

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho  
Tuesday, November 21, 2023 at 7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Associate Pastor Nathan Held, Calvary Star Church
3. **ROLL CALL**
4. **PRESENTATIONS**
5. **CONSENT AGENDA (ACTION ITEM)** *\*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
  - A. **Approval of Claims**
  - B. **Approval of Minutes:** July 18, 2023, October 3, 2023 City Council Meeting Minutes & November 14, 2023 City Council Meeting Workshop Minutes
  - C. **Findings of Fact - Iron Mountain De-Annexation (File: DE-AX-23-01)**
  - D. **Final Plats - Moon Valley Phase 8 (FP-23-18), Naismith Commons Phase 1 (FP-23-19) & Trident Ridge Phase 7 (FP-23-16)**
6. **PUBLIC HEARINGS with ACTION ITEMS:**
  - A. **PUBLIC HEARING: Falcon Storage (File: CUP-23-01)** - The Applicant is seeking approval of a Conditional Use Permit for a commercial storage facility to include 139 storage condominium units and 15, for sale commercial flex space units of approximately 2,500 square feet each. The property is located at 8323 W. Moon Valley Road in Star, Idaho. **PREVIOUSLY TABLED AT THE APRIL 18, 2023 & OCTOBER 17, 2023 CITY COUNCIL MEETINGS.** (ACTION ITEM)
  - B. **PUBLIC HEARING: Talega Village Subdivision (Files: AZ-22-11, RZ-22-03, CU-22-05, DA-22-12, PP-22-15 & PR-22-08)** - The Applicant is requesting approval of an Annexation and Zoning ( Residential R-10-DA), a Rezone ( from R-1 & C-2 to Residential R-10-DA) a Development Agreement, a Conditional Use Permit for a proposed multifamily residential use (340 units), a Preliminary Plat for proposed residential and commercial uses consisting of 162 buildable lots (1 commercial lot, 1 multi-family lot, 65 single-family residential lots, 95 townhome lots and multiple common lots), and private streets. A residential density of 10 du/acres is proposed. The property is located at 58 N. Truman Place and 8370 W. Shultz Court in Star, Idaho. **TABLE TO DATE SPECIFIC (ACTION ITEM)**
7. **ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
  - A. **Impact Fee Services Presentation & Agreement** - Clearwater Financial Services Agreement (ACTION ITEM)
  - B. **Pavilion Pickleball Courts - Sourcewell Contract / Garrett Parks & Play:** Approve / Authorize Sourcewell Contract #010521-LTS-3 to build a Pickleball Court at Pavilion Park (ACTION ITEM)
  - C. **Pig Dreams LLC / Dickey's BBQ Alcoholic Beverage License** - Conditionally Approve Beer, Wine & Alcoholic Beverage NEW License (ACTION ITEM)
  - D. **Request For Qualifications / Professional Services Roster** - Approving Request for Qualifications of certain Trades (Engineers, Landscapers, Architects & Surveyors) to create a Roster (ACTION ITEM)
  - E. **Ordinance 392-2023 - Iron Mountain De-Annexation** - AN ORDINANCE DE-ANNEXING FROM THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN INCORPORATED CITY LIMITS; MORE SPECIFICALLY LOCATED ON W. BROKEN ARROW ROAD (FORMERLY W. FLOATING FEATHER ROAD), IN STAR, IDAHO (ADA COUNTY PARCELS R9545740040 & R9545740050); THE PROPERTY IS OWNED BY TODD CAMPBELL CONSTRUCTION LLC; RE-ESTABLISHING THE ZONING CLASSIFICATION OF THE DE-ANNEXED PROPERTY AS RURAL URBAN TRANSITION (RUT) OF APPROXIMATELY .08 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.(ACTION ITEM)

