

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 8/22/2023
ORDER APPROVAL DATE: 9/5/2023

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 17 BUILDING)
LOTS AND 4 COMMON LOTS ON)
4.17 ACRES OF LAND IN THE R-8)
ZONING DISTRICT FOR)
KINGSTOWN SUBDIVISION NO. 1.)
)
BY: KIMLEY-HORN &)
ASSOCIATES)
APPLICANT)

)
)

CASE NO. FP-2023-0007

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on 8/22/2023 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 KINGSTOWN SUBDIVISION,
LOCATED IN A PORTION OF LOT 4, BLOCK 1 OF JASMINE ACRES
SUBDIVISION, SITUATED IN THE NORTHWEST ¼ OF THE SOUTHEAST
¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32,

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR KINGSTOWN SUBDIVISION NO. 1 FP-2023-0007

TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF
MERIDIAN, ADA COUNTY, IDAHO, 2023, HANDWRITTEN DATE:

7/20/2023, by CODY M. MCCAMMON, 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 8/22/2023, 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 _____, 2023.

By:

Robert 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



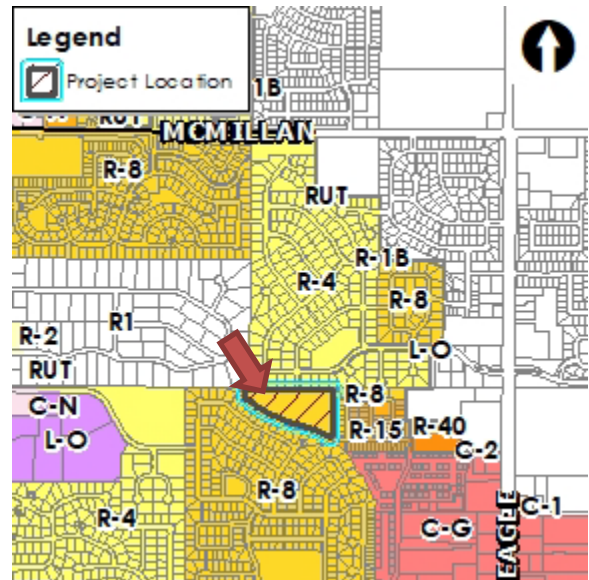
HEARING DATE: 8/22/2023

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.

