

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho
Tuesday, March 21, 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** – Pastor Jason Carr – Eagle Christian Church
3. **ROLL CALL**
4. **PRESENTATIONS & PROCLAMATIONS**
 - A. **Vietnam Veterans Day Proclamation - March 29, 2023**
 - B. **2023 Arbor Day Proclamation - April 28, 2023**
 - C. **Proclamation - Week of the Young Child - April 1-7, 2023**
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 Claims**
 - B. **Findings of Fact & Conclusions of Law - Medici Vista / Medici Hills Annexation (FILE: AZ-22-08 / AZ-22-07)**
6. **PUBLIC HEARINGS with ACTION ITEMS:**
 - A. **PUBLIC HEARING - Star River Ranch North Subdivision (FILE# RZ-22-01 / DA-22-03 / PP-22-05)** - The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 72 single-family residential lots and 11 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.8 acres with a proposed density of 3 dwelling units per acre. The property currently has a Residential (R-5) zoning designation. The subject property is generally located between south of Hwy 44. Canyon County Parcel No. R3403500000. **(ACTION ITEM) PREVIOUSLY TABLED TO MARCH 21, 2023 AT STAFF REQUEST**
 - B. **PUBLIC HEARING - Naismith Commons Subdivision (FILES: AZ-22-10, DA-22-11 & PP-22-15)** (The application was tabled on March 7, 2023 to March 21, 2023 to allow the applicant time to redesign the preliminary plat. **The applicant has requested the application be postponed to April 4, 2023 to provide additional time to submit revisions to staff. (ACTION ITEM - Table to April 4, 2023)**
 - C. **Passport Acceptance Facility Ordinance Title 1, Chapter 13:** An ordinance establishing a Passport Acceptance Facility Chapter within the City of Star Municipal Code Title 1; Creating Definitions, Designating the Public Sector Office, Allowing for other travel related services, creating a trust account, creating for severability and providing for an effective date. **(ACTION ITEM)**
 - D. **PUBLIC HEARING - Passport Photo Services** - The Star City Council shall hold a public hearing to receive public testimony on establishing a new fee of \$25.00 per passport photo application for taking and printing passport photos and other related services. **(ACTION ITEM)**
 - E. **Resolution 001-2023: Passport Photography Services Fee Resolution** - Approve Resolution 001-2023 **(ACTION ITEM)**
7. **ADJOURNMENT**



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Tuesday, March 21, 2023 at 7:00 PM

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

CITY OF STAR *Idaho*



PROCLAMATION

WHEREAS, the City of Star is proud to join in the national commemoration of the 50th anniversary of the Vietnam War, and we reflect with solemn reverence upon the valor of a generation that served with honor; and

WHEREAS, we pay tribute to the more than three million servicemen and women who left their families to serve bravely, a world away from everything they knew and everyone they loved; and

WHEREAS, upon the conclusion of their service, Vietnam veterans returned home to a country deeply divided over the war. Their service was not met with gratitude and pride, but often with protests and disrespect; and

WHEREAS, we also remember and pay tribute to the approximately 58,000 Americans who lost their lives in service to our nation, and the hundreds who are still missing in action; and

WHEREAS, we remember that it is never too late to pay tribute to the men and women who answered the call of duty with courage; and

WHEREAS, throughout this commemoration, we will strive to show, our Vietnam Veterans, and all who have served, the fullest respect and support of a grateful city and nation.

NOW, THEREFORE, I, TREVOR A. CHADWICK, Mayor of Star, do hereby proclaim March 29, 2022, to be Vietnam Veterans Recognition Day and I call upon our citizens to observe this day as an opportunity for the people of Star to honor and thank our Vietnam Veterans for their sacrifices.

Signed this 21st day of March, 2023

Mayor Trevor A. Chadwick



2023 Arbor Day Proclamation

Bring Life to Your Community!

Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving up paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I Trevor A Chadwick

Mayor of the City of Star do hereby proclaim

April 28, 2023 as Arbor Day in the City of Star

and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

Dated this _____ day of _____ in the year _____

Mayor _____

Proclamation for Week of the Young Child

WHEREAS, the Idaho Association for the Education of Young Children (Idaho AEYC) is celebrating the Week of the Young Child™, April 1-7, 2023; and

WHEREAS, we are working to promote and inspire high-quality early childhood experiences for our state’s youngest citizens, that can provide a foundation of learning and success for children in the City of Star, Idaho; and

WHEREAS, teachers and others who work with or on behalf of young children birth through age eight, who make a difference in the lives of young children in the City of Star deserve thanks and recognition; and

WHEREAS, public policies that support early learning for all young children are crucial to young children’s futures and to the prosperity of our society;

NOW, THEREFORE, I, Trevor A Chadwick, Mayor of the City of Star, do hereby proclaim April 1-7, 2023, as the Week of the Young Child in Star, Idaho and encourage all citizens to work to support and invest in early childhood in the City of Star

Dated this 21st day of March, 2023.

Trevor A Chadwick, Mayor

Attest:

Jacob M Qualls, City Clerk-Treasurer

03/15/23
17:22:00

CITY OF STAR
Claim Details by Posted Date
For Claims from 03/02/23 to 03/15/23

Page: 1 of 6
Report ID: AP100V

Section 5, Item A.

* ... Over spent expenditure

Claim/ Line #	Check Invoice #/Inv Date	Vendor #/Name/ Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1648	21471S	6 A CUT ABOVE TREE SERVICE	523.16						
1	2218 01/25/23	Tree Treatment	523.16			10 41540	435		10110
		Total for Vendor:	523.16						
1646	21472S	1278 AAA FENCE RENTAL INC	196.00						
1	03/02/23	Temp Fence Panels Skate Park	196.00			10 41540	735		10110
		Total for Vendor:	196.00						
1643	21473S	21 ADA COUNTY LANDFILL	70.55						
1	2302150231 02/15/23	Landfill Fees	44.66			10 41540	411		10110
2	3202160353 02/16/23	Landfill Fees	23.20			10 41540	411		10110
4	02/01/23	Balance	2.69			10 41540	411		10110
		Total for Vendor:	70.55						
1644	21474S	22 ADA COUNTY PROSECUTORS OFFICE	2,500.00						
1	MARCH 2023 02/22/23	Prosecutions Contract - Ma	2,500.00			10 42110	322		10110
		Total for Vendor:	2,500.00						
1645	21475S	23 ADA COUNTY SHERIFF'S OFFICE	160,006.83						
1	112356 03/01/23	Police Services March 2023	160,006.83			10 42110	365		10110
		Total for Vendor:	160,006.83						
1647	21476S	1311 ARCHERY CENTRAL	2,675.16						
1	754361 03/06/23	Bow, arrow and accessories	2,675.16			10 44022	612		10110
		Total for Vendor:	2,675.16						
1649	21477S	106 BLACK MOUNTAIN SOFTWARE	16,097.00						
1	28995 03/01/23	Annual Service and Support	16,097.00			10 41810	751		10110
		Total for Vendor:	16,097.00						
1650	21479S	116 BOISE METRO CHAMBER OF COMMERCE	481.00						
		Membership dues from 04/01/23 to 03/31/24							
1	5818431 02/23/23	Membership Dues	481.00			10 41810	570		10110
		Total for Vendor:	481.00						

* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1640	21470S	149 BUTTE FENCE	8,652.95						
		50% DEPOSIT OF RIVERHOUSE FENCE PROJECT - JMAC							
1	QUOTE 0146	03/03/23 50% DEPOSIT	8,652.95		12	10 703 45110	744		10110
		Total for Vendor:	8,652.95						
1651	21480S	159 CANYON COUNTY CLERK	100.00						
1	Feb 2023	03/03/23 Prosecution Services	100.00			10 42110	322		10110
		Total for Vendor:	100.00						
1676	21506S	1312 CAPITAL PAVING COMPANY INC	68,817.50						
		Engineer's Project No 203010-464 State Highway 44, Bent Lane to Star Road							
1	13187	02/24/23 Mobilization 50%	68,817.50			10 500 45110	760		10110
		Total for Vendor:	68,817.50						
1652	21481S	184 CINTAS CORP	205.31						
1	4147924759	02/28/23 City Hall Mat Cleaning	46.37			10 41540	344		10110
2	4147924659	02/28/23 Riverhouse Mat Cleaning	60.50			10 41540	344		10110
3	4148664139	03/07/23 City Hall Mat Cleaning	46.37			10 41540	344		10110
4	4148664126	03/07/23 Riverhouse Mat Cleaning	52.07			10 41540	344		10110
		Total for Vendor:	205.31						
1653	21482S	190 CLEARFLY	227.93						
1	INV494511	03/01/23 Telephone Services	227.93			10 41810	416		10110
		Total for Vendor:	227.93						
1641	21469S	231 DANA PARTRIDGE	2,568.85						
1	03/03/23	Services Week of February 20	1,290.00			10 41140	351		10110
2	03/03/23	Services Week of February 27	1,269.00			10 41140	351		10110
3	02/17/23	Reimbursement Mountain West	9.85			10 41810	610		10110
		Total for Vendor:	2,568.85						
1654	21483S	302 FATBEAM LLC	1,640.50						
1	32658	02/01/23 Fiber Optic Internet Service	1,640.50			10 41810	419		10110
		Total for Vendor:	1,640.50						

* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1655	21484S	331 GEM STATE PAPER & SUPPLY	3,540.10						
1	3070825	03/08/23 Cleaning Supplies	582.58			10 41540	611		10110
2	3069362-01	03/08/23 Mats	1,994.72			10 41540	611		10110
3	3070469	03/01/23 Wastebaskets	21.78			10 41540	611		10110
4	3069362	03/01/23 Mats	941.02			10 41540	611		10110
		Total for Vendor:	3,540.10						
1657	21485S	399 IDAHO PRESS TRIBUNE	241.18						
4	31905	03/05/23 Legal/Pub Notice PH 3/21/23	32.20			10 41510	530		10110
5	31877	03/03/23 Legal/Pub Notice Ord 373-2022	208.98			10 41510	530		10110
		Total for Vendor:	241.18						
1659	21486S	413 IDAHO TRACTOR INC	2,038.61						
1	PI29103	03/07/23 Rock Rake	1,836.00			10 41540	738		10110
2	PI29097	03/07/23 Parts for Kubota	68.26			10 41540	433		10110
3	PI29093	03/06/23 Engine Maintenance Kubota	134.35			10 41540	433		10110
		Total for Vendor:	2,038.61						
1658	21487S	421 INTERMOUNTAIN GAS COMPANY	1,138.64						
1	*3000 1	01/04/23 City Hall	102.90			10 41810	414		10110
2	*3000 2	01/04/23 B&G Shop-1310 N Little Camas	627.57			10 41540	414		10110
3	*1000 1	01/04/23 Outreach Building	408.17			10 41810	414		10110
		Total for Vendor:	1,138.64						
1656	21488S	480 JULEE ELLIOTT	1,260.00						
1	2183	03/06/23 Spring Light Pole Banners	1,260.00			10 41810	585		10110
		Total for Vendor:	1,260.00						
1660	21489S	635 MOUNTAIN ALARM	80.00						
1	3391066	03/01/23 Fire Alarm Inspection	15.00			10 41810	344		10110
2	3391066	03/01/23 Fire Monitoring	32.50			10 41810	344		10110
3	3391065	03/01/23 Security Cellular Backup	13.00			10 41810	344		10110
4	3391065	03/01/23 Security Monitoring	19.50			10 41810	344		10110
		Total for Vendor:	80.00						

03/15/23
17:22:00

CITY OF STAR
Claim Details by Posted Date
For Claims from 03/02/23 to 03/15/23

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Report ID: AP100V

Section 5, Item A.

* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1661	21490S	642 NAPA AUTO PARTS	354.74						
1	086710	03/01/23 Filters	15.98			10 41540	437		10110
2	086705	03/01/23 Maintence Silverado	338.76			10 41540	437		10110
		Total for Vendor:	354.74						
1604	21443S	647 NEURILINK	350.00						
1	4927	02/16/23 Services - Controller App	350.00			10 41810	741		10110
		Total for Vendor:	350.00						
1662	21491S	656 OFFICE SAVERS ONLINE	66.37						
1	9056	03/02/23 White Board Markers/Hiliters	66.37			10 41810	611		10110
		Total for Vendor:	66.37						
1663	21492S	683 PHONE WORKS	439.00						
1	27319	03/01/23 Quarterly Protection Plan	439.00			10 41810	416		10110
		Total for Vendor:	439.00						
1642	-99888E	685 PITNEY BOWES	1,000.00						
		Paid 2/14/23 - jmq ACH							
1		On Account 02/14/23 Postage	1,000.00			10 41810	641		10110
		Total for Vendor:	1,000.00						
1664	21493S	686 PORTAPROS LLC	270.00						
1	121435I-1	02/16/23 Dog Park	270.80			10 41540	411		10110
2	112049AH-1	03/07/23 River Walk Park	276.80			10 41540	411		10110
3		03/07/23 Credit	-277.60			10 41540	411		10110
		Total for Vendor:	270.00						
1665	21494S	693 PROTECT YOUTH SPORTS	264.50						
1	1037538	02/28/23 Sports Programming	52.90			10 44021	355		10110
2	1037538	02/28/23 Recreation Programming	211.60			10 44022	355		10110
		Total for Vendor:	264.50						

* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1666	21495S	707 REPUBLIC SERVICES INC	731.36						
1	001308685	02/28/23 Hunters Creek Park	331.68			10 41540	411		10110
2	001308750	02/28/23 Star River Access 1000 S Ma	81.34			10 41540	411		10110
3	001308761	02/28/23 River Park 1000 S Main St	110.78			10 41540	411		10110
7	001309117	02/28/23 Star City Hall	121.24			10 41540	411		10110
8	001309144	02/28/23 Blake Haven Park	86.32			10 41540	411		10110
		Total for Vendor:	731.36						
1667	21496S	1299 ROCKERZ AND ROLLERZ LLC	190.00						
1	381 01/30/23	City Hall Rec Door Tint Remove	190.00			10 41810	431		10110
		Total for Vendor:	190.00						
1669	21497S	777 SILVER CREEK SUPPLY	747.42						
1	*9081-002	02/23/23 B&G Supplies	602.48			10 41540	611		10110
2	*6267-001	02/23/23 B&G Supplies	144.94			10 41540	611		10110
		Total for Vendor:	747.42						
1668	21498S	823 STATE INSURANCE FUND	2,052.00						
1	POL 562308	10/17/22 Installment Premium	2,052.00			10 41810	260		10110
		Total for Vendor:	2,052.00						
1670	21499S	859 TATES RENTS INC	65.37						
1	1699792-9	02/24/23 Carpet Cleaner	65.37			10 41540	442		10110
		Total for Vendor:	65.37						
1671	21500S	865 TEXTRAIL	22.00						
1	02/28/23	B&G Supplies	22.00			10 41540	735		10110
		Total for Vendor:	22.00						
1672	21501S	898 TREASURE VALLEY COFFEE	228.10						
2	08905198	02/28/23 Ciity Hall Coffee Tea Water	88.30			10 41810	611		10110
3	08905173	02/28/23 Bldg Maint Coffee	100.00			10 41540	611		10110
4	08982620	03/28/23 CH Clerk's Water Cooler/Wate	39.80			10 41810	611		10110
		Total for Vendor:	228.10						

* ... Over spent expenditure

Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1673	21502S	930 VALLEY WIDE COOP	861.75						
1	02/28/23	Credit	-71.46			10 41540	626		10110
2	A58810	02/28/23 Fuel	308.65			10 41540	626		10110
4	A58811	02/28/23 Fuel	624.56			10 41540	626		10110
Total for Vendor:			861.75						
1674	21503S	949 WESTERN RECORDS DESTRUCTION	60.00						
Services from 02/01/23 - 02/28/23									
1	0628282	03/01/23 02-64 Gallon City Hall	60.00			10 41810	411		10110
Total for Vendor:			60.00						
1635	21468S	952 WHITMAN & ASSOC INC	50,243.66						
Building Inspections February 2023									
1	2023-2	02/01/23 Building Inspections	50,243.66			10 41510	452		10110
Total for Vendor:			50,243.66						
1675	21504S	962 XEROX	193.61						
Meter Read from 01/21/23 - 02/21/23									
1	018327716	03/01/23 Black Prints	12.56			10 41810	742		10110
2	018327716	03/01/23 Color Prints	181.05			10 41810	742		10110
Total for Vendor:			193.61						
# of Claims			39	Total:	331,201.15	# of Vendors		38	
Total Electronic Claims					1,000.00				
Total Non-Electronic Claims					330201.15				

** 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. **

FINDINGS OF FACT AND CONCLUSIONS OF LAW
MEDICI VISTA – MEDICI HILLS ANNEXATION
AZ-22-08/AZ-22-07

The above-entitled Annexation and Zoning applications came before the Star City Council for action on February 7, 2023, at which time public testimony was taken and the public hearing was closed. In addition to the action on the Annexation applications, Council also heard applications for Development Agreement (DA-22-08/DA-22-07), Preliminary Plat for Medici Hills Subdivision (PP-22-12) and Private Street (PP-22-04). The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. Project Summary:

The Applicant is seeking approval of an Annexation & Zoning (R-1) and Development Agreement for the parcel known as Medici Vista. The property is located at 4401 N. Pollard Lane in Star, Idaho, and consists of 13.12 acres. The subject property is generally located on the north side of N. Pollard Lane, west of Hwy 16. Ada County Parcel No. S0333212580. Ada County Parcel No. S0333212580.

The Applicant is also seeking approval of an Annexation & Zoning (R-2), Development Agreement, Preliminary Plat for Medici Hills Subdivision and Private Street for a proposed residential development consisting of 74 residential lots and 11 common lots. The property is located on N. Highway 16 in Star, Idaho, and consists of 48.73 acres with a proposed density of 1.52 dwelling units per acre. Ada County Parcel S0328346600.

B. Application Submittal:

A neighborhood meeting was held on February 8, 2022, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use applications were submitted and date stamped by the City on March 20, 2022. The application was subsequently held by Staff while the City completed its updates on the Unified Development Code and Comprehensive Plan. The applications were then deemed complete and officially accepted on September 27, 2022. Notice was sent to agencies having jurisdiction in the City of Star on September 27, 2022. Public hearing was scheduled on December 20, 2022 once Staff received transportation agency review.

C. *Notice of Public Hearing:*

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on January 20, 2023. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on January 17, 2023. The property was posted in accordance with the Star Unified Development Code on January 24, 2023.

D. *History of Previous Actions:*

This property does not have any history of land use applications within the City of Star.

E. *Comprehensive Plan Land Use Map and Zoning Map Designations:*

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT (County)	Estate Rural Residential	Agricultural/Single Family Residential
Proposed	Residential (R-1-DA)	Estate Rural Residential	Agricultural/Single Family Residential
North of site	RUT (County)	Estate Rural Residential	Vacant
South of site	RUT (County)	Estate Rural Residential	Agricultural/Single Family Residential
East of site	Residential (R-2-DA)	Estate Rural Residential	Agricultural/Single Family Residential
West of site	AG (County)	Low Density Residential	Vacant with outbuildings

F. *Development Features **(As Proposed by the Applicant with Staff analysis and comments included):***

ANNEXATION & REZONE:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-1-DA) for the 13.12-acre parcel located adjacent to Pollard Lane (Medici Vista). This parcel annexation is necessary for the northern parcel to be contiguous to Star city limits. At this time, a preliminary plat application has not been submitted for review and approval. The second requested annexation and zoning application with a zoning designation of Residential (R-2) is for the adjacent 48.73-acre parcel that does have a preliminary plat application submitted for review (Medici Hills Subdivision). The proposed zoning designations of

R-1 and R-2 both are in compliance with the Comprehensive Plan designation of Estate Rural Residential, which allows for up to 2 units per acre. The proposed Medici Hills preliminary plat has a current density of 1.52 dwelling units per acre, while again, a preliminary plat for the Medici Vista property has not been submitted. Based on the requested R-1 zone, the maximum density for the lower parcel would be a maximum of 1 dwelling unit per acre. The properties are located in an area where central sewer and water can be extended by Star Sewer and Water District. The zoning request includes a development agreement for both parcels that will address future densities, development standards and conditions of approval required by Staff and the Council, along with other agencies.

PRELIMINARY PLAT:

The preliminary plat submitted for Medici Hills Subdivision contains 74 single family residential lots and 11 common area lots, and includes a private street network, on 48.73 acres with a proposed gross density of 1.52 dwelling units per acre. The lots will have access and frontage from the proposed private streets. Lots will range in size from 12,373 square feet to 35,713 square feet with an average buildable lot size of 19,242 square feet. The submitted preliminary plat is showing the private streets with a 60-foot-wide easement (on a common lot) with paved driving surface measuring 36 feet from back of curb to back of curb. 5-foot detached sidewalks with a 6 foot planter strip is included in the design. The preliminary plat indicates primary access for the development from Highway 16, with a secondary access stubbing south into the Medici Vista parcel. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 8.28 acres (17%) of total open space with 4.64 acres (9.54%) as usable open space. The minimum usable open space requirement to which satisfy the Unified Development Code is 10% unless a waiver is granted.

Section 8-8C-2J-4c requires a minimum of forty feet (40') wide buffer area along a principal arterial roadway (Hwy 16). The Applicant shall insure that the buffer is outside of any current or future ITD right of way for the Hwy 16 corridor.

