

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 52 BUILDING)
LOTS AND 15 COMMON LOTS ON)
26.26 ACRES OF LAND IN THE R-4)
AND R-8 ZONING DISTRICTS FOR)
BURNSIDE RIDGE ESTATES NO. 1)
)
**BY: KIMLEY-HORN)
APPLICANT)**
_____)
)
)
)**

**CASE NO. FP-2025-0013
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 “BURNSIDE RIDGE ESTATES SUBDIVISION NO. 1, 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: 1/29/2026, by CLINTON W. HANSEN, PLS, SHEET 1 OF 6,” 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.

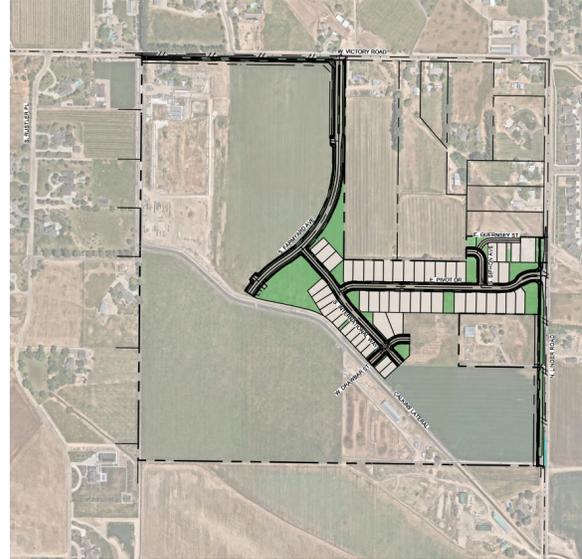
By: _____ Dated: _____

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-2025-0013
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.

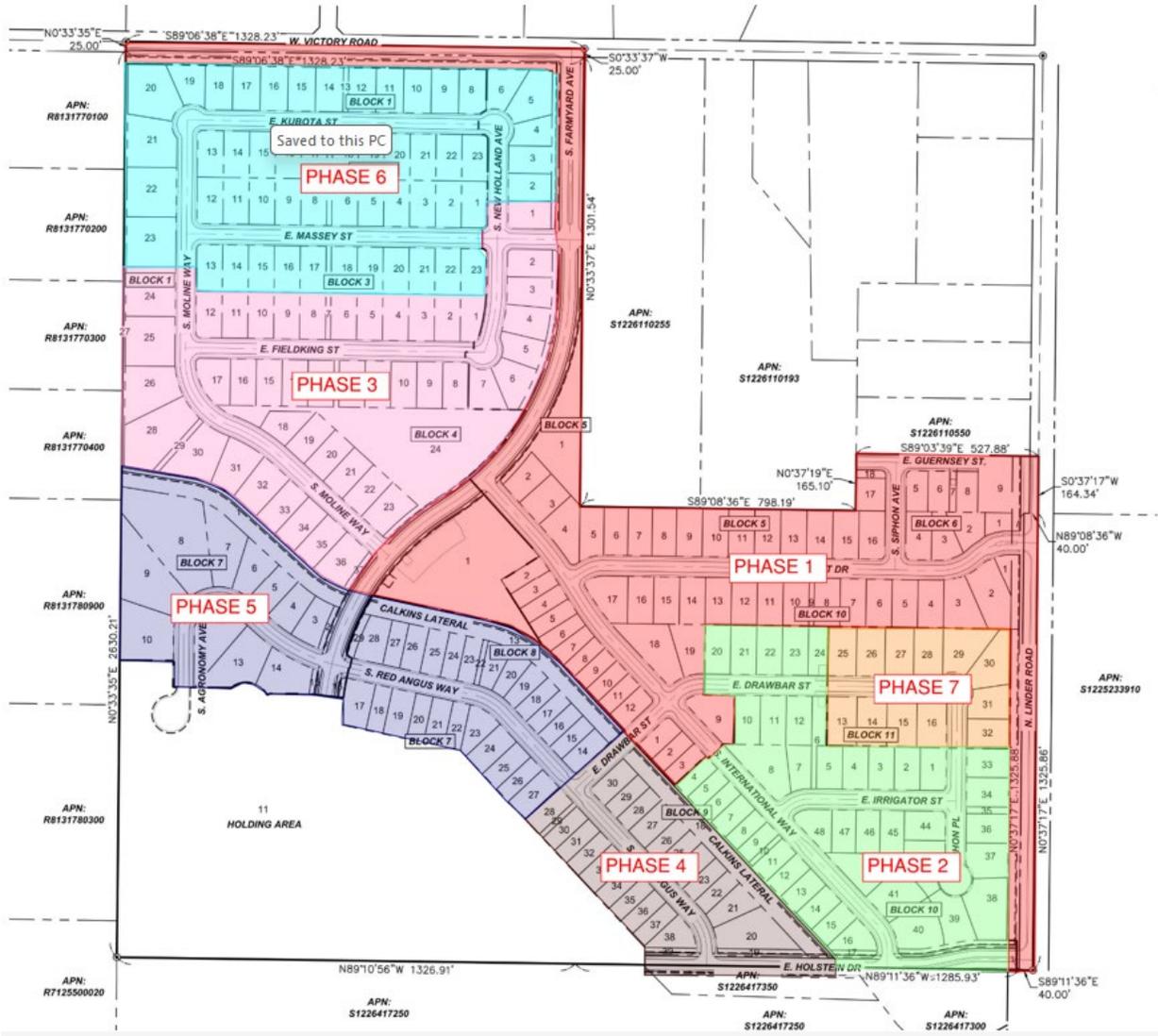
IV. DECISION

A. Staff:

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

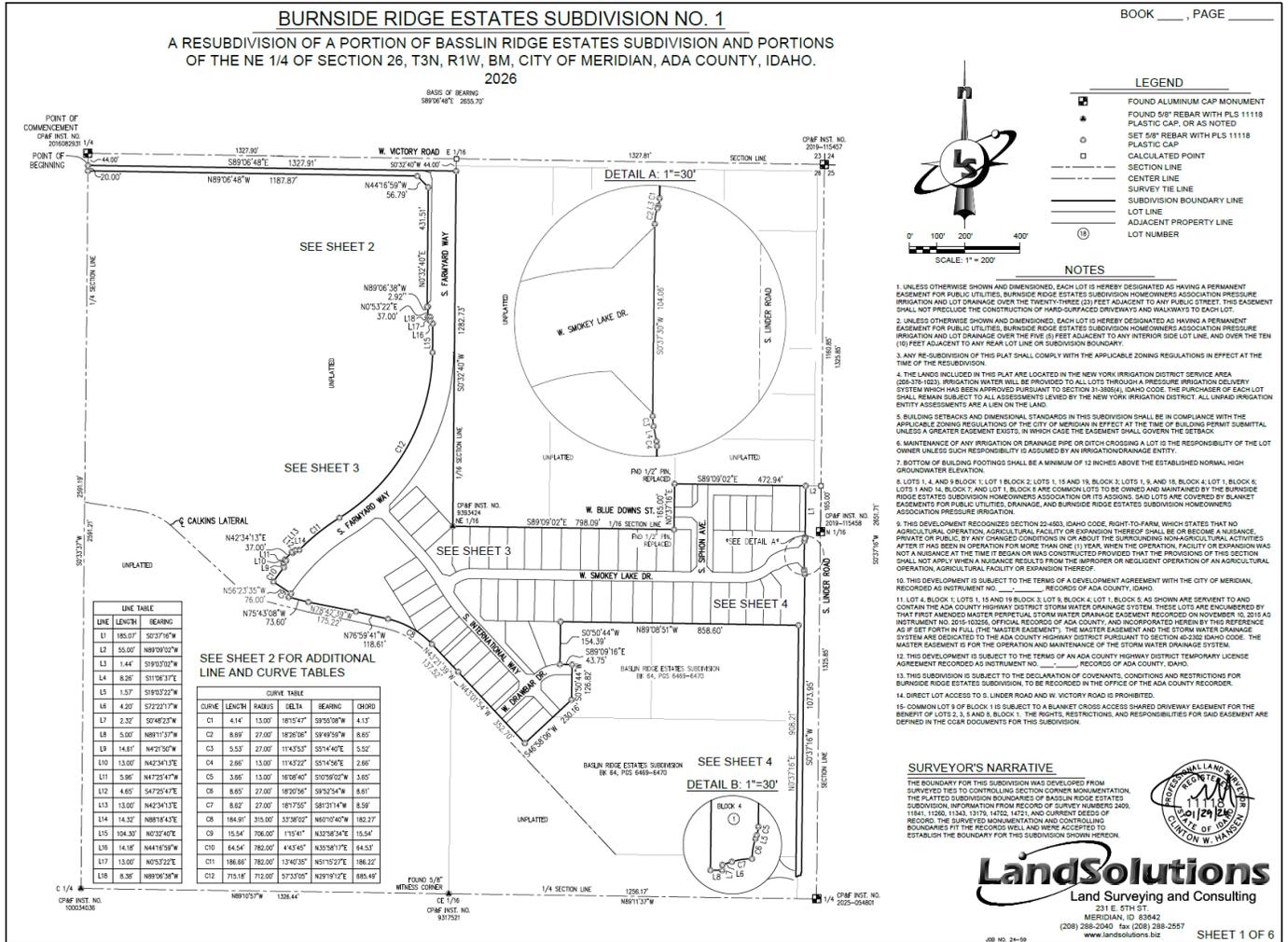
B. City Council:

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

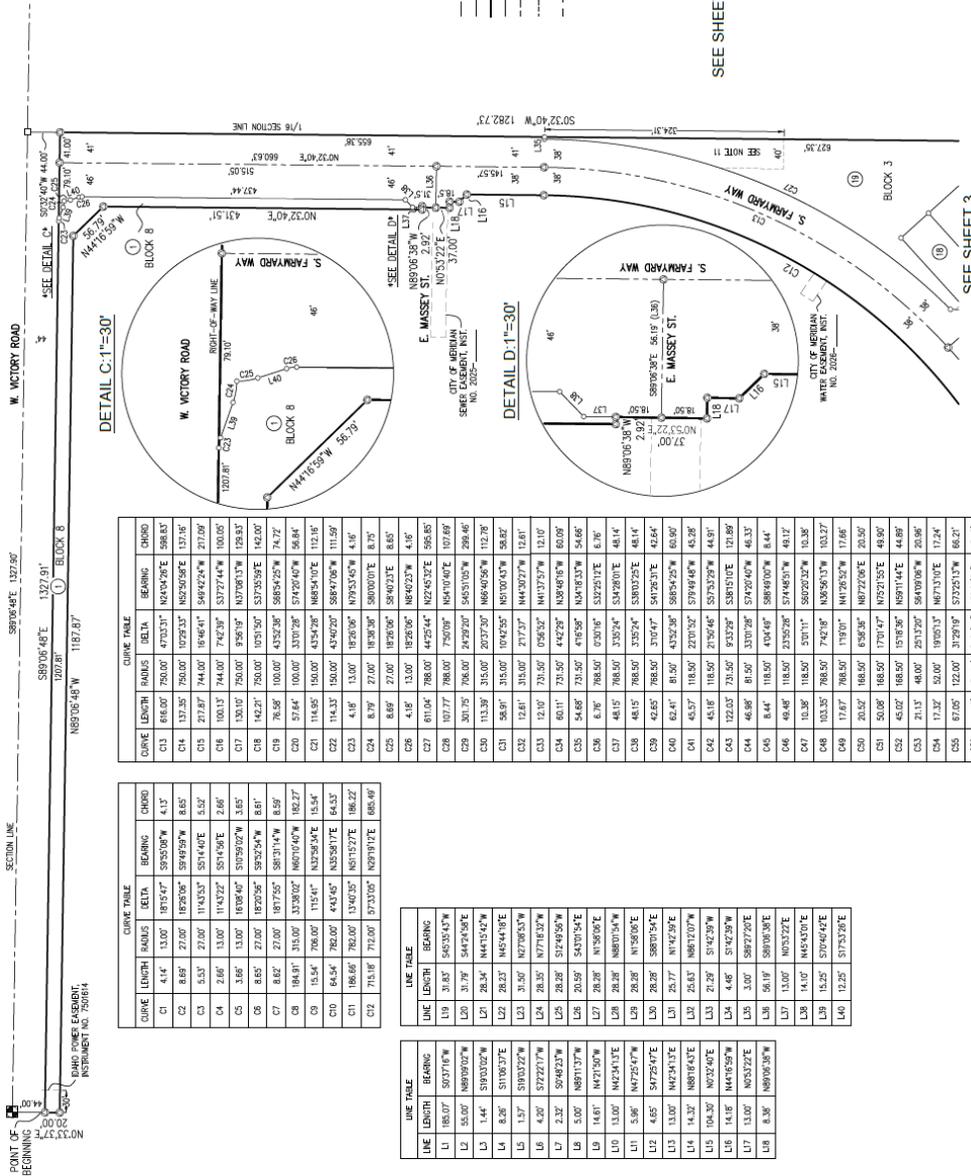


Note: This revised Phasing Plan was approved by Staff on 10/2/25

B. Final Plat (dated: 1/29/26)



BURNSIDE RIDGE ESTATES SUBDIVISION NO. 1



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C13	646.00'	70.00'	473.53'	N45°29'E	588.83'
C14	132.35'	70.00'	102.53'	N62°50'56"E	131.16'
C15	217.87'	74.00'	166.64'	S49°42'24"W	217.09'
C16	100.13'	74.00'	74.53'	S37°27'44"W	100.05'
C17	130.10'	70.00'	95.91'	N37°08'13"W	129.83'
C18	144.21'	70.00'	105.50'	S73°58'56"E	142.00'
C19	76.58'	70.00'	43.52'	S88°54'25"W	74.72'
C20	57.64'	100.00'	33.72'	S74°02'07"W	58.84'
C21	114.95'	150.00'	43.54'	N69°34'07"E	112.18'
C22	114.33'	150.00'	43.90'	S88°47'08"W	111.59'
C23	4.18'	13.00'	19.20'	N79°53'45"W	4.10'
C24	8.37'	21.00'	19.20'	S80°00'12"E	8.37'
C25	8.89'	21.00'	19.20'	S84°23'12"E	8.85'
C26	4.18'	13.00'	19.20'	N64°22'37"E	4.16'
C27	811.04'	788.00'	425.44'	N22°42'32"E	595.85'
C28	1077.74'	788.00'	750.07'	N41°40'17"E	1076.87'
C29	301.25'	788.00'	425.20'	S45°10'03"W	286.46'
C30	113.39'	315.00'	107.20'	N68°36'56"W	112.78'
C31	58.91'	315.00'	107.20'	N101°45'18"W	58.87'
C32	12.81'	315.00'	271.37'	N41°50'27"W	12.81'
C33	60.11'	70.50'	69.53'	N41°37'51"W	12.10'
C34	60.11'	70.50'	42.23'	N38°49'16"W	60.07'
C35	54.86'	70.50'	47.93'	N41°43'33"W	54.86'
C36	6.76'	788.00'	629.16'	S32°31'12"E	6.76'
C37	48.15'	788.00'	339.24'	S43°26'12"E	48.14'
C38	48.15'	788.00'	339.24'	S30°12'32"E	48.14'
C39	42.85'	788.00'	370.47'	S47°26'12"E	42.84'
C40	65.41'	61.50'	43.52'	S88°54'25"W	65.40'
C41	45.37'	118.50'	220.32'	S79°44'48"W	45.36'
C42	45.18'	118.50'	239.46'	S73°22'29"W	44.91'
C43	122.03'	70.50'	83.29'	S38°15'12"E	121.89'
C44	46.86'	81.50'	337.28'	S74°52'47"W	46.33'
C45	8.44'	118.50'	434.48'	S88°49'03"W	8.44'
C46	46.48'	118.50'	339.29'	S74°48'03"W	46.17'
C47	10.36'	118.50'	531.11'	S69°22'32"W	10.36'
C48	103.35'	788.00'	742.18'	N09°56'13"W	103.27'
C49	17.87'	788.00'	193.01'	N41°28'32"W	17.86'
C50	20.52'	168.50'	636.36'	N67°22'06"E	20.50'
C51	50.08'	168.50'	170.47'	N29°13'52"E	48.90'
C52	45.02'	168.50'	159.26'	S69°11'44"E	44.89'
C53	21.13'	46.00'	251.20'	S41°00'00"W	20.96'
C54	17.32'	50.00'	195.01'	N67°13'10"W	17.24'
C55	87.05'	122.00'	37.29'	S73°21'13"W	86.21'
C56	96.25'	128.00'	33.56'	S73°38'56"W	97.97'
C57	28.31'	51.00'	37.29'	S41°38'04"W	28.16'
C58	24.18'	45.00'	38.52'	N64°14'36"E	23.93'
C59	42.91'	130.50'	184.16'	N77°02'32"E	42.72'
C60	35.10'	130.50'	170.03'	N62°22'32"E	35.85'
C61	43.98'	26.00'	870.00'	N41°02'02"W	35.60'
C62	43.98'	26.00'	870.00'	S45°59'58"W	35.60'