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



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- F. Ordinance TBD-2023: Animal Control License Amendment Ordinance** - An ordinance amending title 4, chapter 4, defining purpose, modifying 4-4-6 C.1, removing Sections 4-4-6 C.2 and C.6; modifying 4-4-15; CREATING for severability and providing for an effective date. **(ACTION ITEM)**
- G. Ordinance TBD-2023: Records Management Policies and Procedures Ordinance** - An ordinance creating title 1, chapter 14, defining purpose; creating definitions of city records; declaring city records as public property; declaring city policy; establishing records management division; designating the city archivist; establishing the duties of the archivist; city department heads to be responsible; records coordinators responsibilities; city offices to use records schedules; development of records retention and disposition schedules; allowing one time destruction of obsolete records; defining archival operations; preservation of permanent records; noncurrent record maintenance; establishing an digitizing program; records to be imaged electronically; accessibility of electronic records; CREATING for severability and providing for an effective date. **(ACTION ITEM)**
- H. Ordinance TBD – 2023: Surplus Property Ordinance** - An ordinance creating title 1, chapter 15, defining purpose; creating title 1, chapter 15 with sections prohibitions, declaration of surplus and disposal of personal property; declaration of surplus property and disposal of real property; transfer of surplus property to other government agencies; defining public sale; describing failure to produce a buyer; explaining no salable value; designation federal funding; proceeds of surplus property; prohibiting certain individuals and entities from purchasing surplus property, defining sale at retail and all sales final; CREATING for severability and providing for an effective date. **(ACTION ITEM)**

### 8. ADJOURNMENT



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

### **Land Use Public Hearing Process**

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

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

Council can ask the applicant questions and staff questions

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

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

Applicant rebuttal (**10 minutes**)

Council can ask the applicant and staff questions

Mayor closes the public hearing

Council deliberates

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

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

Thank you for your participation.

Mayor Trevor Chadwick

11/03/23  
15:42:10

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Section 5, Item A.

\* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
2752		777 HERITAGE LANDSCAPE SUPPLY GROUP	2,150.74						
	*2827-001	10/27/23 LED Holiday Lights	486.00*			10 41810	585		10110
	*6524-001	10/25/23 Bushing, Nipple Sch	8.32*			10 41540	431		10110
	*5232-003	10/23/23 LED Holiday Lights	260.88*			10 41810	585		10110
	*5232-004	10/23/23 LED Holiday Lights	282.96*			10 41810	585		10110
	*3946-003	10/23/23 LED Holiday Lights	19.00*			10 41810	585		10110
	*3946-002	10/23/23 LED Holiday Lights	330.00*			10 41810	585		10110
	*4604-001	10/19/23 Cording	268.58*			10 41540	431		10110
	*5846-001	10/19/23 LED Holiday Lights	495.00*			10 41810	585		10110
		<b>Total for Vendor:</b>	<b>2,150.74</b>						
2750		398 IDAHO POWER COMPANY	3,682.60						
	0033022594	10/13/23 1000 S MAIN ST / PUMP	38.45*			10 41540	412		10110
	0033022589	10/13/23 10769 W STATE ST / CITY HA	712.32*			10 41810	412		10110
	0033022563	10/13/23 10775 W STATE ST / STAR OU	182.16*			10 41810	412		10110
	0033022576	10/13/23 11225 W BLAKE DR / BLAKE P	32.23*			10 41540	412		10110
	0033157130	10/13/23 11380 W HIDDEN BROOK	19.44*			10 41540	412		10110
	0033207654	10/13/23 11665 W STATE ST A	271.42*			10 41540	412		10110
	0033207655	10/13/23 11665 W STATE ST A1	179.90*			10 41540	412		10110
	0030885171	10/13/23 11665 W STATE ST C	79.41*			10 41540	412		10110
	0033022554	10/13/23 1250 N STAR RD / HUNTERS P	443.45*			10 41540	412		10110
	0033022592	10/13/23 1300 N STAR RD / HC ENTRY	439.09*			10 41540	412		10110
	0033022572	10/13/23 1310 N LITTLE CAMAS / SHOP	103.34*			10 41540	412		10110
	0033022587	10/13/23 1500 N STAR RD	420.01*			10 41540	412		10110
	0033246240	10/13/23 946 S MAIN ST	10.45*			10 41810	413		10110
	0033075641	10/13/23 HIGHBROOK / HWY 44 STRT LI	41.71*			10 41810	413		10110
	0030204591	10/13/23 HUNTER'S CREEK STRT LIGHTS	15.37*			10 41810	413		10110
	0033022596	10/13/23 BLAKE SPRINKLER ELECT	3.73*			10 41540	412		10110
	0033022580	10/13/23 STATE/PLUMMER STRT LIGHTS	10.20*			10 41810	413		10110
	0033022584	10/13/23 STRT LIGHTS STAR	404.42*			10 41810	413		10110
	0030204606	10/13/23 STRT LIGHTS / BLAKE PARK	17.94*			10 41810	413		10110
		10/13/23 Adjustment	44.37*			10 41810	412		10110
	0032863989	10/13/23 960 S MAIN ST	192.18*			10 41810	412		10110
	0032863988	10/13/23 960 S MAIN ST	18.02*			10 41810	412		10110
		10/13/23 Adjustment	2.99*			10 41810	412		10110
		<b>Total for Vendor:</b>	<b>3,682.60</b>						