The Unified Development Code, Section 8-4E-2 (*Each development is required to have at least one site amenity. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units*) requires a development of this size and density to have a minimum of 3 site amenities. The submitted landscape plan indicates that the Applicant will be providing "Butterfly Gardens" in addition to pathways in several areas of the development. The Applicant shall provide one (1) additional site amenity from the list in Section 8-4E-2B to satisfy code requirements.

HIGHWAY 16 ACCESS:

As stated, the submitted preliminary plat for Medici Hills Subdivision indicates a development access directly onto State Highway 16. Staff received a review letter from ITD, dated December

9, 2022. A condition of approval from ITD states that *“the proposed development will be temporarily permitted a full site access to State Highway 16 (SH-16) until alternative access is available. Furthermore, once alternative access points become available, access to SH-16 will be limited to emergency use only”*. Although the Applicant has not submitted a preliminary plat on the southern Medici Vista annexation portion of the applications, staff is recommending to the Council that a condition of approval of annexation for both properties require the roadway stub shown on the Medici Hills Subdivision preliminary plat (N. Maddalena Lane) be built as part of the first phase of Medici Hills to provide access directly to N. Pollard Lane, and that any access to Hwy 16 be limited to emergency access only, pending approval of ITD and Star Fire District on the emergency access.

HILLSIDE & SLOPE CONCERNS:

The Star Comprehensive Plan, Section 8.2.3 Land Use Map Designation - Steep Slope states the following:

Areas with over 25% slope are to be “no development” areas except for city approved trails and where isolated areas of steep slope are located on property where site grading can easily be modified to buildable area. In those cases where grading can be accomplished to modify the isolated steep slope areas the surrounding land use designation shall apply within the area designated steep slope.

The Applicant should be prepared to address how this preliminary plat meets the intent of the Comprehensive Plan, including providing additional exhibits to Council. The Applicant should continue to work with the City Engineer on the hillside issues.

TRANSITIONAL LOTS:

There are two existing properties adjacent to the proposed Medici Hills Subdivision that have been considered under the requirements of the UDC for Transitional Lots, as described in Section 8-3B-3I. Lots 18-22 of Medici Hills are designed each as 17,034 square foot lots. Under the Code requirements, existing Transitional Lots larger than 1.1 acre shall have a minimum adjacent lot size of 1.0 acre. Lot 7, Block 2 of Hillsdale Estates Subdivision No. 1 is 1.9 acres in size. Therefore, the adjacent area of the Medici Hills development where the proposed Lots 18-22 are currently located shall be a minimum of 1-acre. A condition of approval will be included requiring a revised preliminary plat showing a combining of these proposed lots to meet the Code requirement.

The second property that contains the Special Transitional Overlay Area designation is the 14.3-acre lot (Lot 1, Block 1 Goldfork Ridge Subdivision No. 1) located north of the proposed Medici Hills development on the north side of W. Deep Canyon Drive. Because this lot is currently not developed and does have the ability to redevelop in the future to a greater density under the

Comp Plan designation of Estate Rural Residential, Section 8-3B-3I regarding Transitional Density does not apply. Therefore, a condition of approval to revise the proposed preliminary plat is not recommended at this time.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the development.
- 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 proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight plan but has not provided a street light design/cut sheet for City approval. The plan appears to meet City code for light locations. Applicant will be required to work with Staff and submit a cut sheet and design before signature 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.
- Subdivision Name
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**
- 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 appears to satisfy these requirements for both the open space and street trees. Final approval will be part of the Final Plat application process.**
- Setbacks – **The applicant is not requesting a setback waiver and will follow the setbacks for the R-1 & R-2 zones as identified in this report.**
- Block lengths – Not all blocks meet within the proposed preliminary plat meet the 750' block length maximum requirement. **Given the topography of the property and the**

fact that adjacent properties will not be provided with access, Staff is support of a waiver of this requirement.

- **Mailbox Cluster – Applicant has submitted a mailbox cluster location but it doesn't appear that they have provided documentation from the Star Postmaster depicting the approved location. Given that the proposed location is at the Hwy 16 entrance that Staff has previously requested to be removed, the Applicant shall provide an updated location map and documentation from the Star Postmaster depicting the new location. This will be required prior to approval of the final plat application for phase one.**
- **Phasing – The applicant has not provided a phasing plan for the development. A phasing plan shall be required as a condition of approval prior to approval of the final plat application for phase one.**
- Pathway – A pathway and public use easement shall be provided along the south side of the Farmers Union Canal that meets the requirements of the adopted City Pathway Plan.
- ITD Proportionate Shares and Police and Fire District Mitigation Fees – In an effort to have growth pay for growth, Proportionate Shares for ITD and Mitigation Fees for Police and Fire protection will be required for all new homes constructed within this development. This is in addition to current ACHD, Parks and Fire Impact Fees being paid.

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City 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:

- **Access to Hwy 16;**
- **ITD Proportionate Share Fees;**
- **Emergency Access**
- **Additional Site Amenity**
- **Pathway along Canal**
- **Hillside and Slope Issues**
- **Block Length Waiver**

H. *On-Site Features:*

- ✦ Areas of Critical Environmental Concern – No known areas. (It was testified by neighboring property owners of history of a dump/landfill present on-site. The City was presented with no physical evidence from any historic records prior to or during the public hearing to support neighboring property owner testimony)
- ✦ Evidence of Erosion – No evidence.
- ✦ Fish Habitat – No.
- ✦ Floodplain – No.
- ✦ Mature Trees – Yes. Adjacent to existing dwelling only.
- ✦ Riparian Vegetation – No.
- ✦ Steep Slopes – Yes.
- ✦ Stream/Creek – None.
- ✦ 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.

I. *Agencies Responding:*

The following agencies responded, and correspondence was attached to the staff report.

ITD	December 20, 2022
City Engineer	January 31, 2023
Intermountain Gas	September 27, 2022
Star Fire District	July 8, 2022
COMPASS	October 24, 2022
ACHD	October 21, 2022
Central District Health Department	September 1, 2022

J. Staff received the following letters & emails for the development:

Kevin and Rebecca Flash	January 27, 2023
Abigail Germaine on behalf of Hillsdale HOA	February 2, 2023

K. *Comprehensive Plan and Unified Development Code Provisions:*

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Estate Rural Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 2 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 greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

8.5.8 Policies Mostly Related to Open Space and Special Areas:

(Steep Slopes)

M. Areas with over 25% slope are to be “no development” areas except for city approved trails and where isolated areas of steep slope are located on property where site grading can easily be modified to buildable area. In those cases where grading can be accomplished to modify the isolated steep slope areas the surrounding land use designation shall apply within the area designated steep slope.

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.

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.

<u>ZONING DISTRICT USES</u>	A	R-R	<u>R</u>
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	<u>P</u>
Two-family duplex	N	N	P

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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-1	35'	30'	30'	10'	20'
R-2	35'	20'	20'	10'	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.

8-3B-3: RESIDENTIAL DISTRICT ADDITIONAL RESIDENTIAL DISTRICT STANDARDS:

- A. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:
- a. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
 - b. Subdivision CC&R's preventing further redevelopment;
 - c. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.
- This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

<u>Existing Transitional Lot Sizes</u>	<u>Allowed Immediately Adjacent Minimum Lot Size</u>	<u>Allowed Immediately Across the Road from Transitional Lot</u>
<u>Lots larger than 1.1-acre</u>	<u>1 acre lots</u>	<u>½ acre lots</u>
<u>Lots of 1 to 1.1-acre</u>	<u>½ acre lots</u>	<u>1/3 acre lots</u>
<u>Lots smaller than 1-acre</u>	<u>1/3 acre lots</u>	<u>R-3 density Maximum</u>

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: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - STANDARDS:

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.
5. For multi-family developments, see Section 8-5-20 for additional standards.

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. Parkways 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.

8-6B-2: SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

D. Common Driveways:

- 1. Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District.
- 2. For commercial or other non-residential uses, common driveways serving multiple structures and/or properties shall meet the requirements of the Fire District.
- 3. Width Standards: Common driveways shall be a minimum of twenty-eight feet (28') in width.
- 4. Maximum Length: Common driveways shall be a maximum of one hundred fifty feet (150') in length or less, unless otherwise approved by the fire district.
- 5. Improvement Standards: Common driveways shall be paved with a surface capable of supporting emergency services vehicles and equipment.
- 6. Abutting Properties: Unless limited by significant geographical features, all properties that abut a common driveway shall take access from the driveway.
- 7. Turning Radius: Common driveways shall be straight or provide a twenty-eight foot (28') inside and fifty foot (50') outside turning radius.
- 8. Depictions: For any plats using a common driveway, the setbacks, building envelope, and orientation of the lots and structures shall be shown on the preliminary and/or final plat.
- 9. Easement: A perpetual ingress/egress easement shall be filed with the county recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.

8-1B-1C: ANNEXATION AND ZONING FINDINGS:

- 1. The map amendment complies with the applicable provisions of the Comprehensive Plan.
 - The Council finds that 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 Residential Districts 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 finds that this annexation is in compliance with the Comprehensive Plan. The Council finds that Policy 8.5.8 intends for slopes over 25% be "no development" areas. Council directed the applicant to redesign the submitted preliminary plat to meet this intent.

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

The Council finds that the residential purpose statement states that the purpose of the residential districts is to provide for a range of housing opportunities consistent with the Star Comprehensive Plan. Connection to the Star sewer and water district is a requirement for all residential districts, when available. Residential districts are distinguished by the allowable density of dwelling units per acre and corresponding housing types that can be accommodated within the density range. Council finds that this request is consistent with the statement.

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

The Council finds that there is no indication from the material and testimony submitted 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 finds that the City 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 finds this annexation is reasonably necessary for the orderly development of the City.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on February 7, 2023, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony regarding the application was presented to the City Council by:

- Blaine Womer, Applicant
- Ryan Morgan, Star City Engineer
- Devin Conner
- Amber McCormick
- Niles Nordquist
- Gordon Sonne
- Keith Hill
- Scott Emerich
- Abbey Germaine
- Cherie Shields
- Chris Todd
- Eric Wiseman
- Todd Collins
- Joyce D'Agostino
- Robert Fehlau
- Linda Wambolt
- Adriana Goff
- Victor Islas. Star Fire District

c. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:

None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of the proposed applications in accordance with the City of Star Title 8 (Unified Development Code), took public testimony, and deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the development. Review and discussion included access, density, transitional lots, 25% slopes/grades and hillsides, and environmental concerns, including a potential historic landfill/dump.

Written and public testimony from neighboring property owners and HOA representatives indicating that portions of the Medici Hills Subdivision property contained an old landfill/dump

was presented to Council. At no time prior to or during the public hearing was physical evidence submitted to the City that substantiated this claim. As this property is currently located outside the City limits and within Ada County jurisdiction, no past City records or history of this property exists. Staff sent an agency transmittal regarding the proposed applications to Ada County Development Services and received no comment, including past history on either of the subject properties.

Public testimony from neighboring property owners indicating that the lot located adjacent and to the north of the Medici Hills Subdivision within the Goldfork Ridge Subdivision should be designed to meet transitional lot requirements because it is within the Hillsdale Estates HOA. At no time prior to or during the public hearing was physical evidence submitted to the City that substantiated this claim.

The Council discussed conditions of approval on the annexation and zoning application, that will be included as part of the accompanying Development Agreement. Council concluded that the Applicant's request meets the requirements for the annexation and zoning portion of the request. Council voted to table indefinitely the applications for Development Agreement, Preliminary Plat and Private Street and directed the applicant to redesign the Preliminary Plat and Private Street to include the conditions of annexation. Council hereby incorporates the staff report dated February 7, 2023, along with the meeting minutes into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements for annexation and zoning.

Council added the following to their decision to approve the annexation application that will be part of the redesigned Preliminary Plat/Private Street and future Development Agreement conditions of approval to include the following:

- **Medici Vista Annexation is approved with an R-1 zoning designation with a maximum allowed density of 1 du/acre;**
- **Applicant shall submit a new concept plan and/or preliminary plat/ revised private street request for Medici Vista detailing access to the north and stub streets to the adjacent east and west properties;**
- **Medici Hills Annexation is approved with an R-2 zoning designation with a maximum allowed density of 1.52 du/acre;**
- **A revised Preliminary Plat shall be submitted for the Medici Hills Subdivision detailing preservation of 25% or greater slopes, transitional lots to the western**

- and northern boundaries adjacent to existing residential lots, primary access to the south through Medici Vista and emergency only access to Hwy 16;
- **An Environmental Phase I report shall be submitted with the revised Preliminary Plat for Medici Hills referencing any historic landfill/dump;**
- **All pathways shall require hard surfaces;**
- **Notice for future public hearings shall be given to all that testified a February 7th hearing;**
- **Applicant shall be responsible for payment of ITD Proportionate Share for all new residential units. This shall be a condition in the Development Agreement and Preliminary Plat conditions of approval;**
- **Building elevations shall be submitted and incorporated into the Development Agreement;**
- **The Applicant shall submit specific information on how the agreement for participation in Fire Station #55 is going to work.**

Council Decision:

The Council voted 4-0 to approve the Annexation and Zoning applications on February 7, 2023. The Council voted 4-0 to table indefinitely the remaining applications for Development Agreement, Preliminary Plat and Private Street.

Dated this 21st day of March 2023.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **March 7, 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. **Please see City Website www.staridaho.org for Public Hearing instructions for Virtual Public Hearings if necessary.**

Application: Star River Ranch North Subdivision
Files #'s RZ-22-01 Rezone
DA-22-03 Development Agreement
PP-22-05 Preliminary Plat

Applicant/Representative: Stephanie Hopkins, KM Engineering, LLP, 5725 North Discovery Way, Boise, ID 83713

Owner: Bent Ln LLC, 6152 West Half Moon Lane, Eagle, Idaho 83616

Action: The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 72 single-family residential lots and 11 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.8 acres with a proposed density of 3 dwelling units per acre. The property currently has a Residential (R-5) zoning designation.

Property Location: The subject property is generally located between south of Hwy 44. Canyon County Parcel No. R3403500000.

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: Star Planning & Zoning Department 

MEETING DATE: **March 21, 2023** – PUBLIC HEARING (tabled from March 7, 2023)

FILE(S) #: PP-22-05 Preliminary Plat for Star River Ranch North Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:
 Bent Lane, LLC
 6152 West Half Moon Lane
 Eagle, Idaho 83616

Representative:
 Stephanie Hopkins
 KM Engineering, LLP
 5725 North Discovery Way
 Boise, Idaho 83713

REQUEST

Request: The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 71 single-family residential lots and 12 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.77 acres with a proposed density of 2.99 dwelling units per acre. The property is currently zoned Residential R-5.

PROPERTY INFORMATION

Property Location: The subject property is generally located south of Hwy 44 and west of Bent Lane in Star, Idaho. Canyon County Parcel Number R3403500000.

Existing Site Characteristics: The property is now currently vacant land/pasture.

Irrigation/Drainage District(s): - Canyon County Water Company, LTD.
 P.O. Box 11
 Star, ID 836669

Flood Zone: This property is located in flood hazard Zone AE.
FEMA FIRM Panel: 16027C0259G
FIRM Effective Date: 6/07/2019
Base Flood Elevation: AE 2541.0 feet

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – None identified.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – None.
- ✪ 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.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	November 18, 2021
Neighborhood Meeting Held	January 5, 2022
Application Submitted & Fees Paid	April 7, 2022
Application Accepted	May 10, 2022
Residents within 300' Notified	May 10, 2022; February 16, 2023, <u>March 1, 2023</u>
Agencies Notified	May 10, 2022
Legal Notice Published	July 1, 2022; <u>February 21, 2023</u>
Property Posted	February 22, 2023, March 6, 2023

HISTORY

- **May 1, 2007** – Council approved an application for Hidden Meadows Subdivision Annexation and Zoning with Preliminary Plat to R-5. The development consisted of 108 residential lots and 24 common lots on approximately 24 acres.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-5)	Estate Urban Residential	Vacant
Proposed	Residential (R-5)	Estate Urban Residential	Single Family Residential
North of site	Mixed-Use (MU) AG (Canyon Co)	Estate Urban Residential	Vacant/Agricultural Single family residential

South of site	Residential (R-2)	Estate Urban Residential	Star River Ranch Common Lot/ vacant/agricultural/Single Family Residential
East of site	AG (Canyon Co)	Estate Urban Residential	Vacant/Agricultural
West of site	Mixed Use (MU)	Estate Urban Residential	Old East Canyon Development Vacant/Agricultural

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE (As of Submittal of Application – Prior to UDC Update):

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.

8-3A-3: USES WITHIN ZONING DISTRICTS

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



ZONING DISTRICT USES	A	R-R	Section 6, Item A.
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 (As of Submittal of Application – Prior to UDC Update):

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-5	35'	15' to living area/side load garage 20' to garage face	15'	5'	20'

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS (Current UDC Standards as of 6-7-22):

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage	15'	7.5' (2)	20'
R-5		20' to garage face			

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.
5. For multi-family developments, see Section 8-5-20 for additional standards.

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. Parkways 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.

E. Maintenance:

1. All common open space and site amenities shall be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

COMPREHENSIVE PLAN (As of Submittal of Application – Under Old 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 units 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.

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:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Retain and encourage rural areas where it will not result in increased costs for urban service.
- 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.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- 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.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

E. 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.

PROJECT OVERVIEW

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 71 single family residential lots, and 12 common area lots for a total of 83 lots. The gross density of the proposed development is 2.99 dwelling units/acre. The residential lots range in size from approximately 7,949 square feet to 14,342 square feet with the average buildable lot area of 9,280 square feet. The applicant has indicated in their Open Space Exhibit that the development will contain a total of 4.34 acres (18.3%) of overall open space, which includes 3.38 acres within the proposed plat and .96 acres located within an area in Star River Ranch No. 1. The applicants intent is to improve this .96-acre area for a future dog park that will be utilized by both subdivisions. The total usable open space

proposed is 3.63 acres (15.4%) . The Unified Development Code, Section 8-4E-2 states that all developments shall have a total of 15% open space and 10% usable open space. The current preliminary plat, as submitted satisfies these requirements. Streets are proposed to be public throughout the development and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

The development will be primarily accessed off Bent Lane via Balto Street. There will also be access via Silverthorne Avenue from Bent Lane along the south. Silverthorne Avenue will connect to the future northern collector road when that property is developed.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 2 site amenities. The preliminary plat shows a total of 3 amenities. The applicant is proposing a large, central open area that will house 2 soccer fields. The applicant is also proposing connected walking paths within the development and a future dog park.

ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks:** - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision. **At the time of submittal, detached sidewalks were not required under the UDC that was in affect at the time of submittal of the application. Staff recommends that the Council consider requiring detached sidewalks that meet the current intent of the City for streetscapes.**
- **Lighting:** - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan, indicating location of lights or a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- **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. The landscape plan submitted with the Preliminary Plat shows street trees throughout the large common area and dog park as required per code. Not all street trees are on the landscape plan and appear to be located by the builder. A condition of approval will be to hold certificates of occupancy until trees are planted per code. Common areas along the roads do not contain the necessary number of trees called for by code. A condition of approval will be to submit a new plan showing the correct number of street trees in all the common areas.
- **Setbacks:** - The Applicant is requesting 5-foot side yard setbacks that were allowed in the R-5 zoning district at the time of submittal of the application and prior to the June 7, 2022 Code revision. All other setbacks of the current R-5 zone are consistent with the

new R-3 setbacks established by the June 7, 2022 UDC rewrite.

- **Block Length:** - Blocks 2 and 3 are over 750' in length. Therefore, Council must approve the waiver to the block length for these areas.
- **Mailbox Cluster:** - Applicant has provided communication to the Star Postmaster and they are awaiting his response on cluster location.
- **Subdivision Name:** - Applicant has provided documentation showing approval for the subdivision name.
- **Street Names:** - Applicant has provided documentation showing approval for the street names and they are showing accurately on the submitted preliminary plat.
- **Phasing:** - Applicant is proposing the development will be built out in two phases, which could change, based on market conditions.

AGENCY RESPONSES

Star City Engineer	March 9, 2023
CHD4	January 10, 2023
Star Fire District	March 1, 2023
COMPASS	June 6, 2022

PUBLIC RESPONSES

Kawika Freitas Email	March 1, 2023
Kelsey Erickson Email	March 1, 2023
Shane Howey	February 27, 2023

STAFF ANALYSIS & RECOMMENDATIONS

Annexation and Zoning with an R-5 zoning designation was approved for this property by the City in 2007. While the R-5 zoning district is still in place for the property, the applicant has submitted a preliminary plat with an overall density of approximately 3 dwelling units per acre, which is consistent with the 2022 Comprehensive Plan Future Land Use Map designation of Estate Urban Residential (Maximum of 3 units per acre). The applicant is keeping the R-5 zone but staying with the intent of the updated plan. Because the application was submitted prior to the updated Unified Development Code in June of 2022, the design standards shall apply to this current preliminary plat. This includes the applicant submitted request for 5-foot side yard setbacks.

Staff is supportive of the design, layout and density of the development application, with the proposed conditions of approval. This proposed development is much superior to the 2007 application and subdivision that was approved by the City with the R-5 zoning and an approved density of 4.5 dwelling units per acre.

Because the original Development Agreement is no longer active for the property, Staff recommends that the applicant and Council enter into a new agreement for the purpose of ITD Proportionate Shares and other Council required conditions of approval for this development.

Staff is also recommending that the Council consider requiring the applicant to provide detached sidewalks to all internal streets in order to meet the current intent of the City regarding streetscapes.

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed preliminary plat meets the requirements, standards and intent for development as they relate to the Unified Development Code and the Comprehensive Plan that was in place at the time of submittal of the application. 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 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:

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 in place at the time of submittal 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.

