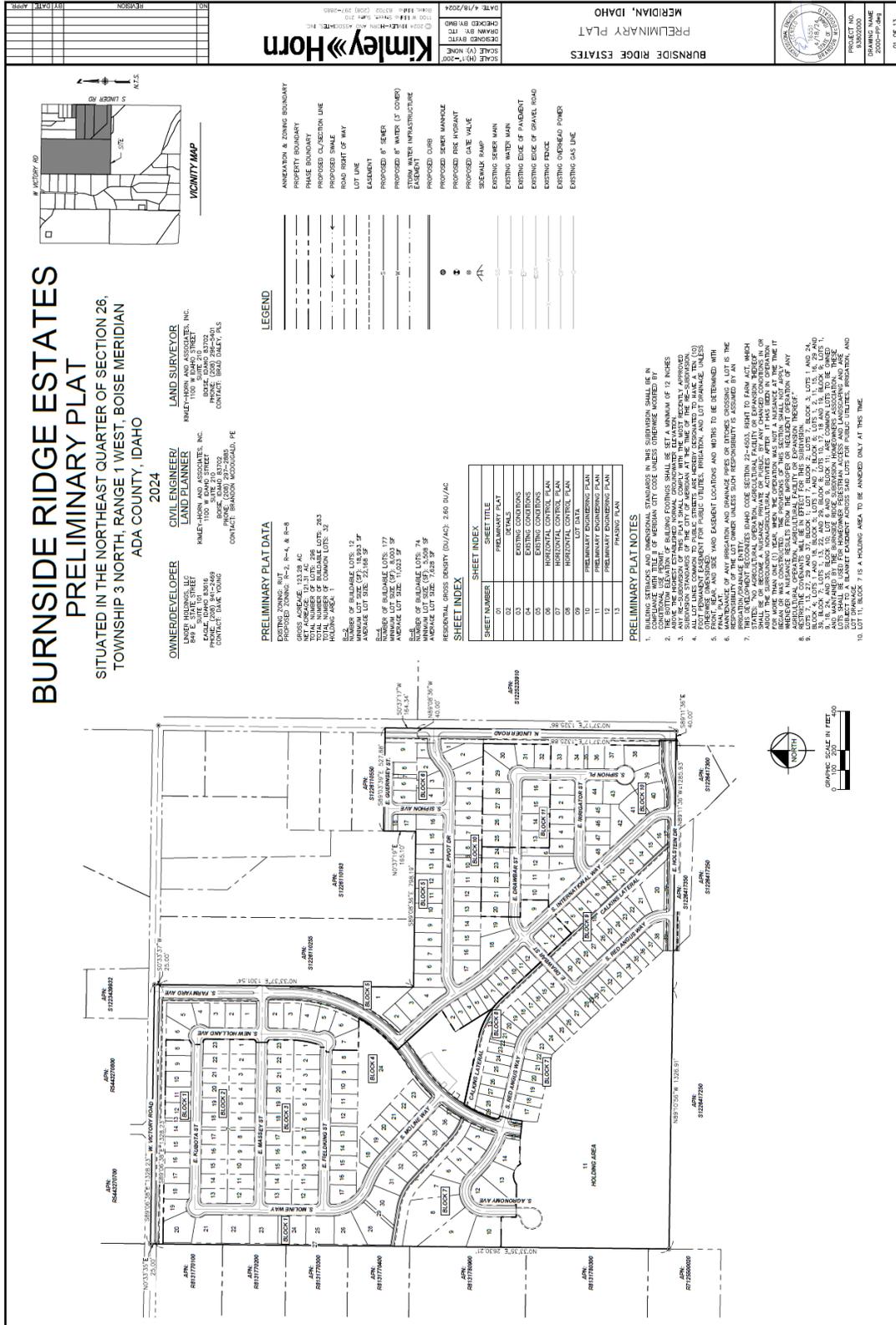
#### **IV. DECISION**

A. Staff:

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

# V. EXHIBITS

## A. Approved Preliminary Plat (dated: 4/18/2024) & Phasing Plan



### BURNSIDE RIDGE ESTATES PRELIMINARY PLAT

SITUATED IN THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
ADA COUNTY, IDAHO  
2024

**OWNER/DEVELOPER**  
ANDER HILSONS, LLC  
844 E. STATE ST. SUITE 101  
BOISE, IDAHO 83720  
PHONE: (208) 343-2499  
FAX: (208) 343-2499  
CONTACT: DAVE YOUNG

**LAND PLANNER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1100 W. MAIN ST. SUITE 200  
BOISE, IDAHO 83725  
PHONE: (208) 333-3333  
CONTACT: BRANDI DANEY, PLS

**LAND SURVEYOR**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1100 W. MAIN ST. SUITE 200  
BOISE, IDAHO 83725  
PHONE: (208) 333-3333  
CONTACT: BRANDI DANEY, PLS

**PRELIMINARY PLAT DATA**

EXISTING ZONING: R-2, R-4, R-8  
PROPOSED ZONING: R-2, R-4, R-8  
TOTAL ACRES: 31.32 AC  
TOTAL NUMBER OF BUILDABLE LOTS: 263  
TOTAL NUMBER OF COMMON LOTS: 32  
TOTAL NUMBER OF LOTS: 295  
AVERAGE LOT SIZE: 11,125.00 SF  
MINIMUM LOT SIZE: 10,500 SF  
MAXIMUM LOT SIZE: 15,500 SF  
AVERAGE LOT SIZE: 11,125.00 SF  
MINIMUM LOT SIZE: 10,500 SF  
MAXIMUM LOT SIZE: 15,500 SF  
RESIDENTIAL GROSS DENSITY (DU/AC): 2.60 DU/AC

**SHEET INDEX**

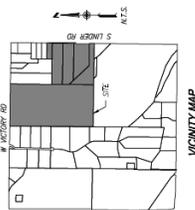
SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT
02	EXISTING CONDITIONS
03	EXISTING CONDITIONS
04	EXISTING CONDITIONS
05	EXISTING CONDITIONS
06	HORIZONTAL CONTROL PLAN
07	HORIZONTAL CONTROL PLAN
08	HORIZONTAL CONTROL PLAN
09	LOT EXISTING DRAIN
10	PRELIMINARY ENGINEERING PLAN
11	PRELIMINARY ENGINEERING PLAN
12	PHASING PLAN
13	PHASING PLAN

**PRELIMINARY PLAT NOTES**

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN ZONING ORDINANCE, CHAPTER 17.02, UNLESS OTHERWISE SPECIFIED.
- CONDITIONAL USE PERMITS FOR BUILDING SETBACKS SHALL BE SET AT A MINIMUM OF 10 FEET UNLESS OTHERWISE SPECIFIED.
- THE MOST RESTRICTIVE APPLICABLE ZONING ORDINANCE SHALL APPLY TO ALL ACTIVITIES AND USES WITHIN THE SUBDIVISION.
- SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RECORDING OF THIS PLAT SHALL APPLY TO ALL ACTIVITIES AND USES WITHIN THE SUBDIVISION.
- FOOT RESTRAINT FACILITY FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SPECIFIED.
- PAINT, SIGN, AND SEE WARD EMBLEM LOCATIONS AND NOTING TO BE DETERMINED WITH THE CITY OF MERIDIAN.
- MAINTENANCE OF ANY PROVISION AND DRAINAGE PERMITS OR EMBLEMS CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER.
- PROHIBITION OF ANY PROVISION AND DRAINAGE PERMITS OR EMBLEMS CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER.
- NO AGRICULTURAL OPERATIONS, AGRICULTURAL FACILITY, OR EXPANSION, REFINERY, OR INDUSTRIAL OPERATIONS SHALL BE CONDUCTED OR PERMITTED WITHIN THE SUBDIVISION UNLESS OTHERWISE SPECIFIED.
- THE SUBDIVISION IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE INTENDED BY THE CITY OF MERIDIAN.
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- THE SUBDIVISION IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE INTENDED BY THE CITY OF MERIDIAN.
- LOT 11, BLOCK 7 IS A HOLDING AREA TO BE AMENDED ONLY AT THE TIME.