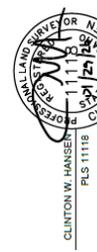
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	4.14'	13.00'	181.64'	S95°09'36"W	4.13'
C2	8.67'	27.00'	182.96'	S84°39'36"W	8.65'
C3	5.53'	27.00'	114.83'	S51°44'07"E	5.52'
C4	2.86'	13.00'	114.83'	S19°51'02"W	2.86'
C5	3.68'	13.00'	18.98'	S82°54'44"W	3.68'
C6	8.65'	27.00'	182.96'	S82°54'44"W	8.61'
C7	8.67'	27.00'	187.75'	S83°11'44"W	8.59'
C8	184.81'	315.00'	137.80'	N67°01'40"W	182.27'
C9	15.54'	788.00'	115.41'	N32°38'54"E	15.54'
C10	64.54'	782.00'	44.845'	N32°38'54"E	64.53'
C11	186.68'	782.00'	134.023'	N51°12'27"E	186.22'
C12	715.18'	712.00'	137.130'	N39°19'17"E	486.49'

LINE	LENGTH	BEARING
L19	31.83'	S45°35'43"W
L20	31.79'	S44°54'58"E
L21	28.34'	N41°54'42"E
L22	28.23'	N65°44'18"E
L23	31.50'	N67°09'53"E
L24	28.35'	N77°18'33"W
L25	28.28'	S72°49'56"W
L26	20.69'	S43°05'54"E
L27	28.28'	N135°00'E
L28	28.28'	N80°00'00"W
L29	28.28'	N135°00'E
L30	28.28'	S80°00'00"W
L31	25.77'	N142°30'E
L32	25.83'	N81°10'07"W
L33	21.29'	S74°22'39"W
L34	4.48'	S74°22'39"W
L35	3.00'	S89°27'20"E
L36	56.19'	S80°00'00"W
L37	13.00'	N03°32'E
L38	14.10'	N65°43'10"E
L39	15.25'	S70°44'42"E
L40	12.25'	S73°32'26"E

LINE	LENGTH	BEARING
L1	18.07'	S07°16"W
L2	85.07'	N80°00'00"W
L3	1.44'	S70°03'52"W
L4	8.28'	S170°30'E
L5	1.57'	S107°09'53"E
L6	4.20'	S72°27'17"W
L7	2.32'	S74°49'53"W
L8	5.00'	N81°11'37"W
L9	14.61'	N47°15'36"W
L10	13.00'	N42°34'12"E
L11	5.98'	N47°25'47"W
L12	4.65'	S47°25'47"E
L13	13.00'	N42°34'12"E
L14	14.32'	N88°16'02"E
L15	104.30'	N03°32'E
L16	14.16'	N46°05'58"W
L17	13.00'	N03°32'E
L18	8.38'	N89°00'38"W

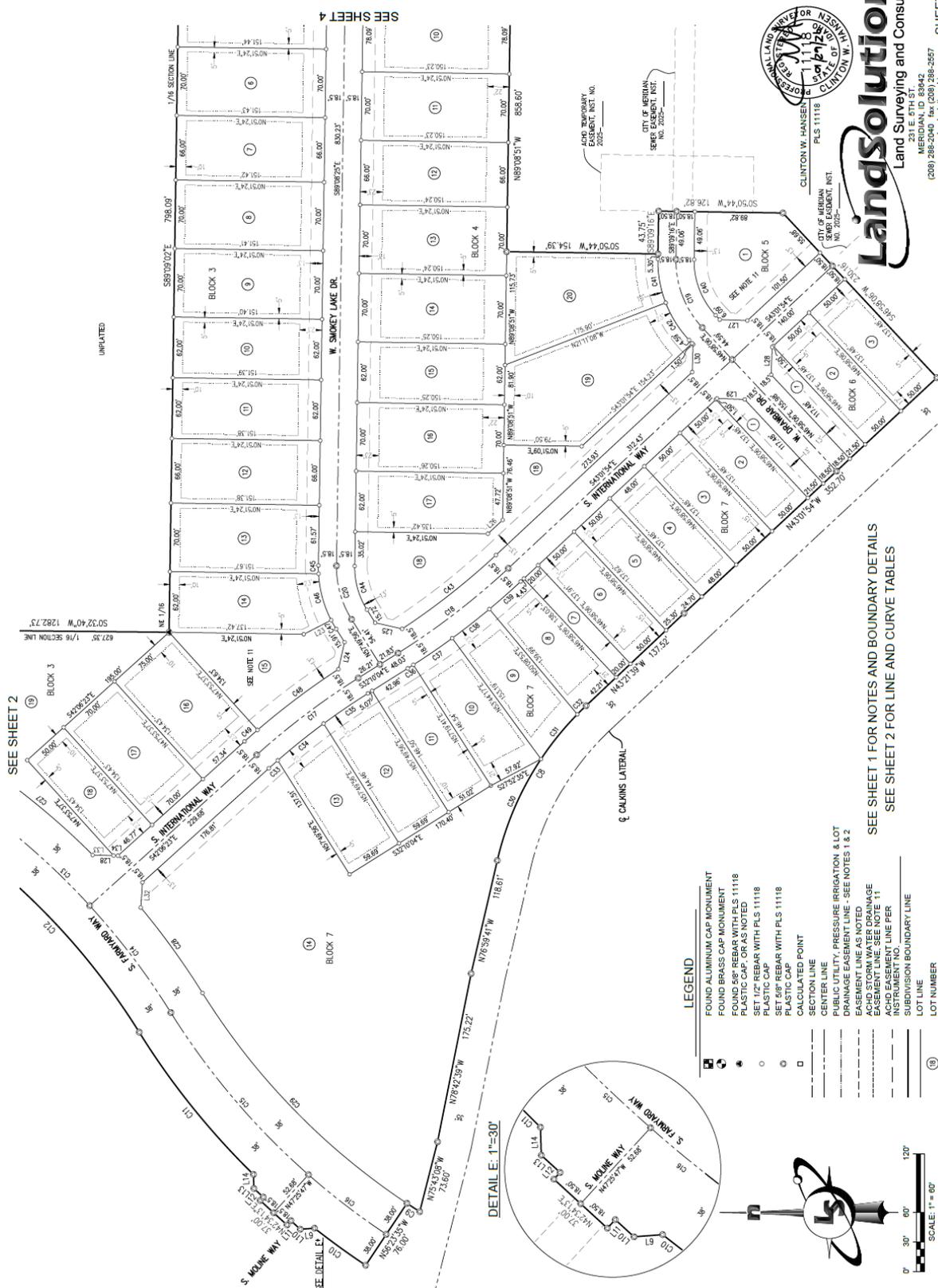
- LEGEND**
- FOUND ALUMINUM CAP MONUMENT
 - FOUND 5/8" REBAR WITH PLS 11118
 - PLASTIC CAP OR AS NOTED
 - SET 1/2" REBAR WITH PLS 11118
 - SET 5/8" REBAR WITH PLS 11118
 - PLASTIC CAP
 - CALCULATED POINT
 - SECTION LINE
 - CENTER LINE
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE AS NOTED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

