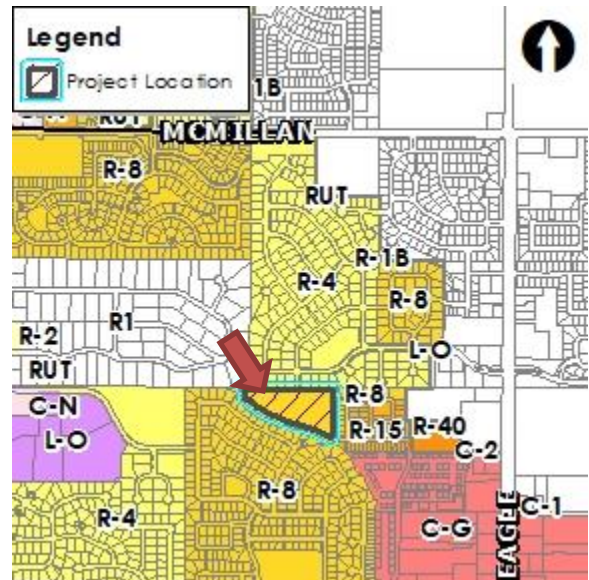


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 8/22/2023
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: Kingstown Subdivision No. 1 - FP
[FP-2023-0007](#)
LOCATION: 2610 E. Jasmine Ln., in the south 1/2 of
Section 32, T.4N., R.1E.



I. PROJECT DESCRIPTION

Final plat consisting of 17 buildable lots and 4 common lots on 4.17 acres of land in the R-8 zoning district for Kingstown Subdivision No. 1.

II. APPLICANT INFORMATION

A. Applicant:

Ian Connair, Kimley-Horn & Associates – 7740 N. 16th, Ste. 300, Phoenix, AZ 85020

B. Owner

Kyle Enzler, Highlakes, LLC – 1678 Diamond River Dr., St. George, UT 84790

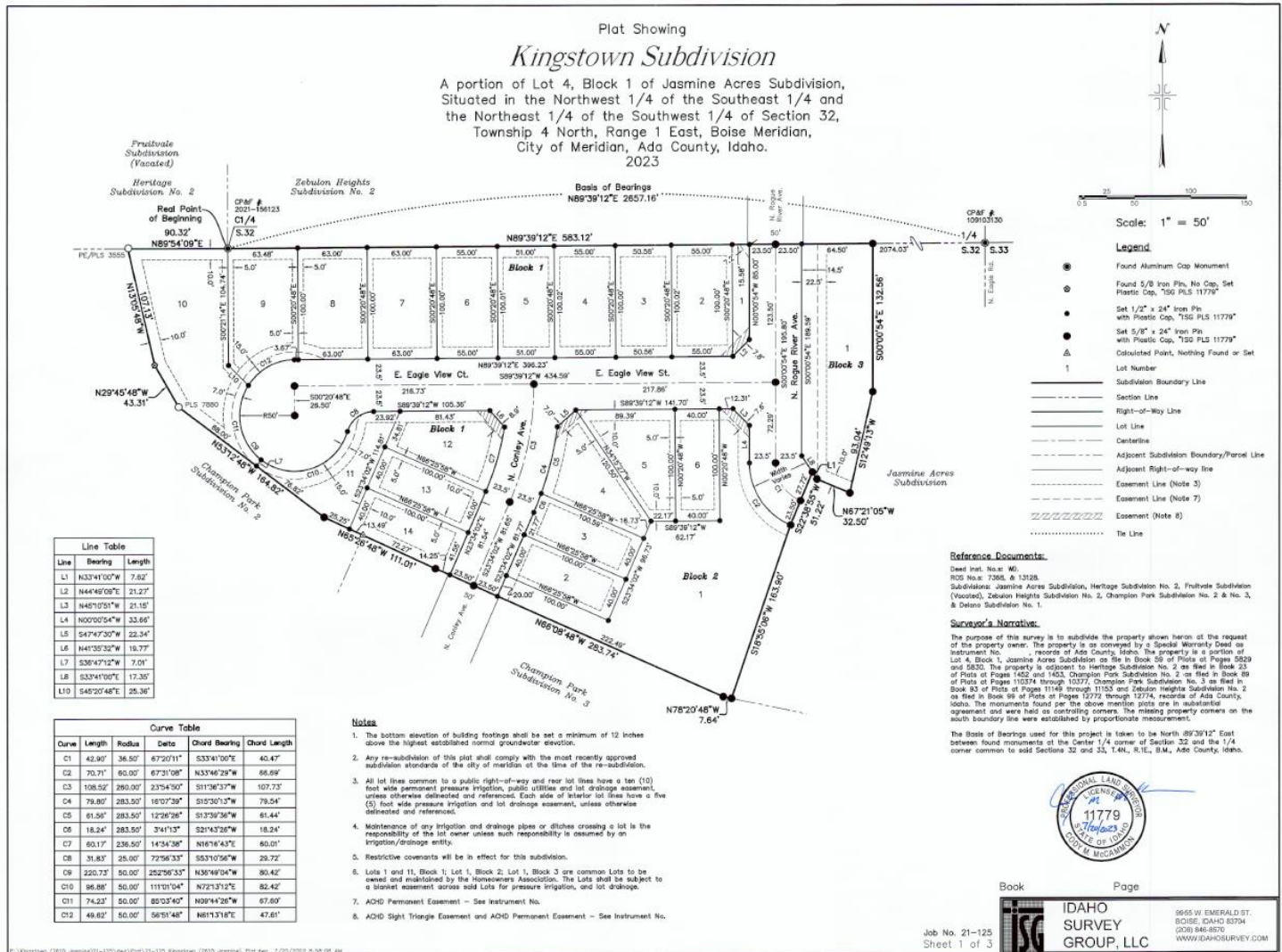
C. Applicant Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2022-0045](#)) as required by UDC 11-6B-3C.2. The submitted final plat is for the same number of building lots approved with the preliminary plat; therefore, the proposed plat is in substantial compliance with the approved preliminary plat as required.