Upon granting approval or denial of the application, the Council shall specify:

1. The Ordinance and standards used in evaluating the application;
2. The reasons for recommending approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Star River Ranch North Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. All public streets shall have a minimum street width of 36' and shall be constructed to CHD4/ACHD standards. **Detached sidewalks shall be required throughout the development.**
3. **Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4, unless a waiver is applied for and approved by the council. 5-foot side yard setbacks have been approved by Council.**
4. 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 within the City of Star and/or City of Star Area of City Impact. **The Developer will pay the \$71,000.00 traffic mitigation fee determined by the Idaho Transportation Department as follows: the Developer will pay the city \$1,000.00 per buildable 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. The Developer 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. These fees will be collected by the City of Star, by phase, prior to final plat signature.

5. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan and design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
6. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet. **A new landscape plan shall be submitted prior to signing the final plat, depicting the correct number of street trees in the common lots. For all trees to be located by the builder, the certificate of occupancy will be held until the required street trees are installed.**
7. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
8. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, or as often as necessary including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
10. 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.
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
13. **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 and indicating the location of the mailbox cluster(s).**
14. 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.
15. 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.
16. 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.
17. All common areas shall be owned and maintained by the Homeowners Association.
18. 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.**

19. A sign application is required for any subdivision signs.

20. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File #PP-22-05 for Star River Ranch North Subdivision on _____, 2023.



STAR RIVER RANCH NORTH SUBDIVISION

CONCEPTUAL, SUBJECT TO CHANGE

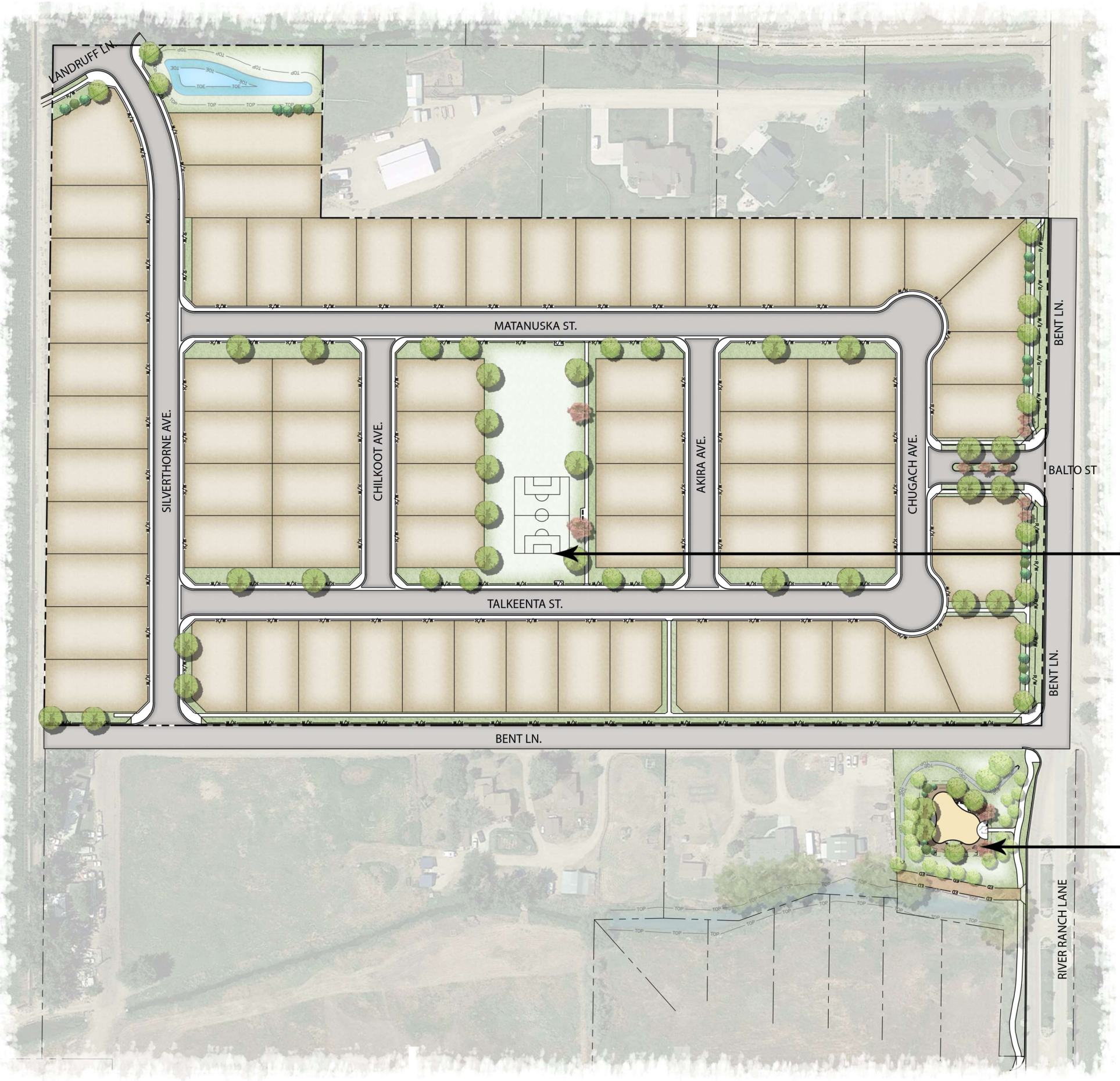
SITE AMENITIES



A SOCCER FIELDS

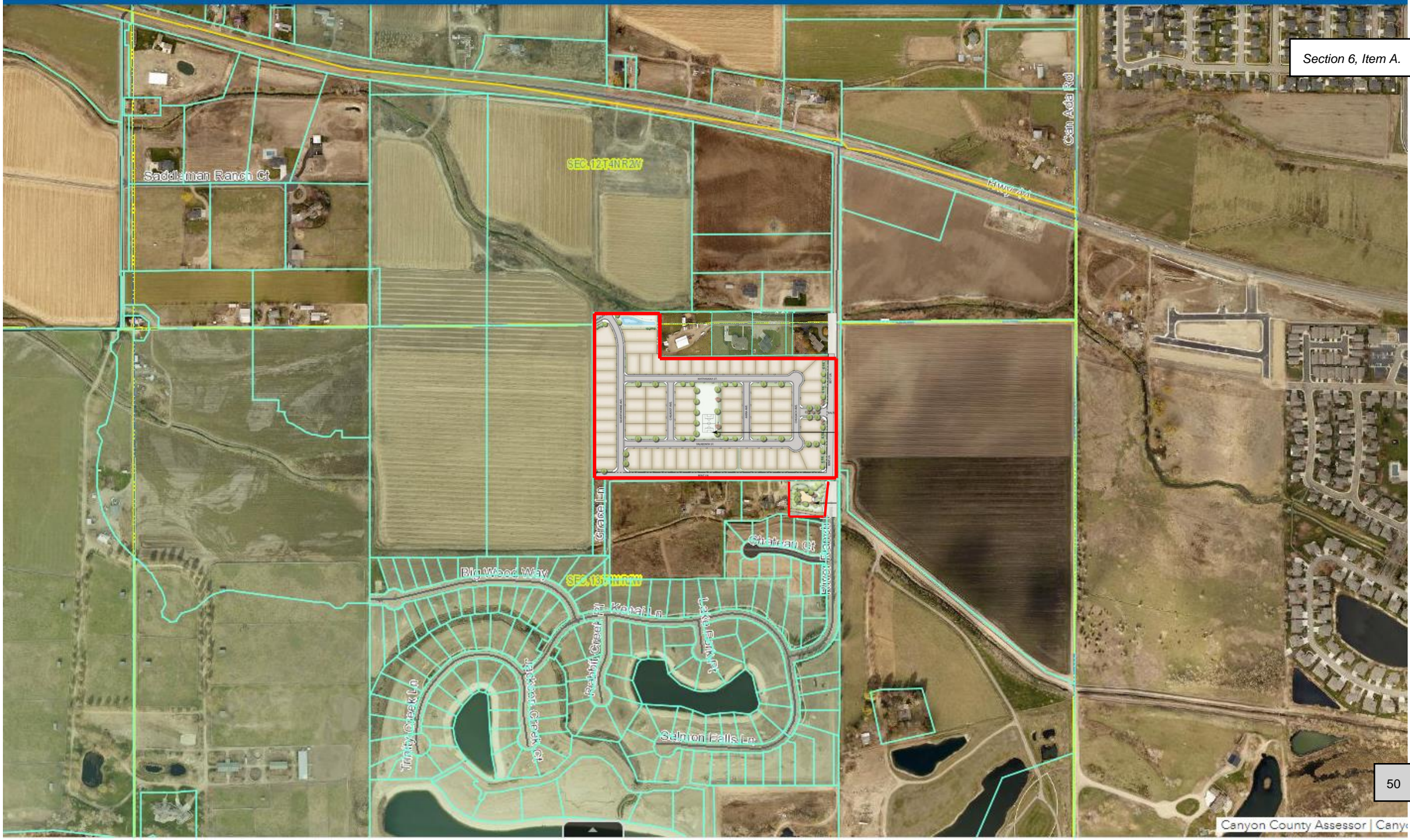


B DOG PARK



A

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April 5, 2022
Project No.: 21-162

Mr. Shawn Nickel
Planning Director and Zoning Administrator
City of Star
10769 West State Street
Star, ID 83669

**RE: Star River Ranch North Subdivision – Star, ID
Annexation, Preliminary Plat and Floodplain Development Application**

Dear Mr. Nickel:

On behalf of Bent Ln LLC., we are pleased to submit Star River Ranch North Subdivision, a single-family residential community south of Highway 44, west of Bent Lane and just north of Star River Ranch Subdivision Numbers 1 & 2. This will be the third phase of the Star River Ranch Subdivision, which has been developed in the city of Star over the past few years.

The approximately 23.77-acre site is currently zoned R-5 with a development agreement in Star. The property is adjacent to existing single-family residences in Canyon County and undeveloped land zoned C-2-DA in the City to the north; the Star River Meadows Subdivision in Canyon County and the Star River Ranch Subdivision, zoned R-2 in the City of Star to the south; undeveloped property in the County to the east; and undeveloped property zoned MU-DA to the north and west.

Applications for this project include rezoning the property from R-5 to R-3 with a development agreement; a Preliminary Plat; and flood hazard development.

We held one neighborhood meeting, participated in discussions with City staff and Canyon Highway District No 4, and have researched adjacent projects and recent approvals. The neighborhood meeting was held January 5, 2022 and included an in-person and virtual option. Five neighbors within previous phases of Star River Ranch and adjacent single-family residences were in attendance. In general, attendees were supportive of the project and had questions regarding irrigation, how and when frontage improvements along Bent Lane would occur, and whether redevelopment of an adjacent property was planned under this application.

Compliance with Comprehensive Plan

According to the City's Comprehensive Plan, the future land use designation for this property is *Neighborhood Residential*, which targets a density of 3-5 dwelling units an acre. Star River Ranch North is at the low end of that density range at 3.02 du/acre. The community aligns with the intent of the Comprehensive Plan by adding to single-family housing options available to contribute to the variety of housing opportunities available in the city overall. The community has been designed to ensure consistency and compatibility with surrounding development and specifically previous phases of Star River Ranch.

Star River Ranch North will provide a housing type that has been established and appreciated in the area. The community will support one of the intentions of the Comprehensive Plan by maintaining Star’s small-town family friendly feel, while supporting future commercial and residential development planned in the area.

Annexation and Zoning Application

The property is already annexed into the city of Star and is zoned R-5 with a development agreement. We propose to rezone the property to the R-3 district to conform to the type of product contemplated with this project and to ensure compatibility with existing development. In conjunction with the rezone of the property we expect to enter into a new development agreement to steer the development of the site.

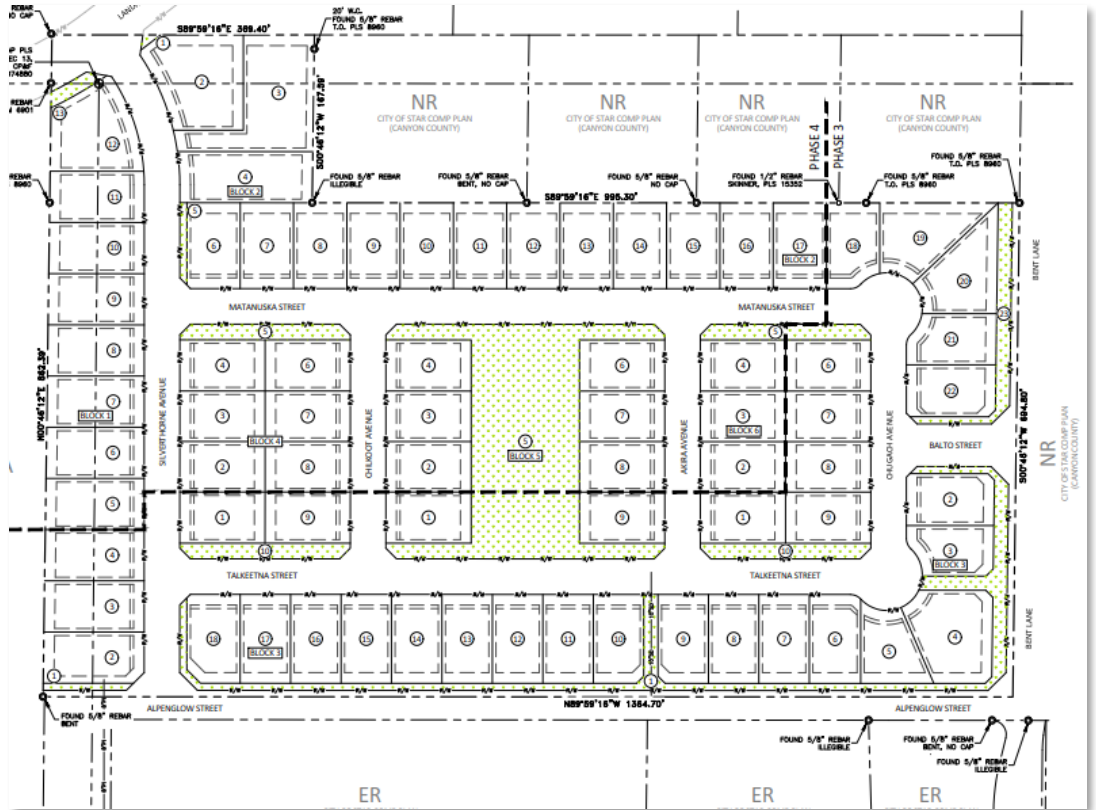
The R-3 district is consistent with adjacent development and will fit the proposed project well. Previous phases of Star River Ranch are zoned R-2 and approximately 50 acres of undeveloped property to the west is zoned mixed use with a development agreement, both in the City of Star. The Star River Meadows Subdivision is zoned R-1 in Canyon County and properties to the north are currently zoned residential and neighborhood commercial in the County. The R-3 district will provide a residential use that will be compatible with existing development while providing an appropriate transition to potential future development.



Preliminary Plat Application

The Star River Ranch North preliminary plat encompasses approximately 23.77 acres and consists of 72 single-family detached residential and 11 common open space lots, totaling 83 lots. Residential lot sizes range from approximately 7,949 square feet to 19,093 square feet with an average lot size of approximately 9,444 square feet. The gross density of the subdivision is 3.02 du/acre, which is at the low end of the R-3 zoning district target density.

Residential lots have been designed to ensure compatibility with adjacent development and lots within the previous phases of Star River Ranch while providing a smaller footprint to transition from larger lots to the mixed use and commercial zones nearby. No variances or deviations from R-3 dimensional standards are requested or needed to accommodate the community planned.



The development is planned to occur in two phases. The first phase will be comprised of 34 buildable lots, with primary access proposed via Balto Street and secondary access via Silverthorne Avenue. The second phase will be comprised of 38 buildable lots and will include completion of Silverthorne Avenue to connect with Landruff Lane.

Access and Connectivity

The primary entrance road for the subdivision will be Balto Street, a full access point connecting to Bent Lane via State Highway 44 (State Street). Balto Street leads into Chugach Avenue which forks north and south into Matanuska and Talkeetna Streets respectively. Alpenglow Street is proposed along the south boundary of the subdivision. The existing lane will be improved and is proposed to be renamed to avoid confusion with the north-south Bent Lane. Silverthorne Avenue, a north-south local road in the westerly part of the project extends to the south boundary, connecting with Alpenglow Street, and stubs to the north where a future collector roadway is planned.

The future collector, Landruff Lane has been designed to coordinate with an adjacent residential development (River Park Estates) and a recently approved rezone for Grace Assisted Living. Silverthorne Avenue will connect with Landruff Lane as depicted on the attached plat. Landruff Lane has been approved to cross through the northerly portion of the River Park Estates Subdivision (preliminary plat dated May 2021) and to the south of the Grace Assisted Living Facility (DA Inst No 2022-012506).

This development will connect existing neighborhoods and future development with the State Street transit corridor and will aid in increasing the safety and efficiency of pedestrian and vehicular traffic in the area. Local streets are proposed throughout the subdivision and will be improved to the City of Star and Canyon Highway District No 4's (CHD4) standards.

A traffic impact study (TIS) has been submitted to Canyon Highway District No 4 (CHD4) and is currently under their review.

Amenities and Open Space

Star River Ranch North includes 2.61 acres of open space or 10.98% within the currently proposed boundary. Usable qualified open space comprises 2.3 acres, or 88.12% of the 2.61 acres. Star River Ranch North proposes to incorporate a common lot from the first phase of Star River Ranch to develop a dog park and create a central point for all residents within past and future phases to enjoy. Including the common lot within Star River



Ranch No 1, the overall open space provided is 3.57 acres, or 15.02%. Qualified usable open space is approximately 3.05 acres, or 85.43% of the 3.57 acres provided.

Star River Ranch North proposes a variety of active and passive open space areas throughout the development. Proposed amenities include a large central open space area with two soccer fields shown, pathways along all roadways and through open space areas and improvements for a dog park in an existing common lot in Star River Ranch No 1. The existing common lot is going to be improved upon and utilized by this phase of Star River Ranch to facilitate a cohesive neighborhood with pedestrian connectivity and shared amenities. Pedestrian walkways are located throughout the development to allow for integration of uses, interconnectivity and

pedestrian access to all amenities and phases of Star River Ranch. The pathways also provide an active amenity for residents who can safely walk around the entire neighborhood. All common space will be owned and maintained by the homeowners' association.

Walkability

Star River Ranch North includes multiple pedestrian connections and pathways within the community to enhance walkability for residents. As illustrated, Star River Ranch offers the opportunity to connect several adjacent existing and future neighborhoods to the south and west with pedestrian walkways and will connect north to existing county residents. Pathways have been configured to connect with previous phases of the Star River Ranch Subdivision to ensure connectivity and to allow future residents access to amenities and open space provided with the first two phases. A meandering sidewalk mirroring that provided with previous phases of Star River Ranch is being provided adjacent to Bent Lane.

Services

In accord with City Code, Star River Ranch North will utilize City services upon annexation. Water is proposed to be connected at two locations in Bent Lane, will be extended throughout the subdivision and stubbed to the south, southwest and northwest corners of the property for future extension. Sanitary sewer will be extended from an existing line in Bent Lane, through the project and will be stubbed to the south for future extension. Pressurized irrigation will be provided for the subdivision and connected through the existing pump station located in Star River Ranch No 1. Exact locations will be determined during final design as we continue to coordinate with the Star Sewer and Water District.

The property is less than 1 ½ miles from Star Elementary School and is about 2 ½ miles from Star Middle School. The Boise River and various parks among other services and amenities are located in close proximity. In addition, the community will have access to open space available in the previous phases of Star River Ranch. Adjacent zoning has been approved for a future Grace Assisted Living Facility and the future land use map supports a variety of commercial and residential uses that will complement the proposed development.

Flood Hazard Development

The property is located within the AE Zone floodplain according to the existing FEMA FIRM panel 160236. In accord with City Code requirements we are including supplemental information regarding base flood elevations on our preliminary plat. We will continue to coordinate with the City and FEMA to complete any requirements associated with the floodplain development.

Irrigation Districts

The Lawrence Kennedy Canal abuts but does not cross through the northerly portion of the property. The property is currently served by the Canyon County Water Company, Ltd. We will coordinate with them to ensure their standards are being met throughout the project's duration.

As requested by the application checklist, the following information reflects the contact information for the irrigation districts associated with or adjacent to this project to the best of our knowledge:

- Canyon County Water Company, LTD. : PO Box 11, Star, Idaho 83669-0011

Conclusion

We are excited to bring Star River Ranch North to the City of Star. This community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing in this area of Star. The community design will be compatible with existing and planned development and will allow future residents to live in a beautiful area close to existing development.

