CITY OF STAR, IDAHO



## CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho Tuesday, October 18, 2022 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 Bishop Cody Larsen, Star Ward
- 3. ROLL CALL
- 4. STAFF REPORTS
  - A. Staff Reports...as available
- **5. CONSENT AGENDA (ACTION ITEM)** \*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.
  - A. Approval of Minutes July 5, 2022 & October 4, 2022
  - B. Approval of Claims Provided & Previously Approved
  - C. Findings of Fact The Quarry at River Park (AZ-22-12/DA-22-03)
- **6. PUBLIC HEARINGS with ACTION ITEMS:** (The Council may move to approve, approve with conditions, delay, deny or table the application(s) to a date certain in the future)
  - A. PUBLIC HEARING: Saunders Ridge Estates Subdivision (PP-22-10 & PR-22-06) The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 5 residential lots and 1 common lot. The property is located at 3222 N. Cherry Grove Way in Star, Idaho, and consists of 4.6 acres with a proposed density of 1.08 dwelling units per acre. (ACTION ITEM)
  - B. PUBLIC HEARING: Glendora Subdivision (PP-22-07) The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 13 residential lots and 4 common lots. The property is located at 9666 W. Floating Feather Road in Star, Idaho. The property contains 4.35 acres with a proposed density of 2.98 dwelling units per acre. (ACTION ITEM)
  - C. PUBLIC HEARING: Travis Chesley Annexation & Zoning (AZ-22-05 & DA-22-10) The Applicant is seeking approval of an Annexation and Zoning (R-1) and a Development Agreement for his property located at 2351 N. Brandon Road in Star, Idaho. The property consists of 5.01 acres. (ACTION ITEM)

## 7. ACTION ITEMS:

- A. Patrol Sergeant Addition To discuss adding an additional Patrol Sergeant to the Star Police Department (ACTION ITEM)
- B. **Executive Session 74-206 (f):** To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.
  - \*ACTION ITEM\* Actions after Executive Session
- 8. ADJOURNMENT

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The meeting can be viewed via a link posted to the City of Star website at <u>staridaho.orq</u>. Information on how to participate in a public hearing remotely will be posted to <u>staridaho.orq</u> 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

# September:

| PROGRAM                     | Month Month            | Participants Participants |
|-----------------------------|------------------------|---------------------------|
| Soccer                      | September              | 351 RECORD                |
| NFL FLAG                    | September              | 89 RECORD                 |
| Fall Cheer                  | September              | 36 RECORD                 |
| Tai Chi                     | September              | 15                        |
| Gentle Yoga                 | September              | 21                        |
| Pilates                     | September              | 16                        |
| Fly Fishing Class           | September              | 8                         |
| Mosaic Class 6-9pm          | September              | 5                         |
| Mosaic 2-5                  | September              | Cancelled                 |
| Canning Class               | September              | 17                        |
| Mommy and Me Class          | September              | Cancelled                 |
| OM FIt                      | September              | 5                         |
| Fit and Fall                | September              | 25                        |
| Before/After School Program | Started September 12th | 15                        |
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City Hall - 10769 W State Street, Star, Idaho Tuesday, July 05, 2022 at 7:00 PM

#### CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7pm and invited the public to join in the Pledge of Allegiance.

#### 2. INVOCATION

David Ax with the Calvary Chapel Star church offered the invocation.

#### 3. ROLL CALL

Council Member Kevin Nielsen was excused from the meeting as he was overseas. Present were Council Members Kevan Wheelock and Jennifer Salmonsen; Mayor Trevor Chadwick; and Council President David Hershey participated via Zoom as he was in another part of the country.

Staff in attendance were City Planning Director Shawn Nickel, Assistant City Planner Ryan Field, City Engineer Ryan Morgan, City Clerk/Treasurer Jacob Qualls, Public Information Officer Dana Partridge. City Attorney Chris Yorgason attended via Zoom.

#### 4. PUBLIC HEARINGS with ACTION ITEMS:

A. **PUBLIC HEARING** – British Royal Motors. The Applicant is seeking approval of a Conditional Use Permit for a proposed 9,050 square foot automotive repair and maintenance facility to be located on two existing commercial lots. The property is located at 11220 & 11230 W Hercules Dr in Star, Idaho.

Mayor Chadwick opened the public hearing at 7:03 pm and asked the Council Members if they had any exparte contact or communication. All confirmed they had none.

#### Applicant - Elizabeth Flower, 12702 W Lacerta Ct, Star ID

Ms. Flower gave an overview of their business, emphasizing the uniqueness and specialization of their facility and the vehicles they service. She then gave a history of how the business started, sharing backstories of their family, their training and credentials, and specifics about their vision for the facility and landscaping.

They met with the HOA and homeowners and identified their concerns of privacy, noise, lighting, and vegetation. Ms. Flower outlined how those concerns would be addressed.

#### **Public Testimony**

#### Michael Keyes – 338 South Long Bay Way, Star, ID

Mr. Keyes spoke about the exception the applicant was requesting of having a gravel lot and described its characteristics and benefits. He talked about the site challenges, including being bound by easements and property line adjustments and discussed parking, vinyl siding, storm water retention, and fire egress, confirming that all aspects of the project would comply with the requirements and requests of staff.



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Council Member Salmonsen inquired about the number of employees. Ms. Flower replied that there would be at least three mechanics, as well as herself and her husband. Salmonsen then discussed parking and the requirements, confirming parking space requirements with City Planning Director, Shawn Nickel. Salmonsen also asked about hours of operation and there was further discussion regarding the gravel parking lot. Council Member Wheelock inquired where the vehicles come from, and Flower explained the process of how the vehicles are shipped in.

There was a continued discussion regarding the gravel parking lot, with Ms. Flower and Mr. Keyes further expanding on the features. Code Section 84B2b was referenced and it was confirmed that this exception could be granted according to the code, and there was reassurance that it would meet ADA requirements as well as dust and drainage requirements. Ms. Flower mentioned that in the Springtime, they were planning to put in grass and picnic tables providing a little pocket park for the community. There was a discussion regarding parking spaces and how they would be identified.

Mayor Chadwick asked Assistant City Planner Ryan Field to discuss the architectural design standards, specifically the vinyl siding. Mr. Field stated that the vinyl siding was not discussed when they did the design standards and suggested it should be taken into consideration, making sure it was quality vinyl and would meet the guidelines, as it will potentially set a precedence in the future for the Central Business District area.

Council Member Salmonsen asked about the back exterior of the building and there was a discussion regarding the aesthetics and making it adhere to the new architectural design standards.

#### Bodie Hansen, 632 S Hydra Ave, Star ID

Mr. Hansen stated that the business will be going in adjacent to his backyard and the biggest potential impact is the oil that could seep into his pond and become an issue for the fish and wildlife because there is no capture for that. His other concern was for the longevity of the British Motor company and if there was enough business to support them and what would happen to the property if they ever sold.

City Planning Director Shawn Nickel addressed the concern of the property being sold and suggested that the conditions would be specific for this use and if they sold or rented in the future, it would require a new conditional use permit and another public hearing, basically starting over again and ensuring the requirements are met with a new owner.

Michael Keyes acknowledged that there is a requirement for a sand and grease trap for their wash bay and they will make sure it is in place.

Flower further explained how wide ranging their service was and how the vehicles were transported and unloaded and assured that they would adhere to the conditions as forth by Council in their motion. She explained that they have a company who comes in and takes their oil and it is stored based on the EPA



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standards, so there should be no concern with wildlife. There was a brief discussion regarding trash receptacles and one final discussion regarding parking.

Mayor Chadwick closed the Public Hearing at 8:00 pm and moved to Council deliberations.

Council President Hershey moved to approve with the condition that the Conditional Use Permit
would be specific to this application, not transferable, and would need to be resubmitted if the
company sells, and that staff would work out the details of the parking, fencing, and loading area.
 Council Member Salmonsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Salmonsen –
aye; Wheelock – aye. Motion carried.

#### 5. ACTION ITEMS:

## A. Parks, Art & Beautification Committee Appointments

Vicki O'Keefe and Marilyn Jensen were nominated to be appointed to the committee.

 Council Member Salmonsen moved to approve their appointment. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Hershey – aye. Motion carried.

### B. DEQ/ Air Quality

Council Member Salmonsen talked about possibly changing the code that requires emissions control within the City of Star. Vehicle emissions testing is currently required on three different levels; Federal, State and City. The State passed a new law going into effect July 2023 which strikes the requirement but would still be required on the Federal and City level. The Federal requirement will likely be going away also, and the City of Star would then decide whether to continue or also remove it. The Elected Officials were all in support of removing the requirement.

 Council President Hershey moved to approve. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock – aye; Hershey – aye; Salmonsen – aye. Motion carried.

#### 6. ADJOURNMENT

| Mayor Chadwick adjourned the meeting at 8:09 p | om and moved to a Budget Workshop.              |
|--|---|
| Trevor A Chadwick, Mayor                       | ATTEST:<br>Jacob M Qualls, City Clerk-Treasurer |



City Hall - 10769 W State Street, Star, Idaho Tuesday, October 04, 2022 at 7:00 PM

### 1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

For those cross-referencing Minutes to the live video, please note that the Mayor announced an out-of-order meeting in order to accommodate the large number of citizen speakers for public hearings this evening. After the Consent Agenda Item 5A-B vote occurred, the meeting proceeded as follows: Public Hearings Items 7A-B-C-D, then Action Items 6A-B-C.

#### 2. INVOCATION

President Kristi Dyer of the Star 1st Ward Relief Society provided the invocation.

#### 3. ROLL CALL

Council Members present: Council President Hershey, Council Members Nielsen, Wheelock, Salmonsen and Mayor Chadwick were present.

City Staff present: Public Information Officer Partridge, Police Chief Hessing, City Contract Attorney Yorgason, City Planner Nickel, Assistant Planner Field, and Deputy City Clerk Conly.

#### 4. PRESENTATIONS

No proclamations/presentations were submitted for this evening's meeting.

### 5. CONSENT AGENDA (ACTION ITEM)

- A. Approval of Minutes: September 20, 2022
- B. Findings of Fact: Baron Properties Commercial Rezone (FILE: RZ-22-02 / DA-20-28)
- Council Member Salmonsen moved to approve the Consent Agenda. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen aye. Motion carried.

# 6. ACTION ITEMS:

- A. SH-16 & Beacon Light Advanced Flasher: Approval of Bid for Advanced Flasher using ITD Proportionate Share (ACTION ITEM)
  - Council discussion surrounded the point that City of Star will pay for and Idaho Transportation Department (ITD) will pay the City back for the advance flasher.
- Council Member Wheelock made a motion to approve the Bid for SH-16 & Beacon Light Advanced Flasher using ITD Proportionate Share. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Nielsen aye; Hershey aye; Wheelock aye; Salmonsen aye. Motion carried.
- B. Ada County / Star Hazard Mitigation Plan Resolution Adoption: Adopting the Ada County / Star City Multi-Hazard Mitigation Plan (ACTION ITEM)

Mayor Chadwick pulled this item to bring back at a later Council Meeting date.

C. **Holiday Décor Purchase:** Approval of purchase of decorations City Celebrations and booking the expense into FY 21/22 **(ACTION ITEM)** 

Mayor Chadwick gave a slide presentation showing samples of the proposed town holiday decorations as submitted by Public Information Officer Dana Partridge and the Activities Committee. Council discussion noted the proposed purchase of an 18-foot pre-lighted tree that is stated as easy to assemble and store; note was made that Bob Little has located a safe place to store it. Council discussion also surrounded a proposed LED holiday star that could be used both at City Hall and at the upcoming New Year's Eve celebration at the Star Riverhouse. Chadwick noted that the proposal was to approve the expenditure out of the 2021/22 budget because most of the committee's events were paid for with donations and the money allocated in the budget was not used.



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- Council Member Hershey made a motion to approve the purchase of decorations for City events and booking the expense into FY 21/22. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Wheelock - aye; Salmonsen - aye; Hershey - aye; and Nielsen - aye. Motion carried.
- **7. PUBLIC HEARINGS with ACTION ITEMS:** (The Council may move to approve, approve with conditions, delay, deny or table the appliation(s) to a date certain the the future)
  - A. PUBLIC HEARING: Madenford Estates Subdivision (FILES: AZ-22-06; DA-22-06 & PP-22-11) The Applicant is seeking approval of an Annexation and Zoning (R-3), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 15 residential lots and 3 common lots. The property is located at 3605 N. Pollard Lane in Star, Idaho, and consists of 5 acres with a proposed density of 3.0 dwelling units per acre. The parcel is part of a recent parcel division through Ada County. Access to the proposed development will be through a new subdivision that is currently under construction to the west (Cresta Del Sol Subdivision). (ACTION ITEM)

Mayor Chadwick asked the City Council members if they had any ex parte communication on the subject hearing and, hearing none, opened the public hearing at 7:04 p.m.

### Applicant presentation:

Antonio Conti of 7761 W. Riverside Drive in Garden City presented on behalf of the developer. Mr. Conti explained that the whole site area was five acres. He described the existing site and requested annexation and presented the site plan, which included a request for R3 zoning. Mr. Conti noted that the neighborhood just north would have a ten-foot-wide landscape buffer, and the area west of Lot 11 would have a proposed berm to help minimize impact to neighbors. Mr. Conti stood for questions.

### Council questions:

Council Member Wheelock asked for clarification about proposed fencing on the north side, as to whether it would be two solid fences with a narrow passageway. Antonio Conti clarified they are proposing one side to be a solid fence in order to protect livestock and an open fence on the development side with landscaping gin between.

## Public testimony:

James Carlson of 3715 N. Pollard, Star, said that he lives on the property directly to the north, and he owns livestock. He mentioned that the topic of livestock already came up with the Toll Brothers community to the west last year, and that the agreement with Toll Brothers was for them to build a safety fence that the animal could not destroy. He feels the developer's proposed vinyl fence is insufficient for livestock and would like the developer to match the fencing installed by Toll Brothers for a harmonious look. He also requested a twenty-foot setback in addition to the fence to help mitigate livestock sound, flies, etc.

Council Member Nielsen asked Mr. Carlson what type of fence is currently in use, mentioned the Right to Farm Act, and said he appreciated Mr. Carlson being a good neighbor with the suggestion of the twenty-foot setback. Mr. Carlson indicated that it was presently a four-by-four style fence directly on the property line.

Barbara Moyle of 9800 West Beacon Light Road, Star, said she lives within 300 feet of the proposed project, and has concerns about potential damage to neighbors homes caused by the vibrations of impaction equipment used to backfill the pond. She also said anyone using floodgate 125 for irrigation would require the approval of the neighbors. Mrs. Moyle noted West Trident Ridge Road access crosses over their water and referenced Idaho Code 4207 if a prior working system is moved.



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Gary Madenford of 3605 N. Pollard, Star, stated he owns the five acres to the east of the proposed project and noted all irrigation water comes from the east and uses floodgate 22. He said the water that cuts through his property will serve the subdivision. He expressed excitement over the subdivision, noting he has never had gas, etc.; the subdivision means he will have access to these services. He said he thinks they are doing a great job with the plan.

#### Developer rebuttal:

Antonio Conti spoke on planned setbacks, and noted the irrigation water was coming from floodgate 22 and not 125. He also referred to the proposed eight-foot berm being installed for privacy. With respect to fencing, he said they were planning to match the existing fencing for a consistent look.

#### Council questions:

Council Member Hershey asked about lots 2 and 17. Mr. Conti noted for consistencies sake, they planned to match the adjacent Toll Brothers lots, that their designs were not yet set, but he proposed they will plan accordingly if Toll Brothers does second stories.

Council Member Salmonsen noted the vibration topic and asked for further explanation. The developer explained the process of vibrating compaction. He stated he does not consider it to be an issue. Council Member Salmonsen inquired how many neighbors would be affected by the vibrations? Conti noted that the closest house is on the southwest border, approximately thirty-five feet from the property line and sixty or seventy feet from the pond; with about fifty feet in between, he thinks this will not be a concern. Council Member Salmonsen asked what would happen if it did cause damage to the neighbor's homes. The development team explained that the contractor's insurance that would cover damages

Council Member Wheelock asked how deep the pond was. The developer replied that it is four to five feet maximum.

City Engineer Ryan Morgan was asked to describe different types of compaction techniques including a sheep's foot style of compactor. He noted there is a pond that has been dry for a while, and said compacting should not be an issue, and that it would take a day or two to complete the needed compaction.

Mayor Chadwick closed the public hearing at 7:42 p.m.

- Council Member Hershey moved to approve the Madenford Estates Subdivision (FILES: AZ-22-06; DA-22-06 & PP-22-11) an Annexation and Zoning (R-3), a Development Agreement, and Preliminary Plat, with the following additional condition of a stipulation that it be suggested that the neighbors video tape the sheeps foot compactor if possible. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Nielsen aye; Salmonsen aye; Wheelock aye; Hershey aye. Motion carried.
- B. **PUBLIC HEARING:** Junction Crossing Subdivision #2 **(FILE: PP-22-08)** The Applicant is seeking approval of a Preliminary Plat with 3 mixed-use lots, 3 commercial lots and 3 future buildable lots with 2 common lots. The property is located at 7884 W. State Street in Star, Idaho, and consists of 8.84 acres. **(ACTION ITEM)**

Mayor Chadwick asked if Council had had any ex parte communication and upon hearing none, opened the public hearing at 7:45 p.m.

## Applicant presentation:

Developer Chris Todd of 12537 W. Goldcrest, Star, described the mixed-use new development that would be part of the original Amazon Falls. Phase I is under construction, and Phase II is what is being



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considered tonight. Todd said the goal was to have a mix of destination retail, outdoor retail, some restaurants, townhomes, etc. with a village-like, high-end community that is walkable and bike-able to neighboring towns. Todd mentioned two additional building paths for lots 10 and 11. He said Highway 16 and 44 was a hub for commercial growth and showed mixed-use renderings, noting he worked with Shawn Nickel on height variances. The developer stated his goal is to bring small businesses – restaurants, bars, retail/office mixed-use, with residential on top. Todd described the amenities such as a private drive with internal landscaped promenade with pavers that will help with storm water, a sunken amphitheater stage that is tiered and stepped down where concerts, movie nights, or plays could be held. He described that west of the amphitheater is a large common area with open space, fire pits, a water feature, and seating for some of the businesses. The developer asked for a height restriction extension to 58 feet for the front two buildings as well as mixed-use. He noted that he serves on the Transportation Committee and wants to match the width done on Short Road with this project, noting that C1/C2 type detached sidewalks are not a great idea. He said there will be plenty of outlets for people to walk. Mr. Todd distributed a letter to Council Members at the dais from Wright Brothers Construction in support of the development and proposed uses (letter on file at City Hall) and stood for questions.

Council Member Hershey noted the 58-foot height restriction, asking how tall the true mixed-use will be. Todd responded about 46-48 feet, with three stories. Hershey also asked what type of range – shooting or other? The developer said either a pistol or archery range at the front buildings might make sense but possibly lots 10 and 11 could be a site where that could work as a use.

Council Member Nielsen referenced a development he passes frequently in Meridian that has a consistent high-end look and feel, and noted it does not look like the standard "apartments on top" type of design that has been with us for the past forty or fifty years in mixed-used developments. He expressed a desire for more appealing architecture in mixed-use. Nielsen suggested not matching, but rather, standing out through design.

Council Member Salmonsen asked about bike lanes and also noted the request for a ten percent reduction of parking spaces and inquired if that included the two commercial paths. Todd said no, where that comes in is the two buildings on State Street, if future potential users don't max out, it wouldn't need to be asked for. For bike lanes, he said that Short Road does not allow for one as it is a collector road, and that Amazon Drive would have a bike lane. Todd further described locations of bike racks to encourage bike parking so people can bike to but then walk within the development; however, he clarified that there is no planned Park-and-Ride.

Council Member Wheelock asked for clarification on total parking spots lost, and said we've had parking lot discrepancies before with respect to business/day use (for restaurants, etc.) vs. night-time use. Todd clarified that there would be 327 parking spaces, which is 1.5 spots per unit for the apartments. Council Member Nielsen expressed concern about the long-term net effects of all the parking spot waivers being requested and approved; Nielsen said he would really like to see a four-level garage. Todd responded that he had no funds for that.

Council discussion surrounded the potential donation of the center stage (lot 5 in preliminary plat) for the City for use as a City park/event space and how that would be managed and maintained. Council discussion moved on to the Design Review process. City Attorney Jorgason noted that the goal for this hearing was only to approve the overall project and zoning needs. There is a process where the design could come back in front of Council via the Consent Agenda (Design Review Committee will provide a report) rather than having to come back as a public hearing.

Council Member Nielsen urged everyone to consider height requirements, especially if a hotel becomes a possibility; he said it might be a really attractive amenity for the City and asked for members of the public to specifically remark during Public Comment opportunities.



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**Public Testimony:** 

None was offered.

#### Applicant rebuttal:

Developer Chris Todd mentioned lots 1, 2, and 3. If a hotel were to become a possibility, the proposal would come back before the Council.

#### Council deliberations:

Council Member Hershey noted he was supportive and that he feels a hotel would be an attractive option. He asked for the nursing residential facility to be removed as an approved use.

Council Member Salmonsen mentioned she was in favor of parks especially donated ones, but expressed concern over maintenance. Clarification was provided that it was about .6 of an acre.

Council Member Hershey suggested stipulating that if park space were to be donated, the details about management and maintenance could be worked out at a future Council meeting and does not believe the Council needs to consider the issue now.

Council Member Nielsen noted that the City would need to look at the ongoing operating costs of taking on a park with amphitheater. He expressed concern over the look and feel of the buildings, and reiterated he wants the developer to look at downtown Meridian and have people give feedback on the design.

• Council Member Hershey made a motion to approve Junction Crossing #2 with the following conditions of approval: 1). A 58 foot height waiver acceptable for the mixed-use but Buildings 1, 2, and 3 would need to come back before Council as a conditional use permit if a hotel were to be proposed there; 2). Remove Nursing Home (Item 10) off the Acceptable Uses List (see Staff Report for List) to arrive at sixteen total Acceptable Uses. 3). the concept of having Lot 5 become a donated City park is something the City Council may consider in the future; 4). Sidewalks to match; 5). Have a shared parking agreement; and 6). Approving the list of Acceptable Uses (except Nursing Home) as noted in the Staff Report. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Nielsen -aye; Hershey – aye. Motion carried.

Mayor Chadwick called a brief break at 8:45 p.m. He re-opened the meeting at 8:50 p.m.

C. **PUBLIC HEARING:** The Quarry at River Park Estates Subdivision **(FILE: AZ-22-13 & DA-22-13)** - The Applicant is seeking approval of an Annexation and Zoning (Residential R-3 & Mixed-Use MU) and a Development Agreement for a proposed future residential development. The property is located at 21339 Blessinger Road in Star, Idaho, and consists of 185.93 acres. **(ACTION ITEM)** 

Mayor Chadwick asked if Council had had any ex parte communication and, hearing none, opened the public hearing at 8:52 p.m.

#### Applicant presentation:

Travis Hunter of 923 S. Bridgeway, Eagle, presented on behalf of Boise Hunter Homes and started with a company profile. The proposed annexation is adjacent to Star city limits, this would be the second phase of River Park. He noted there are no remaining agricultural endeavors on the land. Mr. Hunter described some of the amenities planned, including a boat launch, kids play lake, sand beach, cabana shelters, and indoor community center. He also noted the neighbors to the east and west did not have a paved green belt, and this development would. Hunter noted that the overall project size is 186 acres, with 228 residential lots, 6.9 acres of commercial/light industrial, and 86 acres remaining open. To the west of the property is the Leighton Lakes Community. Residents have expressed the



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desire for lower density; Hunter stated he hoped to relieve their concerns. He stated The Quarry is noted as part of Star Sewer and Water's master improvement plan. He discussed proposed setbacks and showed images of the setbacks at Boise Hunter Homes' Dry Creek development in Boise. Hunter showed a slide of planned accommodations and said they had been communicating with the neighbors to the west at Leighton Lakes for a year and the proposed accommodations are: 1). 228 residential lot limit; 2). Easements for sewer/water; 3). Western border pathway fence cost share; 4). Move recreation facility; and 5). Re-route traffic along Western border to cul de sac. Hunter asked in conclusion for the approval of the annexation request, zoning to R3-DA and MU-DA, and approval of the development agreement. Mr. Hunter stood for questions.

Council Member Nielsen asked about storage businesses, noting that he was open to considering these because some of the newer ones in Eagle have buildings designed to be aesthetically pleasing. Nielsen stated that an RV park is a bigger consideration, but it would need to be conditional use and come back before Council.

Hunter answered that having self-storage was less important than property values, and that he was also not married to an RV park, but it could be done well as a few day stay/short term property.

Discussion surrounded setbacks. Council Member Nielsen said he felt the product shown would not fit on 7.5-foot setbacks and that he was anxious to hear discussion around that and would be looking for hard commitments on landscaping. Nielsen expressed concern over stack-and-pack.

Mayor Chadwick asked, why R3 if we have R2 on the Comprehensive Plan? Shawn Nickel explained that the staff recommendation was R3 because R2 would not allow for the smaller lots and a waiver on setbacks; he clarified that at a minimum, the staff recommendation is for R2 to stay in place at least for lots on the western boundary. Nickel gave further clarification on matching with the Comprehensive Plan and noted he is supportive of the uses. Nickel also noted that the RV park is not allowed in Commercial but is in Mixed Use, and that conditional use could be noted.

# **Public Comment:**

Tina Collins of 488 N. Medesen, Meridian said she was at the meeting from locally-owned All About Lights. She said she has worked on Hunter subdivisions and feel the developer cares about their contractors and subs.

Jared Doty of KD Roofing 4234 Blue Creek Drive stated he has been in business for 30 years, construction is how they make their living and he said he really wants this to go forward to employ local families. He noted, Hunter is an Idaho developer building on Idaho land.

Ryan Niecko of 702 W. Beacon Light Road, Eagle, said he does excavation landscape, is a native of Idaho, and has worked with Boise Hunter Homes for 15 years. He says he enjoys working on their neighborhoods and his employees love to be a part of it.

Lance Manning of 2048 N Foudy Avenue, Eagle, spoke on behalf of H&L Plumbing and said they have been a part of almost every Boise Hunter Homes neighborhood. He said they build high-end, quality homes and this would bring a lot of work to local workers.

Gene Tippitts of 9153 Perfect Lane, Kuna, said he owns Recreation Today and All About Lights, and expressed respect for the Hunter family, attested to positive way they go about their development process.

Raj Kandola of 21817 Blessinger Road stated that this development is being built all around his house. He says this is not your cookie cutter situation; he said it has been great working with the developer.



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Tammy Castillo of 22318 Blessinger Road said this project was originally against her property at Hwy 44 and Blessinger, but she is working with Canyon County and will not have to move her barn as originally thought. She stated she is no longer objecting to the development.

Mark Cron of 6808 Saddleman Ranch Court said the development is all little yellow boxes. He said he is on a five-acre property and there were originally corn fields and wheat fields surrounding him. Cron stated that Council has approved over one thousand new homes, and they keep approving more. He asked Council to slow down because he feels there is not enough infrastructure in place to support the growth.

Council Member Salmonsen asked Mr. Cron to clarify the one thousand homes remark. Cron mentioned Star River Ranch and said other developers have notified him of their intent to develop the land all around him. Council Member Salmonsen noted that two of these projects have not come before Council yet, and the Council can only consider the number of homes that have come before the Council when deliberating. Mr. Cron noted that it will be about density.

Kay Harwood of 2218 River Ranch Lane said she is located to the west of the proposed subdivision. She stated she mailed a letter representing seventeen homeowners in Trigger Ranch and Leighton Lakes to the Council (letter is in Agenda Packet). Mrs. Harwood said she believes the existing homeowners and developer got off on the wrong foot as Boise Hunter Homes asked to meet with homeowners individually and asked them to sign a high-level letter of support without having all the details of the project. She said she felt it was too preliminary and that the neighbors continue to support the recommendations in their letter, especially about access roads. She expressed concern about access roads and asked for a traffic study. Mayor Chadwick noted that access points are an ITD decision.

John White of 21988 Trigger Ranch Lane said he has had three or four meetings with Boise Hunter Homes; the first meeting was neighborly, the second one was not. He stated the developer caused water damage to his property and tried to get him to sign his support in exchange for repairing the damage they caused. He says he has video of them pumping water out. He said he wants to support the project and work with the developer, but his trust factor is zero and he wants to see things in writing. He also expressed concern about having the clubhouse on the west side of the development adjacent to his property and would like to see it moved to the east of the project.

Tina Nassavich Vucinich of 21846 Trigger Ranch Road said she seconded what Kay Harwood and John White said.

Laura Profit of 22154 Trigger Ranch Road said she was concerned about two story houses not just because of the loss of her view, but the homes would be looking into her property. She would like to see one story homes on lots adjacent to existing homes.

# Applicant rebuttal:

Mr. Hunter stated that requiring single story homes was unreasonable due to the amount of land in between properties. With respect to the topic of overhead power poles, he said he did not want to commit to removing overhead power poles. He explained that they had just completed a traffic study, and it was determined that only thirty percent of residents are going to regularly use the new access point. Hunter noted that access was in place before Leighton Lakes was developed. At Blessinger, he said Boise Hunter Homes was voluntarily putting in a half a million dollars for an acceleration lane. For landscaping, he said they could submit plans for pre-approved. For the RV Park concept, if Boise Hunter Homes determines it to be viable, he would be willing to have it be a conditional use and go back before the Council. With respect to John White's testimony, Hunter said that they didn't get off to a good start when the developer was watering their lake and his property took on water. Mr. Hunter apologized to John White, and said that at the end of the day, they fixed



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the problem and hoped for a better relationship. Hunter also mentioned the sewer lift station and improvements being made to the intersection.

Council Member Wheelock pointed out the possibility of adjusting the end of the road, making it gated and bumping the road over so it would go straight down, with respect to supporting moving the clubhouse to the east.

Todd Hunter said that re-aligning the road would require a bridge and said the potential cost could be over three-quarters of a million dollars, a cost that is not feasible.

Council Member Salmonsen noted that the City received a letter from Middleton School District estimating that this project could bring another 114-116 students to their district. She said the letter didn't outright not support the project, but noted it would impact both existing and new students. She is concerned with the impact to schools and the level of service to children. Mr. Hunter suggested that this should not be a conditional of approval for the project, but he supports finding ways to fund police, fire and schools and would like to be a part of the conversation to find solutions. He also noted that not all of the houses would be coming online at the same time.

Council Member Nielsen noted he is not convinced on the need for five-foot setbacks. The developer stated that their firm builds high-end, move-up homes, and that the setbacks are important to them. Hunter said they would provide architectural renderings, floor plans, and color charts to help the Council visualize the quality of their product. Hunter said they would add the renderings to the review as an architectural package, which will list the homes, landscaping, etc., so it is locked into the development agreement and in turn, asked Council to approve the requested setbacks which would only apply to the properties that are less than one acre.

Mayor Chadwick asked if there were any further questions; hearing none, he closed the public hearing at 10:21 p.m.

## Council deliberations:

Council Member Salmonsen said she sees the argument for and against granting the five-foot setbacks but ultimately is okay with granting them.

Council Member Hershey said he has seen this go both ways and said he has seen Hunter Homes do setbacks right. Hershey noted the road issue was not in Council's purview. Hershey stated because he has seen their work product in the past, he is okay with it. For all other conditions such as single story, etc., he said he was not overly concerned.

Council Member Nielsen said he was inclined to table the issue and ask for the developer to come back with further architectural information. City Attorney Yorgason clarified that Council could reopen the development agreement, and that at this time, the City is not granting the setback specifically and could consider again at a later date; he suggested building the agreement to protect the City's interest.

Council Member Hershey made a motion to approve the annexation and development agreement with the following conditions of approval: R2 with R3 setback; mixed use to C1; conditional use permit for RV business or storage; five foot setbacks tentatively approved with development agreement stipulations; solid privacy fencing along the left side with neighbors not asked to pay for that; number of lots capped at 228 as stated; strongly recommended looking at limiting the five foot setback; clubhouse location to be moved to east side of the development. Sean Nickel re-read the stipulations, and Council Member Salmonsen seconded the motion.

BC/



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Mayor Chadwick asked if there was any discussion. Nielsen expressed concern about the fence, as it was unclear whether or not the applicant wants to build the fence and who would pay for it. Hershey stated he does not want to get into cost sharing if they have to put in a fence. Mayor Chadwick provided guidance on the motion.

- Council Member Hershey withdrew the initial motion and restated the motion as follows: approve the annexation and development agreement with the following conditions of use: Mixed Use revised to C1; any proposed storage and RV businesses to come back before Council under the conditional use permit process; five foot setbacks are not approved at this time but could be considered and added later; remainder of development to be R2 with R3 setbacks; privacy fence to be decided by the developer; all changes to the concept plan approved as submitted; 228 lots approved; and landscaping and setbacks to be reviewed. Council Member Nielsen said if fencing was requested by the public, be definitive or don't state it in the motion. He asked Hershey to remove that language and if so, said he would second the motion. Council Member Hershey agreed to the removal of the wording about the fence. The motion ultimately went forward as stated above, but with the wording "privacy fence to be decided by the developer" removed. ROLL CALL VOTE: Salmonsen aye; Wheelock aye; Nielsen aye; Hershey aye. Motion carried.
- D. **PUBLIC HEARING on Resolution TBD-2022 (Police & Fire Mitigation Fee):** The City Council will hear testimony on Approving a resolution of the City of Star creating a policy for the issuance of mitigation fees for Star Police and Mid-Star Fire Personnel on Residential and Multi-Family Building Permits; explaining the reasons for issuance of mitigation fees; encouraging other entities to repeal and replace or modify House Bill 389 (2021) **(ACTION ITEM)**

Mayor Chadwick noted that this was a continuation of the September 20<sup>th</sup> public hearing on the Police and Fire Mitigation Fee and asked for comment.

Ken Burgess of 7200 W. Mullen Street, Boise, said he was from the Building Contractors Association (BCA). He said the BCA doesn't love the idea of fees in general but does appreciate being able to work with Mayor Chadwick and the Council to come up with a solution. He understands the challenges the city is faced with from the 8% cap on budget growth and fees are creeping up. He noted some nationwide statistics and expressed concern that a percentage of families get priced out of a home for every one-thousand dollar increase in home cost. He said he doesn't want to see Idahoans priced out of homes but appreciates working together.

Council discussion focused on the national vs. Idaho statistics. Council Member Nielsen said it was astounding but not surprising seeing all this, and that he was committed to Police and Fire protection for citizens. He noted that this problem was created by the State legislature, and said he was proud of Mr. Burgess, the BCA, and the Mayor and Council for taking this issue on. Nielsen said if we can't provide Police and Fire, we have a health and welfare issue on our hands.

Mayor Chadwick said he agreed with Nielsen, and noted this was a pass through fee. He said if HB389 hadn't been approved, we would have enough funds for police and fire personnel. Chadwick said that until HB 389 is repealed or replaced, this is the only route we have and that the State is failing to see it.

Council Member Wheelock thanked Mr. Burgess and the BCA for coming and helping put this in place, and further noted that this action, if approved, would protect people's money by keeping it in the right spot.

Mayor Chadwick closed the public hearing at 10:54 p.m.