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2753		686 PORTAPROS LLC	457.40						
	128029-1	08/30/23 Dog Park	198.20*			10 41540	411		10110
	121435P-1	08/31/23 Dog Park	259.20*			10 41540	411		10110
		<b>Total for Vendor:</b>	<b>457.40</b>						
2742		772 SHERWIN WILLIAMS	156.82						
	9873-4	10/27/23 Paint Senior Center	156.82*			10 41540	434		10110
		<b>Total for Vendor:</b>	<b>156.82</b>						
2751		899 TREASURE VALLEY PARTNERSHIP	1,112.00						
		Membership Dues Fiscal Year 2023-2024							
	2318	10/30/23 Membership Dues	1,112.00*			10 41810	570		10110
		<b>Total for Vendor:</b>	<b>1,112.00</b>						
2754		1308 YOUNG ELEVATOR INC	150.00						
	266	11/03/23 Service Maintenance	150.00*			10 41810	431		10110
		<b>Total for Vendor:</b>	<b>150.00</b>						
		<b># of Claims</b>	<b>6</b>	<b>Total:</b>	<b>7,709.56</b>	<b># of Vendors</b>	<b>6</b>		

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2767		1278 AAA FENCE RENTAL INC	449.20						
	7230	11/01/23 Temporary Fence panels	449.20*			10 41540	442		10110
		<b>Total for Vendor:</b>	<b>449.20</b>						
		*** Claim from another period (10/23) ****							
2769		20 ADA COUNTY HIGHWAY DISTRICT	240,385.00						
	18014	11/08/23 ACHD Impact Fees Oct 2023	240,385.00*			10 41510	731		10110
		<b>Total for Vendor:</b>	<b>240,385.00</b>						
2770		21 ADA COUNTY LANDFILL	46.00						
	3211010487	11/01/23 Landfill Fees	15.00*			10 41540	411		10110
	2311070413	11/07/23 Landfill Fees	16.00*			10 41540	411		10110
	2311090192	11/09/23 Landfill Fees	15.00*			10 41540	411		10110
		<b>Total for Vendor:</b>	<b>46.00</b>						
2789		22 ADA COUNTY PROSECUTORS OFFICE	2,630.14						
	NOV 2023	10/25/23 Prosecutions Contract - Nov	2,630.14*			10 42110	322		10110
		<b>Total for Vendor:</b>	<b>2,630.14</b>						
2777		23 ADA COUNTY SHERIFF'S OFFICE	230,735.75						
	121891	11/08/23 Police Services Nov 2023	230,735.75*			10 42110	365		10110
		<b>Total for Vendor:</b>	<b>230,735.75</b>						
2762		1067 ANNIE PEW	148.00						
Ion Grant		11/07/23 Reimburse Trunk or Treat	148.00*			10 55 41810	598		10110
		<b>Total for Vendor:</b>	<b>148.00</b>						
2791		1367 AVI SYSTEMS, INC	355.24						
	88916435	10/31/23 On-site Service Touchpanel	355.24*			10 41810	431		10110
		<b>Total for Vendor:</b>	<b>355.24</b>						
2771		1172 B'S ACE HARDWARE	23.38						
	275320	11/02/23 Conductor/Flapper RH	23.38*			10 41540	737		10110
		<b>Total for Vendor:</b>	<b>23.38</b>						