B. Final Plat (date: 7/20/2023)



EXISTING ZEBULON HEIGHTS SUBDIVISION (NOT A PART)

E EAGLE VIEW CT.

N CONLEY AVE

N ROGUE RIVER WAY

E JASMINE ST.

E GARBER DR

BLOCK 1

BLOCK 2

BLOCK 3

FUTURE KINGST SUBDIVISION PH. (NOT A PART)

EXISTING CHAMPION PARK SUBDIVISION NO. 02 (NOT A PART)

EXISTING CHAMPION PARK SUBDIVISION NO. 03 (NOT A PART)

COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

GROSS SITE AREA: 4.17 AC (181,918 SF)
GROSS SITE REQUIRED (15% GROSS LAND AREA): 27,288 SF (1,251,618 SF / 15%)
OPEN SPACE PROVIDED (SEE CALCULATION BELOW): 41,785 SF (23%)

QUALIFIED OPEN SPACE CALCULATIONS

1. ACTIVE OR PASSIVE IN INTENDED USE: 41,785 SF
TOTAL OPEN SPACE PROVIDED (PHASE I): 41,785 SF

QUALIFIED SITE AMENITIES

AMENITY POINTS REQUIRED (1 PER GROSS S.A.C.): 1 (4.17 AC / 5)
AMENITIES PROVIDED: POINTE

POND: AREA ON A SITE WITH 5,000 SF OR MORE:
DOD WHITE STATION: 0.5
TOTAL AMENITY POINTS PROVIDED: 2.5

OPEN SPACE LANDSCAPE REQUIREMENTS

TREES REQUIRED (1 / 8,000 SF OF QUALIFIED OPEN SPACE): 6 (41,785 SF / 8,000)
EXISTING TREES RETAINED IN COMMON OPEN SPACE: 23
NEW TREES PROVIDED IN COMMON OPEN SPACE: 40
TOTAL TREES PROVIDED IN COMMON OPEN SPACE: 63
* INCLUDES REQUIRED MITIGATION TREES

LANDSCAPE NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MEDFORD ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ADJACENT STREETS ARE INTERNAL TO DEVELOPMENT AND NOT SUBJECT TO VEHICLE TRAVEL REQUIREMENTS.
- TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL.
- PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN BURIAL AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPE(S) TO BE COMPLETELY REMOVED FROM TREES.