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- Council Member Hershey made a motion to approve Resolution TBD-2022 (Police & Fire Mitigation Fee). Council Member Wheelock seconded the motion. ROLL CALL VOTE: Salmonsen - aye; Nielsen aye; Wheelock - aye; Hershey - aye. Motion carried.
- 8. Executive SESSION 74-206 (f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

\*ACTION ITEM\* - Actions after Executive Session

Mayor Chadwick noted that there was no need for an Executive Session this evening.

| 9. | ADJOURNMENT  Mayor Chadwick adjourned the City Cour | ncil Meeting at 11:01 p.m.          |
|----|---|-------------------------------------|
|    | /s/ Trevor A. Chadwick                              | /s/ Barbara B. Conly                |
|    | Trevor A. Chadwick, Mayor                           | Barbara B. Conly, Deputy City Clerk |



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\* ... Over spent expenditure

| Claim/<br>Line #  | Check  | Vendor #/Name/ Doscription Do  | Document \$/ Disc \$<br>Line \$                                    | # Od | Fund Org Acct | Acct   | Object                                  | Proj 7 | Cash   |
|---|--|--|--|------|---------------|--|---|--------|--|
| 1009  | 20883S<br>62840 09<br>62847 09   | 20883S 4 A & B LOCK AND KEY<br>62840 09/12/22 Duplicate Keys CH<br>62847 09/13/22 Duplicate Keys Lock Boxes<br><b>Total for Vendor:</b>  | 45.00<br>21.00*<br>24.00*<br><b>45.00</b>                          |      | 10            | 41540<br>41540                                     | 431<br>431                              |        | 10110  |
| 1008<br>Impact<br>1   |  | 20884S 20 ADA COUNTY HIGHWAY DISTRICT fees from 08/25/22 - 09/24/22 ACHD Impact Fee Payment Total for Vendor:  | 56,464.00<br>56,464.00*<br><b>56,464.00</b>                        |      | 10            | 41510  | 731                                     |        | 10110  |
| 954   | 20833S<br>220912-014   | 21 ADA COUNTY LANDFILL<br>14 09/12/22 Landfill Fees  | 48.14*   |      | 10            | 41540  | 411                                     |        | 10110  |
| 1010<br>1 2 2 2 3 3 4 4 4 4 4 6 5 5 6 6 6 6 6 6 6 6 6 6 6 6 | 208858<br>2209290033<br>2209280357<br>2209290111<br>2209290251<br>2209300028 | 21 ADA COUNTY LANDFILL 33 09/29/22 Landfill Fees 557 09/28/22 Landfill Fees 11 09/29/22 Landfill Fees 551 09/29/22 Landfill Fees 551 09/29/22 Landfill Fees 578 09/30/22 Landfill Fees 788 09/30/22 Landfill Fees 798 09/30/22 Landfill Fees | 369.74<br>69.31*<br>20.59*<br>47.84*<br>56.55*<br>84.39*<br>417.88 |      | 00000         | 41540<br>41540<br>41540<br>41540<br>41540<br>41540 | 4 4 4 4 4 11 11 11 11 11 11 11 11 11 11 |        | 10110<br>10110<br>10110<br>10110<br>10110<br>10110 |
| 946   | 20834S<br>104579 0   | 20834S 23 ADA COUNTY SHERIFF'S OFFICE 104579 09/02/22 Police Services September 2022 <b>Total for Vendor:</b>  | 126,565.00<br>126,565.00*<br><b>126,565.00</b>                     |      | 10            | 42110  | 365                                     |        | 10110  |
| 1081  | 20953S<br>10/14/22   | 48 ALLOWAY ELECTRIC CO INC :2 Canceled Permit Total for Vendor:  | 104.00<br>104.00*<br><b>104.00</b>                                 |      | 10            | 41510  | 8<br>6<br>9                             |        | 10110  |
| 1011  | 20886S<br>09/28/22   | 1210 ANDREWS TECHNOLOGY 2 Time and Attendance System Total for Vendor:   | 3,420.00<br>3,420.00*<br>3,420.00                                  |      | 10            | 41810  | 751                                     |        | 10110  |

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| Claim/<br>Line #  | Check   | Vendor #/Name/<br>Invoice #/Inv Date/Description  |   | Document \$/<br>Line \$                                    | Disc \$ PO # | Fund Org Acct                        | Acct   | Object                                 | Proj | Cash                                      |
|---|---|---|---|--|--------------|--------------------------------------|--|--|------|---|
| 953 208<br>Reimburse<br>Reimburse                       | 953 20835S<br>Reimburse After<br>Reimburse Sports                       | 1067 ANNIE PEW<br>School Program  |   | 443.41   |              |                                      |  |  |      |   |
| $\vdash$ $\lor$ $\lor$ $\lor$                           | 09/03/22<br>09/09/22<br>09/07/22<br>09/08/22                            | Reimburse Target<br>Reimburse Costco<br>Reimburse Staples   |   | 175.29*<br>31.78*<br>65.88*<br>170.46*                     |              | 10 101<br>10 101<br>10 101<br>10 230 | 44022<br>44022<br>44022<br>44021                   | 612<br>612<br>612<br>612               |      | 10110<br>10110<br>10110<br>10110          |
| 980   | 20847S  | 980 20847S 1067 ANNIE PEW Reimburse Misc Rec/Sports. Cheerleading.  | dina. Daddv-Danghter  | 495.32   |              |                                      |  |  |      |   |
| T 2 8   | Sports/Rec<br>Sports/Rec<br>Sports/Rec                                  | Sports/Rec 09/12/22 Reimburse<br>Sports/Rec 09/12/22 Reimburse<br>Sports/Rec 09/22/22 Reimburse   | Staples Costco Walmart  | 20.13<br>25.43<br>35.51                                    |              | 100                                  | 44022<br>44021<br>44022                            | 612<br>612<br>612                      |      | 10110                                     |
| 0 1 1 1 1 1 0 0 8 4 4 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | Cheerlead<br>Cheerlead<br>Cheerlead<br>DD Dance<br>DD Dance<br>DD Dance | Cheerlead 09/16/22 Reimburse Hobby Lobby Cheerlead 09/16/22 Reimburse Target Cheerlead 09/16/22 Reimburse Hobby Lobby DD Dance 09/16/22 Reimburse Hobby Lobby DD Dance 09/16/22 Reimburse Hobby Lobby DD Dance 09/16/22 Reimburse Zurchers  Total for | Hobby Lobby Target Hobby Lobby Hobby Lobby Zurchers Total for Vendor: | 49.69*<br>66.02*<br>21.15*<br>39.08*<br>106.12*<br>132.19* | м            | 10000                                | 44021<br>44021<br>44021<br>44022<br>44022<br>44022 | 612<br>612<br>612<br>612<br>612<br>612 |      | 10110<br>10110<br>10110<br>10110<br>10110 |
| 976   | 20848S<br>09/27/22  | 1199 ARCTIC AIR,<br>Refund - overpay  | INC<br>Mech Permit<br><b>Total for Vendor:</b>                        | 320.00<br>320.00*<br><b>320.00</b>                         | 0            | 10                                   | 41510  | 8<br>6<br>9                            |      | 10110                                     |
| 1002  | 20887S<br>09/29/22  | 1206 ARYK LIKES<br>Referee Soccer   | Total for Vendor:   | 30.00  | 0            | 10                                   | 44021  | 3<br>5<br>3                            |      | 10110                                     |
| 1001  | 208888<br>09/30/22<br>09/29/22  | 1205 AUSTIN NAGEL<br>Referee Football<br>Referee Football   | Total for Vendor:   | 45.00<br>30.00<br>15.00                                    | 0            | 10                                   | 44021<br>44021                                     | 3 B<br>5 B<br>5 B                      |      | 10110                                     |

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| Claim/<br>Line #   | Check  | Vendor #/Name/ Droice #/Inv Date/Description  | Document \$/<br>Line \$   | Disc \$ PO # | Fund Org Acct                           | Acct   | Object                                 | Proj | Cash<br>Account  |
|--|--|---|---|--------------|---|--|--|------|--|
| 1003<br>1  | 20889S<br>09/29/22<br>09/30/22   | 91 BARRETT HOFSTETTER<br>Referee Football<br>Referee Football <b>Total for Vendor</b> :   | 45.00<br>15.00<br>30.00<br><b>45.00</b>   |              | 10                                      | 44021<br>44021   | 33 B<br>53 B<br>53 B<br>53 B           |      | 10110  |
| 942  | 20795S<br>09/09/22   | 1187 BELINDA FISH<br>Traffic Box Winning Entry<br><b>Total for Vendor:</b>  | 100.00<br>100.00*<br>100.00   |              | 10                                      | 45130  | 586                                    |      | 10110  |
| 1013   | 20890S<br>09/26/22   | 974 BELLA MOSAICA<br>Mosaic Class Instruction<br><b>Total for Vendor:</b>   | 157.50<br>157.50<br><b>157.50</b>   |              | 10                                      | 44022  | 352                                    |      | 10110  |
| 96<br>90 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0   | 20849S<br>Main Par<br>21-3059<br>21-3059<br>21-3059  | 1035 BILLS MACHINE SHOP k - Dockzilla 08/10/22 8" Pilings 08/10/22 Benches Custom Back Design 08/10/22 Upgraded Trex 08/10/22 Approach Wings  | 30,450.00<br>13,300.00<br>2,500.00<br>13,000.00<br>1,650.00   |              | 10<br>10<br>10                          | 45110<br>45110<br>45110<br>45110                                     | 737<br>737<br>737                      |      | 10110<br>10110<br>10110<br>10110                           |
| 996<br>960 S<br>1  | 20882S<br>Main Park<br>08/03/22  | 1035 BILLS MACHINE SHOP - Dockzilla Dockzilla Total for Vendor:   | 157,471.22<br>157,471.22<br><b>187,921.22</b>   |              | 10                                      | 45110  | 737                                    |      | 10110  |
| 0<br>0<br>1<br>1<br>0<br>1<br>0<br>1<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0 | 20891S<br>28399 09/28/2<br>28399 09/28/2<br>28399 09/28/2<br>28399 09/28/2<br>28399 09/28/2<br>28399 09/28/2<br>28399 09/28/2<br>28399 09/28/2 | S 106 BLACK MOUNTAIN SOFTWARE 09/28/22 Data Entry Conversion 09/28/22 Data Entry Conversion 09/28/22 Support ACH Credits 09/28/22 Support Purchase Orders 09/28/22 Support Remote Requisitions 09/28/22 Support Time Clock Interface 09/28/22 Support Budget Preparation 09/28/22 Support Asset Manager 09/28/22 Support Business License 19/28/22 Support Business License | 424.75<br>847.50*<br>1,061.25*<br>-33.00*<br>-180.00*<br>-35.00*<br>-35.00*<br>-377.00*<br>-377.00* |              | 111110000000000000000000000000000000000 | 41810<br>41810<br>41810<br>41810<br>41810<br>41810<br>41810<br>41810 | 751<br>751<br>751<br>751<br>751<br>751 |      | 100110<br>1001110<br>1001110<br>1001110<br>1001110<br>1100 |

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| Claim/<br>Line #                            | Check  | Vendor #/Name/<br>Invoice #/Inv Date/Description   | Document \$/<br>Line \$                           | Disc \$ PO # | Fund           | Fund Org Acct                         | t Object                            | t Proj | Cash<br>Account         |
|---|--|--|---|--------------|----------------|---------------------------------------|-------------------------------------|--------|-------------------------|
| 966<br>BETAME                               | 20850S   | 966 20850s 1198 BOBBI J MAY<br>PRIMPRIPSE BORET J MAY - SWAG BAG CONTENTS  | 71.58   |              |                |                                       |                                     |        |                         |
| 1   | WINCO 09/1                                     | NINCO 09/10/22 ART BY THE RIVER WINCO -SWAG  | 5.28*   |              | 10             |                                       |                                     | 0.0    | 10110                   |
| 2   | \$ TREE 09/                                    | 日<br>日   | 30.93*  |              | 10             | S                                     | 48590 700                           | 0.0    | 10110                   |
|   | \$ TREE 09/                                    | BY THE RIVER \$TREE  | 19.88*  |              | 10             | <u>ი</u>                              |                                     | 0.0    | 10110                   |
| 4   | COSTCO 09/                                     | COSTCO 09/22/22 ART BY THE RIVER COSTCO SWAG  Total for Vendor:  | 15.49*<br><b>71.58</b>                            |              | 10             | 48                                    | 590 70                              | 00     | 10110                   |
| 985   | 208518   | 119 BOISE STATE UNIVERSITY   | 1,035.00  |              |                |                                       |                                     |        |                         |
| 2 CIIO F                                    | 09/29/22                                       | Scholarship Funds for natural brown, Scholarship Kaiden Brown  Total for Vendor:   | 1,035.00<br>1,035.00                              |              | 10             | 48                                    | 520 84                              | 40     | 10110                   |
| 1014  | 20893S<br>09/06/22                             | 1211 BRIAN KOVANDA<br>Refund Basketball Uniform<br><b>Total for Vendor</b> :   | 70.00<br>70.00*<br><b>70.00</b>                   |              | 10             | 44                                    | 44021 698                           | 88     | 10110                   |
| 1 986                                       | 20852S<br>09/30/22                             | 1202 BRIDGETTE NEWELL<br>Refund - Riverhouse Deposit<br>Total for Vendor:  | 200.00<br>200.00*<br><b>200.00</b>                |              | 10             | 41                                    | 41810 698                           | 8      | 10110                   |
| 937<br>Mayor'                               | 207978<br>s Youth Co<br>949473022              | 937 20797S 1098 BRIGHAM YOUNG UNIVERSITY IDAHO<br>Mayor's Youth Council Scholarship for Tristan May, ID<br>1 949473022 09/09/22 Scholarship - Tristan May<br>Total for Vendor: | 750.00<br>94-947-3022<br>750.00*<br><b>750.00</b> |              | 10             | 4.5                                   | 45130 55                            | 06     | 10110                   |
| 1 0 2 1 2 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 | 20894S<br>91841512 0<br>918033478<br>918237214 | 145 BSN SPORTS 09/27/22 Soccer Nets 3 09/30/22 Softballs 4 09/15/22 Credit Memo Total for Vendor:  | 338.60<br>254.28*<br>264.30*<br>-179.98*          |              | 10<br>10<br>10 | + + + + + + + + + + + + + + + + + + + | 44021 612<br>44021 612<br>44021 698 | 8 2 2  | 10110<br>10110<br>10110 |
| 9 H   | 20853S<br>August 202                           | 159 CANYON COUNTY CLERK<br>09/07/22 Prosecution Svcs August 20   | 100.00  |              | 10             | 42.                                   | 42110 322                           | 2      | 10110                   |

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\* ... Over spent expenditure

| Claim/<br>Line # | Check                              | Vendor #/Name/<br>Invoice #/Inv Date/Description   | Document \$/<br>Line \$               | Disc \$ PO # | Fund Org Acct | Acct  | Object      | Proj | Cash<br>Account |
|------------------|------------------------------------|--|---------------------------------------|--------------|---------------|-------|-------------|------|-----------------|
| 1073             |                                    | 20954S 159 CANYON COUNTY CLERK<br>Sept 2022 10/11/22 Prosecution Svcs Sept 2022<br><b>Total for Vendor:</b>                    | 100.00<br>100.00*<br>200.00           |              | 10            | 42110 | 322         |      | 10110           |
| 1016             | 20895S<br>09/27/22                 | 1212 CANYON ELECTRIC KELLER<br>Refund - Permit overpayment<br>Total for Vendor:  | 195.00<br>195.00*<br><b>195.00</b>    |              | 10            | 41510 | 8<br>6<br>9 |      | 10110           |
| 1066             | 20942S<br>09/30/22                 | 1217 CATHERINE COSTA<br>Refund Basketball<br>Total for Vendor:   | 35.00<br>35.00*<br><b>35.00</b>       |              | 10            | 44021 | 8<br>6<br>9 |      | 10110           |
| 1018             |                                    | 20896S 172 CENTURY LINK<br>*228B 09/16/22 Internet Services<br>*130B 09/16/22 Internet Services<br>Total for Vendor:           | 204.15<br>138.80*<br>65.35*<br>204.15 | 10           | 10            | 41810 | 419<br>419  |      | 10110           |
| 984<br>Reimbu    | . 20854S<br>oursement for 09/16/22 | 984 20854S 183 CINDY TINKER<br>Reimbursement for Building Dept Supplies<br>1 09/16/22 Reimburse - Bi-Mart<br>Total for Vendor: | 20.21<br>20.21*<br><b>20.21</b>       |              | 10            | 41510 | 610         |      | 10110           |
| 1019             | 20897S<br>4130472458               |  | 427.48                                |              | 10            | 41540 | 8<br>4<br>4 |      | 10110           |
| 0 m              | 4130472543                         | 3 09/06/22 City Hall Mat Cleaning<br>0 09/13/22 Riverhouse Mat Cleaning  | 46.37*                                |              | 100           | 41540 | 344         |      | 10110           |
| 4 7              | 4131178941                         |  | 46.37*                                |              | 10            | 41540 | 344         |      | 10110           |
| 9 1              | 4131886964                         | 09/20/22   | 46.37 * 60.50 *                       |              | 10            | 41540 | 344         |      | 10110           |
| ∞                | 4132604619                         | 09/27/00   | 46.37*<br><b>427.48</b>               |              | 10            | 41540 | 344         |      | 10110           |

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\* ... Over spent expenditure

| Claim/<br>Line #           | Check Vendor #/Name/ Do Invoice #/Inv Date/Description   | Document \$/ Disc \$<br>Line \$                          | # Od | Fund Org Acct  | Acct                             | Object            | Proj | Cash                             |
|----------------------------|--|--|------|----------------|----------------------------------|-------------------|------|----------------------------------|
| 1024<br>Reimbu<br>Feathe   | 1024 20898S 204 COMMUNITY PLANNING ASSOCIATION Reimbursement Agreement for the Safe Routes to School Feather Road to Star Middle School Project Development  | 10,000.00<br>Pathway on Floating<br>: Project.           |      |                |                                  |                   |      |                                  |
| П                          | 09/28/22 Reimbursement Agreement Total for Vendor:   | 10,000.00*<br>10,000.00                                  |      | 10             | 45130                            | 592               |      | 10110                            |
| ⊘ H<br>⊘                   | 20855S 207 COMPUTER CONSULTING ASSOCIATES 4085 08/30/22 IT Consulting Services Total for Vendor:   | 3,009.11<br>3,009.11<br><b>3,009.11</b>                  |      | 10             | 41810                            | 342               |      | 10110                            |
| 1020<br>12X12<br>St        | 20899S 211 CONSOLIDATED SUPPLY<br>Corrigated Pipe Irrigation Bypass to Pond by Well  | 985.08<br>1 at Riverhouse 960 Main                       |      |                |                                  |                   |      |                                  |
| П                          | *41394.001 09/23/22 Corrigated Pipe for Riverh Total for Vendor:   | 985.08*<br><b>985.08</b>                                 |      | 10             | 41540                            | 737               |      | 10110                            |
| 1017                       | 20900S 220 CURTIS CLEAN SWEEP, INC 09/14/22 Sweep Detail Hunters Creek Pk Total for Vendor:  | 00.06<br>*00.06  |      | 10             | 41540                            | 4 3 5             |      | 10110                            |
| 1023                       | 20901S 233 DAN'S PUMP AND FILTER LLC 7424 09/22/22 Service Call - Waterfall <b>Total for Vendor:</b>   | 00.06<br>*00.06  |      | 10             | 41540                            | 4 3 5             |      | 10110                            |
| 94<br>1 2 8<br>3 8         | 20804S 231 DANA PARTRIDGE<br>09/09/22 Services Week of August 22<br>08/18/22 Services Week of August 29<br>08/18/22 Services Week of September 5   | 3,690.00<br>1,350.00*<br>1,290.00*<br>1,050.00*          |      | 10<br>10<br>10 | 41140<br>41140<br>41140          | 351<br>351<br>351 |      | 10110<br>10110<br>10110          |
| Septem<br>1<br>2<br>3<br>4 | 969 20856S 231 DANA PARTRIDGE September 2022 Contracted Services 1 Health Ins 09/30/22 Base Fee (1092) payrol lin 2 41 hours 09/30/22 Services Week of Sept 12 3 45 hours 09/30/22 Services Week of Sept 19 4 38 hours 09/30/22 Services Week of Sept 26 | 3,720.00<br>0.00*<br>1,230.00*<br>1,350.00*<br>1,140.00* |      | 0 0 0 0        | 41140<br>41140<br>41140<br>41140 | 351<br>351<br>351 |      | 10110<br>10110<br>10110<br>10110 |

CITY OF STAR Claim Details For the Accounting Period: 9/22

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\* ... Over spent expenditure

| Claim/<br>Line #    | Check                           | Vendor #/Name/<br>Invoice #/Inv Date/Description   | Document \$/<br>Line \$            | Disc \$ PO # |          | Fund Org Acct | Object         | Proj A | Cash      |
|---------------------|---------------------------------|--|------------------------------------|--------------|----------|---------------|----------------|--------|-----------|
| 1086                | 209558                          | 231 DANA   | 2,604.99                           |              |          |               |                |        |           |
| Septem<br>1         | September 2022<br>1 Health In   | ber 2022 Contracted Services<br>Health Ins 10/14/22 Base Fee (\$546) payrol lin  | *00.0                              |              | 10       |               | m              |        | 10110     |
| 2                   | 45 HOURS                        |  | 1,350.00*                          |              | 10       | 41140         | c              |        | 10110     |
|                     | 39.5 HOU                        | 39.5 HOURS 10/14/22 Services Week of OCT 10  | 1,185.00*                          |              | 10       |               | 351            |        | 10110     |
|                     | FACEBOOK                        | FACEBOOK 10/14/22 FACEBOOK AD / FROMOTIONS  Total for Vendor:  | 10,014.99                          |              | <b>→</b> |               | Ω              |        | 0 1 1 0 1 |
| 952<br>REFUND       | 20836S<br>OF LEAS               | 952 20836S 1190 DAVID MARMILLION<br>REFUND OF LEASHA ESTATES   | 7,790.00                           |              |          |               |                |        |           |
| Н                   | 10190-01                        | 09/13/22 ANNEXATION FEES   | 2,190.00*                          |              | 10       |               | 9              |        | 10110     |
| 01 m                | 10190-01                        | 09/13/22 PRELIMINARY PLAT FEES<br>09/13/22 DRVELOPMETN AGREEMENT MOD   | 3,300.00*                          |              | 10       | 41510         | 8 8 8<br>6 9 9 |        | 10110     |
|                     | 10190-01                        | 09/13/22 PRIVATE ROAD REQUEST<br>Total for   |                                    |              | 7 7      |               | 0              |        | 10110     |
| 1058                | 20902s<br>*857710               | 246 DELL MARKETING LP<br>03/22/22 OptiPlex 7090<br>Total for Vendor:   | 832.00<br>832.00*<br><b>832.00</b> |              | 10       | 41810         | 742            |        | 10110     |
| 1 9 9 1             | 20857S<br>4320 09/              | 20857S 253 DOCUTOPIA<br>4320 09/15/22 Annual Renewal Docuphase<br><b>Total for Vendor:</b>   | 6,420.00<br>6,420.00*<br>6,420.00  |              | 10       | 41810         | 610            |        | 10110     |
| 927                 | 20805s<br>09/07/22              | 1082 DOUBLE A PLUMBING LLC<br>2 Refund - double permit<br>Total for Vendor:  | 325.00<br>325.00*<br><b>325.00</b> |              | 10       | 41510         | 869            |        | 10110     |
| 1022                | 20903S<br>09/28/22              | 1213 DOUBLE TAP ELECTRIC 2 Refund - Canceled Permit Total for Vendor:  | 208.00<br>208.00*<br><b>208.00</b> |              | 10       | 41510         | 869            |        | 10110     |
| 1025<br>Electr<br>1 | 20904S<br>ical Insp<br>09/25/27 | 1025 20904S 271 ECI CONTRACTORS Electrical Inspections 08/25/22 - 09/24/22 - 60% of To 1 09/25/22 Electrical Inspections Total for Vendor: | 15,912.49<br>Total<br>15,912.49*   |              | 10       | 41510         | 4 5 4          |        | 10110     |

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\* ... Over spent expenditure

| Claim/<br>Line #                    | Check  | Vendor #/Name/ Do<br>Invoice #/Inv Date/Description  | Document \$/<br>Line \$  | Disc \$ PO # | Fund Org Acct            | Acct                                      | Object                    | Proj | Cash<br>Account                           |
|-------------------------------------|--|--|--|--------------|--------------------------|---|---------------------------|------|---|
| 1005                                | 209058<br>09/30/22   | 1207 ERYN LOCKETT<br>Referee Soccer <b>Total for Vendor:</b>   | 30.00  |              | 10                       | 44021                                     | 353                       |      | 10110                                     |
| 1027                                | 20906S<br>126968401  | 20906S 320 G&R AG PRODUCTS, INC<br>126968401 09/01/22 12 Volt Pump<br>Total for Vendor:  | 196.64<br>196.64*<br><b>196.64</b>                                   |              | 10                       | 41540                                     | 737                       |      | 10110                                     |
| 962<br>FOR CA<br>1                  | 20858S<br>NVAS TOTE<br>314507 09   | 962 208588 325 GAMEFACE ATHLETICS<br>FOR CANVAS TOTE BAGS<br>1 314507 09/13/22 CANVAS TOTE BAGS  | 742.00   |              | 10 99                    | 48590                                     | 700                       |      | 10110                                     |
| 1026<br>1128<br>3326<br>1436<br>156 | 1026 20907S 325 G<br>1 314606 09/20/22<br>2 314576 09/16/22<br>3 314660 09/13/22<br>4 314482 08/25/22<br>5 314346 08/23/22 | 20907S 325 GAMEFACE ATHLETICS<br>314606 09/20/22 Hats<br>314576 09/16/22 Work Shirts B&GS<br>314660 09/13/22 Cheer & Referee Uniforms<br>314482 08/25/22 Hometown Tee<br>314346 08/23/22 Building Dept Stickers<br>Total for Vendor: | 5,888.00<br>1,000.00*<br>1,097.25*<br>2,923.75*<br>67.00*<br>800.00* |              | 110<br>110<br>110<br>110 | 45130<br>41540<br>44021<br>41810<br>41510 | 590<br>615<br>615<br>610  |      | 10110<br>10110<br>10110<br>10110<br>10110 |
| 1000                                |  | 20859S 1152 GARRETT PARKS AND PLAY<br>2464 09/23/22 Hunter's Creek Park Playground<br><b>Total for Vendor:</b>   | 194,162.28<br>194,162.28<br><b>194,162.28</b>                        |              | 10                       | 45110                                     | 735                       |      | 10110                                     |
| 971<br>1<br>2<br>3                  | 20860S<br>3056676 0<br>3063518 0   | 331 GEM STATE PAPER & SUPPLY 05/04/22 Trash cans 09/23/22 Trash liners 09/21/22 Cleaning Supplies  | 571.19<br>38.05<br>85.46<br>447.68                                   |              | 10<br>10<br>10           | 41540<br>41540<br>41540                   | 4 4 4<br>8 8 8<br>4 4 4 4 |      | 10110<br>10110<br>10110                   |
| 1068                                | 1068 20949S<br>1 3061144 0   | 331 GEM STATE PAPER & SUPPLY 08/04/22 Wasp and Hornet Spray Total for Vendor:  | 122.98<br>122.98<br><b>694.17</b>                                    |              | 10                       | 41540                                     | 434                       |      | 10110                                     |

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\* ... Over spent expenditure

| Claim/<br>Line # | Check      | Vendor #/Name/<br>Invoice #/Inv Date/Description | Document \$/<br>Line \$ | Disc \$ PO # | Fund Org | Acct     | Object     | Proj | Cash<br>Account |
|------------------|------------|--|-------------------------|--------------|----------|----------|------------|------|-----------------|
| 1062             | 209438     | 382 IDAHO CENTRAL CREDIT UNION                   | 1,153.51                |              |          |          |            |      |                 |
| O                | de e       | a payment  |                         |              |          |          |            |      |                 |
| П                | 4825 09/   | 9/06/22 Chadwick Ridleys                         | 2.0                     |              | 10       | 81       | 611        |      | 011             |
| 2                | 4825 09/0  | 7/22 Chadwick                                    | o.                      |              | 10       | 81       | 610        |      | 11              |
| m                | 4825 09/12 | 12/22 Chadwick ID Press Tribune                  | ω                       |              | 10       | 81       | 610        |      | 011             |
| 4                | Ŋ          | 09/14/22 Chadwick Pioneer Xing Garage            |                         |              | 10       | 81       | 560        |      | 11              |
| Ŋ                | 4825 09/   | 09/15/22 Chadwick Star Merc Cafe                 | 71.37*                  |              | 10       | 81       | 610        |      | 011             |
| 12               | Ŋ          | 09/16/22 Chadwick ShopUSAPickle                  | •                       |              | 10       | 11       | 738        |      | 011             |
| 13               | 3463 08/   | 30/22 Qualls Amazon                              | 103.30*                 |              | 10       | 41810    | 610        |      | 10110           |
| 1.4              | 3463 08/   | 30/22 Qualls Amazon                              | 2.66                    |              | 10       | 81       | 610        |      | 11              |
| 15               | 3463 08/   | 29/22 Qualls Remarkable Oslo                     | 0                       |              | 10       | 81       | 610        |      | 1               |
| 16               | 3463 08/   | 29/22 Qualls Remarkable Oslo                     | ×66.7                   |              | 10       | 81       | 610        |      | 10110           |
| 17               | 463 08/    | 30/22 Qualls Staples                             | 2                       |              | 10       | 81       | 611        |      | 011             |
| 18               | 3463 08/   | 30/22 Qualls Staples                             | •                       |              | 10       | 54       | 611        |      | 11              |
| 19               | 3463 09/   | 04/22 Qualls                                     | i.                      |              | 10       | 81       | 610        |      | 011             |
| 21               | 463 09/    | 06/22 Qualls Remarkable Oslo                     | . 99                    |              | 10       | 41810    | 610        |      | 011             |
| 22               | 463 09/    | '08/22 Qualls Amazon                             | 8                       |              | 10       | 81       | 610        |      | 11              |
| 23               | 463        | 09/08/22 Qualls Bouncin Bins Rental              | •                       |              | 10       | 02       | 442        |      | 11              |
| 24               | 3463 09/   | 09/15/22 Qualls Pitney Bowes                     | 36.                     |              | 10       | 81       | 641        |      | 11              |
| 25               | 3          | 9/16/22 Qualls Remarkable Oslo                   |                         |              | 10       | 41810    | 610        |      | 11              |
| 26               | 3463 09/   | 09/21/22 Qualls Remarkable Oslo                  | <u>.</u>                |              | 10       | 81       | 610        |      | 11              |
| 27               | 463 09/    | 19/22 Qualls USPS                                | 0.                      |              | 10       | 81       | 641        |      | 11              |
| 28               | 463 0      | $\omega$   | 0                       |              | 10       | $\vdash$ | 610        |      | 011             |
| 29               | 463 08/    | 29/22 Qualls                                     | .06                     |              | 10       | 81       | 610        |      | 011             |
| 31               | 463 09/    | 06/22  |                         |              | 10       | 81       | 610        |      | 011             |
| 32               | 463 09/    | 14/22  | 0.                      |              | 10       | 81       | 610        |      | 11              |
| 38               | /60        | 19/22 Qualls Int'l Fee                           | 0.                      |              | 10       | $\vdash$ | 610        |      | 11              |
| 40               | 08/        | 06/22 Payment                                    | -2,570.43*              |              | 10       | $\vdash$ | 610        |      | 1               |
| 45               | 6074 08/   | 31/22 Little Canyon Marine                       | 0.                      |              | 10       | 54       | $^{\circ}$ |      | 11              |
| 46               | 4 09/      | 01/22 Little Napa Auto Parts                     | •                       |              | 10       | 54       | 433        |      | $\vdash$        |
| 47               | 4 09/      | 02/22 Little                                     | 3.7                     |              | 10       | 54       | 434        |      | 11              |
| 48               | 6074 09/   | Little Pacific S                                 | $\sim$                  |              | 10       | 41540    | $^{\circ}$ |      | 11              |
| 49               | 6074 09/   | 15/22 Little The Home Depot                      | 1.4                     |              | 10       | 54       | 434        |      | 10110           |
|                  |            | Total for Vendor:                                | 1,                      |              |          |          |            |      |                 |

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\* ... Over spent expenditure

| Claim/<br>Line #   | Check   | Vendor #/Name/ Do<br>Invoice #/Inv Date/Description  | Document \$/ I  | Disc \$ PO # | Fund Org Acct | Acct  | Object                                | Proj | Cash<br>Account  |
|--|---|--|---|--------------|---------------|---|---------------------------------------|------|--|
| 1030   | 20908   | S 384 IDAHO CORRECTIONAL INDUSTRIES 09/09/22 Envelopes Total for Vendor:   | 234.00<br>234.00*<br><b>234.00</b>  |              | 10            | 41510   | 610                                   |      | 10110  |
| 920<br>Refund<br>1   | 20811S<br>d Building<br>09/06/22  | 1181 IDAHO ELECTRIC SIGNS<br>Commercial Sign Permit BPC2022-074.<br>Refund - Duplicate payment<br>Total for Vendor | 153.25<br>Already paid on 153.25*<br>.: 153.25  | 08/01/22.    | 10            | 41510   | 8<br>6<br>9                           |      | 10110  |
| 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0  | 208375<br>0033022594<br>0033022563<br>0033022563<br>0033022572<br>0033022592<br>00330204591<br>0033022596<br>0033022596<br>0033022596<br>0033022596 | 398 IDP<br>09/14/2<br>09/14/2<br>09/14/2<br>09/14/2<br>09/14/2<br>09/14/2<br>09/14/2<br>09/14/2                    | 3,691.74<br>45.54*<br>1,004.06<br>283.79<br>71.04*<br>5869.02*<br>153.17*<br>410.04*<br>34.55*<br>34.55*<br>3.48*<br>8.62*<br>3.83.71*<br>16.26*<br>3.74.73 |              |               | 41540<br>41810<br>41810<br>41810<br>41540<br>41540<br>41540<br>41810<br>41810<br>41810<br>41810 | 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 |      | 10110<br>10110<br>10110<br>10110<br>10110<br>10110<br>10110<br>10110<br>10110<br>10110 |
| 116 17 18 19 18 19 18 19 18 19 18 19 18 19 18 19 18 19 19 19 19 19 19 19 19 19 19 19 19 19 | 0 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0   | 4/22 960<br>4/22 1138<br>IDAHO PRE<br>Legal/Pub<br>Legal/Pub   |   |              | 00 00         | 27 881  |                                       |      | 10110  |

CITY OF STAR Claim Details For the Accounting Period: 9/22

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| Claim/ C                                | Check Vendor #/Name/<br>Invoice #/Inv Date/Descripti  | no  | Document \$/<br>Line \$        | Disc \$ | # BO | Fund Org Acct | Acct                    | Object                  | Proj | Cash<br>Account         |
|---|---|---|--------------------------------|---------|------|---------------|-------------------------|-------------------------|------|-------------------------|
| 1029 2                                  | IDAHO PRESS   | TRIBUNE   | 569.73                         |         |      |               |                         |                         |      |                         |
|   | 09/25/22 Legal/Public   | Notice PH   | *80.08                         |         |      | 10            | 41510                   | 530                     |      | 10110                   |
|   | 09/25/22 Legal/Public   | Notice PH   | *80.08                         |         |      | 10            | 41510                   | 530                     |      | 10110                   |
|   | 26261 09/25/22 Legal/Public N   | Notice PH   | 86.37*                         |         |      | 10            | 41510                   | 530                     |      | 10110                   |
|   | Legal/Public  | Notice PH   | 24.06*                         |         |      | 10            | 41510                   | 530                     |      | 10110                   |
|   | Legal/Public  | Notice PH   | 102.84*                        |         |      | 10            | 41510                   | 530                     |      | 10110                   |
| 6 26                                    | 1 09/16/22 Legal/Public   | Notice PH   | *80.08                         |         |      | 10            | 41510                   | 530                     |      | 10110                   |
| 7 2604                                  | 2 09/16/22 Legal/Public   | Notice PH  Total for Vendor:  | 86.37*<br><b>799.20</b>        | C       |      | 10            | 41510                   | 530                     |      | 10110                   |
| 65                                      | 20944S 413 IDAHO TRACTOR INC.   | INC.  | 750.00                         |         |      |               |                         |                         |      |                         |
| 1 PI                                    | PI27418 09/30/22 Equipment Rental   | ntal  | 750.00*                        |         |      | 10            | 41540                   | 442                     |      | 10110                   |
|   |   | Total for Vendor:   | 750.00                         | 0       |      |               |                         |                         |      |                         |
| 959 2                                   | 20910S 1193 IMAGE TECH LLC  |   | 1,555.26                       |         |      |               |                         |                         |      |                         |
| TRAFFIC                                 | TRAFFIC ART BOX WRAPS   |   | 1                              |         |      | 7             | C C                     | (                       |      | 77                      |
| 1 11<br>PRE-ENTR                        | 1 11708 09/19/22 TRFC BX ART / PLUMMER<br>PRE-ENTRY FO FY 21.22   | PLUMMER & HWY44   | .///. 63*                      |         |      | 0 T           | 45130                   | 586                     |      | 10110                   |
| 2 11<br>PRE-ENTR                        | 2 11708 09/19/22 TRFC BX ART / MAIN & PRE-ENTRY FOR FY21.22   | MAIN & HWY44  | 777.63*                        |         |      | 10            | 45130                   | 586                     |      | 10110                   |
|   |   | Total for Vendor:   | 1,555.26                       | ıa      |      |               |                         |                         |      |                         |
| 1028 2<br>Monthly<br>1 0                | 1028 20911S 1073 INSPECT LLC<br>Monthly Plumbing Inspections 08/25/22<br>1 09/25/22 Plumbing Inspections  | 22 - 09/24/22 - 60%<br>s.<br><b>Total for Vendor:</b>   | 10,219.40 of Total 10,219.40*  | 0       |      | 10            | 41510                   | 4 53                    |      | 10110                   |
| 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 20813S 421 INTERMOUNTAIN GAS COMPANY *30002 09/01/22 City Hall *10001 09/01/22 B&G Shop-1310 N Little C *30001 09/01/22 Outreach Building Total for ' | NTERMOUNTAIN GAS COMPANY<br>City Hall<br>B&G Shop-1310 N Little Camas<br>Outreach Building<br>Total for Vendor: | 19.58<br>0.00<br>9.79*<br>9.79 | m       |      | 100           | 41810<br>41540<br>41810 | 4 4 4<br>1 4 4<br>1 4 4 |      | 10110<br>10110<br>10110 |
|   |   |   |                                |         |      |               |                         |                         |      |                         |