Star River Ranch North complements the City’s vision for growth and will be an asset to the community. Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Stephanie Hopkins
Land Planning Manager



PRELIMINARY PLAT APPLICATION

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

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Bent Ln LLC.
 Applicant Address: 6152 West Half Moon Lane Zip: 83616
 Phone: _____ Email: _____

Owner Name: Bent Ln LLC.
 Owner Address: 6152 West Half Moon Lane Zip: 83616
 Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
 Contact: Stephanie Hopkins Firm Name: KM Engineering, LLP.
 Address: 5725 North Discovery Way Zip: 83713
 Phone: 208.639.6939 Email: shopkins@kmengllp.com

Property Information:

Subdivision Name: Star River Ranch North
 Site Location: South of State Hwy 44, west of Bent Lane
 Approved Zoning Designation of Site: R-5-DA
 Parcel Number(s): R3403500000

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-5-DA	Neighborhood Residential	Undeveloped
Proposed	R-3-DA	No change	Single-family Residential
North of site	Ag, C1 & RR in County	Estate Res. & Commercial	Residential & Undeveloped
South of site	Ag & R1 in County	Estate Residential	Residential & Undeveloped
East of site	Ag in County	Neighborhood Residential	Undeveloped
West of site	MU-DA	Neighborhood Residential	Undeveloped

SITE DATA:

Total Acreage of Site - +/- 23.8
 Breakdown of Acreage of Land in Contiguous Ownership - +/- 23.8
 Total Acreage of Site in Special Flood Hazard Area - +/- 23.8
 Dwelling Units per Gross Acre - 3.03 du/acre
 Minimum Lot Size - 7,949 square feet
 Minimum Lot Width - _____

Total Number of Lots - 83
 Residential - 72
 Commercial - 0
 Industrial - 0
 Common - 11

Total Number of Units - 72
 Single-family - 72
 Duplex - 0
 Multi-family - 0

Percent of Site and Total Acreage of Common Area - 15.02 % / 2.61 acres
 Percent of Common Space to be used for drainage - _____
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
Central open space (shown with soccer fields), micro-pathways and sidewalks adjacent to roadways,
dog park improvements in common lot from phase 1 of Star River Ranch
 Proposed Dedicated Lots & Acreage (school, parks, etc): n/a

Public Streets - _____ Private Streets - n/a
 Describe Pedestrian Walkways (location, width, material) - 5' attached sidewalks adjacent to
roadways, 5' detached pathways in central open space and mid-block
 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 - +/-23.8 acres

- 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.: 16027C0259G
 FIRM effective date(s): mm/dd/year 06.07.2019
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE
 Base Flood Elevation(s): AE 2541.0 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 Water District
 Irrigation Water- Canyon County Water Co LTD
 Sanitary Sewer- Star Sewer District
 Fire Protection - Star Fire District
 Schools - West Ada School District
 Roads - Canyon Highway District No 4

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

Areas of Critical Environmental Concern - No Floodplain - Yes- Zone AE
 Evidence of Erosion - No Fish Habitat - No
 Historical Assets - No Mature Trees - _____
 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.	
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.	
x	Narrative explaining the project. (must be signed by applicant)	
x	Legal description of the property (word.doc and pdf version with engineer's seal)	
x	Recorded warranty deed for the subject property	
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.	
approval from city	Approval of the proposed subdivision name from Ada County Surveyor's office.	
x	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
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	
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	
x	Electronic copy in pdf. format of preliminary site grading & drainage plans	
2	Phasing plan shall be included in the application if the project is to be phased.	

forthcoming	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.	
x	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
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.	
tbd	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
x	Special Flood Information – Must be included on Preliminary Plat and Application form.	
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.	
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.	
understood	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.	
understood	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.**

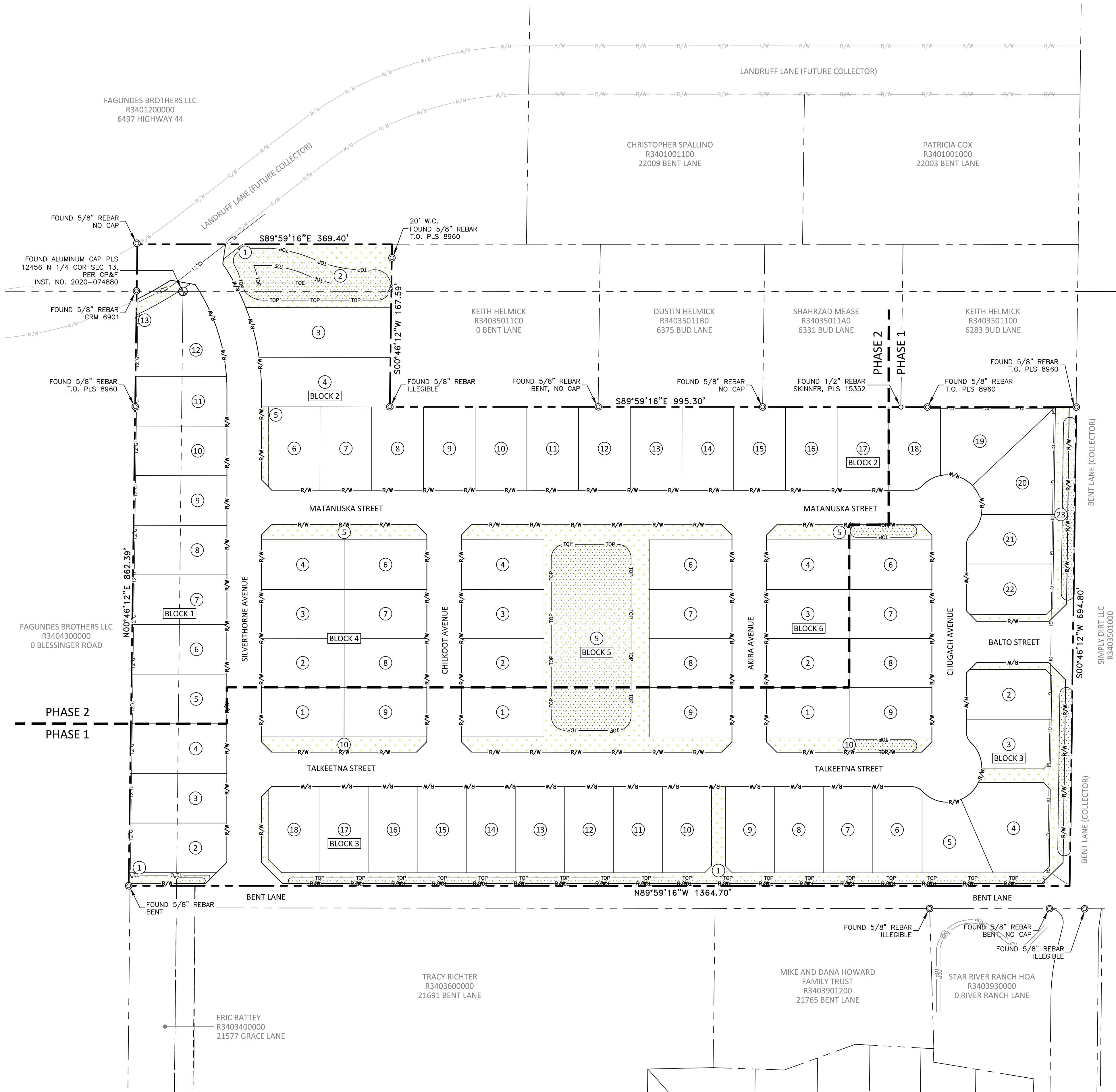
Stephanie Hopkins
Applicant/Representative Signature

4.5.2022
Date

PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO

FEBRUARY 2023



PRELIMINARY PLAT NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
4. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
5. DIRECT LOT ACCESS FROM COLLECTORS & ARTERIALS IS PROHIBITED UNLESS APPROVED BY CANYON HIGHWAY DISTRICT 4 AND THE CITY OF STAR.
6. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, 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 THEREON."
7. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, SIDEWALK AND LOT DRAINAGE OVER THE 10-FOOT ADJACENT TO ANY PUBLIC STREET. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES.
8. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 5-FOOT ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10-FOOT ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
9. LOTS 1 & 13, BLOCK 1, LOTS 1, 2, 5 & 23, BLOCK 2, LOT 1, BLOCK 3, LOTS 5 & 10, BLOCK 4, LOT 5, BLOCK 5, AND LOTS 5 & 10, BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE STAR RIVER RANCH SUBDIVISION NO. 3 HOMEOWNER'S ASSOCIATION.
10. IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE CANYON COUNTY WATER CO. LTD. COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
11. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

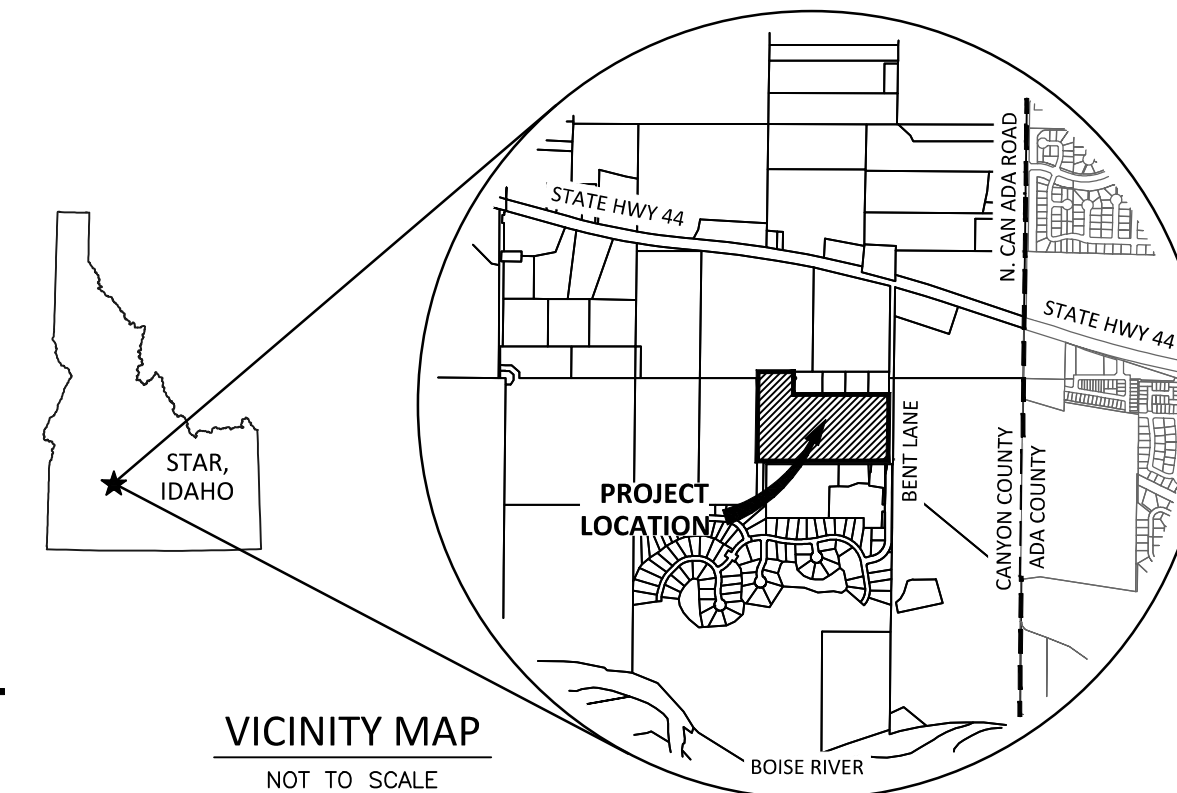
PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. 8-INCH MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER DISTRICT. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN BENT LANE. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, STAR SEWER AND WATER DISTRICT REQUIREMENTS.
5. STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO PONDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE PONDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
6. THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
7. FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO RIGHTS-OF-WAY.
8. TEMPORARY FIRE TURN AROUND TO BE PROVIDED ON LOT 12, BLOCK 1 UNTIL LANDRUFF LANE IMPROVEMENTS ARE COMPLETED.
9. EXISTING FENCE, DRY UTILITIES, POWER POLES, AND IRRIGATION FACILITIES ALONG WEST BENT LANE AND NORTH ALPENGLOW STREET TO BE REMOVED AND/OR RELOCATED DURING CONSTRUCTION. DOWNSTREAM IRRIGATION SHARES WILL BE MAINTAINED WITH THE PROPOSED IMPROVEMENTS.

LEGEND

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - EASEMENT LINE
- COMMON AREA

- R.M. REFERENCE MONUMENT
- FOUND 5/8" REBAR, AS NOTED
- FOUND 1/2" REBAR, AS NOTED
- ⊕ FOUND BRASS CAP, NORTHEAST CORNER SECTION 12



PRELIMINARY PLAT DATA

SITE DATA	
PARCEL NUMBER(S):	R3403500000
CURRENT ZONING:	R-5-DA (RESIDENTIAL WITH A DA)
REQUESTED ZONING:	R-5 (RESIDENTIAL)
FLOOD ZONE:	ZONE AE (SPECIAL FLOOD HAZARD AREA)
PROJECT AREA:	±23.77 ACRES
DEVELOPABLE LOTS:	±15.13 ACRES
COMMON AREA(LANDSCAPE):	±3.30 ACRES
RIGHT-OF-WAY DEDICATION:	±5.34 ACRES
MAXIMUM LOT SIZE:	14,342 SF
MINIMUM LOT SIZE:	7,949 SF
AVERAGE LOT SIZE:	9,280 SF
NUMBER OF LOTS	
DEVELOPABLE LOTS:	71
COMMON AREA (LANDSCAPE):	12
TOTAL NUMBER OF LOTS:	83
TOTAL NUMBER OF DEVELOPABLE LOTS: 71	
COMMON AREA PROVIDED: 3.30 ACRES (±17.90%)	
SEE PPL5.0 FOR OPEN SPACE CALCULATIONS	
DENSITY REQUIREMENTS	
R-5 (SINGLE FAMILY RESIDENTIAL)	5 UNITS PER ACRE MAXIMUM
PROPOSED DENSITY:	
R-5 SINGLE FAMILY RESIDENTIAL:	±23.77 ACRES (GROSS) 2.99 U.P.A
BUILDING HEIGHT & LOT AREA REGULATIONS	
MAXIMUM HEIGHT:	R-5 35'
FRONT YARD SETBACK:	15' TO LIVING AREA/SIDE LOAD GARAGE 20' TO GARAGE FACE
REAR YARD SETBACK:	15'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	20'
UTILITIES	
CENTRAL WATER:	STAR SEWER AND WATER DISTRICT
CENTRAL SEWER:	STAR SEWER AND WATER DISTRICT
IRRIGATION:	CANYON COUNTY WATER CO. LTD.
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
FIRE PROTECTION:	CITY OF STAR FIRE DEPARTMENT
POLICE PROTECTION:	CITY OF STAR POLICE DEPARTMENT
PARKS AND OPEN SPACE:	STAR RIVER RANCH SUB. NO. 3 SUBDIVISION HOMEOWNER'S ASSOCIATION
SCHOOLS:	WEST ADA SCHOOL DISTRICT
SOLID WASTE COLLECTION:	REPUBLIC SERVICES

PROJECT TEAM

PROPERTY OWNER	
NAME:	BENT LN, LLC.
ADDRESS:	6152 W. HALF MOON LANE
CITY/STATE/ZIP:	EAGLE, IDAHO 83616
ENGINEERING	
NAME:	KM ENGINEERING, LLP.
CONTACT:	KEVIN MCCARTHY, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kevin@kmengllp.com

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET PP.1.0	PRELIMINARY PLAT - COVER SHEET
SHEET PP.2.0	PRELIMINARY PLAT - EXISTING CONDITIONS
SHEET PP.3.0	PRELIMINARY PLAT - LOT DIMENSIONS
SHEET PP.4.0	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PP.4.1	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PPL.1.0-5.0	PRELIMINARY PLAT - LANDSCAPE, FENCE, OPEN SPACE

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

STAR RIVER RANCH NORTH SUB STAR, IDAHO PRELIMINARY PLAT

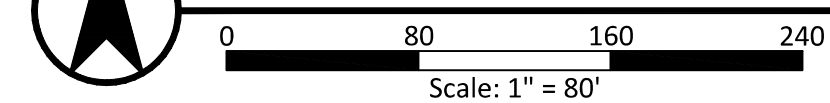
REVISIONS

NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23

DATE: FEBRUARY 2023
PROJECT: 21-162

SHEET NO. PP.1.0

PRELIMINARY PLAT - COVER SHEET



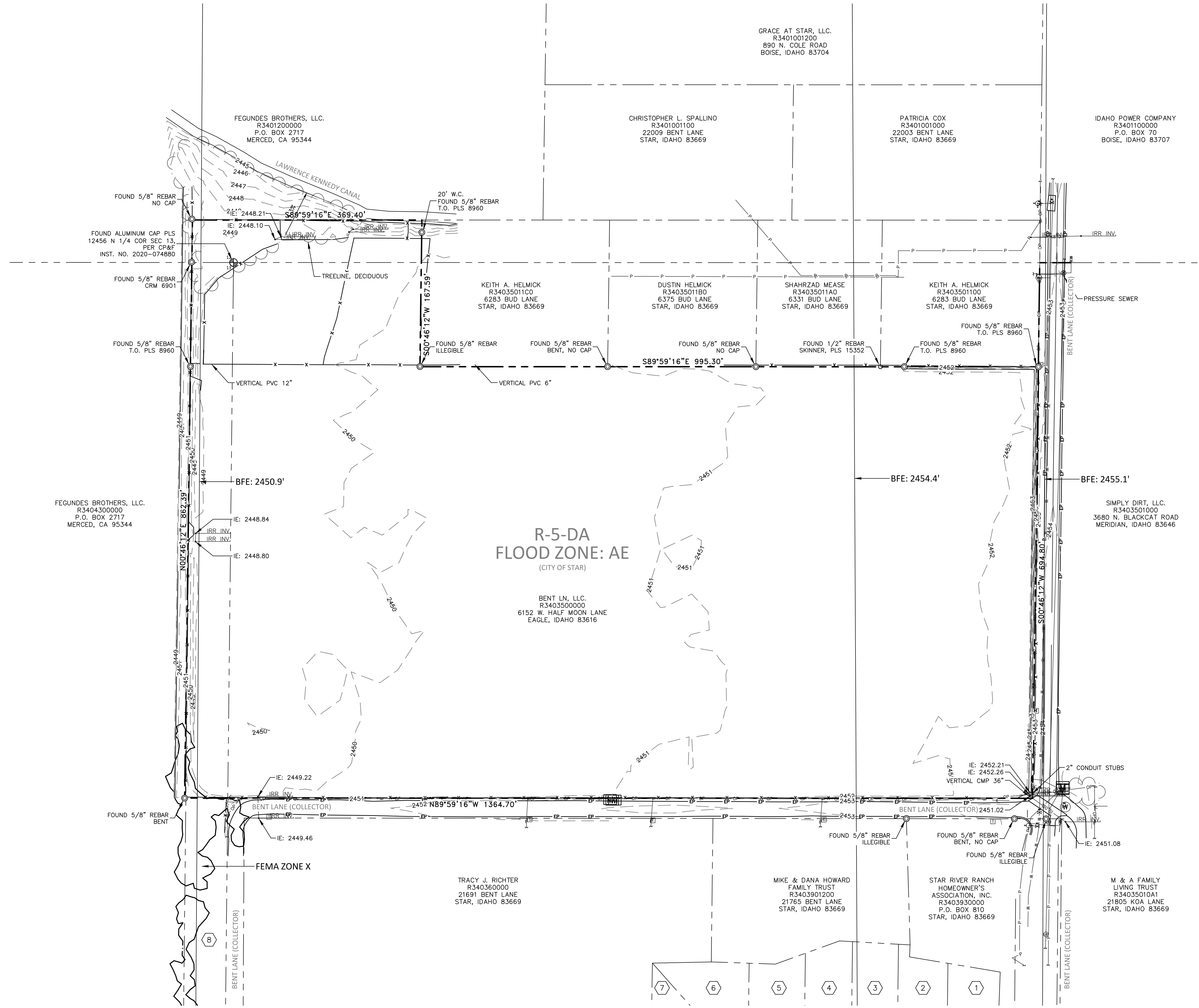
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BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
FEBRUARY 2023

#	PARCEL NO.	PRIMARY OWNER	MAILING ADDRESS	CITY/STATE/ZIP
1	R3403711300	WPG STAR MEADOWS, LLC.	27271 LAS RAMBLAS	MISSION VIEJO, CA 92691
2	R3403711200	WPG STAR MEADOWS, LLC.	27271 LAS RAMBLAS	MISSION VIEJO, CA 92691
3	R3403711100	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
4	R3403711000	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
5	R3403710900	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
6	R3403710800	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
7	R3403710700	HALLMARK ENTERPRISES INC.	1895 N. LAKES PLACE	MERIDIAN, ID 83646
8	R3403400000	ERIC C. BATTEY	2420 MUNGER ROAD	STAR, ID 83669

LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	WATER LINE (SIZE AS NOTED)
	SANITARY SEWER LINE
	GRAVITY IRRIGATION LINE
	OVERHEAD POWER LINE
	GAS LINE
	EDGE OF PAVEMENT
	EDGE OF DIRT
	REFERENCE MONUMENT
	FOUND 5/8" REBAR AS NOTED
	FOUND 1/2" REBAR AS NOTED
	FOUND BRASS CAP, NORTHEAST CORNER SECTION 12
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	POWER POLE



