

**CITY COUNCIL REGULAR MEETING AGENDA**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 03, 2023 at 7:00 PM

PUBLIC NOTICE: THIS MEETING IS RECORDED AND PLACED IN AN ONLINE FORMAT. PERSONS MAY EITHER VIEW OR LISTEN TO VIDEO / AUDIO OF THIS MEETING UNTIL SUCH TIME THE RECORDING IS DESTROYED UNDER THE CITY'S RETENTION POLICY.

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Host Coordinator, Haroll Wiley, LifeSpring Church
3. **ROLL CALL**
4. **PRESENTATIONS**
 - A. **Parks Art & Beautification Committee Presentation** - Dog Brick Donation - Hand & Paw
5. **CONSENT AGENDA (ACTION ITEM)** **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
 - A. **Approval of Minutes:**
6. **ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **Ordinance 388-2023 (Willowbrook Annexation & Development Agreement AZ-21-12 / DA-21-20)** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AS DESCRIBED IN EXHIBIT A, IN STAR, IDAHO, AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY WILLOWBROOK DEVELOPMENT, INC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-2-DA) OF APPROXIMATELY 726.6 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
 - B. **Time Extension (Haven Ranch Subdivision FILE: TE-23-05)** - The Applicant is seeking approval of a time extension for Haven Ranch Subdivision, consisting of 5 residential lots and 2 common lots on 5.1 acres. The subject property is generally located on the east side of N. Brandon Road, south of New Hope Road in Star, Idaho. Ada County Parcel No. R7626730100. **(ACTION ITEM)**
 - C. **Time Extension (Trapper Ridge Subdivision Phase 3 FILE: TE-23-02)** - The Applicant is seeking approval of a time extension for Trapper Ridge Subdivision Phase 3, consisting of 51 residential lots and 2 common lots on 13.69 acres. The phase is located in the center of the preliminary plat, north of W. New Hope Road in Star, Idaho. The subject property is located west of N. Cherry Laurel Way and north of W. Mountain Iris Street. Ada County Parcel Numbers R6046660220, R6046660100 & R6046660317. **(ACTION ITEM)**
7. **PUBLIC HEARINGS with ACTION ITEMS:** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **PUBLIC HEARING: Iron Mountain Vista Subdivision De-Annexation (FILE: DE-AX-23-01)** - The Applicant is seeking approval of a De-Annexation of a small area along the south boundary line. Approximately 3,500 square feet or 0.08 acres. The subject property is generally located NE ¼, SW ¼ Section 4 T4N, R1W. Ada County Parcel No# R9545740040. **(ACTION ITEM)**
 - B. **PUBLIC HEARING - Starpointe Subdivision Phase 2 (FILES: AZ-2303; DA-21-09 (MOD); PP-23-02; PR-23-02 & PP-21-10)** - The Applicant is requesting approval of an Annexation and Zoning (R-4), a Development Agreement Modification, a Preliminary Plat for a proposed residential subdivision consisting of 12 residential lots and 2 common lots, a private street and an amendment to the original Starpointe Subdivision Preliminary Plat. The property is located at 6777 and 6825 N. Star Road in Star, Idaho, and consists of 3.08 acres with a proposed density of 3.08 dwelling units per acre. The subject property is generally located on the west side of N. Star Road between Hwy 20/26 (Chinden Blvd) and W. Joplin Road. Ada County Parcel No's. S0419449020 & S0419417750. **(ACTION ITEM)**
8. **ADJOURNMENT**

Any person needing special accommodation to participate in the above noticed meeting should contact the City Clerk's Office at 208-286-7247, at least 24 hours in advance of the meeting date.



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The meeting can be viewed via a link posted to the City of Star website at staridaho.org. Information on how to participate in a public hearing remotely will be posted to staridaho.org under the meeting information. The public is always welcomed to submit comments in writing.

Land Use Public Hearing Process

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

Applicant has up to **20 minutes** to present their project

Council can ask the applicant questions and staff questions

Public Testimony (**3 minutes per person**)

1. Those for the project speak
2. Those against the project speak
3. Those who are neither for or against but wish to speak to the project
4. Council may ask the individual speaking follow-up questions that does not count towards their 3 minutes

Applicant rebuttal (**10 minutes**)

Council can ask the applicant and staff questions

Mayor closes the public hearing

Council deliberates

Motion is made to approve, approve with conditions, deny or table the application to a date certain in the future

Thank you for coming to the Star City Council meeting, public involvement is fantastic and helps in shaping our city for the future. As this is a public hearing, there will be no cheering, clapping, jeering or speaking out during the hearing. Only the person at the podium has the floor to speak during their allotted time. If someone does speak out, cheer, claps, etc. they will be asked to leave the hearing and or escorted out of the hearing. We want to keep these hearings civil so everyone can be heard.

Thank you for your participation.

Mayor Trevor Chadwick

* ... Over spent expenditure

Claim/ Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
2538	22313S	15 ACTION PLUMBING		225.00								
1	2890	09/19/23 Unclog Drain Hunters Creek		225.00			10		41540	735		10110
		Total for Vendor:		225.00								
2497	22280S	21 ADA COUNTY LANDFILL		31.32								
1	230912-014	09/12/23 Landfill Fees		31.32			10		41540	411		10110
		Total for Vendor:		31.32								
2495	22281S	1377 ANALYTICAL LABORATORIES, INC		555.00								
1	2306437	08/31/23 Fish Pond Water Testing		555.00			10		41810	737		10110
		Total for Vendor:		555.00								
2529	22306S	1284 ARDEN YUNDT		150.00								
1	1	09/22/23 Daddy/Daughter Dance Lesson		150.00			10	103	44022	352		10110
		Total for Vendor:		150.00								
2496	22282S	79 ASSOCIATION OF IDAHO CITIES		275.00								
1	200010712	09/11/23 ICCTFOA Registration Hudson		275.00			10		41810	560		10110
2520	22286S	79 ASSOCIATION OF IDAHO CITIES		275.00								
1	200010722	09/15/23 ICCTFOA Registration Field		275.00			10		41810	560		10110
		Total for Vendor:		550.00								
2498	22283S	93 BATTERIES PLUS BULBS		304.74								
1	P65351489	08/30/23 Batteries		304.74			10		41540	437		10110
		Total for Vendor:		304.74								
2502	22287S	1403 BILLY R ARNOLD		1,000.00								
1	09/15/23	Summer Concert		1,000.00			10		41810	598		10110
		Total for Vendor:		1,000.00								
2503	22288S	145 BSN SPORTS		907.26								
1	922619833	08/28/23 Sports Equipment		907.26			10		44021	612		10110
		Total for Vendor:		907.26								

* ... Over spent expenditure

Claim/ Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/ Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
2504	22289S	159 CANYON COUNTY CLERK	100.00								
1	Jul 2023	09/01/23 Prosecution Services	100.00			10		42110	322		10110
		Total for Vendor:	100.00								
2539	22314S	160 CANYON HIGHWAY DISTRICT # 4	63.66								
		Property Tax Collected for 08/01/23 - 08/31/23									
1	09/22/23	CHD4 Property Tax	58.16			10		41510	732		10110
2	09/22/23	CHD4 Penalty	1.16			10		41510	732		10110
3	09/22/23	CHD4 Interest	4.34			10		41510	732		10110
		Total for Vendor:	63.66								
2522	22305S	168 CASH	150.00								
		Recreation Dept Drawer Float									
1	09/22/23	Rec Dept Drawer Float	150.00			10		10300			10110
		Total for Vendor:	150.00								
2501	22290S	231 DANA PARTBRIDGE	3,050.11								
1	09/15/23	Services Aug 31 - Sept 14 2023	2,997.00			10		41140	351		10110
2	09/15/23	Reimburse Phone Shoulder Supp	10.81			10		41810	610		10110
3	09/15/23	Reimburse Traffic Cone Markers	42.30			10		41810	598		10110
		Total for Vendor:	3,050.11								
2532	22315S	1395 DOUG THOMPSON	2,420.75								
1	113 08/11/23	Bal Bldg Dept Desk Remodel	1,920.75			10		41510	324		10110
2	118 09/19/23	Bldg Inspector Desk	500.00			10		41510	324		10110
		Total for Vendor:	2,420.75								
2523	22307S	326 GAME TIME	1,333.69								
1	PJI0216798	09/22/23 Wave Climber Replacement	1,333.69			10		41540	733		10110
		Total for Vendor:	1,333.69								
2506	22291S	325 GAMEFACE ATHLETICS	790.23								
1	317370	09/06/23 Sports Equipment	790.23			10		44021	612		10110

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2530	22316S	325	GAMEFACE ATHLETICS	7,589.15								
1	317215	08/28/23	Rec Staff Uniforms	965.75			10		44022	610		10110
2	317215	08/28/23	Sports Staff Uniforms	1,041.50			10		44021	615		10110
3	317215	08/28/23	Sports Coaches Uniforms	2,963.75			10		44021	615		10110
4	317215	08/28/23	Sports Uniforms	2,468.05			10		44021	615		10110
5	317492	09/13/23	Sports Uniforms	150.10			10		44021	615		10110
			Total for Vendor:	8,379.38								
2505	22292S	331	GEM STATE PAPER & SUPPLY	140.15								
1	3078559	09/13/23	Wasp/Hornet Spray	140.15			10		41540	611		10110
			Total for Vendor:	140.15								
2508	22293S	1344	HORROCKS	45,229.73								
1	79961	09/11/23	SH-44 CE&I Progress Pay App 6	45,229.73			10	500	41510	331		10110
			Total for Vendor:	45,229.73								
2521	22304S	382	IDAHO CENTRAL CREDIT UNION	3,936.37								
1	3994	09/15/23	Qualis	3,936.37			10		41810	611		10110
			Total for Vendor:	3,936.37								
2511	22294S	399	IDAHO PRESS TRIBUNE	398.19								
1	37994	09/12/23	Legal/Pub Notice PH 10/3/23	106.50			10		41510	530		10110
2	38100	09/15/23	Legal/Pub Notice Ord 389-2023	199.83			10		41510	530		10110
3	38099	09/15/23	Legal/Pub Notice PH 10/3/23	91.86			10		41510	530		10110
			Total for Vendor:	398.19								
2509	22295S	1404	JORDEN FOSTER	154.50								
1	09/15/23	Refund Park Facilities Fee	154.50				10		41810	698		10110
			Total for Vendor:	154.50								
2458	22253S	480	JULEE ELLIOTT	2,900.00								
1	2199	07/26/23	Veterans Banners	2,900.00			10		45130	586		10110

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2510	22296S	480 JULEE ELLIOTT	100.00						
1	2209	09/09/23 Veterans Banners	100.00			10	45130	586	10110
2534	22317S	480 JULEE ELLIOTT	50.00						
1	2211	09/18/23 Veterans Banner	50.00			10	45130	586	10110
		Total for Vendor:	3,050.00						
2417	22308S	515 KIM INGRAHAM	1,113.86						
1	07/01/23	Reimburse Fit N Fall Training	901.38			10	44022	560	10110
2	07/01/23	Reimburse Hotel	212.48			10	44022	560	10110
2524	22308S	515 KIM INGRAHAM	280.59						
1	09/22/23	Reimburse Summer Camps	280.59			10	104 44022	612	10110
		Total for Vendor:	1,394.45						
2512	22297S	1405 MANNING CIVIL, LLC	536.70						
1	1025	07/20/23 City Boat Ramp	536.70			10	703 45110	737	10110
		Total for Vendor:	536.70						
2500	22284S	605 MERIDIAN TROPHY	524.65						
1	M9178474	08/30/23 Trophy Police VS Fire	524.65			10	53 41810	598	10110
		Total for Vendor:	524.65						
2525	22309S	635 MOUNTAIN ALARM	105.00						
1	3913844	10/01/23 Fire Alarm Inspection	15.00			10	41810	344	10110
2	3913844	10/01/23 Backflow Inspection	7.00			10	41810	344	10110
3	3913844	10/01/23 Fire Monitoring	32.50			10	41810	344	10110
4	3913844	10/01/23 Fire Sprinkler Inspection	18.00			10	41810	344	10110
5	3913843	10/01/23 Security Cellular Backup	13.00			10	41810	344	10110
6	3913843	10/01/23 Security Monitoring	19.50			10	41810	344	10110
		Total for Vendor:	105.00						
2513	22298S	642 NAPA AUTO PARTS	129.96						
1	095542	09/15/23 Trailer Ball and Mount	129.96			10	41540	437	10110
		Total for Vendor:	129.96						

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2528	22310S	1220 NIKNOX PHOTO BOX		703.00						
1	ID 102 09/12/23	Photo Booth Dad/Daughter Dance		703.00			10 103 44022	324		10110
		Total for Vendor:		703.00						
2514	22299S	656 OFFICE SAVERS ONLINE		200.12						
1	9762 08/07/23	Passport desk supplies		96.95			10 41140	400		10110
2	9762 08/07/23	Clerk office supplies		103.17			10 41140	611		10110
2526	22311S	656 OFFICE SAVERS ONLINE		117.98						
1	9933 09/14/23	Copy Paper		117.98			10 41810	611		10110
		Total for Vendor:		318.10						
2543	22318S	1407 PADRES LLC		636.00						
		For Art By the River Event								
1	0002 08/12/23	Breakfast Burritos		636.00			10 615 45130	586		10110
		Total for Vendor:		636.00						
2527	22312S	686 PORTAPROS LLC		1,249.60						
1	128660-1 09/20/23	Chili Cook Off		396.00			10 41810	598		10110
2	128298-1 09/20/23	Art By the River		337.00			10 615 45130	586		10110
3	112049AO-1 09/15/23	River Walk Park		516.60			10 41540	411		10110
		Total for Vendor:		1,249.60						
2542	22319S	1406 RDS DESIGN		543.00						
		For Art By the River Event								
1	202317 08/31/23	Logo Cutting Boards		45.00			10 615 45130	586		10110
2	202316 08/31/23	Logo Wine Glasses		498.00			10 615 45130	586		10110
		Total for Vendor:		543.00						
2545	22327S	721 ROBERT P LITTLE		4,402.50						
1	116186 09/25/23	B&G Contracted Services		4,660.00			10 41540	351		10110
2	Life Insur 09/25/23	Life Insurance		-203.50			10 41540	215		10110
3	Vision Ins 09/25/23	Spousal Vision Insurance		-13.00			10 41540	211		10110
4	Dental Ins 09/25/23	Spousal Dental Insurance		-41.00			10 41540	212		10110
		Total for Vendor:		4,402.50						

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Claim/ Line #	Check	Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
2499	22285S	727	RON WESTON	113.75								
1	09/11/23		Reimburse Sports Equip	55.49			10		44021	612		10110
2	09/11/23		Reimburse Sports Refs	58.26			10		44021	353		10110
			Total for Vendor:	113.75								
2540	22320S	1238	ROYALTY ELECTRIC LLC	1,069.00								
1	23102-1	08/31/23	Monitors/Cables Bldg Dept	1,069.00			10		41510	610		10110
			Total for Vendor:	1,069.00								
2516	22300S	1279	SPACESAVER INTERMOUNTAIN LLC	14,657.91								
1	119775	07/28/23	Police Evidence Lockers	14,657.91			10	800	45110	741		10110
			Total for Vendor:	14,657.91								
2507	22301S	1184	STAR LIONS CLUB	500.00								
1	09/15/23		Hackers/Slackers Event Sponsor	500.00			10		41810	598		10110
			Total for Vendor:	500.00								
2533	22321S	857	TATES RENTS	145.95								
1	1778654-9	09/21/23	Edger, Gatorline Magnum	145.95			10		41540	442		10110
			Total for Vendor:	145.95								
2535	22322S	1355	THE STAR COURIER NEWSPAPER	439.20								
1	1806	09/22/23	Rec Dept Advertising	292.80			10		44022	530		10110
2	1806	09/22/23	City Advertising	146.40			10		41810	530		10110
			Total for Vendor:	439.20								
2518	22302S	898	TREASURE VALLEY COFFEE	328.23								
2	09689762	09/12/23	Rec Dept Water	20.10			10		44022	611		10110
4	09747214	09/12/23	Bldg Maint Drinks/Pain Relie	148.10			10		41540	611		10110
5	09747203	09/12/23	City Hall Water/Coffee	160.03			10		41810	611		10110
			Total for Vendor:	328.23								
2519	22303S	915	ULINE	2,039.55								
2	165897514	07/12/23	Racks and Shelves	2,039.55			10		41540	435		10110
			Total for Vendor:	2,039.55								

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2531	22323S	1241	UNIVERSITY OF IDAHO EXTENSION	100.00								
1	09122023	09/12/23	Archery Program	100.00			10		44022	352		10110
			Total for Vendor:	100.00								
2537	22324S	1295	VALLEY OFFICE SYSTEMS	170.49								
1	AR121525	09/18/23	Monthly Lease - Copier	170.49			10		41810	610		10110
			Total for Vendor:	170.49								
2536	22325S	1308	YOUNG ELEVATOR INC	150.00								
1	238	09/22/23	Service Maintenance	150.00			10		41810	431		10110
			Total for Vendor:	150.00								
2541	22326S	966	ZOOM	40.00								
1	220086865	09/22/23	Cloud Recording	40.00			10		41810	570		10110
			Total for Vendor:	40.00								
			# of Claims	50								
			# of Vendors	44								
			Total:	102,426.89								

** This report runs by Claim Posted Date, which is a system generated field that always shows the date on which the Claim was actually posted in the system. If a Claim was cancelled and re-posted, the posted date will show as of the date it was re-posted. **

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, September 19, 2023 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7:00 p.m.

2. INVOCATION – Dylan Austin, LifeSpring Church

Dylan Austin of the Worship and Creative Arts Ministry at LifeSpring Christian Church provided the invocation.

3. ROLL CALL

Elected officials present: Council President David Hershey, Council Member Kevan Wheelock, Mayor Trevor Chadwick, Council Member Jennifer Salmonsens, and Council Member Kevin Nielsen.

Staff present: City Attorney Chris Yorgason, Assistant City Engineer Tim Clark, City Planner & Zoning Administrator Shawn Nickel; Assistant City Planner & Zoning Administrator Ryan Field, Deputy City Clerk Barbara Conly, Public Information Officer Dana Partridge, Star Police Chief Zach Hessing, Star Fire Chief Greg Timinsky.

4. PRESENTATIONS**A. Domestic Violence Proclamation - Women's & Children's Alliance / Faces of Hope**

Mayor Chadwick acknowledged community partners Women's and Children's Alliance and Faces of Hope as he read a proclamation giving statistics on domestic violence. He encouraged neighbors to look out for one another, and to seek help as needed. Chadwick read aloud the proclamation declaring the month of October as Domestic Violence Awareness Month in the City of Star.

B. Star Police Monthly Report - Chief Hessing

Star Police Chief Zach Hessing presented the monthly police report for August 2023. Hessing noted that he appreciated the proclamation for domestic violence, since those are some of the most volatile types of calls that police respond to. For 2023, he said the year-to-date figure is 173 crimes per thousand, with 21.5 crimes per month. The City of Star is at 14.9 crimes per thousand, which Hessing said is lower than last year, but the police continue to strive for even lower. For the month of August, there were five person crimes (three domestic violence), ten property crimes, and eleven society crimes. Hessing noted three-hundred and fifty-two calls for service in August and two-thousand and five proactive policing instances. Hessing broke down the various call types: domestic violence responded to were seven, with three being actual. Crisis / mental health was at fourteen calls. Hessing stated that welfare checks jumped a bit from the prior month, from twelve up to twenty-four.

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C. Mid/Star Fire Department Report - Chief Timinsky

Star Fire Chief Greg Timinsky explained that he will start providing monthly reports for the City Council meetings going forward. For this first report, he said he brought the annual YTD statistics from January 1 through August 31 so Council and citizens could see a baseline. Timinsky explained that grassland fires, cooking fires, other grass fires (yard fires) were at twenty-seven, outside illegal burns at nine and other fires at twenty-seven for the year so far. Timinsky said hazardous conditions such as reports of gas leaks, oil spills, etc. totaled thirty-four, with service calls such as non-code animal rescues, lockouts, smoke detectors, etc. at one hundred and seventy-two. Chief Timinsky explained false alarms, and also said he felt the average turnout time is a bit skewed and they will work to break it out going forward. He explained that when a station responds one or the other one is dispatched – probably in a forty-five to fifty second range. For the incident count per month, Timinsky stated the slowest month was February and busiest so far was June 2023. He said that next month, Fire will include a statistic for total acres burned.

Council Member Wheelock mentioned seeing the ladder truck in use in town now. Mayor Chadwick noted the evening news reported recently on garage fires that occurred due to batteries. Chief Timinsky explained that everyone tends to store various flammables in garages and that gas, car malfunction, and batteries (especially lithium-ion batteries) are common causes of garage fires. Timinsky said that Fire has discussed pursuing adding to the code a heat detector for garages to improve the warning time to homeowners. Council Member Wheelock asked if that would come with a carbon monoxide detector added to the space. Chief Timinsky replied that one could always add that separately, but that these are heat detection only. He said one concern is over potential malfunction of carbon monoxide detectors when warming up cars.

Council Member Salmonsens asked for clarification on ambulance response vs. Fire Department response and how that works given that there is an ambulance shelter in Star. Chief Timinsky clarified that there are approximately fourteen or fifteen ambulances operating in Ada County, so frequently Fire is called upon to go do the initial check since an ambulance may be on its way from Eagle, Meridian, or Boise. He said a new ambulance will be located in Meridian.

Council Member Nielsen thanked Chief Timinsky for his report and insights. Nielsen asked, along with heat sensor in garage, what is the cost impact to having a sprinkler system required in garages and whether that is something that should be looked at. Chief Timinsky explained that ladder trucks can hook to a hydrant and can put a lot of water in a hurry. Timinsky said that sprinklers are required when hydrants are not available. He further explained that the water tenders are not always available. For a three-person fire engine, outside city limits a water supply is always asked for. In discussing cost, Timinsky mentioned that residential fire sprinklers will cost maybe a dollar and twenty-five cents to two dollars a square foot, which is very close to the cost of putting a granite countertop in a home. Council Member Wheelock replied that the topic was for another time, but wondered if Council had thought of requiring putting sprinklers in the new horizontal apartments that are being built.

**CITY COUNCIL REGULAR MEETING MINUTES**

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5. CONSENT AGENDA (ACTION ITEM)**A. Approval of Claims**

- Council Member Salmonsens moved to approve the Consent Agenda. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey-aye; Wheelock-aye; Salmonsens-aye; Nielsen-aye. Motion carried.

6. ACTION ITEMS:**A. Idaho Humane Society Agreement FY23/24 - Approve / Authorize the Signature of the Mayor to enter into an Agreement for Animal Control Services (ACTION ITEM)**

Council Salmonsens thanked Mayor Chadwick for pursuing information on the subject. Council Member Nielsen asked for City Attorney Yorgason to provide clarification on clause wording for the Idaho Humane Society agreement with respect to written verification that a vendor/contractor is not owned or operated by the government of China or Israel. Yorgason advised the wording of the clause referenced is actually a newer state law. Council discussion ensued on the law, and Yorgason stated that he did not have any statutory concerns.

- Council Member Hershey moved to approve the Idaho Humane Society Agreement FY23/24 and to approve/authorize the Mayor to sign and enter into an Agreement for Animal Control Services. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Council Member Wheelock inquired if Star Veterinary would still be used after hours; Mayor Chadwick stated that he has a separate meeting about this, and that the matter of after hours was still being worked out.

B. 946 S Main Demolition Agreement - Approval / Authorize the demolishing of 946 S Main Street (ACTION ITEM)

Mayor Chadwick advised City Council that the City had put this project out to bid for someone to potentially purchase the unit and take it out, but that no one submitted any requests so now the already-authorized Plan B of considering demolition would need to be considered. Chadwick explained that the price to demolish would \$16,337.00 and that it would need to take place near the end of October. He clarified that the tool shed could be taken out by City staff.

- Council Member Wheelock moved to approve the 946 South Main demolition agreement. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

C. Pavilion Park Bathroom - Approve / Authorize the purchase of Pavilion Park Bathroom Facilities utilizing Park Impact Fees (ACTION ITEM)

Mayor Chadwick noted that City Engineer Ryan Morgan was at a flood plain meeting, and that Assistant City Engineer Tim Clark was present this evening to explain the proposed Pavilion Park bathroom. Clark

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showed a slide depicting a sample design of a prefabricated bathroom building. Clark noted that the building will likely be built mostly at a facility in Nampa and said that local consideration carried an appeal.

Clark detailed the split face block exterior with faux cedar shake roof, and asked Council to weigh in on exterior color options. He explained the quote was \$130,000.00 and then to run utilities, water, and pad, \$160,000.00, so in total the project would come out under \$200,000.00.

Council discussion ensued on Sourcewell, the various color options, and potential location. Mayor Chadwick explained that the location would be near the dog park and new splash pad, with a bit of work to be done on sidewalks for connectivity.

Council Member Nielsen asked how this project fit in with existing City design standards. City Planner Nickel noted that the ordinance does not require this type of facility to confirm design standards, as it is not for commercial use. Mayor Chadwick noted that the project under consideration was consistent with similar buildings at Hunters Creek and Blake Parks. Chadwick noted the building would be heated, so would help people who were over at the dog park walking in the winter months.

Nickel asked about potential coating along the bottom of the structure; Clark said that it could be included for another couple thousand dollars.

Council Member Salmonsens inquired about two vs. four stalls given the future potential for a pickleball court. Council discussion with Engineering and Planning staff ensued on the viability of relocating the smaller structure to another area in the City if it ever became logical in the future. Staff was instructed to follow up on the topic of ability to re-locate the structure.

- Council Member Nielsen moved to approve and authorize the purchase of the Pavilion Park bathroom facilities using Park Impact Fees for an amount not to exceed two hundred thousand dollars and to direct Staff and Contractors to make color selections and material selections so that the facility is consistent with what is currently installed at Blake Park and Hunter's Creek Park. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

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- D. Pathway Master Plan Consultant Recommendation for Selection** - Approve / Authorize Staff to enter into Negotiations with Kimley Horn as recommended by the Star Transportation and Pathways Committee **(ACTION ITEM)**

Mayor Chadwick noted that Assistant Tim Clark would speak on the subject, and that Council Member Salmonsens and City Planner Nickel were also present to answer questions.

Clark explained that the City put out a Request for Proposal (RFP) a few weeks ago, and received three statements of qualifications. He said the Transportation Committee had reviewed the qualifications and recommended the City Council to select Kimley Horn because they have useful tools for interacting with the public. Salmonsens added that the same consultant was used for the South of the River Plan, Logan Simpson, who is part of the Kimley Horn team. Salmonsens said that she reviewed all three, and that Kimley Horn scored the highest.

- Council Member Nielsen moved to approve Kimley Horn as the Pathway Master Plan Consultant as recommended by the Star Transportation and Pathways Committee. Council Member Hershey seconded the motion. ROLL CALL VOTE: Nielsen – aye; Salmonsens -aye; Wheelock – aye; Hershey – aye. Motion carried.

- E. Advertisements for Bids: Floating Feather to Star Middle School Pathway** - Approval of the Advertisements for Bids **(ACTION ITEM)**

Mayor Chadwick noted that Tim Clark has been working hard on this project, and explained length that the pathway will run.

- Council Member Salmonsens moved to approve the advertisement for bids for the Floating Feather to Star Middle School Pathway. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock -aye; Salmonsens – aye; Nielsen – aye. Motion carried.

7. ADJOURNMENT

Mayor Chadwick adjourned the Star City Council meeting at 8:07 p.m.

Trevor A Chadwick, Mayor

ATTEST: _____

Jacob M Qualls, City Clerk - Treasurer

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1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7:00 p.m.

2. INVOCATION – Pastor David Ax, Calvary Star Church

Pastor David Ax of Calvary Star Church offered the invocation.

3. ROLL CALL**Elected officials present:**

Council President David Hershey, Council Member Kevan Wheelock, Mayor Trevor Chadwick, Council Member Jennifer Salmonsens, and Council Member Kevin Nielsen.

Staff present:

City Attorney Chris Yorgason, Deputy City Clerk Barbara Conly, City Public Information Officer Dana Partridge, City Planner & Zoning Administrator Shawn Nickel, Assistant City Planner & Zoning Administrator Ryan Field, City IT Director Shane Dale, Star Police Chief Zach Hessing, and School Resource Officer Alan Takeuchi.

4. PROCLAMATIONS / PRESENTATIONS**A. Constitution Week Proclamation**

Mayor Chadwick read the proclamation honoring the 236th anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention and proclaimed the week of September 17-23, 2023 to be Constitution Week. Mayor Chadwick presented the proclamation to attending members of the local Eagle, Idaho chapter of the Daughters of the American Revolution Becky Reynolds, Dana Partridge, Wenley Kim, and Mary Garner.

B. Elevate Our Heroes Day Proclamation

Mayor Chadwick read the proclamation acknowledging Law Enforcement Officers, Firefighters, EMS Dispatchers, Corrections, Coroners, Chaplains, retired First Responders, Health Care Workers, Clinicians, our Military, our Veterans, and their families as Everyday Heroes, and proclaiming September 11, 2023 as Elevate Our Everyday Heroes Day. He called out the need for the best mental health and wellness support resources for first responders given the stress levels in their day to day jobs and a recent increase in suicides in these professions. Mayor Chadwick expressed support and appreciation for first responders, and acknowledged that Star Police Chief Zach Hessing and Star's new School Resource Officer Alan Takeuchi were present this evening.

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C. Star Police - Introduction School Resource Officer, Alan Takeuchi & Chief Hessing July Report

Chief Hessing introduced the new School Resource Officer for Star Middle School, Detective Alan Takeuchi. Chief Hessing also thanked the Mayor, Council and community for the proclamation. He noted that it is one of the harder times in law enforcement at this point in history. Hessing explained that Detective Rob Fowler is retiring, and that Detective Takeuchi is taking on that role. Hessing noted that Takeuchi was born and raised in Cascade, Idaho, has been married to his high school sweetheart for twenty-one years and that they have three children. Detective Takeuchi volunteers coaching youth soccer and track and field. He has worked in animal control, code enforcement, jail deputy, patrol deputy, field training officer, patrol sergeant, chief of police, and now currently as a school resource officer. Chief Hessing said that Detective Takeuchi has been employed by Ada County Sheriff's Office for one year now and is very excited to be in Star and feels blessed to be a part of the community.

Detective Takeuchi thanked the Mayor and Council for their support and said he appreciated the chance to meet face to face and to make a difference in the community.

Chief Hessing went on to present the Police report for the month of July 2023. He noted that one goal is to keep the crime rate low at eighteen crimes per thousand or below. Hessing noted there were 172 crimes in the City of Star for the month of July and broke notable areas out. Per Chief Hessing, there were eight person crimes, fifteen property and fifteen society crimes. Six assaults ranged from simple battery to domestic battery. There were fourteen different drug violations, mostly due to traffic stops of off Highway 44 with scenarios like drug paraphernalia found or drugs in vehicles. He noted the importance of the proactive policing approach vs. reactive policing, which he said made a difference in Star's crime rate. Hessing reminded citizens that for anyone who parks their vehicles outside, to be sure to lock their cars and not leave anything in sight. Hessing also explained that in Star there is a delineation of code 3 emergency calls outside City limits as opposed to code 3 within Star city limits where the goal is a response time of under four minutes. In July, the in-City-limits response was at two minutes and seventeen seconds, well below the four minute mark. For outside of Star, there were fifteen calls. He noted the importance of getting there first if they are the closest officers, ensuring citizens are safe, and getting back into city to be there for residents of Star.

Council Member Wheelock thanked Chief Hessing for breaking out the detail for in-Star vs. outside City limits, and commended him on the service times.

5. CONSENT AGENDA (ACTION ITEM)

- A. **City Council Minutes** - May 9, 2023 & August 15, 2023 and **CLAIMS**
- B. **Final Plat** - Milestone 6 (FILE #FP-23-11)

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C. Claims to be Approved

- Council Member Salmonsens moved to approve Consent Agenda Items 5A and 5C, with the removal of item 5B Final Plat for Milestone 6 (FILE #FP-23-11), which will be placed on a future agenda; Council Member Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

6. PUBLIC HEARINGS with ACTION ITEMS:

- A. PUBLIC HEARING - De-Annexing an Easement in Iron Mountain Vista Subdivision (FILE: DE-AX-23-01)**
- The Applicant is seeking approval of a De-Annexation of a small area along the south boundary line. Approximately 3,500 square feet or 0.08 acres. The subject property is generally located NE ¼, SW ¼ Section 4 T4N, R1W. Ada County Parcel No# R9545740040. **(ACTION ITEM)**

Mayor Chadwick noted that the property did not have signage posted properly and that staff was unable to reach the applicant, so he recommended tabling the topic indefinitely until they are able to communicate.

- Council Member Nielsen moved to table indefinitely the topic of De-annexing an Easement in Iron Mountain Vista Subdivision (FILE: DE-AX-23-01). Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

7. ACTION ITEMS:(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)

A. Request for Mediation - Dude Dewalt (FILE # CU-23-05) (ACTION ITEM)

Mayor Chadwick summarized that Mr. Keith Hill had requested mediation with respect to the Dude Dewalt Winery. Chadwick noted that mediation needs to come from a governing board and that the Council acts as such since they approved the recent annexation of Dude Dewalt into City limits. He said that Council is able to see that the request is based on the fact that Mr. Hill set up a church in May 2023. Mayor Chadwick stated that it is his position that no mediation needs to take place since Dude Dewalt has been in place as a business since 2011. City Attorney Yorgason clarified that any party can request mediation, but that it would only become mandatory if the City were to pursue it and that at least one mediation session would need to occur in that case. Yorgason guided that if the Council chooses not to require it, there is no obligation, and that the question before Council this evening is whether Council wishes to order that mediation to occur or not. Yorgason further clarified that if there were any specifics that changed through the course of mediation that could potentially result in having to go through an additional public hearing process in the event that there might be additional conditions placed on the Conditional Use Permit, so the public would have a chance to comment on what those terms might be.

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Council Member Nielsen noted that the City annexed the property in accordance with both City of Star's zoning laws/rules of operation and the applicable State of Idaho laws; and that the use of said property also matches with Star's Unified Development Code, noting that no exceptions were made. Mayor Chadwick said he agreed with Nielsen's remarks, and that he has difficulty with the fact that the winery has been operating for so many years and was simply taking action to annex into the City vs. the fact that a citizen comes forward who has set up a church through their own home much later. Nielsen requested to deny the request for mediation.

Council Member Wheelock remarked that his thought process was that if this business was running prior, regardless of the Council's decision, he wondered if there was some form of grandfather clause since they'd already been operating. He said he felt that in looking at it this way, that it would take the whole idea of a Council decision out of the equation.