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



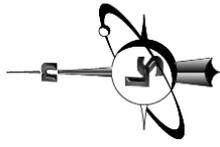
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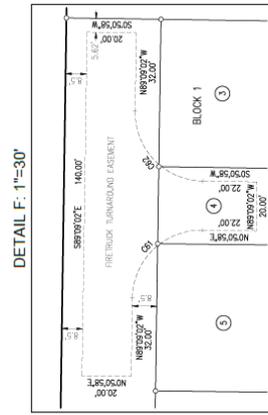
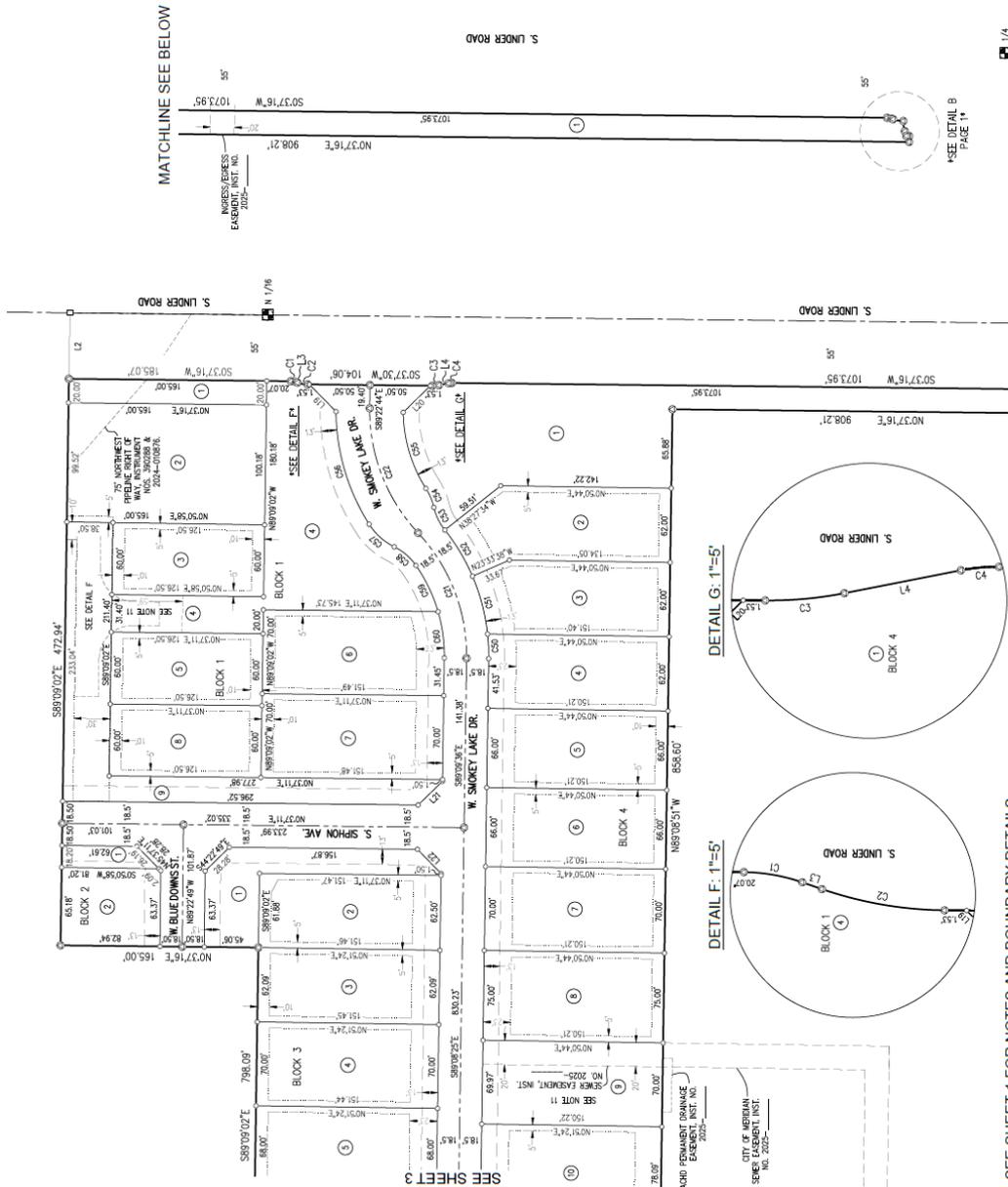
PROFESSIONAL LAND SURVEYOR FOR THE STATE OF MICHIGAN
CLINTON W. HANSEN
PLS 11118
CITY OF MERIDIAN
SERIES EASEMENT, INST. NO. 2022-00000

BURNSIDE RIDGE ESTATES SUBDIVISION NO. 1

BOOK _____, PAGE _____



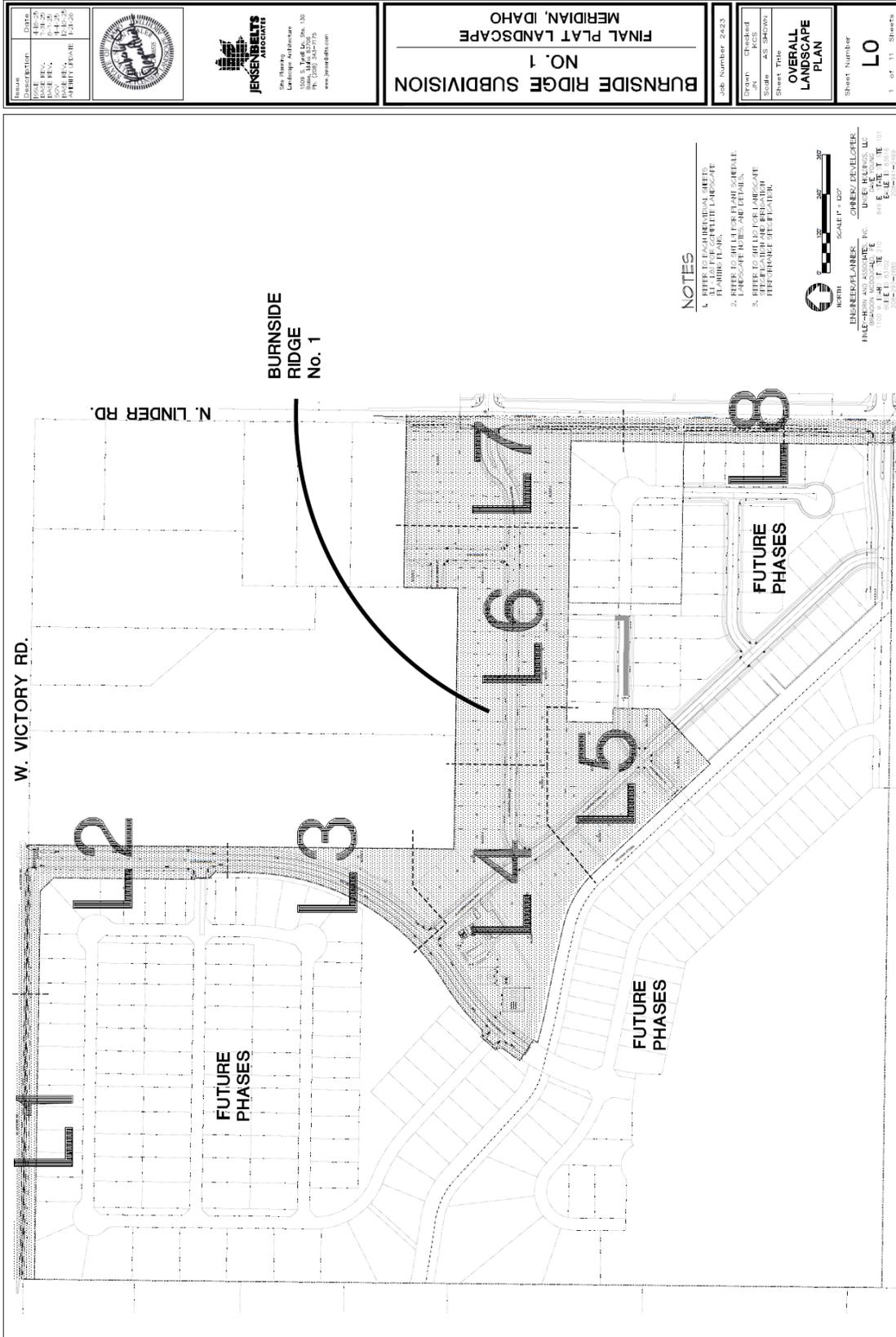
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 - PLASTIC CAP
 - CALCULATED POINT
 - CENTER LINE
 - PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
 - - - EASEMENT LINE AS NOTED
 - - - EASEMENT LINE AS NOTED FOR EASEMENT LINE SEE NOTE 11
 - - - ACHD EASEMENT LINE PER INSTRUMENT NO. _____
 - - - SUBDIVISION BOUNDARY LINE
 - ⑩ LOT LINE
 - ⑩ LOT NUMBER



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 (208) 288-2040 Fax: (208) 288-2557
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SEE SHEET 1 FOR NOTES AND BOUNDARY DETAILS
 SEE SHEET 2 FOR LINE AND CURVE TABLES

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



NOTES

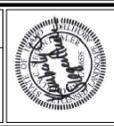
1. REFER TO EXHIBIT A FOR SITE PLANNING PLANS.
2. REFER TO BULLETIN PLAN SCHEDULE FOR LANDSCAPE NOTES AND DETAILS.
3. REFER TO BULLETIN PLAN SCHEDULE FOR PORT OF PLANTER.