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2781		110 BLUE RAVEN SOLAR	94.19						
		Homeowner chose not to continue the project							
		11/01/23 Refund for permit	94.19*			10 41510	698		10110
		<b>Total for Vendor:</b>	<b>94.19</b>						
2776		145 BSN SPORTS	1,248.58						
	923479706	10/25/23 Volleyballs	399.80*			10 240 44021	612		10110
	923479706	10/25/23 Futsal balls	119.96*			10 220 44021	612		10110
	923479706	10/25/23 Basketball Locker	659.97*			10 241 44021	612		10110
	923479706	10/25/23 Freight	68.85*			10 44021	612		10110
		<b>Total for Vendor:</b>	<b>1,248.58</b>						
2775		159 CANYON COUNTY CLERK	100.00						
		Oct 2023 11/03/23 Prosecution Services	100.00*			10 42110	322		10110
		<b>Total for Vendor:</b>	<b>100.00</b>						
		*** Claim from another period ( 9/23) ****							
2755		160 CANYON HIGHWAY DISTRICT # 4	429.68						
		Property Tax Collected for 03/01/23 - 03/31/23							
		03/31/23 CHD4 Property Tax	428.27*			10 41510	732		10110
		03/31/23 CHD4 Penalty	0.69*			10 41510	732		10110
		03/31/23 CHD4 Interest	0.72*			10 41510	732		10110
		*** Claim from another period ( 9/23) ****							
2756		160 CANYON HIGHWAY DISTRICT # 4	220.50						
		Property Tax Collected for 01/01/23 - 01/31/23							
		01/31/23 CHD4 Property Tax	219.57*			10 41510	732		10110
		01/31/23 CHD4 Penalty	0.76*			10 41510	732		10110
		01/31/23 CHD4 Interest	0.17*			10 41510	732		10110
		*** Claim from another period ( 9/23) ****							
2757		160 CANYON HIGHWAY DISTRICT # 4	3,598.15						
		Property Tax Collected for 12/01/22 - 12/31/22							
		12/31/22 CHD4 Property Tax	3,597.07*			10 41510	732		10110
		12/31/22 CHD4 Penalty	1.08*			10 41510	732		10110
		12/31/22 CHD4 Interest	0.00*			10 41510	732		10110

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*** Claim from another period ( 9/23) ****									
2758		160 CANYON HIGHWAY DISTRICT # 4	491.96						
Property Tax Collected for 11/01/22 - 11/30/22									
	11/30/22	CHD4 Property Tax	491.96*			10 41510	732		10110
	11/30/22	CHD4 Penalty	0.00*			10 41510	732		10110
	11/30/22	CHD4 Interest	0.00*			10 41510	732		10110
<b>Total for Vendor:</b>			<b>4,740.29</b>						
2782		171 CBH HOMES	2,822.47						
BPRA2023-568 (\$1389.92) BPRA2023-567 (\$1432.55)									
	11/02/23	Refund for Permit Duplicates	2,822.47*			10 41510	698		10110
<b>Total for Vendor:</b>			<b>2,822.47</b>						
2785		231 DANA PARTRIDGE	2,797.96						
	11/09/23	Services Oct 27 - Nov 9 2023	2,750.06*			10 41140	351		10110
	11/09/23	Reimburse Tablecloth Laundry	47.90*			10 41810	324		10110
<b>Total for Vendor:</b>			<b>2,797.96</b>						
2790		1368 DIAMOND CONTRACTORS	40,313.25						
	App 4 11/06/23	Pavilion Parking Lot App 4	40,313.25*			10 45110	738		10110
<b>Total for Vendor:</b>			<b>40,313.25</b>						
2780		256 DON NEWELL	150,742.50						
	11/02/23	Bond Release Sunfield Estates	150,742.50*			10 41510	881		10110
<b>Total for Vendor:</b>			<b>150,742.50</b>						
2795		302 FATBEAM LLC	2,597.50						
	38945 11/01/23	Fiber Optic Internet Service	2,597.50*			10 41810	419		10110
<b>Total for Vendor:</b>			<b>2,597.50</b>						
2773		1428 FISHER'S TECHNOLOGY	149.22						
	1243832 11/01/23	Copier City Hall Downstairs	149.22*			10 41810	324		10110
0385									
<b>Total for Vendor:</b>			<b>149.22</b>						



