

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



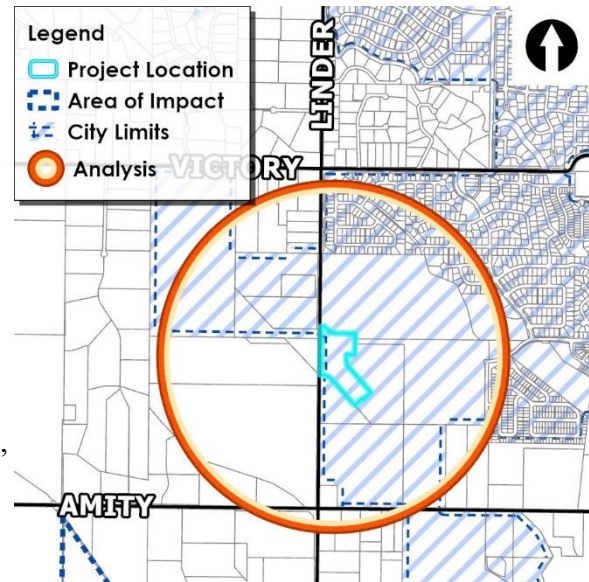
HEARING DATE: 8/25/2026

TO: Mayor & City Council

FROM: Nick Napoli, Associate Planner
208-884-5533

SUBJECT: Brundage Estates Subdivision No. 1
MFP-2026-0004

LOCATION: Generally located east of S. Linder Road
midway between W. Victory and W.
Amity Roads, in Section 25, Township 3,
Range 1 West.



I. PROJECT DESCRIPTION

Final plat modification to add a common lot in Lot 1 of Block 1 for the irrigation pump station in Brundage Estates Subdivision No. 1.

II. APPLICANT INFORMATION

A. Applicant:

Clint Hansen – 231 E. 5th Street Ste. A, Meridian, ID 83642

B. Owner:

Lee Centers – LC Development, 3770 S. Linder Road, Meridian, ID 83642

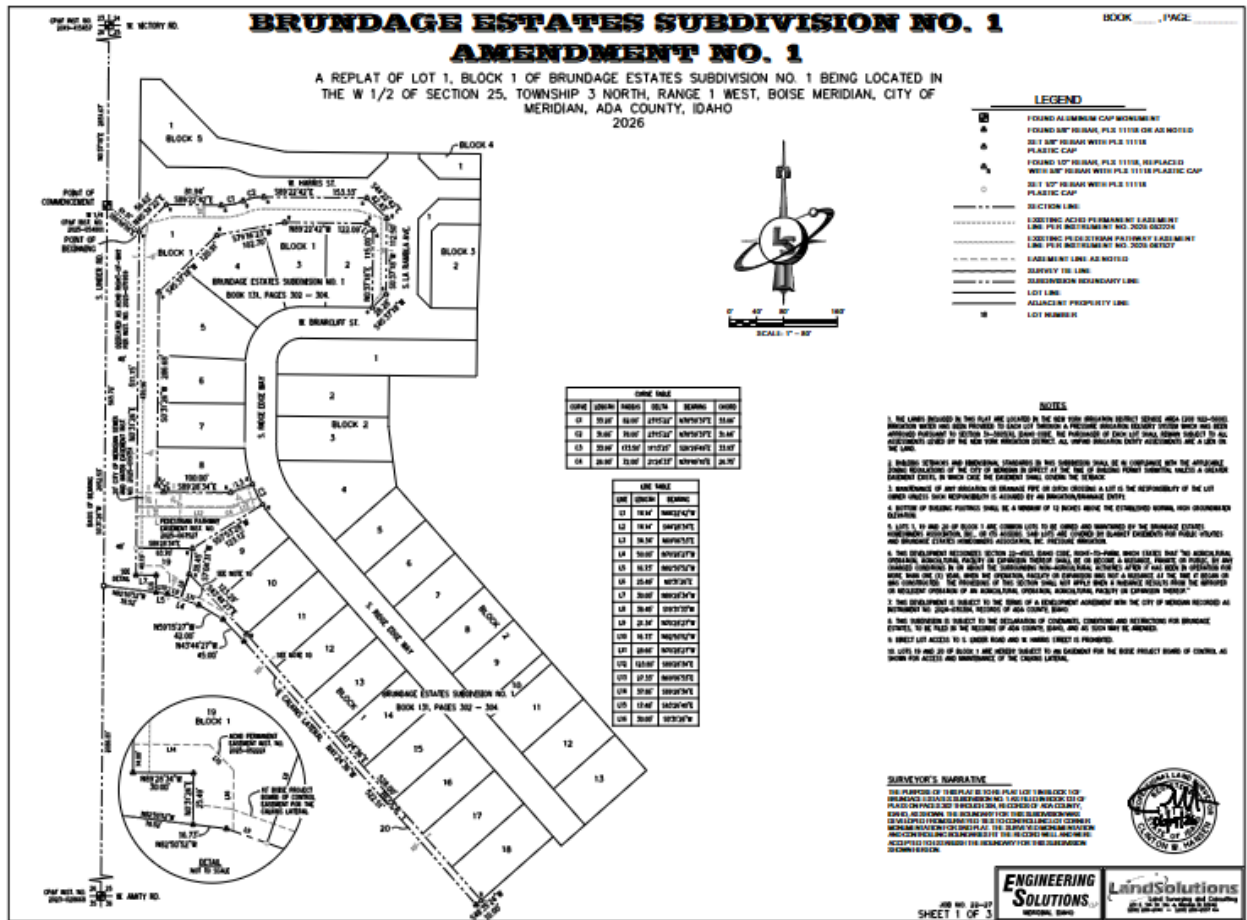
C. Representative:

Same as applicant

III. STAFF ANALYSIS

The final plat for Brundage Estates Subdivision No. 1 recorded in 2026. At the time, Lot 1, Block 1 was established as a common lot that contained the pump house for the subdivision. The applicant is now requesting to add two additional common lots (Lots 19 and 20, Block 1) to separate the pumphouse from Lot 1, Block 1. This did not decrease the open space or increase the number of buildable lots in the proposed subdivisions but rather is creating an additional common lot for the pumphouse.

B. Proposed Final Plat (dated: 06/19/2026)



VI. CITY/AGENCY COMMENTS

1. Future development of this site shall be generally consistent with prior approvals including the preliminary plat, landscape plan, and conceptual building elevations included in Section VIII and the provisions contained herein. (H-2016-0001, A-2018-0231, H-2024-0031, FP-2024-0024, FPS-2026-0003, DA Inst# 2024-070384)
2. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-5 for the R-4 zoning district.
3. 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.
4. All fencing is required to comply with the standards listed in UDC 11-3A-7. If fencing is proposed for the development, the applicant should include it on the site plan submitted with the building permit. Additionally, solid fencing adjacent to common driveways shall be prohibited, unless separated by a minimum five (5) foot wide landscaped buffer planted with shrubs, lawn or other vegetative groundcover in accordance with UDC 11-6C-3D.5.
5. The Applicant shall comply with all ACHD conditions of approval.

6. 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.
7. The preliminary/final 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 2) obtain approval of a time extension as set forth in UDC 11-6B-7.