**LEGEND**

- ANNEXTION & ZONING BOUNDARY
- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED EASEMENT LINE
- PROPOSED SHADE
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT
- PROPOSED BY SEWER
- PROPOSED BY WATER (1" COVER)
- STORM WATER INFRASTRUCTURE
- EASEMENT
- PROPOSED CURB
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED UTILITY VALVE
- EXISTING CURB MARK
- EXISTING WATER MAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL ROAD
- EXISTING EASEMENT
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE

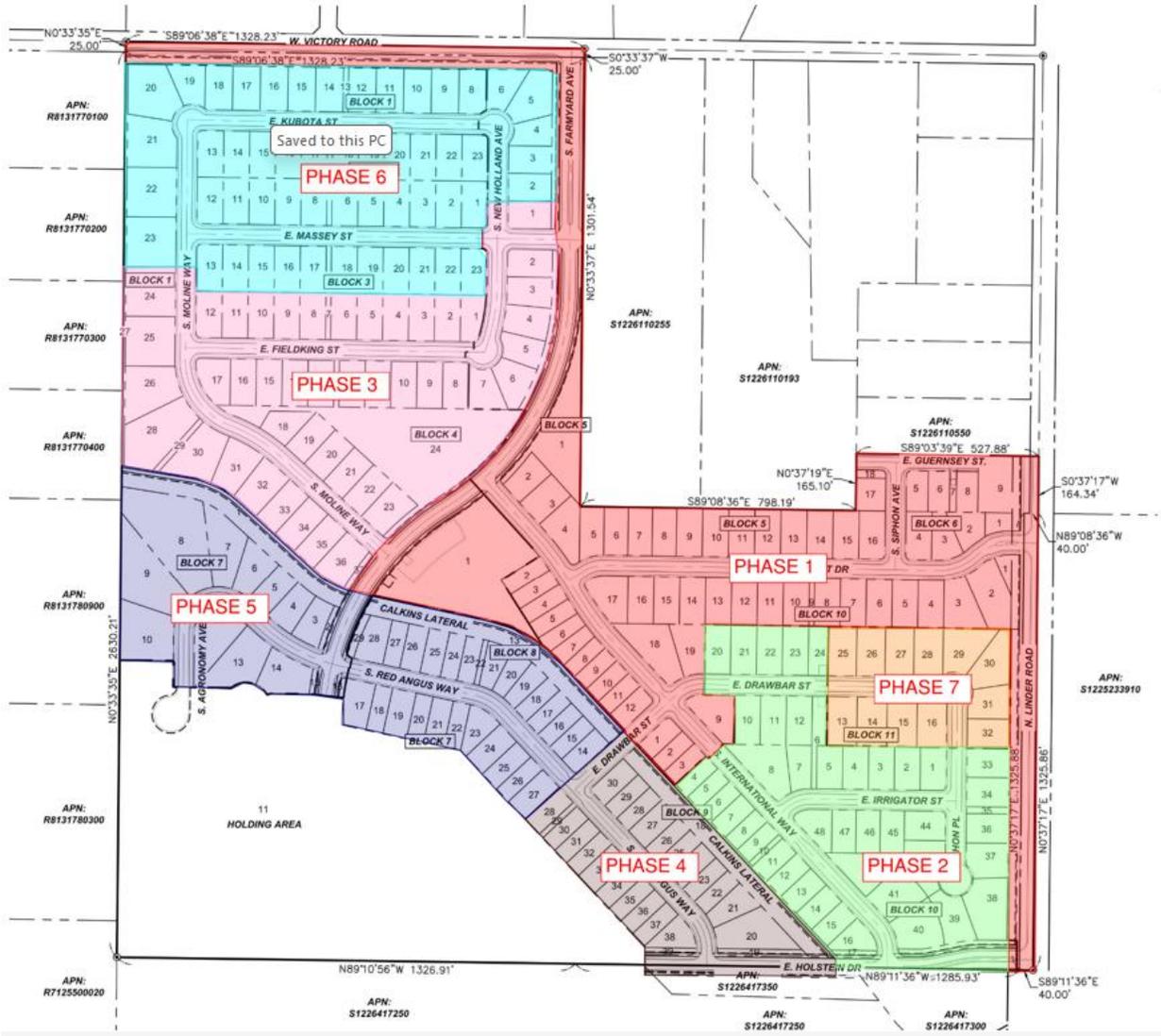


**Kimley-Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1100 W. MAIN ST. SUITE 200  
BOISE, IDAHO 83725  
PHONE: (208) 333-3333  
FAX: (208) 333-3333  
CONTACT: BRANDI DANEY, PLS

SCALE: 1/4" = 1'-0"  
DATE: 4/18/2024  
CREATED BY: BND  
CHECKED BY: BND  
DATE: 4/18/2024

BURNSIDE RIDGE ESTATES  
PRELIMINARY PLAT  
MERIDIAN, IDAHO

PROJECT NO.:  
SUBDIVISION NAME:  
DRAWN BY: BND  
DATE: 4/18/2024



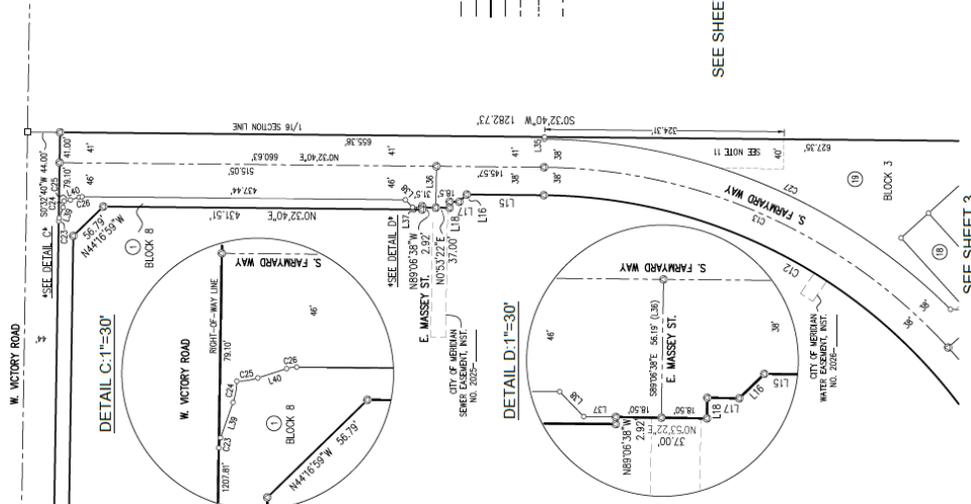
Note: This revised Phasing Plan was approved by Staff on 10/2/25



**BURNSIDE RIDGE ESTATES SUBDIVISION NO. 1**



- LEGEND**
- ◆ FOUND ALUMINUM CAP MONUMENT
  - FOUND 5/8" REBAR WITH PLS 11118
  - PLASTIC CAP OR AS NOTED
  - SET 1/2" REBAR WITH PLS 11118
  - SET 5/8" REBAR WITH PLS 11118
  - PLASTIC CAP
  - CALCULATED POINT
  - SECTION LINE
  - CENTER LINE
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - EASEMENT LINE AS NOTED
  - EASEMENT LINE PER PERMANENT EASEMENT LINE PER ACHD PERMANENT EASEMENT LINE PER INSTRUMENT NO. \_\_\_\_\_
  - ⑩ LOT NUMBER