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| Claim/<br>Line #             | Check  | Vendor #/Name/<br>Invoice #/Inv Date/Descripti                                      | uo  | Document \$/<br>Line \$                                 | Disc \$ PO #  |            | Fund Org Acct           | Object                                  | Proj | Cash<br>Account         |
|------------------------------|--|---|---|---|---------------|------------|-------------------------|---|------|-------------------------|
| 943                          | 20814S<br>09/09/22   | 1188 J BETH JEPSON<br>Traffic Box Winning   | Entry<br><b>Total for Vendor</b> :          | 100.00<br>100.00*<br>100.00*                            | 0             | 10         | 45130                   | 5<br>8<br>6                             |      | 10110                   |
| 1004                         | 20912S<br>09/30/22   | 435 JACK WINTERS<br>Referee Football  | Total for Vendor:                           | 30.00<br>30.00<br><b>30.00</b>                          | 0             | 10         | 44021                   | 3 5 3                                   |      | 10110                   |
| 1032                         | 20913S<br>08/26/22   | 441 JAG TOOL &<br>Cement & Trailer  | EQUIPMENT RENTAL  Total for Vendor:         | 207.00<br>207.00*<br><b>207.00</b>                      | 0             | 10         | 41540                   | 435                                     |      | 10110                   |
| 1006                         | 20914s<br>09/30/22   | 1208 JEREMY BANTA<br>Referee Soccer   | Total for Vendor:                           | 24.00<br>24.00<br><b>24.00</b>                          | 0             | 10         | 44021                   | 353                                     |      | 10110                   |
| 1033                         | 209158<br>09/23/22   | 1214 JIM DOMEN<br>Refund - Daddy  | Daughter Dance<br><b>Total for Vendor</b> : | 100.00<br>100.00*<br>100.00                             | 0             | 10         | 44022                   | 8 6 9                                   |      | 10110                   |
| 955                          | 20838S 11<br>HT Parade   | 1191 JON GILMAN<br>de Float Winner  | Total for Vendor:                           | 200.00<br>200.00*<br><b>200.00</b>                      | 0             | 10         | 41810                   | 597                                     |      | 10110                   |
| 975                          | 20861S<br>2172 09/24   | 20861S 480 JULEE ELLIOTT<br>2172 09/24/22 Information Banner ABTR<br><b>Total f</b> | ner ABTR<br><b>Total for Vendor</b> :       | 100.00<br>100.00*<br>100.00                             | ٥             | 10         | 99 48590                | 700                                     |      | 10110                   |
| 970<br>Reimbu<br>1<br>2<br>3 | 970 20862s 485 JUI<br>Reimbursements to Julie<br>1 09/13/22 Dollar T<br>2 09/12/22 Costco<br>3 06/29/22 Hobby Lo | IE OLSEN<br>Olsen for<br>ree<br>bby   | Mayor's Youth Council  Total for Vendor:    | 91.05<br>il Back to School<br>9.28*<br>64.82*<br>16.95* | hool Barbecue | 100<br>100 | 45130<br>45130<br>45130 | 5 5 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 |      | 10110<br>10110<br>10110 |

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\* ... Over spent expenditure

| Claim/<br>Line #      | Check   | Vendor #/Name/<br>Invoice #/Inv Date/Description   | Document \$/<br>Line \$                  | Disc \$ PO # | Fund Or        | Fund Org Acct           | Object                  | Proj | Cash<br>Account         |
|-----------------------|---|--|--|--------------|----------------|-------------------------|-------------------------|------|-------------------------|
| 1087                  | 20956S<br>RH CONCERT                          | 488 JUSTIN MAY<br>RT 10/10/22 ACTIVITIES / EVENTS / CONC<br><b>Total for Vendor:</b>   | 1,000.00<br>1,000.00*<br>1,000.00        |              | 10             | 51 46000                | 324                     |      | 10110                   |
| 1034                  | 20916S<br>09/15/22                            | 1215 K-F ELECTRIC<br>2 Refund - Wrong Permit<br>Total for Vendor:  | 167.25<br>167.25*<br>: 167.25            |              | 10             | 41510                   | 8<br>6<br>9             |      | 10110                   |
| 1035                  | 20917S<br>09/26/22                            | 503 KELLER ASSOCIATES INC<br>2 Star SH 44 Widening<br>Total for Vendor:  | 3,450.00<br>3,450.00<br>3,450.00         |              | 10             | 41510                   | 736                     |      | 10110                   |
| 987                   | 20863S<br>09/29/22                            | 1203 KELLI FINN<br>2 Refund - Riverhouse Deposit<br>Total for Vendor:  | 500.00<br>500.00*                        |              | 10             | 41810                   | 869                     |      | 10110                   |
| 963<br>FOR BA         | 20864S<br>ALOONS - A<br>REIMBURSE             | 963 20864S 515 KIM INGRAHAM<br>FOR BALOONS - ART BY THE RIVER - REIMBURSEMENT<br>1 REIMBURSE 09/13/22 ABTR - BALOONS (ALBERTSONS)<br>Total for Vendor: | 41.86<br>41.86*                          |              | 10             | 99 48590                | 700                     |      | 10110                   |
| 977                   | 208658  | 524 LARRY BEARG<br>2 Tai Chi Instruction September<br><b>Total for Vendor</b> :  | 371.00<br>371.00<br>: <b>371.00</b>      |              | 10             | 44022                   | 352                     |      | 10110                   |
| 895<br>Facili<br>Feed | 895 20790S<br>Facility Rental<br>Feed         | 542 LIFESPRING CHURCH<br>I for the 2022 State of the City Address  | 850.00<br>ss and Veterans                | Day Potato   |                |                         |                         |      |                         |
| Н 7                   | 09/01/22<br>09/01/22                          | 2 State of City Facility Rental<br>2 Veterans Day Potato Feed<br><b>Total for Vendor:</b>  | 475.00*<br>375.00*<br>: 850.00           |              | 100            | 41810                   | 77 77<br>98 98<br>98 97 |      | 10110                   |
| 1063<br>223           | 209458<br>ACCT 1402<br>ACCT 0973<br>ACCT 0973 | 583 MASTERCARD 2 09/07/22 Chadwick - Albertsons 3 08/11/22 Qualls - Walmart 3 08/14/22 Qualls - Amazon   | 1,706.90<br>165.54*<br>252.44*<br>12.69* |              | 10<br>10<br>10 | 41810<br>41810<br>41810 | 610<br>610              |      | 10110<br>10110<br>10110 |

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\* ... Over spent expenditure

| Claim/<br>Line #            | Check Vendor #/Name/ Invoice #/Inv Date/Description   | Document \$/ Disc \$<br>Line \$                     | # Od | Fund Org Acct  | J Acct                  | Object P                  | Cash<br>Proj Account    | h<br>unt |
|-----------------------------|---|---|------|----------------|-------------------------|---------------------------|-------------------------|----------|
| 4 ቢ (                       | 0973 08/14/22 Qualls -  | 302.10*   |      | 100            | 41810                   | 610                       | 10110                   | 100      |
| 9 [~                        | ACCT 09/3 08/19/22 Qualls - Amazon<br>ACCT 0973 08/20/22 Qualls - Amazon  | 737.01 *<br>28.61 *                                 |      | 0 T            | 44022<br>44021          | 612<br>610                | 10110                   | 7 O T    |
| ر<br>د                      | 1   | * 000. 1  |      | 10             | 41810                   | 610                       | 10110                   | 10       |
| 11                          | 0973 08/22/22   | . #0. 7<br>7  |      | 10             | 44022                   | 610                       | 10110                   | 10       |
| 13                          | ACCT 0973 09/04/22 Qualls - Amazon  Total for Vendor  | 651.98*<br>1,706.90                                 |      | 10             | 41810                   | 610                       | 10110                   | 10       |
| 1036                        | 20918S 1216 MATTSON DISTRIBUTING COMPANY 09/21/22 Hotsy Pressure Washer Total for Vendor  | 11,621.60<br>11,621.60<br>11,621.60                 |      | 10             | 45110                   | 737                       | 10110                   | 10       |
| 1071                        | 20950S 1218 MERIDIAN PLUMBING CO INC 07/08/22 Replaced toilet Riverhouse Total for Vendor   | 776.22<br>776.22*<br><b>776.22</b>                  |      | 10             | 41540                   | 737                       | 10110                   | 10       |
| 982 20<br>Business<br>1 291 | 20866S 1201 MODERN PRINTERS ess Cards for Ryan Field, Shawn Nickel and Dana 29115 09/29/22 Business Cards Total for Vendor  | 207.00<br>Partridge<br>207.00*<br>207.00            |      | 10             | 41810                   | 610                       | 10110                   | 10       |
| 1007                        | 20919S 1209 MORGUN WINTERS 09/30/22 Referee Soccer Total for Vendor   | 24.00<br>24.00<br><b>24.00</b>                      |      | 10             | 44021                   | 353                       | 10110                   | 10       |
| 0 1 0 E                     | 20867S 635 MOUNTAIN ALARM 3107769 09/25/22 Fire Alarm Inspection Upload 3107769 09/25/22 Service Labor 3107769 09/25/22 Truck Charge - Commercial Total for Vendor: | 262.50<br>35.00<br>187.50<br>40.00<br><b>262.50</b> |      | 10<br>10<br>10 | 41810<br>41810<br>41810 | 3 3 4 4<br>4 4 4<br>4 4 4 | 10110<br>10110<br>10110 | 100      |
| 1037                        | 20920S 642 NAPA AUTO PARTS<br>074706 08/31/22 Battery for Sprayer<br><b>Total for Vendor</b> :  | 143.95<br>143.95<br><b>143.95</b>                   |      | 10             | 41540                   | 4 3 3                     | 10110                   | 10       |

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\* ... Over spent expenditure

| Claim/<br>Line #                         | Check  | Vendor #/Name/<br>Invoice #/Inv Date/Description  | Document \$/ Disc \$<br>Line \$                         | # DO | Fund Org Acct            | g Acct                                    | Object                          | Proj | Cash                                      |
|--|--|---|---|------|--------------------------|---|---------------------------------|------|---|
| 1077                                     | 20957S<br>4009 09/                                     | 20957S 647 NEURILINK<br>4009 09/30/22 Services - Connected to Zoom<br><b>Total for Vendor</b> :   | 350.00<br>350.00*<br><b>350.00</b>                      |      | 10                       | 41810                                     | 431                             |      | 10110                                     |
| 924                                      | 20818S<br>08/31/22                                     | 649 NIKI DEAN<br>22 Yoga Instruction August   | 400.00  |      | 10                       | 44022                                     | 352                             |      | 10110                                     |
| 978                                      | 20868s<br>09/26/22                                     | 649 NIKI DEAN<br>22 Yoga Instruction September<br><b>Total for Vendor:</b>  | 479.00<br>479.00<br><b>879.00</b>                       |      | 10                       | 44022                                     | 352                             |      | 10110                                     |
| υ H G W 4 п<br>Q                         | 20839S<br>8149 09/<br>8149 09/<br>8149 09/<br>8149 09/ | 656 OFFICE SAVERS ONLINE 09/07/22 Sticky Notes 09/07/22 Pens 09/07/22 Sticky Notes 09/07/22 Stapler   | 100.92<br>7.76*<br>17.99*<br>30.80*<br>29.98*<br>14.39* |      | 100<br>100<br>100<br>100 | 41810<br>41810<br>41810<br>41810<br>41810 | 611<br>611<br>611<br>611<br>611 |      | 10110<br>10110<br>10110<br>10110<br>10110 |
| 10 3 8 3 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 | 209218<br>8170 09/<br>8288 09/<br>8292 09/             | 11S 656 OFFICE SAVERS ONLINE 09/09/22 Pens 09/29/22 Copy Paper 09/30/22 Ink and Office Supplies Total for Vendor:                                       | 468.74<br>88.44*<br>234.97*<br>145.33*<br><b>569.66</b> |      | 10<br>10<br>10           | 41810<br>41810<br>41810                   | 611<br>611<br>611               |      | 10110<br>10110<br>10110                   |
| 1088<br>PICS F0                          | 1088 20958S<br>PICS FOR WEBSITE<br>1 PICS FOR          | 0958S 1153 PAIGE BRYANT WEBSITE PICS FOR WEBSITE Total for Vendor:  | 100.00<br>100.00*<br>100.00                             |      | 10                       | 41810                                     | 324                             |      | 10110                                     |
| 992<br>960 S I                           | 20869S<br>Main, Ri<br>63 09/05                         | 20869S 670 PATHWAY CONCRETE & LANDSCAPING Main, Riverhouse Parking Lot Curb and Drive Lane 63 09/05/22 Riverhouse Parking Lot & Drive Total for Vendor: | 13,350.00<br>te Addition<br>13,350.00<br>13,350.00      |      | 10                       | 45110                                     | 737                             |      | 10110                                     |

CITY OF STAR Claim Details For the Accounting Period: 9/22

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... Over spent expenditure

| Claim/ (Line #   | Check   | Vendor #/Name/ Divoice #/Inv Date/Description  | Document \$/ Disc \$<br>Line \$   | # OA | Fund Org Acct  | Acct                                      | Object                                  | Proj | Cash                                    |
|--|---|--|---|------|----------------|---|---|------|---|
| 944<br>1<br>2  | 208208  | 20820S 1189 PATRIOT PAWN AND GUN, LLC<br>2 09/06/22 Rifle for Auction<br>Total for Vendor:   | 769.77<br>769.77*<br><b>769.77</b>  |      | 10             | 45130                                     | 590                                     |      | 10110                                   |
| 990 Refund   |   | 20870S 1125 PAULA COULTER<br>for September OM FIT and Tai Chi Classes<br>09/20/22 Refund - Rec Classes<br>Total for Vendor:  | 72.00 *<br>72.00 *<br><b>72.00</b>  |      | 10             | 44022                                     | 8<br>6<br>9                             |      | 10110                                   |
| 1041<br>1 2 2<br>3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2                 | 209228 683<br>26328 09/01/22<br>26467 09/28/22<br>26431 09/20/22                            | S 683 PHONE WORKS 09/01/22 Quarterly Protection Plan 09/28/22 Labor - Covered on Plan 09/20/22 Labor - Covered on Plan <b>Total for Vendor:</b>  | 439.00<br>439.00<br>0.00<br>0.00<br><b>439.00</b>                           |      | 10<br>10<br>10 | 41810<br>41810<br>41810                   | 4 4 1 6 4 1 6 4 1 6 4 1 6 6 6 6 6 6 6 6 |      | 10110<br>10110<br>10110                 |
| 964 ;<br>PORTAPO!<br>1 13  | 20871S<br>OTS - ART<br>121954-1   | 964 20871S 686 PORTAPROS LLC<br>PORTAPOTS - ART BY THE RIVER<br>1 121954-1 09/13/22 ART BY THE RIVER PORTAPOTS   | 674.00  |      | 10 99          | 48590                                     | 700                                     |      | 10110                                   |
| 1039<br>PORTAPO<br>1 1 12<br>2 1 1 2 4 4 1 1 4 4 1 1 1 1 1 1 1 1 1 1 | 1039 20923S<br>PORTAPOTS - ART<br>1 121436C-1<br>2 112049AB-1<br>3 121435C-1<br>4 121435D-1 | 20923S 686 PORTAPROS LLC OTS - ART BY THE RIVER 121436C-1 08/30/22 Star Middle School 112049AB-1 09/16/22 River Walk 121435C-1 09/01/22 Dog Park 121435D-1 09/30/22 Dog Park Total for Vendor: | 1,012.38 189.98* 278.40* 272.40* 271.60* 1,686.38                           |      | 0 0 0 0        | 41540<br>41540<br>41540<br>41540          | 4 4 4 4<br>1 1 1 1 1<br>1 1 1 1 1       |      | 10110<br>101110<br>10110<br>10110       |
| 11 0 0 4 0<br>0 4 0 0 0 0 0  | 209468<br>98652<br>98652<br>98652<br>98652<br>98652   | 693 PROTECT YOUTH SPORTS 09/30/22 Soccer Background Checks 09/30/22 Rec Before & After School 09/30/22 Rec Programming 09/30/22 Employees 09/30/22 Court Fees Total for Vendor:                | 1,745.70<br>1,269.85*<br>79.35*<br>185.15*<br>79.35*<br>132.00*<br>1,745.70 |      | 0 0 0 0 0      | 44021<br>44022<br>44022<br>41810<br>44021 |   |      | 1011<br>1011<br>10111<br>10110<br>10110 |

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\* ... Over spent expenditure

| Claim/ Check<br>Line #                            | Vendor #/Name/<br>Invoice #/Inv Date/Description  | Document \$/ I                                  | Disc \$ PO # | Fund Org Acct | Acct  | Object         | Proj | Cash<br>Account |
|---|---|---|--------------|---------------|-------|----------------|------|-----------------|
| 21  | 707 REPU<br>08/31/22  | 731.36  |              | 0 7 7         | 41540 | 4.<br>1.<br>1. |      | 10110           |
|   | 30 U8/31/22 HC Snack Snack<br>30 08/31/22 HC 1500 N Star Rd   | 110.45*   |              | 10<br>10      | 41540 | 4 L L<br>4 1 1 |      | 10110           |
|   | 08/31/22 River Park 1000 S Main St  | 110.78*   |              | 10            | 41540 | 411            |      | 10110           |
| 9 001263178                                       | 08/31/22 Blake Haven Park   | *86.32*   |              | 0 0 7         | 41540 | 411            |      | 10110           |
| 10 001262298                                      | 08 08/31/22 River Access 1000 S Main St<br>Total for Vendor:  | 81.34*<br><b>731.36</b>                         |              | 10            | 41540 | 411            |      | 10110           |
| 932 20823S<br>1 09/01/2                           | 20823S 711 RICHARD LOCKETT<br>09/01/22 Refund Soccer<br>Total for Vendor:   | 35.00<br>35.00*<br><b>35.00</b>                 |              | 10            | 44021 | 9<br>9<br>8    |      | 10110           |
| 1042 209248<br>Mechanical Ins<br>1 09/25/2        | 1042 20924s 1037 RIMI INC Mechanical Inspections 08/25/22 - 09/24/22 - 60% of t 1 09/25/22 Mechanical Inspections Total for Vendor: | 16,665.31<br>total<br>16,665.31*<br>: 16,665.31 |              | 10            | 41510 | 455            |      | 10110           |
| 968 20872S 721 ROBER<br>September 2022 Contracted | 721 ROBERT P LITTLE Contracted Services   | 4,402.50  |              |               |       |                |      |                 |
| 1 116173 08/2<br>2 Life Insur                     |   | 4,660.00* -203.50*                              |              | 0 0 0         | 41540 | 3512           |      | 10110           |
| Version<br>Dental                                 | 09/28/22 Spousal Dental   | -41.00<br><b>4,402.50</b>                       |              | 100           | 41540 | 212            |      | 10110           |
| 958 20841S<br>FOR WAGGIN TAILS                    | 1194 ROCKITECTURE LLC<br>.LS  | 3,100.00  |              |               |       |                |      |                 |
| 1 5899 09/<br>2 5899 09/                          | 09/15/22 WAGGIN TAILS STONE SIGN<br>09/15/22 WAGGIN TAILS STONE SHIPPING<br>Total for Vendor:                                       | 2,500.00<br>600.00<br>3,100.00                  |              | 10            | 45110 | 738            |      | 10110           |

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| Claim/<br>Line #  | Check  | Vendor #/Name/ Distribution Date/Description   | Document \$/ Disc \$<br>Line \$                                 | # OO | Fund Org Acct | Acct   | Object  | Proj | Cash<br>Account                           |
|---|--|--|---|------|---------------|--|---|------|---|
| 9 5 7 2   | 20842S<br>09/10/22<br>09/10/22   | 727 RON WESTON<br>Reimbursement Ridleys<br>Reimburse - Ridleys   | 41.68<br>36.34*<br>5.34   |      | 10 101        | 44022<br>44021                                     | 612<br>560  |      | 10110                                     |
| 988<br>Reimbu<br>1  | 20873S<br>ursement f<br>09/11/22   | 988 20873S 727 RON WESTON Reimbursement for After School Program Supplies 1 09/11/22 Reimbursement - Walmart Total for Vendor:   | 83.15<br>83.15*<br><b>124.83</b>                                |      | 10            | 44022  | 612   |      | 10110                                     |
| 929<br>Reimbu   | 929 20825S<br>Reimburesment f  | 9  | 125.26  |      | Ç             | Г  | Ç   |      | C<br>7<br>7                               |
| -1 亿 W 작 다  | 09/08/27<br>09/08/22<br>09/08/22<br>09/08/22   | 09/08/22 Keyboard wrist rest/mouse pad 09/08/22 Keyboard wrist rest/mouse pad 09/08/22 Walmart - prizes for staff mtg 09/08/22 Human Bean - gift card 09/08/22 Albertsons - drinks staff mtg Total for Vendor: | 24.22*<br>19.07*<br>46.34*<br>20.00*<br>15.63*<br><b>125.26</b> |      | 0000          | 41510<br>41510<br>41810<br>41810<br>41810          | 610<br>610<br>610<br>610                                    |      | 10110<br>10110<br>10110<br>10110<br>10110 |
| 0 1 0 7 3 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8   | 20874S 772 8<br>0954-0 08/25/22<br>9721-2 09/12/22<br>7819-3 09/15/22  | ; 772 SHERWIN WILLIAMS<br>08/25/22 Paint for ADA Signs<br>09/12/22 Grafitti Remover for Paint<br>09/15/22 Paint Primer   | 272.70<br>80.57*<br>31.25*<br>160.88*                           |      | 10<br>10      | 41540<br>41540<br>41540                            | 4 4 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5                     |      | 10110<br>10110<br>10110                   |
| 1057  | 209258<br>1608-01<br>0687-2  | 20925S 772 SHERWIN WILLIAMS<br>1608-01 09/19/22 Paint<br>0687-2 09/19/22 Paint<br>Total for Vendor:  | 360.54<br>169.17*<br>191.37*<br><b>633.24</b>                   |      | 10            | 41540<br>41540                                     | 4 35<br>4 35  |      | 10110                                     |
| 101<br>102<br>102<br>103<br>103<br>103<br>103<br>103<br>103<br>103<br>103<br>103<br>103 | 209268<br>209268<br>209268<br>2007777110001<br>2007777110001<br>2007777110001<br>20077777110001<br>200777771100001 | 777 SILVER CREEK SUPPLY 08/26/22 B&G Supplies 08/26/22 Deck Lift 08/25/22 B&G Supplies 08/25/22 PVC Cement 08/22/22 B&G Supplies 08/31/22 B&G Supplies 08/31/22 B&G Supplies                                   | 3,565.23<br>257.30*<br>20.60*<br>871.57*<br>65.40*<br>24.80*    |      | 0000000       | 41540<br>41540<br>41540<br>41540<br>41540<br>41540 | 4 4 4 4 4 4 4<br>6 6 6 6 6 6 6 6<br>7 7 7 7 7 7 7 7 7 7 7 7 |      | 10000000000000000000000000000000000000    |

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CITY OF STAR Claim Details For the Accounting Period: 9/22

... Over spent expenditure

| Claim/<br>Line # | Check Vendor #/Name/<br>Invoice #/Inv Date/Descripti          | uo                                | Document \$/ Disc<br>Line \$   | # Od \$ 01 | Fund Org | Org Acct | Object      | Proj | Cash<br>Account |
|------------------|---|-----------------------------------|--------------------------------|------------|----------|----------|-------------|------|-----------------|
| ω                |   | V                                 | 295.24*                        |            | 10       | 54       | (m          |      | 10110           |
| <b>o</b>         | 09/30/22 Deco   |                                   | 225.53*                        |            | 10       | 41540    | 435         |      | 10110           |
| 10               | *0665-001 09/02/22 Decoders                                   |                                   | 811.70*                        |            | 10       | 54       | $^{\circ}$  |      | 10110           |
| 11               |   | Ø                                 | 274.98*                        |            | 10       | 41540    | $\sim$      |      | 10110           |
| 12               | 09/29/22  | ne                                | *00.08                         |            | 10       | 54       | $^{\circ}$  |      | 10110           |
|                  |   | Total for Vendor:                 | 3,565.23                       |            |          |          |             |      |                 |
| 1046             | 20927S 780 SIMPLOT TURE &                                     | HORTICULTURE                      | 4,663.20                       |            |          |          |             |      |                 |
|                  | 216061979 09/15/22 Herbicide &                                | Fertilizer                        |                                |            | 10       | 4        |             |      | 10110           |
| 2                | 216062028 09/19/22 Roundup                                    |                                   | 392.00*                        |            | 10       | S        | 435         |      | 10110           |
|                  |   | Total for Vendor:                 | 4,663.20                       |            |          |          |             |      |                 |
| 1049             | 01  |                                   | 22,600.00                      |            |          |          |             |      |                 |
| $\vdash$         | 21422 09/21/22 Seal Coat CH, B                                | 0 (                               | 22,600.00*                     |            | 10       | 41540    | 435         |      | 10110           |
|                  |   | Total tor Vendor:                 | 22,600.00                      |            |          |          |             |      |                 |
| 1045             | 20929S 794 SPARKLIGHT   |                                   | 698.31                         |            |          |          |             |      |                 |
| П                | ACCT 2476 09/16/22 City of Star                               | r                                 | 3.00                           |            | 10       | 8        | 419         |      | 10110           |
| 7                |   | Star Suite 100                    | 100.94*                        |            | 10       | 41810    | 419         |      | 10110           |
| М                | 09/16/22  | eek Park                          | 93.18*                         |            | 10       | 54       | $\vdash$    |      | 011             |
| 4                | 0   |                                   | 158.43*                        |            | 10       | 8        | $\vdash$    |      | 011             |
| S                | 09/16/22  | ank                               | 12.76*                         |            | 10       | 8        | 419         |      | 10110           |
|                  |   | Total for Vendor:                 | 698.31                         |            |          |          |             |      |                 |
| 1043<br>Impact   | 20930S 811 STAR FIRE DEPARTMENT<br>t fees 08/25/22 - 09/24/22 | TMENT                             | 28,223.60                      |            |          |          |             |      |                 |
| ⊣                |   | S<br>Total for Vendor:            | 28,223.60*<br><b>28,223.60</b> |            | 10       | 41510    | 734         |      | 10110           |
| 934              | 1184  |                                   | 250.00                         |            |          |          |             |      |                 |
| Н                | 09/01/22 Golf Tourney Hole Sponsor<br>Total                   | onsor<br><b>Total for Vendor:</b> | 250.00<br><b>250.00</b>        |            | 10       | 41810    | 537         |      | 10110           |
| 972              | 20875S 812 STAR MERCANTILE INC                                | INC                               | 186.49                         |            | -        | _        | ر<br>د<br>1 |      |                 |
| N 10             | 08/25/22  | Lumber                            | . 05                           |            | 10       | ) L)     | 431         |      | 10110           |
| m                | 02-2852687 08/25/22 Hardware                                  |                                   | 11.90*                         |            | 10       | 54       | 431         |      | 10110           |

CITY OF STAR Claim Details For the Accounting Period: 9/22

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\* ... Over spent expenditure

| Claim/<br>Line #     | Check Vendor #/Name/<br>Invoice #/Inv Date/Description   | Document \$/ Disc \$<br>Line \$   | #<br>Od | Fund Org Acct | g Acct    | Object      | Proj | Cash<br>Account |
|----------------------|--|-----------------------------------|---------|---------------|-----------|-------------|------|-----------------|
| 4 0                  | 02-2864260 09/01/22 Bolts for Mower Seat<br>02-2874476 09/08/22 Marking Paint                              | 0.87*                             |         | 10            | 41540     | 431         |      | 10110           |
| Q                    | 09/21/22   | * 66 · 8                          |         | 10            | 41540     | 431         |      | 10110           |
| 7                    | 09/21/22   | 39.92*                            |         | 10            | 41540     | 431         |      | 10110           |
| ∞                    | 09/21/22   | 1.82*                             |         | 10            | 41540     | 431         |      | 10110           |
| თ                    |  | 7.99*                             |         | 10            | 41540     | 431         |      | 10110           |
| 1064                 | 812 STAR   | 7.20                              |         |               |           |             |      |                 |
| П                    | 09/15/22   | 0.24*                             |         | 10            | 41540     | 4           |      | 10110           |
| 7 (                  | 08/03/22   | * :                               |         | 10            | 41540     |             |      | 10110           |
| n                    | UZ-Z83Z381 U8/Z3/ZZ Service Deli<br>Total for Vendor:  | 193<br>193                        |         | 0             | 4 L & L Q | 0 1 9       |      | 0 1 1 0 1       |
| 945                  | 818 STAR STORAGE LLC   | 30.00                             |         |               |           |             |      |                 |
| 2 C L A              | storage services for August 2022 - Remaining barance<br>1 09/05/22 Monthly Rental Balance                  | 30.00*                            |         | 10            | 44022     | 443         |      | 10110           |
| 1059                 | 818 STAR STOR  | 110.00                            |         |               |           |             |      |                 |
| Storac<br>1          | Storage services for September 2022<br>1 09/30/22 Monthly Rental Balance<br><b>Total for Vendor</b> :      | 110.00*<br>: 140.00               |         | 10            | 44022     | 443         |      | 10110           |
| 1060                 | 1060 20932S 820 STAR VETERINARY CLINIC   | 1,400.00                          |         |               |           |             |      |                 |
| 0<br>0<br>1 ←<br>1 ← | Contract 09/30/22 Animal Control   | 1,400.00                          |         | 10            | 42150     | 364         |      | 10110           |
| 1047                 | 20933S 826 STATEFIRE DC SPECIALTIES 12477520 08/31/22 Fire Extinguisher Inspection <b>Total for Vendor</b> | 233.68<br>233.68<br><b>233.68</b> |         | 10            | 41540     | 434         |      | 10110           |
| 989                  | 20876S 1204 STEPHANIE THEIN 09/22/22 Refund - Cheerleading Total for Vendor:                               | 20.00<br>20.00*<br>: <b>20.00</b> |         | 10            | 44021     | 8<br>6<br>9 |      | 10110           |

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CITY OF STAR Claim Details For the Accounting Period: 9/22

... Over spent expenditure

| Claim/<br>Line #                        | Check  | Vendor #/Name/ Date/Description   | Document \$/<br>Line \$  | Disc \$ PO | # Fund    | Fund Org Acct |  | Object                          | Proj | Cash<br>Account                           |
|---|--|---|--|------------|-----------|---------------|--|---------------------------------|------|---|
| 961                                     | 208778   | 961 20877S 1197 STEVE CELI  | 750.00   |            |           |               |  |                                 |      |   |
| 7 T                                     | NO INVOIC                                      | NO INVOICE 09/17/22 MUSIC FOR ART BY THE RIVER TO INVOICE 09/17/22 MUSIC FOR ART BY THE RIVER   | 750.00*<br><b>750.00</b>   | Q          | 10        | 99            | 48590  | 700                             |      | 10110                                     |
| 948                                     |  | 20843S 837 SUBURBAN PROPANE.<br>119268 09/01/22 Propane <b>Total for Vendor</b> :   | 64.90<br>64.90*<br><b>64.90</b>                                      | 0          | 10        | 4,            | 41540  | 626                             |      | 10110                                     |
| 960<br>FOR SE                           | 20846S<br>ECURITY AT<br>000223 09              | 960 20846S 1196 SUPERHUMAN LANDSCAPE LLC<br>FOR SECURITY AT ART BY THE RIVER<br>1 000223 09/26/22 SECURITY FOR ART BY THE RIVER<br>Total for Vendor:  | 450.00*<br>450.00*<br><b>450.00</b>                                  | 0          | 10        | 99            | 8590   | 700                             |      | 10110                                     |
| 935                                     | 20829S<br>08/31/22                             | 1185 TAMARA DULANSKY<br>2 Refund Soccer<br>Total for Vendor:  | 25.00<br>25.00*<br><b>25.00</b>                                      | 0          | 10        | 4             | 44021  | 9<br>8<br>8                     |      | 10110                                     |
| 1051                                    | 20934S<br>1645164-                             | 857 TATES RENTS<br>9 08/31/22 Trencher Rental<br><b>Total for Vendor:</b>   | 250.11<br>250.11*<br><b>250.11</b>                                   | 1          | 10        | 4             | 41540  | 442                             |      | 10110                                     |
| 1069                                    | 20951S<br>425410106                            | 862 TERMINEX 6 09/21/22 Pest Control - City Hall <b>Total for Vendor:</b>   | 141.00<br>141.00<br><b>141.00</b>                                    | 0          | 10        | 4             | 41540  | 434                             |      | 10110                                     |
| 0 1 0 0 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | 2093<br>34088<br>3408<br>5886<br>73907<br>7391 | 898 TREASURE VALLEY COFFEE 08/30/22 Bldg Maint - Coffee/Drinks 09/27/22 Bldg Maint - Coffee/First Aid 09/13/22 Bldg Maint - Coffee/First Aid 09/27/22 City Hall - Water/Coffee 09/13/22 City Hall - Water/Hot Choc 08/30/22 City Hall - Water/Coffee Toty Hall - Water/Coffee | 488.61<br>100.08*<br>88.12*<br>71.76*<br>102.35*<br>47.90*<br>78.40* |            | 0 0 0 0 0 | ਧਾ ਧਾ ਧਾ ਧਾ   | 41540<br>41540<br>41540<br>41540<br>41810<br>41810 | 610<br>610<br>610<br>610<br>610 |      | 10110<br>10110<br>10110<br>10110<br>10110 |

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CITY OF STAR Claim Details For the Accounting Period: 9/22

\* ... Over spent expenditure

| Claim/<br>Line #                                       | Check  | Vendor #/Name/<br>Invoice #/Inv Date/Description  | Document \$/ I   | Disc \$ PO # | Fund Org Acct | Acct                                    | Object  | Proj | Cash<br>Account  |
|--|--|---|--|--------------|---------------|---|---|------|--|
| 938<br>Mayor'  | 938 20830s 922 L<br>Mayor's Youth Council<br>1 V00818052 09/09/  | 20830S 922 UNIVERSITY OF IDAHO<br>s Youth Council Scholarship for Clayton Rodin,<br>V00818052 09/09/22 Scholarship - Clayton Rodin              | 1,005.00<br>ID V00818052<br>1,005.00*  |              | 10            | 45130                                   | 590   |      | 10110  |
| 1052   | 20936S<br>09/26/22   | 922 UNIVERSITY OF IDAHO 2 Recreation Canning Class Total for Vendor:  |  |              | 10            | 44022                                   | 352   |      | 10110  |
| 1070<br>1<br>3   | 209528 930 v<br>A53121 09/28/22<br>B63560 09/29/22   | 20952S 930 VALLEY WIDE COOP<br>A53121 09/28/22 Fuel<br>B63560 09/29/22 Gas Credit Allowance<br><b>Total for Vendor</b> :                        | 1,257.30<br>1,352.57*<br>-95.27*   |              | 10            | 41540<br>41540                          | 626<br>626                                    |      | 10110  |
| 1061<br>Charge<br>1                                    | 20937S<br>ss for 10<br>99148091  | 1061 20937S 935 VERIZON WIRELESS Charges for 10 Phone Lines and 1 Jetpack 1 9914809112 09/01/22 Montly Cell Phone Charge Total for Vendor:      | 561.31<br>561.31<br><b>561.3</b> 1   |              | 10            | 41810                                   | 416   |      | 10110  |
| 974<br>Reimbu<br>1<br>2<br>3<br>4<br>4<br>7<br>7<br>10 | 20878S<br>1286ment for<br>08/29/22<br>09/13/22<br>09/06/22<br>08/23/22<br>08/29/22<br>09/10/22<br>09/15/22<br>09/15/22<br>09/15/22 | 1131 VICKI O'KEEFE  Dr Artist Friday Night Reception, Art Hobby Lobby Ridleys Home Depot Staples Walmart Albertsons Milled Olive Costco Ridleys | 631.10<br>by the River<br>35.89*<br>39.12*<br>22.24*<br>14.78*<br>25.41*<br>89.00*<br>24.35*<br>31.62*<br>73.86* |              |               | 4 4 4 4 4 4 4 6 6 6 6 6 6 6 6 6 6 6 6 6 | 700<br>700<br>700<br>700<br>700<br>700<br>700 |      | 100110<br>10110<br>10110<br>10110<br>10110<br>10110<br>10110<br>101110 |
| 981  | 20879S<br>09/19/22   | 1200 VISTA MECHANICAL LLC<br>2 Refund - Double Pay Permit<br>Total for Vendor:  | 2,051.67<br>2,051.67*<br>: 2,051.67  |              | 10            | 41510                                   | 869   |      | 10110  |

CITY OF STAR Claim Details For the Accounting Period: 9/22

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... Over spent expenditure

| Claim/<br>Line #       | Check                                       | Vendor #/Name/ Invoice #/Inv Date/Description  | Document \$/ Disc \$<br>Line \$             | # DO | Fund Org Acct |       | Object                  | Proj | Cash<br>Account |
|------------------------|---|--|---|------|---------------|-------|-------------------------|------|-----------------|
| 1054                   | 20938S<br>140523499                         | 1129 WESTERN HEATING & AIR<br>99 09/08/22 Replace Fan Men's Restroom<br><b>Total for Vendor</b> :  | 1,045.26<br>1,045.26<br>1,045.26            |      | 10            | 41540 | 4<br>3<br>4             |      | 10110           |
| 1076<br>Service        | 209598<br>es from<br>0606595                | 1076 20959S 949 WESTERN RECORDS DESTRUCTION<br>Services from 09/01/22 - 09/30/22<br>1 0606595 10/01/22 02-64 Gallon City of Star<br><b>Total for Vendor:</b> | 60.00<br>60.00                              |      | 10            | 41810 | 411                     |      | 10110           |
| 1053                   | 20939S<br>152974 C                          | 20939S 1030 WHITE PETERSON<br>152974 08/31/22 Middleton Declaratory Judgemen<br><b>Total for Vendor:</b>   | 14,446.50<br>14,446.50*<br><b>14,446.50</b> |      | 10            | 41310 | 323                     |      | 10110           |
| 979<br>Buildir<br>1    | 20880S<br>ng Inspe<br>2022-9 C              | 979 20880S 952 WHITMAN & ASSOC INC<br>Building Inspections from 08/25/22 - 09/24/22<br>1 2022-9 09/26/22 Building Inspections<br>Total for Vendor:           | 29,056.67<br>29,056.67<br><b>29,056.67</b>  |      | 10            | 41510 | 4 5 2                   |      | 10110           |
| 940                    | 20832S<br>09/09/22                          | 1186 WILLIAM CHRISTOPHER PARKS 22 Riverhouse Concert Night Total for Vendor:   | 500.00<br>500.00*<br><b>500.00</b>          |      | 10            | 41810 | 5 9 8                   |      | 10110           |
| 1067                   | 20948S<br>09/29/22                          | 960 WOODY'S OUTDOOR POWER INC<br>22 Equipment Total for Vendor:  | 574.01<br>574.01<br><b>574.01</b>           |      | 10            | 41540 | 433                     |      | 10110           |
| 947<br>Meter F<br>1 (2 | 20845S<br>Read from<br>017031140            | 20845S 962 XEROX<br>Read from 08/21/22 to 09/21/22<br>017031140 09/01/22 Black Prints<br>017031140 09/01/22 Color Prints                                     | 224.50<br>13.75*<br>210.75*                 |      | 10            | 41810 | 7 4 7<br>2 4 7<br>2 2   |      | 10110           |
| 1074<br>Meter F<br>1 1 | 20960s<br>Read fron<br>17262399<br>17262399 | 20960S 962 XEROX<br>Read from 08/21/22 to 09/21/22<br>17262399 10/01/22 Black Prints<br>17262399 09/01/22 Color Prints<br><b>Total for Vendor:</b>           | 195.65<br>6.70*<br>188.95*<br><b>420.15</b> |      | 10            | 41810 | 7 4 7<br>2 4 2<br>2 4 2 |      | 10110           |

CITY OF STAR Claim Details For the Accounting Period: 9/22

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... Over spent expenditure

| Claim/<br>Line # | Claim/ Check<br>Line #                  | Vendor #/Name/<br>Invoice #/Inv Date/Description   | Document \$/ Dis<br>Line \$                      | Disc \$ PO #                  |                  | Acct           | Object Pı                               | Cash<br>Fund Org Acct Object Proj Account |
|------------------|---|--|--|-------------------------------|------------------|----------------|---|---|
| 1055             | 1055 20940S<br>1 PRY-42454              | 20940S 1040 YESCO LLC<br>PRY-42454 09/14/22 Electronic Message Board<br><b>Total for Vendor</b> :  | 15,825.00<br>15,825.00<br>: 15,825.00            |                               | 10               | 45110          | 741                                     | 10110                                     |
| 1056<br>1<br>2   | 1056 20941S<br>1 Contract<br>2 2022-Sep | 20941S 963 YORGASON LAW OFFICES PLLC<br>Contract 10/12/02 City Attorney Monthly Servic<br>2022-Sep 10/01/22 City Attorney Additional Svc<br><b>Total for Vendor:</b> | 4,820.00<br>3,000.00*<br>1,820.00*<br>. 4,820.00 |                               | 10               | 41310<br>41310 | 3 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 | 10110                                     |
| 1 1 0 9 7        | 997 20881S<br>1 16315012                | 20881S 966 ZOOM<br>163150127 08/22/22 Cloud Recording <b>Total for Vendor:</b> # of Claims 1   | 40.00<br>40.00*<br>40.00<br>44 Total:            | 1C<br>860,800.44 # of Vendors | 10<br>indors 126 | 41810          | 570                                     | 10110                                     |

# FINDINGS OF FACT AND CONCLUSIONS OF LAW THE QUARRY AT RIVER PARK ANNEXATION FILE NO. AZ-22-12/DA-22-03

The above-entitled Annexation & Zoning and Development Agreement land use applications came before the Star City Council for their action on October 4, 2022, at which time public testimony was taken and the public hearing was closed. 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 requested approval of an Annexation and Zoning (Residential R-3 & Mixed-Use MU) and a Development Agreement for a proposed future residential development. The property is located at 21339 Blessinger Road in Star, Idaho, and consists of 185.93 acres. The subject property is generally located on the south side of State Hwy 44, west of Blessinger Road and east of Trigger Ranch Lane. County Parcel No. R3404900000.