ENGINEER/PLANNER: **DAVID HALLMAN, INC.**
 1000 S. 1000 E. SUITE 1000
 PROVO, UT 84604
 PHONE: (801) 734-1100
 FAX: (801) 734-1101
 WWW.DHINC.COM

OWNER/DEVELOPER:
DAVID HALLMAN, INC.
 1000 S. 1000 E. SUITE 1000
 PROVO, UT 84604
 PHONE: (801) 734-1100
 FAX: (801) 734-1101
 WWW.DHINC.COM

REVISION	DATE	BY	CHKD
1	1/21/26	DAVID HALLMAN	DAVID HALLMAN
2	1/21/26	DAVID HALLMAN	DAVID HALLMAN
3	1/21/26	DAVID HALLMAN	DAVID HALLMAN
4	1/21/26	DAVID HALLMAN	DAVID HALLMAN
5	1/21/26	DAVID HALLMAN	DAVID HALLMAN



JENSENBELTS ASSOCIATES
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 1000 S. Main St., Ste. 130
 Provo, UT 84604
 Ph: (801) 734-7775
 www.jensensbelts.com

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

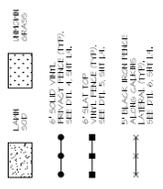
Job Number: 2423
 Drawn: Checked
 Date: 1/21/26
 Scale: AS SHOWN
 Sheet Title:
OVERALL LANDSCAPE PLAN

Sheet Number:
L0
 1 of 11 Sheets

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Issue</th> <th>Number</th> <th>Date</th> </tr> <tr> <td>Issue 1</td> <td>1</td> <td>4.10.20</td> </tr> <tr> <td>Issue 2</td> <td>2</td> <td>7.21.20</td> </tr> <tr> <td>Issue 3</td> <td>3</td> <td>11.25.20</td> </tr> <tr> <td>Issue 4</td> <td>4</td> <td>1.14.21</td> </tr> <tr> <td>Issue 5</td> <td>5</td> <td>1.14.21</td> </tr> <tr> <td>Issue 6</td> <td>6</td> <td>1.14.21</td> </tr> <tr> <td>Issue 7</td> <td>7</td> <td>1.14.21</td> </tr> <tr> <td>Issue 8</td> <td>8</td> <td>1.14.21</td> </tr> <tr> <td>Issue 9</td> <td>9</td> <td>1.14.21</td> </tr> <tr> <td>Issue 10</td> <td>10</td> <td>1.14.21</td> </tr> </table>	Issue	Number	Date	Issue 1	1	4.10.20	Issue 2	2	7.21.20	Issue 3	3	11.25.20	Issue 4	4	1.14.21	Issue 5	5	1.14.21	Issue 6	6	1.14.21	Issue 7	7	1.14.21	Issue 8	8	1.14.21	Issue 9	9	1.14.21	Issue 10	10	1.14.21			<p style="font-weight: bold;">FINAL PLAT LANDSCAPE NO. 1</p> <p style="font-weight: bold;">BURNSIDE RIDGE SUBDIVISION MERIDIAN, IDAHO</p>	<p>Job Number 2423</p> <p>Drawn: JEN Checked: JEN Scale: AS SHOWN</p> <p style="font-weight: bold;">LANDSCAPE PLAN</p> <p>Sheet Number L2</p> <p>3 of 11 Sheets</p>
Issue	Number	Date																																			
Issue 1	1	4.10.20																																			
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Issue 4	4	1.14.21																																			
Issue 5	5	1.14.21																																			
Issue 6	6	1.14.21																																			
Issue 7	7	1.14.21																																			
Issue 8	8	1.14.21																																			
Issue 9	9	1.14.21																																			
Issue 10	10	1.14.21																																			

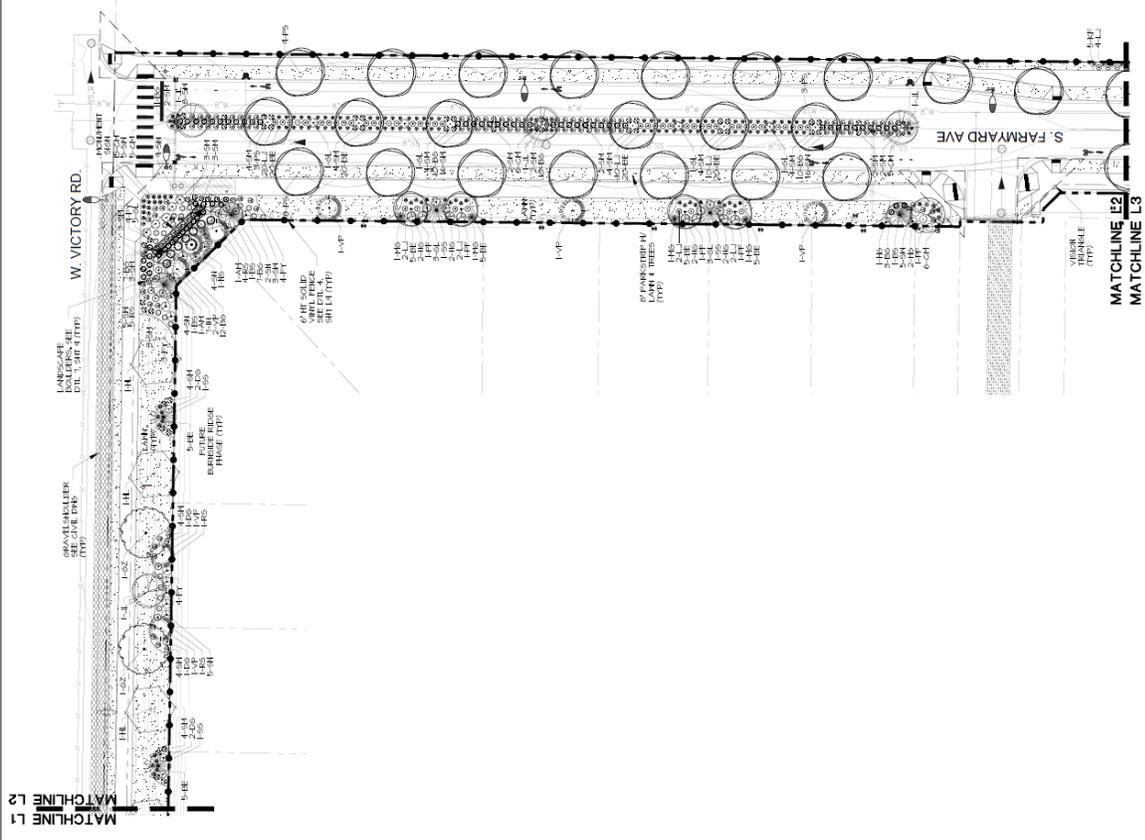
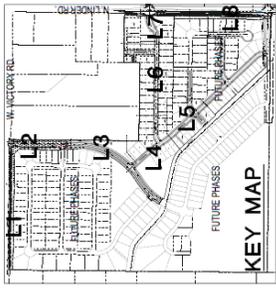
PLANT SCHEDULE