**CHORD TABLE**

CHORD	LENGTH	RADIUS	DELTA	BEARING	CHORD
C13	646.00'	70.00'	473.53'	N43°29'26"	598.83'
C14	132.35'	70.00'	1025.33'	N62°59'56"	137.16'
C15	271.87'	74.00'	1646.41'	S49°42'24"	271.09'
C16	100.13'	74.00'	745.39'	S37°27'44"	100.05'
C17	130.10'	70.00'	826.19'	N37°08'13"	129.83'
C18	144.21'	70.00'	1051.50'	S37°58'56"	142.00'
C19	76.58'	70.00'	4352.08'	S88°54'25"	74.72'
C20	57.64'	100.00'	3370.28'	S74°29'07"	58.84'
C21	114.95'	100.00'	4354.28'	N69°54'07"	112.18'
C22	114.33'	100.00'	4349.20'	S88°47'08"	111.59'
C23	4.18'	13.00'	1930.00'	N79°53'45"	4.10'
C24	8.37'	27.00'	1930.00'	S80°00'12"	8.30'
C25	8.89'	27.00'	1930.00'	S84°23'12"	8.85'
C26	4.18'	13.00'	1930.00'	N64°23'27"	4.10'
C27	811.04'	788.00'	4225.44'	N22°42'32"	596.85'
C28	1077.74'	788.00'	7505.07'	N41°40'17"	1076.87'
C29	301.25'	788.00'	4329.20'	S45°10'05"	298.46'
C30	113.39'	315.00'	1073.70'	N68°36'56"	112.78'
C31	58.91'	315.00'	1073.70'	N10°45'18"	58.87'
C32	12.81'	315.00'	2713.37'	N41°50'27"	12.81'
C33	60.11'	70.50'	656.32'	N41°37'51"	12.10'
C34	60.11'	70.50'	442.28'	N38°49'18"	60.00'
C35	54.86'	70.50'	476.58'	N41°43'31"	54.86'
C36	6.76'	788.00'	4206.19'	S32°31'12"	6.76'
C37	48.15'	788.00'	3328.24'	S43°28'12"	48.14'
C38	48.15'	788.00'	3328.24'	S38°02'32"	48.14'
C39	42.85'	788.00'	3704.97'	S47°28'12"	42.84'
C40	62.41'	61.50'	4352.96'	S88°54'25"	60.80'
C41	45.37'	118.50'	2202.32'	S79°48'48"	45.38'
C42	45.18'	118.50'	2739.46'	S73°29'28"	44.91'
C43	122.03'	70.50'	833.29'	S38°15'07"	121.89'
C44	46.86'	81.50'	3370.28'	S74°29'07"	46.33'
C45	8.44'	118.50'	4354.00'	S88°49'00"	8.44'
C46	46.86'	118.50'	3328.28'	S74°48'00"	46.17'
C47	10.38'	118.50'	5201.11'	S62°02'32"	10.38'
C48	103.35'	788.00'	7428.18'	N09°56'13"	103.27'
C49	17.87'	788.00'	1930.11'	N41°28'32"	17.86'
C50	20.52'	168.50'	636.58'	N67°22'06"	20.50'
C51	50.08'	168.50'	1701.47'	N29°13'52"	48.90'
C52	45.02'	168.50'	1576.26'	S69°11'44"	44.89'
C53	21.13'	46.00'	2513.20'	S41°00'00"	20.98'
C54	17.32'	50.00'	1930.13'	N67°13'10"	17.24'
C55	67.05'	122.00'	3729.19'	S73°21'13"	66.21'
C56	96.25'	178.00'	3328.46'	S73°38'56"	97.97'
C57	28.91'	51.00'	3729.69'	S41°38'04"	28.16'
C58	24.18'	45.00'	3852.02'	N64°14'36"	23.93'
C59	42.91'	130.50'	1841.65'	N70°03'07"	42.72'
C60	38.10'	130.50'	1700.23'	N62°22'32"	38.95'
C61	43.98'	26.00'	8700.00'	N41°02'02"	38.60'
C62	43.98'	26.00'	8700.00'	S45°59'58"	38.60'

**CHORD TABLE**

CHORD	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	4.14'	13.00'	187.64'	S95°09'36"	4.13'
C2	8.67'	27.00'	1828.06'	S49°49'58"	8.65'
C3	5.33'	27.00'	1143.53'	S51°44'07"	5.32'
C4	2.88'	13.00'	1143.22'	S51°45'06"	2.86'
C5	3.68'	13.00'	1638.44'	S37°59'02"	3.65'
C6	8.65'	27.00'	1828.06'	S82°54'44"	8.61'
C7	8.67'	27.00'	1877.52'	S87°11'44"	8.59'
C8	184.89'	315.00'	13738.02'	N67°01'40"	182.27'
C9	15.54'	788.00'	1154.41'	N32°58'54"	15.54'
C10	64.54'	782.00'	4434.54'	N32°58'17"	64.53'
C11	186.68'	782.00'	13740.23'	N51°12'27"	186.22'
C12	715.18'	712.00'	37333.00'	N39°19'17"	486.48'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	31.83'	S65°35'43"
L2	31.79'	S44°24'58"
L3	28.34'	N41°54'42"
L4	8.28'	S110°30'12"
L5	1.57'	S107°09'55"
L6	4.20'	S72°27'17"
L7	2.32'	S54°49'23"
L8	5.00'	N89°11'37"
L9	14.61'	N47°19'38"
L10	13.00'	N42°34'12"
L11	5.98'	N172°51'47"
L12	4.65'	S47°25'47"
L13	13.00'	N42°54'12"
L14	14.32'	N88°16'07"
L15	104.30'	N032°02'40"
L16	14.16'	N44°05'58"
L17	13.00'	N033°22'42"
L18	8.38'	N89°00'38"

**LINE TABLE**

LINE	LENGTH	BEARING
L19	31.83'	S65°35'43"
L20	31.79'	S44°24'58"
L21	28.34'	N41°54'42"
L22	28.23'	N65°44'58"
L23	31.50'	N07°09'55"
L24	28.35'	N77°16'37"
L25	28.28'	S124°49'54"
L26	20.69'	S43°05'42"
L27	28.28'	N138°30'12"
L28	28.28'	N80°04'04"
L29	28.28'	N138°30'12"
L30	28.28'	S80°05'42"
L31	25.77'	N142°30'12"
L32	25.83'	N88°17'07"
L33	21.29'	S74°29'07"
L34	4.48'	S74°29'07"
L35	3.00'	S88°27'20"
L36	56.19'	S89°00'38"
L37	13.00'	N033°22'42"
L38	14.10'	N44°05'58"
L39	15.25'	S70°44'42"
L40	12.25'	S73°32'26"

SEE SHEET 1 FOR NOTES AND BOUNDARY DETAILS

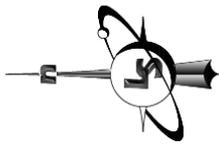


**LandSolutions**  
 Land Surveying and Consulting  
 231 E. 5TH ST.  
 MERIDIAN, ID 83842  
 (208) 288-2040 fax (208) 288-2057  
 www.landsolutions.biz