## B. Application Submittal:

A neighborhood meeting was held on May 16, 2022 in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on September 8, 2022.

## 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 September 16, 2022. 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 September 13, 2022. Notice was sent to agencies having jurisdiction in the City of Star on September 7, 2022. The property was posted in accordance with the Star Unified Development Code on September 21, 2022.

## D. History of Previous Actions:

There have been no previous requests through the City for development of this property.

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

|               | Zoning Designation | Comp Plan Designation      | Land Use                   |
|---------------|--------------------|----------------------------|----------------------------|
| Existing      | AG (Canyon County) | Estate Urban               | Agricultural/Residential   |
|               |                    | Residential/Commercial/Ind |                            |
|               |                    | ustrial Corridor           |                            |
| Proposed      | Residential (R-3-  | Estate Urban               | Single-Family              |
|               | DA)/Mixed Use (MU) | Residential/Commercial/Ind | Residential/Mixed Use      |
|               |                    | ustrial Corridor           |                            |
| North of site | AG (Canyon County) | Commercial/Industrial      | Agricultural/Single-Family |
|               |                    | Corridor                   | Residential                |
| South of site | AG (County)        | Estate Urban               | Agricultural/Vacant        |
|               |                    | Residential/Floodway       |                            |
| East of site  | Residential (R-2)  | Estate Urban Residential   | Single-Family Residential  |
|               |                    |                            | River Park Subdivision     |
| West of site  | Rural Residential  | Rural Residential with     | Single-Family Residential  |
|               | (Canyon County)    | Special Transition Overlay | - Leighton Lakes Estates   |
|               |                    | Area                       |                            |

## F. Development Features.

#### **ANNEXATION & REZONE:**

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential & Mixed Use (R-3-DA & MU-DA) on 185.93 acres. This zoning district would allow for a maximum residential density of 3 dwelling unit per acre and future non-residential mixed-use. The submitted conceptual plan and applicants statement indicates that the overall residential density proposed would be 1.2 dwelling units per acre. This meets the intent of the 1-3 du/acre allowed within the Estate Urban Residential designation on the Future Land Use Map. Due to the density proposed, Staff would recommend the Council approve an R-2 zoning designation rather than R-3. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The property will be accessed from Blessinger Road, as it is today, along with a new access off Highway 44. The applicant has submitted a conceptual site plan illustrating the proposed development layout. While the conceptual plan does not indicate specific lot sizes, lots adjacent to the Special Transition Overlay Area must meet Section 8-3B-3 of the Unified Development Code. Specially, lots along the Overlay Area shall be a minimum of 1-acre in size. The applicant recognizes this in his submitted narrative.

The applicant is proposing a Mixed-Use zoning designation for the property located adjacent to Hwy 44. The Star Comprehensive Plan Future Land Use Map designates this area as

Commercial /Industrial Corridor. Therefore, to meet the intent of the Comp Plan, Staff recommends that the Council approve the area as either Commercial C-1 or Commercial C-2. C-1 may be better compatible with existing and future residential uses immediately adjacent.

Although Staff is recommending the Council approve the application with an R-2 zoning designation, it recognizes that the smaller lots clustered adjacent to the lakes need some relief from the required R-2 setbacks. Therefore, Staff would recommend that the larger one-acre lots adjacent to the Special Transition Overlay Area be approved with R-2 setbacks, and R-3 setbacks be approved for the residential lots throughout the remainder of the development. The applicant is proposing a side yard setback waiver for residential uses. The newly approved Unified Development Code requires 7.5' side yard setbacks in the R-3 zone. Council should consider the applicants request for reduced side yard setbacks when rendering its decision on the application and place a condition of approval in the development agreement.

#### **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:

- Conceptual Site Plan/Future Development
- Minimum lot sizes adjacent to Special Transition Overlay Area
- Emergency Access
- ITD Proportionate Share
- Home Elevations
- Zoning designation for residential (proposed R-3 vs requested R-2)
- Zoning designation of non-residential property (C-1/C-2 vs proposed MU)
- Allowable Uses in the non-residential zone
- Proposed residential setback waivers

#### G. On-Site Features:

- ◆ Areas of Critical Environmental Concern No known areas.
- Evidence of Erosion No evidence.
- Fish Habitat Yes, in the lakes and Boise River.
- ◆ Floodplain Yes.
- Mature Trees Yes.
- Riparian Vegetation Yes.
- Steep Slopes None.
- Stream/Creek Lawrence Kennedy & Canyon Canal.
- O 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 Yes.

## H. Agencies Responding:

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

Middleton School District

COMPASS

September 9, 2022

September 28, 2022

Canyon Highway District #4 Email

August 22, 2022

City Engineer

September 29, 2022

Drainage District No. 2

ITD

September 29, 2022

I. Staff received the following letters for the development:

Email from Neighbors within the Leighton Lake Estates & Leighton Ranch

J. Comprehensive Plan and Unified Development Code Provisions:

Comprehensive Plan:

8.2.3 Land Use Map Designations:

#### **Estate Urban Residential:**

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 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.

#### Mixed-Use:

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, light industrial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process.

Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use.

#### **Commercial:**

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan

#### 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 subdivide 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.

## <u>Unified Development Code:</u>

## 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.

(MU) MIXED USE DISTRICT: To provide for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, and/or residential depending upon the specific comprehensive plan area designated as Mixed Use. Development within this zone is to proceed through the PUD process unless a development agreement has already been executed for the particular property. Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this zone may allow the development community to be more innovative in design and placement of structures subject to Council review and approval. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use. Residential uses may be part of an

overall mixed-use development that includes a non-residential component and may not exceed 30% of the overall size of the development.

(C-1) NEIGHBORHOOD BUSINESS DISTRICT: To provide for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods, where compatible.

(C-2) GENERAL BUSINESS DISTRICT: To provide for the establishment of areas for commercial uses allowed in other commercial zones and commercial uses which are more intensive than those permitted in other commercial zones, and typically located adjacent to arterial roadways and not immediately adjacent to residential, including the establishment of areas for travel related services such as hotels, motels, service stations, drive-in restaurants, offices, limited warehousing, commercial services and retail sales.

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

## 8-3A-3: USES WITHIN ZONING DISTRICTS:

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

Section 5, Item C.

| ZONING DISTRICT USES                                    |   |            |                  |     |
|---|---|------------|------------------|-----|
| USES  | R | <b>C-1</b> | <mark>C-2</mark> | MU  |
| Accessory structure - Residential or Commercial         | A | A          | A                | C/P |
| Adult business/adult entertainment                      | N | N          | N                | N   |
| Agriculture, forestry, fishing                          | N | N          | N                | N   |
| Airport   | N | N          | N                | N   |
| Animal care facility 1                                  | N | Р          | Р                | С   |
| Artist studio1  | N | Р          | Р                | Р   |
| Arts, entertainment, recreation facility1               | N | С          | Р                | С   |
| Asphalt plant 1   | N | N          | N                | N   |
| Auction facility  | N | N          | С                | С   |
| Automated Teller Machine (ATM) 1                        | N | А          | А                | А   |
| Automotive hobby 1                                      | А | N          | N                | А   |
| Automotive mechanical/electrical repair and maintenance | N | С          | Р                | С   |
| Bakery- Retail or Manufacturing                         | N | Р          | Р                | P/C |
| Bar/tavern/lounge/drinking establishment                | N | С          | Р                | С   |
| Barbershop/styling salon                                | N | Р          | Р                | Р   |
| Bed and breakfast                                       | N | Р          | Р                | С   |
| Beverage bottling plant                                 | N | N          | N                | N   |
| Boarding house  | С | N          | N                | С   |
| Brewery/Distillery                                      | N | С          | Р                | С   |

| Brewpub/Wine Tasting                                  | N | С | Р | С |
|---|---|---|---|---|
| Building material, garden equipment and supplies      | N | С | Р | С |
| Campground/RV park 1                                  | N | N | N | С |
| Caretaker Unit 1                                      | А | А | А | А |
| Cement or clay products manufacturing                 | N | N | N | N |
| Cemetery 1  | N | N | N | N |
| Chemical manufacturing plant 1                        | N | N | N | N |
| Child Care center (more than 12) 1                    | N | С | С | С |
| Child Care family (6 or fewer) 1                      | А | А | А | А |
| Child Care group (7-12) 1                             | С | С | С | С |
| Child Care-Preschool/Early Learning <sub>1</sub>      | С | С | С | С |
| Church or place of religious worship <sub>1</sub>     | С | С | С | С |
| Civic, social or fraternal organizations              | N | Р | Р | С |
| Concrete batch plant 1                                | N | N | N | N |
| Conference/convention center                          | N | Р | Р | С |
| Contractor's yard or shop 1                           | N | N | N | N |
| Convenience store                                     | N | С | Р | С |
| Dairy farm  | N | N | N | N |
| Drive-through establishment/drive-up service window 1 | N | С | С | С |
| Dwelling:   |   |   |   |   |
| Multi-family 1  | С | N | N | С |

| Secondary 1  | А | N | N | С |
|--|---|---|---|---|
| Single-family attached   | Р | N | N | С |
| Single-family detached   | Р | N | N | С |
| Two-family duplex <sup>1</sup>   | Р | N | N | С |
| Live/Work Multi-Use 1  | N | N | N | С |
| Educational institution, private   | С | С | С | С |
| Educational institution, public  | С | С | С | С |
| Equipment rental, sales, and services                                    | N | С | Р | С |
| Events Center, public or private (indoor/outdoor)                        | N | С | С | С |
| Fabrication shop   | N | N | Р | N |
| Farm   | N | N | N | N |
| Farmers' or Saturday market  | N | С | С | С |
| Feedlot  | N | N | N | N |
| Financial institution  | N | Р | Р | С |
| Fireworks Stands   | N | Р | Р | Р |
| Flammable substance storage  | N | N | N | N |
| Flex Space   | N | С | Р | С |
| Food products processing   | N | С | С | N |
| Fracking   | N | N | N | N |
| Gasoline, Fueling & Charging station with or without convenience store 1 | N | С | P | С |
| Golf course/Driving Range  | С | С | С | С |

|                                | Ι | T _ | Ι_ |   |
|--------------------------------|---|-----|----|---|
| Government office              | N | Р   | Р  | С |
| Greenhouse, private            | A | N   | N  | А |
| Greenhouse, commercial         | N | С   | Р  | С |
| Guesthouse/granny flat         | С | N   | N  | С |
| Healthcare and social services | N | Р   | Р  | С |
| Heliport                       | N | N   | N  | N |
| Home occupation 1              | А | N   | N  | А |
| Hospital                       | N | С   | Р  | С |
| Hotel/motel                    | N | С   | Р  | С |
| Ice manufacturing plant        | N | N   | N  | N |
| Institution                    | N | С   | Р  | С |
| Junkyard                       | N | N   | N  | N |
| Kennel                         | N | N   | С  | С |
| Laboratory                     | N | Р   | Р  | С |
| Laboratory, medical            | N | Р   | Р  | С |
| Lagoon                         | N | N   | N  | N |
| Laundromat                     | N | Р   | Р  | Р |
| Laundry and dry cleaning       | N | Р   | Р  | С |
| Library                        | N | Р   | Р  | N |
| Manufactured home 1            | Р | N   | N  | С |
| Manufactured home park 1       | С | N   | N  | N |
| Manufacturing plant            | N | N   | С  | N |
| Meatpacking plant              | N | N   | N  | N |

| Medical clinic   | N | Р | Р | Р |
|--|---|---|---|---|
| Mining, Pit or Quarry (excluding accessory pit) 1  | N | N | N | N |
| Mining, Pit or Quarry (for accessory pit) 1  | A | A | А | A |
| Mortuary   | N | С | Р | С |
| Museum   | N | Р | Р | Р |
| Nursery, garden center and farm supply   | N | Р | Р | С |
| Nursing or residential care facility 1   | С | Р | Р | С |
| Office security facility   | N | Р | Р | С |
| Parking lot/parking garage (commercial)  | N | С | С | С |
| Parks, public and private  | Р | Р | Р | Р |
| Pawnshop   | N | Р | Р | Р |
| Personal and professional services   | N | Р | Р | Р |
| Pharmacy   | N | Р | Р | Р |
| Photographic studio  | N | P | Р | Р |
| Portable classroom/modular building (for private & public Educational Institutions) <sup>1</sup> | P | P | P | P |
| Power plant  | N | N | N | N |
| Processing plant   | N | N | N | N |
| Professional offices   | N | Р | Р | С |

| Public infrastructure; Public utility major, minor and yard 1 | С   | С   | С   | С   |
|---|-----|-----|-----|-----|
| Public utility yard   | N   | С   | С   | N   |
| Recreational vehicle dump station                             | N   | С   | С   | А   |
| Recycling center  | N   | С   | С   | N   |
| Research activities   | N   | Р   | Р   | С   |
| Restaurant  | N   | С   | Р   | С   |
| Retail store/retail services                                  | N   | С   | Р   | С   |
| Retirement home   | С   | С   | N   | С   |
| Riding Arena or Stable, Private/<br>Commercial                | C/N | N   | N   | N   |
| Salvage yard  | N   | N   | N   | N   |
| Sand and gravel yard  | N   | N   | N   | N   |
| Service building  | N   | Р   | Р   | С   |
| Shooting range (Indoor/Outdoor)                               | N   | C/N | C/N | C/N |
| Shopping center   | N   | С   | Р   | С   |
| Short Term Rentals 1  | A   | N   | N   | А   |
| Solid waste transfer station                                  | N   | N   | N   | N   |
| Storage facility, outdoor (commercial)1                       | N   | С   | С   | С   |
| Storage facility, self-service (commercial)1                  | N   | С   | С   | С   |
| Swimming pool, commercial/public                              | N   | Р   | Р   | Р   |
| Television station  | N   | N   | С   | С   |

Uses

| Temporary living quarters 1             | С | N | N | N |
|---|---|---|---|---|
| Terminal, freight or truck 1            | N | N | С | N |
| Truck stop                              | N | N | С | С |
| Turf farm                               | N | N | N | N |
| Vehicle emission testing 1              | N | Р | Р | С |
| Vehicle impound yard 1                  | N | N | N | N |
| Vehicle repair, major 1                 | N | С | Р | С |
| Vehicle repair, minor 1                 | N | С | Р | С |
| Vehicle sales or rental and service 1   | N | С | Р | С |
| Vehicle washing facility 1              | N | С | Р | С |
| Vehicle wrecking, junk or salvage yard1 | N | N | N | N |
| Veterinarian office                     | N | Р | Р | С |
| Vineyard                                | N | N | N | С |
| Warehouse and storage                   | N | N | Р | С |
| Wholesale sales                         | N | Р | Р | С |
| Winery                                  | N | N | С | С |
| Wireless communication facility 1       | С | С | С | С |
| Woodworking shop                        | N | N | Р | N |
|   |   |   |   |   |

Permitted

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

| Zoning<br>District | Maximum                | Minimum Yard Setbacks<br>Note Conditions               |      |                  |                |
|--------------------|------------------------|--|------|------------------|----------------|
|                    | Height Note Conditions | Front (1)  | Rear | Interior<br>Side | Street<br>Side |
| R-2                | 35'                    | 20'  | 20'  | 10'              | 20'            |
| R-3                | 35'                    | 15' to living area/side load garage 20' to garage face | 15'  | 7.5′ (2)         | 20'            |

| C-1 | 35' | 20'   | 5' | 0' 4 | 20' |
|-----|-----|---|----|------|-----|
| C-2 | 35' | 20'   | 5' | 0' 4 | 20' |
| MU  | 35' | For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone (3). |    |      |     |

## 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 DISTRICTS:**

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. When development is planned with lots that directly abut existing lots within a Rural

Residential area, or "Special Transition Overlay Area" as shown on the Comprehensive Plan Land Use map, an appropriate transition shall be provided for the two abutting residential lot types. A transition shall take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting rural residential lots, or may include the provision of a buffer strip avoiding urban lots directly abutting rural residential lots, or may include setbacks within the urban lots similar to the rural residential lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the rural residential lots.

- C. Urban style development, as guided by provisions within the compressive plan and this Title, is required to limit urban sprawl, however, densities of no more than 1 to 2 dwelling units per acre are to be designed within the floodplain, ridgeline developable areas and hillside developable areas (both as defined within the comprehensive plan).
- D. Housing developments with densities of R-11 and higher shall be designed to limit height, increase setbacks and/or provide additional landscaping along the perimeter of the development, if determined by the council, where abutting areas are planned for lower densities.
- E. Rezoning to R-11 and higher shall not be allowed unless adequate ingress/egress to major transportation corridors is assured.
- F. All new residential, accessory uses or additions/remodels within the residential zones shall pave all unpaved driveways to the home.
- G. Spite strips, common lots, unreasonable development phasing, or other means of any type purposely or unintentional that may result in the blocking of services or development, including but not limited to sewer, water, streets, or utilities are prohibited in any zoning district within the City of Star.
- H. In any development that requires a traffic signal as part of the approval process, the developer shall be responsible for providing an Emergency Opticom System to the intersection.
- I. 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. <u>Property with a Future Comprehensive Plan Land Use Map designation that does</u> not allow future redevelopment to densities lower than one dwelling unit per acre.
  - b. Subdivision CC&R's preventing further redevelopment;
  - c. <u>Easements granted to municipal or other political entities, voluntary development</u> <u>easements granted to conservation land trusts, or other, legal encumbrances</u> <u>conserving the property in perpetuity, such as deed restrictions.</u>

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:

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

#### **IDAHO STATUTE FOR ANNEXATIONS:**

# TITLE 50 MUNICIPAL CORPORATIONS CHAPTER 2

## GENERAL PROVISIONS — GOVERNMENT — TERRITORY

- 50-222. ANNEXATION BY CITIES. (1) Legislative intent. The legislature hereby declares and determines that it is the policy of the state of Idaho that cities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and feesupported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.
- (2) General authority. Cities have the authority to annex land into a city upon compliance with the procedures required in this section. In any annexation proceeding, all portions of highways lying wholly or partially within an area to be annexed shall be included within the area annexed unless expressly agreed between the annexing city and the governing board of the highway agency providing road maintenance at the time of annexation. Provided further, that said city council shall not have the power to declare such land, lots or blocks a part of said city if they will be connected to such city only by a shoestring or strip of land which comprises a railroad or highway right-of-way.
- (3) Annexation classifications. Annexations shall be classified and processed according to the standards for each respective category set forth herein. The three (3) categories of annexation are:
- (a) Category A: Annexations wherein:
- (i) All private landowners have consented to annexation. Annexation where all landowners have consented may extend beyond the city area of impact provided that the land is contiguous to the city and that the comprehensive plan includes the area of annexation;

- (ii) Any residential enclaved lands of less than one hundred (100) privately owned parcels, irrespective of surface area, which are surrounded on all sides by land within a city or which are bounded on all sides by lands within a city and by the boundary of the city's area of impact; or
- (iii) The lands are those for which owner approval must be given pursuant to subsection (5)(b)(v) of this section.
- (b) Category B: Annexations wherein:
- (i) The subject lands contain less than one hundred (100) separate private ownerships and platted lots of record and where not all such landowners have consented to annexation; or
- (ii) The subject lands contain more than one hundred (100) separate private ownerships and platted lots of record and where landowners owning more than fifty percent (50%) of the area of the subject private lands have consented to annexation prior to the commencement of the annexation process; or
- (iii) The lands are the subject of a development moratorium or a water or sewer connection restriction imposed by state or local health or environmental agencies; provided such lands shall not be counted for purposes of determining the number of separate private ownerships and platted lots of record aggregated to determine the appropriate category.
- (c) Category C: Annexations wherein the subject lands contain more than one hundred (100) separate private ownerships and platted lots of record and where landowners owning more than fifty percent (50%) of the area of the subject private lands have not consented to annexation prior to commencement of the annexation process.
- (4) (a) Evidence of consent to annexation. For purposes of this section, and unless excepted in paragraph (b) of this subsection, consent to annex shall be valid only when evidenced by written instrument consenting to annexation executed by the owner or the owner's authorized agent. Written consent to annex lands must be recorded in the county recorder's office to be binding upon subsequent purchasers, heirs, or assigns of lands addressed in the consent. Lands need not be contiguous or adjacent to the city limits at the time the landowner consents to annexation for the property to be subject to a valid consent to annex; provided however, no annexation of lands shall occur, irrespective of consent, until such land becomes contiguous or adjacent to such city.
- (b) Exceptions to the requirement of written consent to annexation. The following exceptions apply to the requirement of written consent to annexation provided for in paragraph (a) of this subsection:
- (i) Enclaved lands: In category A annexations, no consent is necessary for enclaved lands meeting the requirements of subsection (3)(a)(ii) of this section;
- (ii) Implied consent: In category B and C annexations, valid consent to annex is implied for the area of all lands connected to a water or wastewater collection system operated by the city if the connection was requested in writing by the owner, or the owner's authorized agent, or completed before July 1, 2008.
- (5) Annexation procedures. Annexation of lands into a city shall follow the procedures applicable to the category of lands as established by this section. The implementation of any annexation proposal wherein the city council determines that annexation is appropriate shall be concluded with the passage of an ordinance of annexation.

- (a) Procedures for category A annexations: Lands lying contiguous or adjacent to any city in the state of Idaho may be annexed by the city if the proposed annexation meets the requirements of category A. Upon determining that a proposed annexation meets such requirements, a city may initiate the planning and zoning procedures set forth in chapter 65, title 67, Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.
- (b) Procedures for category B annexations: A city may annex lands that would qualify under the requirements of category B annexation if the following requirements are met:
- (i) The lands are contiguous or adjacent to the city and lie within the city's area of city impact;
- (ii) The land is laid off into lots or blocks containing not more than five (5) acres of land each, whether the same shall have been or shall be laid off, subdivided or platted in accordance with any statute of this state or otherwise, or whenever the owner or proprietor or any person by or with his authority has sold or begun to sell off such contiguous or adjacent lands by metes and bounds in tracts not exceeding five (5) acres, or whenever the land is surrounded by the city. Splits of ownership which occurred prior to January 1, 1975, and which were the result of placement of public utilities, public roads or highways, or railroad lines through the property shall not be considered as evidence of an intent to develop such land and shall not be sufficient evidence that the land has been laid off or subdivided in lots or blocks. A single sale after January 1, 1975, of five (5) acres or less to a family member of the owner for the purpose of constructing a residence shall not constitute a sale within the meaning of this section. For purposes of this section, "family member" means a natural person or the spouse of a natural person who is related to the owner by blood, adoption or marriage within the first degree of consanguinity;
- (iii) Preparation and publication of a written annexation plan, appropriate to the scale of the annexation contemplated, which includes, at a minimum, the following elements:
- (A) The manner of providing tax-supported municipal services to the lands proposed to be annexed;
- (B) The changes in taxation and other costs, using examples, which would result if the subject lands were to be annexed;
- (C) The means of providing fee-supported municipal services, if any, to the lands proposed to be annexed;
- (D) A brief analysis of the potential effects of annexation upon other units of local government which currently provide tax-supported or fee-supported services to the lands proposed to be annexed; and
- (E) The proposed future land use plan and zoning designation or designations, subject to public hearing, for the lands proposed to be annexed;
- (iv) Compliance with the notice and hearing procedures governing a zoning district boundary change as set forth in section <u>67-6511</u>, Idaho Code, on the question of whether the property should be annexed and, if annexed, the zoning designation to be applied thereto; provided however, the initial notice of public hearing concerning the question of annexation and zoning shall be published in the official newspaper of the city and mailed by first class mail to every property owner with lands included in such annexation proposal not less than twenty-eight (28) days prior to the initial public hearing. All public hearing notices shall establish a time

and procedure by which comments concerning the proposed annexation may be received in writing and heard and, additionally, public hearing notices delivered by mail shall include a one (1) page summary of the contents of the city's proposed annexation plan and shall provide information regarding where the annexation plan may be obtained without charge by any property owner whose property would be subject to the annexation proposal.

- (v) In addition to the standards set forth elsewhere in this section, annexation of the following lands must meet the following requirements:
- (A) Property owned by a county or any entity within the county that is used as a fairgrounds area under the provisions of <u>chapter 8</u>, <u>title 31</u>, Idaho Code, or <u>chapter 2</u>, <u>title 22</u>, Idaho Code, must have the consent of a majority of the board of county commissioners of the county in which the property lies;
- (B) Property owned by a nongovernmental entity that is used to provide outdoor recreational activities to the public, and that has been designated as a planned unit development of fifty (50) acres or more and does not require or utilize any city services, must have the express written permission of the nongovernmental entity owner;
- (C) Land, if five (5) acres or greater, actively devoted to agriculture, as defined in section <u>63-604(1)</u>, Idaho Code, regardless of whether it is surrounded or bounded on all sides by lands within a city, must have the express written permission of the owner; and
- (D) Land, if five (5) acres or greater, actively devoted to forest land, as defined in section <u>63-1701</u>, Idaho Code, regardless of whether it is surrounded or bounded on all sides by lands within a city, must have the express written permission of the owner.
- (vi) After considering the written and oral comments of property owners whose land would be annexed and other affected persons, the city council may proceed with the enactment of an ordinance of annexation and zoning. In the course of the consideration of any such ordinance, the city must make express findings, to be set forth in the minutes of the city council meeting at which the annexation is approved, as follows:
- (A) The land to be annexed meets the applicable requirements of this section and does not fall within the exceptions or conditional exceptions contained in this section;
- (B) The annexation would be consistent with the public purposes addressed in the annexation plan prepared by the city;
- (C) The annexation is reasonably necessary for the orderly development of the city;
- (vii) Notwithstanding any other provision of this section, railroad right-of-way property may be annexed pursuant to this section only when property within the city adjoins or will adjoin both sides of the right-of-way.
- (c) Procedures for category C annexations: A city may annex lands that would qualify under the requirements of category C annexation if the following requirements are met:
- (i) Compliance with the procedures governing category B annexations; and
- (ii) Evidence of consent to annexation based upon the following procedures:
- (A) Following completion of all procedures required for consideration of a category B annexation, but prior to enactment of an annexation ordinance and upon an affirmative action by the city council, the city shall mail notice to all private landowners owning lands within the area to be annexed, exclusive of the owners of lands that are subject to a consent to annex which complies with subsection (4)(a) of this section defining consent. Such notice shall invite

property owners to give written consent to the annexation, include a description of how that consent can be made and where it can be filed, and inform the landowners where the entire record of the subject annexation may be examined. Such mailed notice shall also include a legal description of the lands proposed for annexation and a simple map depicting the location of the subject lands.

- (B) Each landowner desiring to consent to the proposed annexation must submit the consent in writing to the city clerk by a date specified in the notice, which date shall not be later than forty-five (45) days after the date of the mailing of such notice.
- (C) After the date specified in the notice for receipt of written consent, the city clerk shall compile and present to the city council a report setting forth: (i) the total physical area sought to be annexed, and (ii) the total physical area of the lands, as expressed in acres or square feet, whose owners have newly consented in writing to the annexation, plus the area of all lands subject to a prior consent to annex which complies with subsection (4)(a) of this section defining consent. The clerk shall immediately report the results to the city council.
- (D) Upon receiving such report, the city council shall review the results and may thereafter confirm whether consent was received from the owners of a majority of the land. The results of the report shall be reflected in the minutes of the city council. If the report as accepted by the city council confirms that owners of a majority of the land area have consented to annexation, the city council may enact an ordinance of annexation, which thereafter shall be published and become effective according to the terms of the ordinance. If the report confirms that owners of a majority of the land area have not consented to the annexation, the category C annexation shall not be authorized.
- (6) The decision of a city council to annex and zone lands as a category B or category C annexation shall be subject to judicial review in accordance with the procedures provided in chapter 52, title 67, Idaho Code, and pursuant to the standards set forth in section 67-5279, Idaho Code. Any such appeal shall be filed by an affected person in the appropriate district court no later than twenty-eight (28) days after the date of publication of the annexation ordinance. All cases in which there may arise a question of the validity of any annexation under this section shall be advanced as a matter of immediate public interest and concern and shall be heard by the district court at the earliest practicable time.
- (7) Annexation of noncontiguous municipal airfield. A city may annex land that is not contiguous to the city and is occupied by a municipally owned or operated airport or landing field. However, a city may not annex any other land adjacent to such noncontiguous facilities which is not otherwise annexable pursuant to this section.

  History:

[50-222, added 2002, ch. 333, sec. 2, p. 939; am. 2008, ch. 118, sec. 1, p. 327; am. 2009, ch. 53, sec. 1, p. 145; am. 2019, ch. 22, sec. 1, p. 22; am. 2020, ch. 240, sec. 1, p. 702.]

#### **FINDINGS:**

1. All private landowners have consented to annexation.

The Council finds that the Applicant has requested annexation into the City of Star and therefore has consented to annexation.

- 2. The land subject to the annexation is contiguous to the City of Star.

  The Council finds that the Applicant's property is contiguous to the corporate limits of the City of Star. There is no evidence that the Applicant's property is not contiguous to the City of Star.
- 3. The City of Star comprehensive plan includes the area to be annexed.

  The Council finds that the Applicant's property is within the City of Star's adopted comprehensive plan. There is no evidence that the Applicant's property is not within the City of Star comprehensive plan.

## **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 and rezone is in compliance with the Comprehensive Plan.

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 scheduled before the City Council on October 4, 2022, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.
- b. Oral testimony was presented by the Star City Attorney regarding the process to annex property into the City.
- c. Oral testimony in favor of the application was presented to the City Council by:
  - Travis Hunter, Hunter Homes, 729 S. Bridgeway Place, the Applicant
  - Todd Tucker, HHS Construction LLC, the Applicant
  - Tina Collins, 4888 N. Mendelson Lane, Meridian
  - Jared Doty, 4234 W. Blue Creek Dr. Meridian
  - Ryan Niecko, 702 W. Beacon Light Road, Star
  - Lance Manning, 2048 Foudy Ave, Eagle
  - Gene Tippetts, 9153 S. Perfect Lane, Kuna
  - Raj Kandola, 21817 Blessinger, Star
  - Tammie Casteel, 22318 Blessinger, Star
- d. Oral testimony in opposition to the application was further presented to the Council by:
  - Mark Cron, 6808 Saddleman Ranch, Star
  - Kay Harwood, 22138 Trigger Ranch Lane, Star
  - John White, 21988 Trigger Ranch Lane, Star
  - Tina Vucinich, 1483 S Blue Jay Place, Eagle, ID
  - Laura Prophet, 22154 Sugar Ranch Lane, Star

e. Written testimony in favor of or opposing the application was presented to the City Council by: Diane Broadhead, 22010 Blessinger Road, Star, ID

#### **Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed annexation and zoning application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in discussions on the annexation and future platting of the development. Discussion included development layout, access and street configuration, density, River access, setbacks, and landscaping, amenity location, fencing and housing heights. The Council concluded that the Applicant's property met the standards for annexation into the City. Council hereby incorporates the staff report dated October 4, 2022 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.

The Owner had requested the annexation and zoning from Agricultural (County) to Residential (R-3-DA) with a Development Agreement and a gross overall density of 1.2 dwelling units per acre.

Council added to the future Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- Residential area shall be zoned R-2 with R-3 building setbacks, R-2 setbacks on 1plus acre lots along western boundary of project;
- Non-residential area in northern area along Hwy 44 to be zoned C-1; An RV Park is allowed in this zone subject to approval of a Conditional Use Permit;
- Requested 5' side yard setbacks are not approved at this time but may be requested at preliminary plat;
- Number of total future residential lots shall not exceed 228 lots;
- Clubhouse shall be relocated to the eastern side of the development;
- Cul-de-sac the western north/south road with emergency access as illustrated at hearing;
- Landscape plan to be reviewed at preliminary plat;
- Applicant to provide a revised conceptual plan to detail above conditions prior to recordation of Development Agreement;
- Include Proportionate Share Agreement condition.