HANDICAPPING KEY

- 6" HT VINYL SEMI-PRIVATE FENCE, TYP.
- 6" HT SOLID VINYL FENCE, TYP.
- CONCRETE HEADER CURB, TYP.

SIZE

- 800 LF
- 1,281 LF
- 728 LF

GRAPHIC SCALE IN FEET

PLAN SCHEDULE

EMPLOYER TREE CODE	BOTANICAL / COMMON NAME	CAL.	COND.	QTY.
PH	Prunella sp. Austrian Pine	6" HT.	COND.	6
EMITTING TREES	CODE BOTANICAL / COMMON NAME CAL. COND. QTY.			
	Existing trees to be removed	—		3
X00 PEX	Existing trees to remain	—		23
CLASS II TREES	CODE BOTANICAL / COMMON NAME CAL. COND. QTY.			
A3	Anemone for a greenhouse tubular bellflower Adonis vernalis	2" CA.	COND.	5
PN	Perennial nigella whitehead based Crocus Perl Seed Chry	2" CA.	COND.	3
CLASS II TREES	CODE BOTANICAL / COMMON NAME CAL. COND. QTY.			
AF	Aster foliolosus "Emerald Queen" Emerald Queen Hymn Magn	2" CA.	COND.	7
CO	Celtis occidentalis Common Redstart	2" CA.	COND.	5
TC	The cordata "Overcup" Greenish Yellow Alder	2" CA.	COND.	3
CLASS II TREES	CODE BOTANICAL / COMMON NAME CAL. COND. QTY.			
GD	Gymnocladia dioica "Empress" Herkules Crabapple	2" CA.	COND.	3
GR	Quercus chrysolepis Shannon Oak	2" CA.	COND.	2
IMPOSS.	CODE BOTANICAL / COMMON NAME COUNT SIZE QTY.			
BT	Betula nana Japanese Dwarfed Satsuma	5 gal.	WATCHING	41
DA	Daphne genkwa "Compact" Compact Burning Bush	5 gal.	WATCHING	25
JR	Juniperus horizontalis "Blue Star" Blue Star Juniper	1 gal.	WATCHING	80
PSO	Physocarpus opulifolius "Dietrich" Summer Blood Salix	5 gal.	WATCHING	51
PPS	Peonies "Pavilion" Peonies Buffed Gold Chry	5 gal.	WATCHING	26
GB	Gibberna "Invisible" Mugil Cypripedium	5 gal.	WATCHING	75
OPPOSED	CODE BOTANICAL / COMMON NAME COUNT SIZE QTY.			
CHQ	Chamaecyparis stricta "Nana" Nana Cypress	3 gal.	HT MT MAX	24
MG	Magnolia grandiflora "Grandifolia" Grandifolia Magnolia	3 gal.	MT HT MAX	4

PLAN SCHEDULE

GROUND COVER CODE	BOTANICAL / COMMON NAME	SIZE
PH	Phlox "Robinsonian" PTP PTP Red Perennials Or Approval Equip	1st
RMS	Rock Moss 1" Top Dressing Rock, 2" Depth With Small Pink Flower Plants Substrate Sample to Owner for Approval	3" DEPTH

CONTRACTOR NOTES TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR QUANTITY OF EXISTING TREES SHOWN HEREON IS BASED UPON THE INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING TREES PRIOR TO COMMENCING WORK. ANY DISCREPANCY BETWEEN THE INFORMATION PROVIDED BY THE OWNER AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MEDFORD. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AND AS-BUILT DRAWINGS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MEDFORD. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER AFTER COMPLETION OF WORK. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AND AS-BUILT DRAWINGS OF THE PROJECT.