- 5TH CORNER DATE**
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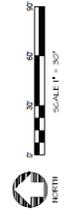
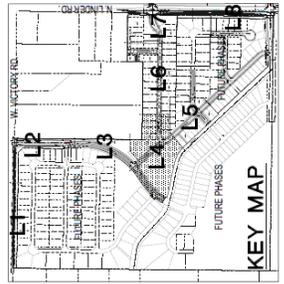
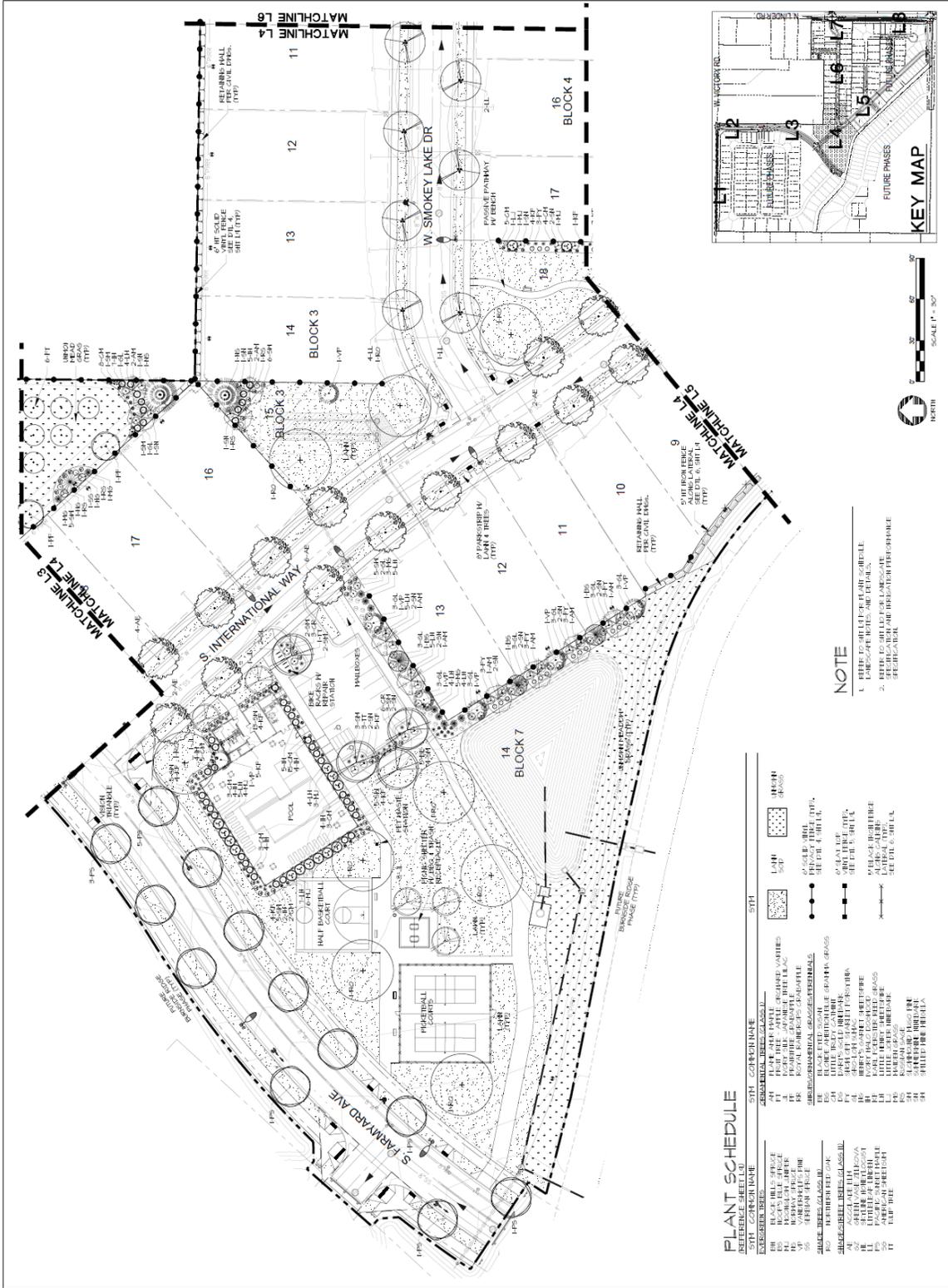


NOTE

1. REFER TO PRELIMINARY PLAN SCHEDULE.
2. LANDSCAPES ARE PERMANENT.
3. ALL PLANTINGS ARE TO BE INSTALLED BY THE CONTRACTOR.



Revision 1. DATE: 4/10/20 2. DATE: 7/1/20 3. DATE: 11/1/20 4. DATE: 1/1/21 5. DATE: 1/1/21			JENSEN & ASSOCIATES 2008 S. 34th St., Ste. 100 Boise, ID 83726 www.jensen-ia.com	BURNSIDE RIDGE SUBDIVISION NO. 1 FINAL PLAT LANDSCAPE MERIDIAN, IDAHO	Job Number: 2423 Drawn: G. Reed Scale: AS SHOWN Sheet Title: LANDSCAPE PLAN Sheet Number: L4 5 of 11 Sheets
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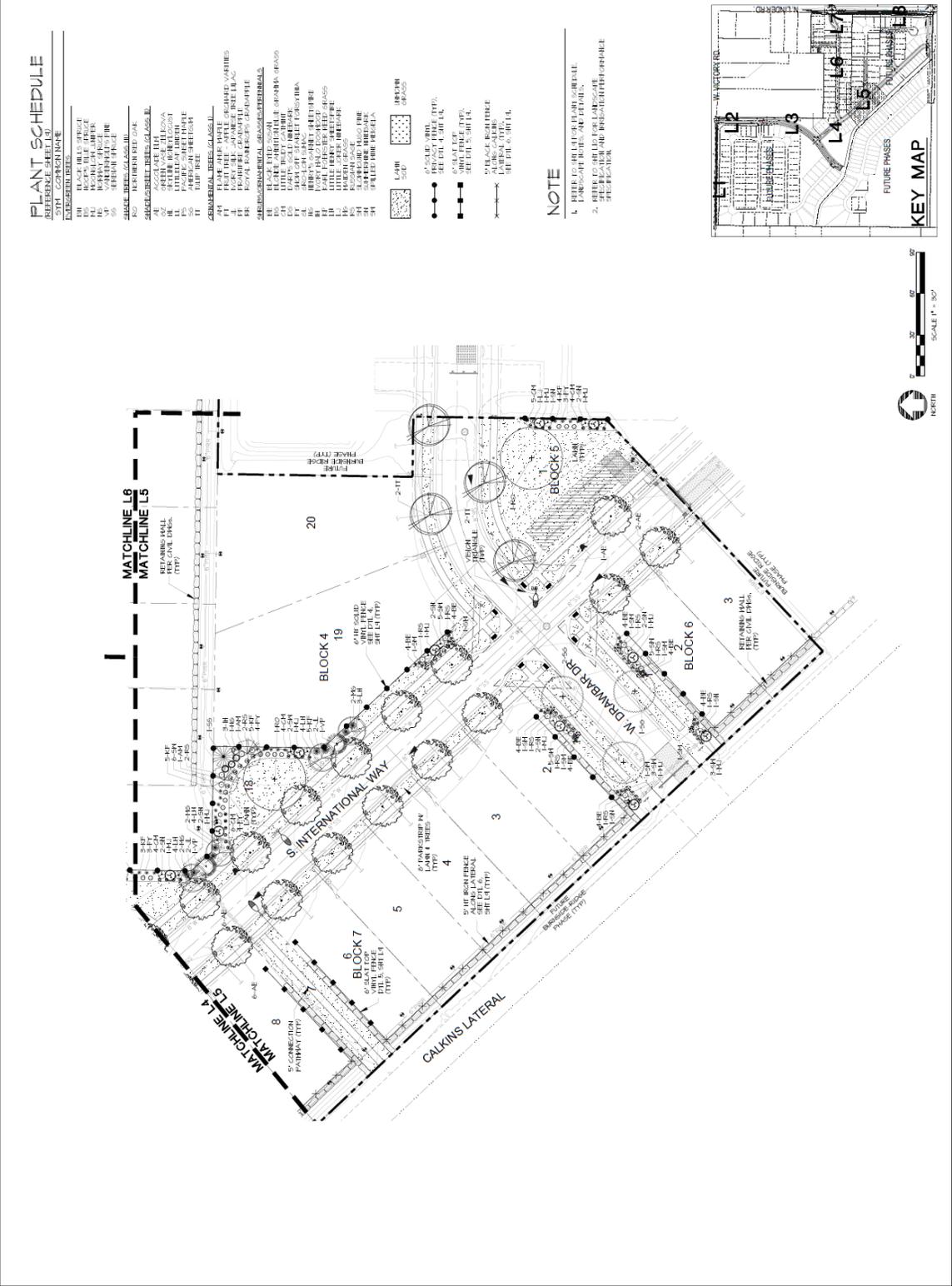
NOTE