## **Council Decision:**

The Council voted unanimously (4-0) to approve the Annexation and Zoning to Residential (R-2-DA) and Development Agreement for The Quarry at River Park Annexation on October 4, 2022.

| Dated this 18th day of October, 2022. |                           |
|---------------------------------------|---------------------------|
|                                       | Star, Idaho               |
| ATTEST:                               | Ву:                       |
|                                       | Trevor A. Chadwick, Mayor |
| <br>Jacob M. Qualls, City Clerk       |                           |

# LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **October 18, 2022** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

**Application:** Saunders Ridge Estates Subdivision

Files #'s PP-22-10 Preliminary Plat PR-22-06 Private Street

**Applicant/Owner:** Gary Saunders, 3222 N. Cherry Grove Way, Star, ID 83669

**Action:** The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 5 residential lots and 1 common lot. The property is located at 3222 N. Cherry Grove Way in Star, Idaho, and consists of 4.6 acres with a proposed density of 1.08 dwelling units per acre.

**Property Location:** The subject property is generally located near the northwest corner of N. Wing Road and W. Beacon Light Road. Ada County Parcel No. S0332346600.

**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 <a href="mailto:snickel@staridaho.org">snickel@staridaho.org</a>



# CITY OF STAR

# LAND USE STAFF REPORT

**TO:** Mayor & Council

FROM: City of Star – Planning & Zoning Shar 1. Mach

**MEETING DATE:** October 18, 2022 – PUBLIC HEARING

FILE(S) #: PP-22-10 Preliminary Plat for Saunders Ridge Estates Subdivision

PR-22-06 Private Road

## OWNER/APPLICANT/REPRESENTATIVE

# **Property Owner/Applicant:**

Gary Saunders 3222 N. Cherry Grove Way Star, Idaho 83669

## **REQUEST**

**Request:** The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 5 residential lots and 1 common lot. The property is located at 3222 N. Cherry Grove Way in Star, Idaho and consists of 4.6 acres with a proposed density of 1.08 dwelling units per acre.

#### **PROPERTY INFORMATION**

**Property Location:** The subject property is generally located near the northwest corner of N. Wing Road and W. Beacon Light Road. Ada County Parcel No. S0332346600.

**Existing Site Characteristics:** The property currently has a single-family residence, and the land is used for agricultural purposes.

**Irrigation/Drainage District(s):** - Farmer's Union Ditch Co.

P.O. Box 1474 Eagle, Idaho 83616

**HRM Lateral** 

**Flood Zone:** This property is located in an area of minimal flood hazard, Zone X.

FEMA FIRM panel: 16001C0130J

Effective Date: 6/19/2020

## **Special On-Site Features:**

- Areas of Critical Environmental Concern None identified.
- Evidence of Erosion No known areas.
- Fish Habitat No known areas.
- Mature Trees Yes.
- ♣ Riparian Vegetation No.
- Steep Slopes None.
- Stream/Creek None.
- O Unique Animal Life No unique animal life has been identified.
- O 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

Neighborhood Meeting Held

April 12, 2022

May 21, 2022

Application Submitted & Fees Paid

July 21, 2022

Application Accepted September 13, 2022
Residents within 300' Notified September 21, 2022
Agencies Notified August 11, 2022
Legal Notice Published September 25, 2022
Property Posted October 7, 2022

#### **HISTORY**

January 7, 2021 Lot Split Application (LS-20-03) was approved for Gary Saunders.

September 15, 2020 Council Approved Annexation and Zoning (AZ-20-13).

## SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

|               | Zoning Designation   | Comp Plan Designation    | Land Use                 |  |
|---------------|----------------------|--------------------------|--------------------------|--|
| Existing      | Residential (R-2-DA) | Estate Urban Residential | Single-Family            |  |
|               |                      |                          | Residential/Agricultural |  |
| Proposed      | Residential (R-2-DA) | Estate Urban Residential | Single-Family            |  |
|               |                      |                          | Residential/Agricultural |  |
| North of site | RUT (County)         | Estate Urban Residential | Single-Family            |  |
|               |                      |                          | Residential/Agricultural |  |

| South of site | Residential (R-3)    | Estate Urban Residential | Greendale Sub. No. 3      |
|---------------|----------------------|--------------------------|---------------------------|
| East of site  | Residential (R-2-DA) | Estate Urban Residential | Single Family Residential |
| West of site  | Residential (R-3-DA) | Estate Urban Residential | Collina Vista No. 2       |

#### **CODE DEFINITIONS / COMPREHENSIVE PLAN**

#### **UNIFIED DEVELOPMENT CODE:**

#### 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   | Α | RR | R |
|------------------------|---|----|---|
| Dwelling:              |   |    |   |
| Multi-Family           | N | N  | С |
| Secondary              | Α | Α  | Α |
| Single-Family Attached | N | N  | Р |
| Single-Family Detached | Р | Р  | P |
| Two-Family Duplex      | N | N  | Р |
| Live/Work Multi-Use    | N | N  | N |

## Notes:

1. Indicates uses that are subject to specific use standards in accord with chapter 5 of this title.

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

|                    | Maximum<br>Height<br>Note<br>Conditions | Minimum Yard Setbacks<br>Note Conditions |      |               |                |
|--------------------|---|--|------|---------------|----------------|
| Zoning<br>District |   | Front(1)                                 | Rear | Interior Side | Street<br>Side |
| 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.

## 8-4D-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.
- 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.

#### **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.

#### 8.3 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 & PRIVATE STREET:

Saunders Ridge Estates Subdivision consists of 5 single-family detached residential lots and 1 common lots for a total of 5 lots. Residential lots range in size from .40 acres to 1.65 acres with an average buildable lot size of .88 acres. The gross density of the development is 1.08 dwelling units per acre. Lot 1 on the proposed preliminary plat contains an existing house and will be platted with the proposed Saunders ridge Estates Subdivision.

Primary access for lots 1 and 2 will be taken from N. Cherry Grove Way via separate driveways. Access for lots 3-5 will be taken from a private street off N. Greengate. The private street will be a hammerhead that each lot will take access from. The hammerhead will provide turn around access for the fire department. The access and turn-around shall be approved by the Fire District

Section 8-4E-2 of the UDC allows Council to waive landscaping requirements for subdivisions with densities of 1 acre or less. Given the large lot size and rural nature of this development, staff is supportive of the waiver for open space.

#### **ADDITIONAL DEVELOPMENT FEATURES:**

#### <u>Lighting</u>

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight design that is in compliance with city requirements. The Applicant has not provided streetlight locations. Staff will require a light at the end of each cul-de-sac. Additional streetlights may be required by the Fire District.

- <u>Landscaping</u> This subdivision will not have landscaping due to its location and the intent of the private street
- <u>Mailbox Clusters</u> Applicant has provided approval from the Star Postmaster for the location of the mailbox cluster.

#### Street Names

Applicant has provided documentation from Ada County that the street names are acceptable and have been approved.

#### Subdivision Name

Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.

- <u>Setbacks</u> The applicant will adhere to the setbacks of the R-2 zone.
- <u>Block lengths</u> The single block meet the 750' block length requirement.

#### **AGENCY RESPONSES**

City Engineer October 4, 2022
Star Trans. & Pathway Committee August 29, 2022
ACHD September 6, 2022
HRM Pipeline – Jerry Kiser September 27, 2022
Star Fire District October 12, 2022

#### **PUBLIC RESPONSES**

No public comments have been received.

#### STAFF ANALYSIS & RECOMMENDATIONS

Staff is supportive of the design, layout and density of the development application, with the proposed conditions of approval. The preliminary plat matches the overall concept that was approved by Council as part of the annexation.

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. 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 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.

#### **PRIVATE STREET FINDINGS:**

- A. The design of the private street meets the requirements of this article;

  The City must find that the proposed private street meets the design standards in the Code.
- 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:

The City must find that it has not been presented with any facts stating this private road will cause damage, hazard or nuisance, or other detriment to persons, property or uses in the vicinity.

C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

The City must find that the use is not in conflict with the comprehensive plan and/or regional transportation plan.

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**

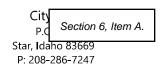
- 1. The approved Preliminary Plat for the Saunders Ridge Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. Per he recorded Development Agreement. the applicant agrees to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residential unit. These fees will be collected by the City of Star, by phase, prior to final plat signature.
- 3. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4 for the R-2 zone.
- 4. 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 place lights at the entrance of subdivision, at the end of the existing cul-de-sac. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
- 5. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application. **The applicant shall work with HRM Pipeline regarding irrigation water.**
- 6. Private street must be built to fire district standards and pass an inspection by the Fire Marshall prior to use.
- 7. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.
- 8. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
- 9. The property associated with this approved Final 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, 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.

- 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 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.
- 14. 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.
- 15. 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.
- 16. All common areas shall be owned and maintained by the Homeowners Association.
- 17. 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.
- 18. A sign application is required for any subdivision signs.
- 19. Any additional Condition of Approval as required by Staff and City Council.

|   | COUNCIL DECISION  |
|---|---|
| The Star City Council<br>Subdivision on | File #PP-22-10 and PR-22-06 for Saunders Ridge Estates, 2022. |







# PRELIMINARY PLAT APPLICATION

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

| F                                  | LE NO.:                          |                                       |                |
|------------------------------------|----------------------------------|---------------------------------------|----------------|
| D                                  | ate Application Received         | : Fee Paid:                           | <del> </del>   |
| P                                  | rocessed by: City:               | · · · · · · · · · · · · · · · · · · · |                |
| Applicant Inf                      | ormation:                        |                                       |                |
|                                    |                                  |                                       |                |
| PRIM                               | ARY CONTACT IS: App              | olicant <u>×</u> Owner <u>×</u> Rep   | resentative    |
| ∆nnlicant Nan                      | ne:Gary Saunders                 |                                       |                |
|                                    |                                  | e Way Star                            | Zin: 83669     |
|                                    |                                  | underscon@yahoo.com                   |                |
|                                    |                                  |                                       |                |
| Owner Name:                        | SAME                             |                                       |                |
|                                    |                                  |                                       | Zip:           |
| Phone:                             | Email:                           |                                       |                |
| Representativ<br>Contact: <u>N</u> | e (e.g., architect, enginee<br>A | er, developer):<br>Firm Name:         |                |
| Address:                           |                                  |                                       | Zip:           |
| Phone:                             | Email:                           |                                       |                |
| Property Info                      | rmation:                         |                                       |                |
| Subdivision N                      | ame: Saunders Ridge E            | states (proposed)                     |                |
| Site Location:                     | 3222 N Cherry Grove Wa           | ay Star                               |                |
| Approved Zor                       | ing Designation of Site:         | R-2 DA                                |                |
| Parcel Numbe                       | er(s): S 0332346600              |                                       |                |
|                                    |                                  |                                       |                |
| Zoning Desig                       | nations:                         |                                       |                |
|                                    | Zanina Daalamatian               | Comp. Dian Designation                | ا مسطالت       |
|                                    |                                  | Comp Plan Designation                 |                |
| Existing                           | R-2 DA                           | Neighborhood Residential              | SF Residential |

|               | Zoning Designation | Comp Plan Designation    | Land Use          |
|---------------|--------------------|--------------------------|-------------------|
| Existing      | R-2 DA             | Neighborhood Residential | SF Residential    |
| Proposed      | R-2 DA             | Neighborhood Residential | SF Residential    |
| North of site | RUT                | Neighborhood Residential | SF Residential/Ag |
| South of site | R-3                | Neighborhood Residential | SF Residential    |
| East of site  | R-3                | Neighborhood Residential | SF Residential    |
| West of site  | R-3 DA             | Neighborhood Residential | SF Residential    |

# SITE DATA:

| Total Acreage of Site 4.6 A  Breakdown of Acreage of Land in Contiguous Ownership 100%  Total Acreage of Site in Special Flood Hazard Area none  Dwelling Units per Gross Acre 1.08 DU/A  Minimum Lot Size4 A  Minimum Lot Width 140'   |
|---|
|   |
| Total Number of Lots 5  Residential 5  Commercial   |
| Percent of Site and Total Acreage of Common Area0% /acres Percent of Common Space to be used for drainage Describe Common Space Areas (amenities, landscaping, structures, etc.)N/A  Proposed Dedicated Lots & Acreage (school, parks, etc):none  |
|   |
| Public Streets Private Streets 1  Describe Pedestrian Walkways (location, width, material)  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   |
| a. A note must be provided on the final plat documenting the current flood zone in<br>which the property or properties are located. The boundary line must be drawn on<br>the plat in situations where two or more flood zones intersect over the property or<br>properties being surveyed. |
| b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.:  FIRM effective date(s): mm/dd/year  Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.:  Base Flood Elevation(s): AE0 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 <a href="https://msc.fema.gov/portal/search.">https://msc.fema.gov/portal/search.</a>
- e. All maps will delineate flood plain lines.

|                               | escribe what services are availab                    | ole and agency providing se           | ervice):  |
|-------------------------------|--|---------------------------------------|-----------|
| Potable Water                 | Farmers Union Ditch / HRM Lateral                    | PO Box 1474 Eagle ID                  | 83616     |
| Sanitary Sewer-               |  | · · · · · · · · · · · · · · · · · · · |           |
| Fire Protection -             | Star Fire District                                   |                                       |           |
| Schools - W                   |  |                                       |           |
| Roads - ACHD                  |  |                                       |           |
|                               | ATURES (Yes or No - If yes exponental Concern - none |                                       | none      |
| Evidence of Erosion -         |  | Fish Habitat                          |           |
| Historical Assets             |  | Hish Habitat<br>Mature Trees          |           |
| Riparian Vegetation           |  | Steep Slopes                          |           |
| Stream/Creek                  | none   | Unstable Soils                        | none      |
|                               | none   |                                       |           |
| Application Requirem          | ents:  |                                       |           |
| (Applications are required to | contain <u>one</u> copy of the following ur          | nless otherwise noted. When           | combining |

with other applications (Annexation, CUP, etc.) please include one paper copy for all applications)

Applicant

Staff

| 7,000 (√) | Description   | (√)                |
|-----------|---|--------------------|
| ( )       |   | (\(\frac{\pi}{2}\) |
|           | Pre-application meeting with Planning Department required prior to neighborhood meeting.            |                    |
|           | 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.)                    |                    |
|           | Completed and signed Preliminary Plat Application   |                    |
|           | 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.  |                    |
|           | Narrative explaining the project. (must be signed by applicant)                                     |                    |
|           | Legal description of the property (word.doc and pdf version with engineer's seal)                   |                    |
|           | Recorded warranty deed for the subject property   |                    |
|           | If the signature on this application is not the owner of the property, an <b>original</b> notarized |                    |
|           | statement (affidavit of legal interest) from the owner stating the applicant is authorized to       |                    |
|           | submit this application.  |                    |
|           | Approval of the proposed subdivision name from Ada County Surveyor's office.                        |                    |
|           | One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the               |                    |
|           | location of the subject property  |                    |
|           | One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat                           |                    |
|           | Electronic copy in pdf. format of Preliminary Plat  |                    |
|           | One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan                             |                    |
|           | Electronic copy in pdf. format of landscape plan  |                    |
|           | Electronic copy in pdf. format of preliminary site grading & drainage plans                         |                    |
|           | Phasing plan shall be included in the application if the project is to be phased.                   |                    |

| 1 | 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.   |  |
|   | List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the   |  |
|   | proposed development.  |  |
|   | 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.                                      |  |
|   | Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)            |  |
|   | Special Flood Information – Must be included on Preliminary Plat and Application form.   |  |
|   | One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight <b>design</b> and  |  |
|   | location information. Streetlights shall meet all City "Dark Sky" requirements.  |  |
|   | 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).   |  |
|   | 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 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) 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.  |  |
|   | 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.  Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. |  |
|   | Please contact SSWD for details.   |  |
|   | i lease collect 33 VVD for details.  |  |

|   |        |   | $\sim$ |       |   |   |   |     | _ |
|---|--------|---|--------|-------|---|---|---|-----|---|
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|   |        |   |        |       |   |   |   |     |   |

| ** I have read and understand the above requirements. I further t |   |
|---|---|
| of filing an application. I understand that there may be other fe | ees associated with this application    |
| incurred by the City in obtaining reviews or referrals by arch    |   |
| necessary to enable the City to expedite this application. I u    | inderstand that I, as the applicant, am |
| responsible for all payments to the City of Star.                 |   |
|   |   |
| Gary Saunders   | 7/18/22                                 |
| Applicant/Representative Signature                                | Date                                    |

#### **NARRATIVE**

The subject property is approximately 4.6 A. It is now residential R-2DA zoning.

Its use is a single family dwelling. We are applying for a subdivision containing 5 residential lots and 1 common lot for a private street access. The existing house will be incorporated into one of the lots, leaving 4 buildable lots. The average size of the lots, apart from the common lot, is .89 A ranging from .4 - 1.65 A. Their use will be SFD residential.

**Gary Saunders** 

**Property Owner** 

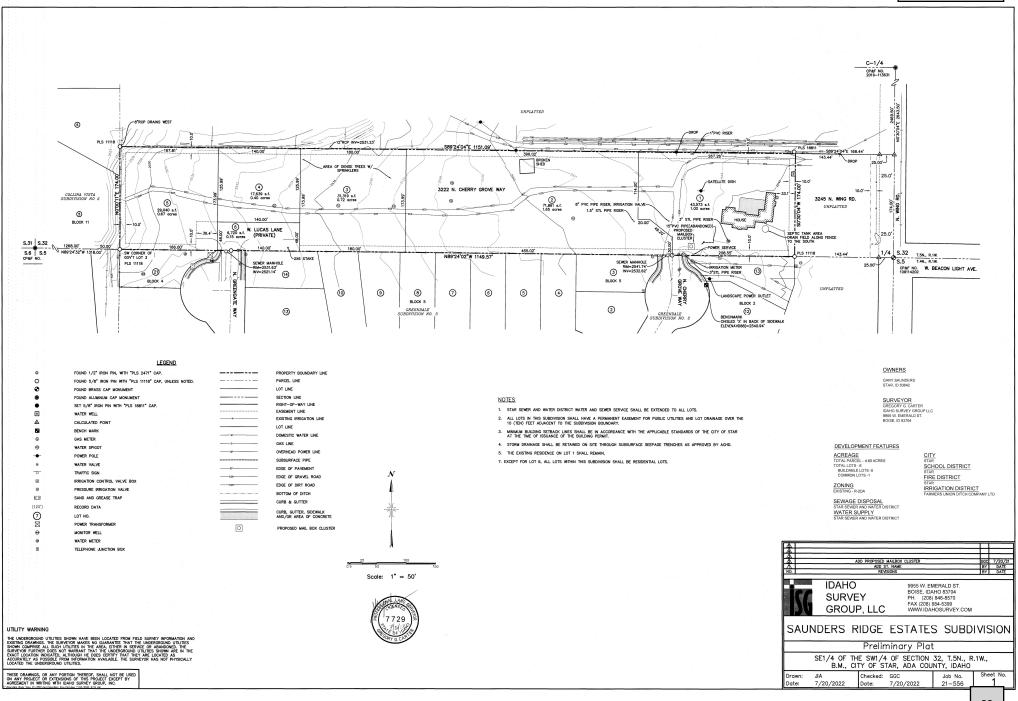
Gary Saunders

#### PROPOSED IRRIGATION NARRATIVE

The subject property has existing water rights from the Farmers Union Ditch via the HRM lateral pipeline. The amount of water allotted (approx. 27 GPM) will require designated watering days and schedules. The plan is to gravity feed piped water to designated water holding tanks between abutting lots and each lot will have its own smaller sized pump to pressurize its sprinkler system. With the size of the lots and the length of the system, this will simplify maintenance and/or repairs costs on the water distribution piping and, with individual pumps, if one goes down it won't shut down the whole system.

**Gary Saunders** 

**Property Owner** 



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 Salmonsen Kevan Wheelock David Hershey

4 October 2022

Gary Saunders 3222 N Cherry Grove Way Star, ID 83669

### Re: Saunders Ridge Estates – Preliminary Plat Application

Dear Ms. Thompson

The City of Star Engineering Department has reviewed the Preliminary Plat for the Saunders Ridge Estates dated July 20, 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. Lot 6 shall include a blanket ingress/egress easement and utility easement.
- Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
- 3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
- 4. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 5. Easements for sewer/water facilities will be required where placed outside of public right of way.
- 6. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site.

We recommend that the conditions 1 through 2 listed above be addressed prior to approval of the Preliminary Plat. 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** 

Jerry A. Kiser Attorney at Law P.O. Box 8389 Boise, Idaho 83707

jerrykiserlaw@gmail.com

(208) 861-4657

September 27, 2022

By email to: snickel@staridaho.org and by regular U.S. mail to:

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

Re: Saunders Ridge Estates Subdivision/ File #'s PP-22-10 and PR-22-06

Dear Mr. Nickel:

I write as attorney for the HRM pipeline, (HRM) an Idaho lateral water user association. The HRM delivers irrigation water from the Farmers Union canal to the property being developed as Saunders Ridge Estates Subdivision by Gary Saunders as well as a number of other water users in the area. Regarding the proposed development and subdivision, the HRM has certain requirements which include, but may not be limited to, the following:

- 1. Mr. Saunders must recognize irrigation rights-of-way for cleaning, maintenance and repair of the HRM delivery ditches and pipeline. The HRM has rights-of-way granted by State law. The sizes of those rights-of-way vary depending on the location, size and type of delivery structure or method of conveyance of water delivered to its water users. The HRM maintains a right-of-way of at least 10 feet on each side of its buried pipelines. Open ditch rights-of-way differ depending on a number of factors such as the width of the ditch and geographic features on or near the ditch. Idaho law provides no improvements including but not limited to, fences, structures, roads, pipelines or other construction is to be placed in the HRM rights-of-way without written permission from the HRM. The HRM strongly recommends rights-of-way be platted as common area lots to prevent encroachment or unauthorized improvements in the right-of-way by lot owners. The HRM should be contacted to determine specific rights-of-way the HRM has for its ditches and pipelines.
- 2. Any construction or improvements within the HRM right-of-way must have written approval of the HRM. This includes all crossings of the HRM pipes or ditches by any utilities, roadways or any other improvements.
- 3. No change in the point of diversion or place of use of the water is allowed unless approved by the HRM.

- 4. Any construction activities, including road or other construction must be completed at times and in a manner so as not to interfere in any way with the HRM's delivery of water or cleaning, maintenance, and repairs to its pipes and ditches.
- 5. In most circumstances, the HRM requires subdivisions install a pressurized irrigation system. Any such system should be pre-approved by the HRM. This is particularly applicable to Mr. Saunders property as the proposed subdivision has 4.6 acres of ground and when combined with the lot previously split off of Mr. Saunders property in 2020 at 3245 Wing Road (which is .76 acres) the combined total land area is 5.36 acres of ground which is entitled to water under Mr. Saunders water rights. This total of 5.36 acres only has 3.157 inches of water right. As a result the property does not have sufficient water to gravity irrigate. By using a pressure system a flow meter can measure irrigation water used on the property.
- 6. Mr. Saunders has not identified how he intends to allocate and divide the 3.157 inches of water between the property at 3245 Wing Road and the remaining 4.6 acres being developed as Saunders Ridge Estates Subdivision. He also has not identified any irrigation plan for the lot on Wing Road and the Subdivision.
- 7. Pursuant to Idaho law, the written permission of the HRM must be obtained before any ditch or canal (other than the property owners' private ditch) is buried in irrigation pipe by any land owner. Written permission must also be obtained from the HRM to relocate or change the location of any existing ditch, canal or pipeline.
- 8. The proposed subdivision should be required to form a Home Owners Association so that the right to water deliveries from the HRM held by Mr. Saunders can be transferred to the Association for payment of assessments and for continuity of communication.

Please note the HRM may have further and additional input regarding impacts to the lateral by the proposed subdivision. The President of the HRM is Thomas Spillner and he can be reached at 925-580-4458. If you have any questions regarding the foregoing, please feel free to contact me or Tom.

Jerry A. Kiser Attorney at Law

cc: Gary Saunders Client



Project/File: SPP22-0011/Saunders Ridge Estates Subdivision/PP-22-10 & PR-22-06

This is a preliminary plat and private road application for 5 residential lots and 1

common lot on 4.6-acres.

**Lead Agency:** City of Star

Site address: 3222 N Cherry Grove Way

Staff Approval: September 6, 2022

**Applicant:** Gary Saunders

3222 N Cherry Grove Way

Star, ID 83669

**Staff Contact:** Margaret Szeles

Phone: 387-6294

E-mail: mszeles@achdidaho.org



# A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat and private road for 5 residential lots and 1 common lot on 4.6-acres in the R-2 DA zoning district. The applicant's proposal is consistent with the City of Star's comprehensive plan which designates this area as Neighborhood Residential.

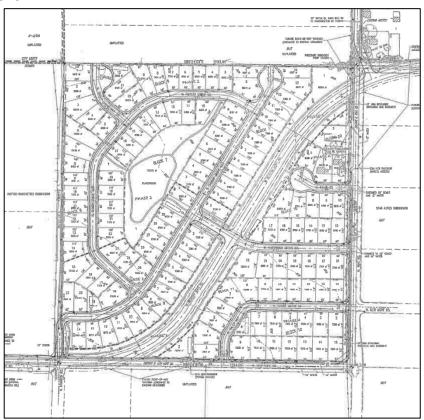
2. Description of Adjacent Surrounding Area:

| Direction | Land Use                    | Zoning           |
|-----------|-----------------------------|------------------|
| North     | SF Residential/Agricultural | RUT (Ada County) |
| South     | SF Residential              | R-3              |
| East      | SF Residential              | R-3              |
| West      | SF Residential              | R-3 DA           |

- **3. Site History:** ACHD has not previously reviewed this site for a development application.
- **4. Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
  - Trident Ridge, preliminary plat for 324-residential lots on 144-acres located north of the site was approved on 12/13/2017.



 Greendale Grove, preliminary plat for 131-residential lots south of the site was approved on 04/04/2019.



- 5. Transit: Transit services are not available to serve this site.
- **6. Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

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

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

- New Center Lane Miles: The proposed development includes 0 centerline miles of new public road.
- 8. Impact Fees: There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
- 9. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):
  - Beacon Road is scheduled in the IFYWP to be widened to receive Roadway and ADA Improvements in 2023.
  - Beacon Light Extension (New Hope Road) is listed in the CIP to be widened to 3-lanes from Munger Road to Pollard Road between 2036 and 2040.
  - The intersection of Beacon Light Road and Pollard Lane is listed in the CIP to be constructed as a single-lane roundabout between 2036 and 2040.
- 10. Roadways to Bikeways Master Plan: ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies the Beacon Light Bikeway as a Level 3 facility that will be constructed as part of a future ACHD project.

# B. <u>Traffic Findings for Consideration</u>

1. **Trip Generation:** This development is estimated to generate 40 additional vehicle trips per day (10 existing); 4 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.

#### 2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

| Roadway           | Frontage | Functional Classification | PM Peak Hour<br>Traffic Count | PM Peak Hour<br>Level of Service |
|-------------------|----------|---------------------------|-------------------------------|----------------------------------|
| Beacon Light Road | 0-feet   | Minor Arterial            | 101                           | Better than "E"                  |
| **Wing Road       | 0-feet   | Local                     | N/A                           | N/A                              |

- \* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH).
- \*\* ACHD does not set level of service standards for local roadways.

#### 3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Beacon Light Road east of Wing Road was 1,722 on 07/08/20.
- There are no average daily traffic counts for Wing Road abutting the site.

# C. Findings for Consideration

### 1. Internal Local Roadways

- **a. Existing Conditions:** There are no internal local roadways. There are two local roads that stub to the site's south property line located as follows:
  - Greengate Way, located 1,125-feet west of Wing Road
  - Cherry Grove Way, located 374-feet west of Wing Road

#### b. Policy:

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

**Standard Urban Local Street**: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

**Continuation of Streets Policy:** District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

- **c. Applicant's Proposal:** The applicant is not proposing any local roadways within the site.
- d. Staff Comments/Recommendations: Greengate Way and Cherry Grove Way were stubbed to the site's south property line as part of the Greendale Subdivision in 2020. Consistent with the District Continuation of Streets policy, the applicant should be required to extend Greengate Way and Cherry Grove Way through the site as 36-foot wide local roadways with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.

#### 2. Stub Streets

a. Existing Conditions: There are no existing stub streets within the site.

#### b. Policy:

**Stub Street Policy:** District policy 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

**Temporary Dead End Streets Policy:** District policy 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac.

The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- **c. Applicant Proposal:** The applicant is not proposing any stub streets within the site.
- d. Staff Comments/Recommendations: Consistent with District Continuation of Streets policy, the applicant should be required to extend Greengate Way and Cherry Grove Way into the site and stub to the north parcel line. The applicant should be required to install a sign at the terminus of each stub street stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE"

The Greengate Way and Cherry Grove Way stub streets are likely to extend greater than 150-feet in length. The applicant should be required to construct a temporary cul-de-sac turnaround at the terminus of Greengate Way and Cherry Grove Way. The temporary turnaround should be paved and constructed to the same dimensional standards as a standard cul-de-sac turnaround. If the turnaround extends beyond the dedicated street right-of-way, the applicant should be required to grant a temporary turnaround easement for the portions of the cul-de-sac that extend beyond.

If the turnaround extends onto a buildable lot, the entire lot shall be encumbered by an easement and identified on the plat as a non-buildable lot until the street is extended.

### 3. Driveways

#### 3.1 Internal Local Roads

a. Existing Conditions: There are no driveways within the site.

#### b. Policy:

**Driveway Location Policy:** District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

**Successive Driveways:** District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

**Driveway Width Policy:** District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

- c. Applicant's Proposal: The applicant is not proposing any driveways within the site.
- **d. Staff Comments/Recommendations:** If the applicant intends to construct a driveway onto the extensions of Greengate Way and Cherry Grove Way, any future driveway would be reviewed with the policies above.

#### 4. Private Roads

- **a. Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:
  - Designed to discourage through traffic between two public streets,

- · Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.
- **b. Applicant Proposal:** The applicant is proposing a private road that would extend off the Greengate Way and Cherry Grove Way stub streets to the site's south property line.
- **c. Staff Comments/Recommendations:** The applicant's proposal does not meet District Continuation of Streets Policy which requires the Greengate Way, and Cheery Grove Way stub streets be extended into the site. Therefore, staff recommends that the City of Star not approve the private roads, as proposed.

If the City of Star approves a private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

### 5. Tree Planters

**Tree Planter Policy:** The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

# 6. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

# D. Site Specific Conditions of Approval

- 1. Extend Greengate Way and Cherry Grove Way through the site as 36-foot street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.
- 2. Stub Greengate Way and Cherry Grove Way at the site's north property line.

Construct a temporary cul-de-sac turnaround at the terminus of Greengate Way and Cherry Grove Way. The temporary turnaround should be paved and constructed to the same dimensional standards as a standard cul-de-sac turnaround. If the turnaround extends beyond the dedicated street right-of-way, the applicant should be required to grant a temporary turnaround easement for the portions of the cul-de-sac that extend beyond.

If the turnaround extends onto a buildable lot, the entire lot shall be encumbered by an easement and identified on the plat as a non-buildable lot until the street is extended.

Install a sign at the terminus of each stub street stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE".

- 3. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
- **4.** Payment of impact fees is due prior to issuance of a building permit.
- **5.** Comply with all Standard Conditions of Approval.

# E. Standard Conditions of Approval

- 1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
- 2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
- 3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
- **4.** Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
- **5.** A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
- **6.** All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
- 7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
- **8.** Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
- 9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
- **10.** Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
- 11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized

- representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
- 12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

# F. Conclusions of Law

- 1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
- 2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

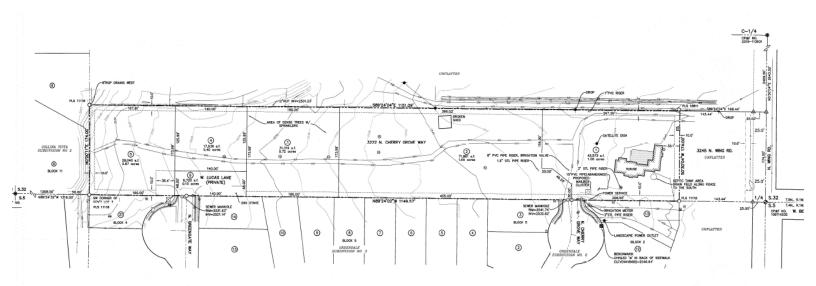
# G. Attachments

- 1. Vicinity Map
- 2. Site Plan
- 3. Utility Coordinating Council
- 4. Development Process Checklist
- 5. Appeal Guidelines

### **VICINITY MAP**



### **SITE PLAN**



# **Ada County Utility Coordinating Council**

### Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) Notification: Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) Plan Review: The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) Final Notification: The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

# **Development Process Checklist**

# **Items Completed to Date:**

| ⊠Submit a               | a development application to a City or to Ada County   |
|-------------------------|--|
| ⊠The City               | or the County will transmit the development application to ACHD  |
| ⊠The ACI                | HD Planning Review Section will receive the development application to review  |
| ⊠The <b>Pla</b>         | nning Review Section will do one of the following:   |
|                         | Send a "No Review" letter to the applicant stating that there are no site specific conditions of approval at this time.  |
|                         | Write a <b>Staff Level</b> report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.  |
|                         | ⊠Write a <b>Commission Level</b> report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.  |
| Items to                | be completed by Applicant:   |
| ☐For <b>ALL</b>         | development applications, including those receiving a "No Review" letter:  |
|                         | <ul> <li>The applicant should submit one set of engineered plans directly to ACHD for review by the <b>Development</b>     Review Section for plan review and assessment of impact fees. (Note: if there are no site improvements     required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)</li> </ul>   |
|                         | <ul> <li>The applicant is required to get a permit from Construction Services (ACHD) for <u>ANY</u> work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.</li> </ul>   |
| ☐Pay Imp                | pact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.  |
| Construction Drivews Su | REMEMBER: on (Non-Subdivisions) ray or Property Approach(s) ubmit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic ervices). There is a one week turnaround for this approval.  |
|                         | ng in the ACHD Right-of-Way  |
| • Fo<br>Ap              | our business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit oplication" to ACHD Construction – Permits along with:  a) Traffic Control Plan  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.   |
| Construction            | on (Subdivisions)  |
| Sedime  • At by         | ent & Erosion Submittal  least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD community or communi |
| - Vic                   | Power Company c Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being heduled.   |
| ☐ Final A               | approval from Development Services is required prior to scheduling a Pre-Con.  |

# Request for Appeal of Staff Decision

- 1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

# **Request for Reconsideration of Commission Action**

- 1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.
  - a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.
    - If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.
  - b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
  - c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
  - d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
  - e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
  - f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

## STAR TRANSPORTATION AND PATHWAY COMMITTEE DEVELOPMENT REVIEW

August 29, 2022

**BARON PRO. REZONE** 

Recommend: No comments, at this time.

CHERISHED ESTATES

Recommend: 8' sidewalk along Floating Feather

All internal pathways should be Public (open to)

FALLBROOK Phase 6

Recommend: No Comments

**INSPIRADO SUBDIVISON** 

Recommend: Streets Inspirado Dr. and Sunset Springs Way should classified as Collector

streets with 8' sidewalks.

Easement, if not construct, for pathway alone the Phyills cancel

SAUNDERE RIDGE ESTATES

Review: Lot No. 2 has questionable access.

**GLENDORA** 

Recommend: 5' sidewalks within subdivision

Question do we need pathway to Mid-School on East side?

**MADENFORD ESTATES** 

Recommend: 5' sidewalks in subdivision (as standard)

**COLT HEIGHTS No. 6** 

Recommend: Pathway along cancel (consider requiring construction)

MADENFORD ESTATES

Recommend: All pathways should be Public (open to)

#### Section 6, Item A.



## MIDDLETON STAR FIRE DISTRI

Fire District Headquaters 11665 W. State St., Suite B Star, Idaho 83669 Tel. No.: (208) 286-7772 Web: www.midstarfire.org Email: permits@starfirerescue.org

DATE: October 12, 2022

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: Saunders Ridge Estates Subdivision

Files: PP-22-10, PR-22-06

#### **Fire District Summary Report:**

- 1. <u>Overview</u> 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 2.6 miles with a travel time of 8 minutes under ideal driving conditions to the purposed entrance of W Lucas Lane (Private).
- 3. Side Setback: Side Setback for R-2 of 10' as per Star City Code with no modification.
- 4. <u>Accessibility:</u> 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. Traffic calming devices will require approval by the Fire District
  - e. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
  - f. Residential structures that sit more than 150ft off the public roadway will require additional emergency turn-around on the property.
  - g. 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

#### Section 6. Item A.



## MIDDLETON STAR FIRE DISTRI

Fire District Headquaters 11665 W. State St., Suite B Star, Idaho 83669 Tel. No.: (208) 286-7772 Web: www.midstarfire.org Email: permits@starfirerescue.org

- h. 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.
- i. 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, as follows:

| 6"  |
|-----|
| 8"  |
| 10" |
| 12" |
|     |

- j. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post hall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
- 5. <u>Water Supply:</u> 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 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.
    - ii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive
    - iii. Fire hydrants shall be placed on corners when spacing permits.
    - iv. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
    - v. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.