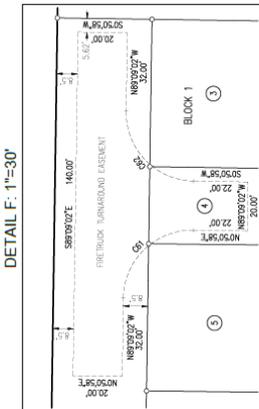
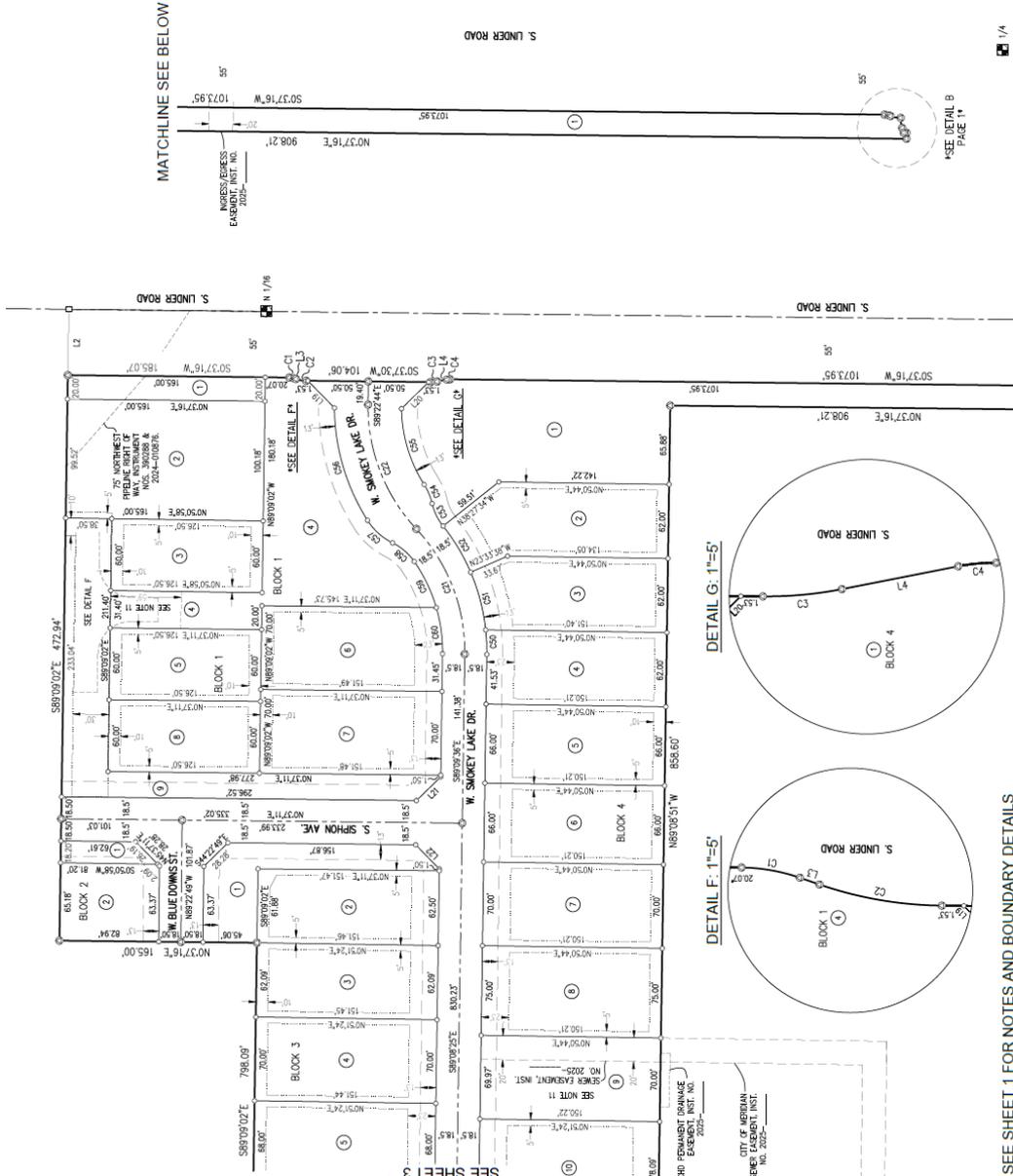


BURNSIDE RIDGE ESTATES SUBDIVISION NO. 1

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



- LEGEND**
- ◆ FOUND ALUMINUM CAP MONUMENT
  - FOUND 5/8\" REBAR WITH PLS 11118
  - PLASTIC CAP, OR AS NOTED
  - SET 1/2\" REBAR WITH PLS 11118
  - SET 5/8\" REBAR WITH PLS 11118
  - PLASTIC CAP
  - CALCULATED POINT
  - CENTER LINE
  - PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
  - - - EASEMENT LINE AS NOTED
  - - - EASEMENT LINE AS NOTED FOR EASEMENT LINE SEE NOTE 11
  - - - ACHD EASEMENT LINE PER INSTRUMENT NO. \_\_\_\_\_
  - - - SUBDIVISION BOUNDARY LINE
  - ⑩ LOT LINE
  - ⑩ LOT NUMBER



DETAIL F: 1"=5'

DETAIL G: 1"=5'



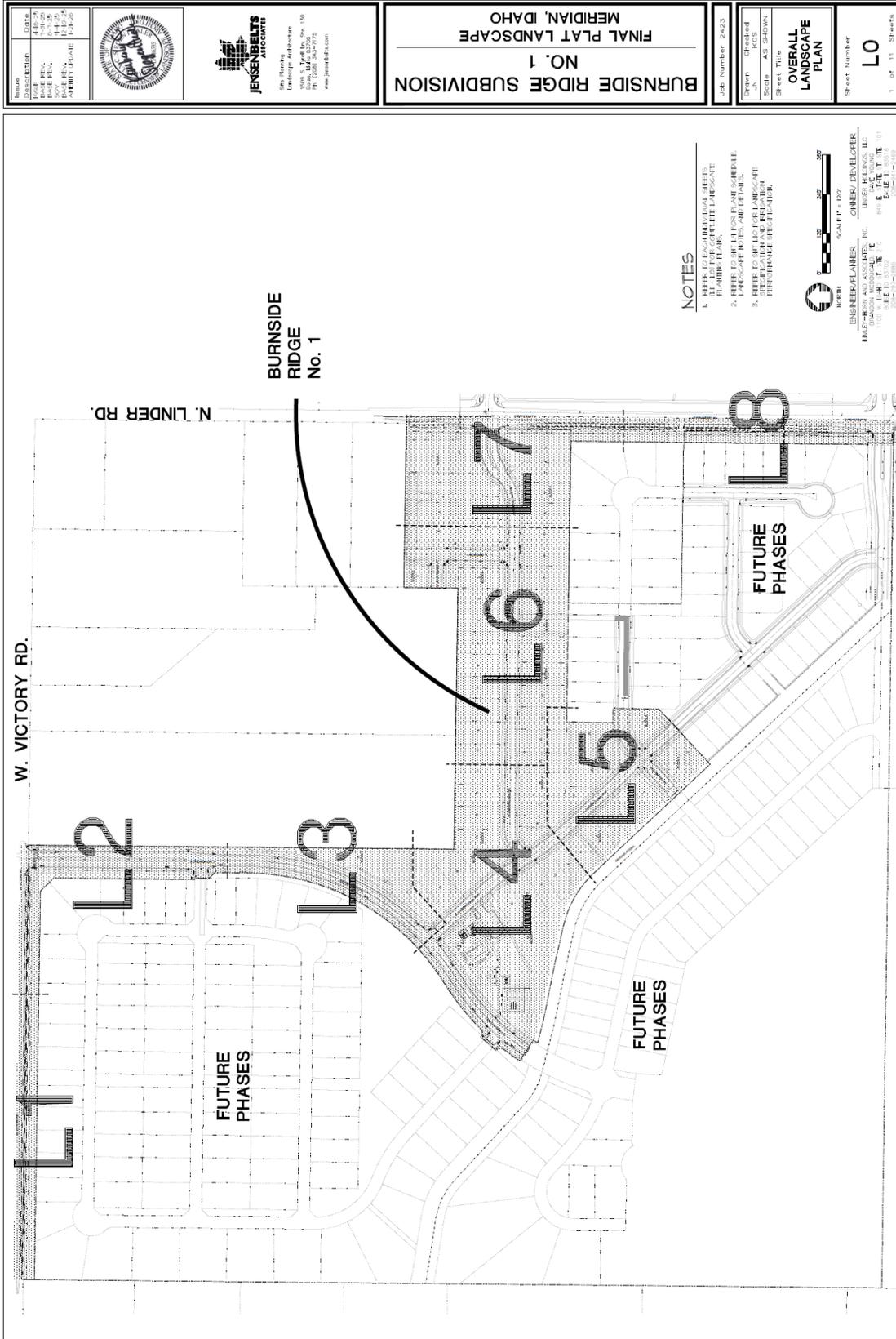
**LandSolutions**  
Land Surveying and Consulting  
231 E. 5TH ST.  
MERIDIAN, ID 83842  
(208) 288-2040 Fax: (208) 288-2557  
www.landsolutionsid.com

SEE SHEET 1 FOR NOTES AND BOUNDARY DETAILS  
SEE SHEET 2 FOR LINE AND CURVE TABLES

1/4

SHEET 4 OF 6

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



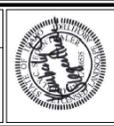
**NOTES**

1. REFER TO EXHIBIT A FOR SITE PLANNING PLANS.
2. REFER TO BULLETIN PLAN SCHEDULE FOR LANDSCAPE NOTES AND DETAILS.
3. REFER TO BULLETIN PLAN SCHEDULE FOR PORT OF PLANTER.