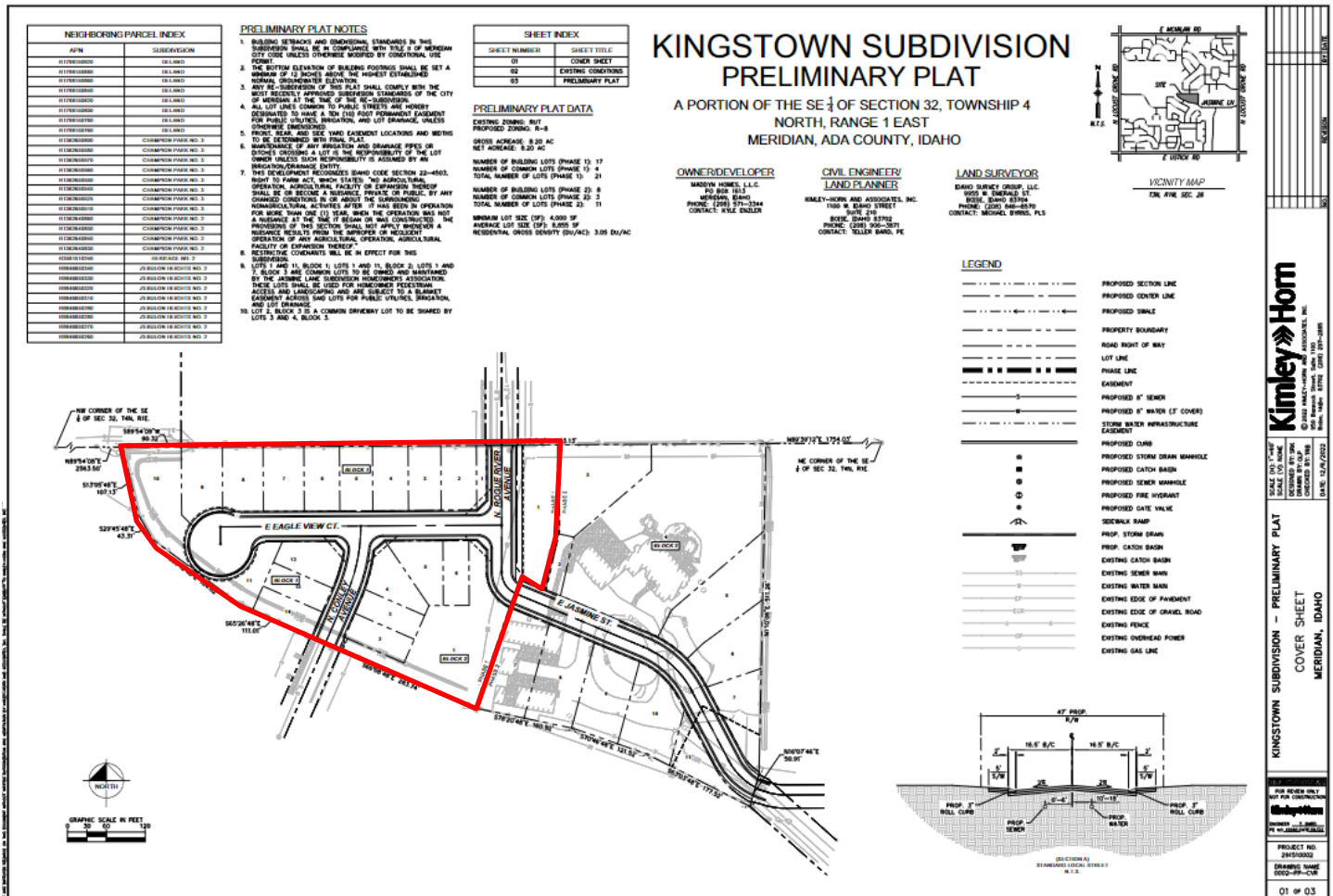
IV. DECISION

A. Staff:

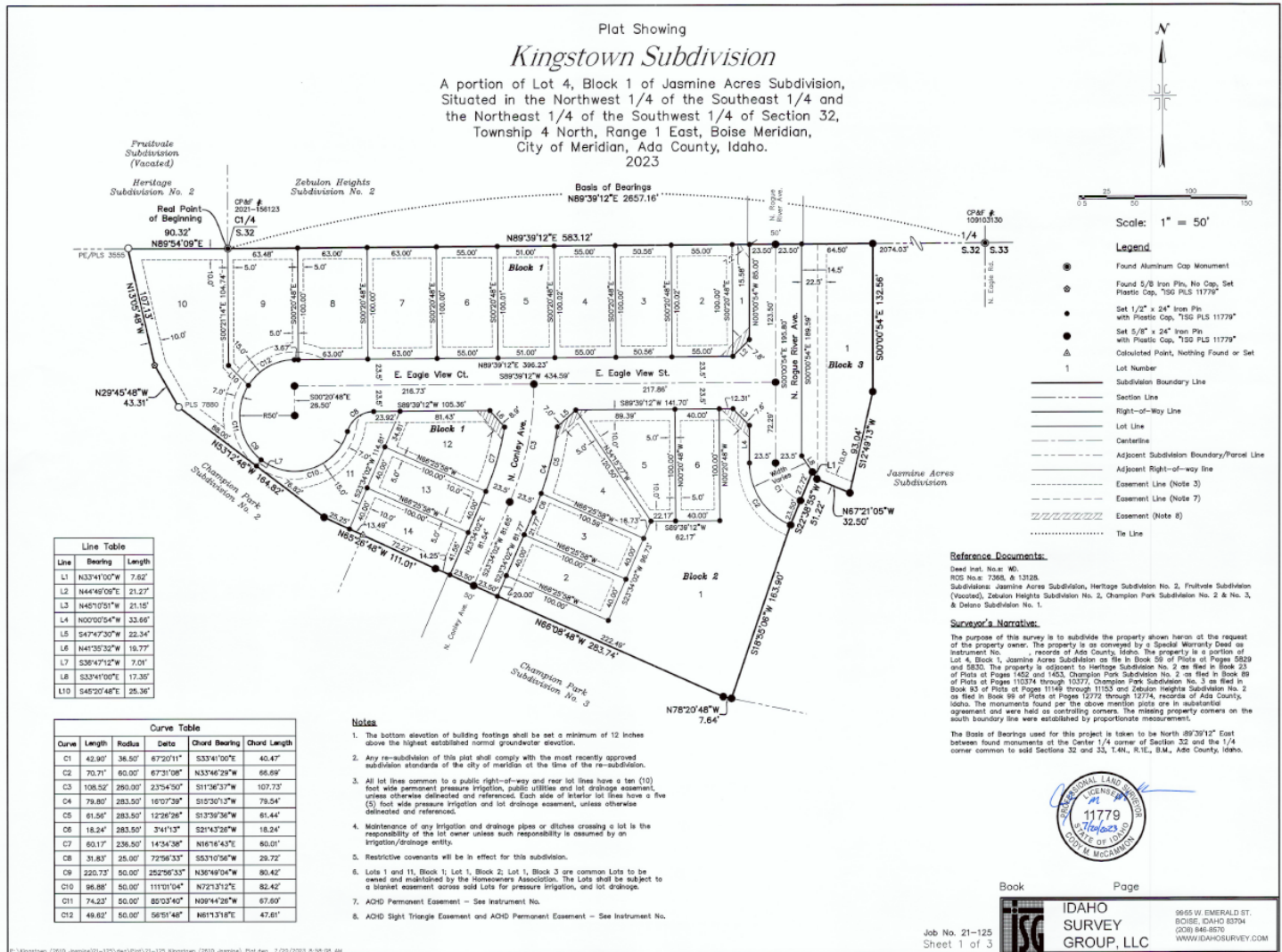
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (date: June 2022)