- Council Member Nielsen moved to deny the request for neighbor mediation with respect to Dude Dewalt (FILE # CU-23-05). Council Member Salmonsens stated that she would abstain, as she was not present at the original public hearing for Dude Dewalt. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried, with Council Member Salmonsens abstaining.
- B. **Ordinance 387-2023 - Oliver Estates & Development Agreement (FILE # AZ-22-01 / DA-22-01 / PUD-22-01 / PP-22-01)** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 22491 N. CAN ADA ROAD IN STAR, IDAHO (CANYON COUNTY PARCELS R340000000 & R34000010A1) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY CAROL A. STORKAN & JEFFREY D. STORKAN; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT AND PLANNED UNIT DEVELOPMENT (R-3-PUD-DA) OF APPROXIMATELY 37.58 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
 - Council Member Hershey moved to introduce and, pursuant to Idaho Code Section 50 and Section 902, that the rule requiring an ordinance be read in three different days with one reading being in full be dispensed with, and that Ordinance Number 387-2023 be considered after reading once by title only. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye, Salmonsens – aye; Nielsen – aye. Motion carried.
 - Council Member Hershey read the ordinance title and moved to approve Ordinance Number 387-2023 Oliver Estates & Development Agreement (FILE #AZ-22-01 / DA-22-01 / PUD-22-01 / PP-22-01; Council Member Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

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- C. **Ordinance 389-2023 - Dude Dewalt & Development Agreement (FILE # AZ-23-02 / DA-23-04):** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 5446 HWY 16, IN STAR, IDAHO (ADA COUNTY PARCEL S0328427800) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY TRAE & JOHNNA BUCHERT; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RURAL RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (RR-DA) OF APPROXIMATELY 32.5 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
- Council Member Wheelock moved to introduce and, pursuant to Idaho Code Section 50 and Section 902, that the rule requiring an ordinance be read in three different days with one reading being in full be dispensed with, and that Ordinance Number 389-2023 be considered after reading once by title only. Council Member Hershey seconded the motion. Council Member Salmonsens asked to obtain clarification from City Attorney Yorgason that, given that she had abstained on the prior agenda topic of Dude Dewalt mediation, it was now acceptable for her to vote given that this was an administrative item. City Attorney Yorgason verified that it was correct that this is now an administrative item, and proper for Council Member Salmonsens to vote. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.
 - Council Member Wheelock read the ordinance title and moved to approve Ordinance 389-2023 Dude Dewalt & Development Agreement (FILE # AZ-23-02 / DA-23-04; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.
- D. **Access Control System** - Approval to purchase an Access Control System for security purposes for Star City Hall, Star Riverhouse and Star Recreation Center **(ACTION ITEM)**

City of Star Information Technology Director Shane Dale explained the proposed access control system. He noted the City obtained three quotes from three qualified vendors. Dale explained that the proposal for three properties – the City Hall building, the Star Riverhouse, and Star Recreation Center. He noted 25 doors for the scope, and said he walked with all three potential vendors to ensure matching scope. Dale noted that the goal for the City Hall and Star Recreation Center buildings was to enhance safety and security, and to eliminate having staff have to carry traditional building keys. For the Riverhouse, he said the security goal was to eliminate part of the problem of issuing temporary keys for citizens, who tend to lose them. In the case of the Riverhouse, a temporary access PIN could be granted, then deactivated after use and the building would self-lock.

Dale said that the vendors he interviewed were Ednetics, Compunet, and Royalty Electric.

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For Ednetics, Dale noted that this particular set of hardware is battery-operated, and that staff would have to replace the batteries every year or two, so there was a certain amount of maintenance involved. Council Member Nielsen noted that cameras were included in this quote and asked that these be broken out for consistency with the other two vendors; he also noted licenses per door.

For Compunet, Dale noted that the budget number needs to be further dialed in, but that the total \$75,000.00 scope is correct, and that the number of doors, licensing, and access control is all correct. Council discussion ensued on batteries; Shane Dale answered this one was a low-maintenance hard wired system and that if the building lost power, people could still get out of the building.

For the Royalty Electric quote, Dale noted that there was less in terms of licensing fees and that this was the Staff-recommended quote. He stated that he could do the configuration in-house, and that codes could be generated from an Outlook calendar. Council Member Nielsen asked about the technology. Dale explained that they were inter-range, and provided clarification that the controllers are their own. In terms of reliability, Dale said the company has been around and is not going anywhere.

Council Member Wheelock asked which system was used by Star Fire. Dale explained that Fire uses Linear, which is a bit more expensive and ties together in a different way designed for more frequency with respect to EMS services. Dale explained that the City is planning on doing their own codes, and that it is possible to cross-code with the Fire department. He said he would work with Deputy Fire Chief Victor Islas to get the cards they need, and that Star Police can use the cards they have with all-access. Council Member Salmonsens asked to better understand why City Hall needed a system, noting that she saw the reasoning behind a need at the Riverhouse and the Recreation Center. Mayor Chadwick replied that if a staff member lost a key, at the current time it would signal a need to re-key the building. Chadwick said that this was an important step to help improve security. Dale clarified that auto-unlocking could be set for certain times and for common areas such as the exterior doors.

- Council Member Hershey moved to approve the staff recommended quote from Royalty Electric at the proposed bid of \$50,000.00 and added as a budget line to the current year's City budget. Council Member Wheelock seconded the motion. Council Member Nielsen asked to verify if this was to be adding a budget line item and for the project to come out of the General Fund; Mayor Chadwick verified yes. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

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E. Traffic Box Art Project Resolution TBD-2023 - Approval of a Resolution suggested by the Park, Art & Beautification Committee for Traffic Box Art at identified locations - (ACTION ITEM)

Council Member Salmonsens reported that the Parks, Art, & Beautification Committee did a Call for Artists for artwork to cover three traffic boxes. These are traffic boxes located in front of Albertsons, in front of Maverick, and by Star Middle School. Another option considered was the Star Library book drop. She noted that twenty-five artists submitted work, which was judged by a panel consisting of City Council Members and members of the community. The Top Four selected were "All Aboard" by Mary Ann Fraser, "A New Generation (In Memory of Phaedra)" by April McIntyre, and "A Star Barn" by Mary Ann Fraser. "All Aboard" was suggested for the traffic box near Albertsons, "A New Generation" was suggested for the box near Maverick, and "A Star Barn" was suggested for placement near Star Middle School.

"Star Pride" by Cassidy Crawford was a fourth choice and was suggested for the Star Library book drop. Council Member Salmonsens noted that details were still being worked on with the library district to see if this can be worked out. Mayor Chadwick asked Sue Speer of the Parks, Art, & Beautification Committee to come forward to provide further information.

Sue Speer of 620 South Stream Leaf, Star, explained that the Star Library applied for a grant with Art Idaho, with the grant application due the same day as the City Council meeting so feedback was not available yet. If the library grant ends up successful, Speer noted that it would be a 50/50 matching grant that would pay for half of the art-wrap for the box. Speer said that the library would know the results of the grant application in about three weeks, so PAB was not able to make a recommendation for funding until that time.

- Council Member Salmonsens moved to approve Resolution TBD-2023 – Approval of a Resolution suggested by the Parks, Art, & Beautification Committee for Traffic Box Art at identified locations near Albertsons, Maverick, and Star Middle School; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

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F. Beer / Wine License - Dude Dewalt Winery (ACTION ITEM)

Council discussed the Dude Dewalt Winery beer/wine license. Council Member Hershey asked to take into consideration the memo prepared by City Clerk Qualls noting that it would be approved contingent upon obtaining the Star Fire Department's approval. Council Member Nielsen asked to clarify that this was a beer / wine license, not a liquor license; Mayor Chadwick verified that this was correct.

- Council Member Hershey moved to approve the Beer / Wine License for Dude Dewalt Winery with the stipulations as outlined in the City Clerk / Treasurer memo dated August 31, 2023. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye.

8. ADJOURNMENT

Mayor Chadwick adjourned the Star City Council meeting at 7:53 p.m.

ATTEST: _____

Trevor A Chadwick, Mayor

Jacob M Qualls, City Clerk - Treasurer

ORDINANCE NO. 388-2023
(WILLOWBROOK DEVELOPMENT ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AS DESCRIBED IN EXHIBIT A, IN STAR, IDAHO, AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY WILLOWBROOK DEVELOPMENT, INC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-2-DA) OF APPROXIMATELY 726.6 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex and to incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 370-2022, adopted on July 19, 2022 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on June 20, 2023 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Residential with a Development Agreement (R-2-DA) pursuant to the Unified Development Code of the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is contiguous to the City, that said property can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said property have requested, in writing, annexation of said property by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property, have been satisfied.

Section 2: The real property, described in the attached “Exhibit B”, including adjacent right of way, situated in Ada County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners

within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Residential with a Development Agreement (R-2-DA), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Residential with a Development Agreement (R-2-DA) land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2023.

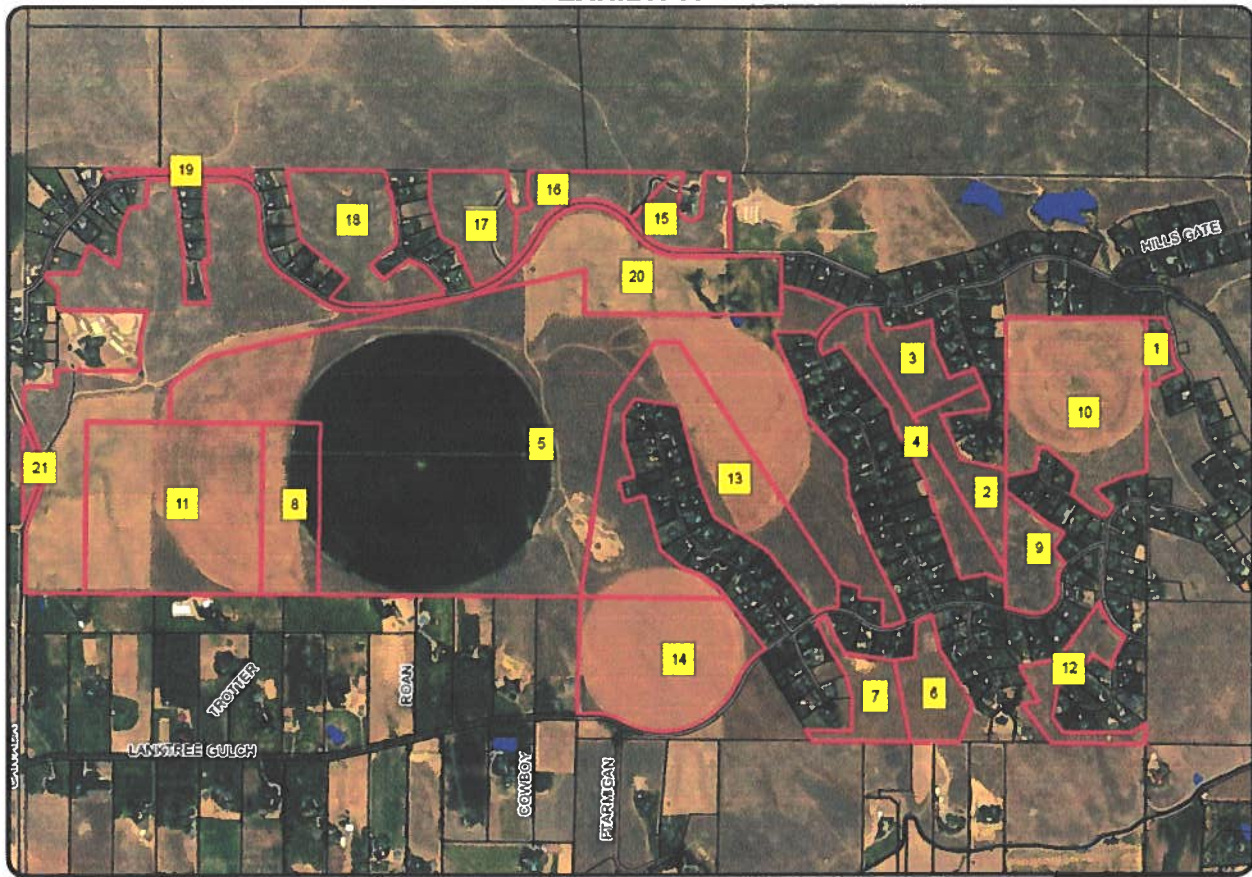
CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

EXHIBIT A



KEY #	PARCEL	OWNER	ACRES
1	R3626110480	WILLOWBROOK DEVELOPMENT INC	3.076
2	R3626121000	WILLOWBROOK DEVELOPMENT INC	11.083
3	R3626121100	WILLOWBROOK DEVELOPMENT INC	11.15
4	R3626130010	WILLOWBROOK DEVELOPMENT INC	16.696
5	R3626130190	WILLOWBROOK DEVELOPMENT INC	239.382
6	R3626130460	WILLOWBROOK DEVELOPMENT INC	11.642
7	R3626130510	WILLOWBROOK DEVELOPMENT INC	10.88
8	R3626140010	WILLOWBROOK DEVELOPMENT INC	19.358
9	R3626150080	WILLOWBROOK DEVELOPMENT INC	10.462
10	R3626150160	WILLOWBROOK DEVELOPMENT PARTNERS II LLC	45.022
11	R3626150210	WILLOWBROOK DEVELOPMENT INC	59.933
12	R3626150220	WILLOWBROOK DEVELOPMENT INC	10.962
13	R3626160010	WILLOWBROOK DEVELOPMENT INC	50.1
14	R3626160300	WILLOWBROOK DEVELOPMENT INC	42.136
15	R3626170020	WILLOWBROOK DEVELOPMENT INC	10.207
16	R3626170040	WILLOWBROOK DEVELOPMENT INC	10.882
17	R3626170060	WILLOWBROOK DEVELOPMENT INC	14.694
18	R3626170150	WILLOWBROOK DEVELOPMENT INC	23.763
19	R3626170250	WILLOWBROOK DEVELOPMENT INC	1.431
20	R3626170320	WILLOWBROOK DEVELOPMENT PARTNERS II LLC	121.9
21	R3626170500	WILLOWBROOK DEVELOPMENT INC	1.817

EXHIBIT B

Property Legal Description and Depiction

A Description for
Annexation
Willowbrook Development
September 24, 2023

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 28, Section 29, Section 30 and the North 1/2 of the North 1/2 of Section 32, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the Section corner common to Sections 30 and 31, T.5N., R.1W., B.M., and Sections 25 and 36, T.5N., R.2W., B.M.;

thence on the west boundary line of said Section 30, coincident with the west boundary line of Hillsdale Estates No. 7 Subdivision as filed in Book 86 of Plats at Pages 9666 through 9672, records of Ada County, Idaho, North 00°39'45" East, 1,929.81 feet;

thence leaving said west boundary lines on the exterior boundary line of Lot 59, Block 5 of said Hillsdale Estates No. 7 Subdivision the following seven (7) courses and distances:

South 89°19'35" East, 298.64 feet;

North 00°40'43" East, 151.92 feet;

South 89°19'25" East, 774.33 feet;

North 00°40'25" East, 316.20 feet;

North 14°19'20" East, 251.78 feet;

North 89°33'19" West, 833.70 feet;

North 00°40'43" East, 200.30 feet;

thence continuing on said exterior boundary line and the northwesterly prolongation thereof, North 49°34'10" West, 182.97 feet to the centerline of W. Deep Canyon Drive;

thence on said centerline, 28.71 feet on the arc of a curve to the left having a radius of 300.00 feet, a central angle of 05°28'59", and a long chord which bears North 24°07'58" East, 28.70 feet to the westerly prolongation of the exterior boundary line of said Lot 59;

thence on said exterior boundary line the prolongation thereof, the following seven (7) courses and distances:

South 88°56'21" East, 314.12 feet;

North 21°03'21" East, 276.79 feet;



South 55°47'35" East, 339.91 feet;

North 01°04'33" East, 306.95 feet;

North 21°11'11" East, 253.76 feet;

North 84°14'25" East, 159.89 feet;

North 01°39'55" East, 247.42 feet;

thence leaving said exterior boundary line, North 05°45'35" West, 30.00 feet to the centerline of W. Deep Canyon Drive;

thence on said centerline the following two (2) courses and distances:

South 84°14'25" West, 277.61 feet;

74.50 feet on the arc of a curve to the left having a radius of 200.00 feet, a central angle of 21°20'29", and a long chord which bears South 73°34'11" West, 74.07 feet to the southeasterly prolongation the west boundary line of Lot 49, Block 4 of said Hillsdale Estates No. 7 Subdivision;

thence on said westerly boundary line the prolongation thereof, North 28°09'33" West, 134.99 feet to the north boundary line of the South 1/2 of the North 1/2 of said Section 30, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision;

thence on said north boundary lines, South 89°23'18" East, 527.44 feet to the Northeast corner of Government Lot 2 of said Section 30;

thence continuing of said north boundary lines, South 89°38'27" East, 870.13 feet to the east boundary line of said Lot 49;

thence on the east boundary line of said Lot 49, South 01°00'22" West, 106.31 feet;

thence leaving said east boundary line, South 39°54'09" West, 30.00 feet to the centerline of W. Deep Canyon Drive;

thence on said centerline the following five (5) courses and distances:

219.79 feet on the arc of a curve to the right having a radius of 275.00 feet, a central angle of 45°47'37", and a long chord which bears South 27°12'02" East, 213.99 feet;

South 04°18'14" East, 280.27 feet;
444.83 feet on the arc of a curve to the left having a radius of 500.00 feet, a central angle of 50°58'25", and a long chord which bears South 29°47'26" East, 430.30 feet;



South 55°16'39" East, 394.38 feet;

56.50 feet on the arc of a curve to the left having a radius of 500.00 feet, a central angle of 06°28'30", and a long chord which bears South 58°30'54" East, 56.47 feet to the southwesterly prolongation of the westerly boundary line of Lot 39, Block 4 of said Hillsdale Estates No. 7 Subdivision;

thence on the westerly boundary line of said Lot 39 and the prolongation thereof, the following three (3) courses and distances:

North 42°40'26" East, 279.54 feet;

North 49°16'24" West, 579.77 feet;

North 11°40'25" West, 654.53 feet to the north boundary line of the South 1/2 of the North 1/2 of said Section 30, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision;

thence on said north boundary lines, South 89°38'27" East, 900.16 feet to the easterly boundary line of said Lot 39;

thence on said easterly boundary line, South 23°51'51" East, 130.39 feet;

thence leaving said easterly boundary line, South 49°36'02" East, 50.00 feet to the centerline of N. Highhill Place;

thence on said centerline the following three (3) courses and distances:

South 08°06'41" East, 381.23 feet;

18.94 feet on the arc of a curve to the right having a radius of 150.00 feet, a central angle of 07°14'10", and a long chord which bears South 04°29'36" East, 18.93 feet;

South 00°52'31" East, 125.21 feet;

thence leaving said centerline, South 89°07'29" West, 25.00 feet to the westerly boundary line of said Lot 39;

thence on said westerly boundary line the following three (3) courses and distances:

South 49°13'59" West, 320.60 feet;

South 42°10'21" East, 177.42 feet;

North 51°37'58" East, 293.84 feet;

thence leaving said westerly boundary line,
North 22°58'14" East, 25.00 feet to the centerline of N.
Highhill Place;



thence on said centerline the following five (5) courses and distances:

South 67°01'46" East, 132.85 feet;

67.29 feet on the arc of a curve to the right having a radius of 150.00 feet, a central angle of 25°42'10", and a long chord which bears South 54°10'41" East, 66.73 feet;

South 41°19'36" East, 207.57 feet;

76.56 feet on the arc of a curve to the right having a radius of 150.00 feet, a central angle of 29°14'40", and a long chord which bears South 26°42'16" East, 75.73 feet;

South 09°57'22" East, 53.15 feet to the centerline of W. Deep Canyon Drive;

thence on said centerline the following two (2) courses and distances:

North 80°02'38" East, 107.45 feet;

169.12 feet on the arc of a curve to the left having a radius of 1,000.00 feet, a central angle of 09°41'23", and a long chord which bears North 75°11'57" East, 168.92 feet to the southeasterly prolongation of the westerly boundary line of Lot 30, Block 4 of said Hillsdale Estates No. 7 Subdivision;

thence on said westerly boundary line and the prolongation thereof, the following four (4) courses and distances:

North 24°44'10" West, 450.18 feet;

North 58°16'00" West, 166.35 feet;

North 17°00'44" West, 379.22 feet;

North 00°40'25" East, 252.34 feet to the north boundary line of the South 1/2 of the North 1/2 of said Section 30, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision;

thence on said north boundary lines, South 89°38'27" East, 716.99 feet to the easterly boundary line of said Lot 30;

thence on said easterly boundary line the following two (2) courses and distances:

South 04°30'31" East, 312.14 feet;

South 43°23'21" East, 100.71 feet to the westerly boundary line of Lot 28, Block 4 of said Hillsdale Estates No. 7 Subdivision;



thence on said westerly boundary line the following three (3) courses and distances:

North 67°32'26" East, 156.34 feet;

North 29°08'29" West, 98.58 feet;

North 02°31'26" East, 237.51 feet to the north boundary line of the South 1/2 of the North 1/2 of said Section 30, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision;

thence said north boundary lines, South 89°38'27" East, 544.09 feet to the South 1/16 corner common to said Sections 29 and 30;

thence on the north boundary line of the South 1/2 of the North 1/2 of said Section 29, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision, South 89°25'14" East, 900.32 feet to the exterior boundary line of Lot 27, Block 4 of said Hillsdale Estates No. 7 Subdivision;

thence on said exterior boundary line the following four (4) courses and distances:

South 10°50'49" West, 360.98 feet;

South 52°35'53" East, 161.65 feet;

North 66°20'24" East, 110.26 feet;

North 04°19'50" East, 407.68 feet the north boundary line of the South 1/2 of the North 1/2 of said Section 29, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision,;

thence on said north boundary lines, South 89°25'14" East, 233.13 feet to the east boundary line of Lot 26, Block 4 of said Hillsdale Estates No. 7 Subdivision;

thence on said east boundary line and the southerly prolongation thereof, South 00°57'25" East, 746.83 feet to the centerline of W. Deep Canyon Drive;

thence on said centerline, South 89°45'03" East, 465.91 feet to the exterior boundary line of said Hillsdale Estates No. 7 Subdivision;

thence on said exterior boundary line, South 00°38'52" West, 305.20 feet to the exterior boundary line of Hillsdale Estates No. 3 Subdivision as filed in Book 77 of Plats at Pages 8167 through 8170, records of Ada County, Idaho;

thence on said exterior boundary line, South 77°14'03" East, 266.73 feet;



thence continuing on said exterior boundary line and the southeasterly prolongation thereof, South 66°31'50" East, 399.85 feet to the centerline of N. High Country Way;

thence on said centerline the following two (2) courses and distances:

139.67 feet on the arc of a curve to the right having a radius of 400.00 feet, a central angle of 20°00'21", and a long chord which bears North 78°19'12" East, 138.96 feet;

North 88°18'55" East, 129.73 feet;

thence leaving said centerline, South 01°41'05" East, 30.00 feet to the easterly boundary line of Lot 25, Block 3 of Hillsdale Estates No. 2 Subdivision as filed in Book 75 of Plats at Pages 7759 through 7761, records of Ada County, Idaho;

thence on said easterly boundary line the following five (5) courses and distances:

South 16°34'18" East, 189.96 feet;

North 86°58'10" East, 242.03 feet;

North 73°23'56" East, 221.39 feet;

South 05°51'20" East, 223.58 feet;

South 23°18'54" East, 350.00 feet;

thence continuing on said easterly boundary line and the easterly prolongation thereof, North 66°41'06" East, 274.96 feet to the centerline of N. Hill Haven Place;

thence on said centerline the following two (2) courses and distances:

South 23°18'54" East, 302.84 feet;

116.72 feet on the arc of a curve to the right having a radius of 300.00 feet, a central angle of 22°17'28", and a long chord which bears South 12°10'10" East, 115.98 feet;

thence leaving said centerline, South 88°58'34" West, 25.00 feet to the easterly boundary line of Lot 24, Block 3 of said Hillsdale Estates No. 2 Subdivision;

thence on said easterly boundary line the following three (3) courses and distances:

South 82°17'08" West, 454.55 feet;

South 24°41'24" East, 449.30 feet;



South 76°53'47" East, 426.64 feet to the exterior boundary line of Hillsdale Estates No. 5 Subdivision as filed in Book 80 of Plats at Pages 8550 through 8552, records of Ada County, Idaho;

thence on said exterior boundary line the following two (2) courses and distances:

North 00°09'27" East, 1,425.15 feet to the Center-East 1/16 corner of said Section 29;

South 89°25'57" East, 1,316.85 feet to the 1/4 corner common to said Sections 28 and 29, coincident with the Northwest corner of Lot 7, Block 3 of Hillsdale Estates No. 1 Subdivision as filed in Book 68 of Plats at Pages 6982 through 6985, records of Ada County, Idaho;

thence on the north boundary line of said Lot 7 and the easterly prolongation thereof, South 88°40'58" East, 180.70 feet to the centerline of N. Star Ridge Way;

thence on said centerline the following five (5) courses and distances:

South 20°52'11" East, 121.26 feet;

41.76 feet on the arc of a curve to the right having a radius of 200.00 feet, a central angle of 11°57'51", and a long chord which bears South 14°53'16" East, 41.69 feet;

South 08°54'20" East, 188.14 feet;

112.82 feet on the arc of a curve to the left having a radius of 200.00 feet, a central angle of 32°19'13", and a long chord which bears South 25°03'57" East, 111.33 feet;

South 41°13'34" East, 50.53 feet to the northeasterly prolongation of the southerly boundary line of said Lot 7;

thence on said southerly boundary line and the northeasterly prolongation thereof, the following three (3) courses and distances:

South 67°05'26" West, 265.43 feet;

South 18°35'49" East, 37.96 feet;

North 89°21'08" West, 113.81 feet to the exterior boundary line of said Hillsdale Estates No. 1 Subdivision, coincident with the exterior boundary line of said of Hillsdale Estates No. 5 Subdivision;



thence on said exterior boundary lines, South 00°11'15" West, 812.10 feet to the southerly boundary line of Lot 58, Block 3 of said of Hillsdale Estates No. 5 Subdivision;

thence on said southerly boundary line the following two (2) courses and distances:

South 78°25'51" West, 225.00 feet;

South 66°23'46" West, 289.65 feet;

thence continuing on said southerly boundary line and the southeasterly prolongation thereof, South 44°41'45" East, 265.51 feet to the centerline of N. Echo Summit Way;

thence on said centerline, 114.04 feet on the arc of a curve to the left having a radius of 275.00 feet, a central angle of 23°45'39", and a long chord which bears South 30°31'50" West, 113.23 feet to the centerline of N. Golden View Court;

thence on said centerline the following four (4) courses and distances:

North 71°23'42" West, 109.61 feet;

103.51 feet on the arc of a curve to the right having a radius of 300.00 feet, a central angle of 19°46'09", and a long chord which bears North 61°30'37" West, 103.00 feet;

North 51°37'33" West, 187.23 feet;

19.01 feet on the arc of a curve to the left having a radius of 300.00 feet, a central angle of 03°37'51", and a long chord which bears North 53°26'28" West, 19.01 feet to the southerly prolongation of the southerly boundary line of said Lot 58;

thence on said southerly boundary line the following six (6) courses and distances:

North 15°20'57" East, 227.56 feet;

North 48°56'57" West, 361.33 feet;

North 89°14'01" West, 86.76 feet;

South 07°00'29" West, 204.29 feet;

24.46 feet on the arc of a curve to the left having a radius of 50.00 feet, a central angle of 28°01'50", and a long chord which bears South 64°21'39" West, 24.22 feet;



South 78°21'35" West, 262.75 feet to the exterior boundary line of said Hillsdale Estates No. 5 Subdivision, coincident with the exterior boundary line of said of Hillsdale Estates No. 2 Subdivision and said Hillsdale Estates No. 3 Subdivision;

thence on said exterior boundary lines, South 00°09'27" West, 975.79 feet to the exterior boundary line of Lot 32, Block 3 of said Hillsdale Estates No. 3 Subdivision;

thence on said exterior boundary line the following seven (7) courses and distances:

North 69°41'35" West, 196.40 feet;

South 79°08'25" West, 239.45 feet;

North 19°32'16" West, 999.94 feet;

North 30°24'37" West, 545.06 feet;

North 15°06'41" West, 180.50 feet;

North 37°56'04" West, 742.70 feet;

South 63°54'45" West, 186.69 feet;

thence leaving said exterior boundary line, South 61°07'57" West, 30.00 feet to the centerline of N. High Country Way;

thence on said centerline, 180.22 feet on the arc of a curve to the right having a radius of 200.00 feet, a central angle of 51°37'46", and a long chord which bears North 03°03'10" West, 174.18 feet;

thence leaving said centerline, North 67°14'17" West, 30.00 feet to the exterior boundary line of Lot 8, Block 5 of said Hillsdale Estates No. 3 Subdivision;

thence on said exterior boundary line the following nine (9) courses and distances:

North 60°07'41" West, 76.13 feet;

North 89°25'57" West, 326.17 feet;

South 22°51'36" East, 484.89 feet;

South 26°12'27" East, 175.31 feet;

South 11°28'06" East, 184.02 feet;

South 41°32'09" East, 540.48 feet;

South 06°47'16" East, 352.88 feet;



South 22°22'02" East, 529.32 feet;

South 27°19'26" East, 526.97 feet;

thence continuing on said exterior boundary line and the southerly prolongation thereof, South 20°45'13" East, 235.03 feet to the centerline of W. Lanktree Gulch Road;

thence on said centerline the following two (2) courses and distances:

South 64°46'52" West, 44.16 feet;

177.08 feet on the arc of a curve to the right having a radius of 350.00 feet, a central angle of 28°59'18", and a long chord which bears South 79°16'31" West, 175.20 feet to the southerly prolongation of the exterior boundary line of said Lot 8;

thence on said exterior boundary line the following four (4) courses and distances:

North 00°20'56" West, 267.00 feet;

North 84°31'52" West, 222.22 feet;

North 04°49'30" East, 100.85 feet;

North 77°56'27" West, 206.51 feet to the exterior boundary line of said Hillsdale Estates No. 3 Subdivision, coincident with the exterior boundary line of Hillsdale Estates No. 6 Subdivision as filed in Book 81 of Plats at Pages 8842 through 8844, records of Ada County, Idaho;

thence on said exterior boundary lines and the southerly prolongation thereof, South 00°39'33" West, 263.10 feet to the centerline of W. Lanktree Gulch Road;

thence on said centerline 124.89 feet on the arc of a curve to the left having a radius of 350.00 feet, a central angle of 20°26'38", and a long chord which bears South 82°11'00" West, 124.22 feet to the northerly prolongation of the exterior boundary line of Lot 12, Block 7 of said Hillsdale Estates No. 3 Subdivision;

thence on said exterior boundary line and the northerly prolongation thereof, the following three (3) courses and distances:

South 23°38'35" East, 247.76 feet;

South 31°02'48" East, 172.97 feet;

South 81°39'29" East, 464.68 feet to the exterior boundary line of Lot 7, Block 7 of said Hillsdale Estates No. 3 Subdivision;



thence on said exterior boundary line the following two (2) courses and distances:

North 81°22'34" East, 193.30 feet;

North 01°58'58" East, 325.52 feet;

thence leaving said exterior boundary line, North 25°13'08" West, 30.00 feet to the centerline of W. Lanktree Gulch Road;

thence on said centerline, North 64°46'52" East, 161.32 feet;

thence leaving said centerline, South 25°13'08" East, 30.00 feet to the exterior boundary line of said Lot 7;

thence on said exterior boundary line the following three (3) courses and distances:

South 13°22'45" East, 336.07 feet;

South 30°35'37" East, 600.09 feet;

South 21°22'40" West, 363.89 feet to the south boundary line of said Hillsdale Estates No. 3 Subdivision;

thence on said south boundary line, North 89°24'42" West, 1,368.94 feet to the westerly boundary line of said Hillsdale Estates No. 3 Subdivision;

thence on said westerly boundary line, North 31°03'48" West, 118.78 feet the exterior boundary line of Lot 12, Block 7 of said Hillsdale Estates No. 3 Subdivision;

thence on said exterior boundary line the following five (5) courses and distances:

South 89°17'49" East, 432.19 feet;

North 00°09'15" East, 305.32 feet;

North 14°57'53" West, 214.17 feet;

North 31°02'48" West, 357.37 feet;

North 23°38'35" West, 219.07 feet;

thence leaving said exterior boundary line, North 35°30'13" West, 30.00 feet to the centerline of W. Lanktree Gulch Road;



thence on said centerline, 33.24 feet on the arc of a curve to the right having a radius of 350.00 feet, a central angle of 05°26'32", and a long chord which bears North 57°13'03" East, 33.23 feet to the southerly prolongation of the exterior boundary line of Lot 29, Block 5 of said Hillsdale Estates No. 6 Subdivision;

thence on said exterior boundary line and the southerly prolongations thereof, the following fifteen (15) courses and distances:

North 37°11'11" West, 754.50 feet;

North 57°34'45" West, 586.91 feet;

North 22°14'21" West, 348.75 feet;

North 15°22'18" West, 753.17 feet;

North 82°23'12" West, 415.34 feet;

South 34°58'22" West, 178.25 feet;

South 01°51'37" East, 249.60 feet;

South 15°36'07" East, 338.73 feet;

South 74°21'00" West, 150.00 feet;

South 15°39'00" East, 200.00 feet;

North 74°21'00" East, 199.97 feet;

South 15°39'00" East, 524.15 feet;

South 50°34'45" East, 236.06 feet;

South 67°53'46" East, 216.97 feet;

South 52°38'08" East, 220.54 feet to the Northeast corner of Lot 58, Block 5 of said Hillsdale Estates No. 6 Subdivision;

thence on the westerly boundary line of said Lot 58 and the southeasterly prolongation thereof, South 36°42'42" East, 721.29 feet to the centerline of W. Lanktree Gulch Road;

thence on said centerline the following five (5) courses and distances:

South 54°29'47" West, 79.86 feet;



283.52 feet on the arc of a curve to the left having a radius of 500.00 feet, a central angle of 32°29'21", and a long chord which bears South 38°15'06" West, 279.74 feet;

1,341.57 feet on the arc of a reverse curve to the right having a radius of 792.00 feet, a central angle of 97°03'13", and a long chord which bears South 70°32'03" West, 1,186.84 feet;

252.05 feet on the arc of a reverse curve to the left having a radius of 500.00 feet, a central angle of 28°52'57", and a long chord which bears North 75°22'49" West, 249.39 feet;

North 89°49'18" West, 167.16 feet to the west boundary line of the Northwest 1/4 of the Northwest 1/4 of said Section 32, coincident with the west boundary line of said Hillsdale Estates No. 6 Subdivision;

thence on said west boundary lines, North 01°38'35" East, 1,114.31 feet to the Section corner common to said Sections 29, 30, 31 and 32;

thence on the south boundary lines of said Hillsdale Estates No. 3 Subdivision and Hillsdale Estates No. 4 Subdivision, North 89°34'15" West, 2,646.60 feet to the 1/4 corner common to said Section 30 and 31;

thence on the south boundary lines of said Hillsdale Estates No. 4 Subdivision, Hillsdale Estates No. 5 Subdivision and Hillsdale Estates No. 7 Subdivision, North 89°34'26" West, 2,528.83 feet to the **POINT OF BEGINNING**.

AND

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

BEGINNING at the North 1/16 corner common to Sections 32 and 33, T.5N., R.1W., B.M., from which the Section corner common to Sections 28, 29, 32 and 33, T.5N., R.1W., B.M., bears North 00°23'46" East, 1,325.95 feet;

thence on the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 32, coincident with the south boundary line of Hillsdale Estates No. 5 Subdivision as filed in Book 80 of Plats at Pages 8550 through 8552, records of Ada County, Idaho, North 89°30'32" West, 881.05 feet to the exterior boundary line of Lot 8, Block 6 of said Hillsdale Estates No. 5 Subdivision;

thence on said exterior boundary line the following five (5) courses and distances:

North 36°55'08" West, 453.49 feet;

North 82°51'35" East, 156.47 feet;

North 28°52'15" West, 376.78 feet;



North 79°53'39" East, 365.52 feet;

North 36°10'06" East, 663.96 feet;
thence leaving said exterior boundary line, North 76°18'15" East, 30.00 feet to
the centerline of N. Echo Summit Way;

thence on said centerline, 413.25 feet on the arc of a curve to the left having a
radius of 500.00 feet, a central angle of 47°21'16", and a long chord which bears South
37°22'23" East, 401.58 feet to the centerline of N. Echo Summit Place;

thence on said centerline the following two (2) courses and distances:

South 28°55'44" West, 232.42 feet;

100.32 feet on the arc of a curve to the left having a radius of 200.00 feet, a
central angle of 28°44'27", and a long chord which bears South 14°33'31"
West, 99.28 feet;

thence leaving said centerline, North 89°48'43" West, 25.00 feet to the exterior
boundary line of said Lot 8;

thence on said exterior boundary line the following seven (7) courses and
distances:

North 56°32'58" West, 219.55 feet;

South 34°45'57" West, 296.81 feet;

South 68°37'14" West, 169.81 feet;

South 08°35'26" West, 287.53 feet;

South 35°12'49" East, 162.17 feet;

South 89°30'32" East, 637.33 feet;

North 59°38'19" East, 164.38 feet to the east boundary line of the Northeast
1/4 of the Northeast 1/4 of said Section 32, coincident with the east
boundary line of said Hillsdale Estates No. 5 Subdivision;

thence on said east boundary lines, South 00°23'46" West, 184.31 feet to the
POINT OF BEGINNING.