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2798		331 GEM STATE PAPER & SUPPLY COMPANY	921.86						
	3082037	10/03/23 Cleaning Supplies	921.86*			10 41540	611		10110
		<b>Total for Vendor:</b>	<b>921.86</b>						
2800		777 HERITAGE LANDSCAPE SUPPLY GROUP	161.28						
	*0466001	11/07/23 Cords and Plugs	161.28*			10 41540	434		10110
		<b>Total for Vendor:</b>	<b>161.28</b>						
2779		377 HUBBLE HOMES LLC	94,266.21						
	11/02/23	Bond Release Greendale Grove 5	94,266.21*			10 41510	881		10110
		<b>Total for Vendor:</b>	<b>94,266.21</b>						
2794		399 IDAHO PRESS TRIBUNE	213.00						
	39684	11/07/23 Legal/Pub Notice PH 11/21/23	95.52*			10 41510	530		10110
	39683	11/07/23 Legal/Pub Notice PH 11/21/23	117.48*			10 41510	530		10110
		<b>Total for Vendor:</b>	<b>213.00</b>						
2766		421 INTERMOUNTAIN GAS COMPANY	229.42						
	*3000 1	10/31/23 City Hall	23.57*			10 41810	414		10110
	*3000 2	10/31/23 B&G Shop-1310 N Little Camas	68.83*			10 41540	414		10110
	*1000 1	10/31/23 Outreach Building	37.76*			10 41810	414		10110
	*7251 2	10/31/23 Star Police Station	99.26*			10 42010	414		10110
		<b>Total for Vendor:</b>	<b>229.42</b>						
2786		488 JUSTIN MAY	1,000.00						
	11/09/23	Riverhouse Concert	1,000.00*			10 54 41810	598		10110
		<b>Total for Vendor:</b>	<b>1,000.00</b>						
2764		1298 KAMI PAHLAS	623.00						
	11/06/23	Pasta and Macaron Class	623.00*			10 44022	352		10110
		<b>Total for Vendor:</b>	<b>623.00</b>						
2793		502 KEELY ELECTRIC	15,748.82						
	178A	11/07/23 Underground Elec CH Entrance	15,748.82*			10 45110	741		10110
		<b>Total for Vendor:</b>	<b>15,748.82</b>						

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2792		635 MOUNTAIN ALARM	837.98						
	4063211	10/31/23 Installed Telguard Unit	837.98*			10 41810	344		10110
		<b>Total for Vendor:</b>	<b>837.98</b>						
2765		656 OFFICE SAVERS ONLINE	117.98						
	10138	11/07/23 Copier Paper	117.98*			10 41510	610		10110
		<b>Total for Vendor:</b>	<b>117.98</b>						
2796		677 PERFECT PLUMBING HEATING & AIR	52.00						
		Contractor is no longer doing the job							
		10/26/23 Permit Refund	52.00*			10 41510	698		10110
		<b>Total for Vendor:</b>	<b>52.00</b>						
2760		686 PORTAPROS LLC	160.80						
	128708A-1	11/02/23 River House	160.80*			10 41540	411		10110
		<b>Total for Vendor:</b>	<b>160.80</b>						
2797		1446 PRIORITY PLUMBING LLC	260.00						
		10/26/23 Permit Refund - Overpayment	260.00*			10 41510	698		10110
		<b>Total for Vendor:</b>	<b>260.00</b>						
2759		707 REPUBLIC SERVICES INC	791.95						
	001329487	10/31/23 Hunters Creek Park	367.97*			10 41540	411		10110
	001329784	10/31/23 Star River Access 1000 S Ma	86.29*			10 41540	411		10110
	001329834	10/31/23 River Park 1000 S Main St	117.70*			10 41540	411		10110
	001333266	10/31/23 Star City Hall	128.67*			10 41540	411		10110
	001333655	10/31/23 Blake Haven Park	91.32*			10 41540	411		10110
		<b>Total for Vendor:</b>	<b>791.95</b>						
2787		1238 ROYALTY ELECTRIC LLC	940.00						
	23088-4	11/02/23 Phone Service	940.00*			10 41810	416		10110
		<b>Total for Vendor:</b>	<b>940.00</b>						

