

BEFORE THE MERIDIAN CITY COUNCIL

**HEARING DATE: MARCH 17, 2026
ORDER APPROVAL DATE: MARCH 24, 2026**

**IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 36 BUILDING)
LOTS AND 11 COMMON LOTS ON)
12.57 ACRES OF LAND IN THE R-4)
ZONING DISTRICT FOR)
BURNSIDE RIDGE ESTATES NO. 2)
)
**BY: KIMLEY-HORN)
APPLICANT)**
_____)
)
)
)**

**CASE NO. FP-2025-0021
ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on March 17, 2026 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 BURNSIDE RIDGE ESTATES SUBDIVISION NO. 2, A RESUBDIVISION OF A PORTION OF BASSLIN RIDGE ESTATES SUBDIVISION AND PORTIONS OF THE NE ¼ OF SECTION 26, T3N, R1W, BM, CITY OF MERIDIAN, ADA COUNTY,

IDAHO. 2026 HANDWRITTEN DATE: 2/6/2026, by CLINTON W. HANSEN, PLS, SHEET 1 OF 3,” 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 March 17, 2026, 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 _____, 2026.

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: _____

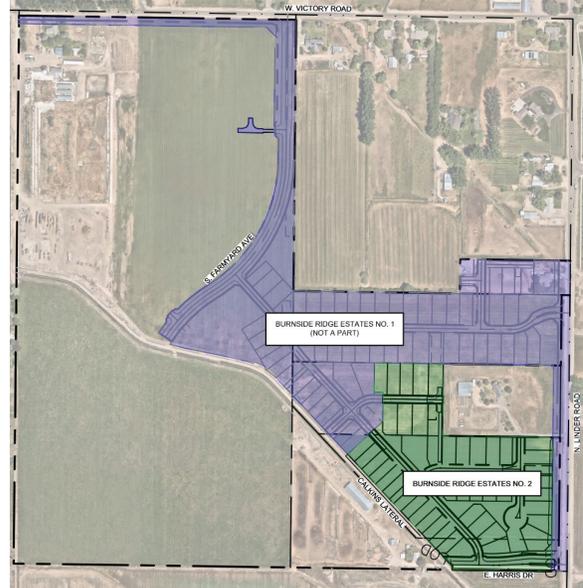
EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 3/17/2026
TO: City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
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 1/4 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.