1. REFER TO SHEET L1 FOR LANDSCAPE SCHEDULE.
2. REFER TO SHEET L3 FOR LANDSCAPE SCHEDULE.

PLANT SCHEDULE

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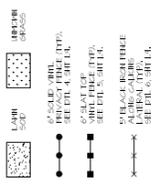
Issue DATE DESCRIPTION 1. 11.29.20 2. 01.29.21 3. 04.29.21 4. 07.29.21 5. 09.29.21 6. 11.29.21			Site Planning Landscape Architecture 1000 S. Main St., Ste. 300 Salt Lake City, UT 84143 Tel: (801) 544-7975 www.jensenbelts.com	BURNSIDE RIDGE SUBDIVISION NO. 1 FINAL PLAT LANDSCAPE MERIDIAN, IDAHO	Job Number 2423 Drawn: Checked: AS: AS: Scale: AS: SHOWN Sheet Title LANDSCAPE PLAN	Sheet Number L5 6 of 11 Sheets
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Issue Date Issue Number Issue Description Issue Date Issue Number	18-02 18-02 18-02 18-02 18-02 18-02		 <p>JENSEN & ASSOCIATES, INC. Landscape Architecture 1000 N. 10th St., Ste. 100 Boise, Idaho 83702 www.jensenandassociates.com</p>	<p>BURNSIDE RIDGE SUBDIVISION NO. 1 FINAL PLAT LANDSCAPE MERIDIAN, IDAHO</p>	Job Number 2423 Drawn Checked Scale AS SHOWN Sheet Title LANDSCAPE PLAN Sheet Number L7 8 of 11 Sheets
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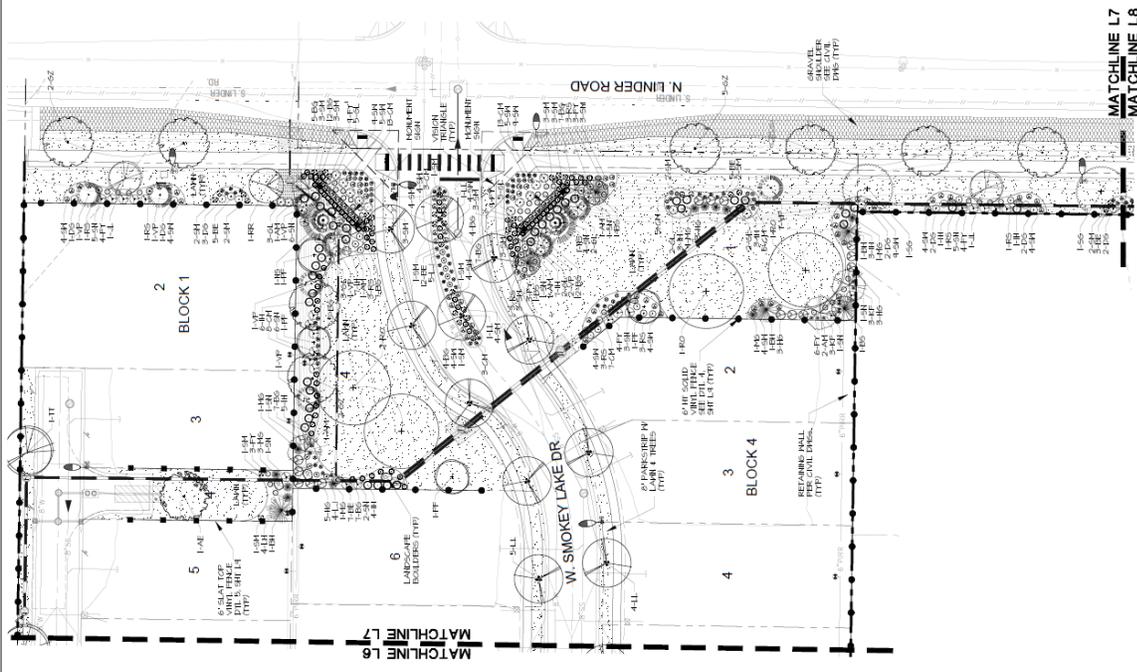
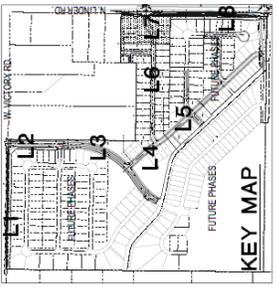
PLANT SCHEDULE

- REVERSE SIDE OF**
- 5TH CROWN DATE**
- 10 100'S BLUE PINE
 - 11 100'S WHITE PINE
 - 12 100'S PINE
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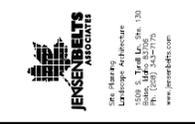
NOTE

1. TREE LOCATIONS ARE SHOWN.
2. TREE SPECIES ARE SHOWN.
3. TREE SIZE IS SHOWN IN INCHES.



MATCHLINE L7
 MATCHLINE L8

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JENSEN AESTHETICS
LANDSCAPES
500 S. Tenth St., Ste. 100
Boise, ID 83725
Phone: 208.333.1234
www.jensenaesthetics.com

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

Job Number: 2423
Drawn: [Name]
Checked: [Name]
Scale: AS SHOWN
Sheet Title: LANDSCAPE PLAN

Sheet Number: L8
D. of 11 Sheets

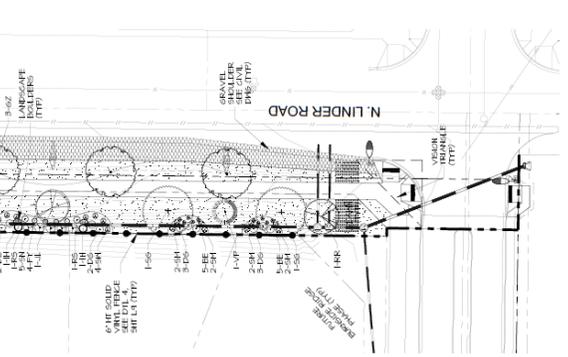
PLANT SCHEDULE

- SYM CONGRUENCE REFERENCE SHEET NO. PLANT SCHEDULE
- 100 10' ROUND PINE
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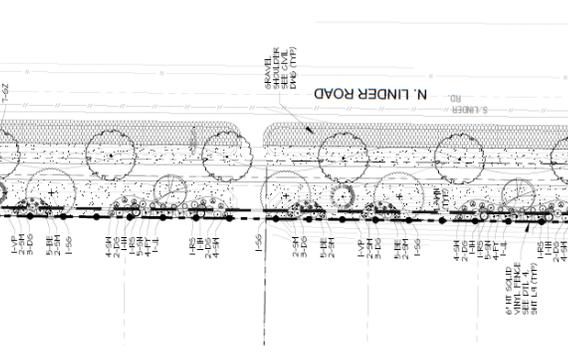
NOTE