11/09/23  
15:59:10

CITY OF STAR  
Claim Approval List  
For the Accounting Period: 11/23  
For Pay Date: 11/09/23

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Report ID: AP100V

Section 5, Item A.

\* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
2802		752 SBI CONTRACTING INC	6,890.00						
	10610	11/09/23 Task Force Lockers	6,890.00*			10 800 45110	741		10110
		<b>Total for Vendor:</b>	<b>6,890.00</b>						
		*** Claim from another period (10/23) ****							
2772		812 STAR MERCANTILE INC	134.69						
	10/31/23	Supplies	134.69*			10 41540	611		10110
		<b>Total for Vendor:</b>	<b>134.69</b>						
2803		1447 SUMMIT PORTABLE RESTROOMS	201.60						
	13354	11/03/23 Portable Restroom	201.60*			10 55 41810	411		10110
		<b>Total for Vendor:</b>	<b>201.60</b>						
2763		1444 SUSAN DYSON	15.00						
	11/06/23	Refund - Yoga	15.00*			10 44022	698		10110
		<b>Total for Vendor:</b>	<b>15.00</b>						
2784		793 SW IDAHO BUSINESS ALLIANCE	100.00						
	11/30/22	Sponsorship Reindeer Ramble	100.00*			10 41810	585		10110
		<b>Total for Vendor:</b>	<b>100.00</b>						
2783		1445 TOLL BROTHERS	1,497.27						
		Duplicate payment on BPRA2023-797							
	11/02/23	Refund for Permit Duplicate	1,497.27*			10 41510	698		10110
		<b>Total for Vendor:</b>	<b>1,497.27</b>						
2801		898 TREASURE VALLEY COFFEE	275.63						
	09914725	11/07/23 City Hall Coffee/Tea/Water	144.23*			10 41810	610		10110
	09914721	11/07/23 Bldg Maint Coffee/HC	118.00*			10 41540	610		10110
	09892392	11/07/23 Rec Cntr Water	13.40*			10 44022	610		10110
		<b>Total for Vendor:</b>	<b>275.63</b>						
2799		913 US MIRROR & GLASS	325.00						
	10/09/23	Remove/Install Glass Windows	325.00*			10 41810	741		10110
		<b>Total for Vendor:</b>	<b>325.00</b>						

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CITY OF STAR  
Claim Approval List  
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Section 5, Item A.

\* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
2761		935 VERIZON WIRELESS	846.02						
		Charges for 19 Phone Lines and 1 Jetpack							
		9948250610 11/01/23 Montly Cell Phone Charge	846.02*			10 41810	416		10110
1									
		<b>Total for Vendor:</b>	<b>846.02</b>						
2774		1436 VIBE INC	7,195.00						
		13888 11/01/23 VIBE BOARD S1 55*	6,398.00*		21	10 800 42110	742		10110
		13888 11/01/23 VIBE SMART CAMERA	398.00*		21	10 800 42110	742		10110
		13888 11/01/23 VIBE STAND S1 55*	399.00*		21	10 800 42110	742		10110
		<b>Total for Vendor:</b>	<b>7,195.00</b>						
2778		1129 WESTERN HEATING & AIR	1,070.27						
		173975639 10/31/23 Inducer Motor & Capacitor	1,070.27*			10 41540	434		10110
		<b>Total for Vendor:</b>	<b>1,070.27</b>						
2768		949 WESTERN RECORDS DESTRUCTION	60.00						
		0668041 11/01/23 02-64 Gallon City Hall	60.00*			10 41810	411		10110
		<b>Total for Vendor:</b>	<b>60.00</b>						
2788		962 XEROX	161.10						
		Meter Read from 09/30/23 - 10/30/23							
		020133129 11/04/23 Meter Usage	161.10*			10 41810	324		10110
		<b>Total for Vendor:</b>	<b>161.10</b>						
		<b># of Claims</b>	<b>49</b>						
		<b>Total:</b>	<b>815,474.55</b>						
		<b># of Vendors</b>	<b>46</b>						