#### Section 6. Item A.



## MIDDLETON STAR FIRE DISTRI

Fire District Headquaters 11665 W. State St., Suite B Star, Idaho 83669 Tel. No.: (208) 286-7772 Web: www.midstarfire.org Email: permits@starfirerescue.org

- vi. Fire hydrants shall be provided to meet the requirements of Star Sewer & Water Standards.
- vii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
- viii. Fire hydrant relocations to be approved by the Fire District & Star Sewer and Water.
- ix. Hydrants are to always remain clear and unobstructed.
- x. 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 exabit 1.
- xi. Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
- 6. <u>Inspections:</u> Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.

#### 7. 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.

Project: Saunders Ridge Estates Subdivision: PP-22-10, PR-22-06



## MIDDLETON STAR FIRE DISTRIC



Fire District Headquaters 11665 W. State St., Suite B Star, Idaho 83669 Tel. No.: (208) 286-7772 Web: www.midstarfire.org Email: permits@starfirerescue.org

Exabit 1









# LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **October 18, 2022** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

**Application:** Glendora Subdivision

Files #'s PP-22-07 Preliminary Plat

**Applicant/Owner:** Floating Feather T & Me, LLC

Representative: Cam Scott, KM engineering, LLP

**Action:** The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 13 residential lots and 4 common lots. The property is located at 9666 W. Floating Feather Road in Star, Idaho. The property contains 4.35 acres with a proposed density of 2.98 dwelling units per acre.

**Property Location:** The subject property is generally located on the north side of W. Floating Feather Road, at the northwest corner of N. Plummer Road and Floating Feather Road. Ada County Parcel No. S0405449930.

**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: City of Star – Planning & Zoning Shar 1. Machine

**MEETING DATE:** October 18, 2022 – PUBLIC HEARING

FILE(S) #: PP-22-07 Preliminary Plat for Glendora Subdivision

#### OWNER/APPLICANT/REPRESENTATIVE

**Property Owner/Applicant:** 

Floating Feather T & ME LLC 9666 Floating Feather Road Star, Idaho 83669

#### Representative:

Cam Scott 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 13 residential lots and 4 common lots. The property is located at 9666 W. Floating Feather Road in Star, Idaho. The property contains 4.35 acres with a proposed density of 2.98 dwelling units per acre. The property is currently zoned R-3.

#### PROPERTY INFORMATION

**Property Location:** The subject property is generally located on the north side of W. Floating Feather Road, at the northwest corner of N. Plummer Road and Floating Feather Road. Ada County Parcel No. S0405449930.

**Existing Site Characteristics:** The property currently has a single-family residence, and the land is used for agricultural purposes.

Irrigation/Drainage District(s): - Middleton Mill Irrigation Association, Inc;

Middleton Mill Ditch Co.

P.O. Box 848

Middleton, Idaho 83644

**Flood Zone:** This property is located in an area of minimal flood hazard, Zone X.

FEMA FIRM panel: 16001C0130J

Effective Date: 6/19/2020

The northeast section of the property is part of LOMR-20-10-1292P effective 10/14/2021

#### **Special On-Site Features:**

- Areas of Critical Environmental Concern None identified.
- Evidence of Erosion No known areas.
- ◆ Fish Habitat No known areas.
- Riparian Vegetation No.
- Steep Slopes None.
- Stream/Creek None.
- O Unique Animal Life No unique animal life has been identified.
- O 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 March 31, 2022 Neighborhood Meeting Held May 11, 2022 Application Submitted & Fees Paid July 1, 2022 Application Accepted August 2, 2022 Residents within 300' Notified September 21, 2022 **Agencies Notified** August 2, 2022 Legal Notice Published September 25, 2022 **Property Posted** October 7, 2022

#### **HISTORY**

The property was annexed into the City in the past, however, Staff cannot find information in the files on when it was annexed.

#### SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

|               | Zoning Designation   | Comp Plan Designation    | Land Use                                   |
|---------------|----------------------|--------------------------|--|
| Existing      | Residential (R-3)    | Estate Urban Residential | Single-Family                              |
|               |                      |                          | Residential/Agricultural                   |
| Proposed      | Residential (R-3)    | Estate Urban Residential | Single-Family                              |
|               |                      |                          | Residential/Agricultural                   |
| North of site | Residential (R-4-DA) | Estate Urban Residential | Approved Langtree                          |
|               |                      |                          | Bungalows Subdivision                      |
| South of site | RUT (County)         | Estate Urban Residential | Single-Family                              |
|               |                      |                          | Residential/Agricultural                   |
| East of site  | Residential (R-3)    | Estate Urban Residential | Star Cemetery District                     |
| West of site  | Residential (R-4-DA) | Estate Urban Residential | Approved Langtree<br>Bungalows Subdivision |

#### **CODE DEFINITIONS / COMPREHENSIVE PLAN**

#### **UNIFIED DEVELOPMENT CODE:**

#### 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.

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

#### 8-3A-3: USES WITHIN ZONING DISTRICTS

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

| Zoning District Uses   | Α | RR | R |
|------------------------|---|----|---|
| Dwelling:              |   |    |   |
| Multi-Family           | N | N  | С |
| Secondary              | Α | Α  | Α |
| Single-Family Attached | N | N  | Р |
| Single-Family Detached | Р | Р  | P |
| Two-Family Duplex      | N | N  | Р |
| Live/Work Multi-Use    | N | N  | N |

#### Notes:

1. Indicates uses that are subject to specific use standards in accord with chapter 5 of this title.

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

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

#### Notes:

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

#### 8-4E-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.

#### **COMPREHENSIVE PLAN:**

#### 8.2.3 Land Use Map Designations:

#### Estate Urban Residential:

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 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.

#### 8.3 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:

Glendora Subdivision consists of 13 single-family detached residential lots and 4 common lots for a total of 17 lots. Residential lots range in size from 6,967 square feet to 15,554 square feet with an average buildable lot size of 8,846 square feet. The gross density of the development is 2.98 dwelling units per acre. The submitted preliminary plat is showing all local roads with a 47-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on a new public street that originates from W. Floating Feather Road. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and a 10-foot landscape strip. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 0.95 acres (21.8%) of qualified open space with 0.70 acres (16.1%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a picnic area/table in the large common lot that is also large enough to classify as an amenity under the code.

#### **ADDITIONAL DEVELOPMENT FEATURES:**

#### Sidewalks

Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision. This satisfies the Unified Development Code Section 8-4A-17.

#### <u>Lighting</u>

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight design that is in compliance with city requirements. The Applicant has not provided streetlight locations. Staff will require a light at the entrance of the development. One at the cul-de-sac and one at the site amenity.

- <u>Landscaping</u> 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 proposed landscape plan appears to satisfy these requirements.
- <u>Mailbox Clusters</u> Applicant has provided approval from the Star Postmaster for the location of the mailbox cluster.
- <u>Streets –</u> Applicant is proposing a 47-foot wight of way with streets being 36 feet measured from back of curb to back of curb. This satisfies the Unified Development Code.

#### 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.

- <u>Setbacks</u> The applicant is not requesting any setback waivers and will adhere to the setbacks of the R-3 zone, including 7.5' side yard setbacks.
- Block lengths The single block meet the 750' block length requirement.
- <u>Phasing The development is proposing to be built out in a single phase.</u>

#### **ITD PROPORTIONATE SHARES**

The subdivision will be subject to the proportionate shares program through ITD.

#### **AGENCY RESPONSES**

Middleton Mill Ditch Co.

City Engineer

Star Trans. & Pathway Committee

ACHD

August 4, 2022

August 29, 202

August 29, 2022

Star Fire District

October 12, 2022

#### **PUBLIC RESPONSES**

No public comments have been received.

#### **STAFF ANALYSIS & RECOMMENDATIONS**

Staff is supportive of the design, layout and density of the development application, with the proposed conditions of approval. The preliminary plat matches the overall concept that was approved by Council as part of the annexation.

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. 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.

Items that should be considered by the applicant and Council include the following:

- Density
- Emergency Access
- Dwelling Elevations
- ITD Proportionate Share Fees

#### **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 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 Glendora Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. The applicant agrees to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.

## 3. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4.

- 4. 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 place lights at the entrance of subdivision, at the cul-de-sac and the site amenity. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
- 5. 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.
- 6. Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names and they should be accurately reflected on the plat
- 7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 8. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
- 9. The property associated with this approved Final 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, 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.
- 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 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.
- 14. 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.
- 15. 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.
- 16. All common areas shall be owned and maintained by the Homeowners Association.
- 17. 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.

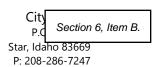
- 18. A sign application is required for any subdivision signs.
- 19. Any additional Condition of Approval as required by Staff and City Council.

|                              | COUNCIL DECISION                           |
|------------------------------|--|
| The Star City Council, 2022. | File #PP-22-07 for Glendora Subdivision on |









## PRELIMINARY PLAT APPLICATION

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

|          | FILE NO.:                             |                          |                   |  |
|----------|---------------------------------------|--------------------------|-------------------|--|
|          |                                       | d: Fee Paid:             |                   |  |
|          | Processed by: City:                   |                          |                   |  |
| \nnlica: | nt Information:                       |                          |                   |  |
| Аррпсаі  | it information.                       |                          |                   |  |
| ı        | PRIMARY CONTACT IS: Ap                | plicant Owner Rep        | resentative $X$   |  |
| Applican | t Name: Floating Feather T & ME       | ELLC                     |                   |  |
|          | t Address: 9666 Floating Feather      |                          | Zip: <u>83669</u> |  |
| Phone: _ | <u>208.412.8230</u> Email: <u>mi</u>  | keedgar@me.com           |                   |  |
| Dwner N  | lame: Floating Feather T & ME LL(     |                          |                   |  |
|          | ddress: 9666 Floating Feather R       |                          | Zip: 83616        |  |
|          | 208.412.8230 Email: _n                |                          | p. <u></u>        |  |
|          |                                       |                          |                   |  |
|          | ntative (e.g., architect, engine      |                          | order or LLD      |  |
|          | Cam Scott<br>5725 North Discovery Way | Firm Name: _KIVI Enginee |                   |  |
|          | 208.639.6939 Email: cs                |                          | Zip. <u></u>      |  |
| 110110   | 200.037.0737                          | cotte kinerigiip.com     |                   |  |
| Property | / Information:                        |                          |                   |  |
| Subdivis | ion Name:Glendora Subdivisio          | n                        |                   |  |
|          | ation: 9666 W Floating Feather Ro     |                          |                   |  |
|          | d Zoning Designation of Site:         | R-3                      |                   |  |
| Parcel N | umber(s): <u>\$0405449930</u>         |                          |                   |  |
| Zonina I | Designations:                         |                          |                   |  |
| -oning i | zesignations.                         |                          |                   |  |
|          | Zoning Designation                    | Comp Plan Designation    | Land Use          |  |

|               | Zoning Designation | Comp Plan Designation                  | Land Use    |
|---------------|--------------------|--|-------------|
| Existing      | R-3                | Neighborhood Residential               | Residential |
| Proposed      | No change          | No change                              | Residential |
| North of site | RUT                | Neighborhood Residential               | Residential |
| South of site | RUT                | Neighborhood Residential               | Residential |
| East of site  | R-3                | Existing Public Use/Parks & Open Space | Open Space  |
| West of site  | RUT                | Neighborhood Residential               | Residential |

## SITE DATA:

| OHE DATA.  |  |
|--|--|
| Total Acreage of Site - 4.35 Breakdown of Acreage of Land in Contiguo Total Acreage of Site in Special Flood Haza Dwelling Units per Gross Acre - 3.21 Minimum Lot Size - 7,038 sf Minimum Lot Width - 55'                   | ard Area - <u>n/a</u>  |
| Total Number of Lots17  Residential14  Commercial0  Industrial0  Common3   | Total Number of Units - 14 Single-family - 14 Duplex - 0 Multi-family - 0  |
| Percent of Site and Total Acreage of Common Percent of Common Space to be used for of Describe Common Space Areas (amenities pathway (lot 8, block 1); picnic table and associated Proposed Dedicated Lots & Acreage (school | drainage - 7.32<br>s, landscaping, structures, etc.) - internal microdiandscaping (lot 18, block 1); pocket parks  |
| Public Streets - Gracyn St.  Describe Pedestrian Walkways (location, winternal micro-pathway (lot 8, block 1)  Describe Bike Paths (location, width, mater   | vidth, material) - <u>five-foot wide detached sidewalks,</u>   |
| Total Acreage of Site in Special Flood Haza<br>a. A note must be provided on the final<br>which the property or properties are   | Filled Out Completely Prior to Acceptance): ard Area  I plat documenting the current flood zone in located. The boundary line must be drawn on lore flood zones intersect over the property or |
| FIRM effective date(s): mm/dd/year Flood Zone(s): Zone X, Zone A, Zon Base Flood Elevation(s): AE0   | ne AE, Zone AH, etc.:  |
| <ul> <li>c. Flood Zones are subject to change to</li> </ul>  | 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 <a href="https://msc.fema.gov/portal/search.">https://msc.fema.gov/portal/search.</a>
- 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- Middleton Irrig Association; Middleton Mill Ditch Co

Sanitary Sewer- Star Sewer District

Fire Protection - Star Fire District

Schools - West Ada School District

Roads - Ada County Highway District

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

| Areas of Critical Environmental Concern - No                | Floodplain - No                            |
|---|--|
| Evidence of Erosion - No                                    | Fish Habitat - No                          |
| Historical Assets - None that we are aware of at this time  | Mature Trees - Yes                         |
| Riparian Vegetation - No                                    | Steep Slopes - No                          |
| Stream/Creek - No   | Unstable Soils - No                        |
| Unique Animal Life - None that we are aware of at this time | Unique Plant Life - None that we are aware |

of at this time

## **Application Requirements:**

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

| Applicant |   | Staff |
|-----------|---|-------|
| (√)       | Description   | (√)   |
| Х         | Pre-application meeting with Planning Department required prior to neighborhood meeting.            |       |
|           | Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting             |       |
| Х         | 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.)                    |       |
| Х         | Completed and signed Preliminary Plat Application   |       |
| \$3,060 + | 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        |       |
| \$20/lot  | fee will apply to all electronic payments.  |       |
| Х         | Narrative explaining the project. (must be signed by applicant)                                     |       |
| Х         | Legal description of the property (word.doc and pdf version with engineer's seal)                   |       |
| Х         | Recorded warranty deed for the subject property   |       |
|           | If the signature on this application is not the owner of the property, an <b>original</b> notarized |       |
| Х         | statement (affidavit of legal interest) from the owner stating the applicant is authorized to       |       |
|           | submit this application.  |       |
| Х         | Approval of the proposed subdivision name from Ada County Surveyor's office.                        |       |
| V         | One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the               |       |
| Х         | location of the subject property  |       |
| Х         | One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat                           |       |
| Х         | Electronic copy in pdf. format of Preliminary Plat  |       |
| Х         | One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan                             | 1     |
| Х         | Electronic copy in pdf. format of landscape plan  |       |
| Х         |   | +     |
|           | Electronic copy in pdf. format of preliminary site grading & drainage plans                         | 1     |
| na        | Phasing plan shall be included in the application if the project is to be phased.                   |       |

| Section |  |  |
|---------|--|--|
|         |  |  |
|         |  |  |

| Х           | 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.  |  |
|-------------|--|--|
| х           | List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.   |  |
| Х           | 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)  |  |
| na          | Special Flood Information – Must be included on Preliminary Plat and Application form.   |  |
| na          | One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight <b>design</b> and <b>location</b> information. Streetlights shall meet all City "Dark Sky" requirements.   |  |
| Х           | 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).  |  |
| х           | 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 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) 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. |  |
| forthcoming | Signed Certification of Posting with pictures. (see attached posting requirements and  |  |
| understood  | Property shall be annexed into Star Sewer and Water District prior to Final Plat approval.   |  |

| 1 | F | F | F | D | F | <b></b> | П | П | D | F | N  | ΙE | N | T |
|---|---|---|---|---|---|---------|---|---|---|---|----|----|---|---|
|   |   | ⊏ | _ | К |   | w       | u | " | К |   | IV |    | N |   |

\*\* 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.

| Cameron Scott                      | 07.01.2022 |
|------------------------------------|------------|
| Applicant/Representative Signature | Date       |



July 1, 2022

Project No.: 22-010

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

RE: Glendora Subdivision – Star, ID Preliminary Plat Application

Dear Mr. Nickel:

On behalf of Floating Feather T & ME, LLC, we are pleased to submit Glendora Subdivision, a single-family residential community north of W Floating Feather Rd., west of N Pollard Ln., and just east of the recently approved Langtree Bungalow Subdivision.

The approximately 4.35-acre site is currently zoned R-3 in Star. The property is adjacent to existing single-family residences and undeveloped land in Star and Ada County, zoned R-3 to the north and west and RUT to the south, and the Star Cemetery zoned R-3 in the City to the east.

Applications for this project include a Preliminary Plat. We held one neighborhood meeting, participated in discussions with City staff and have researched adjacent projects and recent approvals. The neighborhood meeting was held Wednesday, May 11, 2022. A representative from our office and the property owner were in attendance, however, no neighbors attended this meeting.



## **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 per acre. Glendora Subdivision aligns with the intent of the Comprehensive Plan by adding to single-family housing options, contributing to the variety of housing opportunities available in the city overall. The community has been designed to ensure consistency and compatibility with surrounding development.

Glendora Subdivision will support several of the goals and objectives of the Comprehensive Plan. Glendora will add to the mix of housing types available in Star. Additionally, an assortment of amenities included in this project will enhance the quality of life within the development. Pedestrian connections, including an internal micropathway, will encourage pedestrian travel, and pocket parks will facilitate community interaction.

## **Preliminary Plat Application**

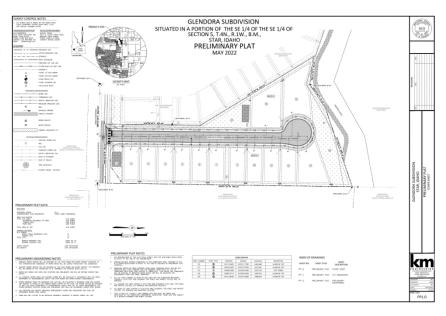
The Glendora Subdivision preliminary plat encompasses approximately 4.35 acres and consists of 13 single-family detached residential lots and 4 common open space lots, totaling 17 lots. Residential lot sizes range from approximately 6,967 square feet to 15,554 square feet with an average lot size of approximately 8,846 square feet. The gross density of the subdivision is 2.98 du/acre, which is within the R-3 zoning district target density.

Residential lots have been designed to ensure compatibility with future development of the Langtree Bungalows subdivision and other adjacent development. No variances or deviations from R-3 dimensional standards are requested or needed to accommodate the community planned. Please see the attached typical home elevations at the end of this letter.

#### **Access and Connectivity**

Primary access is proposed via Gracyn St., a public road. This street will be improved to the City of Star and Ada County Highway District's standards.

Glendora includes multiple pedestrian connections and an internal micro-pathway enhance walkability for residents. A north-south pathway to the school planned is to be constructed on the Star Cemetery property to the east, which will provide added pedestrian connectivity to the school from Floating Feather.



#### **Amenities and Open Space**

Glendora Subdivision includes 0.95 acres of qualified open space or 21.7% within the subdivision boundary. Usable qualified open space comprises 0.7 acres, or 94.3% of the 0.95 acres. Glendora Subdivision proposes a

variety of active and passive open space areas throughout the development. Proposed amenities include a large central open space area with a picnic table, additional pocket parks, and an internal micro-pathway, in addition to detached sidewalks and landscaping along all roadways. The pathways will provide an active amenity for residents to safely walk around the entire neighborhood. All common space will be owned and maintained by the homeowners' association.

#### Services

In accord with City Code, Glendora will utilize City services. Sewer and water will be extended from W Floating Feather Rd. Pressurized irrigation will be provided for the subdivision

The property is about 500 feet from Star Middle School and less than a mile from Star Elementary School. Hunter's Creek Sports Park and Tom Erlebach Skate Park are located less than 1 mile from the property. In addition, the community will have access to open space and amenities available in the new subdivision.

#### **Irrigation Districts**

The Foothill Ditch lies just to the north of the property. The property is currently served by the Middleton Irrigation Association and Middleton Mill Ditch Company. 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:

- Middleton Irrigation Association PO Box 848, Middleton, ID 83644
- Middleton Mill Ditch Co. PO Box 848, Middleton, ID 83644

#### **Typical Home Elevations**

The typical home elevations seen below are intended to be consistent with adjacent development and complement existing and future communities with a modern architectural style. The elevations feature characteristics such as unique fenestration patterns and accents, mixes of materials, modulation and varied rooflines, and an attractive color palette.







#### **Conclusion**

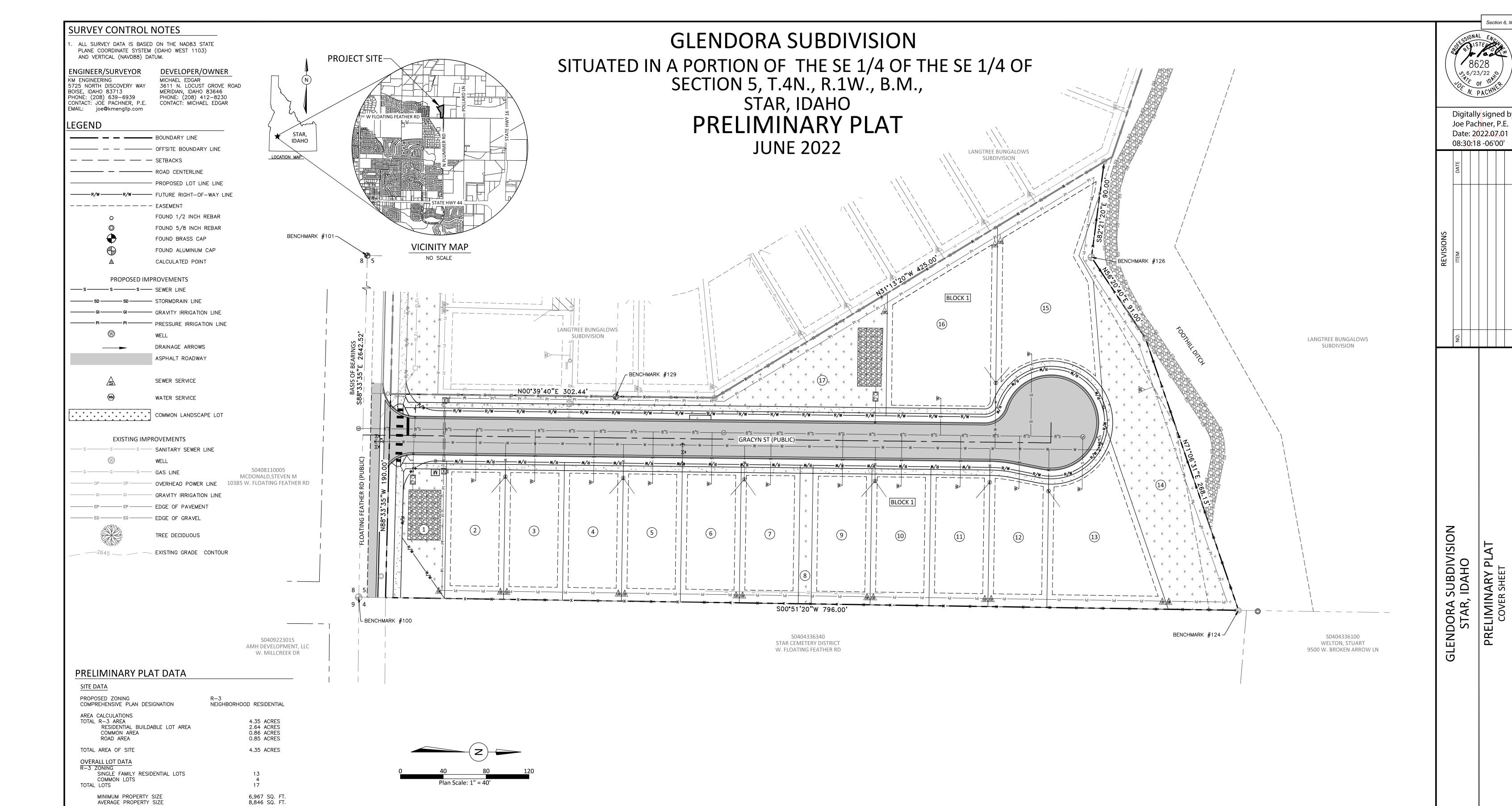
We are excited to bring Glendora Subdivision to the City of Star. This community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing in this area of Star. The community design will be compatible with existing and planned development and will allow future residents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

Glendora Subdivision complements the City's vision for growth and will be an asset to the community. Should you have questions or require further information to process this application, please feel free to contact me.

Sincerely, KM Engineering, LLP

Cam Scott Land Planner





## PRELIMINARY ENGINEERING NOTES

DETERMINED DURING FINAL DESIGN.

WILL BE SERVED BY THE CONNECTION TO FLOATING FEATHER ROAD.

NET DENSITY

- 1. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS
- 2. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE R-3 ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF PRELIMINARY PLAT 1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT PURSUANT TO THE INFRASTRUCTURE AGREEMENT. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.

2.98 UNITS/ACRE

4.92 UNITS/ACRE

3. IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE THE MIDDLETON MILL DITCH COMPANY AND THE FARMER'S UNION DITCH CO. LTD. IN 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.

PRELIMINARY PLAT NOTES

- 4. ALL LOT LINES COMMON TO RIGHT OF WAY LINES AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES AND LOT
- 5. ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- 6. ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE EASEMENT, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- 7. LOT 17, LOT 14, LOT 8, AND LOT 1 BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.

| BENCHMARK               |   |             |              |           |              |  |  |  |  |
|-------------------------|---|-------------|--------------|-----------|--------------|--|--|--|--|
| POINT NUMBER POINT STYL |   | NORTHING    | EASTING      | ELEVATION | DESCRIPTION  |  |  |  |  |
| 100                     |   | 744174.0460 | 2433411.7090 | 2487.668' | ALUMINUM CAP |  |  |  |  |
| 101                     |   | 744240.4630 | 2430770.0250 | 2475.362' | ALUMINUM CAP |  |  |  |  |
| 124                     | 0 | 744995.0280 | 2433424.0590 | 2507.079  | 5/8" REBAR   |  |  |  |  |
| 126                     |   | 744857.6710 | 2433094.6360 | 2495.434  | ALUMINUM CAP |  |  |  |  |
| 129                     | • | 744413.8490 | 2433224.5860 | 2488.646  | ALUMINUM CAP |  |  |  |  |

| INDEX OF DRAWINGS |                  |                            |  |  |  |  |  |  |
|-------------------|------------------|----------------------------|--|--|--|--|--|--|
| SHEET NO.         | SHEET TITLE      | SHEET<br>DESCRIPTION       |  |  |  |  |  |  |
| PP1.0             | PRELIMINARY PLAT | COVER SHEET                |  |  |  |  |  |  |
| PP1.1             | PRELIMINARY PLAT | LOT DIMENSIONS             |  |  |  |  |  |  |
| PP1.2             | PRELIMINARY PLAT | PRELIMINARY<br>FNGINFFRING |  |  |  |  |  |  |



| Kiliciigiip |            |
|-------------|------------|
| DESIGN BY:  | JNP        |
| DRAWN BY:   | WRW        |
| CHECKED BY: | JNP        |
| DATE:       | 05/26/2022 |
| PROJECT:    | 22-010     |
| SHEET NO.   |            |
|             |            |

DETERMINED DURING FINAL DESIGN. 7. FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO PUBLIC STREET LOT LINE.

6. THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE

2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. THE PROPERTY

5. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL

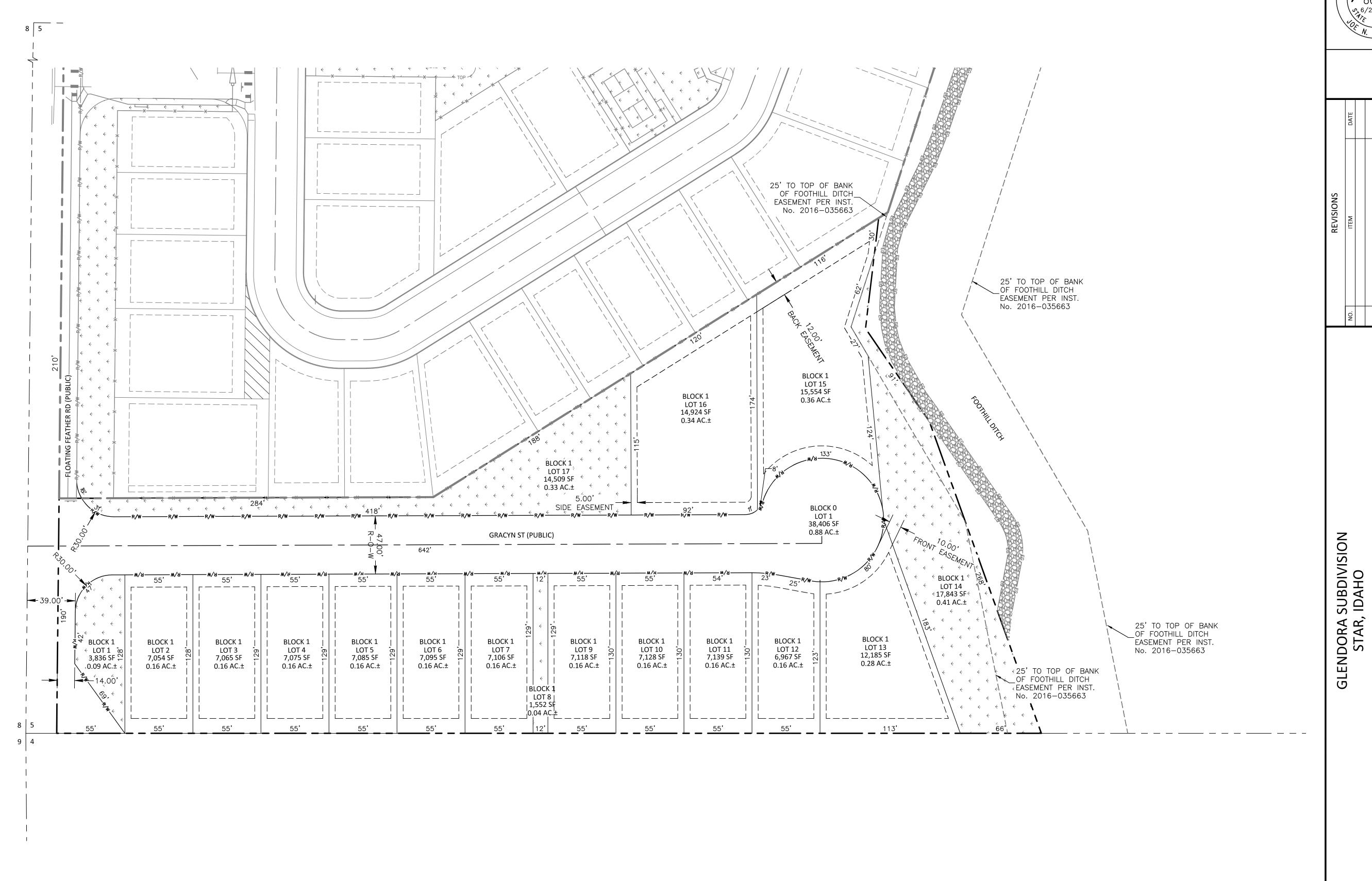
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO

5. STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO SUBSURFACE SEEPAGE BEDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE

SEEPAGE BEDS 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

DEPARTMENT OF ENVIRONMENTAL QUALITY AND STAR SEWER AND WATER DISTRICT REQUIREMENTS.



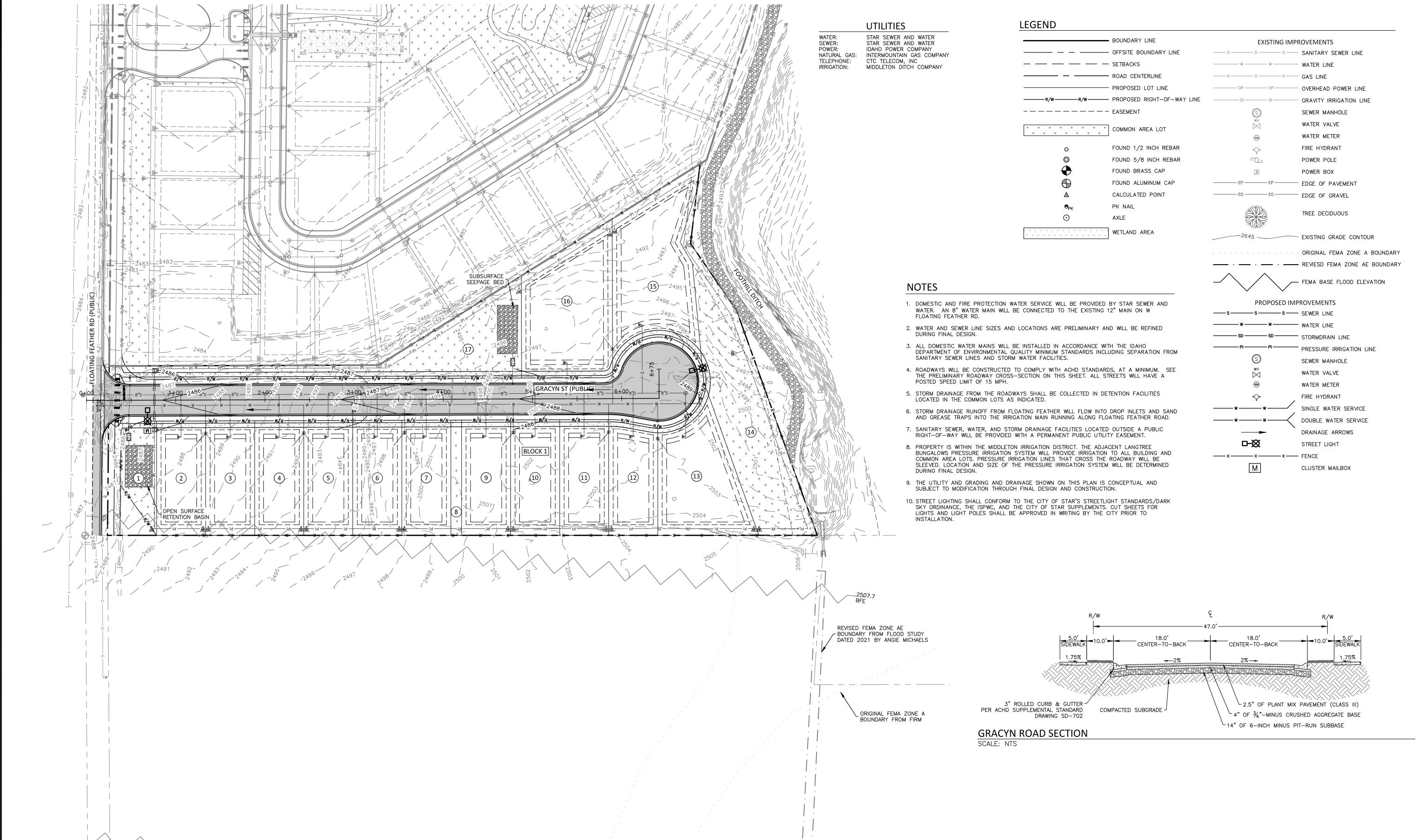


PRELIMINARY PLAT LOT DIMENSIONS

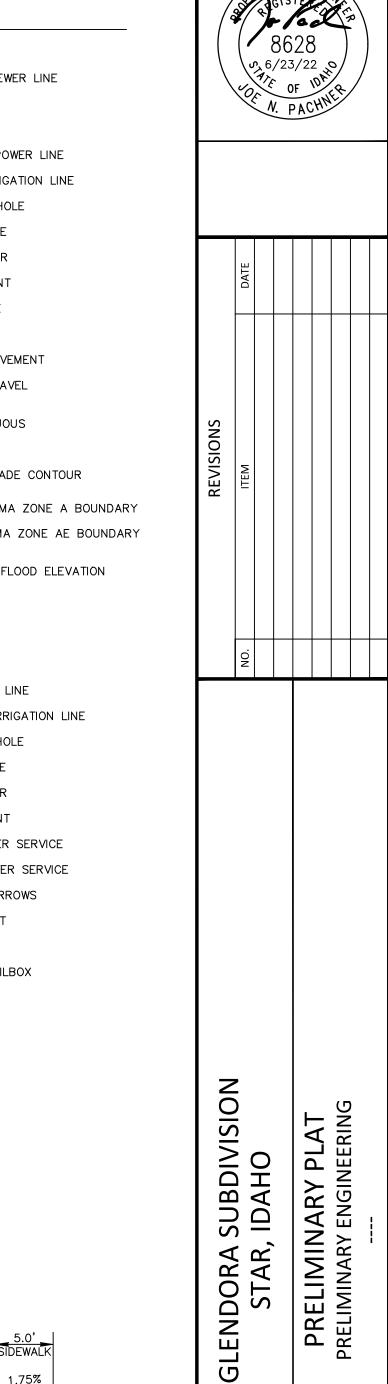
| kmengl      | lp.com     |
|-------------|------------|
| DESIGN BY:  | JNP        |
| DRAWN BY:   | WRW        |
| CHECKED BY: | JNP        |
| DATE:       | 05/26/2022 |
| PROJECT:    | 22-010     |
| SHEET NO.   |            |

PP1.1

| LOT DIMENSIONS | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 |



PRELIMINARY ENGINEERING



Section 6, Item B.