ENGINEER/PLANNER: **DAVID HALLMAN, INC.**  
 1000 S. 1000 E. SUITE 100  
 SALT LAKE CITY, UT 84143  
 (801) 488-1000  
 OWNER/DEVELOPER: **DAVID HALLMAN, INC.**  
 1000 S. 1000 E. SUITE 100  
 SALT LAKE CITY, UT 84143  
 (801) 488-1000

Revision	Date
1	1/21/26
2	1/21/26
3	1/21/26
4	1/21/26
5	1/21/26
6	1/21/26
7	1/21/26
8	1/21/26
9	1/21/26
10	1/21/26



**JENSENBELTS ASSOCIATES**  
 2700 S. 1000 E.  
 SUITE 100  
 SALT LAKE CITY, UT 84143  
 PH: (801) 543-7775  
 WWW.JENSENBELTS.COM

**BURNSIDE RIDGE SUBDIVISION**  
**NO. 1**  
**FINAL PLAT LANDSCAPE**  
**MERIDIAN, IDAHO**

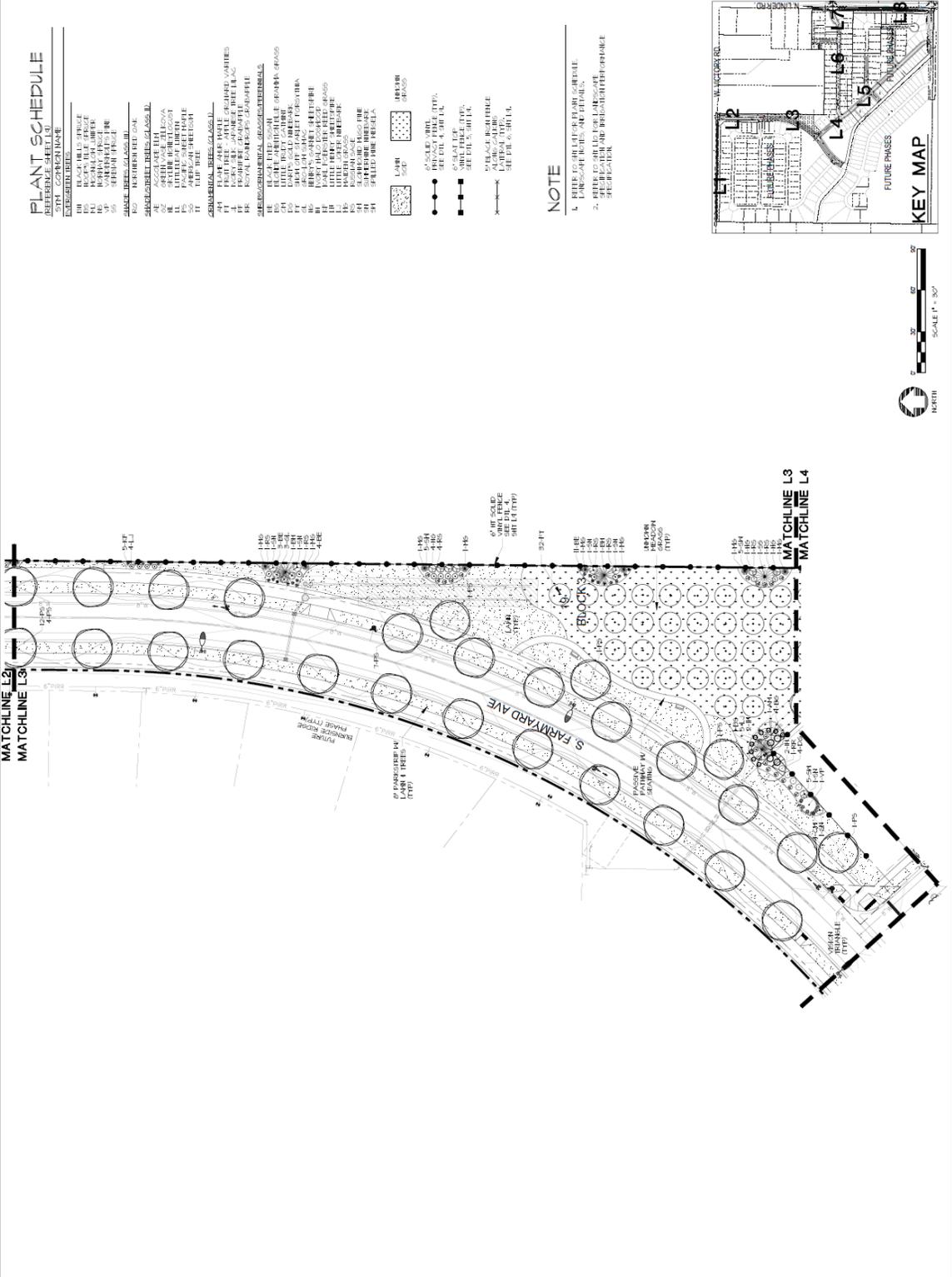
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 Drawn: Checked  
 Scale: AS SHOWN  
 Sheet Title: **OVERALL LANDSCAPE PLAN**

Sheet Number: **L0**  
 1 of 11 Sheets

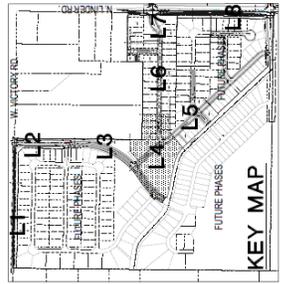
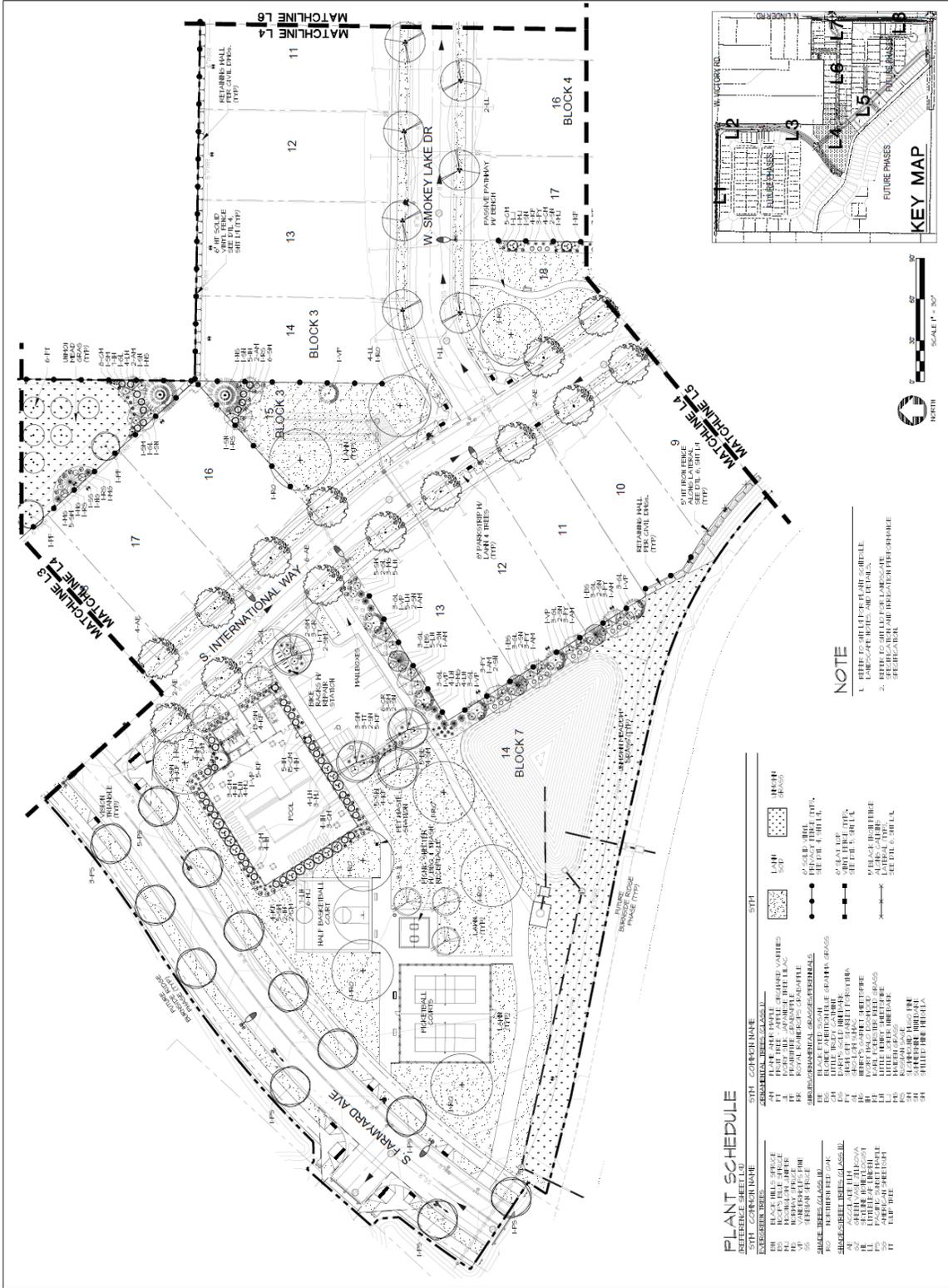