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, July 18, 2023 at 7:00 PM

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

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

**2. INVOCATION –**

Associate Pastor Nathan Held of Calvary Star Church provided the invocation.

**3. ROLL CALL****City Council members present:**

Council President David Hershey, Council Member Kevan Wheelock, Mayor Trevor Chadwick, and Council Member Kevin Nielsen were all present. Council Member Jennifer Salmonsens was absent/excused.

**Staff present:**

City Attorney Chris Yorgason, City Clerk / Treasurer Jacob Qualls, City Planner / Zoning Administrator Shawn Nickel, Assistant City Planner / Code Enforcement Ryan Field, Public Information Officer Dana Partridge, and City Engineer Ryan Morgan were all present.

**4. CONSENT AGENDA (ACTION ITEM)**

- A. **Findings of Fact / Conclusion of Law** - Willowbrook Annexation (**FILE: AZ-21-12 / DA-21-20**)
- B. **Claims** - Pending / Paid Claims to be Approved

City Planner / Zoning Administrator Shawn Nickel advised Mayor Chadwick and the City Council that he had provided them with an email earlier that afternoon with a few minor modifications to the findings of fact for the Willowbrook annexation; he said provided a copy at the dais as well (on file). He stood for questions; there were none.

- Council President Hershey moved to approve the Consent Agenda consisting of Topic A Findings of Fact / Conclusion of Law for the Willowbrook Annexation (File: AZ-21-12 / DA-21-20) and Topic B Claims Pending / Paid Claims to be Approved; Council Member Wheelock seconded the motion.

**ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried.

**5. PUBLIC INPUT: Members of the Public may address the Mayor and Council on any item not currently on the Agenda or on items currently or potentially set for a Public Hearing. Comments regarding City Staff, Elected Officials and private citizens should be made in a private meeting with the Mayor. (LIMIT FOUR MINUTES PER PERSON)**

**CITY COUNCIL REGULAR MEETING MINUTES**

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**Skip Banach of 9857 W. Golden Rain Street, Star**, asked the Council to review the City Charter and consider having a Citizen Review Board for the Police, as Mr. Banach said that the police cannot police themselves.

Banach stated that Star is no longer a Mayberry-type small town, and that the city is fast-approaching a population of seventeen thousand citizens. He said he thought the current population might easily double in another five years. Banach said he had spoken with a number of people in Ada County who agreed that a Citizen Review Board was needed in Idaho; he said that he was here to start with Star.

Banach said he felt a police review board should be composed of retired police officers, prosecutors, attorneys, and at least one mental health professional; he further stated that no retired officer or acting officer from the State of Idaho should be on such a board to keep the board above reproach. Per Banach, that way people all the way from Coeur d'Alene to the Treasure Valley would go to the same Advanced Official Training and none of them would know each other.

Banach stated that from 2020 to 2023 there have been seventy-one people killed by the police in the State of Idaho and that to put that in perspective, he is a retired San Diego police officer who served a significantly larger population base and in twenty years San Diego has had only eight killings by a police officer. Banach pointed out the disparity, noting that San Diego has many more problems including human trafficking, gangs, cartels, and the fentanyl problem. Mr. Banach stated he was not seeking a position on the proposed board, but rather that he was pursuing this for residents of the City of Star and anyone moving here, so there would be police oversight.

Council Member Nielsen told Mr. Banach that he knew Banach was standing before Council with a great personal loss, and just wanted to recognize that. Nielsen inquired about Banach's recommendation of a civilian review board, as he noted Banach was talking about the proposed board having the power to subpoena and the power to make recommendations that need to be implemented without prejudice; he asked Banach how it is different from the Department of Justice and the jury process.