1. REFER TO ALL OTHER PLANS FOR DETAILS.
2. LANDSCAPE DETAILS ARE TO BE INSTALLED AND MAINTAINED PER SPECIFICATIONS.

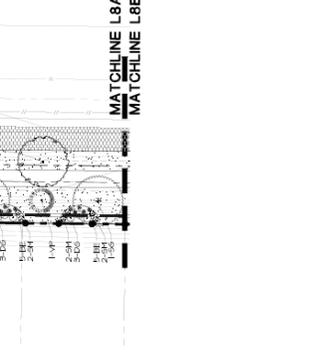
MATCHLINE L8A MATCHLINE L8B



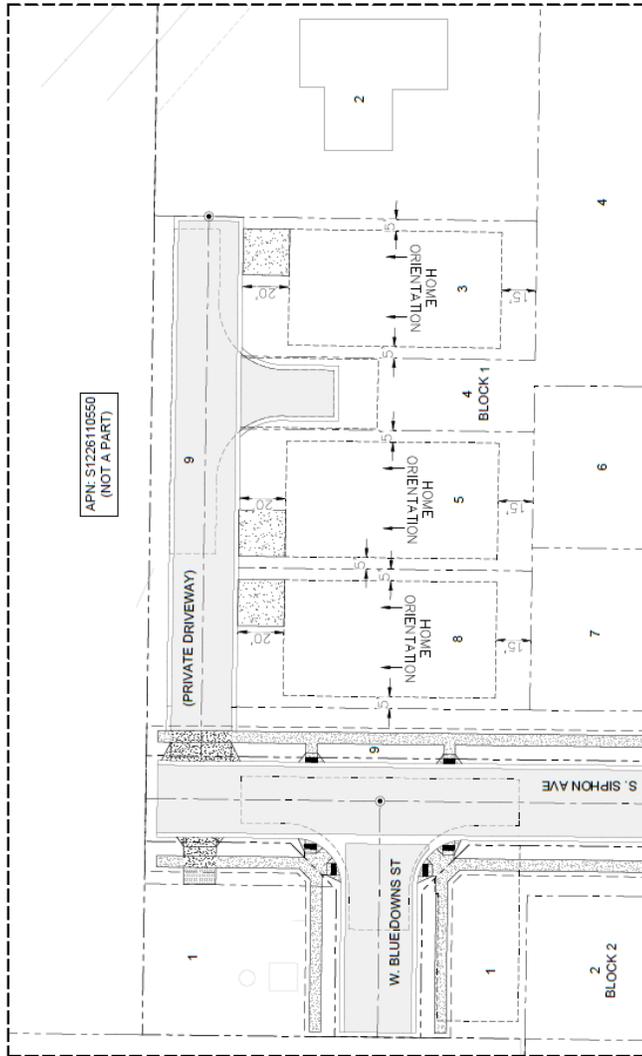
MATCHLINE L7 MATCHLINE L8A



MATCHLINE L8A MATCHLINE L8B



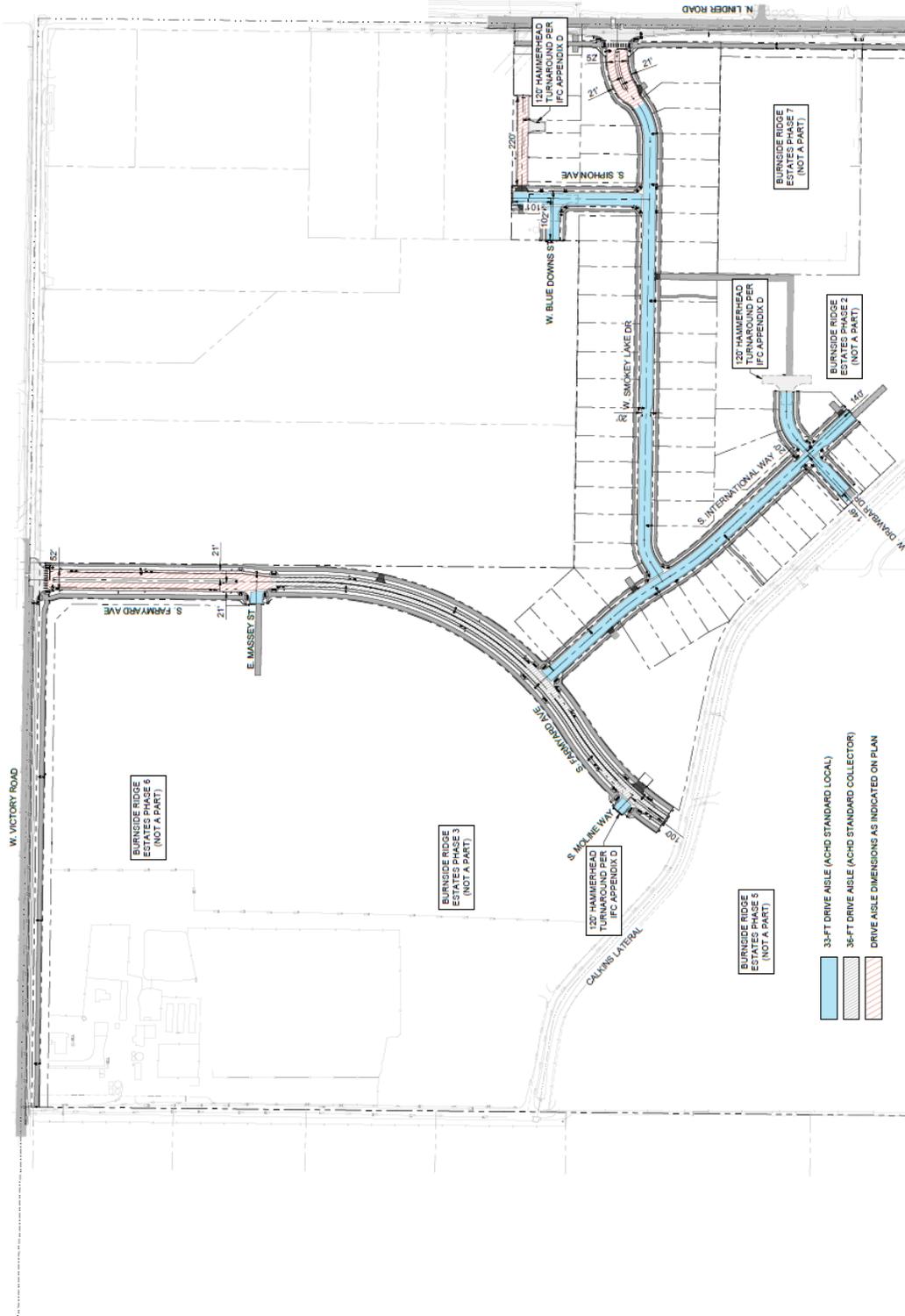
D. Common Driveway Exhibit



BURNSIDE RIDGE ESTATES NO. 1
COMMON DRIVE EXHIBIT
February 2, 2008



E. Emergency Access Exhibit

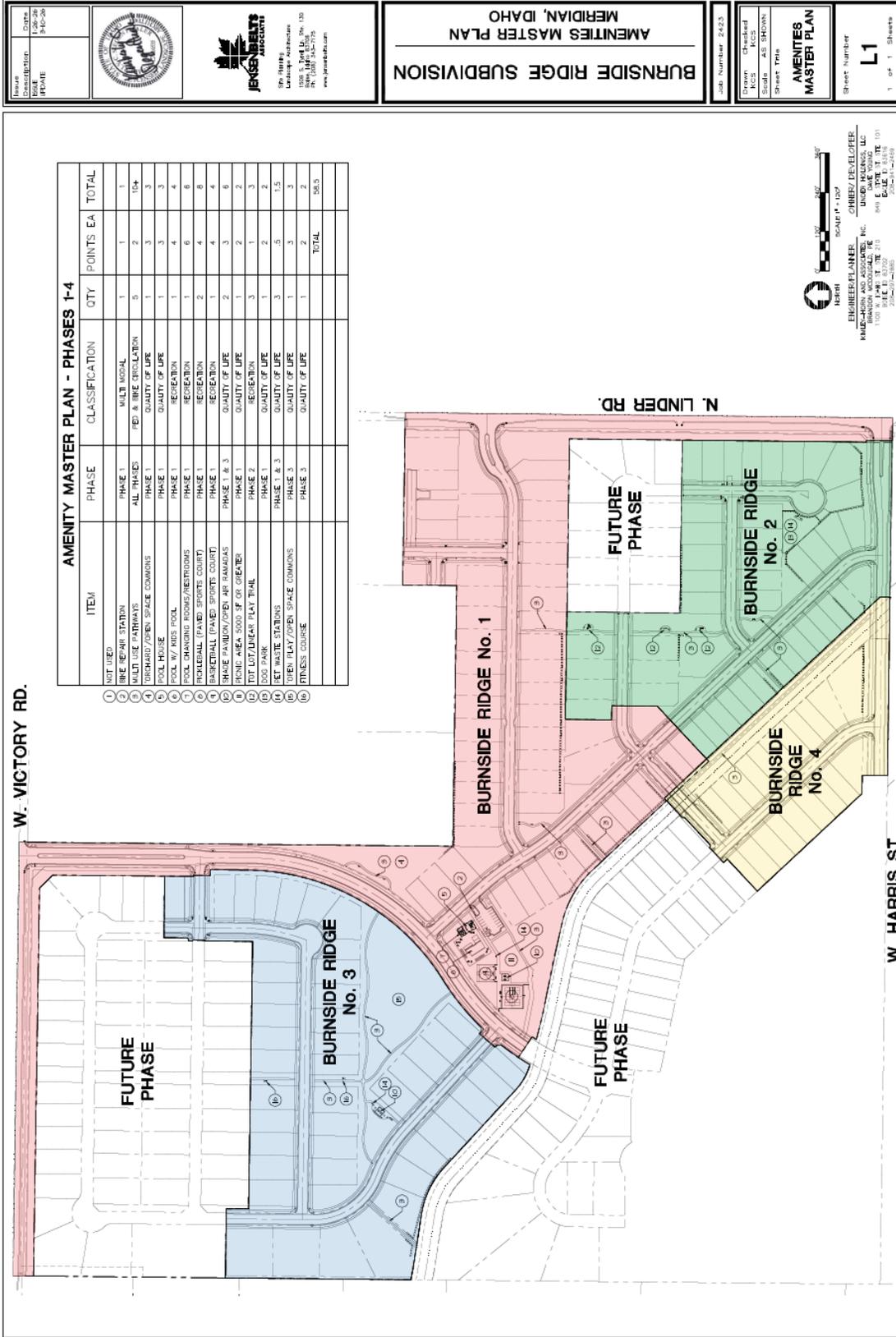


FIRE DEPARTMENT ACCESS EXHIBIT
February 2, 2025

BURNSIDE RIDGE ESTATES NO. 1



F. Amenity Exhibit



Drawn: [Blank]
 Date: 11-14-20
 Project: 14-00-00
 Name: MERIDIAN

1000 S. Park Dr., Ste. 100
 Meridian, Idaho 83402
 208.333.2175
 www.jamesroberts.com

BURNSIDE RIDGE SUBDIVISION
AMENITIES MASTER PLAN
MERIDIAN, IDAHO

Job Number: 2423

Drawn: [Blank]
 Checked: [Blank]
 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>