FEGUNDES BROTHERS, LLC.
R3404300000
P.O. BOX 2717
MERCED, CA 95344

FEGUNDES BROTHERS, LLC.
R3401200000
P.O. BOX 2717
MERCED, CA 95344

CHRISTOPHER L. SPALLINO
R3401001100
22009 BENT LANE
STAR, IDAHO 83669

GRACE AT STAR, LLC.
R3401001200
890 N. COLE ROAD
BOISE, IDAHO 83704

PATRICIA COX
R3401001000
22003 BENT LANE
STAR, IDAHO 83669

IDAHO POWER COMPANY
R3401100000
P.O. BOX 70
BOISE, IDAHO 83707

KEITH A. HELMICK
R3403501100
6283 BUD LANE
STAR, IDAHO 83669

DUSTIN HELMICK
R3403501100
6375 BUD LANE
STAR, IDAHO 83669

SHAHRAZAD MEASE
R3403501100
6331 BUD LANE
STAR, IDAHO 83669

KEITH A. HELMICK
R3403501100
6283 BUD LANE
STAR, IDAHO 83669

**R-5-DA
FLOOD ZONE: AE**
(CITY OF STAR)

BENT LN, LLC.
R3403500000
6152 W. HALF MOON LANE
EAGLE, IDAHO 83616

SIMPLY DIRT, LLC.
R3403501000
3690 N. BLACKCAT ROAD
MERIDIAN, IDAHO 83646

TRACY J. RICHTER
R340360000
21691 BENT LANE
STAR, IDAHO 83669

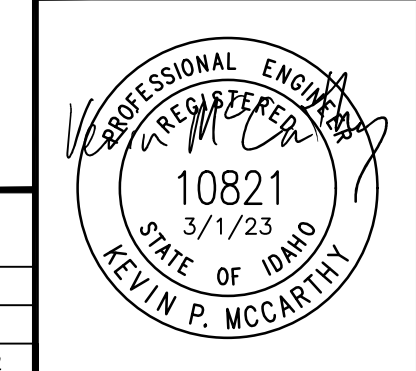
MIKE & DANA HOWARD
FAMILY TRUST
R3403901200
21765 BENT LANE
STAR, IDAHO 83669

STAR RIVER RANCH
HOMEOWNER'S
ASSOCIATION, INC.
R3403930000
P.O. BOX 810
STAR, IDAHO 83669

M & A FAMILY
LIVING TRUST
R34035010A1
21805 KOA LANE
STAR, IDAHO 83669

PRELIMINARY PLAT - EXISTING CONDITIONS
Scale: 1" = 80'

**STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT**



REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23

DATE: FEBRUARY 2023
PROJECT: 21-162
SHEET NO.
PP2.0

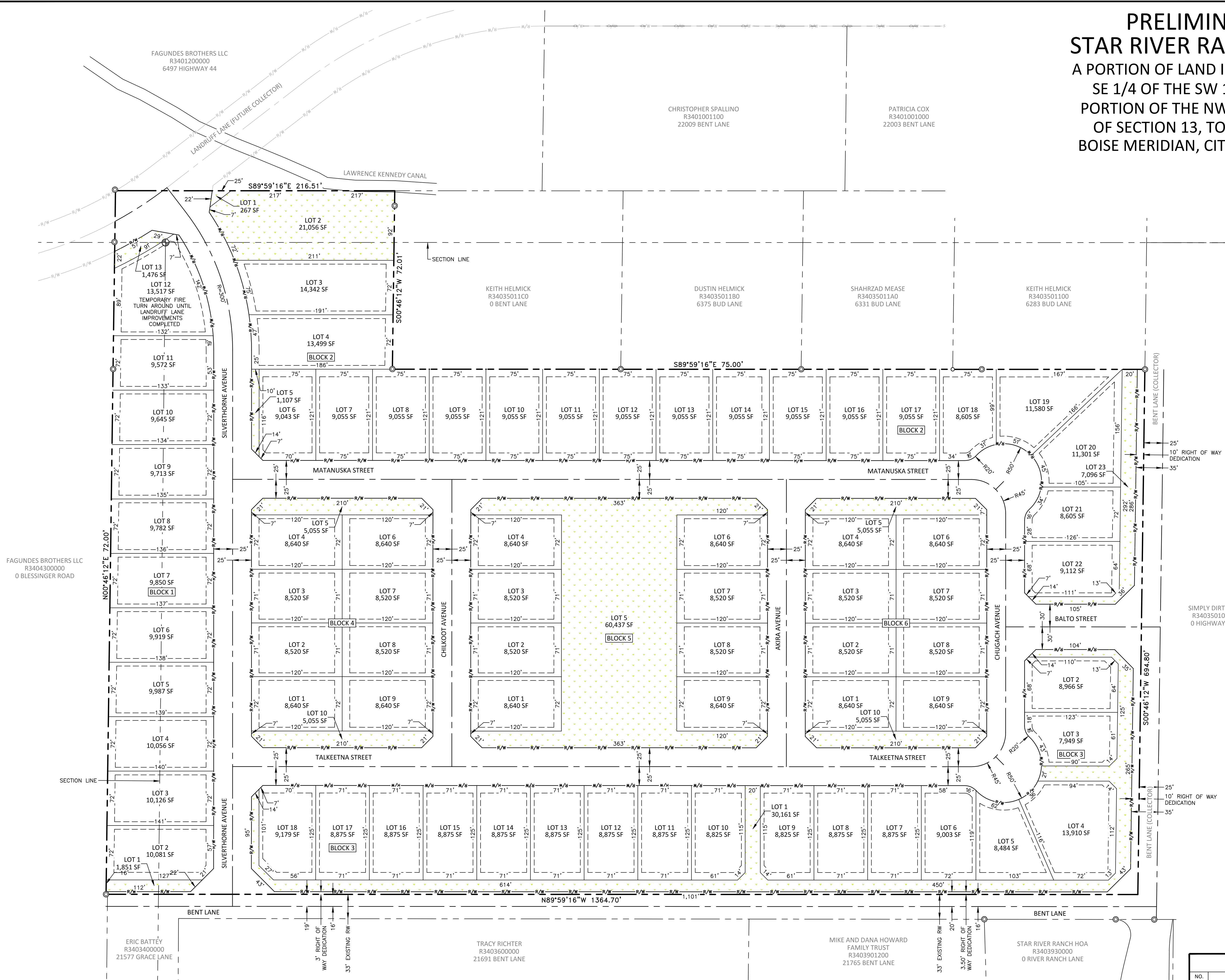
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PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
FEBRUARY 2023

LEGEND

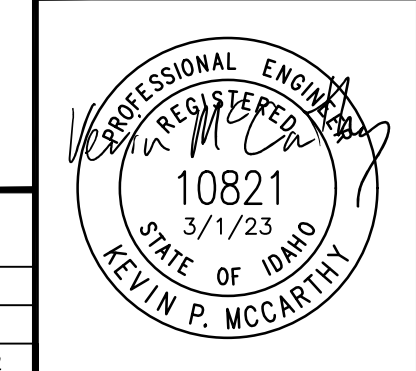
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- COMMON AREA
- REFERENCE MONUMENT
- FOUND 5/8" REBAR (SEE SHEET PP2.0)
- FOUND 1/2" REBAR (SEE SHEET PP2.0)
- FOUND BRASS CAP, NORTHEAST CORNER SECTION 12 (SEE SHEET PP2.0)



PRELIMINARY PLAT - LOT DIMENSIONS

Scale: 1" = 60'

STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT



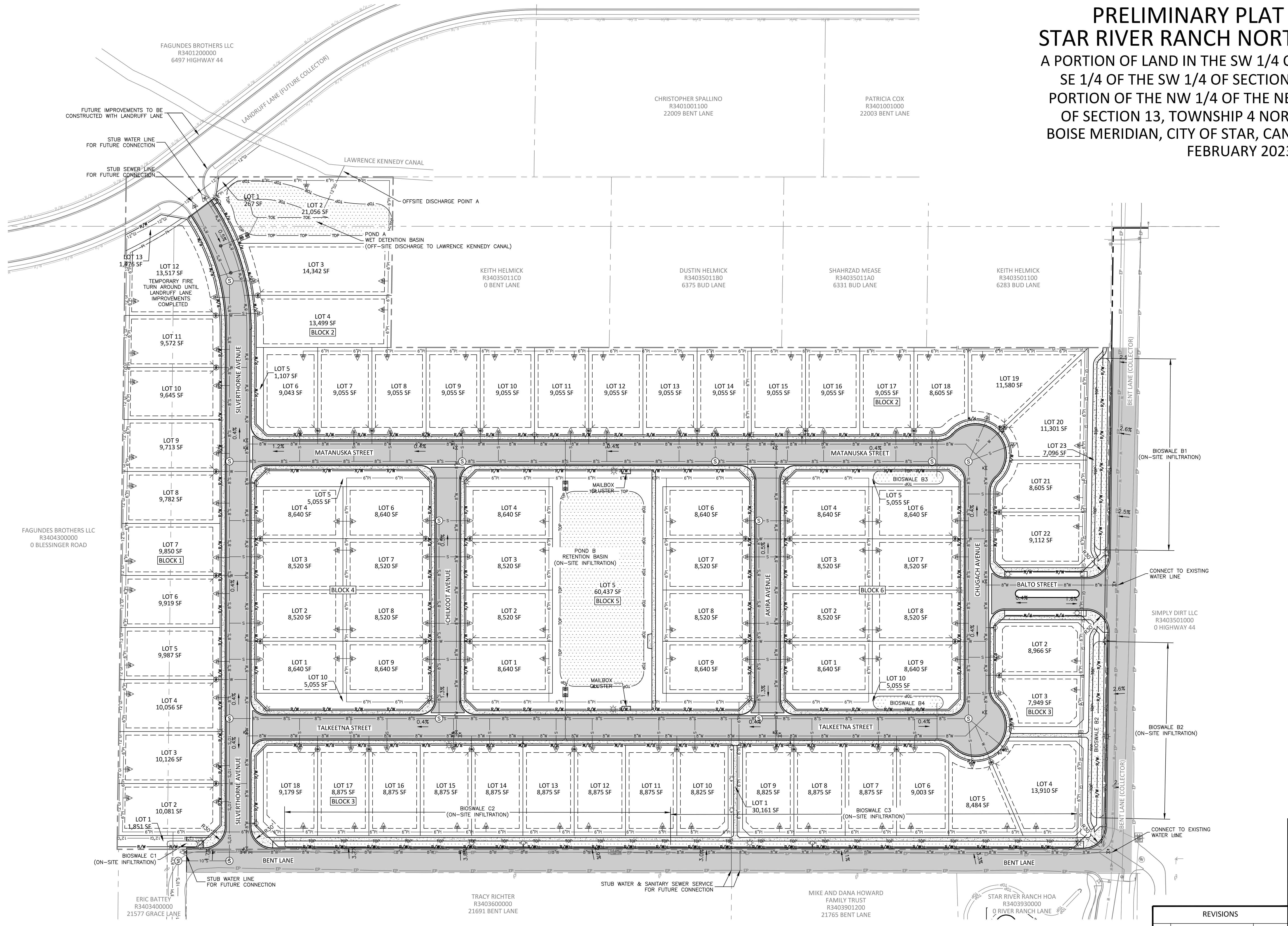
REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23

DATE: FEBRUARY 2023
PROJECT: 21-162
SHEET NO.
PP3.0

P:\31-REV\CAD\PLAT\PRELIMINARY\31-162 LOT DIMENSIONS.DWG, REF E:\DESIGN\31\2023\ CANYON\PP35 (BW)\PC3_2408 (1).DWG

PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
FEBRUARY 2023



* SEE SHEET PP4.1 FOR STREET SECTIONS & LEGEND

STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT

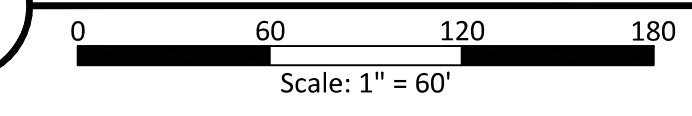


REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23

DATE: FEBRUARY 2023
PROJECT: 21-162
SHEET NO.
PP4.0

PRELIMINARY PLAT - PRELIMINARY ENGINEERING

MATCH LINE - SEE SHEET PP4.1



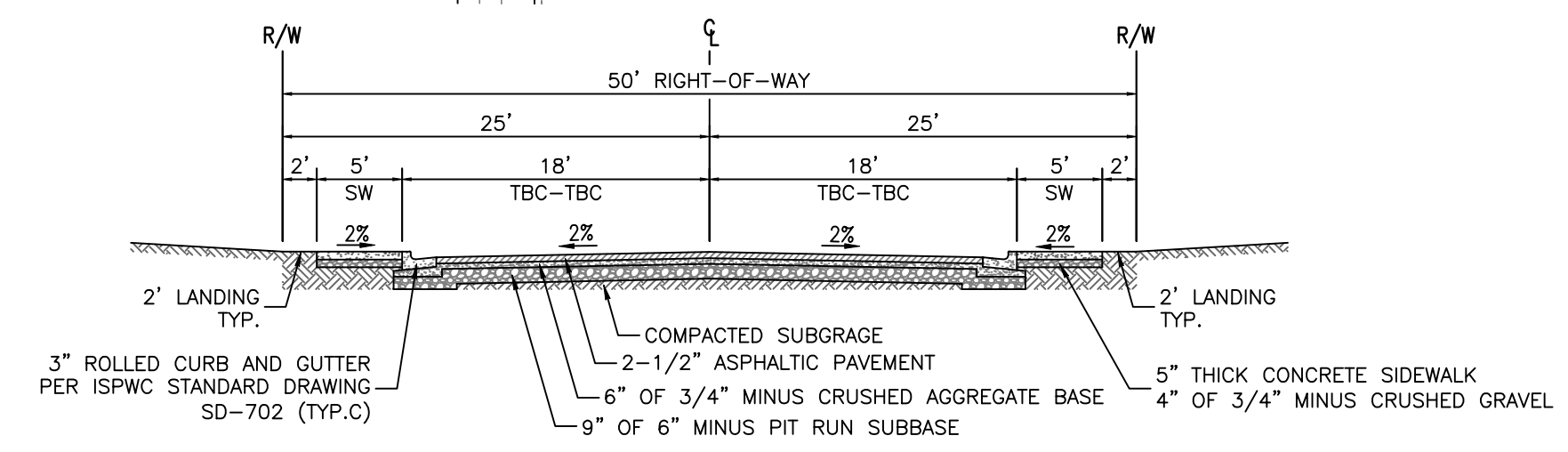
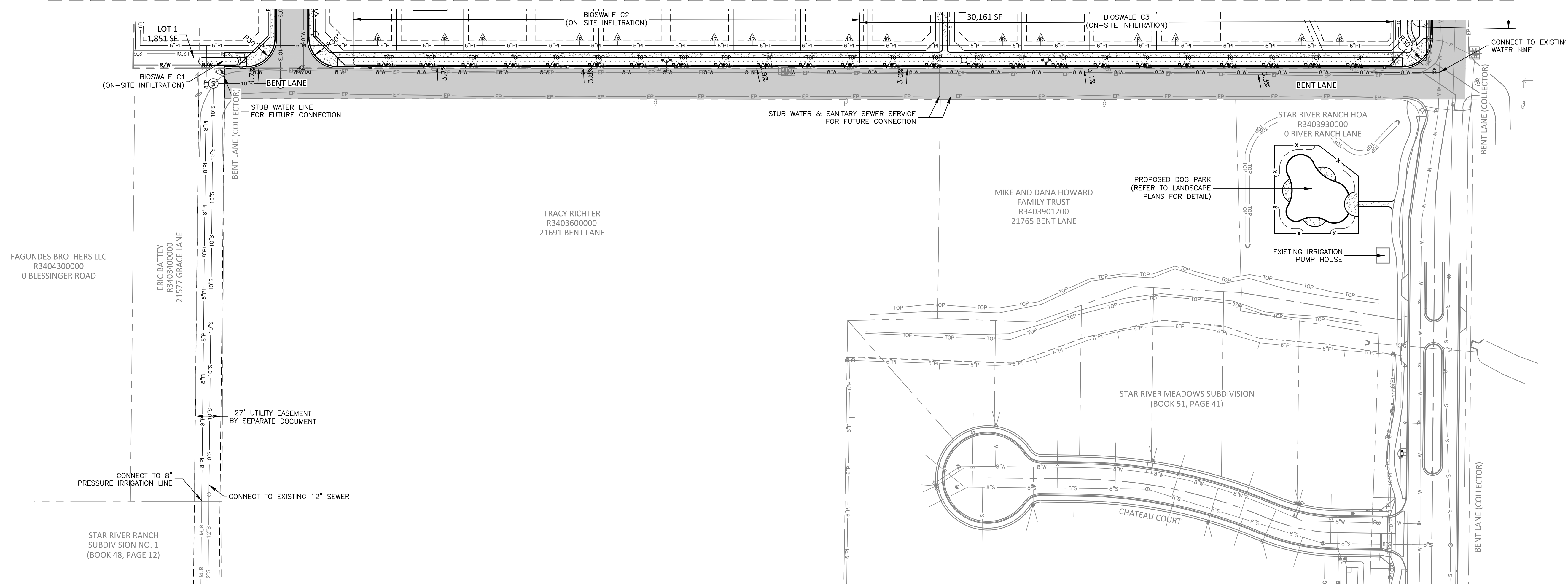
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PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

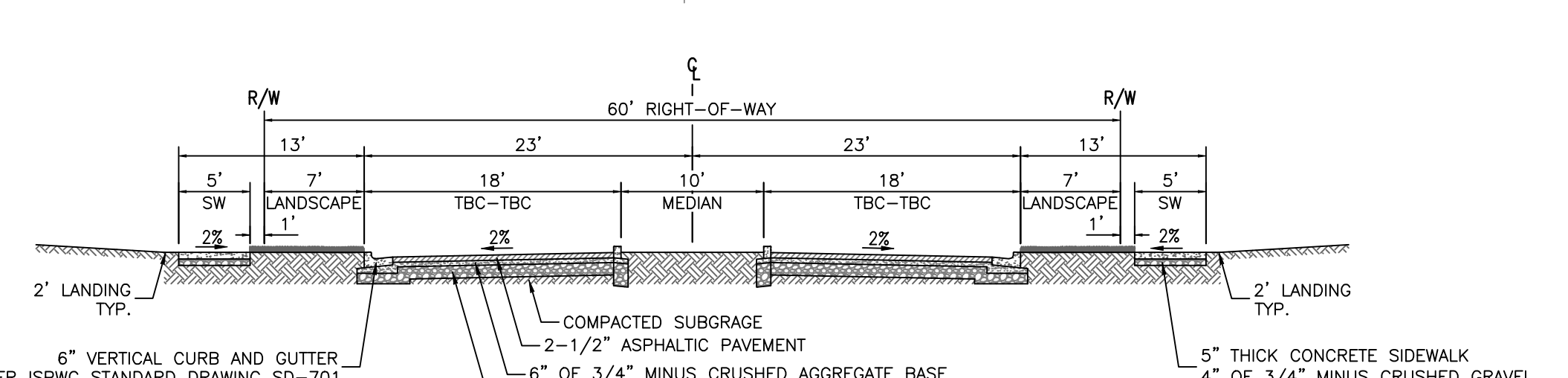
A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO

FEBRUARY 2023

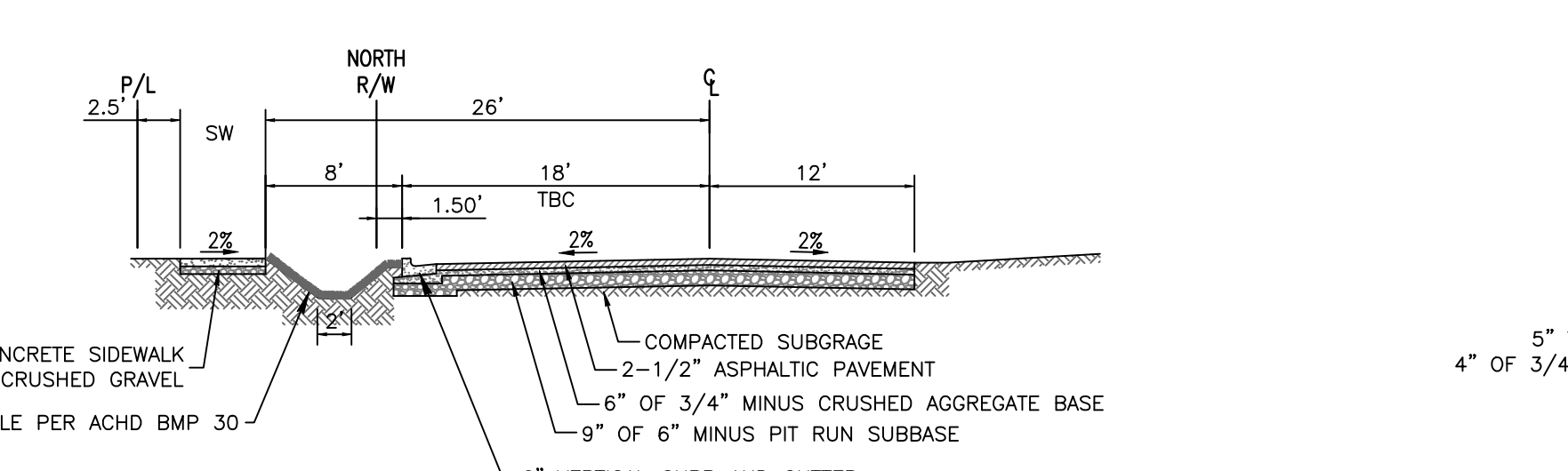
MATCH LINE - SEE SHEET PP4.0



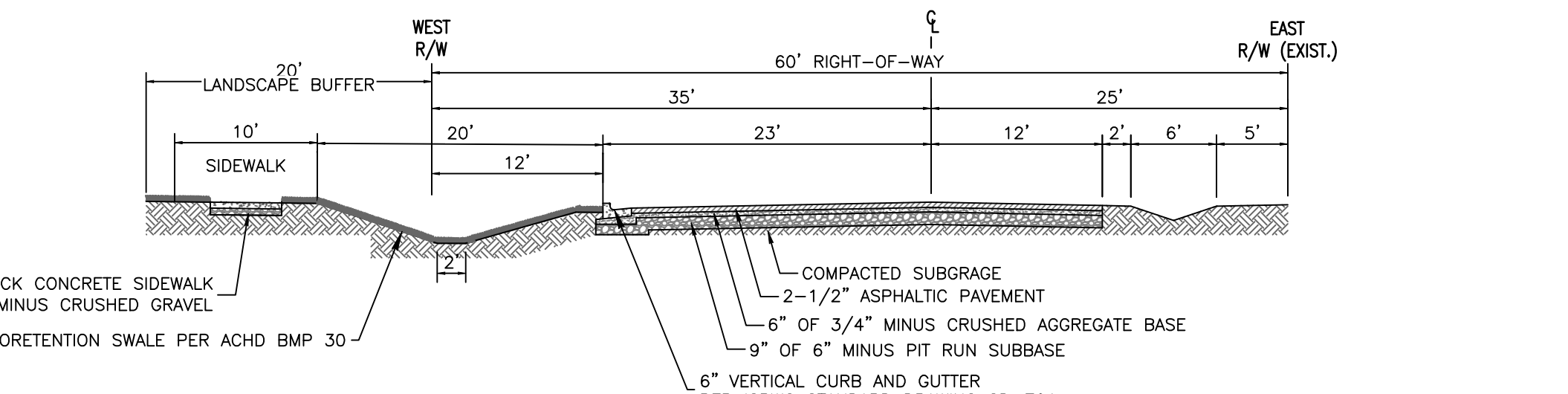
TYPICAL LOCAL STREET
CHUGACH AVENUE, AKIRA AVENUE, CHILKOOT AVENUE,
SILVERTHORNE AVENUE, MATANUSKA STREET, TALKETNA STREET
NTS