Issue Date Description Issue Date Description Issue Date Description Issue Date Description Issue Date Description		 <p><b>JENSEN BELTS ASSOCIATES, INC.</b>          Landscape Architecture          1000 S. Main Street, Suite 100          Boise, Idaho 83725          Ph: (208) 342-7175          www.jensenbelts.com</p>	<p><b>BURNSIDE RIDGE SUBDIVISION</b>  <b>NO. 1</b>  <b>FINAL PLAT LANDSCAPE</b>  <b>MERIDIAN, IDAHO</b></p>	Job Number 2423 Drawn: [Name] Checked: [Name] Scale: ASB 1/4"=1'-0" Sheet Title <b>LANDSCAPE PLAN</b>	Sheet Number <b>L3</b> 4 of 11 Sheets
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Date: 11/20/20 Drawn: J. B. B. Check: J. B. B. Scale: AS SHOWN Job Number: 2423			<b>BURNSIDE RIDGE SUBDIVISION NO. 1 FINAL PLAT LANDSCAPE</b>	<b>LANDSCAPE PLAN</b>	<b>L4</b> Sheet Number 5 of 11 Sheets
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**NOTE**

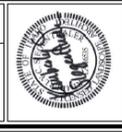
1. REFER TO SHEET L3 FOR LANDSCAPE DETAILS.
2. REFER TO SHEET L5 FOR LANDSCAPE DETAILS.

**PLANT SCHEDULE**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
10	BLACK HILLS SPRUCE	10	PERENNIAL BEDS
11	WINDSOR OAK	11	PERENNIAL BEDS
12	WINDSOR OAK	12	PERENNIAL BEDS
13	WINDSOR OAK	13	PERENNIAL BEDS
14	WINDSOR OAK	14	PERENNIAL BEDS
15	WINDSOR OAK	15	PERENNIAL BEDS
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18	WINDSOR OAK	18	PERENNIAL BEDS
19	WINDSOR OAK	19	PERENNIAL BEDS
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98	WINDSOR OAK	98	PERENNIAL BEDS
99	WINDSOR OAK	99	PERENNIAL BEDS
100	WINDSOR OAK	100	PERENNIAL BEDS



Issue	Date
Issue 1	4-10-23
Issue 2	7-27-23
Issue 3	8-14-23
Issue 4	8-22-23
Issue 5	8-22-23
Issue 6	8-22-23
Issue 7	8-22-23
Issue 8	8-22-23
Issue 9	8-22-23
Issue 10	8-22-23
Issue 11	8-22-23
Issue 12	8-22-23
Issue 13	8-22-23
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Issue 50	8-22-23

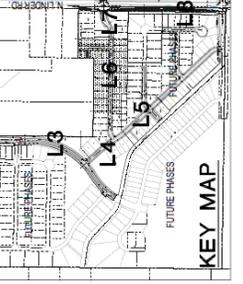
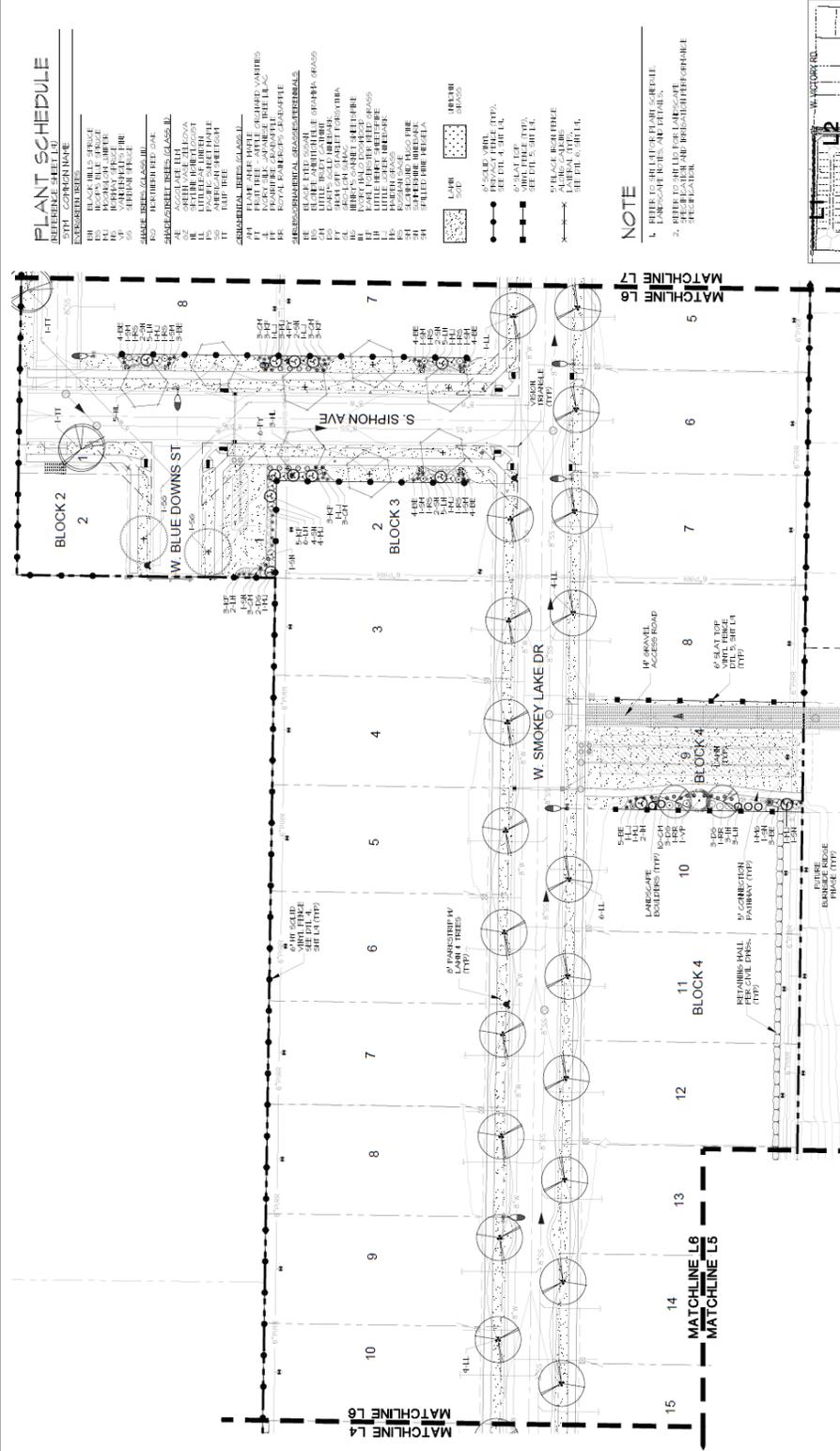


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# BURNSIDE RIDGE SUBDIVISION NO. 1 FINAL PLAT LANDSCAPE MERIDIAN, IDAHO

Job Number 24-23  
 Drawn: Checked: KCS  
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 Scale: AS SHOWN  
 Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**L6**  
 7 of 11 Sheets