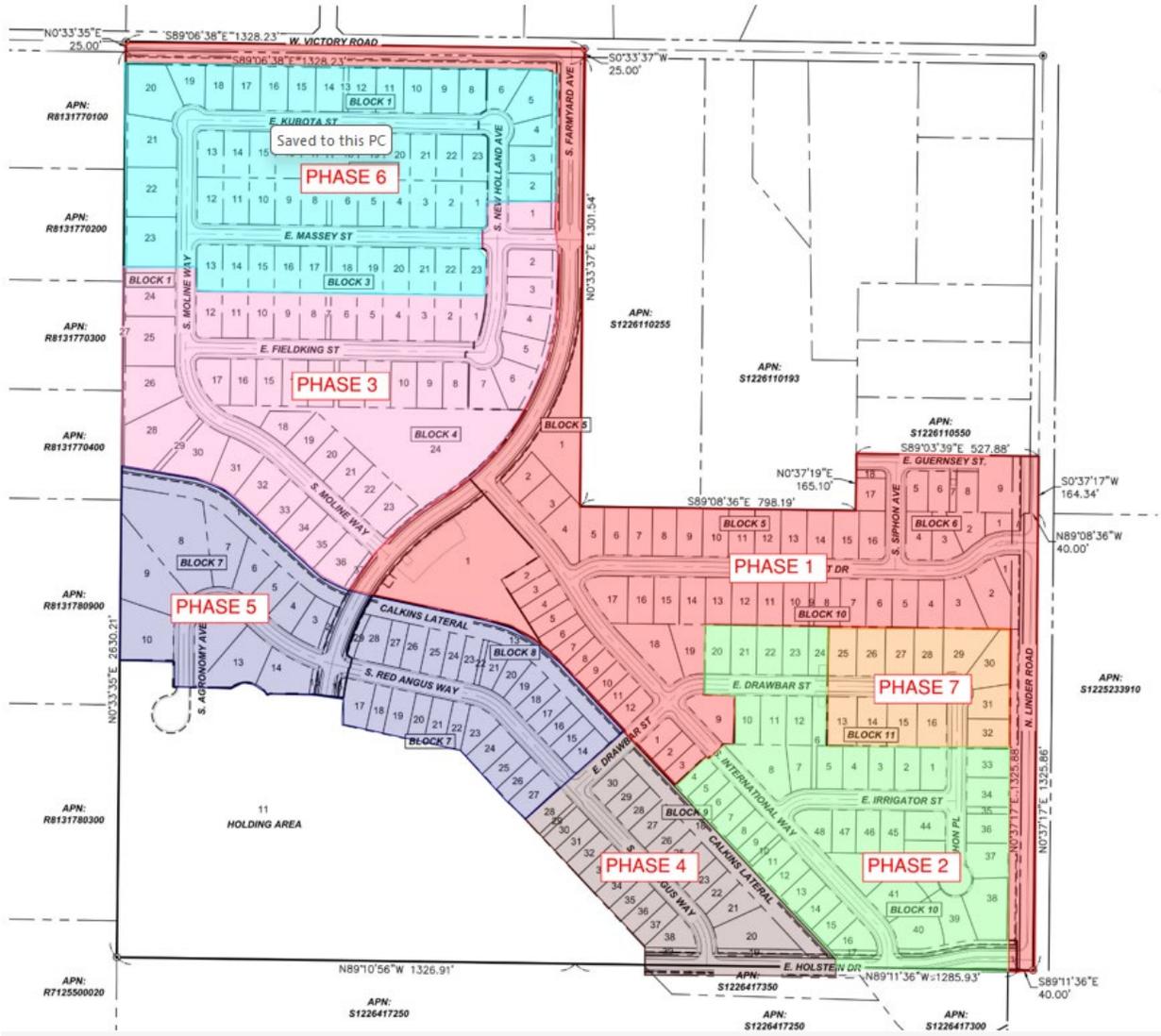
IV. DECISION

A. Staff:

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

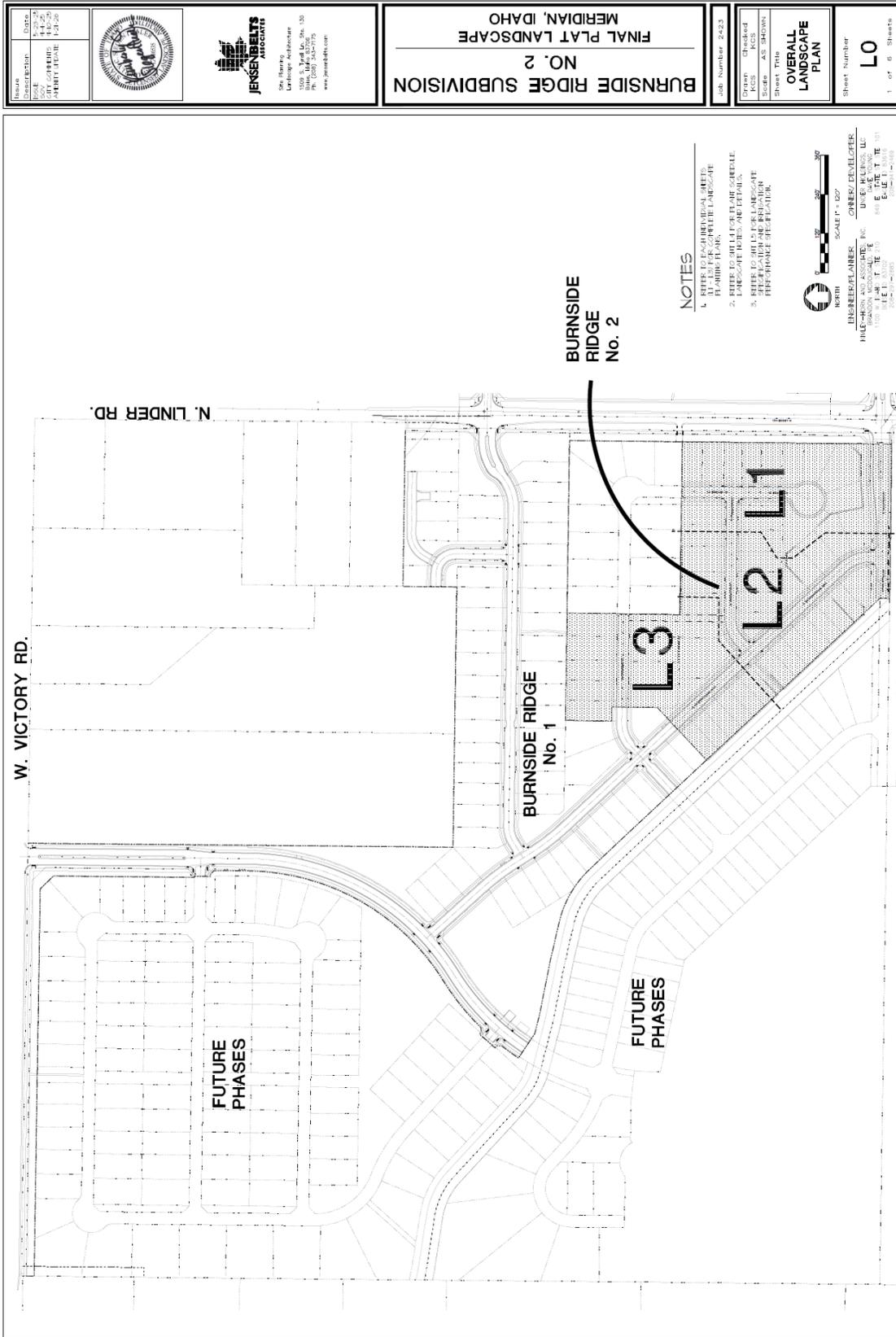
B. City Council:

The City Council approved the proposed final plat with the conditions of approval below in Section VI.



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

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

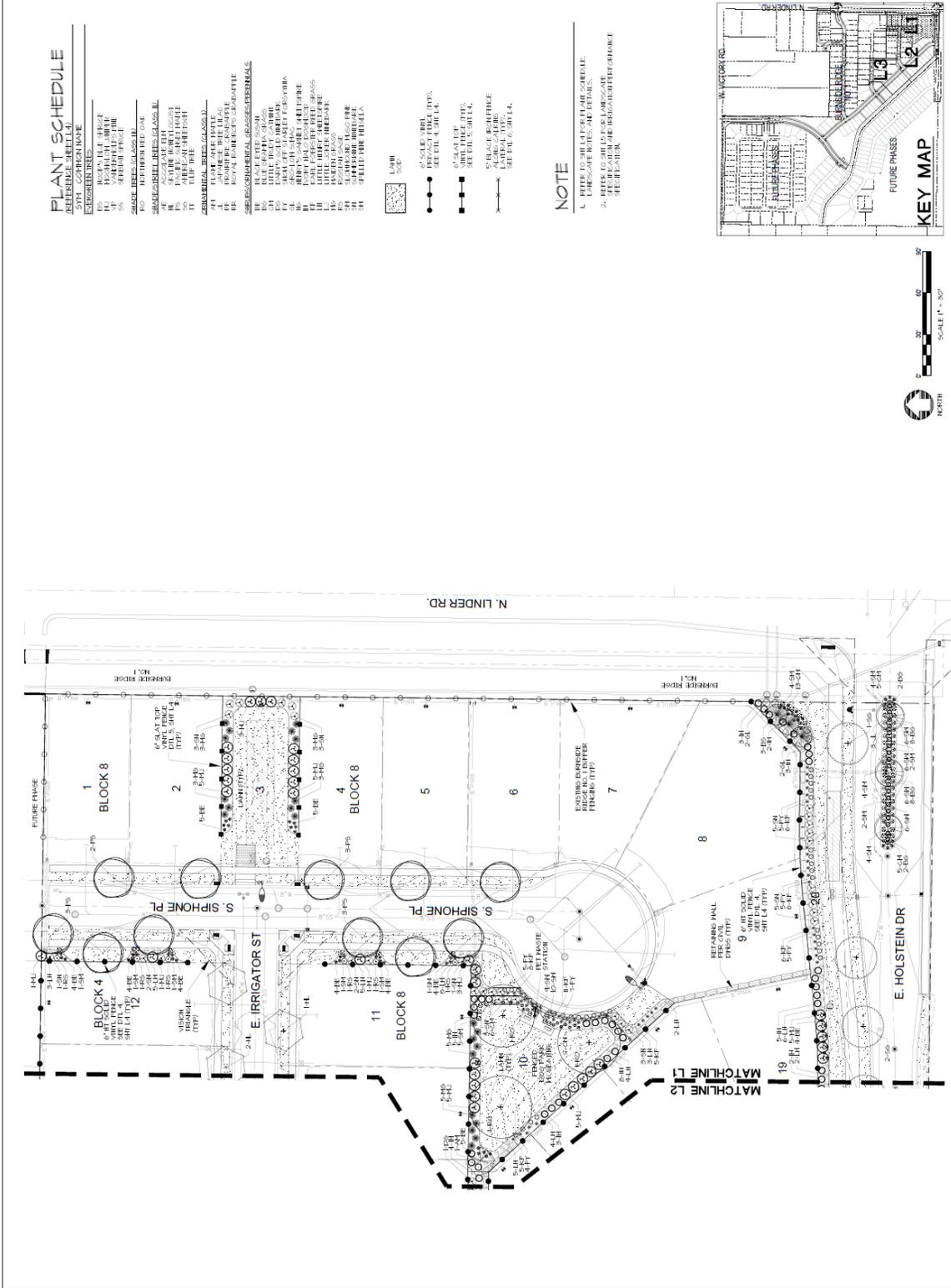
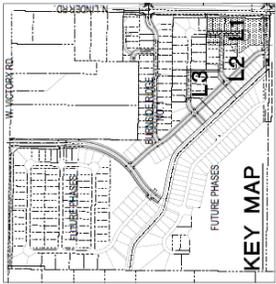