TYPICAL LOCAL STREET
BALTO STREET
NTS



TYPICAL LOCAL STREET
ALPENGLow STREET
NTS



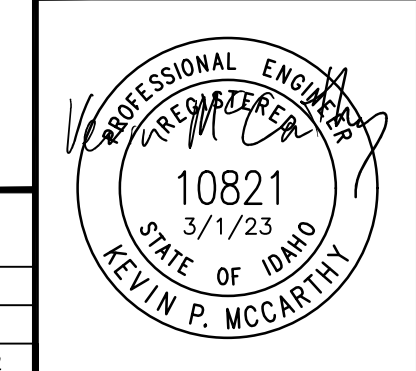
TYPICAL LOCAL COLLECTOR
BENT LANE
NTS

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- R/W --- R/W RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SANITARY SEWER LINE
- WATER LINE
- SD --- STORM DRAIN LINE
- G --- GRAVITY IRRIGATION LINE
- PI --- PRESSURE IRRIGATION LINE
- EG --- EDGE OF GRAVEL
- ED --- EDGE OF DIRT
- EP --- EDGE OF PAVEMENT
- OP --- OVERHEAD POWER
- G --- GAS LINE
- W --- SINGLE WATER SERVICE
- W --- DOUBLE WATER SERVICE
- ⊙ SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ STORM DRAIN INLET
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ IRRIGATION BOX
- ⊕ LIGHT POLE
- COMMON AREA
- ASPHALT ROADWAY
- RETENTION/DETENTION BASIN PER PLAN

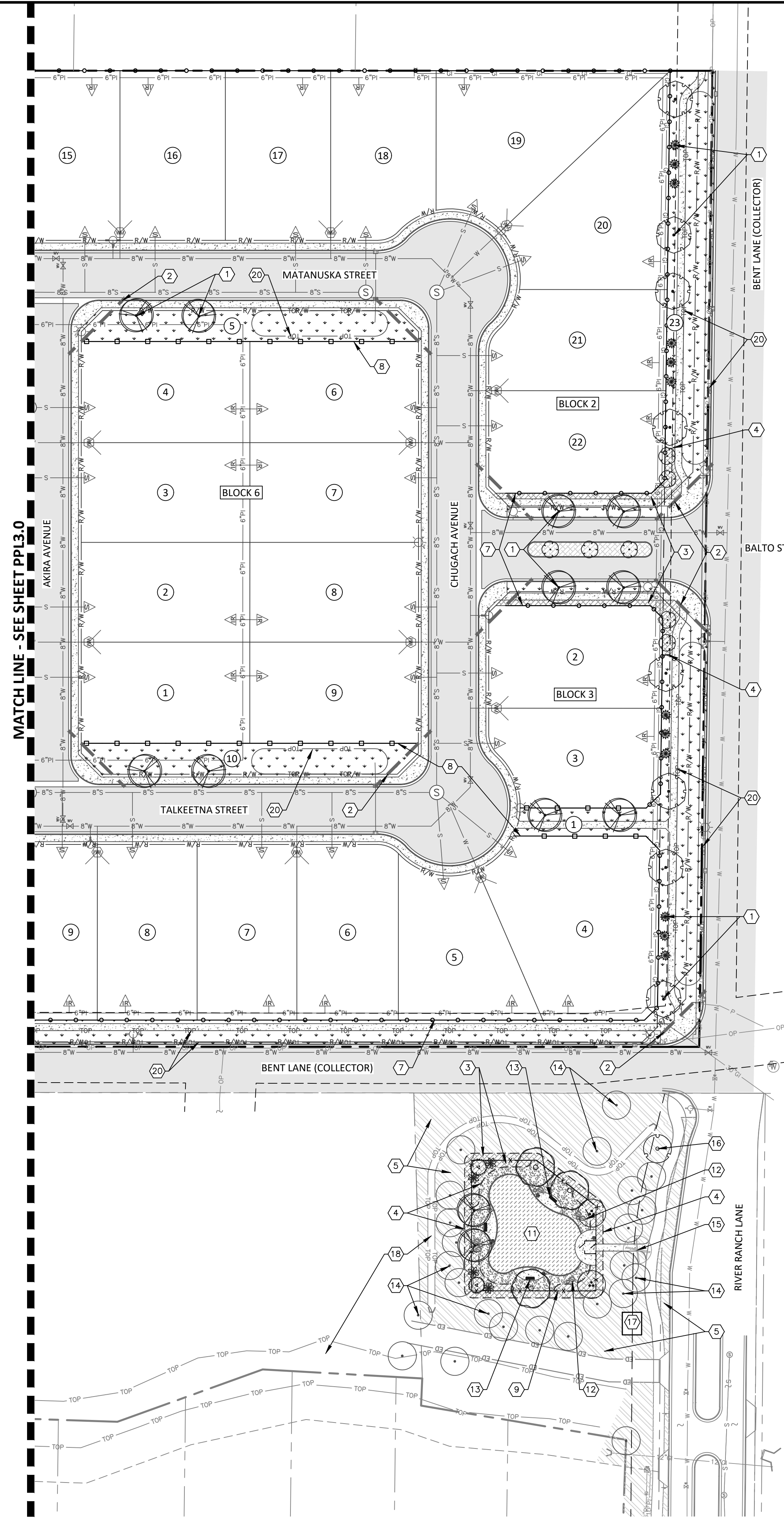
PRELIMINARY PLAT - PRELIMINARY ENGINEERING
Scale: 1" = 60'

STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT



REVISIONS		
NO.	ITEM	DATE
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1	ZONING REQUEST CHANGE	5/26/22
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3	CHD4, CITY COMMENT REVISIONS	3/1/23

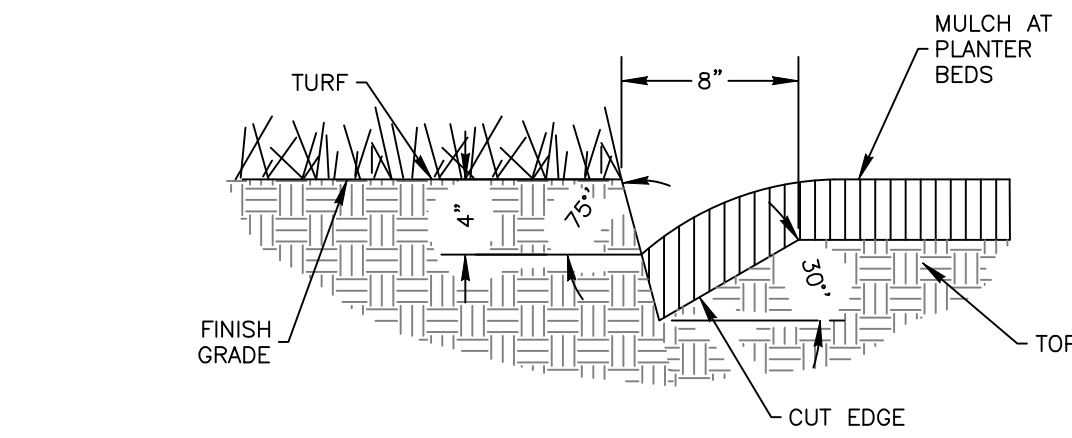
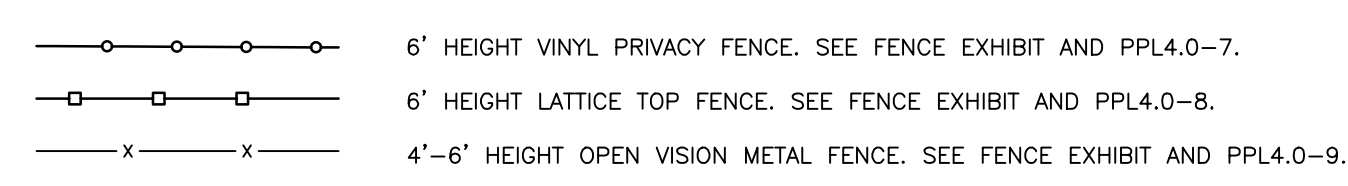
DATE: FEBRUARY 2023
PROJECT: 21-162
SHEET NO.
PP4.1



PLANT SCHEDULE

EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
EXISTING TREES TO BE RELOCATED PRESERVE AND PROTECT UNTIL RELOCATED SEE KEY NOTE 15		EXISTING	VARIES		1
EXISTING TREES TO REMAIN PRESERVE AND PROTECT SEE KEY NOTE 14		EXISTING	VARIES		24
RELOCATED EXISTING TREES PRESERVE AND PROTECT AFTER RELOCATION SEE KEY NOTE 16		EXISTING	VARIES		1
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE		2" CAL. B&B	35'X30'	CLASS II	20
CERCIS CANADENSIS EASTERN REDBUD		2" CAL. B&B	30'X25'	CLASS I	2
GLEDTISIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST		2" CAL. B&B	35'X30'	CLASS II	22
MALLUS 'SPRING SNOW' SPRING SNOW CRABAPPLE		2" CAL. B&B	25'X20'	CLASS I	2
PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR		2" CAL. B&B	35'X15'	CLASS II	7
TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN		2" CAL. B&B	45'X35'	CLASS II	8
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR		6"-8" B&B	15'X8'	EVERGREEN	13
PICEA GLAUCA PENDULA WEeping WHITE SPRUCE		6"-8" B&B	25'X8'	EVERGREEN	4
PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE		6"-8" B&B	35'X15'	EVERGREEN	6
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE		6"-8" B&B	25'X15'	EVERGREEN	2
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY		
TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE		SOD	142,952 SF		
OTHER	BOTANICAL / COMMON NAME	CONT	QTY		
EXISTING LANDSCAPE TO REMAIN SEE KEY NOTES		NONE	131,001		
SHRUBS AND PERENNIALS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB		2 GAL.	3'X3'		2
JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER		2 GAL.	1'X6'		2
JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER		6"-8" B&B	12'X3'		2
PHYSCOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK		2 GAL.	5'X5'		2
RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN		2 GAL.	6'X3'		2
ROSA X 'NOARE' FLOWER CARPET RED GROUNDCOVER ROSE		2 GAL.	3'X3'		2
SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA		2 GAL.	3'X3'		2
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
ECHINACEA PURPUREA PURPLE CONEFLOWER		1 GAL.	5'X2'		1
HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY		1 GAL.	1'X2'		1
NEPETA X FASSENII 'JUNIOR WALKER' JUNIOR WALKER CATMINT		1 GAL.	1.5' X 4'		1
RUDBECKIA FULGIDA 'GOLDSTRUM' CONEFLOWER		1 GAL.	2'X2'		1
SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE		1 GAL.	2'X2'		1
ZALUSCHNERIA GARRETTII 'ORANGE CARPET' HUMMINGBIRD TRUMPET		1 GAL.	.5'X2'		1
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS		1 GAL.	4'X2'		1
HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS		1 GAL.	3'X3'		1
MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS		1 GAL.	5'X4'		1
PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS		1 GAL.	4'X2'		1

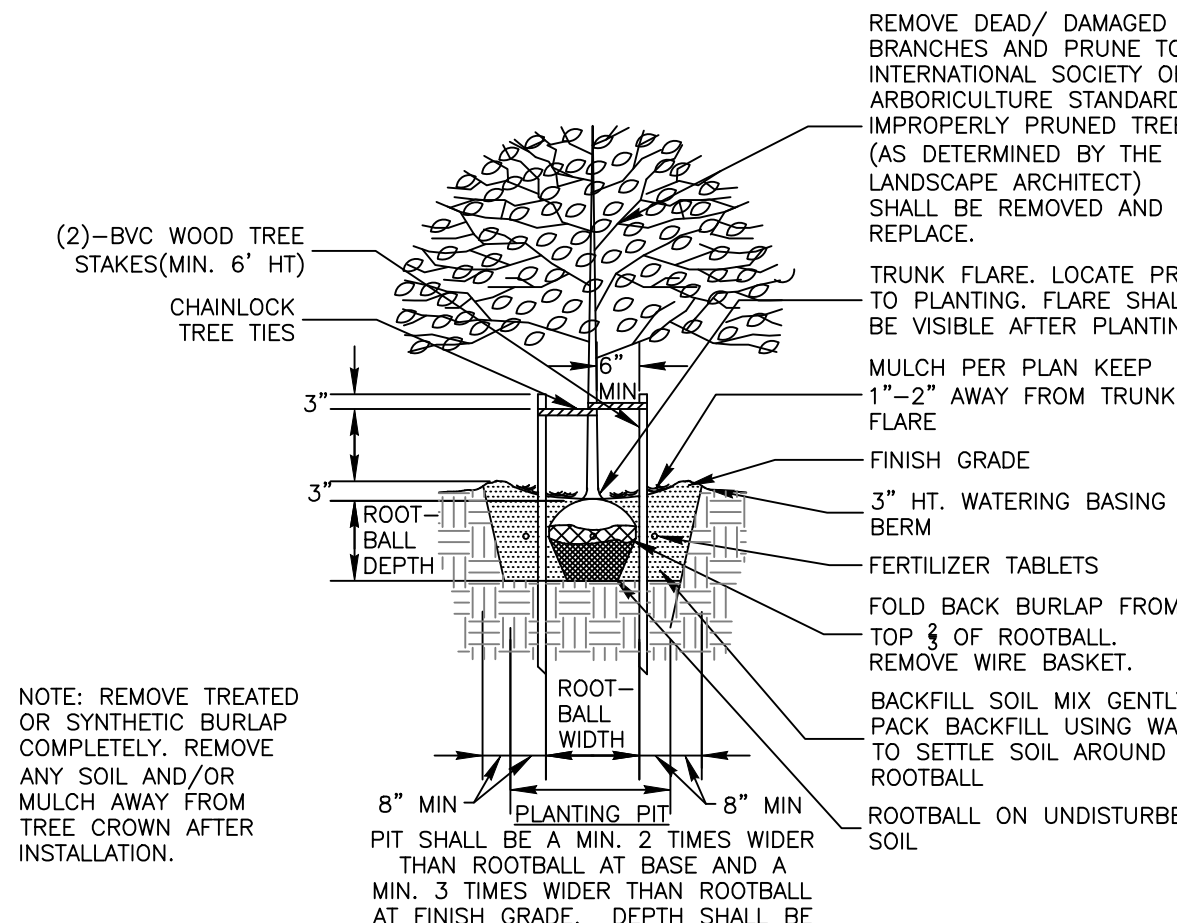
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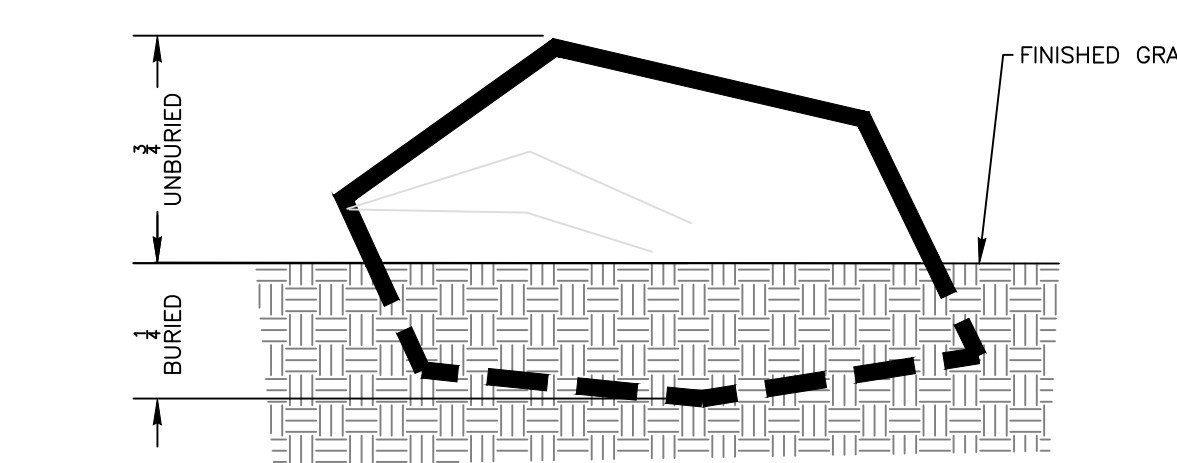
1 SHOVEL CUT EDGE
NTS

KEY NOTES (TYPICAL) #

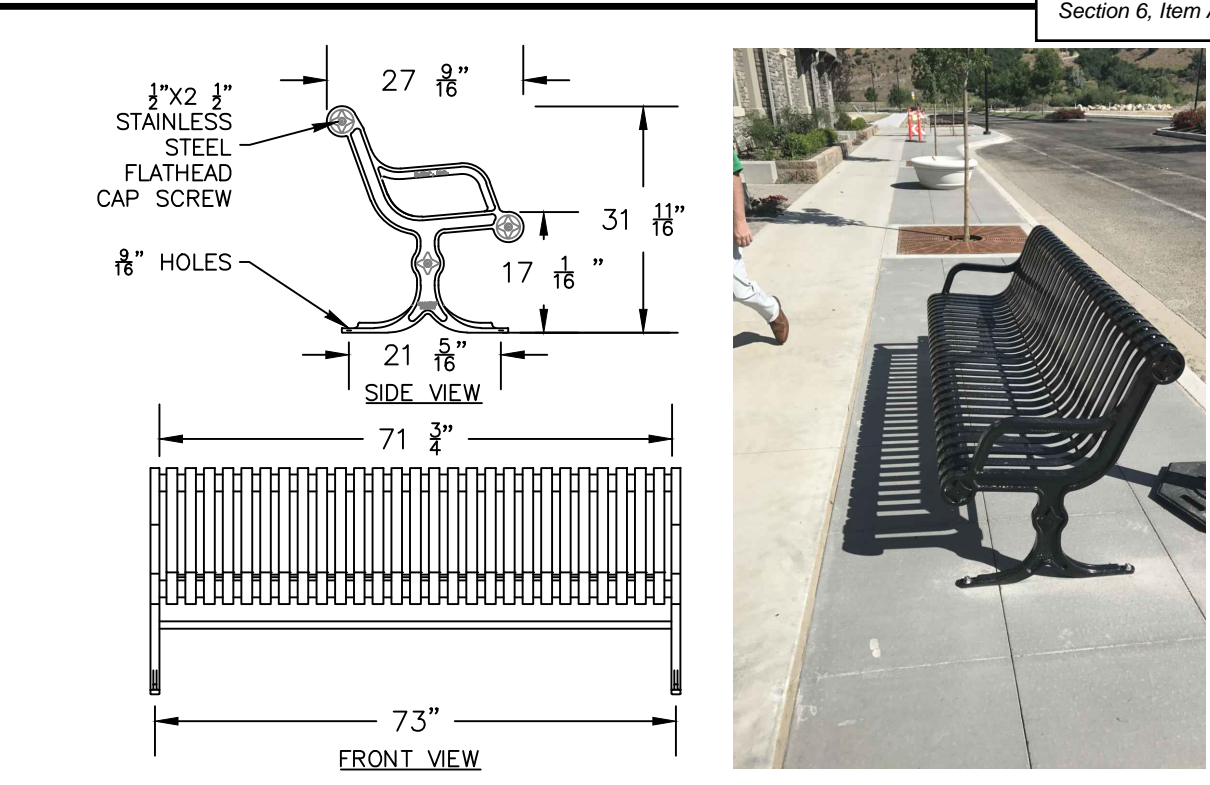
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL2.0-1.
- EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
- BACKLESS BENCH. SEE PPL2.0-5.
- 6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-7.
- 6' HEIGHT LATTICE TOP FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-8.
- 4'-6" HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-9.
- SCHEMATIC SOCCER FIELDS AMENITY. (2) U6-U8 FIELDS CURRENTLY SHOWN. LAYOUT IS SUBJECT TO CHANGE.
- SCHEMATIC DOG PARK. SEE PPL2.0-6 FOR REFERENCE PHOTOS. DESIGN TO BE FINALIZED AND APPROVED AS PART OF THE PERMIT SET.
- LANDSCAPE ACCENT BOULDERS. SIZE VARIES. EQUALLY DISTRIBUTE SIZES. 1/3 (4'X5') 1/3 (3'X4') 1/3 (2'X3'). BOULDERS SHALL BE OBTAINED FROM OWNER DESIGNATED SOURCE. SEE PPL2.0-3.
- BENCH SEATING. SEE PPL2.0-4.
- EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES AND PLANT SCHEDULE.
- EXISTING TREE TO BE RELOCATED. PRESERVE AND PROTECT UNTIL RELOCATED. SEE PLANT SCHEDULE AND KEY NOTE #16.
- RELOCATED EXISTING TREE. PRESERVE AND PROTECT AFTER RELOCATION. SEE PLANT SCHEDULE AND KEY NOTE #15.
- EXISTING BUILDING TO REMAIN. PRESERVE AND PROTECT.
- EXISTING IRRIGATION DITCH TO REMAIN. PRESERVE AND PROTECT.
- MAIL KIOSK. DESIGN TO BE FINALIZED AND APPROVED AS PART OF THE PERMIT SET.
- BIORETENTION SWALE. SEE CIVIL PLANS.
- DRAINAGE POND. SEE CIVIL PLANS.