EXCEPTING THEREFROM

A portion of the Southeast 1/4 of the Northwest
1/4 of Section 30, Township 5 North, Range 1 West,
Boise Meridian, Ada County, Idaho more particularly
described as follows:



Commencing at the Northeast corner of Government Lot 2 of said Section 30 from which the North 1/16 corner common to Section 30, T.5N., R.1W., B.M., and Section 25, T.5N., R.2W., B.M. bears North 89°23'18" West, 1,231.55 feet; thence South 62°44'26" East, 140.31 feet to the centerline of W. Deep Canyon Drive and the **POINT OF BEGINNING**;

thence on said centerline, South 89°19'35" East, 285.03 feet to the northerly prolongation of the exterior boundary line of Lot 59, Block 5 of Hillsdale Estates No. 7 Subdivision as filed in Book 86 of Plats at Pages 9666 through 9672, records of Ada County, Idaho ;

thence on said exterior boundary line and the northerly prolongations thereof, the following six (6) courses and distances:

South 03°44'45" East, 797.77 feet;

North 79°22'29" West, 61.17 feet;

South 08°44'51" East, 400.49 feet;

North 89°19'35" West, 228.75 feet;

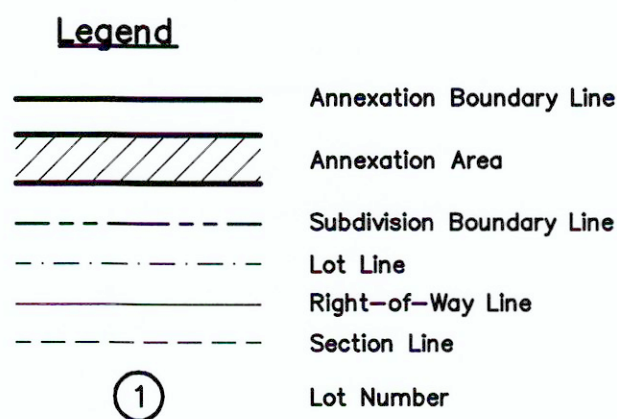
North 01°02'03" West, 426.14 feet;

North 07°39'14" West, 762.00 feet to the **POINT OF BEGINNING**.

Containing 730.707 acres, more or less.

End of Description.




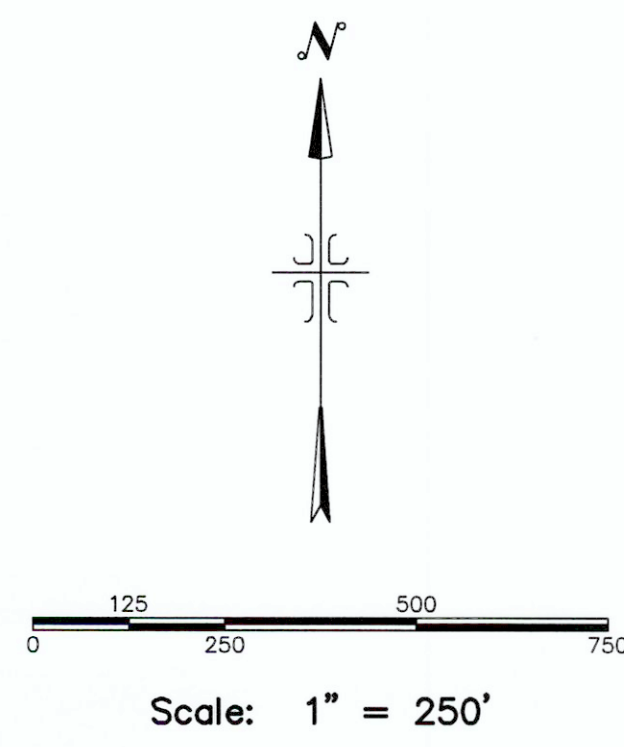


Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	28.71'	300.0'	5°28'59"	N24°07'58"E	28.70'
C2	74.50'	200.0'	21°20'29"	S73°34'11"W	74.07'
C3	219.79'	275.0'	45°47'37"	S27°12'02"E	213.99'
C4	444.83'	500.0'	50°58'25"	S27°47'26"E	430.30'
C5	56.50'	500.0'	6°28'30"	S58°30'54"E	56.47'
C6	18.94'	150.0'	7°14'10"	S04°29'36"E	18.93'
C7	67.29'	150.0'	25°42'10"	S54°01'41"E	66.73'
C8	76.56'	150.0'	29°14'40"	S26°42'16"E	75.73'
C9	169.12'	1000.0'	9°41'23"	N75°11'57"E	168.92'

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Idaho Survey Group, LLC.



	IDAHO SURVEY GROUP, LLC			9955 W. EMERALD ST. BOISE, IDAHO 83704 PH. (208) 846-8570 FAX (208) 884-5399 WWW.IDAHOSURVEY.COM
	Willowbrook Development			
Annexation				
A portion of the Northwest 1/4 of the Southwest 1/4 of Section 28, Section 29, Section 30 and the North 1/2 of the North 1/2 of Section 32, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho				
Drawn: CMCCAMMON Date: 9/25/2023	Checked: CMM Date: 9/25/2023	Job No. 21-503	Sheet No. 1 of 2	

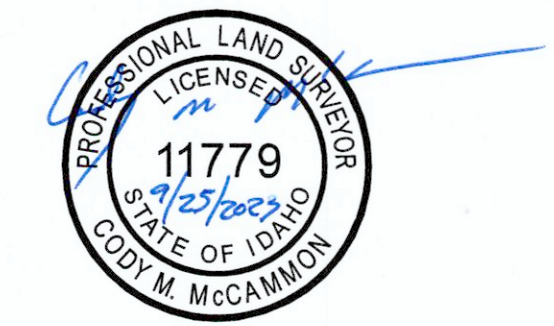


Legend	
	Annexation Boundary Line
	Annexation Area
	Subdivision Boundary Line
	Lot Line
	Right-of-Way Line
	Section Line
	Lot Number


Line Table		
Line	Bearing	Length
L16	S52°35'53"E	161.65'
L17	N66°20'24"E	110.26'
L18	N88°18'55"E	129.73'
L19	S01°41'05"E	30.00'
L20	S16°34'18"E	189.96'
L21	S88°58'34"W	25.00'
L22	S88°40'58"E	180.70'
L23	S20°52'11"E	121.26'
L24	S08°54'20"E	188.14'
L25	S41°13'34"E	50.53'
L26	N71°23'42"W	109.61'
L27	N51°37'33"W	187.23'
L28	N89°14'01"W	86.76'

Line Table		
Line	Bearing	Length
L29	S63°54'45"W	186.69'
L30	S61°07'57"W	30.00'
L31	N67°14'17"W	30.00'
L32	N60°07'41"W	76.13'
L33	S64°46'52"W	44.16'
L34	N04°49'30"E	100.85'
L35	S23°36'35"E	247.76'
L36	N25°13'08"W	30.00'
L37	N64°46'52"E	161.32'
L38	S25°13'08"E	30.00'
L39	N35°30'13"W	30.00'
L42	N76°18'15"E	30.00'
L43	N89°46'43"W	25.00'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C10	139.67'	400.00'	20°00'21"	N78°19'12"E	138.96'
C11	116.72'	300.00'	22°17'28"	S12°10'10"E	115.98'
C12	41.76'	200.00'	11°57'51"	S14°53'16"E	41.69'
C13	112.82'	200.00'	32°19'13"	S25°03'57"E	111.33'
C14	114.04'	275.00'	23°45'39"	S30°31'50"W	113.23'
C15	103.51'	300.00'	19°46'09"	N61°30'37"W	103.00'
C16	19.01'	300.00'	3°37'51"	N53°26'28"W	19.01'
C17	24.46'	50.00'	28°01'50"	S64°21'39"W	24.22'
C18	180.22'	200.00'	51°37'46"	N03°03'10"W	174.18'
C19	177.08'	350.00'	28°59'18"	S79°16'31"W	175.20'
C20	124.89'	350.00'	20°26'38"	S82°11'00"W	124.22'
C21	33.24'	350.00'	5°26'32"	N57°13'03"E	33.23'
C22	283.52'	500.00'	32°29'21"	S38°15'06"W	279.74'
C23	1341.57'	792.00'	97°03'13"	S70°32'03"W	1186.84'
C24	252.05'	500.00'	28°52'57"	N75°22'49"W	249.39'
C25	413.25'	500.00'	47°21'16"	S37°22'23"E	401.58'
C26	100.32'	200.00'	28°44'27"	S14°33'31"W	99.28'



These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Idaho Survey Group, LLC.



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399
WWW.IDAHOSURVEY.COM

Willowbrook Development

Annexation

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 28, Section 29, Section 30 and the North 1/2 of the North 1/2 of Section 32, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho

Drawn: CMCCAMMON	Checked: CMM	Job No. 21-503	Sheet No. 2 of 2
Date: 9/25/2023	Date: 9/25/2023		

DEVELOPMENT AGREEMENT WILLOWBROOK DEVELOPMENT ANNEXATION

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Willowbrook Development, Inc., an Idaho limited liability company, hereinafter referred to as "Owner".

WHEREAS, Owner owns parcels of land of approximately 726.6 acres in size, currently located within Ada County, zoned RR, and more particularly described in **Exhibit A** of Ordinance 388-2023, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner requested that the Property be annexed into the City, be zoned, and be developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones and for approval in lieu of conditional use permits;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be zoned and developed in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for the Property as provided in Exhibit A;

WHEREAS, a Request for Annexation and Zoning of the Property to R-2-DA, was made as File No. AZ-21-12/DA-21-20, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances, which applications were approved;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Property described on **Exhibit A**, Owner is allowed to develop the approximately 726.6 acres as follows:

- **Zoning Classification:** The zoning classification of the Property shall be R-2-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

2.2 Site Design. The Property shall be developed in substantial conformance with the approved Conceptual Master Plan, dated 4/28/23, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**. Transitional lots shall be provided as required by City Council and incorporated by reference herein as **Exhibit C**.

2.3 Uses.

- **Residential** – The Property is hereby approved for a maximum of 1,000 single-family residential lots (maximum residential density of 1.38 du/acre).
- **Commercial** – The Property is hereby approved for a 175-acre golf course and associated clubhouse amenities including the clubhouse and accessory structures, pro shop, restaurant/bar and driving range. Any additional commercial uses on the Property may not proceed unless and until the Council approves a Preliminary Plat application and Planned Unit Development to incorporate Council's additional conditions of approval on such subsequent applications and any updates to the Conceptual Master Plan. All future uses are subject to review requirements as stated within the Unified Development Code, unless specified within this Agreement. This approval shall be part of a new public hearing through City Council.

2.4 Setbacks. The development shall comply with the standard setbacks for the R-2 zoning designation based on the Unified Development Code in place at the time of preliminary plat approval unless exceptions are approved through a Planned Unit Development.

2.5 Additional Requirements:

- All golf course details shall receive further review and approval through the CZC/Design Review Committee process. The architecture of the clubhouse and restaurant shall meet current City design review standards.
- The golf course shall be hooked onto Star Sewer and Water District reclaimed water for application to the course at the time of availability through the Star Sewer and Water District.
- Owner shall provide a minimum 10-acre Public School Site and a future Fire Station site within the development. Owner shall work with the Star Fire District on the location of the station. The Fire Station site and School site shall be deeded to the appropriate agency with the first phase of the residential development, if accepted by the agency at that time.
- The development shall meet all requirements of the Star Fire District and Star Sewer and Water District.
- The approval of this development adopts all recommended conditions of approval from ITD, ACHD & CHD4. An updated TIS shall be required with every phase within the Preliminary Plat.
- Owner shall provide for one-half acre minimum residential lot sizes adjacent to all existing Hillsdale Estates Subdivision residential lots with matching lot lines as illustrated on Applicant's Transitional Lot Exhibit, dated May 9, 2023, referenced herein as **Exhibit C**, as approved by Council. A minimum 25-foot setback for all new structures shall be provided adjacent to existing residential lots.
- Provide a minimum 100-foot landscape buffer setback to proposed residential lots adjacent to Monument Ridge Subdivision as illustrated in **Exhibit C**.
- Owner agrees to pay all proportionate shares and mitigation fees in place at the time of recordation of Development Agreement to include the following:
 - ITD Proportionate Shares - \$1,000.00 per lot at final plat phasing pursuant to Section 2.6 below.
 - Star Fire District Mitigation Fees – \$1,200.00 per lot at time of residential building permit.
 - Star Police Mitigation Fees – \$1,120.00 per lot at time of residential building permit.
- Owner shall pay an upfront mitigation fee of \$370,000.00 for Star Police Department services. These fees shall be deducted from the

future Star Police Mitigation Fees that are collected at the time of residential building permit.

- The Development Agreement will be modified during the Preliminary Plat and Planned Unit Development in order to update or add any new conditions of approval that may be required by the City Council or other reviewing Agencies.
- Wing Road will not be connected to the development from Beacon Light Road.
- A traffic signal light at Hwy 44 and Can Ada Road shall be constructed by Owner prior to the first day of operation of the Golf Course and associated facilities. A latecomer's agreement shall be entered between Owner and the City and/or CHD4 for future reimbursement.
- Driving range hours of operation shall be from dawn to dusk with no lighting allowed.
- This entire development shall adhere to the City "Dark Sky Initiative" for all lighting. All residential structures shall provide recessed outside lighting within the roof soffits.
- Owner shall provide conduit for future fiber-optic services at the time of construction of the infrastructure of the development.
- Future fire station lot shall be provided with all services during the construction of the development.
- No rock-crushing of aggregate shall be allowed without future Conditional Use Permit approval from the City.
- Owner shall construct a visual and sound barrier berm along the south side of the driving range. This shall be reviewed as part of the CZC application for the golf course.
- All public pathways shall be deeded to the public through public access easements. Public pathways are typically constructed with solid surfaces. Further analysis of the future preliminary plat shall determine the construction type of individual pathways and shall be conditioned accordingly.
- Safe school routes shall be designed within the preliminary plat to accommodate any future school site.
- Owner shall comply with Section 8-4A-11 Grading and 8-6B-3 Developer's Responsibilities for the development of the golf course and residential phases of the development. Owner shall comply with all dust mitigation requirements. A dust mitigation plan shall be required prior to start of any grading operations.

2.6 Proportionate Share Agreement for ITD Improvements. By signing this Development Agreement, Owner has agreed to participate in the

costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. Owner will pay the City \$1,000.00 per buildable residential lot within each phase prior to signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. Owner shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.7 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.8 Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. By signing this Agreement, Owner agrees to submit the Property to this Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert to an RR zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to

the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, does hereby consent to a reversion of the subject property to a RR zoning designation in the event there is an uncured default in the terms and/or conditions of this Agreement to the extent required by the City Council.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owners of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or

certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner: Willowbrook Development, Inc.
Attn: Richard M. Phillips
210 Murray Street
Garden City, ID 83714

and with copy to: Deborah Nelson
Givens Pursley LLP
601 W. Bannock Street
Boise, ID 83702

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

[end of text; signatures and exhibits follow]

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this ____ day _____, 2023.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

OWNER:

Willowbrook Development, Inc.

By: Richard M. Phillips
Its: President

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 2023, before me the undersigned, a Notary Public in and for said state, personally appeared Richard M. Phillips, known to me to be the President of Willowbrook Development, Inc, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing at _____
My Commission expires _____

EXHIBIT A
Property Legal Description and Depiction

A Description for
Annexation
Willowbrook Development
September 24, 2023

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 28, Section 29, Section 30 and the North 1/2 of the North 1/2 of Section 32, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the Section corner common to Sections 30 and 31, T.5N., R.1W., B.M., and Sections 25 and 36, T.5N., R.2W., B.M.;

thence on the west boundary line of said Section 30, coincident with the west boundary line of Hillsdale Estates No. 7 Subdivision as filed in Book 86 of Plats at Pages 9666 through 9672, records of Ada County, Idaho, North 00°39'45" East, 1,929.81 feet;

thence leaving said west boundary lines on the exterior boundary line of Lot 59, Block 5 of said Hillsdale Estates No. 7 Subdivision the following seven (7) courses and distances:

South 89°19'35" East, 298.64 feet;

North 00°40'43" East, 151.92 feet;

South 89°19'25" East, 774.33 feet;

North 00°40'25" East, 316.20 feet;

North 14°19'20" East, 251.78 feet;

North 89°33'19" West, 833.70 feet;

North 00°40'43" East, 200.30 feet;

thence continuing on said exterior boundary line and the northwesterly prolongation thereof, North 49°34'10" West, 182.97 feet to the centerline of W. Deep Canyon Drive;

thence on said centerline, 28.71 feet on the arc of a curve to the left having a radius of 300.00 feet, a central angle of 05°28'59", and a long chord which bears North 24°07'58" East, 28.70 feet to the westerly prolongation of the exterior boundary line of said Lot 59;

thence on said exterior boundary line the prolongation thereof, the following seven (7) courses and distances:

South 88°56'21" East, 314.12 feet;

North 21°03'21" East, 276.79 feet;



South 55°47'35" East, 339.91 feet;

North 01°04'33" East, 306.95 feet;

North 21°11'11" East, 253.76 feet;

North 84°14'25" East, 159.89 feet;

North 01°39'55" East, 247.42 feet;

thence leaving said exterior boundary line, North 05°45'35" West, 30.00 feet to the centerline of W. Deep Canyon Drive;

thence on said centerline the following two (2) courses and distances:

South 84°14'25" West, 277.61 feet;

74.50 feet on the arc of a curve to the left having a radius of 200.00 feet, a central angle of 21°20'29", and a long chord which bears South 73°34'11" West, 74.07 feet to the southeasterly prolongation the west boundary line of Lot 49, Block 4 of said Hillsdale Estates No. 7 Subdivision;

thence on said westerly boundary line the prolongation thereof, North 28°09'33" West, 134.99 feet to the north boundary line of the South 1/2 of the North 1/2 of said Section 30, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision;

thence on said north boundary lines, South 89°23'18" East, 527.44 feet to the Northeast corner of Government Lot 2 of said Section 30;

thence continuing of said north boundary lines, South 89°38'27" East, 870.13 feet to the east boundary line of said Lot 49;

thence on the east boundary line of said Lot 49, South 01°00'22" West, 106.31 feet;

thence leaving said east boundary line, South 39°54'09" West, 30.00 feet to the centerline of W. Deep Canyon Drive;

thence on said centerline the following five (5) courses and distances:

219.79 feet on the arc of a curve to the right having a radius of 275.00 feet, a central angle of 45°47'37", and a long chord which bears South 27°12'02" East, 213.99 feet;

South 04°18'14" East, 280.27 feet;
444.83 feet on the arc of a curve to the left having a radius of 500.00 feet, a central angle of 50°58'25", and a long chord which bears South 29°47'26" East, 430.30 feet;



South 55°16'39" East, 394.38 feet;

56.50 feet on the arc of a curve to the left having a radius of 500.00 feet, a central angle of 06°28'30", and a long chord which bears South 58°30'54" East, 56.47 feet to the southwesterly prolongation of the westerly boundary line of Lot 39, Block 4 of said Hillsdale Estates No. 7 Subdivision;

thence on the westerly boundary line of said Lot 39 and the prolongation thereof, the following three (3) courses and distances:

North 42°40'26" East, 279.54 feet;

North 49°16'24" West, 579.77 feet;

North 11°40'25" West, 654.53 feet to the north boundary line of the South 1/2 of the North 1/2 of said Section 30, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision;

thence on said north boundary lines, South 89°38'27" East, 900.16 feet to the easterly boundary line of said Lot 39;

thence on said easterly boundary line, South 23°51'51" East, 130.39 feet;

thence leaving said easterly boundary line, South 49°36'02" East, 50.00 feet to the centerline of N. Highhill Place;

thence on said centerline the following three (3) courses and distances:

South 08°06'41" East, 381.23 feet;

18.94 feet on the arc of a curve to the right having a radius of 150.00 feet, a central angle of 07°14'10", and a long chord which bears South 04°29'36" East, 18.93 feet;

South 00°52'31" East, 125.21 feet;

thence leaving said centerline, South 89°07'29" West, 25.00 feet to the westerly boundary line of said Lot 39;

thence on said westerly boundary line the following three (3) courses and distances:

South 49°13'59" West, 320.60 feet;

South 42°10'21" East, 177.42 feet;

North 51°37'58" East, 293.84 feet;

thence leaving said westerly boundary line,
North 22°58'14" East, 25.00 feet to the centerline of N. Highhill Place;



thence on said centerline the following five (5) courses and distances:

South 67°01'46" East, 132.85 feet;

67.29 feet on the arc of a curve to the right having a radius of 150.00 feet, a central angle of 25°42'10", and a long chord which bears South 54°10'41" East, 66.73 feet;

South 41°19'36" East, 207.57 feet;

76.56 feet on the arc of a curve to the right having a radius of 150.00 feet, a central angle of 29°14'40", and a long chord which bears South 26°42'16" East, 75.73 feet;

South 09°57'22" East, 53.15 feet to the centerline of W. Deep Canyon Drive;

thence on said centerline the following two (2) courses and distances:

North 80°02'38" East, 107.45 feet;

169.12 feet on the arc of a curve to the left having a radius of 1,000.00 feet, a central angle of 09°41'23", and a long chord which bears North 75°11'57" East, 168.92 feet to the southeasterly prolongation of the westerly boundary line of Lot 30, Block 4 of said Hillsdale Estates No. 7 Subdivision;

thence on said westerly boundary line and the prolongation thereof, the following four (4) courses and distances:

North 24°44'10" West, 450.18 feet;

North 58°16'00" West, 166.35 feet;

North 17°00'44" West, 379.22 feet;

North 00°40'25" East, 252.34 feet to the north boundary line of the South 1/2 of the North 1/2 of said Section 30, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision;

thence on said north boundary lines, South 89°38'27" East, 716.99 feet to the easterly boundary line of said Lot 30;

thence on said easterly boundary line the following two (2) courses and distances:

South 04°30'31" East, 312.14 feet;

South 43°23'21" East, 100.71 feet to the westerly boundary line of Lot 28, Block 4 of said Hillsdale Estates No. 7 Subdivision;



thence on said westerly boundary line the following three (3) courses and distances:

North 67°32'26" East, 156.34 feet;

North 29°08'29" West, 98.58 feet;

North 02°31'26" East, 237.51 feet to the north boundary line of the South 1/2 of the North 1/2 of said Section 30, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision;

thence said north boundary lines, South 89°38'27" East, 544.09 feet to the South 1/16 corner common to said Sections 29 and 30;

thence on the north boundary line of the South 1/2 of the North 1/2 of said Section 29, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision, South 89°25'14" East, 900.32 feet to the exterior boundary line of Lot 27, Block 4 of said Hillsdale Estates No. 7 Subdivision;

thence on said exterior boundary line the following four (4) courses and distances:

South 10°50'49" West, 360.98 feet;

South 52°35'53" East, 161.65 feet;

North 66°20'24" East, 110.26 feet;

North 04°19'50" East, 407.68 feet the north boundary line of the South 1/2 of the North 1/2 of said Section 29, coincident with the north boundary line of said Hillsdale Estates No. 7 Subdivision,;

thence on said north boundary lines, South 89°25'14" East, 233.13 feet to the east boundary line of Lot 26, Block 4 of said Hillsdale Estates No. 7 Subdivision;

thence on said east boundary line and the southerly prolongation thereof, South 00°57'25" East, 746.83 feet to the centerline of W. Deep Canyon Drive;

thence on said centerline, South 89°45'03" East, 465.91 feet to the exterior boundary line of said Hillsdale Estates No. 7 Subdivision;

thence on said exterior boundary line, South 00°38'52" West, 305.20 feet to the exterior boundary line of Hillsdale Estates No. 3 Subdivision as filed in Book 77 of Plats at Pages 8167 through 8170, records of Ada County, Idaho;

thence on said exterior boundary line, South 77°14'03" East, 266.73 feet;



thence continuing on said exterior boundary line and the southeasterly prolongation thereof, South 66°31'50" East, 399.85 feet to the centerline of N. High Country Way;

thence on said centerline the following two (2) courses and distances:

139.67 feet on the arc of a curve to the right having a radius of 400.00 feet, a central angle of 20°00'21", and a long chord which bears North 78°19'12" East, 138.96 feet;

North 88°18'55" East, 129.73 feet;

thence leaving said centerline, South 01°41'05" East, 30.00 feet to the easterly boundary line of Lot 25, Block 3 of Hillsdale Estates No. 2 Subdivision as filed in Book 75 of Plats at Pages 7759 through 7761, records of Ada County, Idaho;

thence on said easterly boundary line the following five (5) courses and distances:

South 16°34'18" East, 189.96 feet;

North 86°58'10" East, 242.03 feet;

North 73°23'56" East, 221.39 feet;

South 05°51'20" East, 223.58 feet;

South 23°18'54" East, 350.00 feet;

thence continuing on said easterly boundary line and the easterly prolongation thereof, North 66°41'06" East, 274.96 feet to the centerline of N. Hill Haven Place;

thence on said centerline the following two (2) courses and distances:

South 23°18'54" East, 302.84 feet;

116.72 feet on the arc of a curve to the right having a radius of 300.00 feet, a central angle of 22°17'28", and a long chord which bears South 12°10'10" East, 115.98 feet;

thence leaving said centerline, South 88°58'34" West, 25.00 feet to the easterly boundary line of Lot 24, Block 3 of said Hillsdale Estates No. 2 Subdivision;

thence on said easterly boundary line the following three (3) courses and distances:

South 82°17'08" West, 454.55 feet;

South 24°41'24" East, 449.30 feet;



South 76°53'47" East, 426.64 feet to the exterior boundary line of Hillsdale Estates No. 5 Subdivision as filed in Book 80 of Plats at Pages 8550 through 8552, records of Ada County, Idaho;

thence on said exterior boundary line the following two (2) courses and distances:

North 00°09'27" East, 1,425.15 feet to the Center-East 1/16 corner of said Section 29;

South 89°25'57" East, 1,316.85 feet to the 1/4 corner common to said Sections 28 and 29, coincident with the Northwest corner of Lot 7, Block 3 of Hillsdale Estates No. 1 Subdivision as filed in Book 68 of Plats at Pages 6982 through 6985, records of Ada County, Idaho;

thence on the north boundary line of said Lot 7 and the easterly prolongation thereof, South 88°40'58" East, 180.70 feet to the centerline of N. Star Ridge Way;

thence on said centerline the following five (5) courses and distances:

South 20°52'11" East, 121.26 feet;

41.76 feet on the arc of a curve to the right having a radius of 200.00 feet, a central angle of 11°57'51", and a long chord which bears South 14°53'16" East, 41.69 feet;

South 08°54'20" East, 188.14 feet;

112.82 feet on the arc of a curve to the left having a radius of 200.00 feet, a central angle of 32°19'13", and a long chord which bears South 25°03'57" East, 111.33 feet;

South 41°13'34" East, 50.53 feet to the northeasterly prolongation of the southerly boundary line of said Lot 7;

thence on said southerly boundary line and the northeasterly prolongation thereof, the following three (3) courses and distances:

South 67°05'26" West, 265.43 feet;

South 18°35'49" East, 37.96 feet;

North 89°21'08" West, 113.81 feet to the exterior boundary line of said Hillsdale Estates No. 1 Subdivision, coincident with the exterior boundary line of said of Hillsdale Estates No. 5 Subdivision;



thence on said exterior boundary lines, South 00°11'15" West, 812.10 feet to the southerly boundary line of Lot 58, Block 3 of said of Hillsdale Estates No. 5 Subdivision;

thence on said southerly boundary line the following two (2) courses and distances:

South 78°25'51" West, 225.00 feet;

South 66°23'46" West, 289.65 feet;

thence continuing on said southerly boundary line and the southeasterly prolongation thereof, South 44°41'45" East, 265.51 feet to the centerline of N. Echo Summit Way;

thence on said centerline, 114.04 feet on the arc of a curve to the left having a radius of 275.00 feet, a central angle of 23°45'39", and a long chord which bears South 30°31'50" West, 113.23 feet to the centerline of N. Golden View Court;

thence on said centerline the following four (4) courses and distances:

North 71°23'42" West, 109.61 feet;

103.51 feet on the arc of a curve to the right having a radius of 300.00 feet, a central angle of 19°46'09", and a long chord which bears North 61°30'37" West, 103.00 feet;

North 51°37'33" West, 187.23 feet;

19.01 feet on the arc of a curve to the left having a radius of 300.00 feet, a central angle of 03°37'51", and a long chord which bears North 53°26'28" West, 19.01 feet to the southerly prolongation of the southerly boundary line of said Lot 58;

thence on said southerly boundary line the following six (6) courses and distances:

North 15°20'57" East, 227.56 feet;

North 48°56'57" West, 361.33 feet;

North 89°14'01" West, 86.76 feet;

South 07°00'29" West, 204.29 feet;

24.46 feet on the arc of a curve to the left having a radius of 50.00 feet, a central angle of 28°01'50", and a long chord which bears South 64°21'39" West, 24.22 feet;



South 78°21'35" West, 262.75 feet to the exterior boundary line of said Hillsdale Estates No. 5 Subdivision, coincident with the exterior boundary line of said of Hillsdale Estates No. 2 Subdivision and said Hillsdale Estates No. 3 Subdivision;

thence on said exterior boundary lines, South 00°09'27" West, 975.79 feet to the exterior boundary line of Lot 32, Block 3 of said Hillsdale Estates No. 3 Subdivision;

thence on said exterior boundary line the following seven (7) courses and distances:

North 69°41'35" West, 196.40 feet;

South 79°08'25" West, 239.45 feet;

North 19°32'16" West, 999.94 feet;

North 30°24'37" West, 545.06 feet;

North 15°06'41" West, 180.50 feet;

North 37°56'04" West, 742.70 feet;

South 63°54'45" West, 186.69 feet;

thence leaving said exterior boundary line, South 61°07'57" West, 30.00 feet to the centerline of N. High Country Way;

thence on said centerline, 180.22 feet on the arc of a curve to the right having a radius of 200.00 feet, a central angle of 51°37'46", and a long chord which bears North 03°03'10" West, 174.18 feet;

thence leaving said centerline, North 67°14'17" West, 30.00 feet to the exterior boundary line of Lot 8, Block 5 of said Hillsdale Estates No. 3 Subdivision;

thence on said exterior boundary line the following nine (9) courses and distances:

North 60°07'41" West, 76.13 feet;

North 89°25'57" West, 326.17 feet;

South 22°51'36" East, 484.89 feet;

South 26°12'27" East, 175.31 feet;

South 11°28'06" East, 184.02 feet;

South 41°32'09" East, 540.48 feet;

South 06°47'16" East, 352.88 feet;



South 22°22'02" East, 529.32 feet;

South 27°19'26" East, 526.97 feet;

thence continuing on said exterior boundary line and the southerly prolongation thereof, South 20°45'13" East, 235.03 feet to the centerline of W. Lanktree Gulch Road;

thence on said centerline the following two (2) courses and distances:

South 64°46'52" West, 44.16 feet;

177.08 feet on the arc of a curve to the right having a radius of 350.00 feet, a central angle of 28°59'18", and a long chord which bears South 79°16'31" West, 175.20 feet to the southerly prolongation of the exterior boundary line of said Lot 8;

thence on said exterior boundary line the following four (4) courses and distances:

North 00°20'56" West, 267.00 feet;

North 84°31'52" West, 222.22 feet;

North 04°49'30" East, 100.85 feet;

North 77°56'27" West, 206.51 feet to the exterior boundary line of said Hillsdale Estates No. 3 Subdivision, coincident with the exterior boundary line of Hillsdale Estates No. 6 Subdivision as filed in Book 81 of Plats at Pages 8842 through 8844, records of Ada County, Idaho;

thence on said exterior boundary lines and the southerly prolongation thereof, South 00°39'33" West, 263.10 feet to the centerline of W. Lanktree Gulch Road;

thence on said centerline 124.89 feet on the arc of a curve to the left having a radius of 350.00 feet, a central angle of 20°26'38", and a long chord which bears South 82°11'00" West, 124.22 feet to the northerly prolongation of the exterior boundary line of Lot 12, Block 7 of said Hillsdale Estates No. 3 Subdivision;

thence on said exterior boundary line and the northerly prolongation thereof, the following three (3) courses and distances:

South 23°38'35" East, 247.76 feet;

South 31°02'48" East, 172.97 feet;

South 81°39'29" East, 464.68 feet to the exterior boundary line of Lot 7, Block 7 of said Hillsdale Estates No. 3 Subdivision;



thence on said exterior boundary line the following two (2) courses and distances:

North 81°22'34" East, 193.30 feet;

North 01°58'58" East, 325.52 feet;

thence leaving said exterior boundary line, North 25°13'08" West, 30.00 feet to the centerline of W. Lanktree Gulch Road;

thence on said centerline, North 64°46'52" East, 161.32 feet;

thence leaving said centerline, South 25°13'08" East, 30.00 feet to the exterior boundary line of said Lot 7;

thence on said exterior boundary line the following three (3) courses and distances:

South 13°22'45" East, 336.07 feet;

South 30°35'37" East, 600.09 feet;

South 21°22'40" West, 363.89 feet to the south boundary line of said Hillsdale Estates No. 3 Subdivision;

thence on said south boundary line, North 89°24'42" West, 1,368.94 feet to the westerly boundary line of said Hillsdale Estates No. 3 Subdivision;

thence on said westerly boundary line, North 31°03'48" West, 118.78 feet the exterior boundary line of Lot 12, Block 7 of said Hillsdale Estates No. 3 Subdivision;

thence on said exterior boundary line the following five (5) courses and distances:

South 89°17'49" East, 432.19 feet;

North 00°09'15" East, 305.32 feet;

North 14°57'53" West, 214.17 feet;

North 31°02'48" West, 357.37 feet;

North 23°38'35" West, 219.07 feet;

thence leaving said exterior boundary line, North 35°30'13" West, 30.00 feet to the centerline of W. Lanktree Gulch Road;



thence on said centerline, 33.24 feet on the arc of a curve to the right having a radius of 350.00 feet, a central angle of 05°26'32", and a long chord which bears North 57°13'03" East, 33.23 feet to the southerly prolongation of the exterior boundary line of Lot 29, Block 5 of said Hillsdale Estates No. 6 Subdivision;

thence on said exterior boundary line and the southerly prolongations thereof, the following fifteen (15) courses and distances:

North 37°11'11" West, 754.50 feet;

North 57°34'45" West, 586.91 feet;

North 22°14'21" West, 348.75 feet;

North 15°22'18" West, 753.17 feet;

North 82°23'12" West, 415.34 feet;

South 34°58'22" West, 178.25 feet;

South 01°51'37" East, 249.60 feet;

South 15°36'07" East, 338.73 feet;

South 74°21'00" West, 150.00 feet;

South 15°39'00" East, 200.00 feet;

North 74°21'00" East, 199.97 feet;

South 15°39'00" East, 524.15 feet;

South 50°34'45" East, 236.06 feet;

South 67°53'46" East, 216.97 feet;

South 52°38'08" East, 220.54 feet to the Northeast corner of Lot 58, Block 5 of said Hillsdale Estates No. 6 Subdivision;

thence on the westerly boundary line of said Lot 58 and the southeasterly prolongation thereof, South 36°42'42" East, 721.29 feet to the centerline of W. Lanktree Gulch Road;

thence on said centerline the following five (5) courses and distances:

South 54°29'47" West, 79.86 feet;



283.52 feet on the arc of a curve to the left having a radius of 500.00 feet, a central angle of 32°29'21", and a long chord which bears South 38°15'06" West, 279.74 feet;

1,341.57 feet on the arc of a reverse curve to the right having a radius of 792.00 feet, a central angle of 97°03'13", and a long chord which bears South 70°32'03" West, 1,186.84 feet;

252.05 feet on the arc of a reverse curve to the left having a radius of 500.00 feet, a central angle of 28°52'57", and a long chord which bears North 75°22'49" West, 249.39 feet;

North 89°49'18" West, 167.16 feet to the west boundary line of the Northwest 1/4 of the Northwest 1/4 of said Section 32, coincident with the west boundary line of said Hillsdale Estates No. 6 Subdivision;

thence on said west boundary lines, North 01°38'35" East, 1,114.31 feet to the Section corner common to said Sections 29, 30, 31 and 32;

thence on the south boundary lines of said Hillsdale Estates No. 3 Subdivision and Hillsdale Estates No. 4 Subdivision, North 89°34'15" West, 2,646.60 feet to the 1/4 corner common to said Section 30 and 31;

thence on the south boundary lines of said Hillsdale Estates No. 4 Subdivision, Hillsdale Estates No. 5 Subdivision and Hillsdale Estates No. 7 Subdivision, North 89°34'26" West, 2,528.83 feet to the **POINT OF BEGINNING**.