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



EXISTING ZEBULON HEIGHTS SUBDIVISION (NOT A PART)

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

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

FUTURE KINGSTOWN SUBDIVISION PHASE 1 LANDSCAPE PLANTING PLAN

COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

GROSS SITE AREA: 4.17 AC (181,918 SF)

OPEN SPACE REQUIRED (15% GROSS LAND AREA): 27,288 SF (18,191 SF 15%)

OPEN SPACE PROVIDED (SEE CALCULATION BELOW): 41,786 SF (23%)

QUALIFIED OPEN SPACE CALCULATIONS

1. ACTIVE OR PASSIVE INTENDED USE: 41,786 SF

TOTAL OPEN SPACE PROVIDED (PHASE I): 41,786 SF

QUALIFIED SITE AMENITIES

AMENITY POINTS REQUIRED (1 PER GROSS 5 AC): 1 (4.17 AC / 5)

AMENITIES PROVIDED:

POUND AREA ON A SITE WITH 5,000 SF OR MORE: 2

DOG WASTE STATION: 0.6

TOTAL AMENITY POINTS PROVIDED: 2.6

OPEN SPACE LANDSCAPE REQUIREMENTS

TREES REQUIRED (1 / 8,000 SF OF QUALIFIED OPEN SPACE): 6 (41,786 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 MERIDIAN ORDINANCE REQUIREMENTS.
- ALL PLANTING SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ADJACENT STREETS ARE INTERNAL TO DEVELOPMENT AND NOT SUBJECT TO VISION TRIANGLE REQUIREMENTS.
- TREES SHALL NOT BE PLANTED WITHIN 10' 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. BULKUP 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 TO BE COMPLETELY REMOVED FROM TREES.

PLANT SCHEDULE

EXISTING TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
PH	PH	Prickly pear Australian Pine	6" HT.	6
EXISTING TREES	CODE <th>BOTANICAL / COMMON NAME</th> <th>SIZE</th> <th>QTY</th>	BOTANICAL / COMMON NAME	SIZE	QTY
		Existing trees to be removed	—	3
XXX (X)	XXX (X)	Existing trees to remain	—	23
CLASS 1 TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
AG	AG	Amelanchier 1.5 growth habit Adiantum	2" Cal.	5
PV	PV	Prunella virginiana Canada Red	2" Cal.	3
CLASS 2 TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
AF	AF	Asplenium platyneuron Emerald Green	2" Cal.	7
CO	CO	Celastrus scandens Common	2" Cal.	1
TC	TC	Thuja occidentalis Green	2" Cal.	3
CLASS 3 TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
GO	GO	Gymnocladia dioica Golden	2" Cal.	3
OS	OS	Quercus prinus Shrub	2" Cal.	2
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
BT	BT	Betula tinctoria Japanese	5 gal.	WATCHING
SA	SA	Saxifraga Compact	5 gal.	WATCHING
JS	JS	Juniperus horizontalis Blue	1 gal.	WATCHING
P22	P22	Physocarpus opulifolius Summer	5 gal.	WATCHING
P25	P25	Prunella laevis Pink	5 gal.	WATCHING
OS	OS	Quercus prinus Shrub	5 gal.	WATCHING
CLASS 4 TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
C22	C22	Cornus rugosa Red	2 gal.	24 FT MIN
MG	MG	Malus grandiflora Gold	2 gal.	12 FT MIN

PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE
PH	PH	Prickly pear Australian Pine	6" HT.
PH2	PH2	Prickly pear Australian Pine	12" HT.

LEGEND

EXISTING TREE: 6" HT. VINYL SEMI-PERMANENT FENCE, TYP.

PROPOSED TREE: 6" HT. SOLID VINYL FENCE, TYP.

CONCRETE HEADER CUBE, TYP.

SCALE

GRAPHIC SCALE IN FEET: 0, 10, 20

NORTH

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>