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|--|---|---|---------------------------------------|--|---|---|
| Issue Number: 2-22-21 Date: 4-1-21 City: COVINGS County: ADAMS State: NEBRASKA |  |  | FINAL PLAT LANDSCAPE NO. 2 | BURNSIDE RIDGE SUBDIVISION FINAL PLAT LANDSCAPE NO. 2 | Job Number: 2423 Drawn: [Name] Checked: [Name] Scale: AS SHOWN Sheet Title: | LANDSCAPE PLAN Sheet Number: L1 of 6 Sheets |
|--|---|---|---------------------------------------|--|---|---|

PLANT SCHEDULE

- LEGEND**
- 10 6" x 6" BLUE BRICK
 - 11 4" x 4" WHITE BRICK
 - 12 4" x 4" WHITE BRICK
 - 13 4" x 4" WHITE BRICK
 - 14 4" x 4" WHITE BRICK
 - 15 4" x 4" WHITE BRICK
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- NOTE**
1. REFER TO PLAT FOR PHASE SCHEDULE.
 2. REFER TO PLAT FOR LANDSCAPE DETAILS.
 3. REFER TO PLAT FOR DRAINAGE DETAILS.



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| 2 | 11/11/20 |
| 3 | 11/11/20 |
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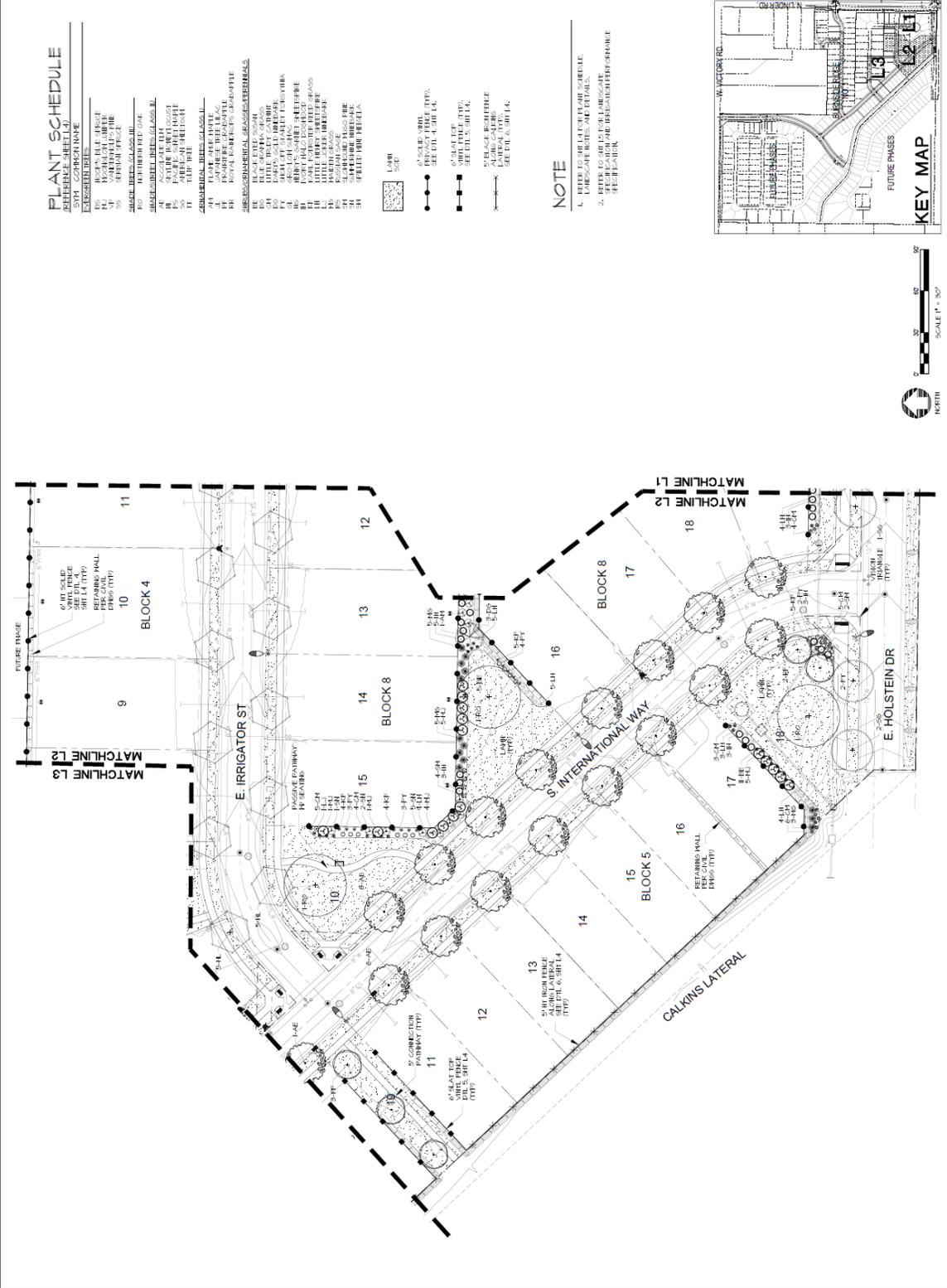


JENSENBELTS ASSOCIATES
 Landscape Architecture
 1500 S. 34th Ave., Ste. 130
 Phoenix, AZ 85018
 Ph: (602) 543-7175
 www.jensensbelts.com

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

Sub-Number: 24233
 Date: 11/11/20
 Scale: AS SHOWN
 Sheet Title: LANDSCAPE PLAN

Sheet Number: L2
 3 of 6 Sheets



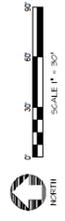
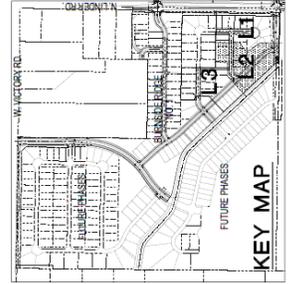
PLANT SCHEDULE