AND

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

BEGINNING at the North 1/16 corner common to Sections 32 and 33, T.5N., R.1W., B.M., from which the Section corner common to Sections 28, 29, 32 and 33, T.5N., R.1W., B.M., bears North 00°23'46" East, 1,325.95 feet;

thence on the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 32, coincident with the south boundary line of Hillsdale Estates No. 5 Subdivision as filed in Book 80 of Plats at Pages 8550 through 8552, records of Ada County, Idaho, North 89°30'32" West, 881.05 feet to the exterior boundary line of Lot 8, Block 6 of said Hillsdale Estates No. 5 Subdivision;

thence on said exterior boundary line the following five (5) courses and distances:

North 36°55'08" West, 453.49 feet;

North 82°51'35" East, 156.47 feet;

North 28°52'15" West, 376.78 feet;



North 79°53'39" East, 365.52 feet;

North 36°10'06" East, 663.96 feet;
thence leaving said exterior boundary line, North 76°18'15" East, 30.00 feet to
the centerline of N. Echo Summit Way;

thence on said centerline, 413.25 feet on the arc of a curve to the left having a
radius of 500.00 feet, a central angle of 47°21'16", and a long chord which bears South
37°22'23" East, 401.58 feet to the centerline of N. Echo Summit Place;

thence on said centerline the following two (2) courses and distances:

South 28°55'44" West, 232.42 feet;

100.32 feet on the arc of a curve to the left having a radius of 200.00 feet, a
central angle of 28°44'27", and a long chord which bears South 14°33'31"
West, 99.28 feet;

thence leaving said centerline, North 89°48'43" West, 25.00 feet to the exterior
boundary line of said Lot 8;

thence on said exterior boundary line the following seven (7) courses and
distances:

North 56°32'58" West, 219.55 feet;

South 34°45'57" West, 296.81 feet;

South 68°37'14" West, 169.81 feet;

South 08°35'26" West, 287.53 feet;

South 35°12'49" East, 162.17 feet;

South 89°30'32" East, 637.33 feet;

North 59°38'19" East, 164.38 feet to the east boundary line of the Northeast
1/4 of the Northeast 1/4 of said Section 32, coincident with the east
boundary line of said Hillsdale Estates No. 5 Subdivision;

thence on said east boundary lines, South 00°23'46" West, 184.31 feet to the
POINT OF BEGINNING.

EXCEPTING THEREFROM

A portion of the Southeast 1/4 of the Northwest
1/4 of Section 30, Township 5 North, Range 1 West,
Boise Meridian, Ada County, Idaho more particularly
described as follows:



Commencing at the Northeast corner of Government Lot 2 of said Section 30 from which the North 1/16 corner common to Section 30, T.5N., R.1W., B.M., and Section 25, T.5N., R.2W., B.M. bears North 89°23'18" West, 1,231.55 feet; thence South 62°44'26" East, 140.31 feet to the centerline of W. Deep Canyon Drive and the **POINT OF BEGINNING**;

thence on said centerline, South 89°19'35" East, 285.03 feet to the northerly prolongation of the exterior boundary line of Lot 59, Block 5 of Hillsdale Estates No. 7 Subdivision as filed in Book 86 of Plats at Pages 9666 through 9672, records of Ada County, Idaho ;

thence on said exterior boundary line and the northerly prolongations thereof, the following six (6) courses and distances:

South 03°44'45" East, 797.77 feet;

North 79°22'29" West, 61.17 feet;

South 08°44'51" East, 400.49 feet;

North 89°19'35" West, 228.75 feet;

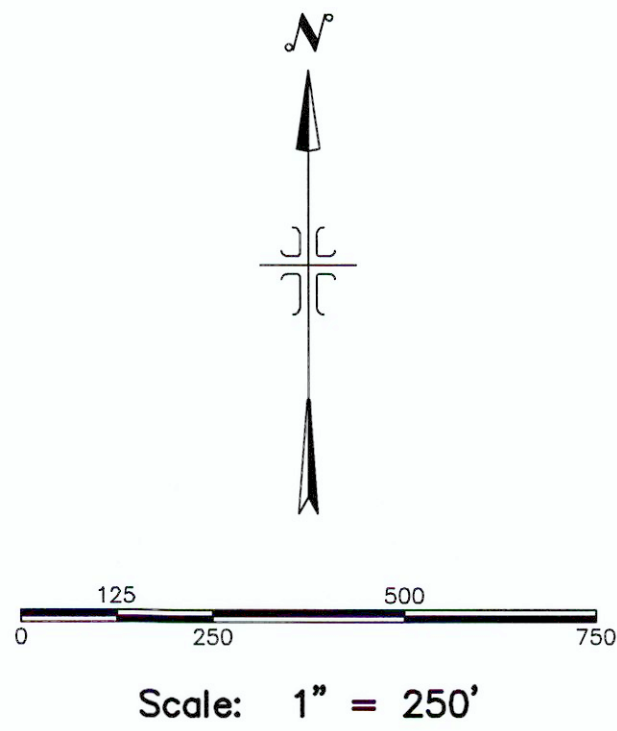
North 01°02'03" West, 426.14 feet;

North 07°39'14" West, 762.00 feet to the **POINT OF BEGINNING**.

Containing 730.707 acres, more or less.

End of Description.






- Legend**
- Annexation Boundary Line
 - Annexation Area
 - Subdivision Boundary Line
 - Lot Line
 - Right-of-Way Line
 - Section Line
 - Lot Number

Line Table		
Line	Bearing	Length
L1	N49°34'10"W	182.97'
L2	N05°45'35"W	30.00'
L3	N28°09'33"W	134.99'
L4	S01°00'22"W	106.31'
L5	S39°54'09"W	30.00'
L6	S23°51'51"E	130.39'
L7	S49°36'02"E	50.00'
L8	S89°07'29"W	25.00'
L9	N22°58'14"E	25.00'
L10	S67°01'46"E	132.85'
L11	S09°57'22"E	53.15'
L12	N80°02'38"E	107.45'
L13	S43°23'21"E	100.71'
L14	N67°32'26"E	156.34'
L15	N29°08'29"W	98.58'
L40	S62°44'26"E	140.31'
L41	N79°22'29"W	61.17'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	28.71'	300.00'	5°28'59"	N24°07'58"E	28.70'
C2	74.50'	200.00'	21°20'29"	S73°34'11"W	74.07'
C3	219.79'	275.00'	45°47'37"	S27°12'02"E	213.99'
C4	444.83'	500.00'	50°58'25"	S29°47'26"E	430.30'
C5	56.50'	500.00'	6°28'30"	S58°30'54"E	56.47'
C6	18.94'	150.00'	7°14'10"	S04°29'36"E	18.93'
C7	67.29'	150.00'	25°42'10"	S54°10'41"E	66.73'
C8	76.56'	150.00'	29°14'40"	S26°42'16"E	75.73'
C9	169.12'	1000.00'	9°41'23"	N75°11'57"E	168.92'





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Willowbrook Development

Annexation

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 28, Section 29, Section 30 and the North 1/2 of the North 1/2 of Section 32, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho

Drawn: CMCCAMMON
Date: 9/25/2023

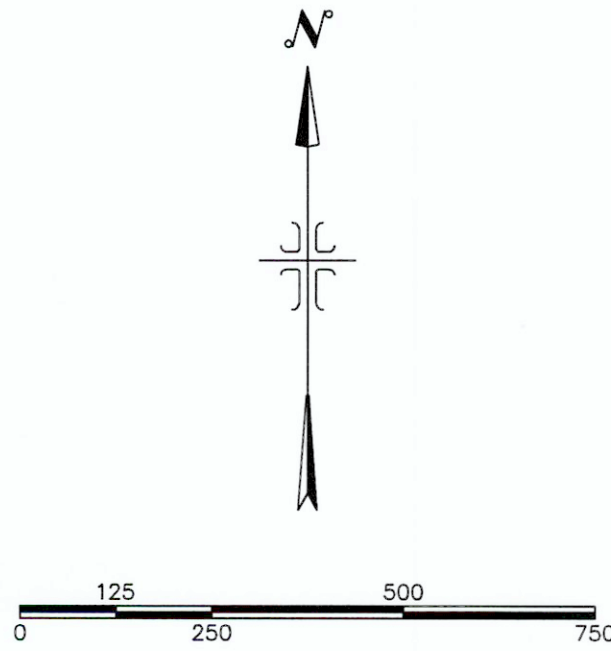
Checked: CMM
Date: 9/25/2023

Job No. 21-503

Sheet No. 1 of 2

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Idaho Survey Group, LLC.

P:\Willowbrook 21-503\dwg\Annexation Ex.dwg 9/25/2023 8:41 AM



Legend


- Annexation Boundary Line
- Annexation Area
- Subdivision Boundary Line
- Lot Line
- Right-of-Way Line
- Section Line
- Lot Number

Line Table		
Line	Bearing	Length
L16	S52°35'53"E	161.65'
L17	N66°20'24"E	110.26'
L18	N88°18'55"E	129.73'
L19	S01°41'05"E	30.00'
L20	S16°34'18"E	189.96'
L21	S88°58'34"W	25.00'
L22	S88°40'58"E	180.70'
L23	S20°52'11"E	121.26'
L24	S08°54'20"E	188.14'
L25	S41°13'34"E	50.53'
L26	N71°23'42"W	109.61'
L27	N51°37'33"W	187.23'
L28	N89°14'01"W	86.76'

Line Table		
Line	Bearing	Length
L29	S63°54'45"W	186.69'
L30	S81°07'57"W	30.00'
L31	N67°14'17"W	30.00'
L32	N60°07'41"W	76.13'
L33	S84°46'52"W	44.16'
L34	N04°49'30"E	100.85'
L35	S23°36'35"E	247.76'
L36	N25°13'08"W	30.00'
L37	N64°46'52"E	161.32'
L38	S25°13'08"E	30.00'
L39	N35°30'13"W	30.00'
L42	N76°18'15"E	30.00'
L43	N89°46'43"W	25.00'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C10	139.67'	400.00'	20°00'21"	N78°19'12"E	138.96'
C11	116.72'	300.00'	22°17'28"	S12°10'10"E	115.98'
C12	41.76'	200.00'	11°57'51"	S14°53'16"E	41.69'
C13	112.82'	200.00'	32°19'13"	S25°03'57"E	111.33'
C14	114.04'	275.00'	23°45'39"	S30°31'50"W	113.23'
C15	103.51'	300.00'	19°46'09"	N61°30'37"W	103.00'
C16	19.01'	300.00'	3°37'51"	N53°26'28"W	19.01'
C17	24.46'	50.00'	28°01'50"	S64°21'39"W	24.22'
C18	180.22'	200.00'	51°37'46"	N03°03'10"W	174.18'
C19	177.08'	350.00'	28°59'18"	S79°16'31"W	175.20'
C20	124.89'	350.00'	20°26'38"	S82°11'00"W	124.22'
C21	33.24'	350.00'	5°26'32"	N57°13'03"E	33.23'
C22	283.57'	500.00'	32°29'21"	S38°15'06"W	279.74'
C23	1341.57'	792.00'	97°03'13"	S70°32'03"W	1186.84'
C24	252.05'	500.00'	28°52'57"	N75°22'49"W	249.39'
C25	413.25'	500.00'	47°21'16"	S37°22'23"E	401.58'
C26	100.32'	200.00'	28°44'27"	S14°33'31"W	99.28'





IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399
WWW.IDAHOSURVEY.COM

Willowbrook Development

Annexation

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 28, Section 29, Section 30 and the North 1/2 of the North 1/2 of Section 32, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho

Drawn: CMCCAMMON	Checked: CMM	Job No. 21-503	Sheet No. 2 of 2
Date: 9/25/2023	Date: 9/25/2023		

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Idaho Survey Group, LLC.

P:\Willowbrook 21-503\dwg\Annexation Ex.dwg 9/25/2023 8:41 AM

EXHIBIT B
Conceptual Master Plan

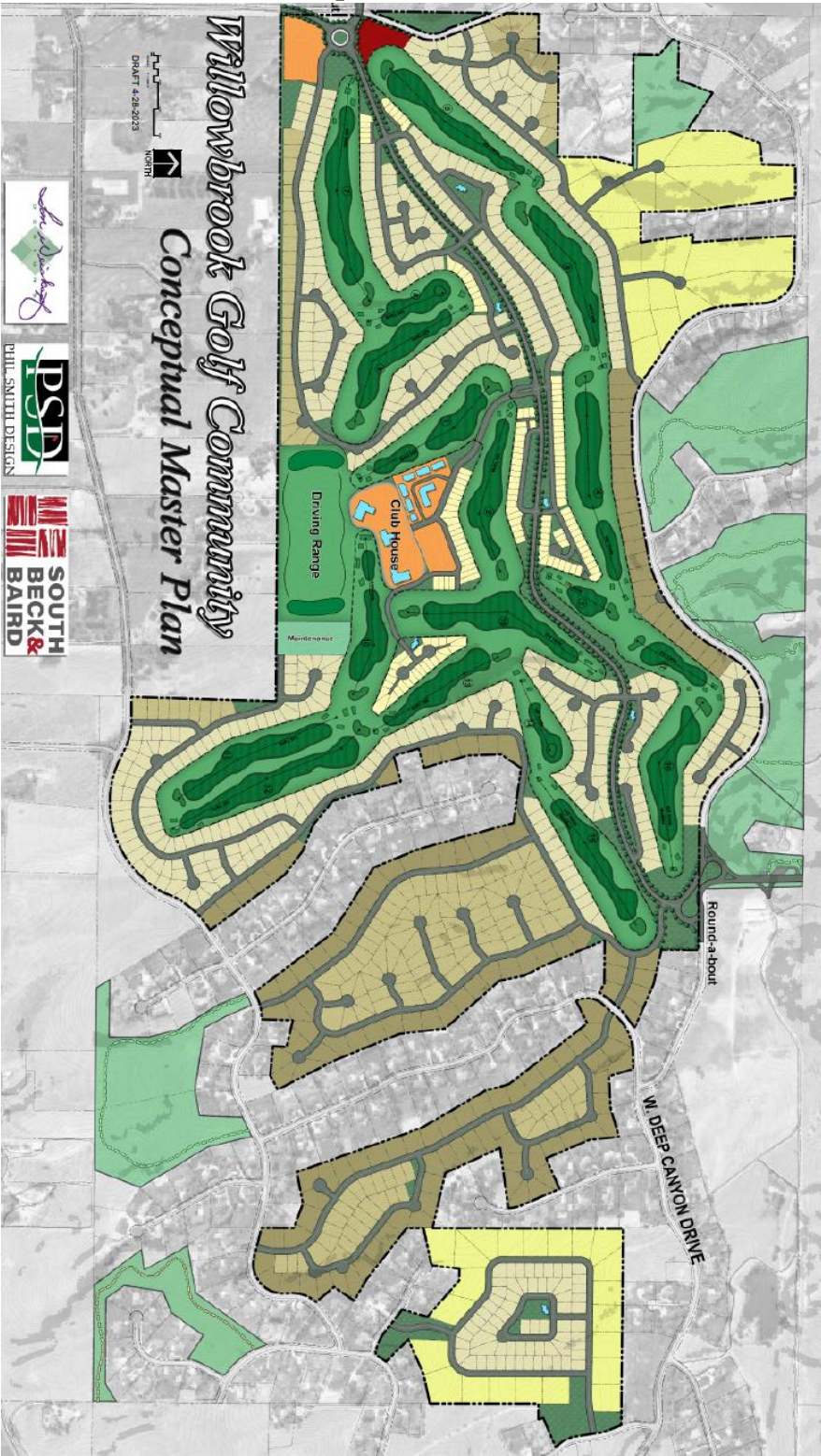
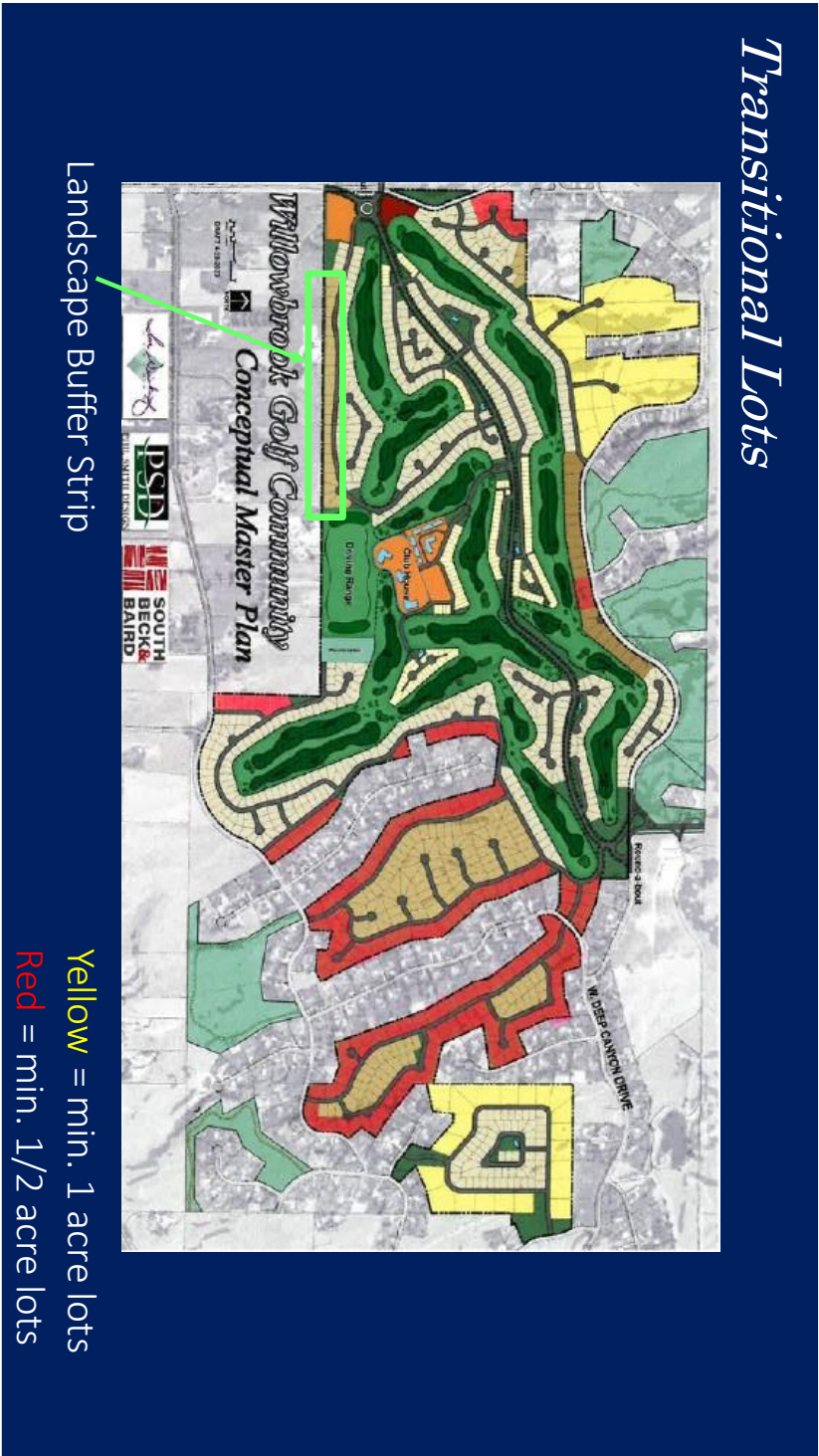


EXHIBIT C
Transitional Lots



**THIS EXHIBIT C IS INTENDED BY THE PARTIES TO BE IN COLOR,
AND THE ORIGINAL AND ALL COPIES SHALL BE IN COLOR.**



CITY OF STAR

LAND USE STAFF REPORT

MEMO

TO: Mayor & Council

FROM: City of Star – Planning & Zoning *Shawn J. Muth*

MEETING DATE: **October 3, 2023**

FILE(S) #: TE-23-05 Haven Ranch Subdivision Time Extension

OWNER/APPLICANT/REPRESENTATIVE

<u>Applicant/Representative:</u>	<u>Property Owner:</u>
Chris Todd	CHJL LLC
P.O. Box 730	6267 Joplin Road
Star, Idaho 83616	Nampa, Idaho 83687

REQUEST

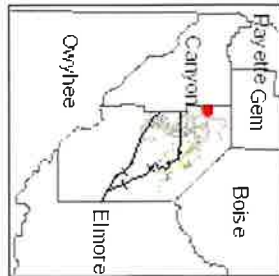
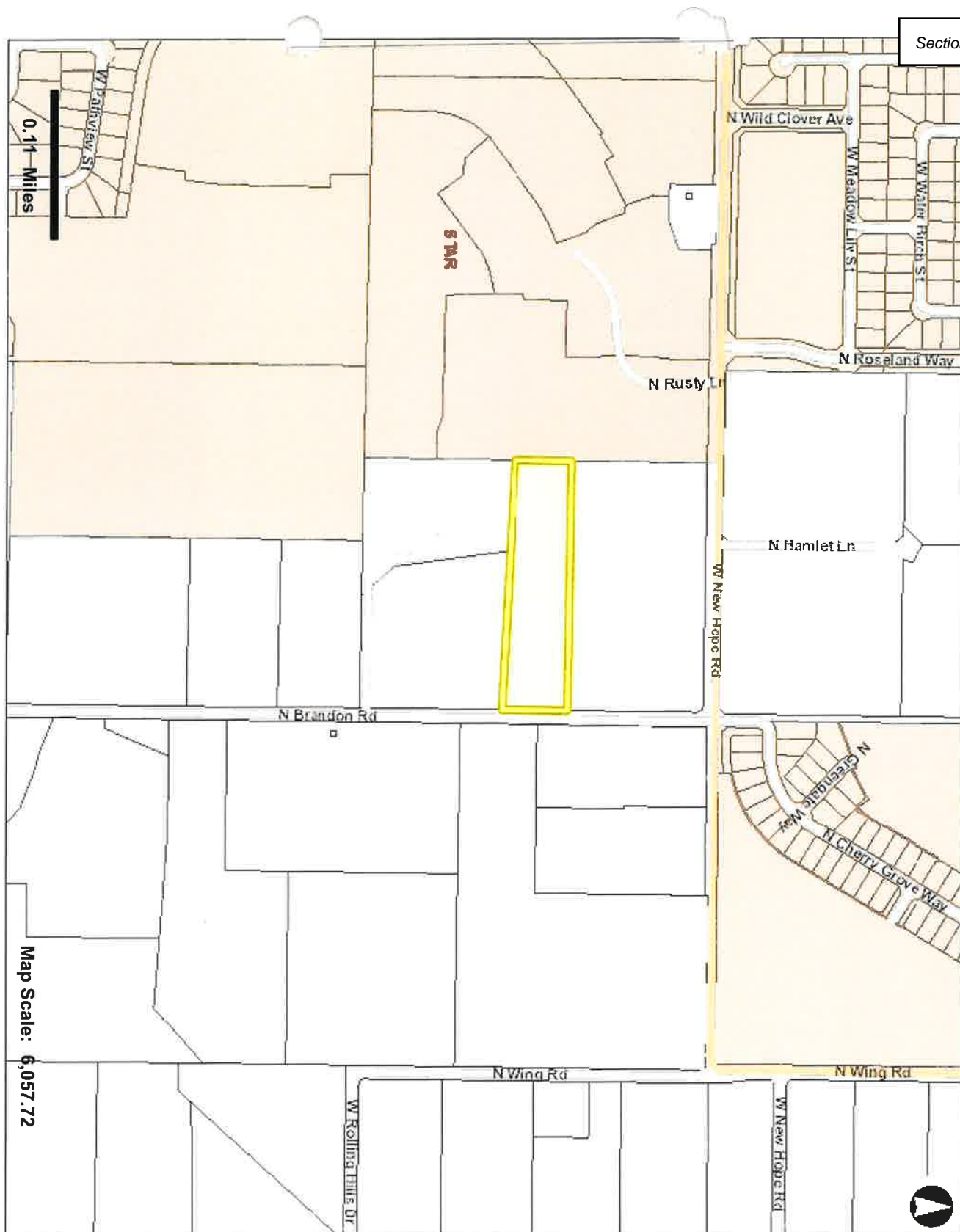
Request: The Applicant is seeking approval of a time extension for Haven Ranch Subdivision, consisting of 5 residential lots and 2 common lots on 5.1 acres. The subject property is generally located on the east side of N. Brandon Road, south of New Hope Road in Star, Idaho. Ada County Parcel No. R7626730100.

SUMMARY

This preliminary plat was originally approved by Council on October 6, 2020. On November 14, 2022, and prior to the 2-year expiration date, the applicant received Zoning Administrator approval of a 1-year time extension that runs until October 6, 2023. The applicant has requested an additional 1-year time extension that must be approved by the City Council. The new expiration date for recordation of Haven Ranch Subdivision final plat shall be October 6, 2024. Staff is supportive of the time extension, as the request has been submitted prior to the termination of the approved preliminary plat.

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

+

 Railroad

Roads (4,000 - 8,000 s

<all other values>

Interstate

Ramp

Principal Arterial

Collector

Minor Arterial

Local

Parks

Alley

Driveway

Parks

Water

City Limits

BOISE

EAGLE

GARDEN CITY

KUNA

MERIDIAN

STAR

Condos

Parcels

Map Scale: 6,057.72

7/27/2020

HAVEN RANCH

REQUEST FOR FINAL PLAT TIME EXTENSION

TO: CITY OF STAR

c/o Shawn Nickel

Subject Property 2645 Brandon Rd. Star, ID 83669

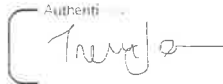
On behalf of the owners, we would like to request a time extension for the proposed subdivision at 2645 Brandon Rd Star ID 83669. The request for delay was caused from additional coordination and work required by the HRM Irrigation district and the increase in all costs over the past 12 months.

The owners will be submitting their final plat prior to the end of the year and have selected a contractor to begin irrigation and site work commencing this fall.

The project was originally approved by the City on October 6th, 2020, and a time extension was granted last year. The owner would ask for an additional one-year time extension.

FILE #: SPP20-0012/ AZ-20-12, DA-20-13, PP-20-12

Prepared by:



Chris Todd

Planner

Owner Representative

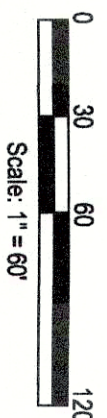


P.L.S 7729 31.132
C.P.F. Int. 6 03'5
No. 2017-051989

PRELIMINARY PLAT OF
BRANDON ROAD SUBDIVISION
A REPLAT OF LOT 1 & BLOCK 1 OF RUSTIC RIDGE SUBDIVISION
LOCATED IN THE SW 1/4 NW 1/4 OF SECTION 5,
T.4N., R.1W., B.M., ADA COUNTY, IDAHO
2020

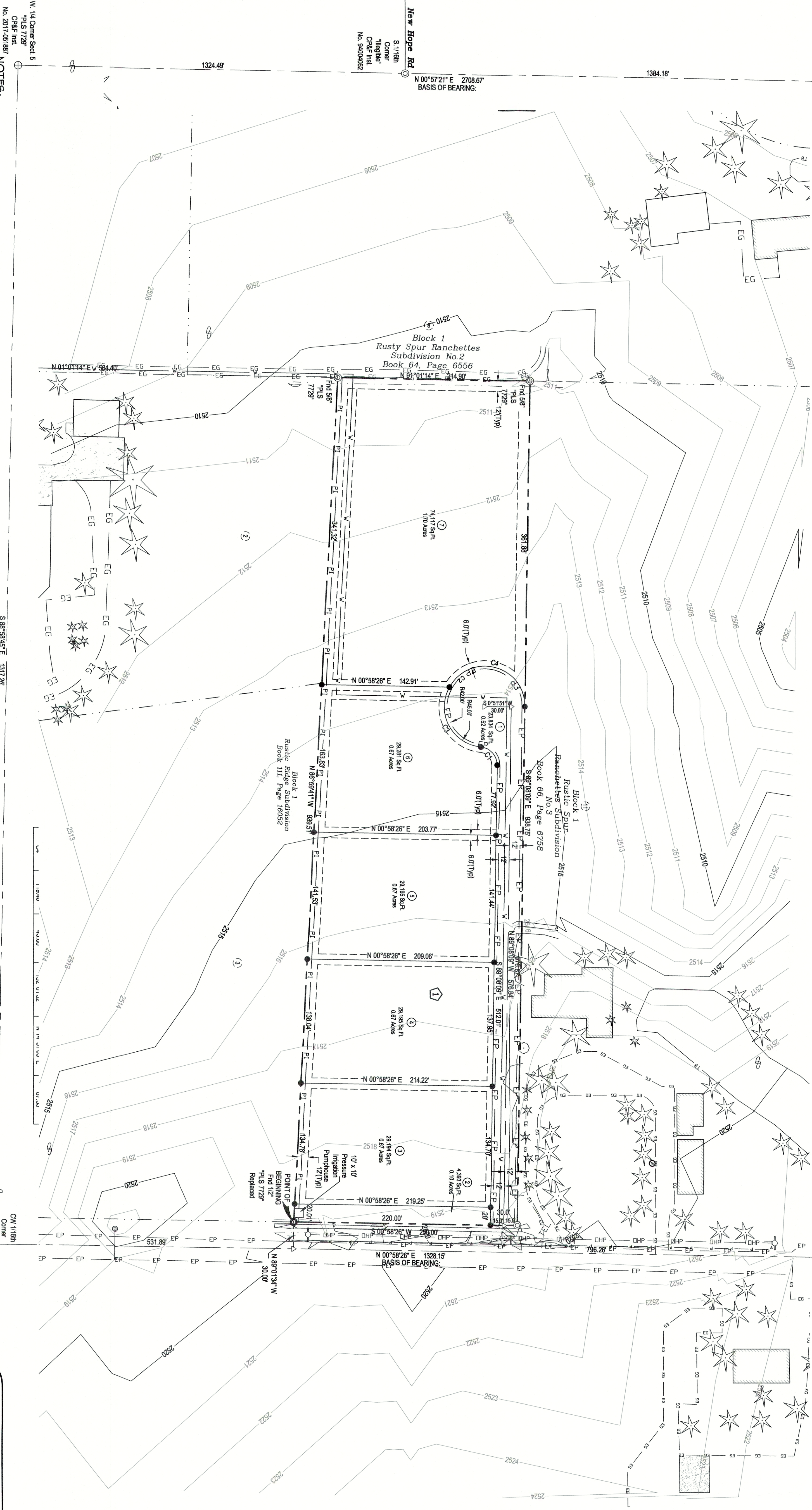
New Hope Rd
NW 1/16th
Corner
"Illegible"

N. Brandon Rd



LEGEND

- Calculated Point
- Found Brass Cap Monument
- Found Aluminum Cap Monument
- Found 5/8 inch dia. Iron Pin
- Found 1/2" Iron Pin w/ Plastic Cap
- P.L.S 4347' Replaced w/ S&I 5/8" Iron dia. Iron pin w/ Plastic Cap
- "Koenner P.L.S 8251"
- S&I 5/8 inch dia. x 24 inch Iron Pin w/ Plastic Cap "Koenner P.L.S 8251"
- S&I 1/2 inch dia. x 24 inch Iron Pin w/ Plastic Cap "Koenner P.L.S 8251"
- S&I Temporary Bench Mark
- Well Casing
- Irrigation Valve
- Sigpost
- Irrigation Control Valve
- Utility Power Pole
- Telephone Pole
- Deciduous Tree
- Conifer Tree
- Record Lot Number
- Proposed Lot Number
- Block Number
- Boundary Line
- Lot/Parcel Line of Record
- Eastment Line
- Section Line
- Fence Line
- Edge of Pavement
- Edge of Gravel
- Irrigation Line
- Overhead Utility Lines
- Top of Bank Pond
- Major Contour Line
- Minor Contour Line
- Proposed Edge of Pavement
- Proposed Domestic Water
- Proposed Pressure Irrigation



W. 1/4 Corner Sect 5
P.L.S 7729 31.132
C.P.F. Int. 6 03'5
No. 2017-051987

NOTES:

- Minimum Building Standards and Dimensional Standards for the Subdivision shall be in accordance with the City of Star Standards for the Applicable Zone and Subdivision Regulation at the time of the issuance of Individual Building Permits or as Specifically Approved and/or Required, or as shown on this Plat.
- Easements to be provided per City of Star Standards.
- Any re-subdivision of this Plat shall comply with the Applicable Zoning Regulations in effect at the time of re-subdivision.
- This Development recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which states: Agricultural operations, agricultural facilities or expansion thereof are a nuisance exception, no matter how long they have existed, shall not be considered a nuisance, private inroads, by any other person, shall not be considered a nuisance, and no person shall be liable for damages or compensation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed; the provisions of this section shall not apply where a nuisance results from improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.
- Lot 1, Block 1 is a Common Area Lot having a Blanket Easement for Access, Public Utilities, Pressure Irrigation and Drainage and will be Owned and Maintained by the Brandon Road Subdivision Homeowners Association; Lot 2, Block 1 is also a Common Area Lot having a Blanket Easement for Public Utilities, Pressure Irrigation and Drainage and will also be Owned and Maintained by the Brandon Road Subdivision Homeowners Association.
- The Common Area Lot shall be owned through a Pressure Irrigation System to be Owned and Maintained by the Brandon Road Subdivision Homeowners Association in accordance with Idaho Code Section 31-3805(1)(b). All Lots will be subject to Assessments from the Middleton Irrigation Association Inc.
- All Lot Lines Common to any Public Right of Way, Rear Lot Lines and Exterior Boundary Lines are hereby designated as having a Permanent Ten foot wide (10') Easement for Public Utilities, Irrigation and Lot Drainage. These Easements shall not preclude the Construction of hard-surfaced Driveways and Walkways to each Lot.
- Maintenance of any Irrigation or Drainage Pipe or Ditch Crossing is the Responsibility of the Lot Owner.
- The Common Area Lot shall be owned through a Pressure Irrigation System to be Owned and Maintained by the Brandon Road Subdivision Homeowners Association in accordance with Idaho Code Section 31-3805(1)(b). All Lots will be subject to Assessments from the Middleton Irrigation Association Inc.
- The Common Area Lot shall be owned through a Pressure Irrigation System to be Owned and Maintained by the Brandon Road Subdivision Homeowners Association in accordance with Idaho Code Section 31-3805(1)(b). All Lots will be subject to Assessments from the Middleton Irrigation Association Inc.
- The Common Area Lot shall be owned through a Pressure Irrigation System to be Owned and Maintained by the Brandon Road Subdivision Homeowners Association in accordance with Idaho Code Section 31-3805(1)(b). All Lots will be subject to Assessments from the Middleton Irrigation Association Inc.