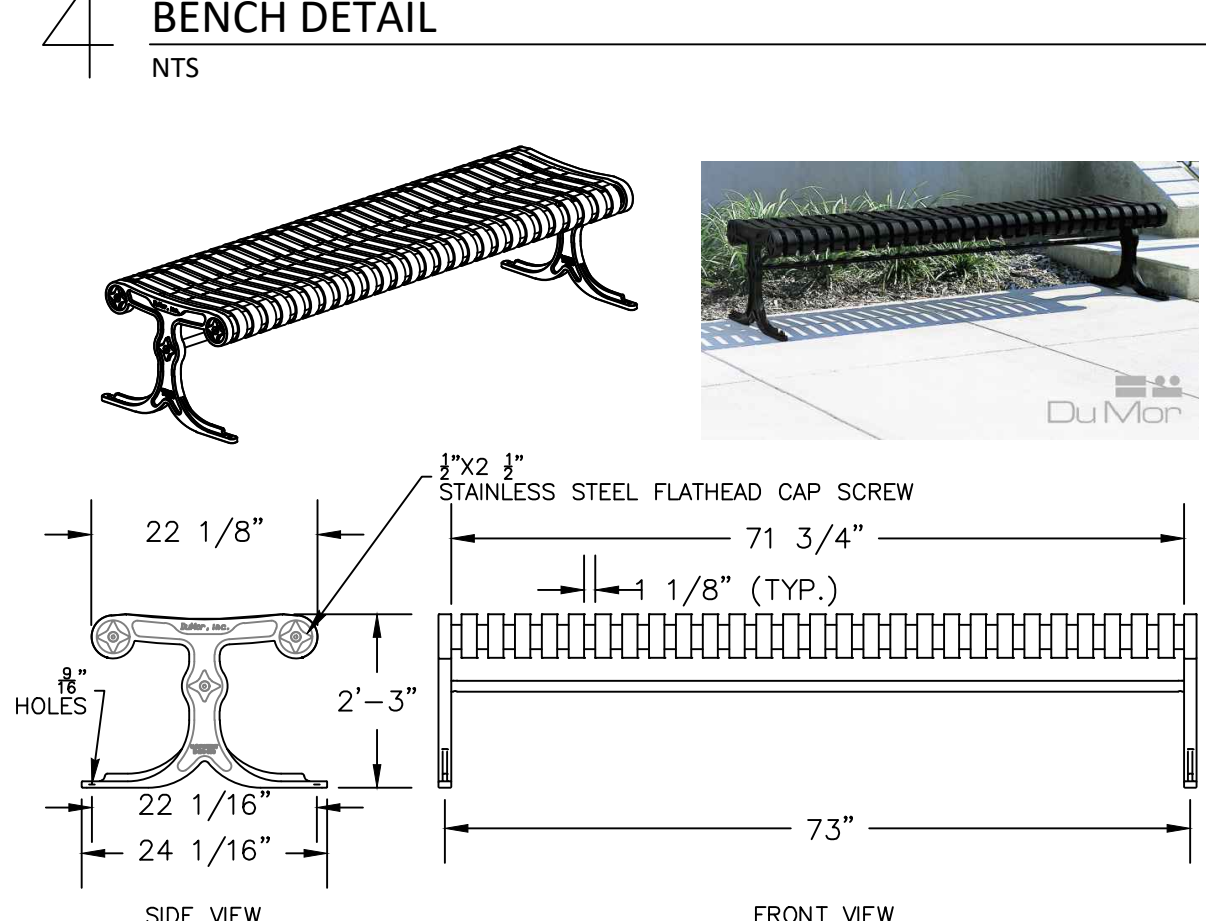
2 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



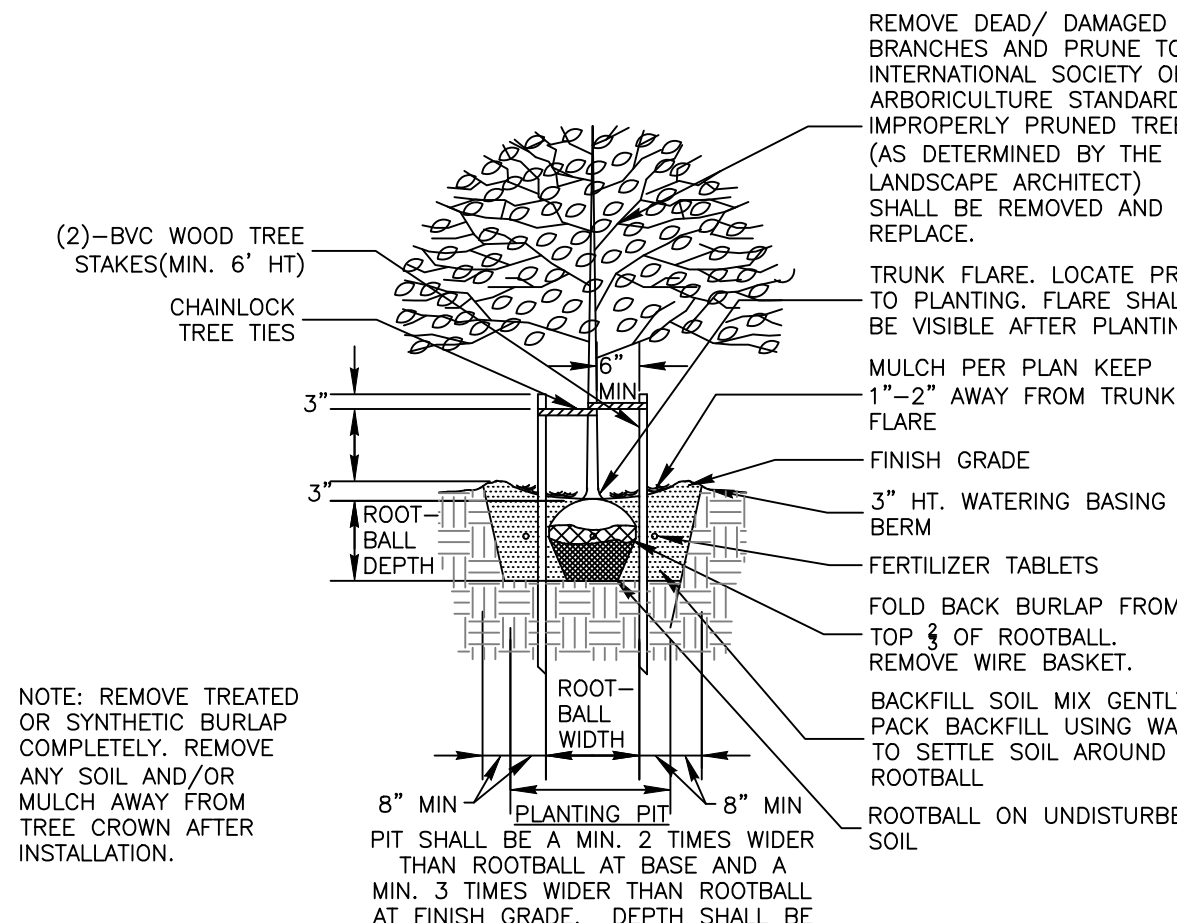
3 BOULDER INSTALLATION DETAIL
NTS



4 BENCH DETAIL
NTS



5 BACKLESS BENCH DETAIL
NTS



6 DOG PARK
NTS



6 DOG PARK
NTS

STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

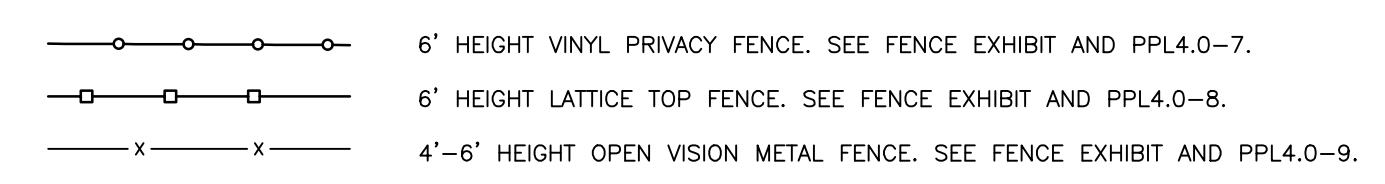
DATE: FEBRUARY 2023
PROJECT: 21-162
SHEET NO. PPL2.0



PLANT SCHEDULE

EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	EXISTING TREES TO BE RELOCATED PRESERVE AND PROTECT UNTIL RELOCATED SEE KEY NOTE 15	EXISTING	VARIES		1
	EXISTING TREES TO REMAIN PRESERVE AND PROTECT SEE KEY NOTE 14	EXISTING	VARIES		24
	RELOCATED EXISTING TREES PRESERVE AND PROTECT AFTER RELOCATION SEE KEY NOTE 16	EXISTING	VARIES		1
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	ACER TRUNCATUM 'PACIFIC SUNSET'™ TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	28
	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	38'X25'	CLASS I	2
	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	22
	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I	2
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II	7
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II	8
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6"-8" B&B	15'X8'	EVERGREEN	13
	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6"-8" B&B	25'X8'	EVERGREEN	4
	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE	6"-8" B&B	35'X15'	EVERGREEN	6
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6"-8" B&B	25'X15'	EVERGREEN	2
GROUND COVERS	BOTANICAL / COMMON NAME	QONT			
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			142,952 SF
OTHER	BOTANICAL / COMMON NAME	QONT			
	EXISTING LANDSCAPE TO REMAIN SEE KEY NOTES	NONE			131,001
	SHRUBS AND PERENNIALS	NONE			27,075
SHRUBS		SIZE	MATURE HXW		
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	2 GAL.	3'X3'		
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	2 GAL.	1'X6'		
	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6"-8" B&B	12'X3'		
	PHYSCOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	2 GAL.	5'X5'		
	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN	2 GAL.	6'X3'		
	ROSA X 'NOIRE' FLOWER CARPET RED GROUNDCOVER ROSE	2 GAL.	3'X3'		
	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	2 GAL.	3'X3'		
ANNUALS/PERENNIALS		SIZE	MATURE HXW		
	ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL.	5'X2'		
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	1'X2'		
	NEPETA X FAASSENII 'JUNIOR WALKER' JUNIOR WALKER CATMINT	1 GAL.	1.5' X 4'		
	RUDEBECKIA FULGIDA 'GOLDSTRUM' CONEFLOWER	1 GAL.	2'X2'		
	SALVIA MEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2'X2'		
	ZAUSCHNERIA GARRETTII 'ORANGE CARPET' HUMMINGBIRD TRUMPET	1 GAL.	.5'X2'		
GRASSES		SIZE	MATURE HXW		
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X2'		
	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS	1 GAL.	3'X3'		
	MISCANTHUS SINENSIS 'MORNING LIGHT' EUJALIA GRASS	1 GAL.	5'X4'		
	PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	1 GAL.	4'X2'		

FENCE EXHIBIT



KEY NOTES (TYPICAL) (#)

- INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL2.0-1.
- EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
- BACKLESS BENCH. SEE PPL2.0-5.
- 6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-7.
- 6' HEIGHT LATTICE TOP FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-8.
- 4'-6' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-9.
- SCHEMATIC SOCCER FIELDS AMENITY. (2) U6-U8 FIELDS CURRENTLY SHOWN. LAYOUT IS SUBJECT TO CHANGE.
- SCHEMATIC DOG PARK. SEE PPL2.0-6 FOR REFERENCE PHOTOS. DESIGN TO BE FINALIZED AND APPROVED AS PART OF THE PERMIT SET.
- LANDSCAPE ACCENT BOULDERS. SIZE VARIES. EQUALLY DISTRIBUTE SIZES. (4'X5') (3'X4') (2'X3'). BOULDERS SHALL BE OBTAINED FROM OWNER DESIGNATED SOURCE. SEE PPL2.0-3.
- BENCH SEATING. SEE PPL2.0-4.
- EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES AND PLANT SCHEDULE.
- EXISTING TREE TO BE RELOCATED. PRESERVE AND PROTECT UNTIL RELOCATED. SEE PLANT SCHEDULE AND KEY NOTE #16.
- RELOCATED EXISTING TREE. PRESERVE AND PROTECT AFTER RELOCATION. SEE PLANT SCHEDULE AND KEY NOTE #15.
- EXISTING BUILDING TO REMAIN. PRESERVE AND PROTECT.
- EXISTING IRRIGATION DITCH TO REMAIN. PRESERVE AND PROTECT.
- MAIL KIOSK. DESIGN TO FINALIZED AND APPROVED AS PART OF THE PERMIT SET.
- BIORETENTION SWALE. SEE CIVIL PLANS.
- DRAINAGE POND. SEE CIVIL PLANS.

PRELIMINARY PLAT LANDSCAPE PLAN

STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN

km
ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmengllp.com

DATE: FEBRUARY 2023
 PROJECT: 21-162
 SHEET NO. PPL3.0

PRELIMINARY PLAT DATA

OVERALL SITE DATA

SITE DATA		
CROSS LAND AREA		23.77 ACRES
RESIDENTIAL AREA		
STAR RIVER RANCH NO. 1		1.06 ACRES
STAR RIVER RANCH NORTH		23.77 ACRES
STAR RIVER RANCH NO.1		
QUALIFIED OPEN SPACE		0.96 ACRES
QUALIFIED USABLE OPEN SPACE		0.75 ACRES
STAR RIVER RANCH NO.1 QUALIFIED OPEN SPACE TOTALS		
ACREAGE OF QUALIFIED OPEN SPACE		0.96 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE		90.57%
PERCENTAGE OF QUALIFIED USABLE OPEN SPACE		78.13%
STAR RIVER RANCH NORTH		
QUALIFIED OPEN SPACE		3.38 ACRES
QUALIFIED USABLE OPEN SPACE		2.88 ACRES
STAR RIVER RANCH NORTH QUALIFIED OPEN SPACE TOTALS		
ACREAGE OF QUALIFIED OPEN SPACE		3.38 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE		14.22%
PERCENTAGE OF QUALIFIED USABLE OPEN SPACE		85.21%
TOTAL OPEN SPACE AREA DATA		
QUALIFIED OPEN SPACE		4.34 ACRES
QUALIFIED USABLE OPEN SPACE		3.63 ACRES
TOTAL QUALIFIED OPEN SPACE		
ACREAGE OF QUALIFIED OPEN SPACE		4.34 ACRES
ACREAGE OF QUALIFIED USABLE OPEN SPACE		3.63 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE		18.26%*
PERCENTAGE OF USABLE QUALIFIED OPEN SPACE		83.64%

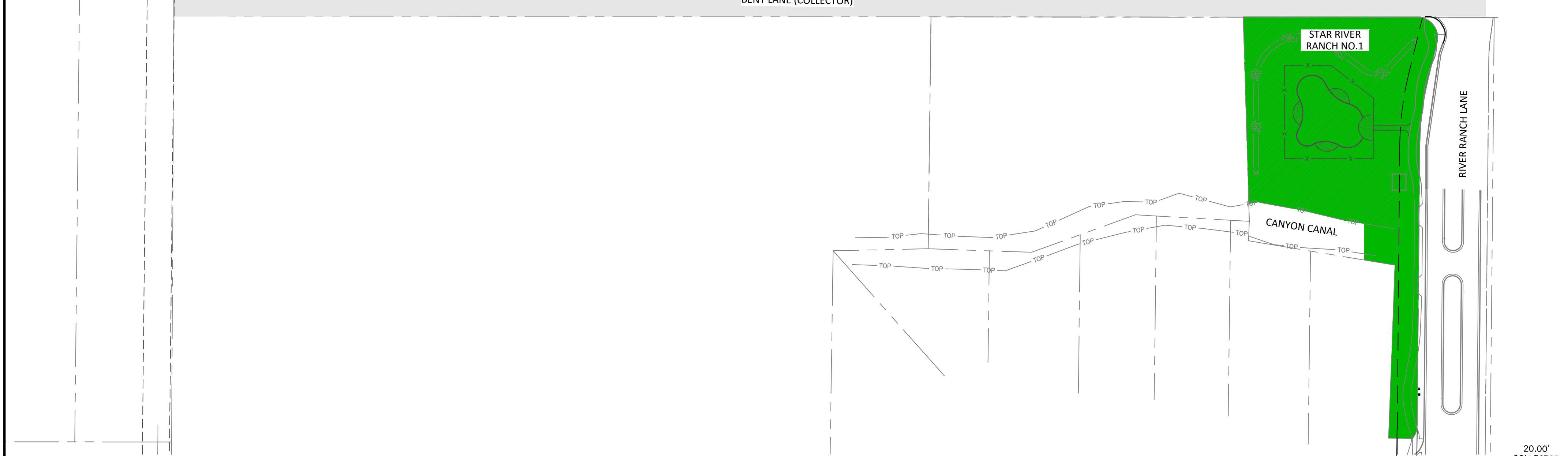
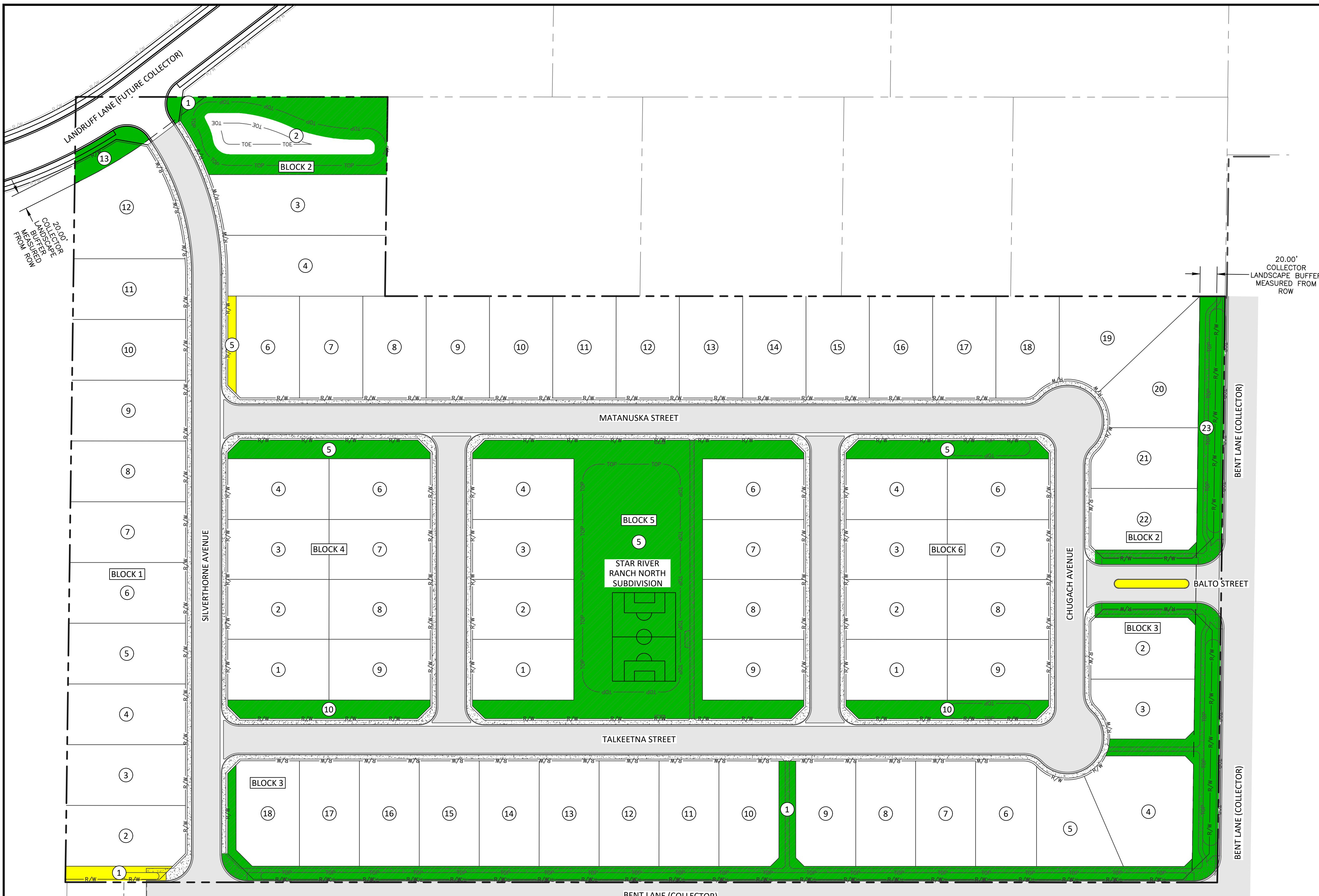
* PERCENT OF QUALIFIED OPEN SPACE IN RESIDENTIAL SUBDIVISIONS ARE BASED ON THE GROSS LAND AREA OF THE LAND BEING DEVELOPED PER CITY OF STAR CODE 8-4E-2A.