801

Kimley-Horn

KINGSTOWN SUBDIVISION - PHASE I LANDSCAPE PLANTING PLAN

2010 U.S. NATIONAL ID

NOT APPROVED FOR CONSTRUCTION

SHEET NO. 14

14 OF 15

1 VINYL SEMI-PRIVACY FENCE
SCALE: N.T.S.

2 SOLID VINYL PRIVACY FENCE
SCALE: N.T.S.

3 TREE PLANTING AND STAKING
SCALE: 1/4" = 1'-0"

4 TREE STAKING - MULTI-TRUNK
SCALE: 1/4" = 1'-0"

5 CONCRETE CURB EDGING
SCALE: N.T.S.

6 SHRUB / GROUND COVER PLANTING
SCALE: N.T.S.

7 CONCRETE EDGING, CLASS B
SCALE: N.T.S.

8 CONCRETE EDGING, CLASS C
SCALE: N.T.S.

9 CONCRETE EDGING, CLASS D
SCALE: N.T.S.

10 CONCRETE EDGING, CLASS E
SCALE: N.T.S.

11 CONCRETE EDGING, CLASS F
SCALE: N.T.S.

12 CONCRETE EDGING, CLASS G
SCALE: N.T.S.

13 CONCRETE EDGING, CLASS H
SCALE: N.T.S.

14 CONCRETE EDGING, CLASS I
SCALE: N.T.S.

15 CONCRETE EDGING, CLASS J
SCALE: N.T.S.

16 CONCRETE EDGING, CLASS K
SCALE: N.T.S.

17 CONCRETE EDGING, CLASS L
SCALE: N.T.S.

18 CONCRETE EDGING, CLASS M
SCALE: N.T.S.

19 CONCRETE EDGING, CLASS N
SCALE: N.T.S.

20 CONCRETE EDGING, CLASS O
SCALE: N.T.S.

21 CONCRETE EDGING, CLASS P
SCALE: N.T.S.

22 CONCRETE EDGING, CLASS Q
SCALE: N.T.S.

23 CONCRETE EDGING, CLASS R
SCALE: N.T.S.

24 CONCRETE EDGING, CLASS S
SCALE: N.T.S.

25 CONCRETE EDGING, CLASS T
SCALE: N.T.S.

26 CONCRETE EDGING, CLASS U
SCALE: N.T.S.

27 CONCRETE EDGING, CLASS V
SCALE: N.T.S.

28 CONCRETE EDGING, CLASS W
SCALE: N.T.S.

29 CONCRETE EDGING, CLASS X
SCALE: N.T.S.

30 CONCRETE EDGING, CLASS Y
SCALE: N.T.S.

31 CONCRETE EDGING, CLASS Z
SCALE: N.T.S.

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: [H-2022-0045](#) (AZ, PP), Development Agreement Inst. #[2023-020866](#).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the date of approval of the preliminary plat (i.e. by December 6, 2024), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
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 shown in Section V.B, prepared by Idaho Survey Group, stamped on 07/20/23 by Cody M. McCammon, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Include the phase number (i.e. #1) in the subdivision name.
 - b. Note #7: Include recorded instrument number of ACHD permanent easement.
 - c. Note #8: Include recorded instrument number of ACHD sign triangle easement and ACHD permanent easement.
5. Prior to City Engineer signature on this final plat, revise the landscape plan shown in Section V.C, prepared by Kimley Horn, dated 12/23/22, as follows:
 - a. Depict a *detached* sidewalk with an 8-foot wide parkway and landscaping per the standards listed in UDC 11-3B-7C on Lot 1, Block 1 in order for the lot to count toward the minimum qualified open space requirement.
6. There shall be no windows on the second story of homes that face north toward Zebulon Heights subdivision along the northern boundary of the subdivision west of N. Rogue River Ave. in Block 1 as set forth in the Development Agreement.
7. The developer shall encourage backyard landscaping to assist in buffering the larger lots and homes to the north as set forth in the Development Agreement.
8. Provide one (1) minimum 2-inch caliper tree in the front and back yards of all building lots as part of the mitigation requirement for removal of existing trees. *These trees can be installed at the time of lot development.*
9. Prior to the City Engineer's signature on the final plat, a 14-foot wide public pedestrian easement shall be submitted to the Planning Division and recorded for the multi-use pathway as required by the Park's Department.
10. 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=303305&dbid=0&repo=MeridianCity>

C. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=303368&dbid=0&repo=MeridianCity>

D. SETTLER'S IRRIGATION DISTRICT (SID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=303599&dbid=0&repo=MeridianCity>

E. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=303332&dbid=0&repo=MeridianCity>

F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=303865&dbid=0&repo=MeridianCity>