CONTACT INFORMATION

LAND SURVEYOR
Lawrence H. Koenner P.L.S
Compass Land Surveying
623 11th Ave South
Nampa, ID 83651
(208) 442-0115
PLANNER/CONTACT
Chris Todd
First Service Group
Assessments
Star Idaho 83689
(208) 343-8383

DEVELOPMENT INFORMATION

R1 ZONING (Minimum)
Front Setback: 30'
Rear Setback: 30'
Interior Side Setback: 10',
plus 5 feet for each additional story
(208) 442-0115
PLANNER/CONTACT
Chris Todd
First Service Group
Assessments
Star Idaho 83689
(208) 343-8383

ZONING

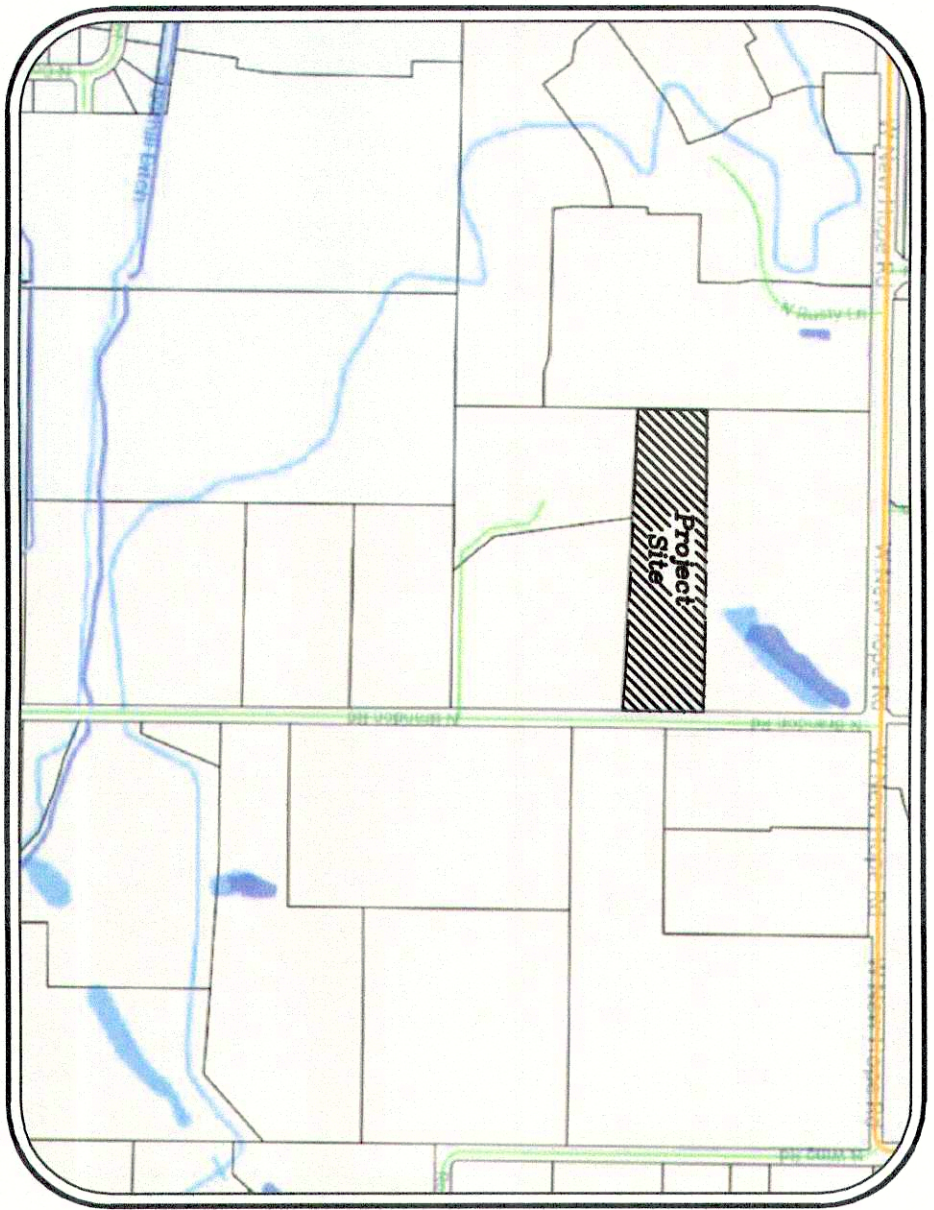
Residential R1
SEWERAGE DISPOSAL -
Star Sewer and Water
WATER SUPPLY - Star Sewer and Water
CITY - Star
SCHOOL DISTRICT - West Ada
PRESSURE IRRIGATION DISTRICT - Farmers Union
Ditch Company LTD

PROJECT DATUM

1) All contours were derived from an GPS Operations
from Orbich Benchmark 99-007-009 located in Harley
Ln. Elev = 2576.88' based on NAD 83 Datum.

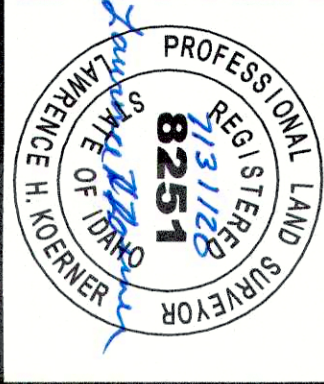
CURVE TABLE

CURVE	ARC	RADIUS	DELT.A	CHORD BRG	CHORD
C1	29.88	20.00	85°35'56"	S 48°04'12" W	22.17
C2	208.59	45.00	265°35'56"	N 41°55'48" W	86.04
C3	88.19	45.00	113°33'45"	S 62°03'28" W	75.29
C4	119.40	45.00	152°01'32"	N 14°31'05" E	67.33



TITLE: PRELIMINARY PLAT OF
BRANDON ROAD SUBDIVISION
ADA COUNTY, IDAHO

DATE: 07/31/20
DESIGNED BY: LHK
DRAWN BY: LHK
CHECKED BY: RAG
DRAWING NO. 2520PRELIM
JOB NO. 2520



COMPASS LAND SURVEYING
623 11th Avenue South
Nampa, ID 83651
(208) 442-0115
(208) 327-2106 Fax

CLIENT: CHJL LLC.,
6267 JOPLIN ROAD
NAMPA, IDAHO 83687

No.	BY	DATE	DESCRIPTION
REVISIONS			



CITY OF STAR

**LAND USE STAFF REPORT
MEMO**

TO: Mayor & Council

FROM: City of Star – Planning & Zoning *Shen T. Muth*

MEETING DATE: **October 3, 2023**

FILE(S) #: TE-23-02 Trapper Ridge Subdivision Phase 3

OWNER/APPLICANT/REPRESENTATIVE

<u>Applicant/Representative:</u>	<u>Property Owner:</u>
Kent Brown	Endurance Holdings, LLC
3161 E. Springwood Drive	1977 E. Overland Road
Meridian, Idaho 83642	Meridian, Idaho 83642

REQUEST

Request: The Applicant is seeking approval of a time extension for Trapper Ridge Subdivision Phase 3, consisting of 51 residential lots and 2 common lots on 13.69 acres. The phase is located in the center of the preliminary plat, north of W. New Hope Road in Star, Idaho. The subject property is located west of N. Cherry Laurel Way and north of W. Mountain Iris Street. Ada County Parcel Numbers R6046660220, R6046660100 & R6046660317.

SUMMARY

This final plat phase was originally approved by Council on August 17, 2021. On November 17, 2022, and prior to the 18-month expiration date to record the final plat, the applicant received Zoning Administrator approval of a 1-year time extension that runs until February 17, 2024. The applicant has requested an additional 1-year time extension that must be approved by the City Council. The new expiration date for recordation of Phase 3 of Trapper Ridge Subdivision shall be February 17, 2025. Staff is supportive of the request, as the previous phases of the development have been developed in an orderly and reasonable manner and has been in substantial conformance with the approved preliminary plat.



RECEIVED

JUN 20 2023

BN

City of Star, Idaho 83669
P.O. Box 100
Section 6, Item C.

Star, Idaho 83669

P: 208-286-7247 F: 208-286-7569

EXTENSION OF TIME APPLICATION

***All information must be filled out to be processed.

FILE NO.: TE-23-02
Date Application Received: 6-20-23 Fee Paid: \$200.00
Processed by: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Representative X

Applicant Name: Shawn Brownlee
Address: 9839 W Cable Car St STE 101 Zip: 83709
Phone: 208-895-8858 Fax: _____ Email: shawn@trilogyidaho.com

Representative Name: Kent Brown
Contact Name: Kent Brown Phone: 208-871-6842
Address: 3161 E Springwood Dr Zip: 83642
Phone: 208-871-6842 Fax: _____ Email: kentlkb@gmail.com

Property Information:

Subdivision: Trapper Ridge Subdivision No 3 Zoning: R-3
General Location: NE Corner of Munger LA and New Hope Road
Previous Time Extensions: dates requested N/A / _____ / _____
(If additional dates, please provide in narrative.)

All applicants are required to submit the following:

Applicant (v)	Description	Staff (v)
KB	Completed and signed Extension of Time Application.	✓
KB	Fee Paid	✓
KB	Narrative fully describing the proposed request, including but not limited to the following: <ul style="list-style-type: none">• Date of original approval;• Date the approval will expire;• Reason for requesting extension of time;• Time period requested for an extension. (narrative must be signed by applicant)	✓
KB	11" X 17" vicinity map showing the location of the subject property	✓
KB	Copy of Vesting Deed	✓
KB	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	✓

Applicant / Representative Signature

Date June 10, 2023

KENT BROWN PLANNING SERVICES

June 17, 2023

Star City Council
PO Box 130
Star, ID 83669

RE: Time Extension for the Final Plat of Trapper Ridge Subdivision No. 3

Dear Shawn:

On behalf of Trilogy Idaho, please accept this request for a one year' Time Extension for Trapper Ridge No. 3. Trapper Ridge No. 3 was originally approved on August 17, 2021. The Developer has installed all the underground improvements and the streets have been paved within the proposed subdivision.

The final plat has yet to be processed by the required governmental agencies necessary to have the plat recorded. We therefore are requesting for approval of one year time extension.

Thank you for your consideration, if you have any question please call me.

Sincerely,

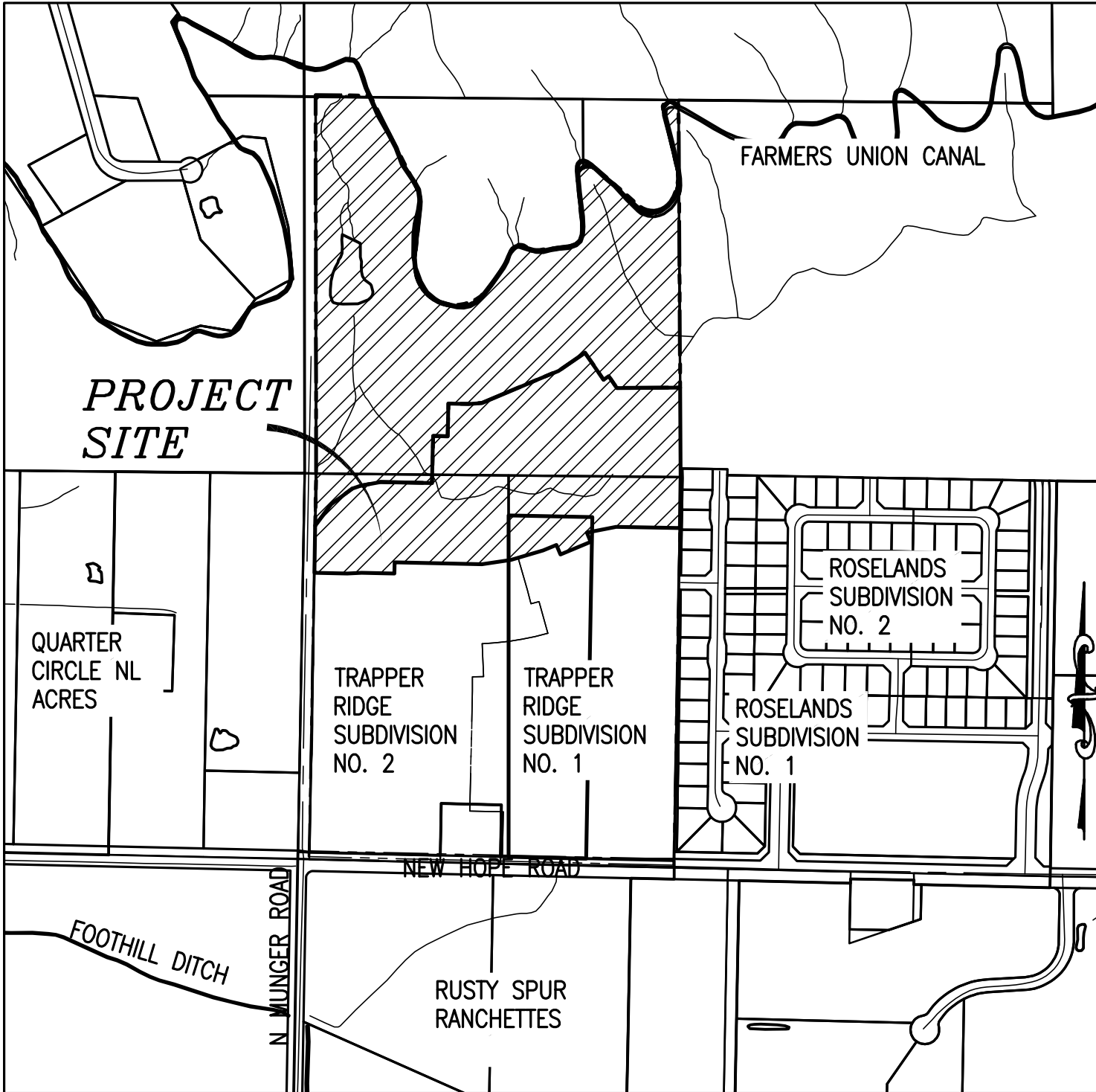


Kent Brown, Planner

VICINITY MAP FOR TRAPPER RIDGE SUBDIVISION NO. 3

PORTION OF LOTS 1 AND LOT 2, BLOCK 1 OF NEW HOPE SUBDIVISION IN
SW 1/4 OF THE SE 1/4 OF SECTION 31, T.5N., R.1W AND
GOVERNMENT LOT 2 IN THE SECTION 6, T.4N., R.1W., BOISE MERIDIAN,
CITY OF STAR, ADA COUNTY, IDAHO

2020



VICINITY MAP
1" = 500'

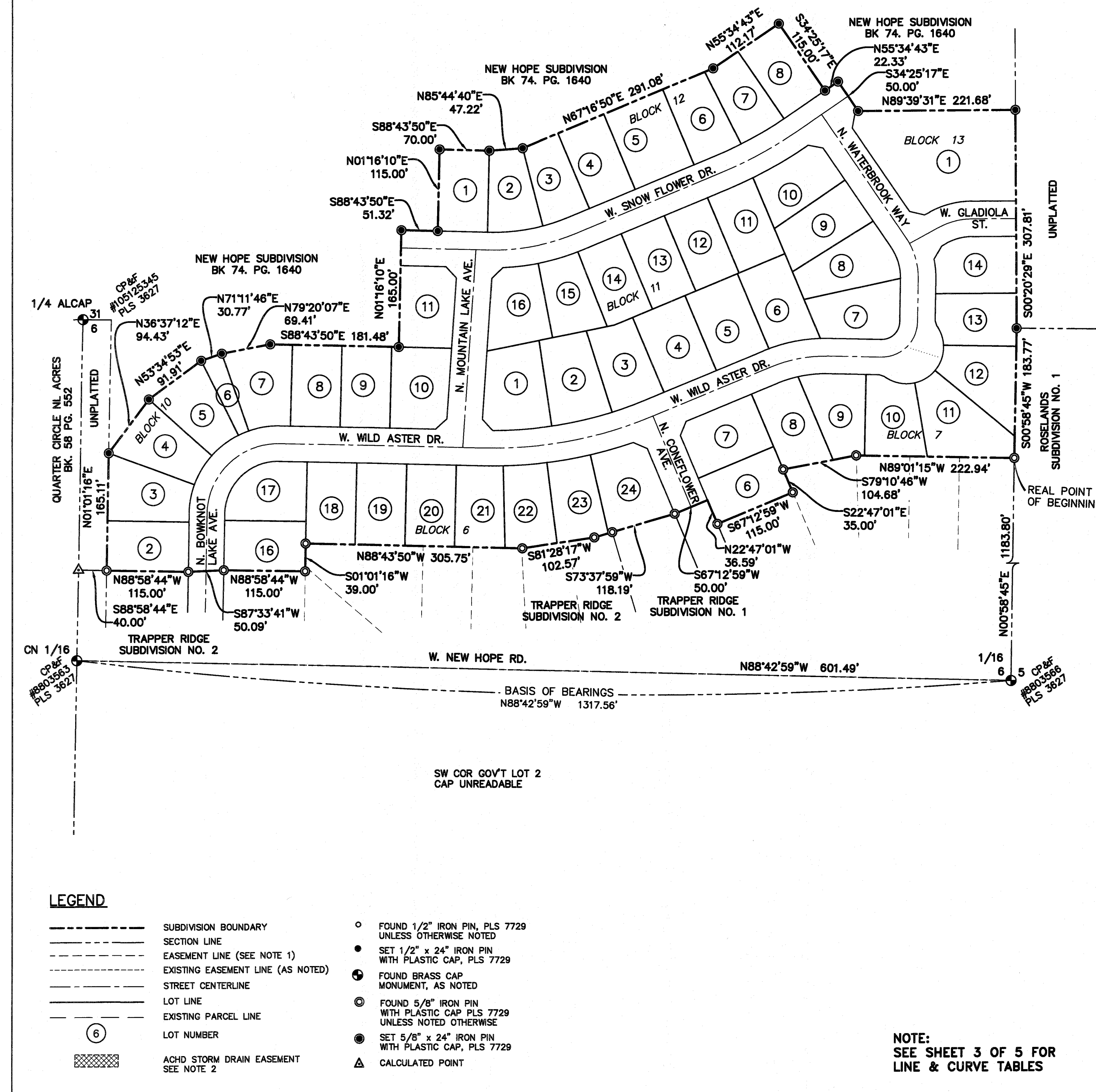
NAVD 1988 DATUM

[illegible]

EXHIBIT 6, ITEM C.

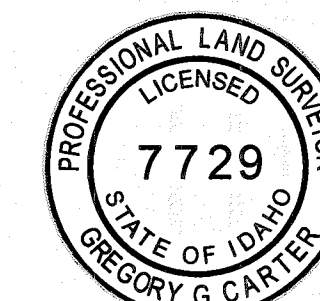
79

PLAT SHOWING
TRAPPER RIDGE SUBDIVISION NO. 3
 A PORTION OF LOTS 1 AND 2, BLOCK 1 OF NEW HOPE SUBDIVISION
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 31, T.5N., R.1W.
 AND GOVERNMENT LOT 2 OF SECTION 6, T.4N., R.1W., B.M., ADA
 COUNTY, IDAHO
 2020



NOTES:

- A ten (10) foot wide Pressure Irrigation Easement in favor of the Trapper Ridge Homeowner's Association and a Permanent Public Utilities and Property Drainage Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines. A five (5) foot wide Public Utilities and Property Drainage Easement is hereby designated along each side of interior lot lines unless otherwise shown.
- Portions of Lots 17-19, 21, 23-24, Block 6, Lots 7-8, Block 7, Lots 2-3, Block 10, Lots 8-9, 12-16, Block 11, and Lot 5, Block 12 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009 as Instrument No. 109053259 and First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
- Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Star.
- This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- Maintenance of any Irrigation or Drainage pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district. Irrigation water has been provided by Settlers Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). Lots within the subdivision will be entitled to Irrigation Water Rights, and will be Obligated for Assessments from Settlers Irrigation District.
- Lot 5, Block 12 and Lot 6, Block 10 are common lots which shall be owned and maintained by the Trapper Ridge Subdivision Homeowner's Association. All common lots are subject to a blanket public utility easement, property drainage easement and irrigation easement.
- Vacation of Hope Ridge Estates Easements - See Inst. _____
- ACHD License Agreement - See Inst. _____
- Minimum building setbacks shall be in accordance with the City of Star application zoning and subdivision regulations at the time of issuance of individual building permits or specifically approved and/or required, or as shown on this plat.
- Existing ACHD Sidewalk Easement - See Inst. No. _____
- Offsite Sewer Easement - See Inst. No. _____

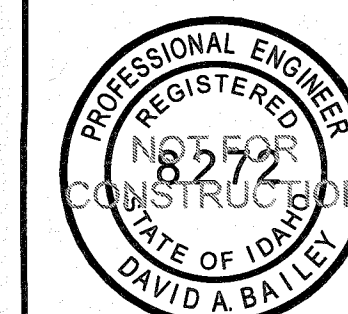


GREGORY G. CARTER, PLS 7729
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST.
 BOISE, ID 83704

SHEET 1 OF 5

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1119 E. STATE STREET, SUITE 210 TEL. 208-938-0013
 EAGLE, ID 83616 www.baileyengineers.com

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1119 E. STATE STREET, SUITE 210 TEL. 208-938-0013
 EAGLE, ID 83616 www.baileyengineers.com



CHECKED BY:
 DAVID A. BAILEY, P.E.

DRAWN BY:
 DAB

REVISED	NO.	DATE	DESCRIPTION
	1	10-21-2020	ACHD, CITY OF STAR, SSWD
	2	12-07-2020	ACHD, CITY OF STAR, SSWD

FINAL PLAT
TRAPPER RIDGE SUBDIVISION NO. 3
TRILOGY DEVELOPMENT, INC.

DATE:
 08-18-2020
 PROJECT:
 C2013-029

SHEET
2.1

TOTAL # LOTS: 53



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Muth*

MEETING DATE: **October 3, 2023 – PUBLIC HEARING (tabled from 9-5-23)**

FILE(S) #: DE-AX-23-01 Annexation and Zoning

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:	Property Owner:
Jay Walker, AllTerra/Blackhawk Consulting	Todd Campbell
2078 W. Everest Lane	P.O. Box 140298
Boise, Idaho 83702	Boise, Idaho 83714

REQUEST

Request: The Applicant is requesting de-annexation of a small area of about 3,500 square feet along the southern boundary of the property annexed as part of the Iron Mountain Vista Subdivision. The property is located on the north side of W. Floating Feather Road, approximately 650 east of N. Pollard Lane in Star, Idaho, and consists of 16.46 acres with a proposed density of 2.79 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located between N. Pollard Lane and N. Hwy 16. Ada County Parcel Numbers R9545740040 & R9545740050.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	July 26, 2023
Application Submitted & Fees Paid	August 2, 2023
Application Accepted	August 2, 2023
Residents within 300' Notified	August 7, 2023

Legal Notice Published
Property Posted

September 15, 2023
September 21, 2023

HISTORY

City Council approved the annexation and zoning, development agreement and preliminary plat for Iron Mountain Vista Subdivision on November 16, 2021.

OVERVIEW OF REQUEST

DE-ANNEXATION:

The applicant is requesting approval by Council to de-annex an area of 6' x 587.12' (3,520 square feet) along the southern boundary of the parcel that was originally annexed in 2021 as part of the Iron Mountain Vista Subdivision. The area that is requested to be de-annexed will then be given to the property owners to the south through a lot-line adjustment by Ada County. The area in question contains the water service lines that serve the 3 lots located to the south in the Worsley's Folly Subdivision.

STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed de-annexation request is consistent with all requirements, standards and intent as they relate to the Comprehensive Plan and Unified Development Code.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

The Council may **approve, conditionally approve, deny** or **table** this request. In order to approve these applications, the Unified Development Code requires that Council must find the following:

ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.



The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:

- ✓ *Protection of property rights.*
- ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
- ✓ *Ensure the local economy is protected.*
- ✓ *Encourage urban and urban-type development and overcrowding of land.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.

5. The annexation is in the best interest of the city.

The Council must find that this annexation is reasonably necessary for the orderly development of the City.

COUNCIL DECISION

The Star City Council _____ File Number DE-AX-23-01 for Iron Mountain Vista
Subdivision on _____, 2023.







August 2, 2023

Planning & Zoning Department
City of Caldwell
10769 W. State Street
Star, ID 83669

RE: *Iron Mountain Vista De-Annexation*

On behalf of Todd Campbell, we are submitting a De-Annexation application for review and approval. In accordance with direction from the Planning Director, this submittal is based off the Annexation submittal checklist. Accordingly, we are submitting all required documents electronically via a thumb drive, as required. Paper copies can be submitted if requested/required.

The proposed De-Annexation is for a small sliver of land (approximately 3,500 square feet or 0.08 acres) along the south boundary of the Iron Mountain Vista Subdivision (File #'s AZ-21-14/DA-21-21/PP-21-18) containing water service lines. At the time of original submittal and approvals, the precise location of these two water service lines were not known. Therefore, the annexation boundary included these water service lines that serve the County zoned parcels directly south of the project. To ensure there are no maintenance, access, or tax issues on this area and water service lines, we are submitting a De-Annexation with the City of Star for this area. If approved, a separate Property Boundary Adjustment will be submitted to Ada County to ensure the subdivision boundary of Iron Mountain Vista and the rear property lines of the adjacent lots are consistent with the "new" annexation boundary.

Please contact me at (208) 906-0883 or Jay.Walker@kimley-horn.com should you have any questions.

Sincerely,

Jay Walker



Client: Iron Mountain Vista Subdivision
Date: 08-02-2023
Job No.: 7421

EXHIBIT C
DE-ANNEXATION
PROPERTY DESCRIPTION

Six Foot (6') Wide Strip of land for the Purpose of De-Annexation located in Lot 4 Block 1 of the Worsley's Folly Subdivision, Recorded in Book 86 at Page 9656, Ada County Recorders, situated in the NE1/4 of the SW1/4 of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County Idaho, more particularly described as follows:

COMMENCING at a Brass Cap monument marking the SE corner of said NE1/4 SW1/4, (Center South 1/16 Corner) said corner bears S. 00° 03' 01" E., a distance of 1328.83 feet from a found Aluminum Cap monument marking the NE corner of said NE1/4 SW1/4 (Center 1/4 Corner);

Thence along the East Boundary of said NE1/4 SW1/4, N. 00° 03' 01" W. a distance of 238.90 feet to the Southeast corner of Lot 4 Block 1 of said Worsley's Folly Subdivision;

Thence leaving said East Boundary and along the South Boundary line of said Lot 4, S. 89° 32' 24" W., a distance of 69.97 feet to the **POINT OF BEGINNING**;

Thence continuing along said South Boundary line of Lot 4, S. 89° 32' 24" W. a distance of 587.12 feet to the Southwest Corner of said Lot 4;

Thence leaving said Southwest Corner and along the West Boundary line of said Lot 4, N. 00° 00' 31" W., a distance of 6.00 feet;

Thence leaving said West boundary line and along a line parallel with the South Boundary line of said Lot 4, N. 89° 32' 24" E., a distance of 587.11 feet;

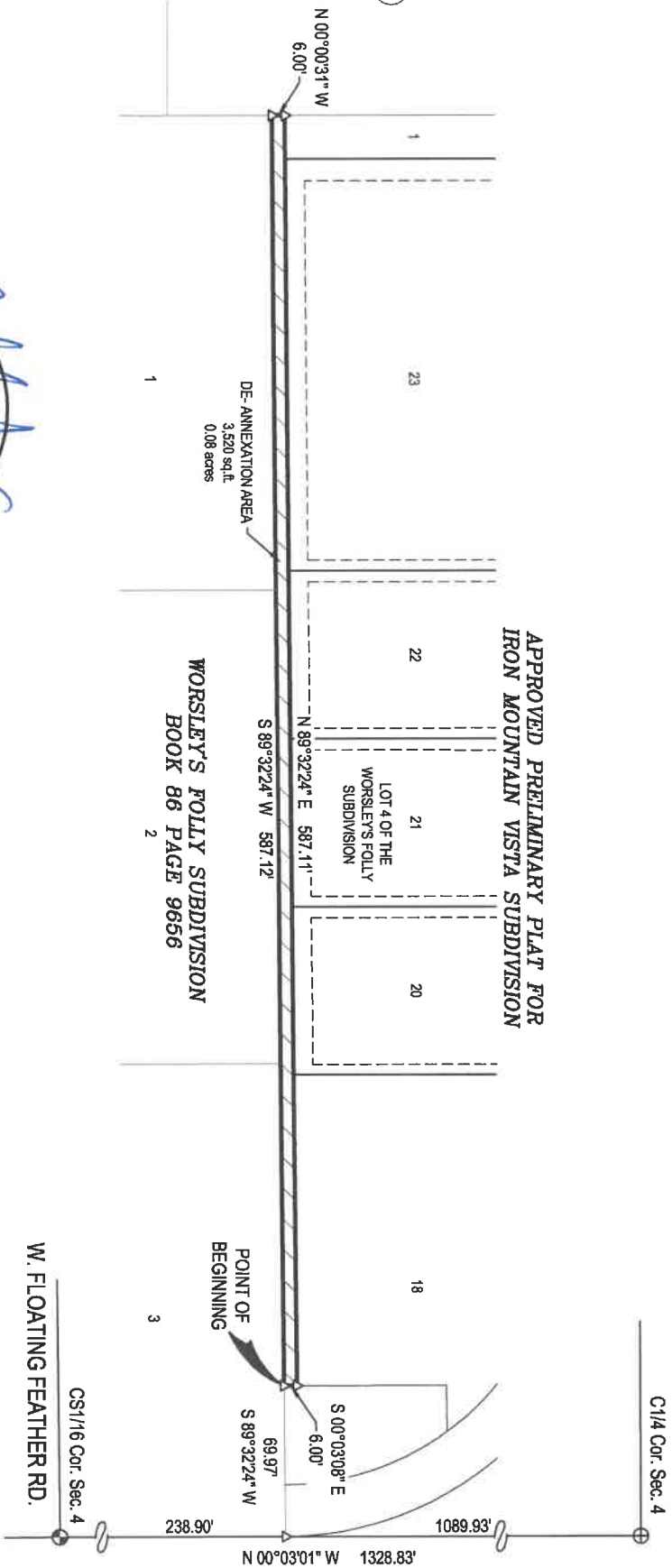
Thence S. 00° 03' 08" E., a distance of 6.00 feet to the **POINT OF BEGINNING**;

This parcel contains 0.08 acres more or less.



EXHIBIT B FOR DE-ANNEXATION

**LOCATED IN THE NE1/4 SW1/4 OF SECTION 4, T. 4 N., R. 1 W., B.M.,
CITY OF STAR, ADA COUNTY, IDAHO
2023**



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115
Nampa, ID 83651
Fax: (208) 327-2106

JN 7421

PLAT OF
IRON MOUNTAIN VISTA SUBDIVISION

A REPLAT OF LOTS 4 & 5, BLOCK 1 OF WORSLEY'S FOLLY SUBDIVISION,
LOCATED IN THE E1/2 NE1/4 SW1/4 OF SECTION 4,
T. 4 N., R. 1 W., B.M., ADA COUNTY, IDAHO
2022

IRON MOUNTAIN ESTATES SUBDIVISION
BOOK 121 PAGE 18004

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 84°08'02" E	14.04
L2	S 42°04'16" E	10.28
L3	S 42°04'16" E	17.66
L4	N 45°55'43" E	15.40
L5	N 45°55'43" E	14.82
L6	S 45°01'07" E	14.14
L7	S 45°01'07" E	16.32

CURVE TABLE				
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING
C1	23.14	225.00	06°53'37"	N 87°04'50" W
C2	20.57	200.00	06°53'37"	N 87°04'50" W
C3	18.00	175.00	06°53'37"	N 87°04'50" W
C4	18.00	175.00	06°53'41"	S 87°04'52" E
C5	20.58	200.00	06°53'41"	S 87°04'52" E
C6	6.59	225.00	01°40'41"	S 88°11'22" E
C7	5.00	75.00	03°48'20"	S 01°55'11" E
C8	53.96	75.00	41°13'22"	S 24°28'32" E
C9	53.98	75.00	41°13'31"	S 45°38'58" E
C10	5.01	75.00	03°49'44"	S 88°11'38" E
C11	117.84	75.00	90°05'57"	S 45°03'30" E
C12	78.63	50.00	90°05'58"	S 45°03'30" E
C13	16.13	25.00	36°58'09"	S 16°28'35" E
C14	23.18	25.00	53°07'46"	S 45°32'34" E
C15	38.31	25.00	90°05'57"	S 45°03'30" E
C16	79.47	75.00	60°42'38"	N 89°32'12" E
C17	38.21	75.00	28°11'25"	N 14°35'11" E
C18	117.88	75.00	89°54'03"	N 44°56'30" E
C19	78.45	50.00	89°54'03"	N 44°56'30" E
C20	23.13	25.00	53°01'04"	N 63°22'58" E
C21	16.09	25.00	36°52'56"	N 16°28'58" E
C22	38.23	25.00	89°54'03"	N 44°56'30" E
C23	148.39	150.31	56°53'43"	N 26°25'45" W
C24	124.94	128.00	56°46'00"	N 26°21'24" W
C25	25.67	75.00	18°56'34"	N 83°16'51" E
C26	16.71	75.00	14°17'41"	N 85°19'44" E

SCHREINER SUBDIVISION
BOOK 59 PAGE 5716

WORSLEY'S FOLLY SUBDIVISION
BOOK 86 PAGE 9656

S 1/16 Cor. Sec. 4

N 89°32'24" E 1314.04'

CS 1/16 Cor. Sec. 4



W1/16 Cor. Sec. 4

COMPASS LAND SURVEYING, PLLC

PLS 11120"

623 11th Avenue South

CP&F Inst. No. 109058694

Office: (208) 442-0115

Sec. 5

JUN 7421

Sec. 8

SHEET 1 OF 5

LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **October 3, 2023** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: Iron Mountain Vista Subdivision – De-Annexation of Property
Files #' DE-AX-23-01

Representative: Jay Walker

Owner: Todd Campbell, PO Box 140298 Boise, Idaho 83714

Action: The Applicant is seeking approval of a De-Annexation of a small area along the south boundary line. Approximately 3,500 square feet or 0.08 acres.

Property Location: The subject property is generally located NE $\frac{1}{4}$, SW $\frac{1}{4}$ Section 4 T4N, R1W. Ada County Parcel No# R9545740040.

Information/Comments: A complete copy of the applications are available at City Hall for public review. The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2 days prior to the date of the public hearing.

Services for persons with disabilities may be made available if notice is received in advance of the meeting by calling Star City Hall at (208) 286-7247.

Shawn L. Nickel
Planning Director and Zoning Administrator
snickel@staridaho.org



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, Planning Director and Zoning Administrator *Shawn L. Nickel*

MEETING DATE: **October 3, 2023 – PUBLIC HEARING**

FILE(S) #: AZ-23-03 Annexation/Zoning
DA-21-09 (MOD) Development Agreement Modification
PP-23-02 Preliminary Plat for **Starpointe Subdivision Phase Two**
PR-23-02 Private Street
PP-21-10 (Amended) Amended Preliminary Plat Starpointe Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Property Owner/Applicant

W. West Development, LLC
Criterion Land Management, LLC
7629 E. Pinnacle Peak Road, Ste. 110
Scottsdale, AZ 85255

Representative:

Teller Bard
Kimley-Horn & Associates
950 W. Bannock Street, Ste. 1100
Boise, ID 83702

REQUEST

Request: The Applicant is requesting approval of an Annexation and Zoning (R-4), a Development Agreement Modification, a Preliminary Plat for a proposed residential subdivision consisting of 12 residential lots and 2 common lots, a private street and an amendment to the original Starpointe Subdivision Preliminary Plat. The property is located at 6777 and 6825 N. Star Road in Star, Idaho, and consists of 3.08 acres with a proposed density of 3.89 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the west side of N. Star Road between Hwy 20/26 (Chinden Blvd) and W. Joplin Road. Ada County Parcel No's. S0419449020 & S0419417750.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT (County) R-3-DA	South of the River Plan	Vacant
Proposed	R-4-DA	South of the River Plan	Single Family Residential
North of site	Residential R-3-DA	South of the River Plan	Developing Single Family Residential - Starpointe Subdivision
South of site	RUT (County)	South of the River Plan	Vacant
East of site	RUT (County) R-3-PUD-DA	South of the River Plan	Star Road/R.C. Bean Saddlery/Developing Inspirado Subdivision
West of site	RUT (County)	South of the River Plan	Vacant

Existing Site Characteristics: The property is currently vacant with existing structures recently removed

Irrigation/Drainage District(s): Pioneer Irrigation District

Flood Zone: This property is currently located in Flood Zones X. FEMA FIRM Panels 16001C0120J & 16001C0140J. Effective Date: 6/19/2020

Special On-Site Features:

- ✧ Areas of Critical Environmental Concern – No known areas.
- ✧ Evidence of Erosion – No evidence.
- ✧ Fish Habitat – None.
- ✧ Floodplain – No.
- ✧ Mature Trees – None.
- ✧ Riparian Vegetation – None.
- ✧ Steep Slopes – None.
- ✧ Stream/Creek – No.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.
- ✧ Unstable Soils – No known issues.
- ✧ Historical Assets – No historical assets have been observed.