LEGEND

- COMMON LOT (QUALIFIED OPEN SPACE)
- COMMON LOT (QUALIFIED USEABLE OPEN SPACE)
- COMMON LOT (NOT QUALIFIED OPEN SPACE)

STAR RIVER RANCH NO.1 COMMON LOT AREAS					
BLOCK #	LOT #	QUALIFIED OPEN SPACE (SF)	QUALIFIED OPEN SPACE (ACRES)	QUALIFIED USABLE OPEN SPACE (SF)	QUALIFIED USABLE OPEN SPACE (ACRES)
1	1	41,970	0.96	32,615	0.75
TOTAL		41,970	0.96	32,615	0.75
STAR RIVER RANCH NORTH SUBDIVISION COMMON LOT AREAS					
BLOCK #	LOT #	QUALIFIED OPEN SPACE (SF)	QUALIFIED OPEN SPACE (ACRES)	QUALIFIED USABLE OPEN SPACE (SF)	QUALIFIED USABLE OPEN SPACE (ACRES)
1	1	0	0.00	0	0.00
1	13	2,845	0.07	0	0.00
2	1	267	0.01	0	0.00
2	2	14,679	0.34	14,679	0.34
2	5	0	0.00	0	0.00
2	23	11,472	0.26	1,182	0.03
3	1	37,200	0.85	28,811	0.66
4	5	5,055	0.12	5,055	0.12
4	10	5,055	0.12	5,055	0.12
5	5	60,437	1.39	60,437	1.39
6	5	5,055	0.12	5,055	0.12
6	10	5,055	0.12	5,055	0.12
TOTAL		147,120	3.38	125,329	2.88

NOTES:
 1. 20% OF CANYON CANAL IS COUNTED TOWARDS STAR RIVER RANCH NO.1 QUALIFIED OPEN SPACE.
 2. 50% OF POND IN BLOCK 2 LOT 2 COUNTED TOWARDS QUALIFIED USABLE OPEN SPACE PER CITY OF STAR CODE 8-4E-2



PRELIMINARY PLAT OPEN SPACE EXHIBIT

Plan Scale: 1" = 70'

STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT OPEN SPACE EXHIBIT

km ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmengllp.com

DATE: FEBRUARY 2023
 PROJECT: 21-162
 SHEET NO. PPL5.0



City of Star
P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569
www.staridaho.org

Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

9 March 2023

Stephanie Hopkins
KM Engineering
5725 North Discovery Way
Boise, ID 83713

Re: Star River Ranch North Subdivision – Preliminary Plat Application

Dear Ms. Hopkins

The City of Star Engineering Department has reviewed the Preliminary Plat for the Star River Ranch North Subdivision dated November 17, 2022. We reviewed the applicant’s package to check conformance with the City’s Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.

We recommend that the preliminary plat be APPROVED with the conditions listed above. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

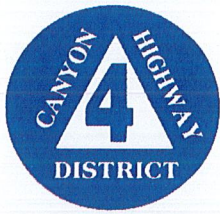
If you have any questions, please do not hesitate to contact City Hall

Sincerely,



Ryan V. Morgan, P.E.
City Engineer

Enclosures



January 10, 2023

City of Star
10769 W. State Street
Star, Idaho 83669
Attention: Shawn Nickel, City Planner

KM Engineering
5725 N. Discovery Way
Boise, Idaho 83713
Attention: Kevin McCarthy, P.E.

**RE: Star River Ranch North
Preliminary Plat- 2nd review**

Dear Shawn:

Canyon Highway District No. 4 (CHD4) has reviewed the preliminary plat dated November 17, 2022, for Star River Ranch North Subdivision, and offers the following comments:

Jurisdiction

By agreement with the City (*Canyon 4/Star Public Agency Coordination Agreement, June 6th, 2007*), CHD4 acts as the supervisory authority for all public roads within the City limits that also lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, and other operations and management duties assigned to highway districts under Idaho Code. For continuity with the existing street network in Star, CHD4 will apply roadway cross section and design standards consistent with those adopted by Ada County Highway District. These comments are provided under this authority.

Preliminary Plat

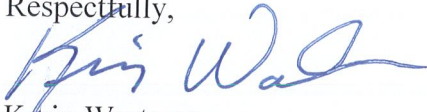
1. Revise date in all titles from *April 2022* to January 2023.
2. *Revise/verify street name on the south boundary (Alpenglow), Canyon county GIS indicates as being Bent Lane (as well as N/S roadway).* The agent at Canyon County only approved street names (from email correspondence provided), someone will need to apply for a name change of an existing road, through the county, contact your planner to get information, a public hearing is required to change an existing name.
3. Provide a preliminary storm drainage plan (Per ACCHD 2030.021.B.) to demonstrate that a drainage system can be constructed meeting CHD4 design standards given the following constraints identified on the preliminary plat:
 - a. All storm drainage disposal facilities should be located outside of the public right-of-way in a drainage easement and/or common lot.
 - b. Seepage beds are not allowed per CHD4 policy.
 - c. Neighboring developments (KM Engineering-Star River Meadows HGW ~2448.5) have encountered high ground water which may impact the footprint and/or storage capacity of the storm drainage disposal areas, and/or the arrangement or number of buildable lots.
 - d. Existing road grades on Bent Lane and proposed Alpenglow may not allow adequate separation from the groundwater table.

4. Sheet PP2.0, *Revise to specify removal of obstructions adjacent to Bent Lane ROW, utility poles, irrigation ditches/standpipe, tele/com pedestal and power transformer etc. Revise to “show encroachments to be removed” symbols & label, callout on the plan, any existing facilities to be relocated or removed, i.e., power poles, transformers, utility risers, structures, wells, mailboxes, irrigation facilities, irrigation ditches, concrete ditches, driveways, approaches, trees, shrubs, landscaping etc. as located in the topographic survey. General notation is too ambiguous.*
5. Revise typical sections, sheet PP4.1, for Bent lane, Proposed Alpenglow (Bent) and Balto to construct 6” vertical curb & gutter.

Preliminary plats are presented to the CHD4 Board of Commissioners for approval after review by staff. Please revise the preliminary plat to address the comments above, and submit a single full size hard copy and an electronic copy for subsequent review. Preliminary plats can generally be included on a board agenda for consideration within two weeks of staff approval, subject to available space.

Please feel free to contact me with any questions on these comments.

Respectfully,



Kraig Wartman
Senior Engineering Tech.
Canyon Highway District No. 4

Cc; File, Chris Hopper, District Engineer



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

DATE: March 1, 2023

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review (23MS-052)

PROJECT NAME: Star River Ranch North Subdivision
Files: RZ-22-01, DA-22-03, PP-22-05

Fire District Summary Report:

1. **Overview** This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
2. **Fire Response Time:** This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 1.3 miles with a travel time of 3 minutes under ideal driving conditions to the purposed entrance off Bent Ln.
3. **Side Setback:** *Side Setback for R-3 of 7.5^{'(2)} as per Star City Code with no modification.*
4. **Accessibility:** Roadway Access, Traffic, Radio Coverage
 - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
 - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
 - d. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
 - e. *Flag Lot (Block 2 Lot 3) Residential structures that sit more than 150ft off the public roadway will require additional emergency turn-around on the property.*
 - f. One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads.
 - i. *The purposed access into the development meets the intent of the Fire Code for access.*

Project Name: Star River Ranch North



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

- g. *Temporary turn around will be required at the end of “Silverthorne Avenue”. The temporary turn around can be abandoned once connection is made to the future purposed road. Turn around to follow IFC Fire Apparatus Access Roads Appendix D.*

5. Premises/Site Identification:

- a. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.
- b. The applicant shall work with Ada County, City of Star and Star Fire Protection District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1
- c. Address numbers shall have a minimum stroke width of one-half inch (0.5”), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road.
 - i. *This residential development will be required to have 6” address numbers.*
- d. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

6. Water Supply: Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.

- a. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code
- b. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by Star Sewer & Water for bacteria testing.
- c. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - i. Fire hydrants shall be located along the public right-of-way or along the emergency apparatus access roads, preferably at intersections or on islands separating parking areas which cannot be obstructed by parked vehicles. Hydrants in areas subject to physical damage shall be protected from collision.
 - 1. *Locate the fire hydrant at the intersection of the property line and the roadway right of way or property line.*

Project Name: Star River Ranch North



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

- ii. Fire hydrants shall have a locking Storz LDH connection in place of the 4 ½” outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
 - iii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - iv. Fire hydrants shall be placed on corners when spacing permits.
 - v. Fire hydrants shall not have any vertical obstructions to outlets within 10’.
 - vi. Fire hydrants shall be placed 18” above finished grade to the center of the Storz outlet.
 - vii. Fire hydrants shall be provided to meet the requirements of Star Sewer & Water Standards.
 - viii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
 - ix. Fire hydrant relocations to be approved by the Fire District & Star Sewer and Water.
 - x. Hydrants are to always remain clear and unobstructed.
 - xi. Hydrants to be marked with temporary fencing creating a 3 ft clearance around the hydrant and shall remain in place until approved by fire district. *See exhibit 1.*
 - xii. Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
7. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.
8. **Additional Comments:**
- a. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

Exabit 1



Project Name: Star River Ranch North

MIDDLETON RURAL FIRE DISTRICT

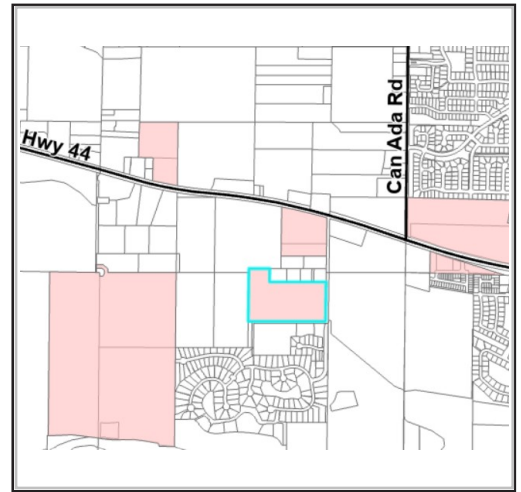


STAR FIRE PROTECTION DISTRICT

Project Name: Star River Ranch North

Fire District Headquarters • 11665 W. STATE ST., SUITE B • STAR, IDAHO 83669 • (208) 286-7772

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2050* (CIM 2050), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2050 goals.



Development Name: Star River Ranch North

CIM Vision Category: Future Neighborhood

New Jobs: 0

CIM Corridor: None

New Households: 72



Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes, and travel speeds.

Pedestrian level of stress

Bicycle level of stress



Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access

Farmland Preservation

Net Fiscal Impact

Within CIM Forecast



Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

Nearest bus stop

Nearest public school

Nearest public park



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation

Automobile Transportation

Public Transportation

Roadway Capacity



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

The location is within 0.5 mile of a future Express bus route on State Highway 44 with connections to the Cities of Nampa, Middleton, and Meridian.

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org
 Email: info@compassidaho.org

Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm.

Overall Net Fiscal Impact

Net Fiscal Impact, by Agency

City 

County

Highway District

School District

Break Even: 1 year

Shawn Nickel

From: Kawika <david.freitas82@gmail.com>
Sent: Wednesday, March 1, 2023 4:13 PM
To: Shawn Nickel
Subject: Star River Ranch Expansion

Hello - We currently live in star river ranch. It is horribly run, the developer has not done anything they said they would do. He will say something then do something different. The HOA board is taking HOA money to repair their own lots. Its a total mess. I hope the city does not allow this developer to harm more homeowners by letting them expand.

Honestly i am trying to sell my house so i can move into another Star subdivision. We love Star but this developer is bad for the community.

I also think as a community we really need to think about overall sustainability. Removing all the farmland and crops is not the direction we want to go. We should be preserving farms and ranchers. There are approved subdivisions for sale right up the road, lets not flood our community with subdivisions.

Thanks
Kawika Freitas

Shawn Nickel

From: Kelsey Erickson <erickson.kelsey8@gmail.com>
Sent: Wednesday, March 1, 2023 3:23 PM
To: Shawn Nickel
Subject: Concern with new development

Hi,

I was told you are the city planner for both my development (Star River Ranch) and the new development that will be added to the community shortly.

We moved into Star River Ranch in March 2022 with the promise of internet, kids playground, large pool and other amenities expected from a "luxury community". I was recently made aware of plans to expand the community and am concerned. Members of Star River Ranch need clarity of when the community will receive amenities initially promised, which existing amenities will be shared, and what new amenities will be developed/shared.

There is a community full of be grunted homeowners that paid a lot for homes in a "luxury community" and continue to pay extremely high HOAs with nothing to show for it. The above is the responsibility of the developer and HOA (Developer is President) but there is a severe lack of communication and commitment to honor the promises made to homeowners. Therefore, can I ask that the above be considered and dealt with before proceeding with a new development?

Thank you for your consideration!

--

Kelsey Erickson
801.822.9566

"Share your pain, cut it in half. Share your joy, double it." -Jeffrey Lee

Shawn Nickel

From: SHANE HOWEY <socalshane@aol.com>
Sent: Monday, February 27, 2023 5:11 PM
To: Shawn Nickel
Subject: Star River Ranch

Hi Mr. Nickel,

My name is Shane, I am a resident of the Star River Ranch community by State/Bent Ln. Some of our neighbors received a letter about the new community being built off Bent Ln, for a council meeting hearing on 3/7/23.

A lot of residents are wondering why we were not notified. According to prior community approvals (that were delayed awhile back by the city of Star), this community was going to be part of our community. According to the previous plan, it will share our community amenities and the same HOA. As a resident of Star River Ranch, we were never informed of this. This was never disclosed prior to us buying in the community. Our pool, clubhouse and amenities are already too small to support the approximately 135 homes as it stands. Now to add an additional 72 homes, is going to cause major congestion.

1. Has the prior plan changed, or are both communities still sharing amenities and the HOA etc?
2. Will the proposal be posted somewhere for us to review, prior to the council meeting?
3. If this new proposed community that shares amenities and an HOA, shouldn't we as owners have be notified of this?
4. Is our HOA required to inform the community of any changes, such as these.

Thanks,
Shane Howey



CITY OF STAR

LAND USE STAFF REPORT

MEMO

TO: Mayor & Council

FROM: City of Star – Planning & Zoning *Shen J. Nish*

MEETING DATE: **March 21, 2023 – PUBLIC HEARING (tabled from March 7, 2023)**

FILE(S) #: AZ-22-10 Annexation and Zoning
DA-22-11 Development Agreement
PP-22-15 Preliminary Plat for Naismith Commons Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Wendy Shrief
J-U-B Engineers
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642

Property Owner:

Beacon Crossing, LLC
839 S. Bridgeway Place
Eagle, Idaho 83616

REQUEST

Request: The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 208 residential lots and 26 common lots. The property is located at 8895 W. Joplin Road in Star, Idaho, and consists of 52.54 acres with a proposed density of 3.96 dwelling units per acre.

SUMMARY

This application was tabled by Council from March 7, 2023 to March 21, 2023 to allow the applicant time to redesign the preliminary plat. The Applicant has requested that the application be postponed until April 4, 2023 to provide additional time to submit revisions to Staff.



AN ORDINANCE ESTABLISHING A PASSPORT ACCEPTANCE FACILITY CHAPTER WITHIN THE CITY OF STAR MUNICIPAL CODE TITLE 1; CREATING DEFINITIONS, DESIGNATING THE PUBLIC SECTOR OFFICE, ALLOWING FOR OTHER TRAVEL RELATED SERVICES, CREATING A TRUST ACCOUNT, CREATING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, be it ordained by the Mayor and the City Council of the City of Star in Ada and Canyon Counties within the State of Idaho as follows:

SECTION 1 – “PASSPORT ACCEPTANCE FACILITY” Creating Chapter 13 within Title 1 of the City of Star Municipal Code is hereby created.

SECTION 2 – “DEFINITIONS” 1-13-1 is hereby created with the following definitions:

PASSPORT ACCEPTANCE AGENT – A permanent full-time or part-time employee of the City of Star that is also a United States Citizen or US National over the age of 18, who is not on parole or probation related to any federal, state, or local felony or misdemeanor related to breach of trust or moral turpitude, and are not currently under indictment for any federal, state or local felony or misdemeanor related to breach of trust or moral turpitude and has completed the required training of the US State Department Passport Acceptance Program.

PASSPORT ACCEPTANCE FACILITY – A Public Sector Office that is designated to accept and execute passport applications on the United States State Department’s behalf, for the purposes of this code shall mean the City Clerk’s Office of the City of Star Idaho within in Ada and Canyon Counties.

PASSPORT APPLICATION – An official document to apply for a Passport Book or Passport Card which establishes identity for travel completed by the applicant.

PASSPORT BOOK / PASSPORT CARD – An official document issued by the US Department of State.

PASSPORT PHOTOGRAPHY – An official photograph taken by the City Clerk’s Office for the purpose of issuing a passport.

PASSPORT TRUST ACCOUNT – An account established by City Clerk/Treasurer’s Office at an approved financial institution (Title 1, Chapter 12-1 of the Star Municipal Code) to hold amounts of money in trust for the US Department of State plus any revenues retained by the City which may be transferred to and from the General Funds of the City of Star from time to time to ensure the continued success of the Passport Acceptance Facility.

PASSPORT EXECUTION RETAINAGE – A fee allowed by agreement with the US Department of State to be retained for the acceptance of each Passport Application(s).

SECTION 3 – “PUBLIC SECTOR OFFICE” 1-13-2 is hereby created:

1-13-2-a Designates the City Clerk / Treasurer’s Office as the Public Sector Office to accept and execute passport applications including any associated fees.

1-13-2-b Designates the hours of operation are designated by the City Clerk – Treasurer’s Office in compliance with the US Department of State’s requirements and shall only be accepted, processed and transmitted onsite.

1-13-2-c Designates only those who meet the criteria of the US Department of State as Passport Acceptance Agents and ensuring the City of Star has sufficient staff to meet the criteria and need to accept passport applications.

1-13-3-d Requires the City of Star City Clerk – Treasurer’s Office to maintain sufficient security of documents, guides and related documents for the processing of Passport and Travel Services provided. Breach of security shall be immediately relayed to the appropriate authorities as per agreement, law, policy or procedure.

SECTION 4 – “OTHER SERVICES” 1-13-3 is hereby created:

1-13-3a Allows for the City of Star to offer other Passport and Travel Services provided by the US Department of State and other Federal Departments as allowed by law or agreement.

1-13-3b Allows for the charge of Passport Photographs which may be changed by City of Star Resolution from time to time after appropriate public notice and hearing.

SECTION 5 – “TRUST ACCOUNT” 1-13-4 is hereby created:

1-13-4 Allows for the City Clerk-Treasurer’s Office to create a Trust Account for the purpose of Passport Processing and related services under this code. The account will be included in the audit process from time to time as required by agreement, law, policy or procedure.

SECTION 6 – SEVERABILITY CLAUSE Should any part or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the valid of the Ordinance a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7 – EFFECTIVE DATE This ordinance shall be in full force and effective from the date of passage, publication and signature of the Mayor according to law.

Passed and adopted by the City of Star Mayor and City Council _____, 2023

Trevor A Chadwick, Mayor

ATTEST: _____

Jacob M Qualls, City Clerk - Treasurer

Public Hearing Notice

The Star City Council shall hold a public hearing to receive public testimony on establishing a new fee of \$25.00 per passport photo application for taking and printing passport photos and other related services. The hearing shall be at the normally scheduled City Council Meeting on March 21, 2023, at 7pm in the City Council Chambers at 10769 West State Street, Star Idaho 83669. Reasonable accommodations for persons with disabilities may be made available by calling the City Clerk-Treasurer's Office at least 3 days prior to the public hearing at 208-286-7247.

Jacob M Qualls, City Clerk – Treasurer
iqualls@staridaho.org

RESOLUTION 001-2023

A RESOLUTION OF THE CITY OF STAR, IDAHO WITHIN ADA AND CANYON COUNTIES, ESTABLISHING A SCHEDULE OF FEES FOR CHARGING FOR PASSPORT AND RELATED TRAVEL SERVICES FEES; ADDING THEM TO THE CONSOLIDATED FEE SCHEDULE AND PROVIDING AN EFFECTIVE DATE

WHEREAS the City Council desire to offer Passport Photography Services to the residents of the City of Star and surrounding area find a passport photo fee is necessary; and

WHEREAS the City Council finds having photography services onsite is a benefit to the community.

NOW BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STAR IDAHO WITHIN ADA AND CANYON COUNTIES AFTER A PUBLIC HEARING HELD ON MARCH 21, 2023, DO HEREBY CREATE THE FOLLOWING FEE SCHEDULE AS FOLLOWS:

Fee Title	Proposed New Fee
Passport Photos	\$25.00 / Each Application

The foregoing fees shall be in addition to any other fee or fees required by Title 1, Chapter 13 of the Star Municipal Code or any other ordinances and resolutions of the City of Star.

This resolution shall take effect and be in full force from its passage and approval.

DATED this _____ day of _____, 2023

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk – Treasurer