**NOTE**

1. REFER TO OTHER PLAT SHEETS.

2. LANDSCAPE NOTES AND DETAILS.

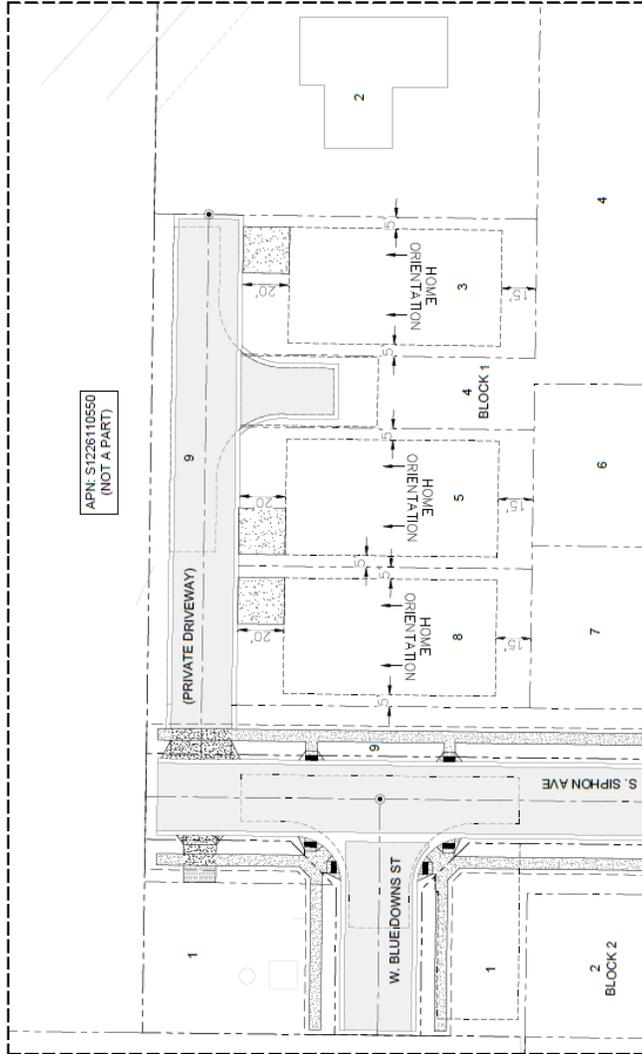
3. REFER TO OTHER PLAT SHEETS FOR DIMENSIONS AND FINISHES.