🌿 Wildlife Habitat – No known sensitive wildlife habitat observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	February 23, 2023
Neighborhood Meeting Held	April 17, 2023
Application Submitted & Fees Paid	May 23, 2023
Application Accepted	July 14, 2023
Residents within 300' Notified	September 7, 2023
Agencies Notified	July 19, 2023
Legal Notice Published	September 12, 2023
Property Posted	September 21, 2023

HISTORY

August 17, 2021	Application was originally scheduled for public hearing and was postponed allowing ACHD and ITD time to provide comments.
January 11, 2022	Council approved applications for Annexation and Zoning (AZ-21-07), Development Agreement (DA-21-09) and Preliminary Plat (PP-21-10) for Starpointe Subdivision. The preliminary plat was approved for a maximum 71 residential lots and 13 common lots on 29.24 acres.
June 7, 2022	Council approved Final Plat (FP-22-01) of Starpointe Subdivision for 69 residential lots and 15 common lots.

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1B-1: ANNEXATION AND ZONING; REZONE:

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or

floodway.

3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
2. The map amendment complies with the regulations outlined for the proposed district;
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.
5. The annexation (as applicable) is in the best interest of city.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and

septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

DA DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

<u>ZONING DISTRICT USES</u>	A	R-R	R
Accessory structure	A	A	A
Dwelling:			
Multi-family 1	N	N	C
Secondary 1	A	A	A
Single-family attached	N	N	C
Single-family detached	P	P	P
Two-family duplex	N	N	P

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front ⁽¹⁾	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	7.5' ⁽²⁾	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-4D-3: STANDARDS (PRIVATE STREETS):

All private streets shall be designed and constructed to the following standards:

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.
2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.
3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.
4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);
 2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
 3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
 4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.
 5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets may request a waiver of sidewalks to be approved by Council.
 6. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.
 7. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.
- C. The applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. This shall be a requirement in a development agreement and/or as part of a planned unit development. A reserve account condition shall be included in the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

1. Private Road Reserve Study Requirements.
 - a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
 - b. The study required by this section shall at a minimum include:

- i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
 - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
 - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
 - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
 - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

8-4D-4: REQUIRED FINDINGS (PRIVATE STREETS):

In order to approve the application, the administrator and/or Council shall find the following:

- A. The design of the private street meets the requirements of this article;
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and
- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

8-4E-2: STANDARDS FOR COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS:

A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):

- 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
- 2. Each development is required to have at least one site amenity.
- 3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
- 4. Developments with a density of less than 1 dwelling units per acre may request a reduction in

total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.

B. Qualified Open Space: The following may qualify to meet the common open space requirements:

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
 - b. Qualified natural areas;
 - c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
 - d. A plaza.
2. Additions to a public park or other public open space area.
3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
4. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:
 - a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.
 - b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.
 - c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:
 1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
 2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
 3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space total.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

- 1. Clubhouse;
- 2. Fitness facilities, indoors or outdoors;
- 3. Public art;
- 4. Picnic area; or
- 5. Recreation amenities:
 - a. Swimming pool.
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 5% usable space.
 - e. RV parking for the use of the residents within the development.
 - f. School and/or Fire station sites if accepted by the district.
 - g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
 - (1) The system is not required for sidewalks adjacent to public right of way;
 - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
 - (3) The system is designed and constructed in accord with standards set forth by the city of Star;

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 dwelling units per acre. Densities not

exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

18.4 Implementation Policies:

- F. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

21.1 – South of the River Planning Area

Refer to the South of the River Area Document

PROJECT OVERVIEW

ANNEXATION & REZONE:

The applicant is requesting approval of an annexation and rezone application, annexing into the City a parcel containing approximately 2.01 acres, and zoning the property Residential (R-4-DA). This zoning district would allow for a maximum residential density of 5 dwelling units per acre. The property is adjacent to the currently developing Starpointe Subdivision and is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District. The property is accessed by the existing public road in Starpointe that currently has frontage on Star Road. The rezone request includes a development agreement that will address future density and development standards.

PRELIMINARY PLAT AND AMENDED STARPOINTE PRELIMINARY PLAT:

The new preliminary plat submitted contains 12 single-family attached residential lots and 2 common lots on a total of 3.08 acres and a proposed density of 3.89 dwelling units per acre. A portion of the area in the subdivision (1.08 acres) is part of the original Starpointe Subdivision preliminary plat, which requires the applicant to receive approval of an amendment to the original Starpointe Subdivision Preliminary Plat. Council may approve the attached single-family dwellings through the Development Agreement in-lieu-of a Conditional Use Permit. All lots will have access and frontage from private streets. The attached residential lots range in size from 2,500 square feet to 3,452 square feet with the average buildable lot being 2,806 square feet. The applicant is proposing private streets to access all lots within the development . All roads will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat is showing a 28 ft wide easement with paved streets measuring 28 feet from back of curb to back of curb. Sidewalks are proposed to be 5 feet wide attached throughout the development. The UDC requires all streets to have a minimum street width of 36 feet and detached sidewalks with planter strips between the sidewalks and the roadway. The applicant will need to request approval from the City Council for a waiver modification of the roadway and sidewalk standards.

The application has indicated that the proposed overall open space provided is 1.80 acres (58%), including at least (10%) usable open space. Amenities include a shade structure with tables and seating, in addition to access to the amenities within the Starpointe Subdivision.

ADDITIONAL DEVELOPMENT FEATURES:

- Pathways
Landscape plan shows some pathways within a portion of the common area. It does not show a pathway along the Phyliss Canal out to Star Road. **Council shall review and consider the need for a pathway along the canal.**
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight location plan and but not a street light design. **Applicant shall provide a streetlight design style for City approval. This will be required at submittal of the final plat.**
- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat application.
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan does not show street trees. **A revised landscape plan shall be submitted at final plat application.**
- **Setbacks – The applicant is requesting zero-lot-lines for the attached single-family dwelling lots within the development.** The applicant is also requesting reductions in the front yard setbacks to 10' for living area and 5' street side setbacks for several internal lots. Per the UDC, this can be requested and approved as part of the Development Agreement process.
- **Fencing – The applicant has not indicated safety fencing of the Phylis Canal. Council should consider any needed fencing of the canal.**

- Mailbox Cluster – **Applicant has not submitted a mailbox review from the Meridian Postmaster. The applicant shall provide this information to the City prior to signing the final plat. The mailbox cluster shall be covered with an architectural structure.**

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City and neighboring property owners to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Approval of the Attached Residential Dwellings as part of the Development Agreement process (in-leu-of a Conditional Use Permit)
- Approval of Zero-Lot-Line Setbacks, Front and Street Side Setbacks for the Attached Dwellings as part of the Development Agreement process
- Consideration of a Pathway and Fencing along the Phylis Canal
- ITD Proportionate Share Fees;
- Reduced Street Widths of 28 feet
- Waiver of Detached Sidewalks

AGENCY RESPONSES

DEQ	July 19, 2023
ACHD (draft)	September 12, 2023
Ada County Development Services	July 31, 2023

PUBLIC RESPONSES

No Public Comments Have Been Received.

STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat, private streets and amended preliminary plat, as requested, and with proposed conditions of approval, meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed maximum density of 3.89 dwelling unit per acre is within the range of 3-5 dwelling units per acre allowed in the Neighborhood Residential Comprehensive Plan Land Use Map. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-4) zoning designation will provide.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval and proposed waivers, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve these applications, the Unified Development Code requires that Council must find the following:

ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.
The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:

- ✓ *Protection of property rights.*
- ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
- ✓ *Ensure the local economy is protected.*
- ✓ *Encourage urban and urban-type development and overcrowding of land.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.
The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the Neighborhood Residential District is to provide for development suitable primarily for residential use. Densities in this land use area are to range from 3.01 unit per acre to 5 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not

likely to be subdivided in the future. Clustering is encouraged to preserve open space.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.

5. The annexation is in the best interest of the city.

The Council must find that this annexation is reasonably necessary for the orderly development of the City.

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.

The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:

1. *Designing development projects that minimize impacts on existing adjacent properties, and*
2. *Managing urban sprawl to protect outlying rural areas.*

2. Public Services are available or can be made available and are adequate to accommodate the proposed development.

The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.

3. There is public financial capability of supporting services for the proposed development;

The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.

4. The development will not be detrimental to the public health, safety or general welfare;

The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.

- 5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

CONDITIONS OF APPROVAL

- 1. The approved Preliminary Plat for the Starpointe Subdivision Phase Two shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$12,000.00. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
- 3. **All private streets shall have a minimum street width of 36’ with detached sidewalks, and shall be constructed to ACHD standards, unless a waiver is granted by Council.**
- 4. **A revised landscape plan shall be submitted at the time of final plat showing any proposed or required fencing and pathways within the development. Street trees along the private streets shall be shown on the revised plan and installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees.**
- 5. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits. Applicant shall submit a streetlight design at Final Plat submittal. Streetlights shall comply with the Star City Code regarding light trespass and “Dark Sky” initiative.**
- 6. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
- 7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 8. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
- 9. A plat note supporting the “Right to Farm Act” as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- 10. A copy of the CC&R’s shall be submitted to the City of Star at Final Plat.

- 11. A letter from Ada County shall be provided approving the street names in the development and all names shall be reflected correctly on all pages of the final plat, before the mylar will be signed.
- 12. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service, including mailbox cluster location. The mailbox cluster shall be covered with an architectural structure to be approved by Staff prior to signature of final plat.**
- 13. The Applicant shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
- 14. Private street shall be maintained by the Homeowners Association.
- 15. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
- 16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
- 17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
- 18. All common areas shall be owned and maintained by the Homeowners Association.
- 19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
- 20. A sign application is required for any subdivision signs.
- 21. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
- 22. Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number AZ-23-03/DA-21-09 MOD/PP-23-02/PR-23-02/PP-21-10 Amended for Starpointe Subdivision Phase Two on _____, 2023.

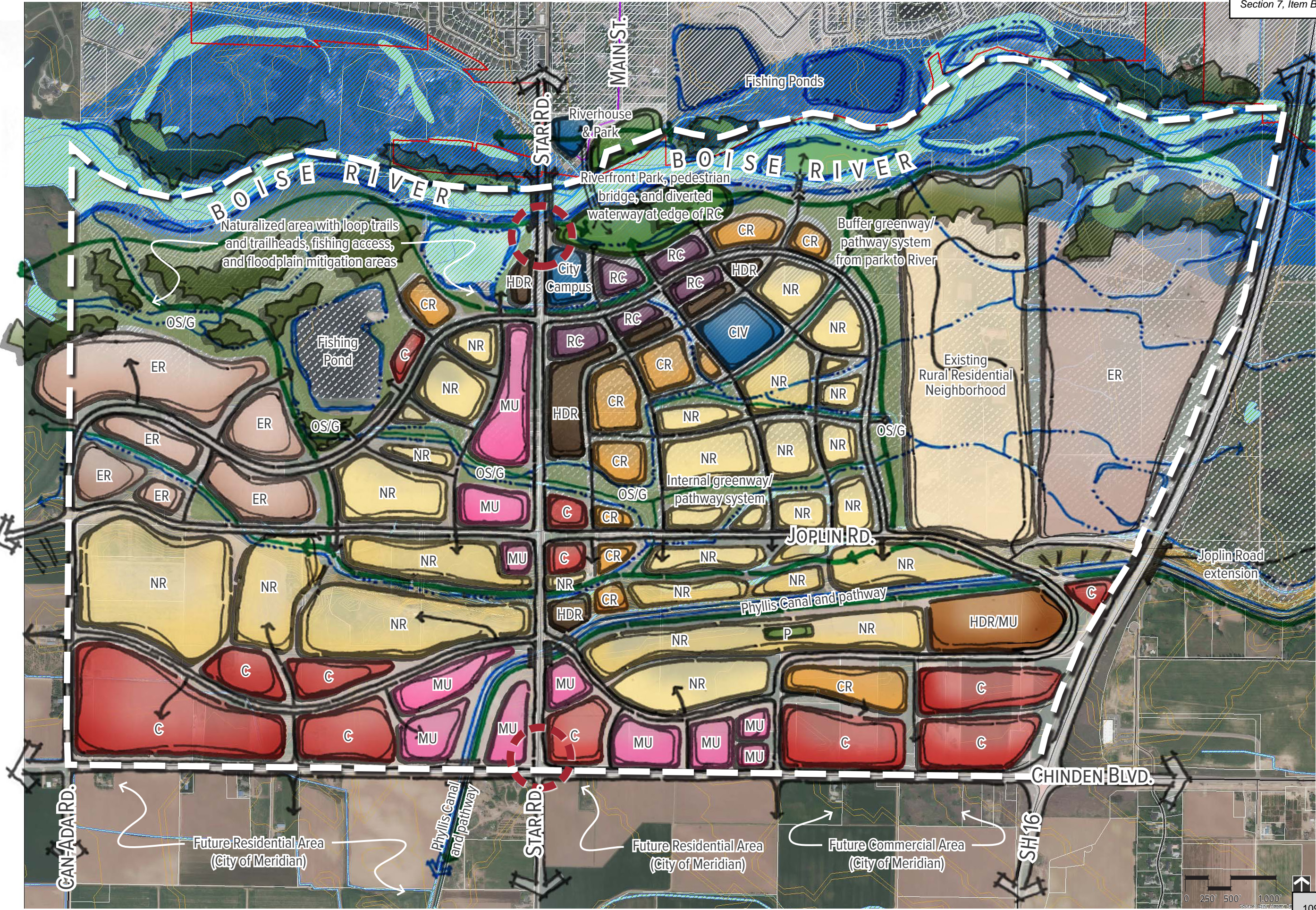
ILLUSTRATIVE
VISION PLAN

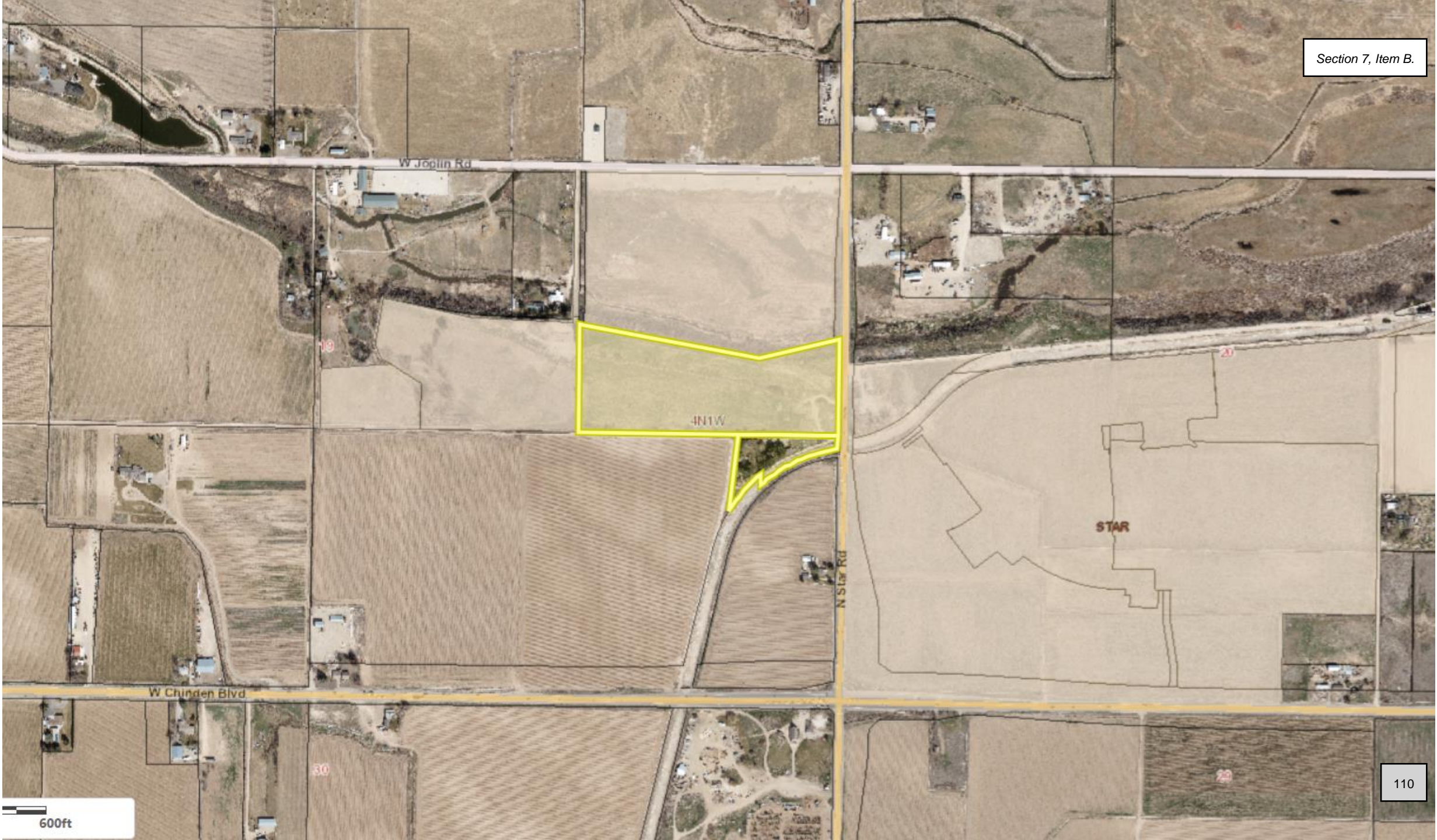
The Illustrative Vision Plan highlights a visionary concept depicting the possible distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space, pathways and parks. The Vision Plan is illustrative in nature, and defines only one possible development option.

Map Legend:

- RR: Rural Residential
- ER: Estate Residential
- NR: Neighborhood Residential
- CR: Compact Residential
- HDR: High-Density Residential
- RC: Riverfront Center "Main Street"
- MU: Mixed-Use
- HDR/MU: High-Density Residential/ Mixed-Use
- C: Commercial
- P: Parks
- CIV: Civic (School, City Facility)
- OS/G: Open Space/ Greenway
- Gateway

Note: The Illustrative Vision Plan is conceptual in nature and distribution of land uses, road alignments, and park and school locations may change as development occurs.







May 22, 2023

Planning & Zoning
City of Star
P.O. Box 130
Star, Idaho 83669

RE: *StarPointe Phase 2 Annexation, Rezone, Development Agreement Modification, Private Road & Preliminary Plat Request*

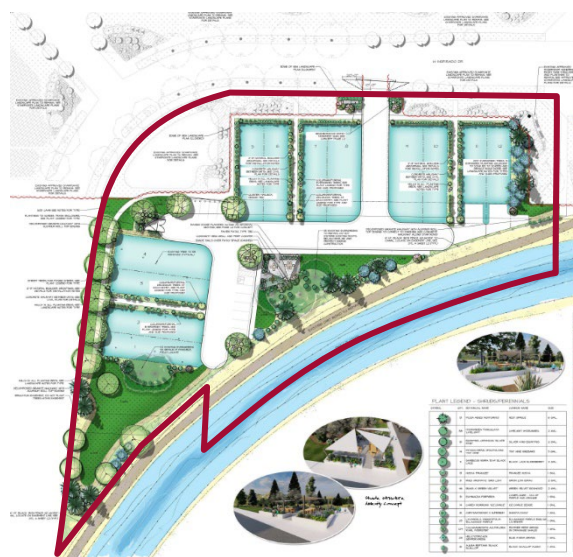
On behalf of GHW Holdings, LLC and Criterion Land Management, we are submitting the StarPointe Phase 2 Annexation, Rezone, Development Agreement Modification, Private Road and Preliminary Plat requests for review and approval.

The subject property (outlined in red) is located at 6777 N Star Road and a portion of 6825 N Star Road and consists of Parcel Nos. S0419449020 and S0419417750. The existing StarPointe Subdivision is outlined in blue. The subject property is 3.08 acres and is generally located northwest of the Chinden Blvd and Star Rd intersection.

The northern 1.06 acres of the project is within the StarPointe Subdivision and originally anticipated for two buildable lots and a drainage area. We are requesting to modify the original StarPointe Subdivision Development Agreement to include the new parcel at 6777 N Star Road.



Existing on site is a single-family home with several outbuildings. The “South of the River Sub-Area Plan” designates the site as Mixed Use and states the most compact housing development should be located at and adjacent to the Star/Chinden Mixed-Use Gateway and are likely to include two- to three-story condominium/townhome projects (page 3-9). The new parcel to be included within StarPointe is currently within Ada County and is requesting annexation into the City of Star with R-4 DA zoning. The project will be buffered by the adjacent high-volume roadways, Star Rd, Inspirado Dr and the Phyllis Canal on the south side. Consistency with the adjacent development will be ensured through consistent streetscaping.





Our client intends to construct 12 single-family attached townhomes with an overall density of 3.9 units per acre within the allowable density of the R-4 zone. Minor setback modifications noted within the table below are requested which are generally consistent with the R-6 standards which are tailored for attached housing products. A Setback Exhibit has also been provided in the submittal package detailing the setbacks applied to each lot. A request to reduce the minimum street frontage to 25' wide is also included. Impacts to the adjacent properties will be minimal as the project is buffered from adjacent properties by the new collector Inspirado Drive and the canal on the south. A Preliminary Plat application is also included to divide the parcels for individual sale.

	R-4	R-6 Attached	Proposed
Front	15' to living area 20' to garage face	15' to living area 20' to garage 10' if alley load	10'
Rear	15'	15' 4' if alley load	20' to garage 10' to living area
Interior Side	7.5'	0' for common walls 7.5' at end of building	0' (Minimum building separation of 15')
Street Side	20'	20'	Lots 5, 9, 11: 5' Lot 14: 20' to Star Rd

Inspirado Drive and Star Road as part of the original StarPointe Subdivision approval included curb, gutter and detached sidewalk improvements. All proposed homes will be oriented to front Inspirado Drive with site access provided via a new private road off of Inspirado Drive to the rear loaded homes. The project will be internally connected via the new 28' wide private street with curb, gutter and sidewalks. The private road is compliant with the required findings for approval as it will not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity. The use

and location of the private street does not conflict with the Comprehensive Plan and/or the Regional Transportation Plan as only local roads were anticipated to service the area near the canal. The HOA dues for the subdivision will be sufficient to fund the on-going maintenance fund through the HOA for future repair and maintenance of the private street in compliance with UDC Section 8-4D-3C.

All proposed homes will include a two-car garage with at least 1 additional guest parking spaces within the driveway apron off the private street to be included as a condition of the Development Agreement. An additional 13 guest parking spaces will be available off the private drive, bringing the total parking spaces to 49 spaces (four spaces per unit).

The project will be completed within one phase. A central common space amenity is provided which consists of a paved patio area with shade sails, picnic tables, trash receptacles, a community BBQ grill, and lawn areas. The existing irrigation canal on the south of the site will remain open with the existing dirt road to remain. The project greatly exceeds the 15% open space requirement by providing 58% open space onsite. In addition, the overall buildable lot area within these parcels of StarPointe No. 1 is reduced, additional open space is provided, and exceeding the originally approved open space.



The project and plat are consistent with the required findings for approval as it complies with several principles of the Comprehensive Plan. This includes Section 5.5.D which calls for providing a variety of housing opportunities for differing population needs. Section 7.4.H and 6.5.6.C call for developing a mixture of commercial, service and residential developments that encourage walking. Lastly, Section 8.5.9.T calls for supporting well-planned, pedestrian-friendly developments. The project will be consistent with the regulations of the proposed zoning and will not be materially detrimental to the public health, safety, and welfare. Public services are available and adequate to serve the project. The project will not adversely impact the delivery of services as agency requirements will be fully met and submitted



for your review and comment as the project continues. Comments will also confirm public financial capability of supporting services for the development. Initial meetings indicate that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The development does not disturb any known significant natural, scenic or historic features. The annexation is in the best interest of the City as it will provide additional variety of housing and utilize previously approved public services in a consolidated fashion. The engineering, architectural, and construction practices will be implemented with the professional standard of care.

We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 207-8477 or Nicolette.Womack@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Nicolette Womack". The script is cursive and elegant.

Nicolette Womack, AICP
Planner



ANNEXATION & ZONING - REZONE APPLICATION

***All information must be filled out to be processed.

FILE NO.: AZ-23-04
Date Application Received: 5-24-2023 Fee Paid: _____
Processed by: City: Barbara Norgrove

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Kody Daffer - Criterion Land Management, LLC
Applicant Address: 1861 S Wells Avenue, Suite 200 Meridian, ID Zip: 83642
Phone: 208-351-1990 Email: kody@criterionland.com

Owner Name: W WEST DEVELOPMENT LLC & GHW HOLDINGS LLC
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Teller Bard, PE Firm Name: Kimley-Horn
Address: 1100 W Idaho Street, Suite 210, Boise, ID Zip: 83702
Phone: 208.906.3871 Email: Teller.Bard@kimley-horn.com

Property Information:

Site Address: 6777 & 6825 N Star Rd Parcel Number: S0419449020 & S0419417750
Total Acreage of Site: 3.08
Total Acreage of Site in Special Flood Hazard Area: NA
Proposed Zoning Designation of Site: _____

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT - County	MU	SFD
Proposed	R-4 DA	No change	SFD
North of site	R-3-DA	NR	Starpointe Subdivision
South of site	RUT - County	MU	SFD w/ Vacant Field
East of site	R-3-PUD-DA	MU	Inspirado Subdivision
West of site	RUT - County	MU	SFD w/ Vacant Field

Special On-Site Features (Yes or No – If yes explain):

Areas of Critical Environmental Concern - No

Evidence of Erosion - No

Fish Habitat - No

Floodplain - No

Mature Trees - No

Riparian Vegetation - No

Steep Slopes - No

Stream/Creek - No

Unique Animal Life - No

Unique Plant Life - No

Unstable Soils - No


Wildlife Habitat - No

Historical Assets - No

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications**)

	Applicant (√)	Description	Staff (√)
#1	X	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
	X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
	X	Completed and signed Annexation & Zoning/Rezone Application	
#2	X	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
	X	Narrative fully describing the proposed project (must be signed by applicant)	
#3	X	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> • Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer's seal. 	
#4	X	Recorded warranty deed for the subject property	

#5	X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
#6	X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
#7	X	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
#8	X	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
	X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
#9	X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	X	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type.	
	X	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
	X	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: 	
	X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*


Applicant/Representative Signature


Date



PRELIMINARY PLAT APPLICATION

***All information must be filled out to be processed.

FILE NO.: PP-23-03
Date Application Received: 5-23-23 Fee Paid: _____
Processed by: City: Barbara Norgrove

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Kody Daffer - Criterion Land Management, LLC
Applicant Address: 1861 S Wells Avenue, Suite 200 Meridian, ID Zip: 83642
Phone: 208-351-1990 Email: kody@criterionland.com

Owner Name: W WEST DEVELOPMENT LLC & GHW HOLDINGS LLC
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Teller Bard, PE Firm Name: Kimley-Horn
Address: 1100 W Idaho Street, Suite 210, Boise, ID Zip: 83702
Phone: 208.906.3871 Email: Teller.Bard@kimley-horn.com

Property Information:

Subdivision Name: StarPointe Phase 2
Site Location: Northwest of the Chinden Blvd and Star Rd intersection
Approved Zoning Designation of Site: _____
Parcel Number(s): S0419449020 & S0419417750

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	See Annexation App		
Proposed			
North of site			
South of site			
East of site			
West of site			

SITE DATA:

Total Acreage of Site - 3.08
 Breakdown of Acreage of Land in Contiguous Ownership - 3.08
 Total Acreage of Site in Special Flood Hazard Area - 0
 Dwelling Units per Gross Acre - 3.9
 Minimum Lot Size - 2,500 sq ft
 Minimum Lot Width - 25'

Total Number of Lots - 12
 Residential - 12
 Commercial - _____
 Industrial - _____
 Common - 2

Total Number of Units - 12
 Single-family - 12
 Duplex - _____
 Multi-family - _____

Percent of Site and Total Acreage of Common Area - 60 % / 1.2 acres
 Percent of Common Space to be used for drainage - 0
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
Paved patio area with shade sails, picnic tables, trash receptacles, a community BBQ grill,
and lawn areas
 Proposed Dedicated Lots & Acreage (school, parks, etc): _____

Public Streets - External Private Streets - Internal
 Describe Pedestrian Walkways (location, width, material) - _____
Detached sidewalks on Inspirado Drive and Attached sidewalks internal to site
 Describe Bike Paths (location, width, material) - _____

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - N/A

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: _____
 FIRM effective date(s): mm/dd/year _____
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
 Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water District

Irrigation Water- Pioneer Irrigation District

Sanitary Sewer- Star Sewer and Water District

Fire Protection - Star Fire Protection District

Schools - West Ada School District

Roads - Ada County Highway District

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - No

Floodplain - No

Evidence of Erosion - No

Fish Habitat - No

Historical Assets - No

Mature Trees - No

Riparian Vegetation - No

Steep Slopes - No

Stream/Creek - No

Unstable Soils - No

Unique Animal Life - No

Unique Plant Life - No

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

	Applicant (√)	Description	Staff (√)
	X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
#1	X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
	X	Completed and signed Preliminary Plat Application	
	X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
#2	X	Narrative explaining the project. (must be signed by applicant)	
#3	X	Legal description of the property (word.doc and pdf version with engineer's seal)	
#4	X	Recorded warranty deed for the subject property	
#5	X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
#10	X	Approval of the proposed subdivision name from Ada County Surveyor's office.	
#6	X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
#7	X	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
	X	Electronic copy in pdf. format of Preliminary Plat	
#11	X	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
	X	Electronic copy in pdf. format of landscape plan	
#7	X	Electronic copy in pdf. format of preliminary site grading & drainage plans See Preliminary Plat	
	N/A	Phasing plan shall be included in the application if the project is to be phased.	

#12	X	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
#8	X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
#9	X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
#13	X	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
	N/A	Special Flood Information – Must be included on Preliminary Plat and Application form.	
#14	X	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
#15	X	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
	X	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
	X	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
	X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**


Applicant/Representative Signature


Date



PRIVATE STREET APPLICATION

***All information must be filled out to be processed.

FILE NO.: **PR-23-02**

Date Application Received: **5-23-23** Fee Paid: _____

Processed by: **Barbara Norgrove**

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner _____ Representative _____

Applicant Name: Kody Daffer - Criterion Land Management, LLC

Applicant Address: 1861 S Wells Avenue, Suite 200 Meridian, ID Zip: 83642

Phone: 208-351-1990 Fax: _____ Email: kody@criterionland.com

Owner Name: W WEST DEVELOPMENT LLC & GHW HOLDINGS LLC

Owner Address: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):

Contact: Teller Bard, PE Firm Name: Kimley-Horn

Address: 1100 W Idaho Street, Suite 210, Boise, ID Zip: 83702

Phone: 208.906.3871 Fax: _____ Email: Teller.Bard@kimley-horn.com

Property Information:

Subdivision Name: StarPointe Phase 2

Site Location: 6777 & 6825 N Star Rd

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

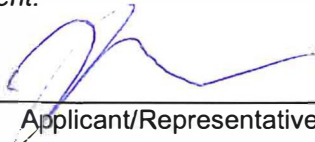
	Applicant (√)	Description	Staff (√)
#1	X	Pre-application meeting with Planning Department required prior to neighborhood meeting	
	X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
	X	Completed and signed Private Street Application	
	X	Fee	
#2	X	Narrative (Letter of Intent) fully describing the proposed project (must be signed by applicant)	
#4	X	Recorded warranty deed for the subject property	
#3	X	Legal description of the private street easement (with surveyor's seal)	
#5	X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	


#6	X	One (1) 8 ½" X 11" vicinity map showing the location of the subject property	Section 7, Item B.
#7	X	One (1) Full-sized, drawn to scale and One (1) 8 ½" X 11" copy of the Preliminary Plat or Site Plan showing all existing and proposed private streets, easements, property lines, structures, and existing and proposed connection to a public street.	
#9	X	Names and addresses, printed on one (1) set of address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.	
		Identify which of the following is being processed: <input checked="" type="checkbox"/> New Private Street <input type="checkbox"/> Other <input type="checkbox"/> New Private Gate <input type="checkbox"/> Extension of a Private Street <input type="checkbox"/> Existing Private Street to be Widened & Paved (Access to more than four properties)	
	X	Identify users of the private street. Subdivision Owners and Guests	
	X	Identify if the private street currently has an easement, and if any restrictions are placed on said easement. Not existing, new street	
	12	Number of Properties that will use the Private Street	
	12	Number of properties that the Private Street will provide frontage and Access to.	
		Private Street is/will be in: Easement <input checked="" type="checkbox"/> Separate Lot	
#16	X	Private Street Cross Section , including the following information: <input checked="" type="checkbox"/> Show the intersection of the proposed private street with a public street. <input checked="" type="checkbox"/> Turnaround configuration at terminus of private street. <input checked="" type="checkbox"/> Grade of proposed private street <input checked="" type="checkbox"/> Length of proposed private street <input checked="" type="checkbox"/> Width of private street <input checked="" type="checkbox"/> Easement width (Inside City Limits or Area of Impact: 50') <input checked="" type="checkbox"/> Detailed description of proposed paving materials.	
	N/A	Gate (only for exceptional circumstances – to be approved by Council only). Submit evidence for an exceptional circumstance necessary to improve safety or to halt environmental degradation in the area. Including the following information: <input type="checkbox"/> Dimensions of proposed gate and opening <input type="checkbox"/> Include traffic direction and proposed locking device(s) <input type="checkbox"/> Include letter of approval from Fire District	
#17	X	Draft Maintenance Agreement (must be submitted at time of application submittal)	
#2	X	Draft Maintenance Fund (See UDC Section 8-4D-3C) – Include in Letter of Intent	
	X	Proposed Street Name Sequoia Grove, Forest View, Big Timber submitted name reservation at County	
	X	One (1) Electronic version of submitted application including signed Private Street application, legal description of property, recorded warranty deed, affidavit of legal interest, vicinity map, preliminary plat map or site plan, names and addresses of property owners within three hundred feet (300') in word document format, copy of letter of intent in word document format.	
	X	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed and submitted prior to public hearing	

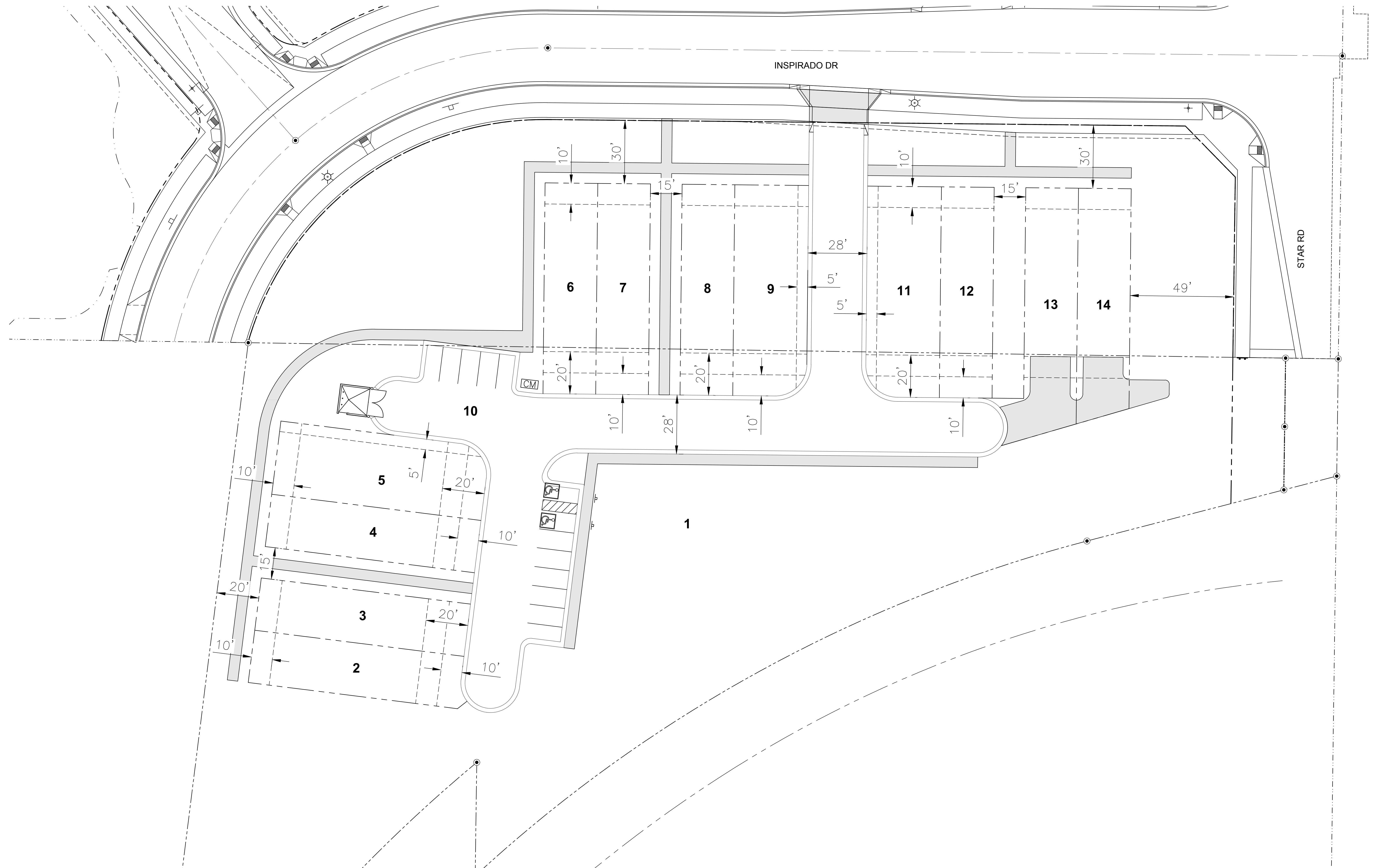
FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

I further agree that if this request is granted the Star Fire and Police Department shall be given access codes for this gate and under no circumstances shall the access codes be changed without first granting them to the Star Fire & Police Department.