E N G I N E E R I N C 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com

CHECKED BY: DATE: 05/26/2022 PROJECT: SHEET NO.

PP1.2

## GENERAL LANDSCAPE NOTES

- 1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- 2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- 3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
- 4. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
- 5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

## GENERAL IRRIGATION NOTES

- 1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- 2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING
- 3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- 4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- 5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING

## ACHD LANDSCAPE NOTES

- 1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- 2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

## KEY NOTES (TYPICAL) $\langle \# \rangle$

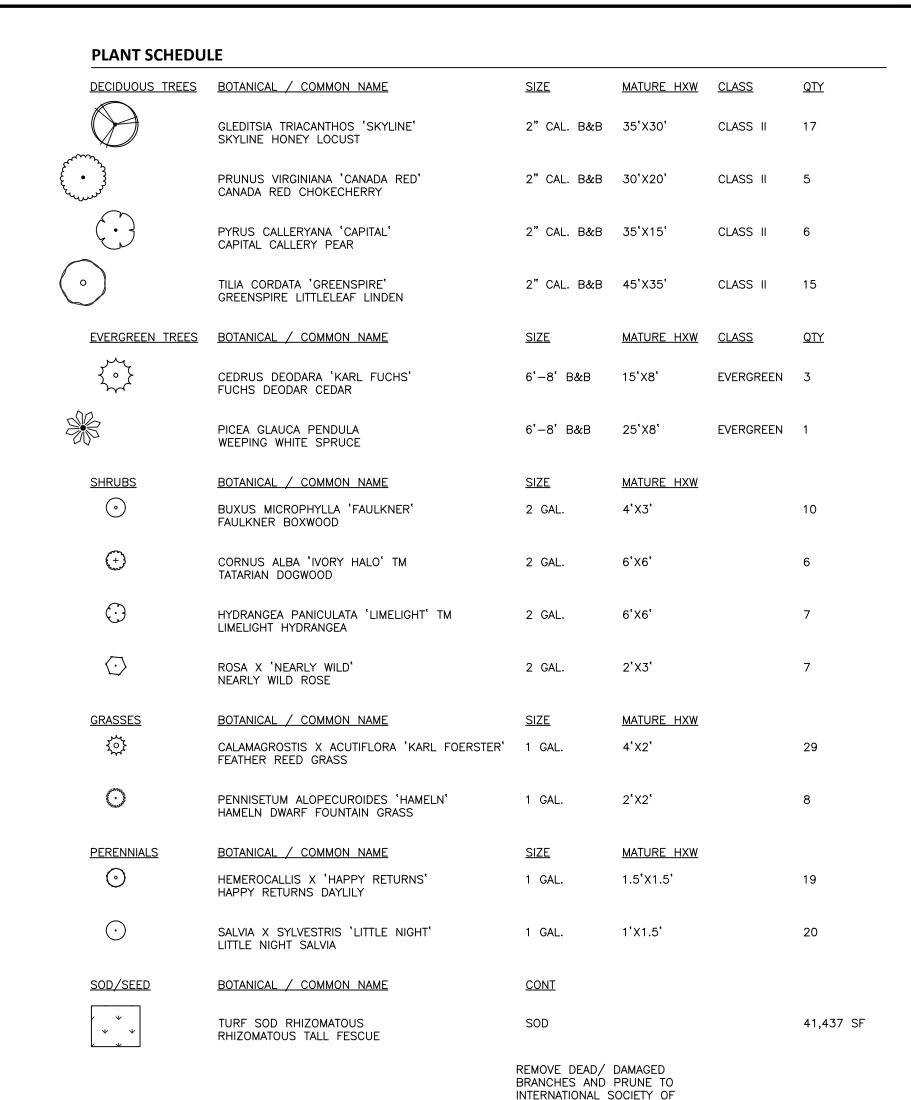
- 1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- 3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) 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 ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- 4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- 5. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- 6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE
- 7. 6' VINYL PRIVACY FENCE OR APPROVED EQUAL. SEE PPL2.0 FOR FENCE EXHIBIT.
- 8. 5' OPEN VISION FENCE OR APPROVED EQUAL. SEE PPL2.0 FOR FENCE EXHIBIT.

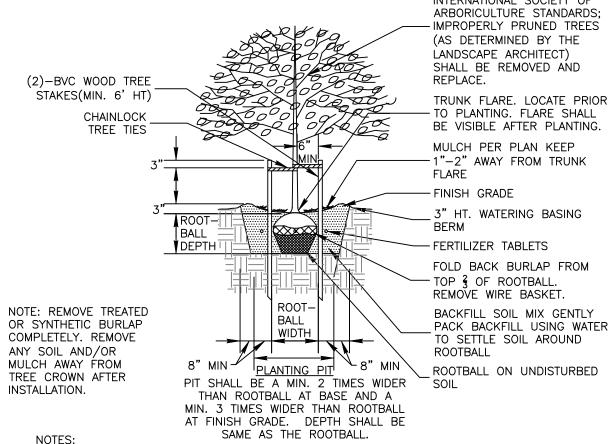
9. COMMUNITY AMENITY PICNIC TABLE OR APPROVED EQUAL. SEE PPL1.0-3.

NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF STAR

| UDC AND ARE NOT OPEN SPACE CALCULATIONS. REFER TO OPEN SPACE EXHIBIT PPLEX1.0 FOR OFFICIAL QUALIFIED OPEN SPACE CALCULATIONS. |   |       |   |   |   |  |  |  |  |  |
|---|---|-------|---|---|---|--|--|--|--|--|
| COMMON LOT TREE REQUIREMENTS (1 TREE/4000 SF)   |   |       |   |   |   |  |  |  |  |  |
| BLOCK #   | BLOCK # LOT # LOT AREA (SF) OPEN SPACE TREE CALCULATION |       |   |   |   |  |  |  |  |  |
|   |   | 3836  | 857   | _ | 0 |  |  |  |  |  |
| 1   | 1   |       | EXCLUDES 30' LANDSCAPE BUFFER ALONG W. FLOATING FEATHER RD. | 0 |   |  |  |  |  |  |
| 1   | 1 8 1552 1552   |       |   |   |   |  |  |  |  |  |
| 1   | 1 14 17843 17843  |       |   |   |   |  |  |  |  |  |
|   |   |       | 14272   |   | 4 |  |  |  |  |  |
| 1   | 17  | 14509 | EXCLUDES 30' LANDSCAPE BUFFER ALONG W. FLOATING FEATHER RD. | 4 |   |  |  |  |  |  |
| TOTAL C   | 8   | 10    |   |   |   |  |  |  |  |  |
| BUFFER REQUIREMENTS   |   |       |   |   |   |  |  |  |  |  |
| (3 DECIDUOUS, 2 EVERGREEN, AND 8 SHRUBS/100 LF)   |   |       |   |   |   |  |  |  |  |  |
| STREET NAME LF CALCULATION REQUIRED PROVIDED  |   |       |   |   |   |  |  |  |  |  |
|   |   |       |   |   |   |  |  |  |  |  |

| (3 DECIDUOUS, 2 EVERGREEN, AND 8 SHRUBS/100 LF)     |                                 |  |                         |                             |  |  |  |  |  |  |
|---|---------------------------------|--|-------------------------|-----------------------------|--|--|--|--|--|--|
| LF  | CALCULATIO                      | REQUIRED   | PROVIDE                 |                             |  |  |  |  |  |  |
|   | DECIDUOUS = (158                | 5  |                         |                             |  |  |  |  |  |  |
| 450   | CLASS II DECIDI                 |  | 5                       |                             |  |  |  |  |  |  |
| 156   | EVERGREEN = (158                | 4  | 4                       |                             |  |  |  |  |  |  |
|   | SHRUB = (158/                   | 13   | 30                      |                             |  |  |  |  |  |  |
| TOTAL STREET BUFFER TREES                           |                                 |  |                         |                             |  |  |  |  |  |  |
| STREET TREE CALCULATIONS (1TREE/35 LF)              |                                 |  |                         |                             |  |  |  |  |  |  |
| STREET NAME LF NUMBER OF DRIVES CALC WIDTH PER PLAN |                                 |  |                         |                             |  |  |  |  |  |  |
| GRACYN ST. 1300 13 962 LF                           |                                 |  |                         |                             |  |  |  |  |  |  |
| TOTAL STREET TREES                                  |                                 |  |                         |                             |  |  |  |  |  |  |
|   | JFFER TREE: CULATIONS  LF  1300 | DECIDUOUS = (158  CLASS II DECIDIO  EVERGREEN = (158  SHRUB = (158/  SHRUB = (158/  ITREES  CULATIONS (1TREE/35 LF)  NUMBER OF DRIVES WIDTH PER PLAN  1300  13 | DECIDUOUS = (158/100)*3 | DECIDUOUS = (158/100)*3   5 |  |  |  |  |  |  |





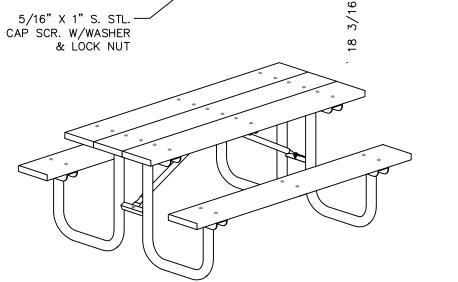
MULCH AT /- PLANTER BEDS FINISH\_ GRADE -

SHOVEL CUT EDGE

1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

DECIDUOUS TREE PLANTING AND STAKING DETAIL

5/16" X 2 1/4" 5/16" X 1" S. STL. CGE. —59 1/8"——<del>►</del> S.STL CGE. BOLT BOLT W/ WASHER & NUT W/ WASHER & NUT 2" X 10" (NOM.) PLANKS. RECYCLED PLASTIC. GREY IN COLOR. 2" X 3" X 3/16" STL. ANGLE 1 5/16" O.C. STL. PIPE -1 1/4" X 1 1/4" X — 2" SCH 20 STL. PIPE -3/16" STL. ANGLE & LOCK NUT





1. 77 SERIES TABLE BY DuMor. SLAT RECYCLED PLASTIC GREY IN COLOR. 2. ALL STL. MEMBERS COATED W/ZINC THEN FINISHED W/POLYESTER POWDER COATING BLACK IN COLOR. 3. ½"X3 ¾" EXPANSION ANCHOR BOLTS PROVIDED.

PICNIC TABLE DETAIL

5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com DRAWN BY: CHECKED BY: JUNE 2022

SHEET NO.

SUBDIVISIO, IDAHO

GLENDORA S STAR,

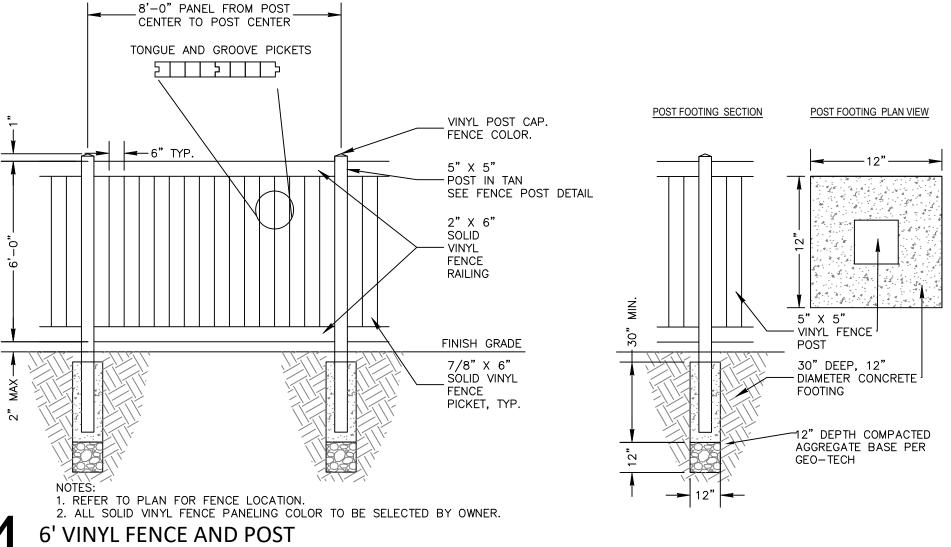
PLAT LAND

RELIMINARY

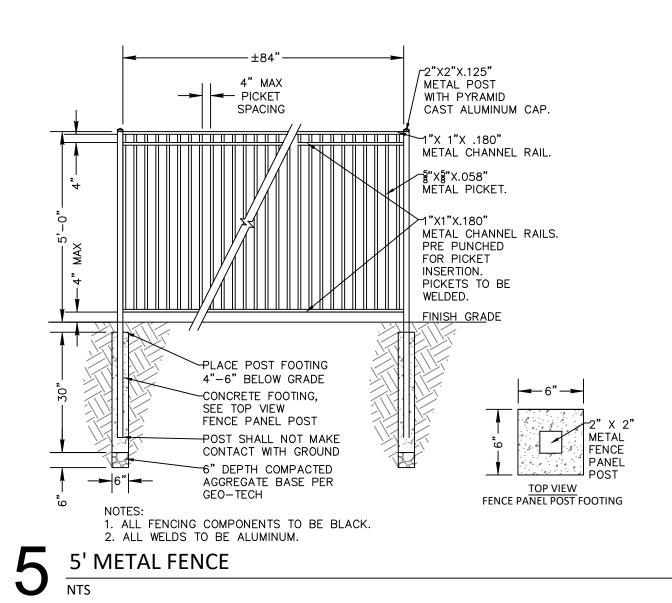
Section 6. Item B

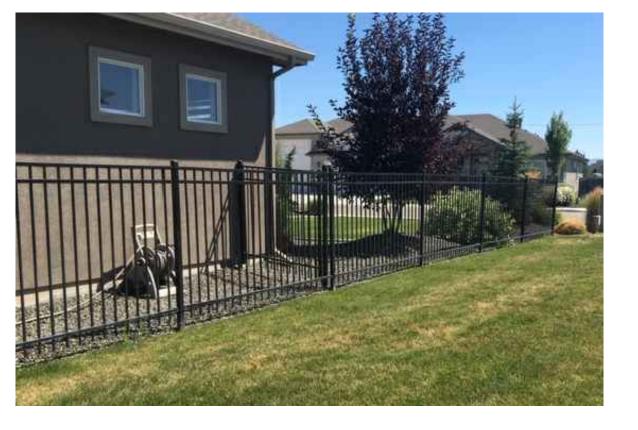
FENCE SCHEDULE

6' HEIGHT VINYL PRIVACY FENCE. SEE PPL2.0-4
5' HEIGHT OPEN VISION METAL FENCE. SEE PPL2.0-5









ENGINEERING

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

XHIBIT

PRELIMINARY PLAT FENCE E

GLENDORA SUBDIVISIO STAR, IDAHO

kmengllp.com

DESIGN BY: JCH

DRAWN BY: JCH

CHECKED BY: AY

DATE: JUNE 2022

PROJECT: 22-010

SHEET NO.

PPL2.0

P:\22-010\CAD\LANDSCAPE\ENTITLEMENTS\22-010 ENTITLEMENT LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 6/21/2022, DWG TC

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 Salmonsen Kevan Wheelock David Hershey

4 October 2022

Joe Pachner KM Engineering 5725 N Discovery Way Boise, ID 83713

Re: Glendora Subdivision – Preliminary Plat Application

Dear Mr. Pachner:

The City of Star Engineering Department has reviewed the Preliminary Plat for the Glendora Subdivision dated June 23, 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. Is this subdivision proposing a new irrigation pump station, or will it connect to an existing irrigation system. If new, where will it be located.
- 2. Trees spacing is required at 1 per 35 feet, current plan shows 1 per 47 feet.
- 3. A streetlight is required at the intersection of Gracyn Street and Floating Feather Road.
- 4. 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.
- 5. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
- 6. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 7. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site.

We recommend that the conditions 1 through 3 listed above be addressed prior to approval of the Preliminary Plat. 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.

Am 2 Myer

City Engineer

Boise Office 1101 W. River St. Suite 110 Boise, Idaho 83702 Tel. (208) 629-7447

Challis Office 1301 E. Main Ave. P.O. Box 36

P.O. Box 36 Challis, Idaho 83226 Tel. (208) 879-4488

Twin Falls Office 213 Canyon Crest Drive Suite 200

Twin Falls, Idaho 83301 Tel. (208) 969-9585

Fax (all offices) (208) 629-7559



Section 6, Item B.

S. Bryce Farris

Evan T. Roth

Daniel V. Steenson

Andrew J. Waldera

Brian A. Faria

Patxi Larrocea-Phillips

John A. Richards

Katie L. Vandenberg-Van Vliet

James R. Bennetts (retired)

Thursday, August 04, 2022

City of Star

Attn: Shawn L. Nickel

P.O. Box 130

Star, Idaho 83669

Re:

File #: PP-22-07 —Glendora Subdivision located on the north side of W. Floating Feather

Road, at the northwest corner of N. Plummer Road and Floating Feather Road in Star, ID

Dear Mr. Nickel:

The Foothill Ditch Company, Middleton Mill Ditch Company and Middleton Irrigation Association (collectively referred to as "Ditch Company") have a ditch and easement that runs through or abuts this property. The easement is 25 feet each side from the top of bank. The developer must contact the Ditch Company's attorneys, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into Ditch Company or MM-MI facilities occurs. The Ditch Company must review drainage plans and construction plans prior to any approval.

The Ditch Company generally requires a License Agreement prior to any approval for the following reasons:

- Relocation of a facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
- 2. Piping of a facility.
- 3. Encroachment on a facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
- 4. Drainage discharges into any facilities.

Also, please be advised that neither the Ditch Company or MM-MI approves of trees within their easements. Therefore, any existing trees within easement will need to be removed. On occasion, the



Project/File: SPP22-0009/ PP-22-07/ Glendora Subdivision

The applicant is requesting approval of a preliminary plat application to develop 17 lots

on 4.35 acres.

**Lead Agency:** City of Star

**Site address:** 9666 W Floating Feather Road

Staff Approval: August 29th, 2022

**Applicant:** Floating Feather T & ME LLC

9666 Floating Feather Road

Star, ID 83669

Representative: Cam Scott

KM Engineering

5725 N Discovery Way

Boise, ID 83713

Staff Contact: Kelly Bruner

Phone: 387-6132

E-mail: kbruner@achdidaho.org

# AND THE PROPERTY OF THE PROPER

Vicinity Map

# A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat application to allow for the development of 13 single-family residential lots and 4 common lots on 4.35 acres.

The applicant's proposal is consistent with the City of Star's future land use map, which designates this area as Estate Urban Residential.

2. Description of Adjacent Surrounding Area:

| Direction | Land Use                         | Zoning             |
|-----------|----------------------------------|--------------------|
| North     | Neighborhood Residential         | R-4 (City of Star) |
| South     | Estate Urban Residential         | RUT (Ada County)   |
| East      | Public Use/ Parks and Open Space | R-3 (City of Star) |
| West      | Neighborhood Residential         | R-4 (City of Star) |

- 3. Site History: ACHD has not previously reviewed this site for a development application.
- **4. Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
  - Langtree Bungalow Subdivision, located west of the site, was approved by ACHD on July 19<sup>th</sup>, 2021 for the development of 124 lots on 27.09 acres.

- Welton Estates, located northwest of the site, was approved by ACHD on February 10<sup>th</sup>, 2021 for the development of 14 lots on 10.15 acres.
- 5. Transit: Transit services are not available to serve this site.
- **6.** New Center Lane Miles: The proposed development includes 0.12 centerline miles of new public road.
- 7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
- 8. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):
  - Floating Feather Road is scheduled in the IFYWP for pedestrian improvements from Brandon Road to Pollard Lane in 2025.
  - Floating Feather Road is listed in the CIP to be widened to 3-lanes from Star Road to Plummer Road between 2036 and 2040.
  - Floating Feather Road is listed in the CIP to be extended as a 3-lane roadway from Plummer Road to SH-16 between 2036-2040.
  - The intersection of Floating Feather Road and Plummer Road is listed in the CIP to be reconstructed as a single-lane roundabout between 2036 and 2040.
- 9. Roadways to Bikeways Master Plan: ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Floating Feather Road as a Level 3 facility that will be constructed as part of a future ACHD project.

# **B.** Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 123 vehicle trips per day and 12 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.

#### 2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

| Roadway               | Frontage | Functional Classification | PM Peak<br>Hour<br>Traffic Count | PM Peak<br>Hour Level of<br>Service |
|-----------------------|----------|---------------------------|----------------------------------|-------------------------------------|
| Floating Feather Road | 172-feet | Minor Arterial            | 471                              | Better than "E"                     |

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

#### 3. Average Daily Traffic Count (VDT)

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

• The average daily traffic count for Floating Feather Road east of Star Road was 6,123 on 04/06/22.

# C. Findings for Consideration

# 1. Floating Feather Road/Plummer Road Roundabout

#### a. Policy:

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single-lane roundabout is planned at the Floating Feather Road/Plummer Road intersection.

b. Staff Comments/Recommendations: To accommodate the future construction of the single-lane roundabout the applicant should be required dedicate additional right-of-way at the Floating Feather Road/Plummer Road intersection in accordance with the template in Attachment 3. Compensation will be provided for this right-of-way dedication, as this improvement is listed in ACHD's CIP.

## 2. Floating Feather Road

**a. Existing Conditions:** Floating Feather Road is improved with 2-travel lanes and no curb, gutter, or sidewalk abutting the site. There is 62-feet of right-of-way for Floating Feather Road (25-feet from centerline).

#### b. Policy:

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

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of Way Width Policy:** District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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

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

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

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

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

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Floating Feather Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

**c. Applicant Proposal:** The applicant has proposed to construct Floating Feather Road as ½ of a 36-foot wide collector street section with vertical curb, gutter, and 7-foot wide detached concrete sidewalk located 32-feet from the centerline of Floating Feather Road, measured from centerline to the front edge of sidewalk.

The applicant has proposed to dedicate right-of-way to accommodate the Floating Feather Road/Plummer Road roundabout.

d. Staff Comments/Recommendations: The applicant's proposal to improve Floating Feather Road as ½ of a 36-foot collector street section does not meet District Frontage Improvements policy, which requires pavement widening to total 17-feet from centerline, 3-foot wide gravel shoulders, and a borrow ditch for arterial roadways. West of the site, Floating Feather Road is improved as a 36-foot wide collector street section with vertical curb and gutter abutting Claymont and Colt Place Subdivisions. When those subdivisions were originally approved in 2005/2006 Floating Feather Road was classified as a collector roadway, which required the construction of curb and gutter on Floating Feather Road adjacent to the site. With the 2008 adoption of ACHD's Floating Feather Realignment Study and ACHD 2009 Master Street Map, Floating Feather Road was reclassified as an arterial road. Since arterial roadways are impact fee eligible (ACHD constructs full improvements – curb and gutter), the construction of curb and gutter is not required abutting this site.

Consistent with District Frontage Improvements policy, the applicant should be required to improve Floating Feather Road abutting the site with pavement widening to total 17-from centerline, 3-foot wide gravel shoulders, and a borrow ditch.

The applicant's proposal to construct 7-foot wide detached concrete sidewalk located 32-feet from centerline exceeds District policy which requires 5-foot wide detached sidewalks along arterial roadways and should be approved as proposed. The applicant should be required to dedicate additional right-of-way to total 2-feet behind the back of sidewalk or provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way.

The applicant's proposal to dedicate additional right-of-way to accommodate the Floating Feather Road/Plummer Road roundabout meets District policy and should be approved as proposed. Compensation will be provided for this right-of-way dedication, as this improvement is listed in ACHD's CIP.

# 3. Gracyn Street

a. Existing Conditions: There are no existing local roadways within the site.

#### b. Policy:

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

**Standard Urban Local Street:** For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

c. Applicant's Proposal: The applicant has proposed to construct Gracyn Street, a new local roadway, as a 36-foot local street section with rolled curb, gutter, and 5-foot wide detached concrete sidewalk within 47-feet of right-of-way and has proposed to terminate Gracyn Street in a cul-de-sac turnaround with a turning radius of 45-feet. Gracyn Street is proposed to intersect Floating Feather Road 150-feet west of Plummer Road.

**d. Staff Comments/Recommendations:** The applicant's proposal to construct Gracyn Street as a 36-foot wide local street section meets District policy and should be approved as proposed.

The applicant should be required to provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way.

The proposed turning radius for the cul-de-sac does not meet District policy, which requires a minimum 50-foot turning radius. The applicant should be required to construct the cul-de-sac at the terminus of Gracyn Street with a minimum turning radius of 50-feet.

Although the applicant's proposal meets District policy, the applicant may consider constructing the internal road as a private street, as there are no stub streets to provide connectivity to the site and surrounding parcels. If a private street is approved by the City of Star, then street name and stop signs should be required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required. The remainder of the District's private road policy can be found below in Finding 4.

#### 4. Private Roads

- a. Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:
  - Designed to discourage through traffic between two public streets,
  - Graded to drain away from the public street intersection, and
  - If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.
- b. Staff Comments/Recommendations: If the City of Star approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

# 5. Roadway Offsets

- **a. Existing Conditions:** There are no existing roadways within the site.
- b. Policy:

**Local Street Intersection Spacing on Minor Arterials:** District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect

collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

- **c. Applicant's Proposal:** The applicant has proposed to construct a new local roadway, Gracyn Street, to intersect Floating Feather 150-feet west of Plummer Road.
- d. Staff Comments/Recommendations: The applicant's proposal does not meet District Intersection Spacing policy, which requires new local roads intersecting minor arterials to offset a minimum of 660-feet from all other roadways. However, due to the site's proximity to the Floating Feather Road/Plummer Road intersection and a lack of available site frontage to locate the driveway further from the intersection, the applicant's proposal should be approved as proposed.

The entirety of the site's frontage will be located with the area of influence for the Floating Feather Road/Plummer Road roundabout once it is constructed. When this roundabout is constructed, Gracyn Street will be limited to right-in/right-out only.

#### 6. Tree Planters

**Tree Planter Policy:** The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

# 7. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

#### 8. Other Access

Floating Feather Road is classified as a minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

# D. Site Specific Conditions of Approval

- 1. Dedicate right-of-way to accommodate the construction of a single-lane roundabout at the Floating Feather Road/Plummer Road intersection consistent with the template in Attachment 3.
- 2. Improve Floating Feather Road abutting the site with pavement widening to total 17-feet from centerline, 3-foot wide gravel shoulders and borrow ditch.
- 3. Construct 7-foot wide detached concrete sidewalks on Floating Feather Road located a minimum of 32-feet from centerline, as proposed.
- **4.** Dedicated additional right-of-way to total 2-feet behind the back of sidewalk or provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way.
- **5.** Construct a new local roadway, Gracyn Street, to intersect Floating Feather Road 150-feet west of Plummer Road.
- **6.** Construct Gracyn Street as a 36-foot wide local street section with rolled curb, gutter, and 5-foot wide detached concrete sidewalk, as proposed.

- **7.** Provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way.
- **8.** If private roads are desired, construct a 20 to 24-foot wide private road to intersect Floating Feather Road located 150-feet west of Plummer Road. Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
- **9.** When the Floating Feather Road/Plummer Road roundabout is constructed, Gracyn Street will be limited to right-in/right-out only.
- **10.** Direct lot access to Floating Feather Road is prohibited other than the access specifically approved with this site and should be noted on the final plat.
- **11.** Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
- **12.** Payment of impact fees is due prior to issuance of a building permit.
- 13. Comply with all Standard Conditions of Approval.

# E. Standard Conditions of Approval

- 1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
- 2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
- 3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
- **4.** Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
- **5.** A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
- **6.** All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
- 7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
- **8.** Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
- **9.** All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
- **10.** Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

- 11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
- 12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

# F. Conclusions of Law

- 1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
- 2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

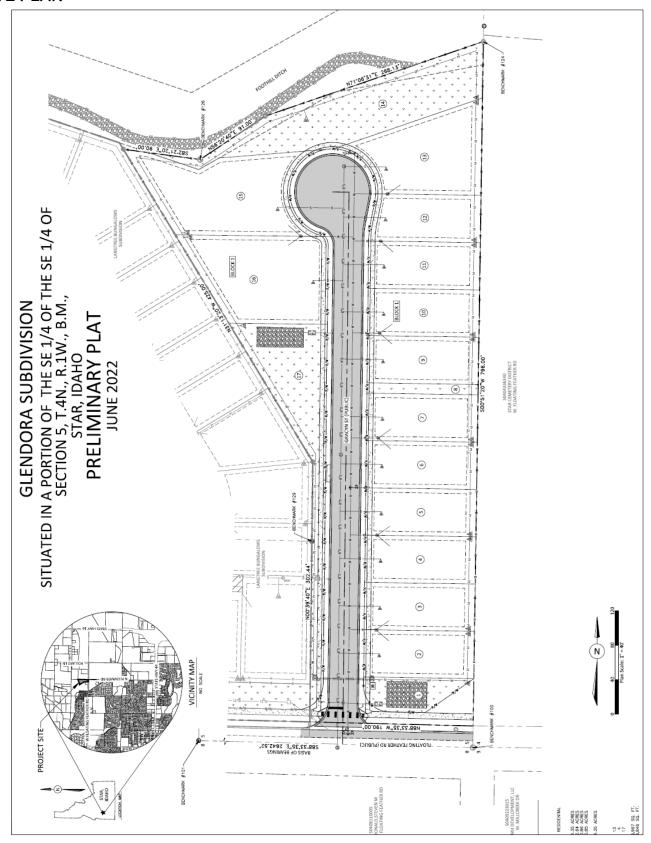
# G. Attachments

- 1. Vicinity Map
- 2. Site Plan
- 3. Roundabout Template
- 4. Utility Coordinating Council
- 5. Development Process Checklist
- **6.** Appeal Guidelines

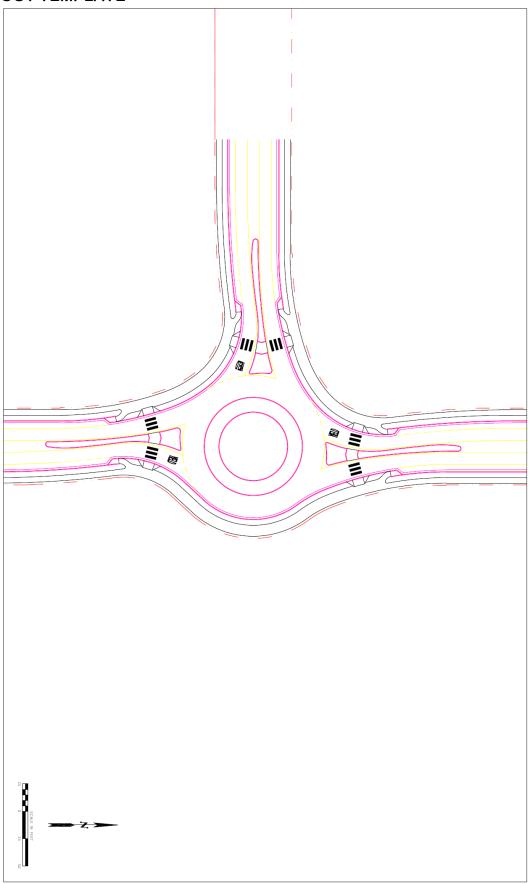
# **VICINITY MAP**



# SITE PLAN



# **ROUNDABOUT TEMPLATE**



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# **Ada County Utility Coordinating Council**

#### Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) Notification: Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) Plan Review: The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) Final Notification: The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

# **Development Process Checklist**

# **Items Completed to Date:**

| Submit a development application to a City or to Ada County  |
|--|
| ☑The City or the County will transmit the development application to ACHD  |
| ☑The ACHD Planning Review Section will receive the development application to review   |
| ☑The Planning Review Section will do one of the following:   |
| Send a "No Review" letter to the applicant stating that there are no site specific conditions of approval at this time.  |
| Write a <b>Staff Level</b> report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.  |
| ☑Write a Commission Level report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.   |
| Items to be completed by Applicant:  |
| ☐For ALL development applications, including those receiving a "No Review" letter:   |
| <ul> <li>The applicant should submit one set of engineered plans directly to ACHD for review by the <b>Development Review Section</b> for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)</li> </ul>   |
| <ul> <li>The applicant is required to get a permit from Construction Services (ACHD) for <u>ANY</u> work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.</li> </ul>   |
| Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.  |
| DID YOU REMEMBER: Construction (Non-Subdivisions)  □ Driveway or Property Approach(s)  • Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.   |
| ☐ Working in the ACHD Right-of-Way   |
| <ul> <li>Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:         <ul> <li>a) Traffic Control Plan</li> <li>b) An Erosion &amp; Sediment Control Narrative &amp; Plat, done by a Certified Plan Designer, if trench is &gt;50' or you are placing &gt;600 sf of concrete or asphalt.</li> </ul> </li> </ul> |
| Construction (Subdivisions)  |
| <ul> <li>Sediment &amp; Erosion Submittal</li> <li>At least one week prior to setting up a Pre-Construction Meeting an Erosion &amp; Sediment Control Narrative &amp; Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.</li> </ul>  |
| ☐ Idaho Power Company  • Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.  |
| ☐ Final Approval from Development Services is required prior to scheduling a Pre-Con.  |

# Request for Appeal of Staff Decision

- 1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

# **Request for Reconsideration of Commission Action**

- 1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.
  - a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.
    - If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.
  - b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
  - c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
  - d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
  - e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
  - f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.



August 4, 2022 City of Star Itr. Page 2

Ditch Company may make exceptions on a case-by-case basis, which requires the developers/owners to obtain written permission from the Ditch Company for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,

S. Bryce Farris

SBF:krk

cc: MM-MI/Foothill Ditch Company

# STAR TRANSPORTATION AND PATHWAY COMMITTEE DEVELOPMENT REVIEW

August 29, 2022

**BARON PRO. REZONE** 

Recommend: No comments, at this time.

**CHERISHED ESTATES** 

Recommend: 8' sidewalk along Floating Feather

All internal pathways should be Public (open to)

FALLBROOK Phase 6

Recommend: No Comments

**INSPIRADO SUBDIVISON** 

Recommend: Streets Inspirado Dr. and Sunset Springs Way should classified as Collector

streets with 8' sidewalks.

Easement, if not construct, for pathway alone the Phyills cancel

SAUNDERE RIDGE ESTATES

Review: Lot No. 2 has questionable access.

**GLENDORA** 

Recommend: 5' sidewalks within subdivision

Question do we need pathway to Mid-School on East side?

**MADENFORD ESTATES** 

Recommend: 5' sidewalks in subdivision (as standard)

**COLT HEIGHTS No. 6** 

Recommend: Pathway along cancel (consider requiring construction)

MADENFORD ESTATES

Recommend: All pathways should be Public (open to)

#### Section 6, Item B.

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## MIDDLETON STAR FIRE DISTRI

Fire District Headquaters 11665 W. State St., Suite B Star, Idaho 83669 Tel. No.: (208) 286-7772 Web: www.midstarfire.org Email: permits@starfirerescue.org

DATE: October 12, 2022

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: Glendora Subdivision

Files: PP-22-07

#### **Fire District Summary Report:**

- 1. <u>Overview</u> 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. <u>Fire Response Time:</u> 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 2.3 miles with a travel time of 5 minutes under ideal driving conditions to the purposed entrance.
- 3. <u>Side Setback:</u> Side Setback for R-3 of 7.5' 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. Traffic calming devices will require approval by the Fire District
  - e. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
  - f. 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

Project: Glendora Subdivision: PP-22-07 Page 1 of 4

#### Section 6, Item B.



## MIDDLETON STAR FIRE DISTRI

Fire District Headquaters 11665 W. State St., Suite B Star, Idaho 83669 Tel. No.: (208) 286-7772 Web: www.midstarfire.org Email: permits@starfirerescue.org

- g. 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.
- h. 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, as follows:

| Less than one hundred feet (100')                               | 6"  |
|---|-----|
| one hundred feet to one hundred fifty feet (100 - 150')         | 8"  |
| one hundred fifty-one feet to two hundred feet (151 - 200')     | 10" |
| two hundred one feet to two hundred fifty-one feet (201 - 251') | 12" |

- i. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post hall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
- 5. <u>Water Supply:</u> 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 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.
    - ii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
    - iii. Fire hydrants shall be placed on corners when spacing permits.
    - iv. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
    - v. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
    - vi. Fire hydrants shall be provided to meet the requirements of Star Sewer & Water Standards.

#### Section 6. Item B.

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#### MIDDLETON STAR FIRE DISTRI

Fire District Headquaters 11665 W. State St., Suite B Star, Idaho 83669 Tel. No.: (208) 286-7772 Web: www.midstarfire.org Email: permits@starfirerescue.org

- vii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
- viii. Fire hydrant relocations to be approved by the Fire District & Star Sewer and Water.
  - 1. Second hydrant will be required at the entrance of the development.
- ix. Hydrants are to always remain clear and unobstructed.
- x. 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 exabit 1.
- xi. Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
- 6. <u>Inspections:</u> Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.