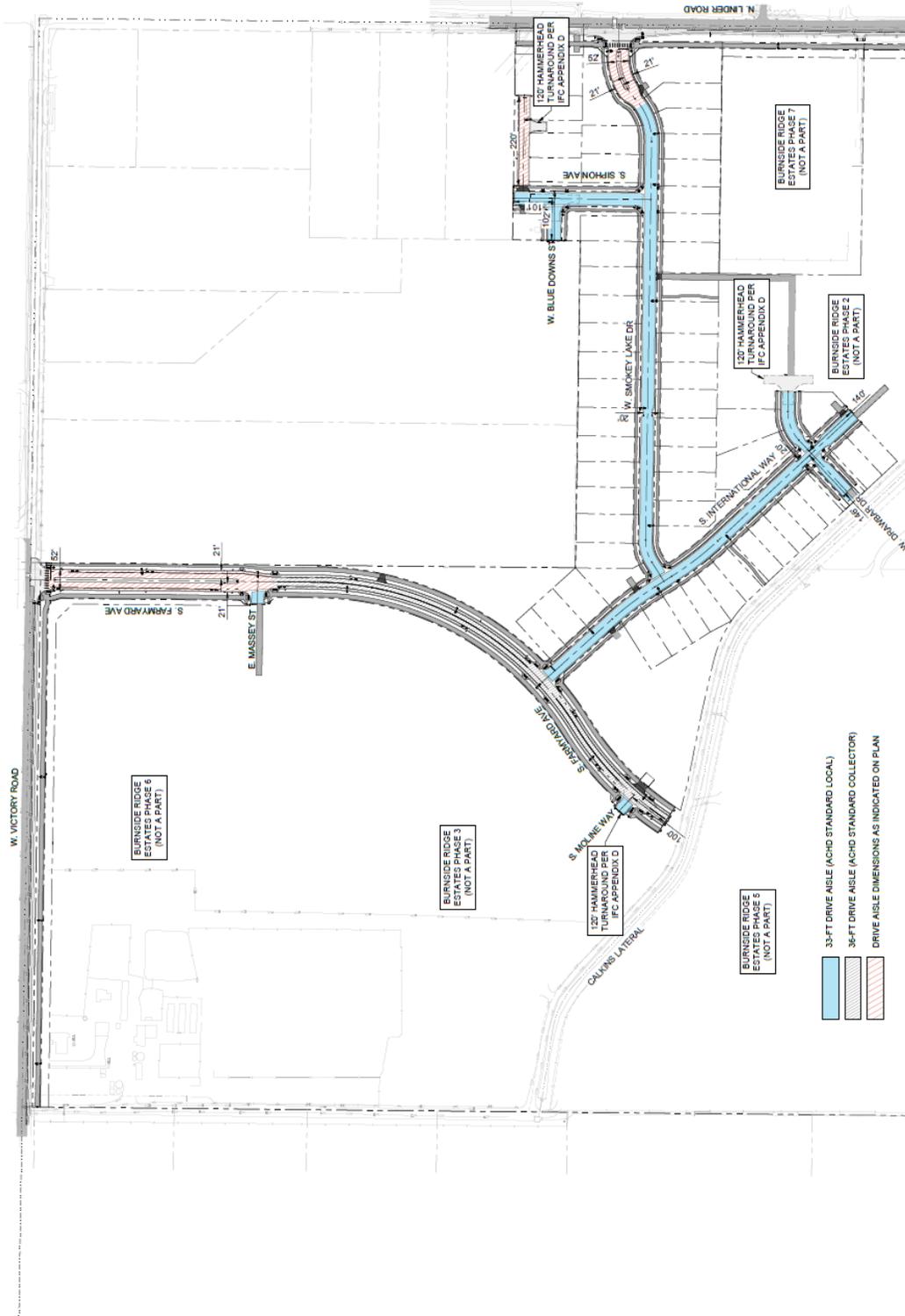
D. Common Driveway Exhibit



BURNSIDE RIDGE ESTATES NO. 1  
COMMON DRIVE EXHIBIT  
February 2, 2026



E. Emergency Access Exhibit

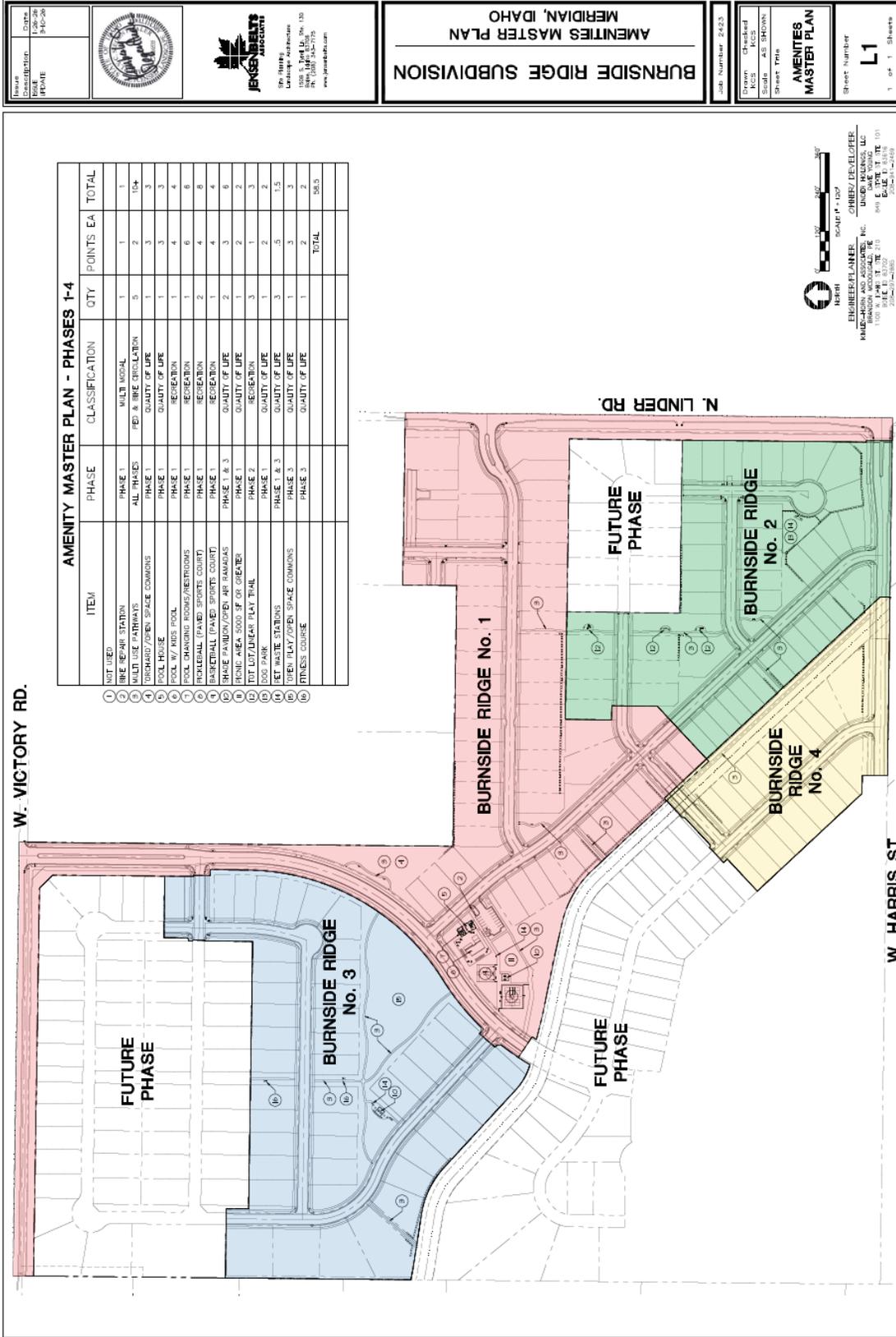


FIRE DEPARTMENT ACCESS EXHIBIT  
February 2, 2025

BURNSIDE RIDGE ESTATES NO. 1



F. Amenity Exhibit



Drawn: [Name]  
Date: 1-14-20  
Scale: AS SHOWN

**JENSEN ADVOCATE**  
1008 S. Park Dr., Ste. 100  
Meridian, ID 83450  
www.jensenadv.com

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

Job Number: 2423

Drawn: [Name] Checked: [Name]  
Scale: AS SHOWN  
Sheet Title: **AMENITIES MASTER PLAN**

Sheet Number: **L1**  
1 of 1 Sheets

## 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 Council's approval of the preliminary plat (by June 11, 2026); *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 Land Solutions Land Surveying and Consulting, stamped on 8/21/25 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. Note #16: Include the recorded instrument of the ACHD development agreement.
  - d. Legend: Include the recorded instrument number of the ACHD permanent easement line.
  - e. Include the recorded instrument number of the ACHD temporary easement graphically depicted on Sheets 3 and 4.
  - f. Include the recorded instrument number of the City of Meridian sewer easement graphically depicted on Sheets 3 and 4.
  - g. Include the recorded instrument number of the ingress/egress easement graphically depicted on Sheet 4.
  - h. The final construction drawings shall depict a 10-foot-wide detached sidewalk along the northern portion of the east side of S. Farmyard Way, a collector street, in accord with preliminary plat condition #2g, unless otherwise approved through a development agreement modification. *If a modification to the DA isn't approved to reduce the width of the sidewalk to 5 feet, alternative compliance may be requested to provide an attached 10-foot-wide sidewalk.*
  - i. Extend S. Siphon Ave. as a stub street to the north property boundary for future extension along with the sidewalks on either side (there appears to be a gap).
  - j. Break up Lot 9, Block 1 into two (2) lots – one for the street buffer and one for the common driveway.
  - k. Depict traffic calming measures on the construction drawings for W. Smokey Lake Dr. (shown as E. Pivot Dr. on the preliminary plat) in the form of bulb-outs, chokers, stamped concrete, etc. due to the long block face; work with ACHD to determine an appropriate means of traffic calming in accord with preliminary plat condition #2e.

5. The landscape plan prepared by Jensen Belts Assoc., dated 8/7/25 included in Exhibit C, shall be revised as follows:
  - a. Depict a 10-foot-wide detached sidewalk along the east side of the northern portion of S. Farmyard Way, a collector street, in accord with preliminary plat condition #2g, unless otherwise approved through a development agreement modification. *If a modification to the DA isn't approved to reduce the width of the sidewalk to 5 feet, alternative compliance may be requested to provide an attached 10-foot-wide sidewalk.*
  - b. Where the unimproved street right-of-way is ten (10) feet or greater from the edge of pavement to edge of sidewalk or property line along Linder Rd., a ten-foot compacted shoulder shall be depicted meeting the construction standards of the transportation authority with landscaping (i.e. lawn or other vegetative ground cover) in the remaining area, per UDC 11-3B-7C.5. *Landscaping improvements within the right-of-way shall require a license agreement between the property owner and the transportation authority.*
  - c. Depict the future curb location as anticipated by ACHD along W. Victory Rd. and S. Linder Rd.; depict a minimum 25-foot-wide street buffer, measured from the ultimate curb location, along both streets.
  - d. Depict landscaping with a *variety* of materials, including shrubs and vegetative groundcover, within the required street buffer along S. Farmyard Ave., a collector street, in accord with the standards listed in UDC 11-3B-7C.3; include calculations that demonstrate compliance in the Landscape Calculations table on Sheet L9.
  - e. The street buffers along S. Linder Rd., W. Victory Rd., and S. Farmyard Ave. 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. Include call-outs for what specific enhanced landscaping and amenities are proposed to meet these standards.
  - f. 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 in the Landscape Calculations table.
  - g. Extend S. Siphon Ave. as a stub street to the north property boundary for future extension along with the sidewalks on either side (there appears to be a gap).
  - h. The picnic area shall include tables, benches, landscaping, and a structure for shade in accord with UDC 11-3G-4C.5; depict accordingly.
  - i. Depict a standard bus stop (size small) with a 10' x 10' concrete pad along N. Linder Rd. just south of W. Smokey Lake Dr. (depicted as E. Pivot Dr. on the preliminary plat) as requested by Valley Regional Transit (VRT). The purpose of the pad is to provide an ADA compliance boarding/alighting area. The pad will allow VRT to schedule a stop there as part of future route planning and place signage and a bench onsite.
6. The existing home at 3605 S. Linder Rd. (Parcel #S1226110575) on Lot 2, Block 1 shall disconnect from the existing well and septic system and connect to City water and sewer service within 60 days of it becoming available as set forth in MCC [9-1-4](#) and [9-4-8](#). The well may be used for irrigation purposes. The driveway via S. Linder Rd. shall be removed and access shall be taken internally from within the subdivision.

7. The rear and/or sides of 2-story homes on lots that face collector (S. Farmyard Way – Lot 18, Block 3 and Lot 13, Block 7) and arterial (S. Linder Rd. – Lot 8, Block 1 and Lot 2, Block 4) 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 of Lots 2, 3, 5 and 8, Block 1 shall be consistent with the common driveway exhibit included in Section V.D and the standards listed in UDC 11-6C-3D.
11. The bicycle repair station shall be a fixed installation with tools and an air pump in accord with UDC 11-3G-4F.2.
12. The sports courts shall include markings and benches for seating in accord with UDC 11-3G-4D.5.
13. The swimming pool shall be constructed in-ground and meet all Building Code requirements per UDC 11-3G-4D.1.
14. The developer shall work with ACHD to provide traffic calming measures on W. Smokey Lake Dr. (depicted as E. Pivot Dr. on the preliminary plat) in the form of bulb-outs, chokers, stamped concrete, etc. as directed by City Council as a provision of the waiver to the block face standards in UDC 11-6C-3F for Blocks 2 and 3. Traffic calming measures, as approved by ACHD, shall be depicted on the construction drawings and/or landscape plan, as applicable, submitted with the final plat signature application.
15. Future development shall substantially comply with the conceptual building elevations included in the development agreement.
16. Comply with the [\*Williams Developer's Handbook\*](#) for any development and/or improvements within the Williams pipeline easement on Lot 2, Block 1.
17. A public use easement shall be submitted for any multi-use pathways (or portions thereof) within the site that lie outside of the adjacent right-of-way.
18. A Certificate of Zoning Compliance and Design Review application is required to be submitted for the clubhouse site and structure to ensure it complies with the design standards in the Architectural Standards Manual and UDC standards.
19. 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=431506&dbid=0&repo=MeridianCity>

**C. Department of Environmental Quality**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=432259&dbid=0&repo=MeridianCity>

**D. Idaho Transportation Department (ITD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=432223&dbid=0&repo=MeridianCity>