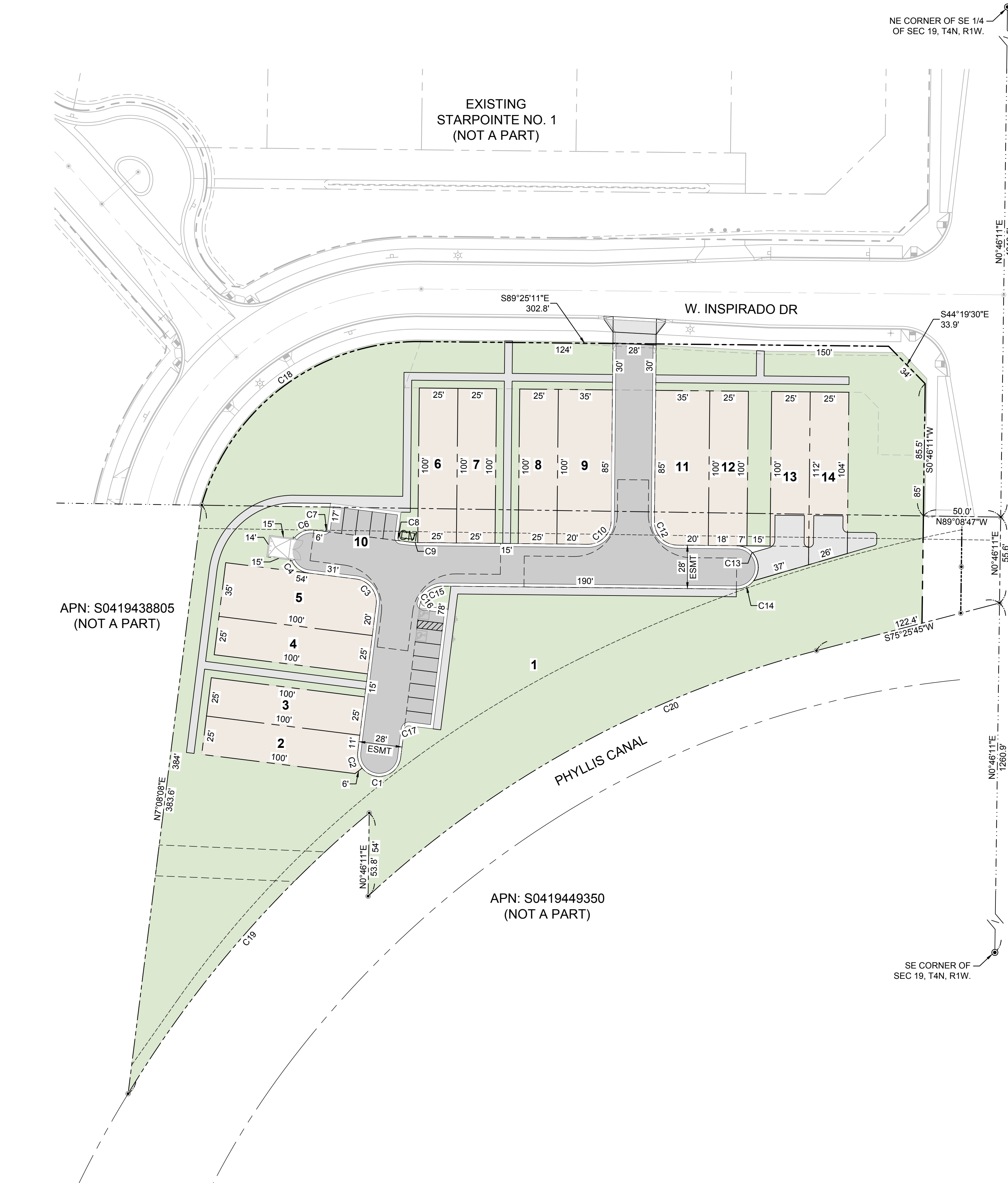

 Applicant/Representative Signature


 Date



Date: 5/18/2023 2:07 PM User: BARD, TELLER Path: K:\PIX_OVL\291015013 -- CATHEY-HARRIGAN\CADD\PRELIMINARY PLAT\STARPOINTE HDR\5013-PP-HDR.DWG

This document, together with the documents and designs presented herein, is an instrument of service, is intended only for the specific project and client for which it was prepared. Release of and improper reliance on this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CAUTION: NOTICE TO CONTRACTOR

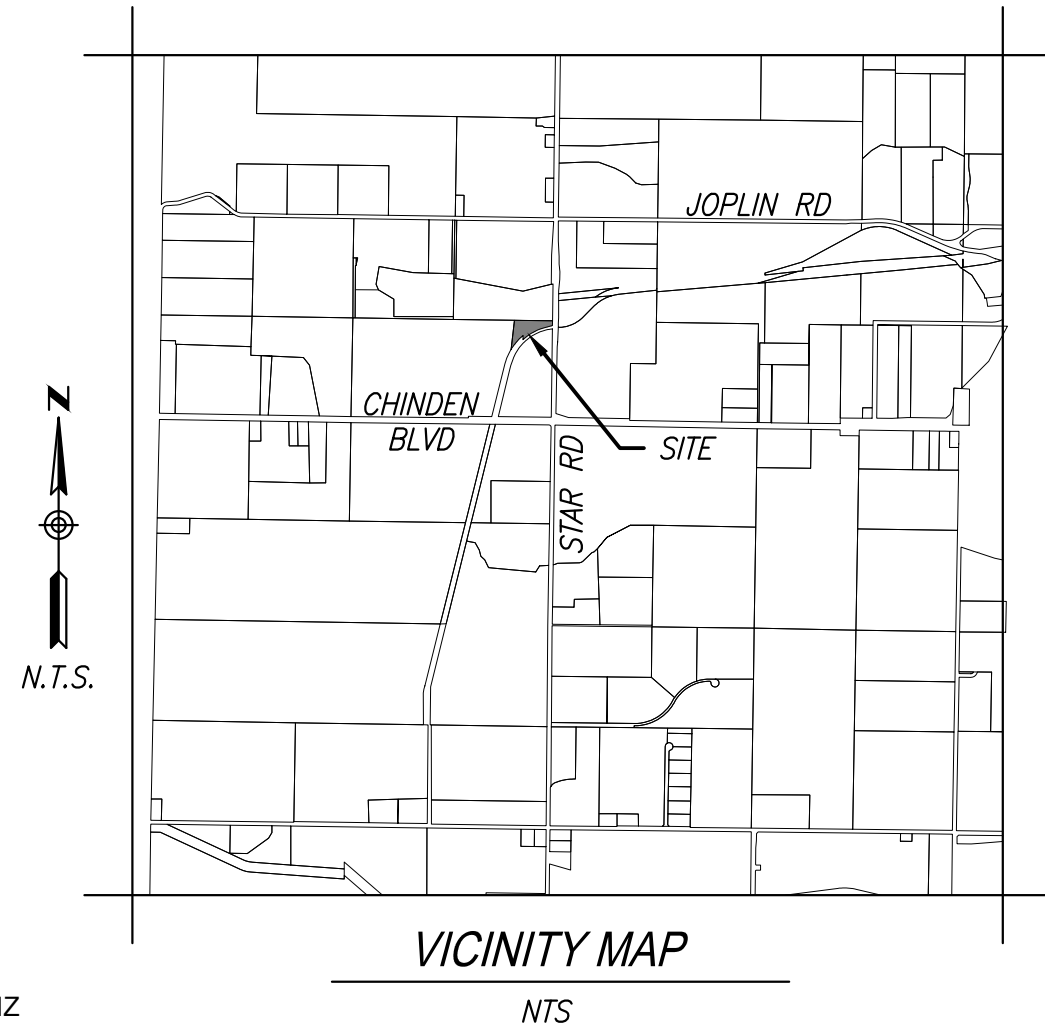
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



STARPOINTE NO. 2 PRELIMINARY PLAT

A PORTION OF THE SE $\frac{1}{4}$ OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO

DEVELOPER	CIVIL ENGINEER/LAND PLANNER	LAND SURVEYOR
GHW HOLDINGS, LLC 1861 S. WELLS AVENUE #200 MERIDIAN, IDAHO 83642 PHONE: (208) 229-2021 CONTACT: RANDAL CLARNO EMAIL: RANDY@CRITERIONLAND.COM	KIMLEY-HORN AND ASSOCIATES, INC. 1100 W. IDAHO STREET SUITE 210 BOISE, IDAHO 83702 PHONE: (208) 906-3871 CONTACT: TELLER BARD, PE EMAIL: TELLER.BARD@KIMLEY-HORN.COM	LAND SOLUTIONS 231 E 5TH ST. SUITE A MERIDIAN, ID 83642 PHONE: (208) 288-2040 CONTACT: CLINT HANSEN EMAIL: CHANSEN@LANDSOLUTIONS.BIZ



PRELIMINARY PLAT DATA

EXISTING ZONING: RUT
PROPOSED ZONING: R-4 (DA)
GROSS ACREAGE: 3.08 AC
NET ACREAGE: 3.01 AC
NUMBER OF BUILDING LOTS: 12
NUMBER OF COMMON LOTS: 2
TOTAL NUMBER OF LOTS: 14
MINIMUM LOT SIZE (SF): 2500 SF
AVERAGE LOT SIZE: 2806 SF
RESIDENTIAL GROSS DENSITY (DU/AC): 3.90 DU/AC

OPEN SPACE DATA

COMMON LOT AREA
STARPOINTE NO. 1: 26,015 SF | 0.60 AC (57%)
HUTTON: 52,176 SF | 1.20 AC (60%)
TOTAL COMMON LOT AREA: 1.80 AC (58%)
15% OPEN SPACE REQUIRED
USABLE OPEN SPACE: 30,210 SF | 0.69 AC (23%)
10% USABLE OPEN SPACE REQUIRED

LEGEND

	PROPOSED CENTERLINE
	SECTION LINE
	PROPOSED BOUNDARY
	ROAD RIGHT OF WAY
	LOT LINE
	EASEMENT
	PROPOSED SWALE
	PROPOSED 8" SEWER
	PROPOSED 8" WATER
	STORM WATER INFRASTRUCTURE EASEMENT
	PROPOSED CURB
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	SIDEWALK RAMP
	PROPOSED STORM DRAIN
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL ROAD
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	PROPOSED PAVEMENT
	PROPOSED OPEN SPACE
	PROPOSED SIDEWALK

SHEET INDEX

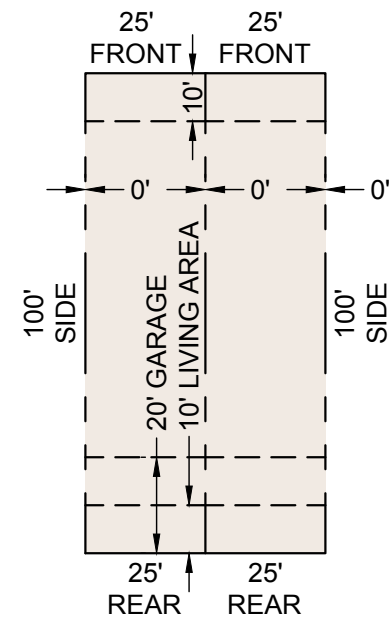
SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT
02	ENGINEERING PLAN

BUILDING SETBACK DATA

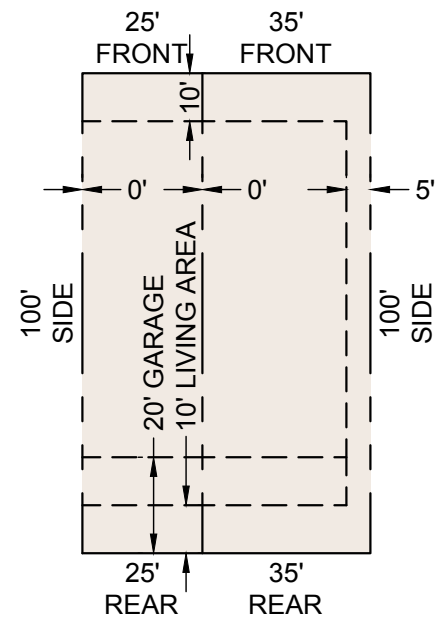
R-4 (DA)
FRONT: 10'
REAR: 20' TO GARAGE | 10' TO LIVING AREA
SIDE: 0' (MINIMUM BUILDING SEPARATION 15')
STREET SIDE: 5' (LOT 5, 9 & 11)
20' (LOT 14 TO STAR ROAD)

PRELIMINARY PLAT NOTES

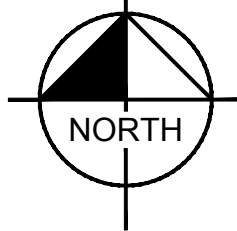
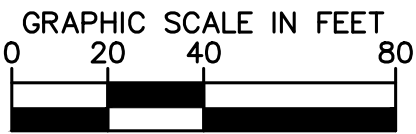
- CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS.
- BLOCK 1 LOT 1 AND LOT 10 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE STARPOINTE SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACCROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRICAL POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
- DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR WATER AND SEWER DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATIONS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PRIVATE STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT WILL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY EXTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THE SUBDIVISION.
- SEE SHEET 02 FOR PARCEL AND CURVE DATA.



TYPICAL LOT SETBACKS



TYPICAL LOT SETBACKS
STREET SIDE



STARPOINTE SUBDIVISION NO. 2

PRELIMINARY PLAT

STAR, IDAHO

DRAWING NAME: 5013-PP-HDR.dwg

PROJECT No.: 291015013

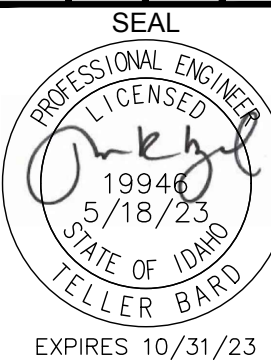
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SCALE (V): N/A

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CHECKED BY: SRK

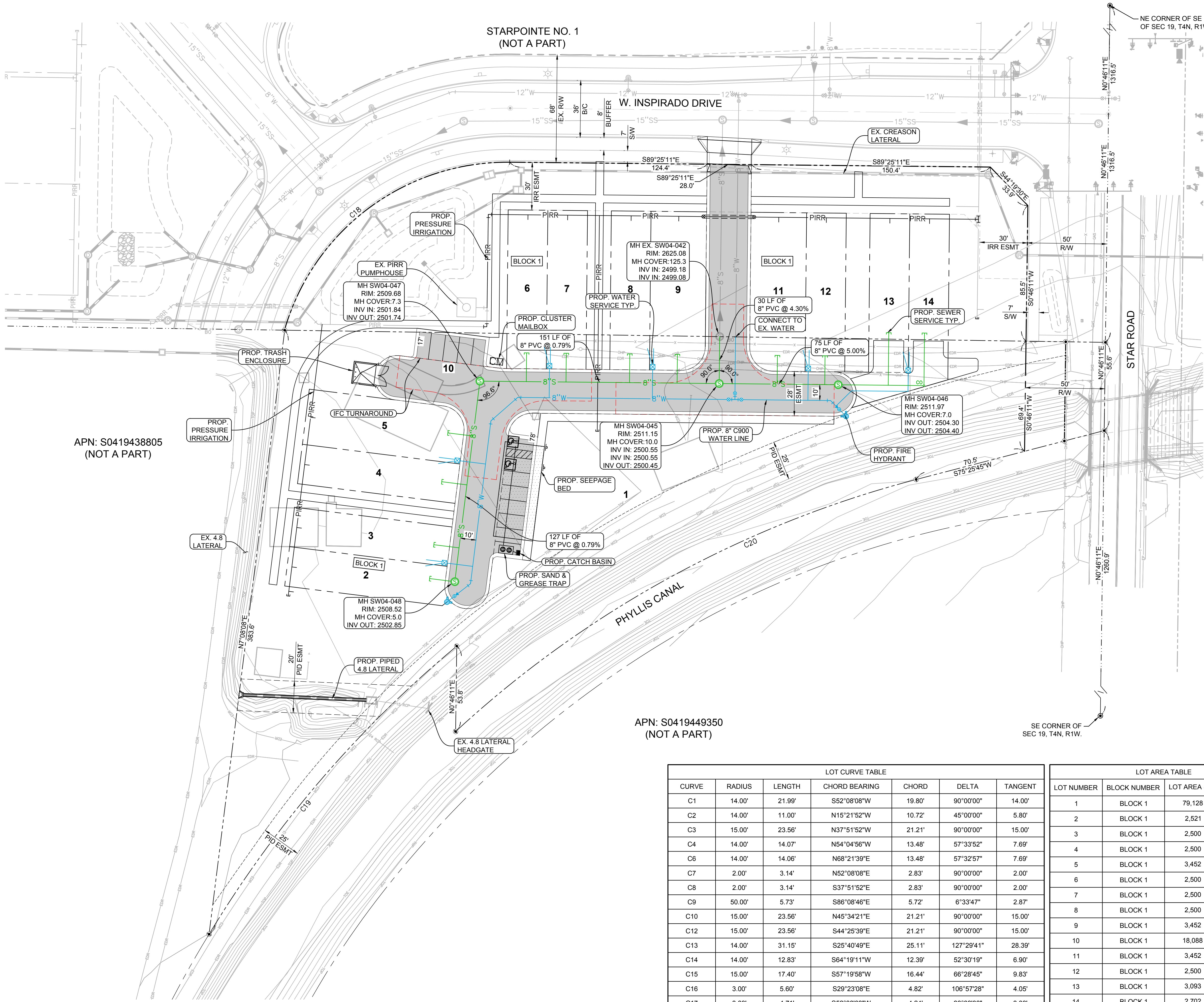
DESIGNED BY: TRB



SHEET NO.

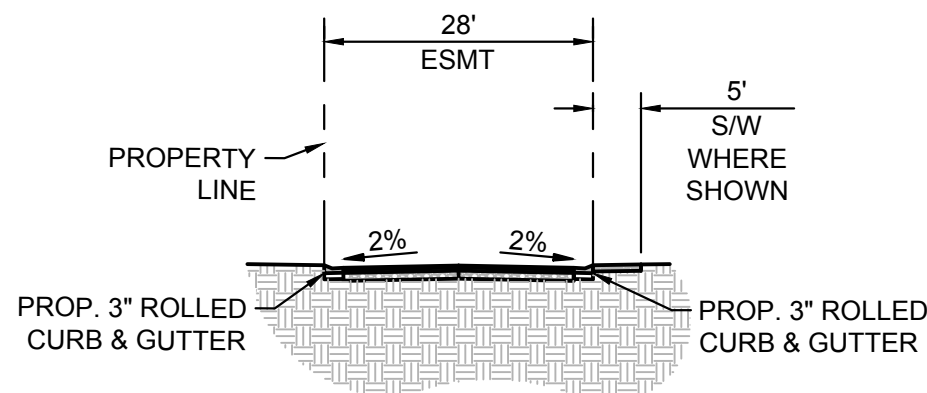
01

01 OF 02

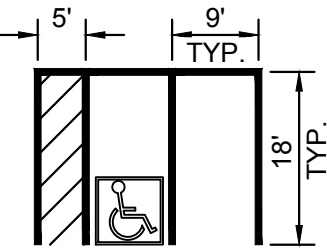


DEMOLITION, REMOVAL, AND
ABANDONMENT NOTES

1. ALL BUILDINGS, OUTBUILDINGS, FENCES, CONCRETE, AND OTHER SITE IMPROVEMENTS TO BE REMOVED AND DISPOSED OF BY DEVELOPER.
2. TREES TO BE REMOVED PER LANDSCAPE PLAN.
3. EXISTING SEPTIC AND DRAINFIELD TO BE REMOVED PER CENTRAL DISTRICT HEALTH REQUIREMENTS.
4. EXISTING WELL(S) TO BE ABANDONED PER IDAHO DEPT. OF WATER RESOURCES REQUIREMENTS WITH CITY OF EAGLE VERIFICATION OF DISCONNECT.



PRIVATE DRIVE SECTION
N.T.S.

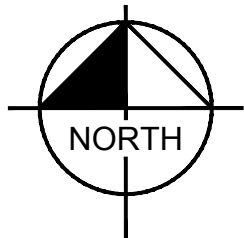
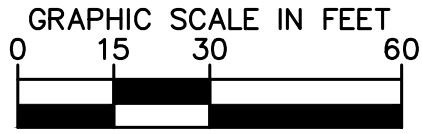


PARKING STALL DETAIL
N.T.S.

APN: S0419449350
(NOT A PART)

LOT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	14.00'	21.99'	S52°08'08"W	19.80'	90°00'00"	14.00'
C2	14.00'	11.00'	N15°21'52"W	10.72'	45°00'00"	5.80'
C3	15.00'	23.56'	N37°51'52"W	21.21'	90°00'00"	15.00'
C4	14.00'	14.07'	N54°04'56"W	13.48'	57°33'52"	7.69'
C6	14.00'	14.06'	N68°21'39"E	13.48'	57°32'57"	7.69'
C7	2.00'	3.14'	N52°08'08"E	2.83'	90°00'00"	2.00'
C8	2.00'	3.14'	S37°51'52"E	2.83'	90°00'00"	2.00'
C9	50.00'	5.73'	S86°08'46"E	5.72'	6°33'47"	2.87'
C10	15.00'	23.56'	N45°34'21"E	21.21'	90°00'00"	15.00'
C12	15.00'	23.56'	S44°25'39"E	21.21'	90°00'00"	15.00'
C13	14.00'	31.15'	S25°40'49"E	25.11'	127°29'41"	28.39'
C14	14.00'	12.83'	S64°19'11"W	12.39'	52°30'19"	6.90'
C15	15.00'	17.40'	S57°19'58"W	16.44'	66°28'45"	9.83'
C16	3.00'	5.60'	S29°23'08"E	4.82'	106°57'28"	4.05'
C17	3.00'	4.71'	S52°08'08"W	4.24'	90°00'00"	3.00'
C18	146.00'	190.16'	N53°16'02"E	177.00'	74°37'33"	111.27'
C19	721.97'	240.49'	S40°40'29"W	239.38'	19°05'07"	121.37'
C20	681.97'	334.10'	S61°18'07"W	330.77'	28°04'11"	170.47'

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	79,128	1.82
2	BLOCK 1	2,521	0.06
3	BLOCK 1	2,500	0.06
4	BLOCK 1	2,500	0.06
5	BLOCK 1	3,452	0.08
6	BLOCK 1	2,500	0.06
7	BLOCK 1	2,500	0.06
8	BLOCK 1	2,500	0.06
9	BLOCK 1	3,452	0.08
10	BLOCK 1	18,088	0.42
11	BLOCK 1	3,452	0.08
12	BLOCK 1	2,500	0.06
13	BLOCK 1	3,093	0.07
14	BLOCK 1	2,702	0.06



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



DATE DESCRIPTION

Kimley»Horn

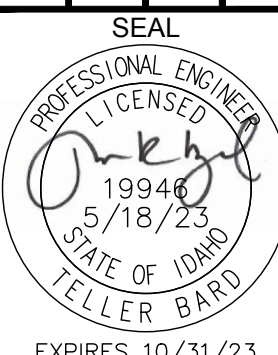
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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 297-2885

STARPOINTE SUBDIVISION NO. 2

ENGINEERING PLAN

STAR, IDAHO

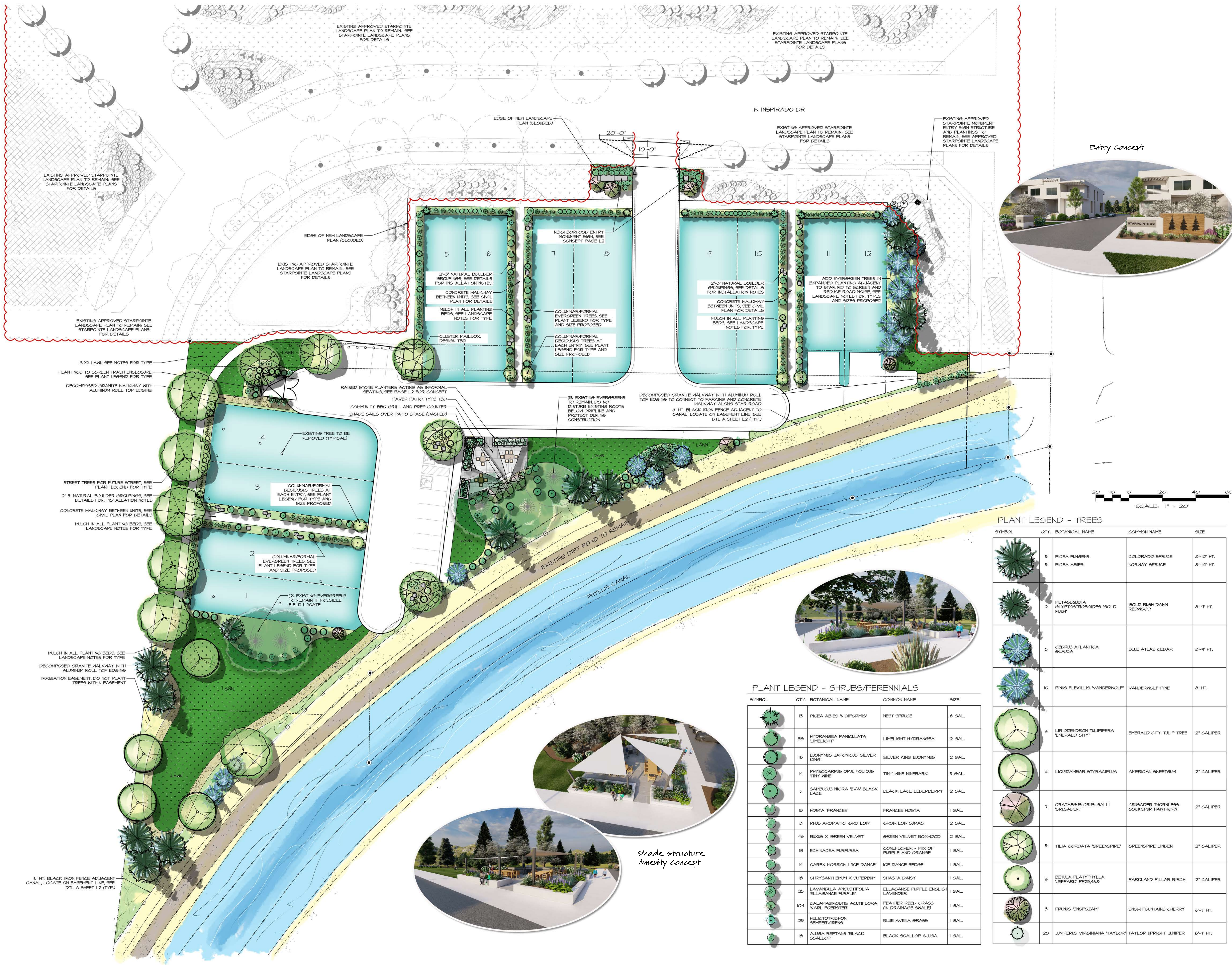
DRAWING NAME: 5013-EP-HDR.dwg	DRAWN BY: JTC	CHECKED BY: SRK	DESIGNED BY: TRB
PROJECT No.: 291015013	SCALE (H): 1"=30'	SCALE (V): N/A	



SHEET NO.

02

02 OF 02



PLANT LEGEND - TREES				
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	5	PICEA PUNGENS	COLORADO SPRUCE	8'-10' HT.
	5	PICEA ABIES	NORWAY SPRUCE	8'-10' HT.
	2	METASEQUOIA GLYPTOSTROBOIDES 'GOLD RUSH'	GOLD RUSH DAWN REDWOOD	8'-4' HT.
	5	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	8'-4' HT.
	10	PINUS FLEXILIS 'VANDERHOLZ'	VANDERHOLZ PINE	8' HT.
	6	LIRIODENDRON TULIPIFERA 'EMERALD CITY'	EMERALD CITY TULIP TREE	2" CALIFER
	4	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2" CALIFER
	7	CRATAEGUS CRUS-GALLI 'CRUSADER'	CRUSADER THORNLESS COCKSPUR HAWTHORN	2" CALIFER
	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIFER
	6	BETULA PLATYPHYLLA 'JEFFPARK' PP25,466	PARKLAND PILLAR BIRCH	2" CALIFER
	3	PRUNUS 'SNOFOZAN'	SNOW FOUNTAINS CHERRY	6'-7' HT.
	20	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR UPRIGHT JUNIPER	6'-7' HT.

PLANT LEGEND - SHRUBS/PERENNIALS				
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	13	PICEA ABIES NIDIFORMIS'	NEST SPRUCE	6 GAL.
	38	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	2 GAL.
	16	EUCALYPTUS JAPONICUS 'SILVER KING'	SILVER KING EUCALYPTUS	2 GAL.
	14	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	5 GAL.
	5	SAMBUCUS NIGRA 'EVA' BLACK LACE	BLACK LACE ELDERBERRY	2 GAL.
	13	HOSTA 'FRANCEE'	FRANCEE HOSTA	1 GAL.
	8	RHUS AROMATICA 'GRO LOW'	GROW LOW SUMAC	2 GAL.
	46	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXHOOD	2 GAL.
	31	ECHINACEA PURPUREA	CONEFLOWER - MIX OF PURPLE AND ORANGE	1 GAL.
	14	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	1 GAL.
	16	CHRYSANTHEMUM X SUPERBUM	SHASTA DAISY	1 GAL.
	25	LAVANDULA ANGUSTIFOLIA 'ELLASANCE PURPLE'	ELLASANCE PURPLE ENGLISH LAVENDER	1 GAL.
	104	GALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS (IN DRAINAGE SWALE)	1 GAL.
	25	HELICOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	1 GAL.
	16	AJUGA REPTANS 'BLACK SCALLOP'	BLACK SCALLOP AJUGA	1 GAL.