- REFERENCE SHEET:
 EXISTING SITE
 10 10' x 10' PAVEMENT
 11 10' x 10' PAVEMENT
 12 10' x 10' PAVEMENT
 13 10' x 10' PAVEMENT
 14 10' x 10' PAVEMENT
 15 10' x 10' PAVEMENT
 16 10' x 10' PAVEMENT
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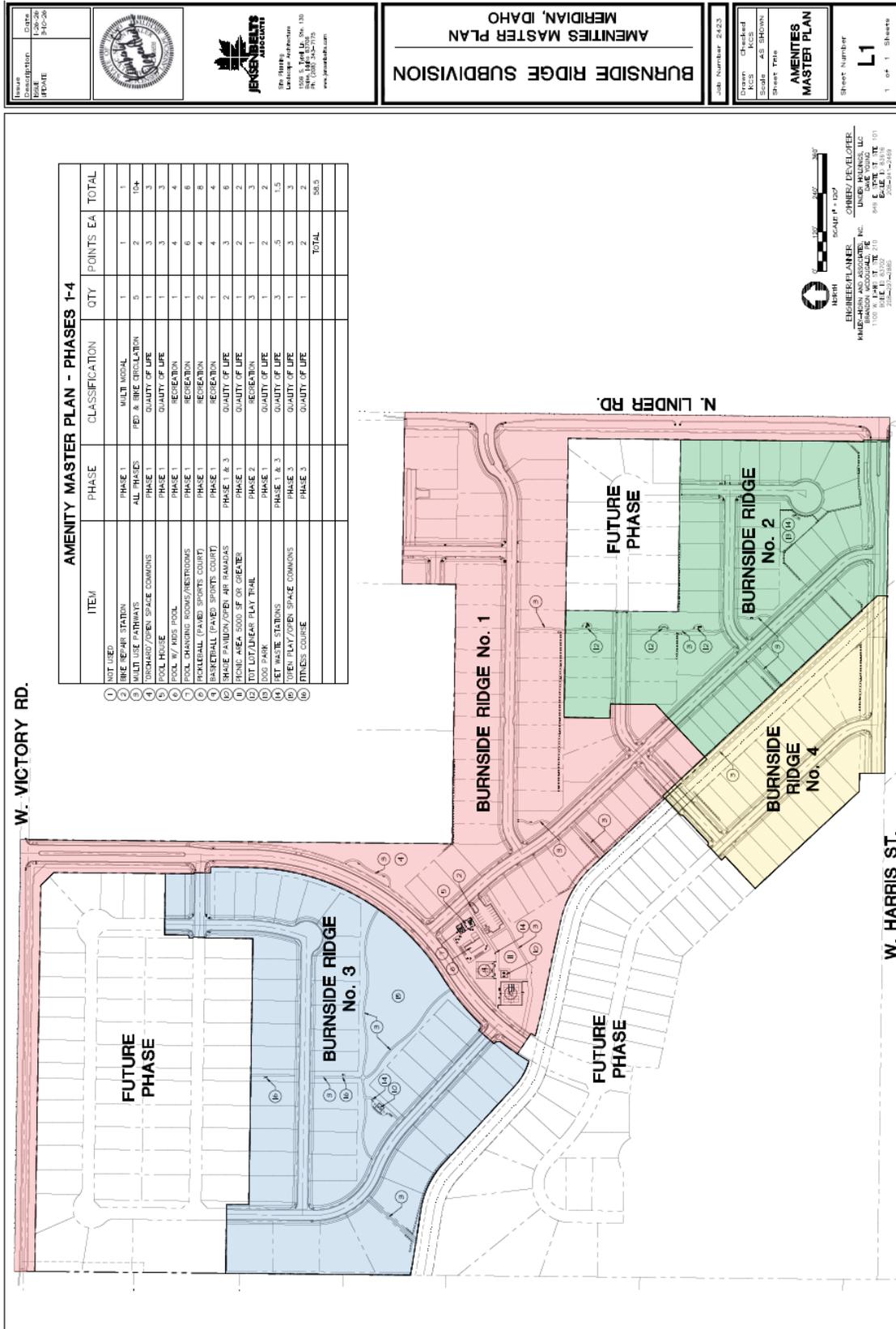
1. 6" x 6" SQUARE
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 3. 3" x 3" SQUARE
 4. 2" x 2" SQUARE
 5. 1" x 1" SQUARE
 6. 1/2" x 1/2" SQUARE
 7. 1/4" x 1/4" SQUARE
 8. 1/8" x 1/8" SQUARE
 9. 1/16" x 1/16" SQUARE
 10. 1/32" x 1/32" SQUARE
 11. 1/64" x 1/64" SQUARE
 12. 1/128" x 1/128" SQUARE
 13. 1/256" x 1/256" SQUARE
 14. 1/512" x 1/512" SQUARE
 15. 1/1024" x 1/1024" SQUARE
 16. 1/2048" x 1/2048" SQUARE
 17. 1/4096" x 1/4096" SQUARE
 18. 1/8192" x 1/8192" SQUARE
 19. 1/16384" x 1/16384" SQUARE
 20. 1/32768" x 1/32768" SQUARE
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NOTE