#### 7. 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.

Project: Glendora Subdivision: PP-22-07 Page 3 of 4

#### Section 6, Item B.

# MIDDLETON STAR FIRE DISTRIC



Fire District Headquaters 11665 W. State St., Suite B Star, Idaho 83669 Tel. No.: (208) 286-7772 Web: www.midstarfire.org Email: permits@starfirerescue.org

Exabit 1











# CITY OF STAR

# LAND USE STAFF REPORT

TO: Mayor & Council

City of Star – Planning & Zoning Department

Shu 1. Muh

October 18, 2022 FROM:

October 18, 2022 - PUBLIC HEARING **MEETING DATE:** 

FILE(S) #: AZ-22-05 Annexation and Zoning

DA-22-10 Development Agreement

#### OWNER/APPLICANT/REPRESENTATIVE

# **Applicant/Property Owner:**

Travis Chesley 2351 N. Brandon Road Star, Idaho 83669

#### **REQUEST**

Request: The Applicant is seeking approval of Annexation and Zoning (RUT to R-1-DA), and a Development Agreement. The property is located at 2351 N. Brandon Road in Star, Idaho, and consists of 4.8 acres.

#### **PROPERTY INFORMATION**

**Property Location:** The subject property is generally located on the west side of N. Brandon

Road and south of W. New Hope Road. Ada County Parcel No.

S0405325500.

#### **Surrounding Land Use/Designations:**

|               | Zoning Designation   | Comp Plan Designation    | Land Use                   |  |
|---------------|----------------------|--------------------------|----------------------------|--|
| Existing      | RUT (County)         | Estate Urban Residential | Agricultural/Single Family |  |
|               |                      |                          | Residential                |  |
| Proposed      | Residential (R-1-DA) | Estate Urban Residential | Agricultural/Single Family |  |
|               |                      |                          | Residential                |  |
| North of site | RUT (County)         | Estate Urban Residential | Agricultural/Single Family |  |
|               |                      |                          | Residential                |  |
| South of site | RUT (County)         | Estate Urban Residential | Agricultural/Single Family |  |
|               |                      |                          | Residential                |  |
| East of site  | Residential (R-4-DA) | Estate Urban Residential | Approved Sellwood          |  |
|               |                      |                          | Subdivision                |  |
| West of site  | Residential (R-3)    | Estate Urban Residential | Agricultural               |  |

**Existing Site Characteristics:** The property currently has a single-family residential home with outbuildings and vacant ground.

Irrigation/Drainage District(s): Farmer's Union Ditch Company

P.O. Box 1474 Eagle, Idaho 83616

**Flood Zone:** This property is not located in a Special Flood Hazzard Area.

Flood Zone: Zone X

FEMA FIRM Panel Number: 16001C0130J

Effective Date: 6/19/2020

#### **Special On-Site Features:**

- Areas of Critical Environmental Concern No known areas.
- Evidence of Erosion No evidence.
- ◆ Fish Habitat No.
- Floodplain No.
- ♠ Mature Trees Yes.
- Riparian Vegetation No.
- Steep Slopes None.
- **②** Stream/Creek Pond and irrigation ditch.
- O Unique Animal Life No unique animal life has been identified.
- O Unique Plant Life No unique plant life has been identified.
- Unstable Soils No known issues.
- Historical Assets No historical assets have been observed.
- ➡ Wildlife Habitat No known sensitive wildlife habitat observed.

#### **APPLICATION REQUIREMENTS**

Pre-Application Meeting Held
Neighborhood Meeting Held
Application Submitted & Fees Paid
Application Accepted
Application Accepted
Residents within 300' Notified
Agencies Notified
August 11, 2022
September 25, 2022

Property Posted , 2022

#### **HISTORY**

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

#### **CODE DEFINITIONS / COMPREHENSIVE PLAN**

#### **UNIFIED DEVELOPMENT CODE:**

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

- B. Standards:
- 1. The subject property shall meet the minimum dimensional standards of the proper district.
- 2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
- 3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.
- 4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

- 5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.
- C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:
- 1. The map amendment complies with the applicable provisions of the comprehensive plan;
- 2. The map amendment complies with the regulations outlined for the proposed district;
- 3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.
- 5. The annexation (as applicable) is in the best interest of city.

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

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

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

#### 8-3A-3: USES WITHIN ZONING DISTRICTS

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

|                        |   |     | Sectio | n 6, Item C. |
|------------------------|---|-----|--------|--------------|
| ZONING DISTRICT USES   | Α | R-R | R      |              |
| Accessory structure    | А | А   | А      |              |
| Dwelling:              |   |     |        |              |
| Multi-family 1         | N | N   | С      |              |
| Secondary 1            | Α | А   | Α      |              |
| Single-family attached | N | N   | С      |              |
| Single-family detached | Р | Р   | P      |              |
| Two-family duplex      | N | N   | Р      |              |

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

| Zoning<br>District | Maximum<br>Height | Minimum Yard Setbacks<br>Note Conditions |      |               |                |
|--------------------|-------------------|--|------|---------------|----------------|
|                    | Note              | Front (1)                                | Rear | Interior Side | Street<br>Side |
| R-1                | 35'               | 30'                                      | 30'  | 10'           | 20'            |

#### Notes:

- 1. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.
- 2. 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.

#### **COMPREHENSIVE PLAN:**

#### 8.2.3 Land Use Map Designations:

#### Estate Urban Residential:

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 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.

#### 8.3 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 subdivide 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.

#### **PROJECT OVERVIEW**

#### **ANNEXATION & REZONE:**

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-1-DA) on 4.8 acres. This zoning district would allow for a maximum residential density of 1 dwelling unit per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The property will be accessed from N. Brandon Road, as it is today. The rezone request includes a development agreement.

The property owners intent is to annex and zone the property and then split the property into two parcels. The owner intends to keep the two parcels and build a new home on the newly created parcel. The newly created lot will have frontage on N. Brandon Road. Council should discuss whether to condition sidewalks along N. Brandon Road as this may be the only opportunity to get this portion of sidewalk built.

#### **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:

- Density
- Future Development
- Sidewalk along the property for Brandon Road
- ITD Proportionate Share Fees

#### **AGENCY RESPONSES**

ACHD August 31, 2022
City Engineer August 23, 2022
DEQ August 12, 2022
Ada County Development Services August 19, 2022
Star Fire District October 12, 2022

#### **PUBLIC RESPONSES**

No public comments have been received.

#### STAFF ANALYSIS AND RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed density of 1.0 dwelling unit per acre is well below the maximum of 3 dwelling units per acre allowed in the Estate Urban Residential Comprehensive Plan Future Land Use Map.

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 application, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

#### **FINDINGS**

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

#### **ANNEXATION/REZONE FINDINGS:**

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

  The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:
  - ✓ Protection of property rights.
  - ✓ Adequate public facilities and services are provided to the people at reasonable cost.
  - ✓ Ensure the local economy is protected.
  - ✓ Encourage urban and urban-type development and overcrowding of land.
  - ✓ Ensure development is commensurate with the physical characteristics of the land.

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

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

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

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

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

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

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

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

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

|                       | COUNCIL DECISION                                 |
|-----------------------|--|
| The Star City Council | File Number AZ-22-05 and DA-22-10 for the Travis |

Ada County Assessor

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





FILE NO.:

Date Application Received: Processed by: City: DAN

P.O. Box 130 Star, Idaho 83669

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

# **ANNEXATION & ZONING - REZONE APPLICATION**

AZ-22-05

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

Fee Paid: 4 1050

|   |                           | VI.                             |                         |
|---|---------------------------|---------------------------------|-------------------------|
| Applicant Info                          | rmation:                  |                                 |                         |
| PRIMA                                   | RY CONTACT IS: App        | licant Owner <u>X</u> Repr      | resentative             |
| Applicant Name                          | ):                        | 92.3504pr 3                     |                         |
| Applicant Addre                         | 988:                      |                                 | Zip:                    |
| Pnone:                                  | Email:                    |                                 |                         |
| Owner Name:                             | Travis Chesley            | dan Rd<br>avis Chesley @ yahao. |                         |
| Owner Address                           | : 235/ N. Bran            | dan Rd                          | Zip: 83669              |
| Phone: 208 9                            | 2/ 9738 Email: <u>Cr</u>  | auis Chesley @ yahao.           | con                     |
| Representative Contact:                 | (e.g., architect, enginee | r, developer):<br>Firm Name:    |                         |
| Phone:                                  | Email:                    |                                 |                         |
| Property Inform                         | mation:                   |                                 |                         |
| Site Address:                           | 2351 N. Brandon R         | Parcel Numb                     | oer: <u>S0405325500</u> |
|   | of Site: 4.82             | Jonard Assau (1/4               |                         |
| Proposed Zonir                          | ng Designation of Site: _ | Hazard Area: <u>///</u><br>R 1  |                         |
|   | ig boolgitedion of onc.   |                                 |                         |
| <b>Zoning Design</b>                    | ations:                   |                                 |                         |
| 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - | Zanina Dagianatian        | Comp Dian Designation           | Landlina                |
| Existing                                | Zoning Designation        | Comp Plan Designation           | Land Use                |
| Existing                                | RUT                       |                                 |                         |
| Proposed  North of site                 | R1                        |                                 |                         |
| South of site                           | RUT                       |                                 |                         |
|   | RUT                       |                                 |                         |
| East of site                            | R4                        |                                 |                         |

R5

West of site

# **Special On-Site Features** (Yes or No – If yes explain): Areas of Critical Environmental Concern - No Evidence of Erosion - No Fish Habitat - No Floodplain - 1/0 Mature Trees - No Riparian Vegetation - No Steep Slopes - \_\_\_\_\_\_No Stream/Creek - No. Unique Animal Life - No Unique Plant Life - No. Wildlife Habitat - No Historical Assets - No **Application Requirements:**

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

| Applicant |  | Staff |
|-----------|--|-------|
| (√)       | Description  | (v)   |
|           | Pre-application meeting with the Planning Department required prior to neighborhood meeting.   |       |
|           | 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.)   | V     |
|           | Completed and signed Annexation & Zoning/Rezone Application  |       |
|           | Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.  | V     |
|           | Narrative fully describing the proposed project (must be signed by applicant)  |       |
|           | <ul> <li>Legal description of the property to be annexed and/or rezoned:</li> <li>Include a metes &amp; bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.</li> <li>Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h.</li> <li>If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map.</li> <li>Submit word.doc and pdf version with engineer's seal.</li> </ul> |       |
|           | Recorded warranty deed for the subject property  |       |

|   | If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.  | / |
|---|---|---|
| х | One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property  |   |
|   | One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.  |   |
|   | Electronic copy in pdf. format of submitted plat, site or conceptual plan.  List of name(s) and address(es) of all canal or irrigation ditches within or  |   |
|   | contiguous to the proposed development.   |   |
|   | 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.  Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type. |   |
|   | 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.  |   |
|   | *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature:   |   |
|   | Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.   |   |

#### **FEE REQUIREMENT:**

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

Applicant/Representative Signature

5/3/2022 Date August 10, 2022

City of Star Planning and Zoning 10769 W. State St Star, ID 83669

RE: Property Annexation & Lot Split

The property at 2351 N. Brandon Rd, belonging to Travis Chesley, would like to be annexed into city limits and additionally allowed a lot split. We would like to take our back 3 acres and build a new home so that we don't have to deal with the heavy traffic on Brandon Rd anymore. The annexation into the city will allow us the utilities currently being brought down by Hubble Homes and will provide the same utilities to the new split. We are making the new lot a flag shape so we will have access to Brandon Rd from the new lot.

Respectfully,

**Travis Chesley** 





12594 W. Explorer Drive, Suite 150 • Boise (208) 385-0636

Fax (208) 385-0696

Project No.: 5010 Date: August 5, 2022

# DESCRIPTION FOR TRAVIS CHESLEY ANNEXATION PARCEL

A parcel of land being the North 1/2 of the North 1/2 of the East 1/2 of the NW 1/4 of the SW 1/4 of Section 5, T.4N., R.1W., B.M., City of Star, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 5, marked by an aluminum cap; thence along the East-West center of section line of said Section 5

South 88°59'03" East 658.70 feet to the Northwest corner of said North 1/2 of the North 1/2 of the East 1/2 of the NW 1/4 of the SW 1/4 which point is the **POINT OF BEGINNING**, marked by a 5/8" iron pin; thence continuing

South 88°59'03" East 658.70 to the Northeast corner of said North 1/2 of the North 1/2 of the East 1/2 of the NW 1/4 of the SW 1/4 which point is on the centerline of North Brandon Road, marked by a 5/8" iron pin; thence along the East line of said North 1/2 of the North 1/2 of the East 1/2 of the NW 1/4 of the SW 1/4 and said centerline

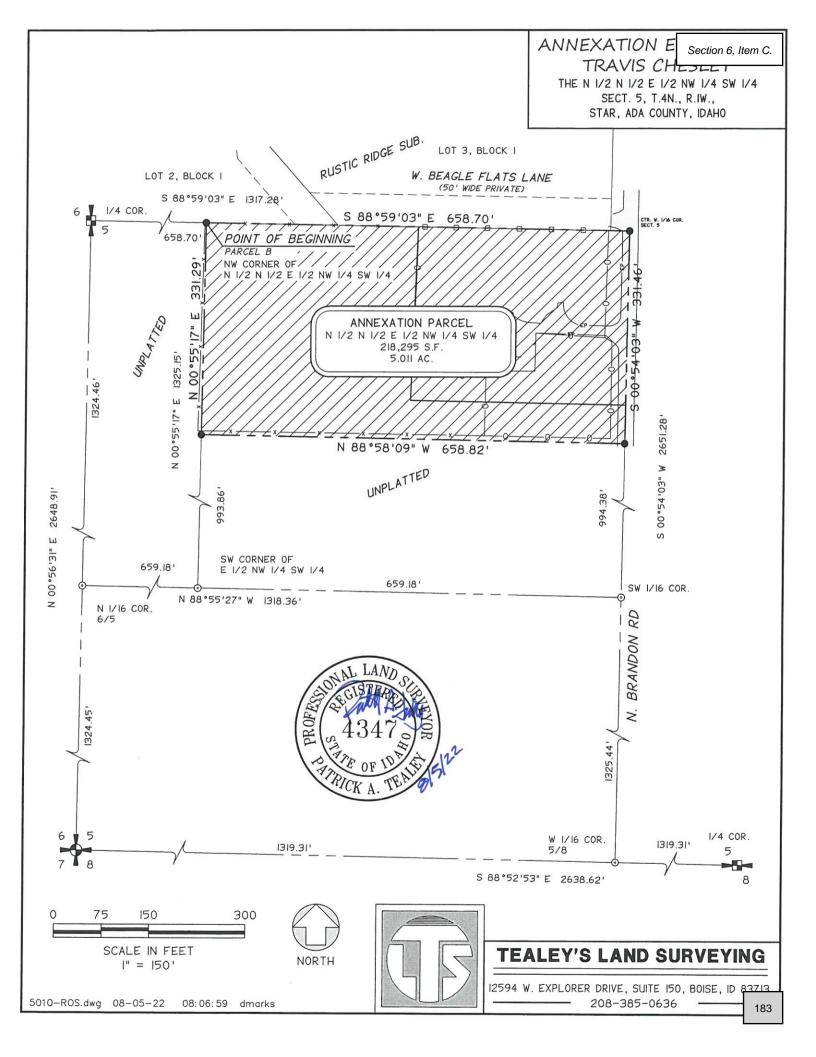
South 00°54'03" West 331.46 feet to the Southeast corner of said North 1/2 of the North 1/2 of the East 1/2 of the NW 1/4 of the SW 1/4, marked by a 5/8" iron pin; thence the South line of said North 1/2 of the North 1/2 of the East 1/2 of the NW 1/4 of the SW 1/4

North 88°58'09" West 658.82 feet to the Southwest corner of said North 1/2 of the North 1/2 of the East 1/2 of the NW 1/4 of the SW 1/4, marked by a 5/8" iron pin; thence along the West line of said North 1/2 of the North 1/2 of the East 1/2 of the NW 1/4 of the SW 1/4

North 00°55'17" East 331.29 feet to the POINT OF BEGINNING

Said Parcel Contains 218,295 Square Feet (5.011 Acres), more or less.

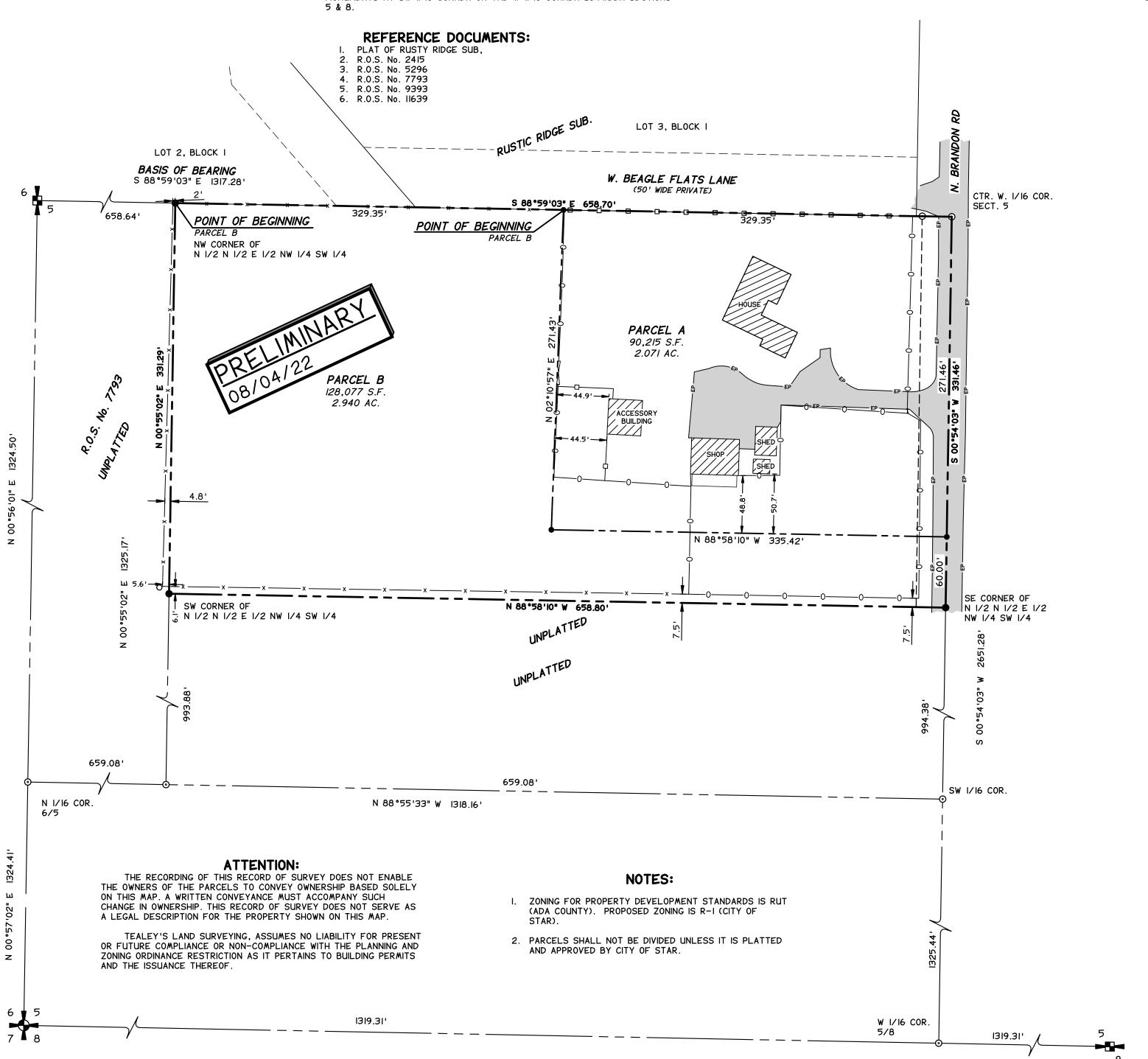




# SURVEYOR'S NARRATIVE:

PARCEL BEING THE N 1/2 N 1/2 E 1/2 NW 1/4 SW 1/4. USED R.O.S. #7793 AS MONUMENTS AS SHOWN. NOTE THAT R.O.S. #7793 DID NOT USE THE EXISTING

THIS SURVEY IS TO SPLIT THE EXISTING PARCEL INTO TWO BUILDABLE LOTS PER THE CITY OF STAR'S PROCEDURES. THE PROPERTY IS AN ALIQUOT BASIS OF BEARING ALONG CENTER OF SECTION LINE. USED FOUND MONUMENTS AT SW 1/16 CORNER OR THE W 1/16 CORNER BETWEEN SECTIONS



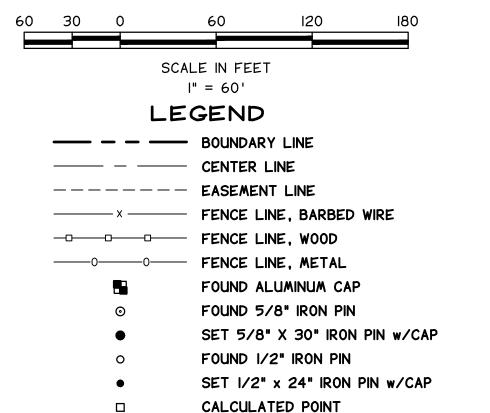
RECORD OF SURVEY FOR

INSTRUMENT NO. \_

RECORD OF SURVEY NO. \_\_\_\_

# TRAVIS CHESLEY

THE N 1/2 N 1/2 E 1/2 NW 1/4 SW 1/4 SECT. 5, T.4N., R.IW., STAR, ADA COUNTY, IDAHO



# CERTIFICATE OF SURVEYOR

I, PATRICK A. TEALEY, PLS NO. 4347, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT.



# COUNTY RECORDERS CERTIFICATE

| STATE OF IDAHO ) COUNTY OF ADA )  I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF |
|---|
| AT AT MINUTES PAST O'CLOCKM.,   |
| THIS DAY OF,, IN MY OFFICE AND WAS DULY RECORDED  |
| UNDER INSTRUMENT NO   |
|   |
| DEPUTY EX-OFFICIO RECORDER  |
| FEE:  |
|   |



S 88°52'53" E 2638.62'

# **TEALEY'S LAND SURVEYING**

12594 W. EXPLORER DRIVE, SUITE 150

208-385-0636 BOISE, ID. 83713

DATE: AUGUST, 2022 DRAWING NO.: 5010



1445 N. Orchard Street, Boise ID 83706 (208) 373-0550

Brad Little, Governor Jess Byrne, Director

August 12, 2022

By e-mail: snickel@staridaho.org

Star City Hall PO Box 130 Star ID 83669

Subject: Travis Chesley Annexation & Zoning

File #'s AZ-22-05 Annexation-Zoning DA-22-10 Development Agreement

## Dear City of Star:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

#### 1. AIR QUALITY

 Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

For new development projects, all property owners, developers, and their contractor(s)
must ensure that reasonable controls to prevent fugitive dust from becoming airborne are
utilized during all phases of construction activities, per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality
permit to construct prior to the commencement of construction or modification of any
facility that will be a source of air pollution in quantities above established levels. DEQ asks
that cities and counties require a proposed facility to contact DEQ for an applicability
determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

#### 2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <a href="https://www.deq.idaho.gov/water-quality/drinking-water/">https://www.deq.idaho.gov/water-quality/drinking-water/</a>. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
  - For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate
  construction best management practices (BMPs) to assist in the protection of Idaho's water
  resources. Additionally, please contact DEQ to identify BMP alternatives and to determine
  whether this project is in an area with Total Maximum Daily Load stormwater permit
  conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <a href="https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html">https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html</a>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
  - For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- Solid Waste. No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- Hazardous Waste. The types and number of requirements that must be complied with under
  the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and
  Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste
  generated. Every business in Idaho is required to track the volume of waste generated,
  determine whether each type of waste is hazardous, and ensure that all wastes are properly
  disposed of according to federal, state, and local requirements.
- Water Quality Standards. Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- Ground Water Contamination. DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

#### 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <a href="https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/">https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/</a> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment August 12, 2022 Page 5

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

**Aaron Scheff** 

**Regional Administrator** 

EDMS#: 2022AEK

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 Salmonsen Kevan Wheelock David Hershey

23 August 2022

Travis Chesley 2351 N Brandon Road Star, ID 83669

# Re: Chesley Property – Annexation and Zoning Application

Dear Ms. Thompson

The City of Star Engineering Department has reviewed the Annexation for the Travis Chesley Property dated June 6, 2022. We reviewed the applicant's package to check conformance with the City's Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

- The Property must apply for annexation into the Star Sewer and Water District.
   Potable water from the District's municipal water system cannot be used for irrigation purposes.
- 2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.

We recommend that the Annexation 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 annexation does not relieve the Registered Professional Land Surveyor of those responsibilities.

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

Sincerely,

Ryan V. Morgan, P.E.

City Engineer



# ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 https://adacounty.id.gov/developmentservices

PHONE (208) 287-7900 FAX (208) 287-7909

**BUILDING** 

**COMMUNITY PLANNING** 

**ENGINEERING & SURVEYING** 

**PERMITTING** 

Section 6. Item C.

August 19, 2022

Shawn Nickel City of Star Planning & Zoning 10769 W State St Star, ID 83669

RE: AZ-22-05 / 2351 N Brandon Road / Travis Chesley Annexation

Feedback has been requested feedback regarding the proposed annexation, rezone to R-1 (one dwelling unit per acre) with a development agreement on 4.82-acres at 2351 N Brandon Road. Ada County is supportive of the application due to the proximity of the site to existing public services, and due to its compliance with the Star Comprehensive Plan, as adopted by Ada County, which designates the site as *Low Density Residential*, which is intended for single-family homes at densities of up to two units per acre.

To improve future connectivity, it is recommended that at such time as further development takes place, a public road be considered to allow adjacent properties to access it as they develop, in conformance with *Goals 4.3b and 4.3c* of the Ada County Comprehensive Plan which promotes connectivity through well-connected local street systems and pathways and discourages cul-de-sacs and private roads within Areas of City Impact.

It is also recommended that sidewalk be considered along the roadways in order to improve pedestrian comfort and safety and allow for a potential pedestrian connection to adjacent properties in the future, as supported by *Transportation Policy 9* of the Star Comprehensive Plan, as adopted by the County, which encourages non-motorized pathways between residential areas to reduce short trips and improve access for non-drivers.

Thank you for this opportunity to provide feedback.

Sincerely,

Stacey Yarrington

Stacey Yarrington Community & Regional Planner Ada County Development Services



Mary May, President Alexis Pickering, Vice-President Jim D. Hansen, 2<sup>nd</sup> Vice President Kent Goldthorpe, Commissioner Dave McKinney, Commissioner

August 31, 2022

To: Travis Chesley

P.O. Box 479 Star, Idaho 83669

Subject: STAR22-0008/ AZ-22-05, DA-22-10

2351 N. Brandon Road Annexation & Rezone

The applicant is requesting approval for an annexation with rezone of 5 acres from RUT (Rural-Urban Transition) to R-1 (Residential Single Family) and a development agreement with the City of Star. The site is located at the northwest corner of Brandon Road and Eagle Flats Lane.

# A. Findings of Fact

This application is for annexation and rezone only. Listed below are some of the findings for consideration that the District may identify when it reviews future development application(s). The District may add additional findings for consideration when it reviews a specific redevelopment application.

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

 Beacon Light Rd Extension (New Hope Rd) is scheduled in the CIP to be widened to 3-lanes from Munger Road to Pollard Road between 2036 and 2040 and the design year and construction date has not been determined.

## 2. Brandon Road

### a. Existing Conditions:

Brandon Road is improved with 2-travel lanes, 26-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 50 to 54-feet of right-of-way for Brandon Road (27 to 31-feet from centerline).

### b. Policy:

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

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology

Section 6. Item C.

shall be considered for the required street improvements. If there is no typology list in the Master Street Map, then standard street sections shall serve as the default.

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

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

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

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

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Brandon Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

- **c. Applicant's Proposal:** The applicant is not proposing any street improvements to Brandon Road abutting the site.
- d. Staff Comments/Recommendations: As part of a future development application the applicant should be required to construct Brandon Road as half of a 36-foot wide collector street section with vertical curb, gutter, and 5-foot wide detached or 7-foot wide attached concrete sidewalk abutting the site. Dedicate right-of-way to 2-feet behind back of sidewalk or for detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind back of curb and provided a permanent right-of-way easement that extends from the right-of way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

This segment of Brandon Road is in the 2024 chip-seal zone.

# 3. Driveway- Brandon Road

**a.** Existing Conditions: There are 2 existing 16-foot wide paved driveways from the site onto Brandon Road located approximately 1,3994 and 1,4871-feet south of New Hope Road (measured centerline to centerline).

#### b. Policy:

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

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

**Driveway Location Policy (Stop Controlled Intersection):** District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

**Successive Driveways:** District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 20 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

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

**c. Staff Comments/Recommendations:** The future development application will be subject to the above listed District policies.

# 4. Tree Planters

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

# 5. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

# 6. Other Access

Brandon Road is classified as a collector roadway. Other than the access specifically approved as part of a future development application, direct lot access is prohibited to this roadway.

# **B. Site Specific Conditions of Approval**

This application is for annexation and rezone only. Site specific conditions of approval will be established as part of the future development application.

- A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
- 2. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
- 3. Comply with the Standard Conditions of Approval as noted below.

# C. Traffic Information

#### **Trip Generation**

Below is the land use and estimated trip generation rates for the use that may be included within the site. There are an estimated 19 existing vehicle trips per day; with 2 existing vehicle trips per hour in the PM hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.

| Use                                   | Avg. Daily Trips | Avg. PM Peak Hour |
|---------------------------------------|------------------|-------------------|
| Single Family Detached Housing (Unit) | 9.43             | 0.94              |
| Single Family Attached Housing (Unit) | 7.20             | 0.57              |

Condition of Area Roadways: Traffic Count is based on Vehicles per hour (VPH)

| Roadway       | Frontage | Functional Classification | PM Peak Hour<br>Traffic Count | PM Peak Hour<br>Level of Service |
|---------------|----------|---------------------------|-------------------------------|----------------------------------|
| New Hope Road | 0-feet   | Minor Arterial            | 134                           | NA                               |
| Brandon Road  | 331-feet | Collector                 | 53                            | Better Than "D"                  |

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

# Average Daily Traffic Count (VDT): Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for New Hope Road west of Brandon Road was 2,558 on February 3, 2022.
- The average daily traffic count for Brandon Road south of New Hope Road was 1,406 on January 26, 2022.

# D. Attachments

- 1. Vicinity Map
- 2. Site Plan
- 3. Standard Conditions of Approval
- 4. Appeal Guidelines

<sup>\*</sup> Acceptable level of service for a two-lane collector is "D" (425 VPH).

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Renata Ball-Hamilton

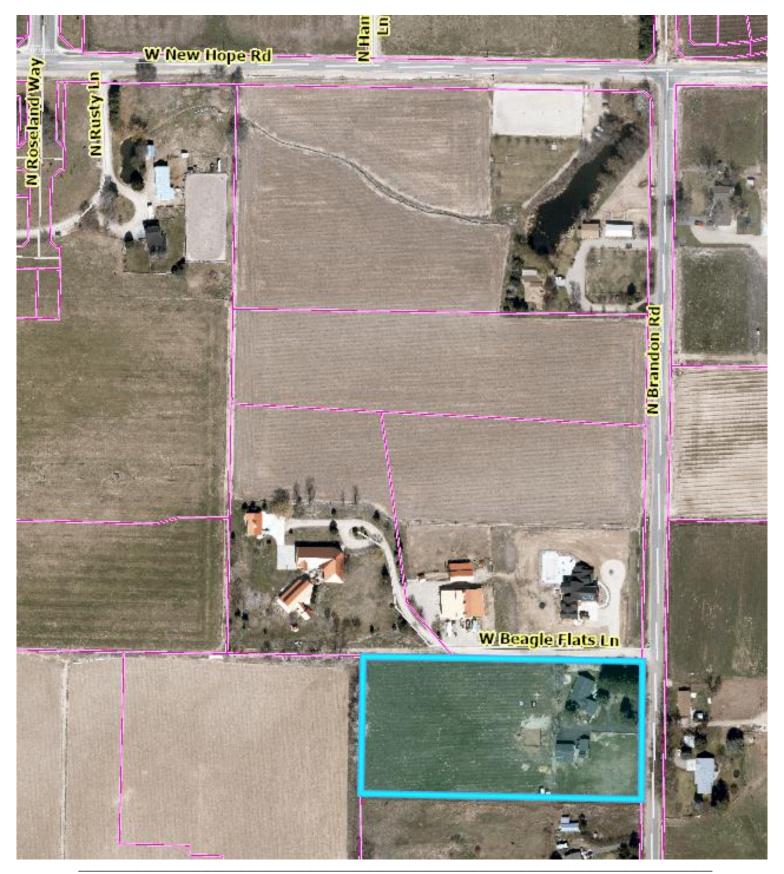
Resaila Ball-Hamilton

Planner I

**Development Services** 

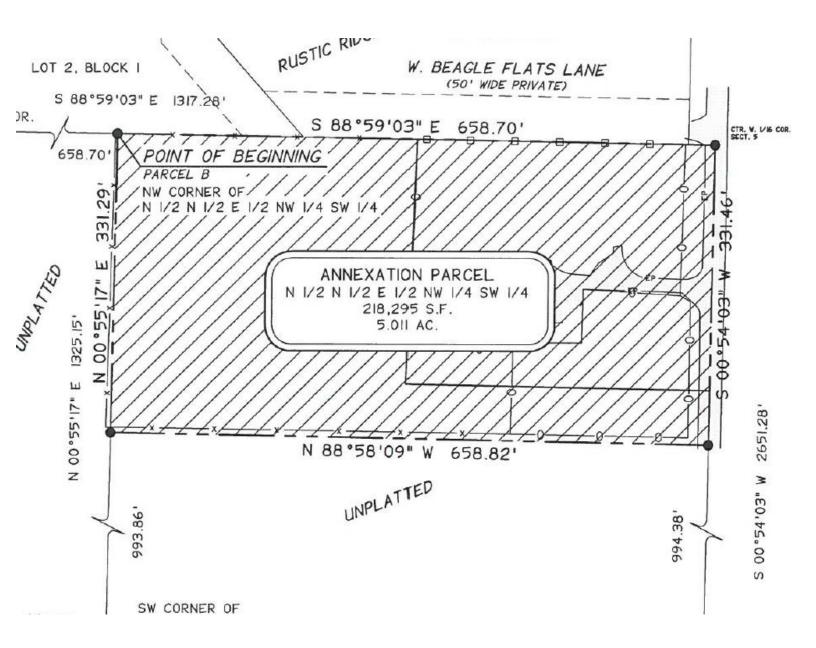
cc: City of Star (Shawn Nickel), Via Email Owner (Stephen D. Ward), Via Email

# **VICINITY MAP**



Ada County Highway District • 3775 Adams Street • Garden City, ID • 83714 • PH 208-387-6100 • FX 345-7650 • www.achdidaho.org

## SITE PLAN



# **Standard Conditions of Approval**

- All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
- 2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
- In accordance with District policy, 7203.6, the applicant may be required to update any
  existing non-compliant pedestrian improvements abutting the site to meet current
  Americans with Disabilities Act (ADA) requirements. The applicant's engineer should
  provide documentation of ADA compliance to District Development Review staff for
  review.
- 4. Replace any existing damaged curb, gutter, and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
- 5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
- 6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
- 7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
- 8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
- 9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
- 10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
- 11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
- 12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

# Request for Appeal of Staff Decision

- 1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend, or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

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# MIDDLETON STAR FIRE DISTRI

Section 6, Item C.

Fire District Headquaters 11665 W. State St., Suite B Star, Idaho 83669 Tel. No.: (208) 286-7772 Web: www.midstarfire.org Email: permits@starfirerescue.org

DATE: October 12, 2022

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comments

PROJECT NAME: Travis Chesley Annexation & Zoning

Files: AZ-22-05 & DA-22-10

### **Fire District Summary Report:**

1. <u>Overview</u> 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. <u>Fire Response Time:</u> 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 2 miles with a travel time of 6 minutes under ideal driving conditions to the purposed entrance.
- 3. Side Setback: Side Setback for R-1 of 10'as per Star City Code with no modification.
- 4. <u>Comments:</u> This project will require additional Fire Code Compliance review by the fire district for access and water supply as development applications are submitted.

Project: Travis Chesley Annexation - Files: AZ-22-05 & DA-22-10

# LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **October 18, 2022** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

**Application:** Travis Chesley Annexation & Zoning

Files #'s AZ-22-05 Annexation-Zoning

DA-22-10 Development Agreement

**Applicant/Owner:** Travis Chesley, 2351 N. Brandon Road, Star, ID 83669

**Action:** The Applicant is seeking approval of an Annexation and Zoning (R-1) and a Development Agreement for his property located at 2351 N. Brandon Road in Star, Idaho. The property consists of 5.01 acres.

**Property Location:** The subject property is generally located on the west side of N. Brandon Road and south of W. New Hope Road. Ada County Parcel No. S0405325500. **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