IRRIGATION NOTES & SPECIFICATIONS:

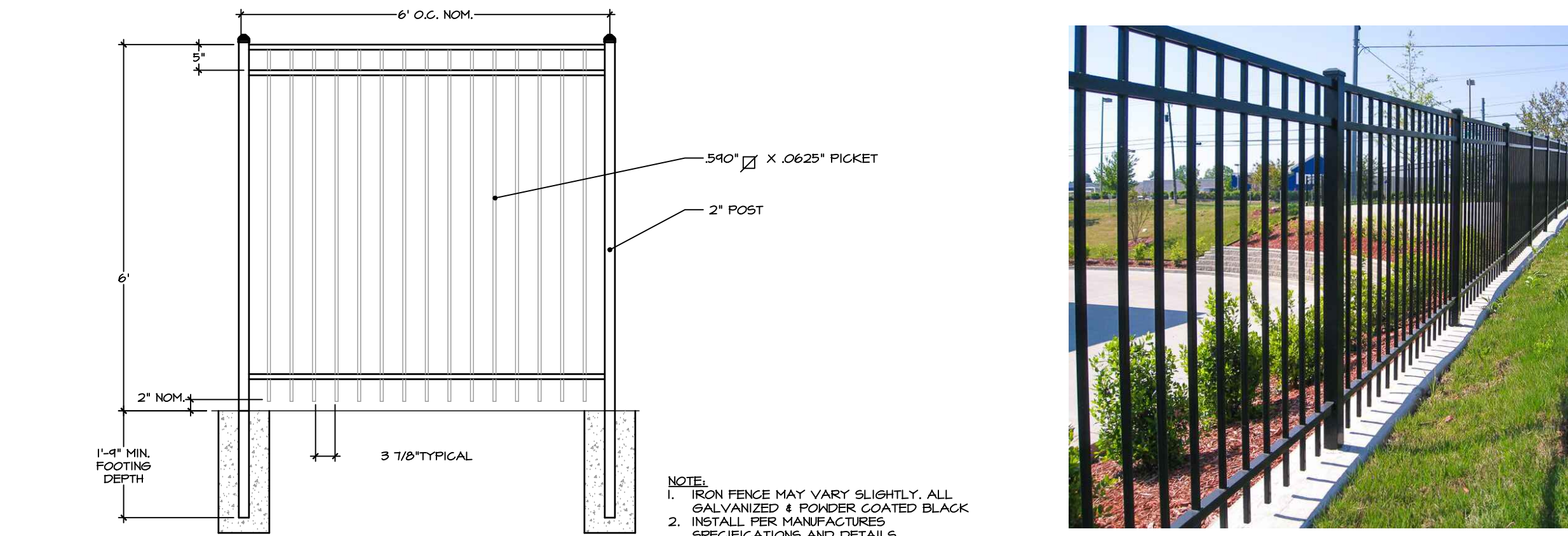
1. AUTOMATIC DRIP IRRIGATION SHALL BE PROVIDED AT ALL NEW TREES AND SHRUBS IN PLANTING BEDS. AUTOMATIC 6" POP-UP SPRAY HEADS OR ROTORS SHALL BE PROVIDED FOR LAWN AREAS. ALL OVERHEAD IRRIGATION HEADS SHALL BE SPACED ON CENTER PER THEIR COVERAGE RADIUS TO PROVIDE EVEN AND EFFICIENT WATERING.
2. FLUSH DIRT AND DEBRIS FROM PIPING BEFORE INSTALLING SPRINKLERS AND OTHER DEVICES.
3. A LOW VOLTAGE SYSTEM MANUFACTURED EXPRESSLY FOR CONTROL OF AUTOMATIC CIRCUIT VALVES OF AN IRRIGATION SYSTEM SHALL BE INSTALLED. SYSTEM SHALL INCLUDE AN ADJUSTABLE 24 HOUR TIME CLOCK WHICH WILL ALLOW FOR AUTOMATIC, SEMI-AUTOMATIC, OR MANUAL OPERATION CIRCUIT CONTROL, WHICH ALLOWS FOR MANUAL OR AUTOMATIC OPERATION, PROGRAMMABLE CAPABILITIES THAT ALLOW FOR INDEPENDENT WATERING SCHEDULES PER ZONE, AND RAIN SENSOR. THE SYSTEM SHALL INCLUDE A PRESSURE REGULATOR AND BACKFLOW PREVENTOR DEVICE.
4. PROVIDE 4" PVC SLEEVING BELOW ALL HARDSCAPE TO ADJACENT PLANTING AREAS.
5. MAINLINE IS TO BE BURIED 12"-16" BELOW FINISHED GRADE. LATERAL PIPES SHALL BE BURIED 8"-12" BELOW FINISHED GRADE IN LANDSCAPED AREAS AND A MINIMUM OF 2" BELOW FINISHED GRADE IN NATIVE/UNDISTURBED AREAS. ALL PIPE TRENCHES SHALL BE FREE OF ROCKS AND DEBRIS PRIOR TO PIPE INSTALLATION. BACKFILL TRENCHES WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS.
6. INSTALL ALL DRIP IRRIGATION LINES PER MANUFACTURER SPECIFICATIONS.
7. CONTRACTOR IS TO PROVIDE OWNER WITH AS-BUILT IRRIGATION PLANS THAT INCLUDE APPROXIMATE MAINLINE ROUTING AND VALVE BOX LOCATIONS.
8. THE FOLLOWING IRRIGATION TESTS AND INSPECTIONS SHALL BE COMPLETED BY THE CONTRACTOR:
8.1. LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
8.2. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION.
8.3. TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
9. CONTRACTOR IS TO PROVIDE START UP AND BLOW-OUT SERVICES FOR IRRIGATION SYSTEM FOR THE FIRST SEASON IT IS INSTALLED.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY EXISTING SITE INFORMATION, INCLUDING STRUCTURES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, AND CURBS AND GUTTER, THAT MAY EFFECT THE SCOPE OF WORK PRIOR TO BEGINNING SITE CONSTRUCTION.
2. EXISTING UTILITIES ARE INDICATED FOR INFORMATION ONLY AND NOT INTENDED TO SHOW EXACT LOCATION. THE LANDSCAPE DESIGNER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND MAINTAIN THE LOCATION DURING ALL PHASES OF THE WORK. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR STRUCTURES AND ANY INJURIES THEREFROM. RESTORATION OF ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER. ANY ADJUSTMENTS OF PROPOSED WORK WILL BE APPROVED BY LANDSCAPE DESIGNER. ADJUSTMENTS OF PLANT MATERIAL DUE TO CONFLICTS WITH UTILITIES SHALL BE APPROVED BY OWNER OR LANDSCAPE DESIGNER. CALL UNDERGROUND LOCATES 1 WEEK PRIOR TO PLANTING.
3. PROVIDE OWNER OR LANDSCAPE ARCHITECT WITH NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
4. LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS AS REQUIRED TO PROPERLY PROTECT AND MAINTAIN HIS WORK FOR THE DURATION OF THE CONTRACT.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
6. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
7. NO SUBSTITUTIONS FOR ANY MATERIALS SPECIFIED SHALL BE MADE WITHOUT LANDSCAPE DESIGNER'S OR OWNER'S APPROVAL.
8. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL DESIGN CRITERIA AS NOTED BY THE DRAWINGS OR TECHNICAL SPECIFICATIONS. ANY DISCREPANCIES, DELETIONS, ADDITIONS OR ALTERATIONS TO THE DRAWINGS OR SPECIFICATIONS SHALL BE PRESENTED IN WRITING TO THE PROJECT LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
9. CIVIL ENGINEERING IS THE RESPONSIBILITY OF THE CLIENT OR GENERAL CONTRACTOR.
10. GENERAL CONTRACTOR TO BRING ROUGH GRADE WITHIN +/- 0.25' OF FINISHED GRADE & LANDSCAPE CONTRACTOR TO FINISH GRADE.
11. ALL WORK AND PARTS SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR FROM DATE OF COMPLETION.
12. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED FOR ALL MODIFICATIONS, REVIEW & APPROVAL REQUESTS TO LANDSCAPE DESIGNER.
13. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER AND ARRANGE A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETE IN GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

LANDSCAPE CALCULATIONS

- LANDSCAPE REQUIREMENTS:
- (1) REQUIRED AMENITIES
 - (5) PROPOSED AMENITIES BELOW
 - PATHWAY
 - PICNIC TABLES
 - TRASH RECEPTACLE
 - SEATING BENCH
 - SHADE STRUCTURE
- PLANTING REQUIREMENTS PER STAR CODE:
- (1) DECIDUOUS SHADE TREE PER EVERY 4000 SF OF COMMON SPACE
 - (4) SHRUBS PER TREE
- SITE SPECIFIC PLANTING REQUIREMENTS:
- TOTAL OPEN SPACE = 10,221 SF (1.00 AC)
- TREES REQUIRED:
- TOTAL OPEN SPACE = 10,221 SF (1.00 AC)
 - 10,221 SF / 4000 = 2.5 TREES REQUIRED
 - 21 EVERGREEN X 0.5 HEIGHT OF SHADE TREE = 10.5 COUNT
 - DECIDUOUS = 31
 - TOTAL QUALIFIED TREES PROPOSED: 44.5/10.5 REQUIRED



FENCE PANEL EXAMPLE PHOTO



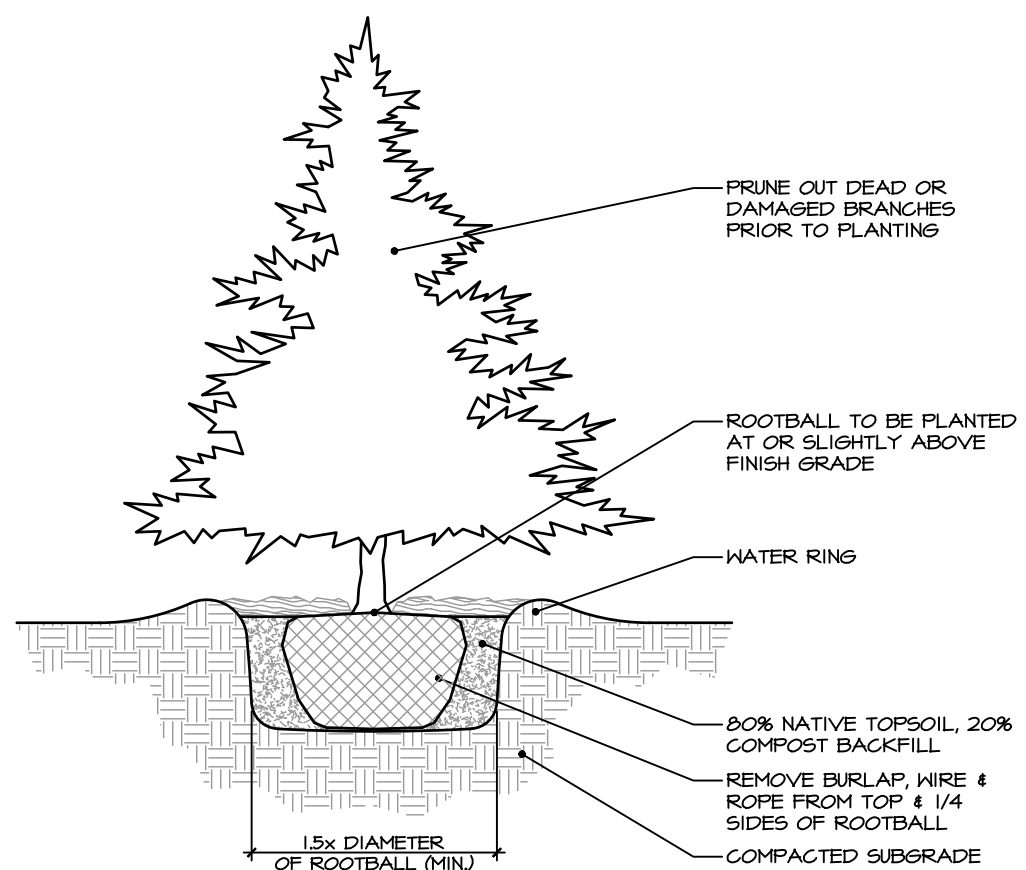
ENTRY MONUMENT AT LEFT SIDE OF ENTRY ROAD
NOT TO SCALE

ENTRY ROAD WITH MONUMENT ON EACH SIDE

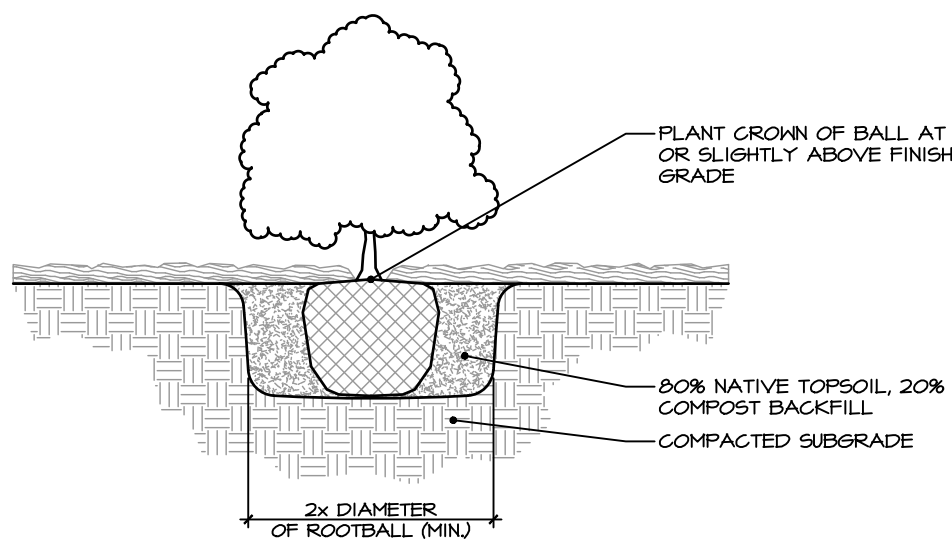
ENTRY MONUMENT AT RIGHT SIDE OF ENTRY



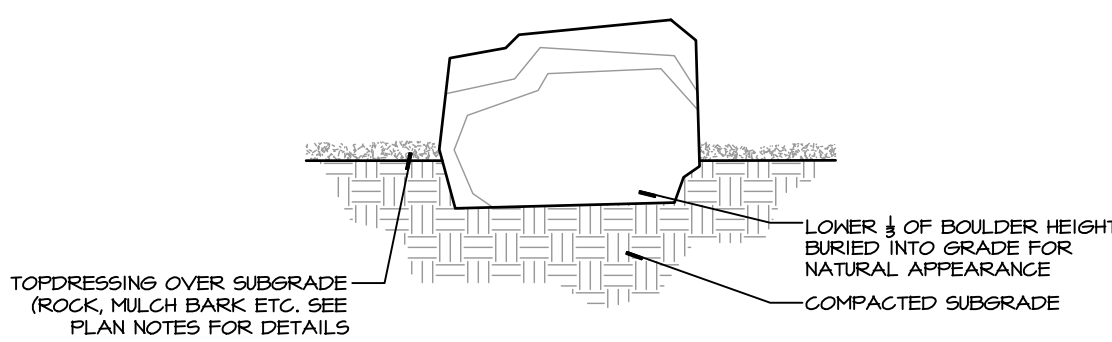
AMENITY CONCEPT WITH SHADE SAILS, RAISED PLANTER SEATING WALL AND POTENTIAL NEIGHBORHOOD BBQ SPACE
NOT TO SCALE



TREE PLANTING SECTION
NOT TO SCALE



SHRUB, ORNAMENTAL GRASS, GROUNDCOVER & PERENNIAL PLANTINGS
NOT TO SCALE



LANDSCAPE BOULDER SECTION
NOT TO SCALE

STARPOINTE NO. 2
INSPIRADO DRIVE
STAR, IDAHO 83646

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR REVIEW ONLY

27 APRIL 2023

Title:
Landscape Details and
Concept Images

Scale:
AS NOTED

Sheet:

L2

© Trailridge Design, LLC 2023



Project/File: Starpointe 2 / SPP23-0001 / AZ-23-03/ DA-21-09/ PR-23-02/ PP-23-02/ PP-21-10

This is an annexation with rezone, a development agreement modification, private street, an amendment to the preliminary plat for Starpointe subdivision and a preliminary plat to allow for the development of a 14 lot subdivision on 3-acres.

Lead Agency: City of Star

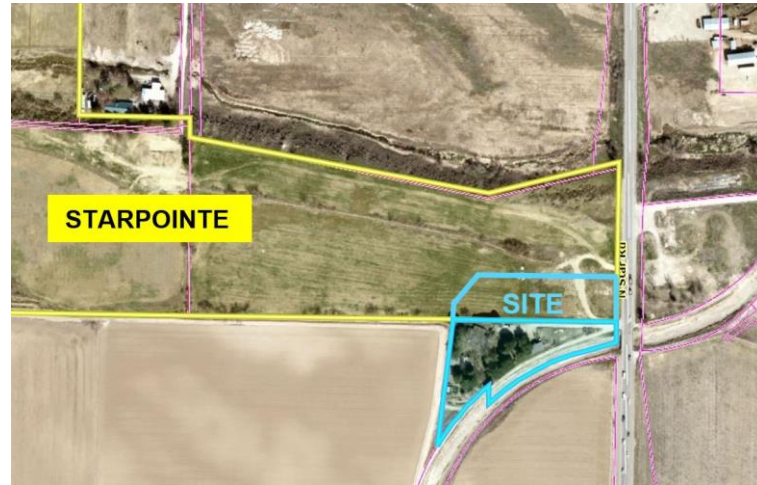
Site address: 6777 & 6825 N. Star Road

Staff Approval: XXXX, 202X

Applicant: Kody Daffer
Criterion Land Management, LLC
1861 S. Wells Avenue, Ste. 200
Meridian, ID 83642

Representative: Teller Bard, PE
Kimley-Horn
1100 W. Idaho Street, Ste. 210
Boise, ID 83702

Staff Contact: Dawn Battles, Senior Planner
Phone: 387-6218
E-mail: dbattles@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation with a rezone of 2-acres from RUT (Rural-Urban Transition) to R-4 (Residential), a development agreement modification, private street, an amendment to the preliminary plat for Starpointe subdivision and a preliminary plat to allow for the development of a 14 lot subdivision consisting of 12 residential buildable lots and 2 common lots on 3-acres. A portion of the site is zoned R-3-DA and the applicant's rezone proposal is consistent with the City of Star's comprehensive plan which designates this site as mixed-use and neighborhood residential.

2. Description of Adjacent Surrounding Area:

Direction	Land Use	Zoning
North	Residential & Rural-Urban Transition (Ada County)	R-4-DA & RUT
South	Rural-Urban Transition (Ada County)	RUT
East	Residential & Rural-Urban Transition (Ada County)	R-3PUD-DA & RUT
West	Residential & Rural-Urban Transition (Ada County)	R-3-DA & RUT

- Site History:** ACHD has staff previously reviewed a portion of this site as Starpointe Subdivision/ SPP21-0013/ AZ-21-07/ DA-21-09/PP-21-10 in January 2022. The requirements of this staff report are generally consistent with those of the prior action.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Inspirado, a 227 lot subdivision consisting of 195 single family lots, 2 high density residential lots, 1 commercial lot, 5 mixed-use lots and 24 common lots on 124-acres located on the east side of Star Road across from the site was approved by ACHD in January 2022.
- Starpointe, an 84 lot subdivision consisting of 71 residential lots and 13 common lots located north of the site was approved by ACHD in January 2022.
- Oaklawn Crossing, a 71 lot subdivision consisting of 65 residential lots, 1 commercial lot and 5 common lots on 26-acres located north of the site was approved by ACHD in August 2021.

5. Transit: Transit services are not available to serve this site.

6. Pathway Crossings: United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. New Center Lane Miles: The proposed development includes 0 centerline miles of new public road.

8. Impact Fees: There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

9. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- The intersection of US 20/26 and Star Road is scheduled in the IFYWP for an intersection improvement project which includes the addition of a right-turn lane on Star Road as part of the ITD project on US 20/26 (Chinden Boulevard) in 2023.
- The intersection of Star Road/ Main Street/ SH-44 (State Street) is scheduled in the IFYWP for a community improvement consisting of the construction of enhanced pedestrian facilities on the west side of the roadway and an enhanced crossing across Star Road at Main Street with the design year in 2024 and the construction date has not been determined.
- Star Road is listed in the CIP to be widened to 5-lanes from US 20/26 (Chinden Boulevard) to SH-44 (State Street) between 2031 and 2035.
- The intersection of Star Road and US 20/26 (Chinden Boulevard) is listed in the CIP to be widened to 5- lanes on the north leg, 5-lanes on the south, 7-lanes on the east, and 7-lanes on the west, and signalized between 2031 and 2035.
- The intersection of Star Road and SH-44 (State Street) is listed in the CIP to be widened to 4-lanes on the north leg, 5-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and signalized between 2026 and 2030.

- 10. Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Star Road as Level 3 facilities that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on the new collector roadway within the Inspirado subdivision located on the east side of Star Road across from the site. The new collector will be constructed consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

- 1. Trip Generation:** This development is estimated to generate 77 additional vehicle trips per day (9 existing); 6 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**US 20/26 Chinden Boulevard	None	Principal Arterial	1,016	N/A
Star Road	155-feet	Minor Arterial	483	Better than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

** ACHD does not set level of service thresholds for State Highways.

3. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for US 20/26 west of SH-16 was 23,866 on December 31, 2022.
- The average daily traffic count for Star Road south of SH-44 was 12,022 on October 26, 2022.

C. Findings for Consideration

1. Star Road

- a. Existing Conditions:** Star Road is improved with 2-travel lanes, 24 to 30-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 75 to 77-feet of right-of-way for Star Road (30 to 33-feet from centerline).

b. Policy:

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master

Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

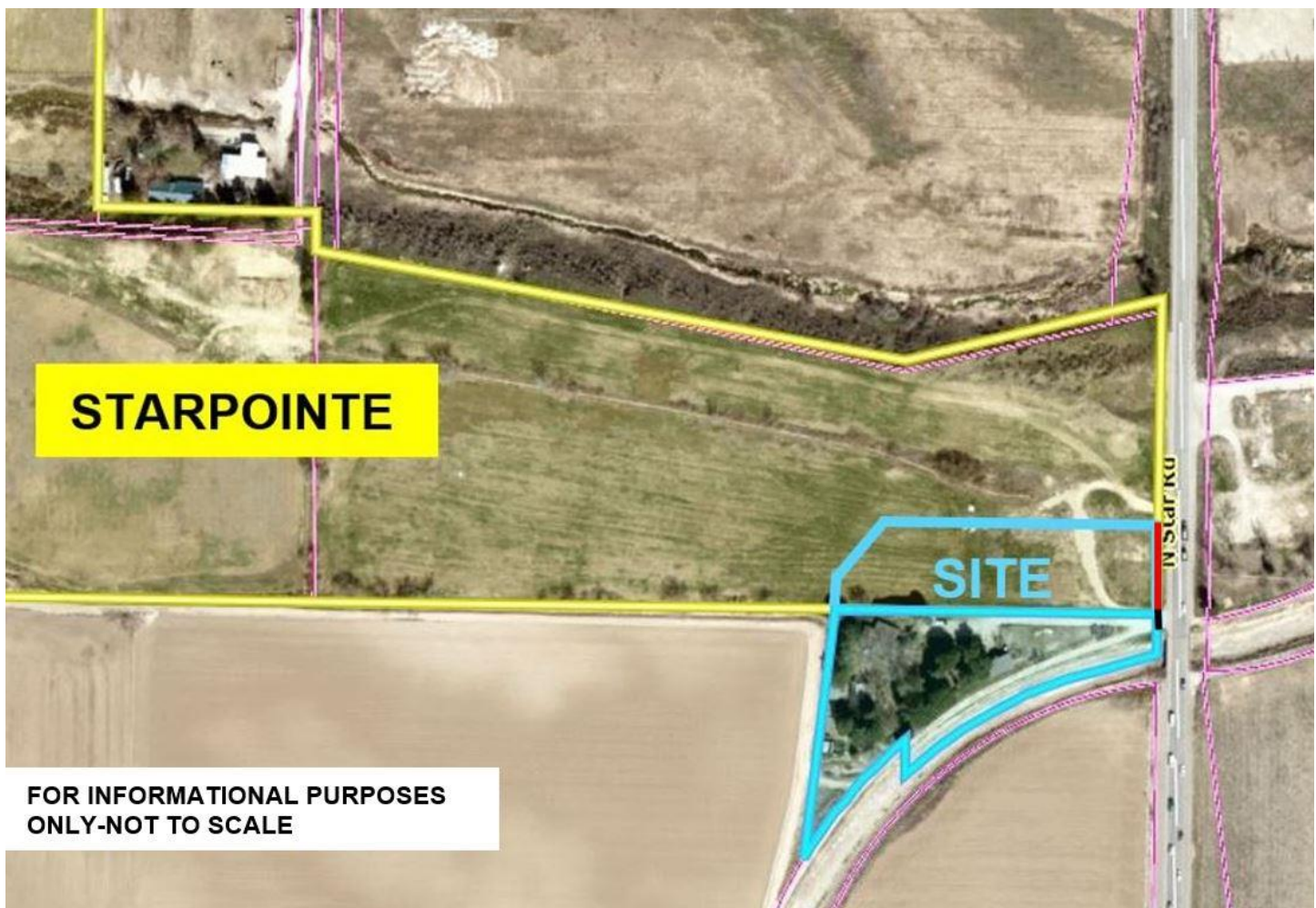
ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Star Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 100-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate additional right-of-way to total 50-feet from section line of Star Road abutting the southern portion of the site (shown in black).
- d. **Staff Comments/Recommendations:** The applicant's proposal to dedicate additional right-of-way to total 50-feet from section line of Star Road abutting the southern portion of the site

meets District policy and is consistent with the requirements of Southpointe located north and northwest of the site and should be approved, as proposed. The applicant should be provided compensation for the additional dedicated right-of-way as this segment of Star Road is listed in the CIP.

Plans for Phase 1 of the Southpointe Subdivision were recently approved by ACHD and a portion of Star Road is being improved with pavement widening plus a 3-foot wide gravel shoulder and the construction of 5-foot wide detached concrete sidewalk located 43-feet from section line of Star Road (shown in red). The applicant should be required to improve Star Road abutting the southern portion of the site (shown in black) with 17-feet of pavement from section line plus a 3-foot wide gravel shoulder and the construction of 5-foot wide detached concrete sidewalk located 43-feet from section line of Star Road and tie into the sidewalk as part of the Southpointe subdivision located north of the site.

To accommodate the future widening of the bridge on Star Road over the Phyllis Canal, the applicant should be required to provide a road trust deposit to ACHD in the amount of \$1,216,200.00 for $\frac{1}{4}$ of the cost of the bridge widening, as the parcel extends to the middle of the canal, prior to ACHD's signature on the first final plat.



2. Inspirado Drive

- a. **Existing Conditions:** Inspirado Drive, the entrance roadway, is currently under construction abutting the site's north property line as a 46-foot wide collector street section at the intersection with Star Road which includes an eastbound left-turn lane and transitions to a 36-foot wide collector street section with vertical curb, gutter, a 10-foot wide landscape strip and 5-foot wide

detached concrete sidewalk. This roadway was approved as part of ACHD's action on the Starpointe Subdivision located north and northwest of the site.

Additionally, this intersection is anticipated to be a signalized intersection as part of ACHD's action on Inspirado Subdivision located on the east side of Star Road across from the site.

b. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. Applicant Proposal: The applicant is not proposing to construct Inspirado Drive abutting the site.

d. Staff Comments/Recommendations: Inspirado Drive is currently under construction as part of the plan approval for phase 1 of Starpointe Subdivision. No additional improvements are required.

3. Driveways

3.1 Star Road

- a. **Existing Conditions:** There is an existing unimproved 25-foot wide driveway from the site onto Star Road located 1,302-feet north of Chinden Boulevard.

b. **Policy:**

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is not proposing to close the existing 25-foot wide unimproved driveway onto Star Road located 1,302-feet north of Chinden Boulevard.
- d. **Staff Comments/Recommendations:** The applicant should be required to close the existing 25-foot wide unimproved driveway onto Star Road located 1,302-feet north of Chinden Boulevard with sidewalk and landscaping as the residence is proposed to be removed and the site has access to Inspirado Drive, a lesser classified street.

4. Private Roads

4.1 Inspirado Drive

a. **Existing Conditions:** There is an existing 28-foot wide driveway from the site onto Inspirado Drive which is currently under construction abutting the site. The driveway was approved as part of the plan approval for phase 1 of Starpointe Subdivision.

b. **Policy:**

Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes less than 100 VTD to align or offset a minimum of 150-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

c. **Applicant's Proposal:** The applicant is proposing to use the existing 28-foot wide curb cut type driveway onto Inspirado Drive located 240-feet west of Star Road as a driveway/private road.

d. Staff Comments/Recommendations: The applicant's proposal to use the existing 28-foot wide curb cut type driveway onto Inspirado Drive located 240-feet west of Star Road as a driveway/private road meets District policy as it was previously approved as part of the plan approval for phase 1 of Starpointe Subdivision.

If the City of Star approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

5. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District’s Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

6. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

7. Other Access

Star Road is classified as a minor arterial roadway and Inspirado Drive is classified as collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total 50-feet from section line of Star Road abutting the southern portion of the site (shown in black on image on page 5).
2. Improve Star Road abutting the southern portion of the site (shown in black-image on page 5) with 17-feet of pavement from section line plus a 3-foot wide gravel shoulder and the construction of 5-foot wide detached concrete sidewalk located 43-feet from section line of Star Road and tie into the sidewalk as part of the Southpointe subdivision located north of the site.

3. Provide a road trust deposit to ACHD in the amount of \$1,216,200.00 for ¼ of the cost of the bridge widening on Star Road over the Phyllis Canal, as the parcel extends to the middle of the canal, prior to ACHD's signature on the first final plat.
4. Close the existing 25-foot wide unimproved driveway onto Star Road located 1,302-feet north of Chinden Boulevard with sidewalk and landscaping.
5. Use the existing 28-foot wide curb cut type driveway onto Inspirado Drive located 240-feet west of Star Road. Install street name and stop signs for the private road/drive aisle. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
6. Other than the access specifically approved with this application, direct lot access is prohibited to Star Road and Inspirado Drive and should be noted on the final plat.
7. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. Payment of impact fees is due prior to issuance of a building permit.
9. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISWPC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

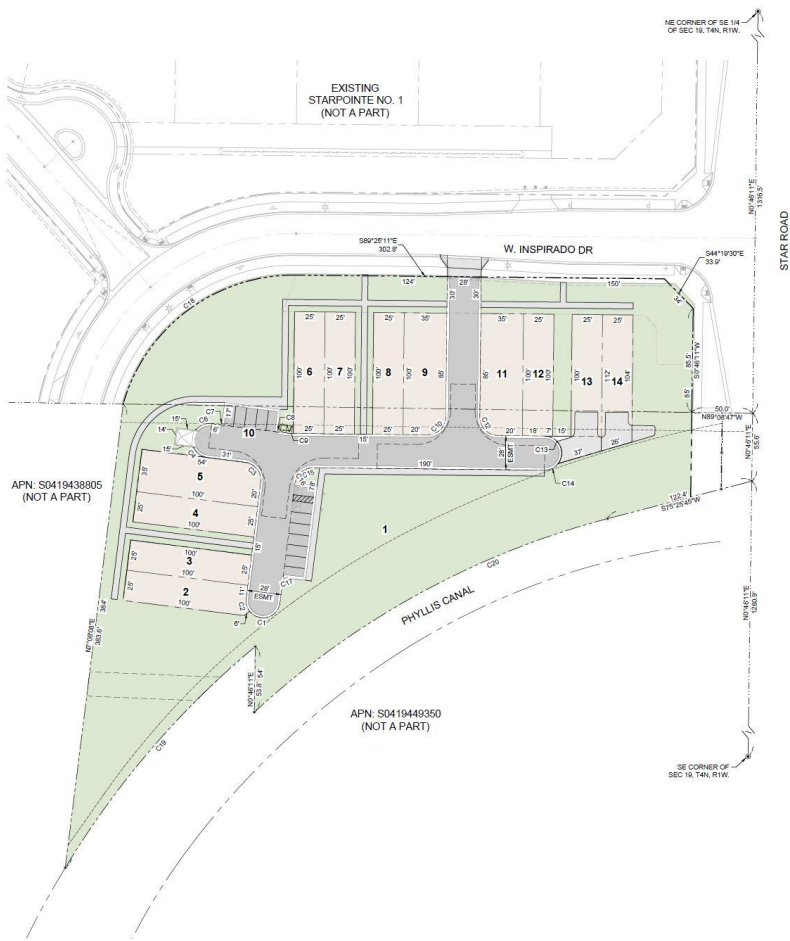
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



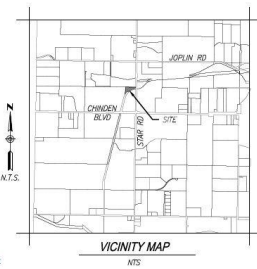
SITE PLAN



STARPOINTE NO. 2
PRELIMINARY PLAT

A PORTION OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO

DEVELOPER	CIVIL ENGINEER/LAND PLANNER	LAND SURVEYOR
GHW HOLDINGS, LLC 1891 S. WELLS AVENUE #200 MERIDIAN, IDAHO 83642 PHONE: (208) 226-3021 CONTACT: RANDAL CLARNO EMAIL: RANDY@GHWTERMINALAND.COM	KIMLEY HORN AND ASSOCIATES, INC. 1100 W. IDAHO STREET SUITE 210 BOISE, IDAHO 83725 PHONE: (208) 369-3671 CONTACT: TELLER BARD EMAIL: TELLER.BARD@KIMLEY-HORN.COM	LAND SOLUTIONS 231 E 6TH ST. SUITE A MERIDIAN, IDAHO 83642 PHONE: (208) 288-2040 CONTACT: CLINT HANSEN EMAIL: CHANSEN@LANDSOLUTIONS.BIZ



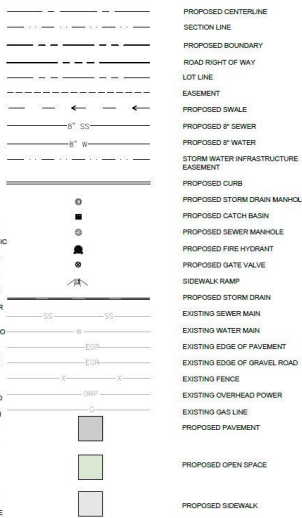
PRELIMINARY PLAT DATA

EXISTING ZONING: R4 (DA)
PROPOSED ZONING: R4 (DA)
OFFICE ACRES: 3.00 AC
NET ACRES: 3.01 AC
NUMBER OF BUILDING LOTS: 12
NUMBER OF COMMON LOTS: 2
TOTAL NUMBER OF LOTS: 14
MINIMUM LOT SIZE (S.F.): 200 S.F.
AVERAGE LOT SIZE: 2008 S.F.
RESIDENTIAL GROSS DENSITY (DU/AC): 3.00 DU/AC

OPEN SPACE DATA

COMMON LOT AREA:
STARPOINTE NO. 1: 25,015 S.F. (0.58 AC (57%))
HUTTON: 52,176 S.F. (1.20 AC (60%))
TOTAL COMMON LOT AREA: 1.00 AC (60%)
10% OPEN SPACE REQUIRED
USABLE OPEN SPACE: 30,210 S.F. (0.69 AC (23%))
10% USABLE OPEN SPACE REQUIRED

LEGEND



SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT
02	ENGINEERING PLAN

BUILDING SETBACK DATA

R4 (DA)
FRONT: 10'
REAR: 20' TO GARAGE (10' TO LIVING AREA)
SIDE: 0' (MINIMUM BUILDING SEPARATION 10')
STREET SIDE: 5' (LOT 5, 9 & 11)
25' (LOT 14 TO STAR ROAD)

PRELIMINARY PLAT NOTES

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD83 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS.
3. BLOCK 1, LOT 1 AND LOT 10 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE STARPOINTE SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SADS LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
4. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRICAL, POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
7. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
8. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR WATER AND SEWER DISTRICT.
9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDINGS, NOR AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN OPERATING FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3005 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
12. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATIONS.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR AT THE TIME OF THE RE-SUBDIVISION.
14. ALL LOT LINES COMMON TO PRIVATE STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
15. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT WILL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY EXTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
16. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
17. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THE SUBDIVISION.
18. SEE SHEET 02 FOR PARCEL AND CURVE DATA.



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- ☒ Submit a development application to a City or to Ada County
- ☒ The City or the County will transmit the development application to ACHD
- ☒ The ACHD **Planning Review Section** will receive the development application to review
- ☒ The **Planning Review Section** will do one of the following:
 - ☐ Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.
 - ☒ Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - ☒ Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- ☐ For **ALL** development applications, including those receiving a **"No Review"** letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- ☐ Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

- ☐ **Driveway or Property Approach(s)**
 - Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- ☐ **Working in the ACHD Right-of-Way**
 - Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

- ☐ **Sediment & Erosion Submittal**
 - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- ☐ **Idaho Power Company**
 - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- ☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

July 19, 2023

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Starpointe Subdivision Phase Two Annexation & Preliminary Plat

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900
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Section 7, Item B.

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

July 31, 2023

Shawn Nickel
City of Star Planning & Zoning
10769 W State St
Star, ID 83669

RE: AZ-23-03 / 6777 and 6825 N Star Road / Starpointe Subdivision Phase 2

Shawn,

The City of Star has requested feedback regarding the proposed annexation for 2.01 acres that will be included in the Starpointe Subdivision Phase 2, which is proposed to contain 12 residential lots on 3.08 acres, generally located north of Chinden Boulevard and west of Star Road. Ada County supports the application due to the proximity of the site to existing public services. *Goal 2.2: Direct urban development to incorporated cities, ACIs, and Planned Communities where investments in urban services have already been made or are planned and programmed in a CIP or work program.*

Regarding land use, the Comprehensive Plan currently adopted by Ada County for the Star Area of City Impact designates the site as *Multiple Use 1*, which is intended for residential, limited office and commercial uses. However, the City of Star has since adopted an updated Comprehensive Plan, more specifically the South of the River Sub-Area Plan, which designates the site as *Mixed-Use (limited office, commercial, light industrial, and/or residential)*, which is supported by *Implementation Policy 15.5.H: Support the development of mixed-use and high-density housing within and adjacent to the Riverfront Center and in support of commercial development in the Center.*

The proposed future development of 12 residential lots is further supported by the following City of Star Comprehensive Plan Objective and Implementation Policy:

- *Objective 7.4.H: Develop a mixture of commercial, service, and residential developments that encourage walking.*
- *Goal 15.3: Encourage diverse developments that provide a mix of housing types and products and, where possible, an assortment of amenities within walking distance of residential development.*

Thank you for this opportunity to provide feedback. Ada County looks forward to working with the City of Star in the renegotiation and adoption of the city's updated Comprehensive Plan.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services