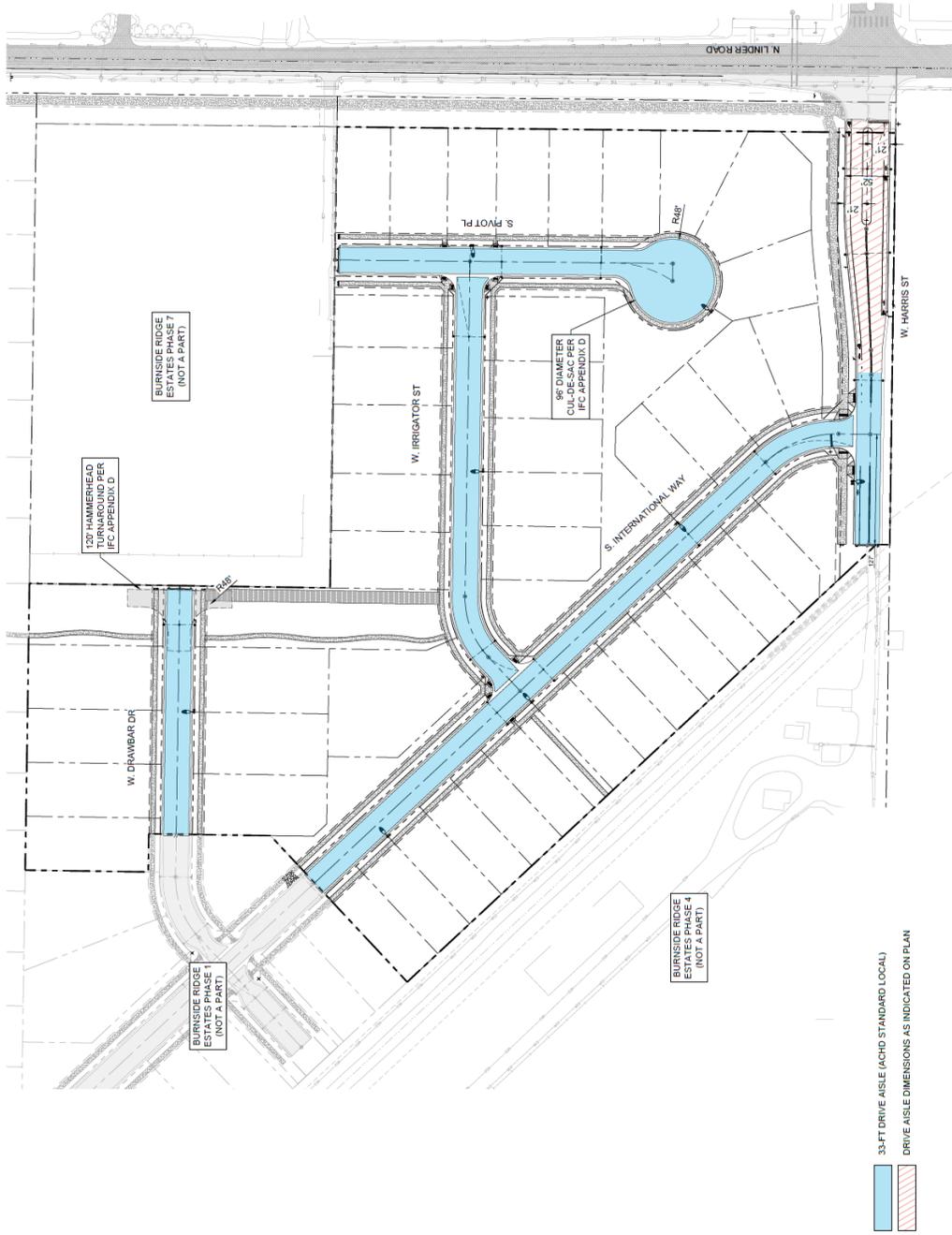
1. REFER TO SHEET L1 FOR LANSCAPE PREPARATION AND REGISTRATION INFORMATION.
2. REFER TO SHEET L3 FOR LANSCAPE PREPARATION AND REGISTRATION INFORMATION.



D. Amenity Exhibit



E. Emergency Access Exhibit



Kimley»Horn

BURNSIDE RIDGE ESTATES NO. 2

FIRE DEPARTMENT ACCESS EXHIBIT

January 27, 2020

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. Idaho Transportation Dept. (ITD)

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

D. Department of Environmental Quality (DEQ)

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