Banach replied that it places oversight knowing that law enforcement and citizens know they are being protected. Banach noted that where we are missing the accountability today, for example, is that the problem is that police officers cannot police themselves or else they would be ostracized. Banach pointed out that police internal review involves organizations where people know one another, and that is why he feels a civilian board is needed.

Mayor Chadwick thanked Mr. Banach for speaking and advised that the Council could take this up under advisement and there would be a lot more involved. Council Member Nielsen said he appreciated Mr. Banach taking time to speak and that he would be happy to look at the book that Mr. Banach offered for Council Review.



## CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, July 18, 2023 at 7:00 PM

Mayor Chadwick advised the City Council would consider the agenda items out-of-order this evening, with the Public Hearings section to be heard first and consideration of Action Items to be heard after.

- 6. ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
- A. Ordinance 385-2023 (Hood Rats Rezone & Development Agreement):** AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 11525 W. STATE STREET IN STAR, IDAHO (ADA COUNTY PARCEL R1842701715); THE PROPERTY IS OWNED BY NEWELL AND ELIZABETH PRICE; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS CENTRAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (CBD-DA) ON APPROXIMATELY .19 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
- Mayor Chadwick noted that Topic 6.A. Ordinance 385-2023 (Hood Rats Rezone & Development Agreement) was removed from this evening's proceedings and will come back at a later date. **No vote taken.**
- B. Ordinance 383-2023 & Development Agreement: Naismith Commons Subdivision Annexation -** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 8895 W. JOPLIN ROAD, IN STAR, IDAHO (ADA COUNTY PARCEL S0419314950 & S0419325800) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY BEACON CROSSING LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-4-DA) OF APPROXIMATELY 53.58 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
- Council Member Hershey moved to introduce Ordinance 383-2023 and suspend the rules requiring three readings and 383-2023 be considered after reading once by title; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried.
  - Council Member Hershey read the title and moved to approve Ordinance 383-2023 and Development Agreement; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, July 18, 2023 at 7:00 PM

- C. **Ordinance 386-2023 & Development Agreement Garnett Subdivision Annexation:** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 6697 FOOTHILL ROAD IN STAR, IDAHO (CANYON COUNTY PARCEL R3379700000) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY OPUS DEVELOPMENT LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-1-DA) OF APPROXIMATELY 5.23 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
- Council President Hershey moved to introduce Ordinance 386-2023 and suspend the rules requiring three readings and 386-2023 be considered after reading once by title; Council Member Council Member Wheelock. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried.
  - Council Member Hershey read the title and moved to approve Ordinance 363-2023 Development Agreement; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried.
- D. **Historical Committee Request** - Committee is requesting additional funds to complete the Historical Kiosk Project **(ACTION ITEM)**

Topic 6D was discussed out of order starting at 9:17 p.m.

Chip Sitton, chair of the Star Historical Committee, was joined by committee member Lynn Davis; both provided an overview of the committee's request. Sitton said the Historical Committee would like to request additional funds for the kiosk from Catapult 3, and explained that the kiosk is a display of oral histories collected from Star residents over the last several months.

Sitton explained that the committee originally expected to hold only five interviews, which expanded to over fifteen and over one to two hours in length. The committee considered a low tech flip book which would include the entire text of the interviews in written form, but found the flip books were not a viable option. They considered revising the kiosk to include an iPad and anticipated having two more rounds of citizen interviews.

Sitton and Davis noted the kiosk would be owned by the City but also be multi-use; and that the proposal would give some long-term benefits to the City. He said the committee proposed a fifteen-minute compilation of segments of the various interviews and that they would like to open it for public viewing in the next few months with an introduction in the council chamber. He noted it is an additional approximately \$9,000.00 to the originally approved amount.



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The City Council questioned the screen size of the recommended iPad; Sitton verified it was a 10.9 inch iPad. Council discussion surrounded providing QR codes vs. citizens standing to view content at the kiosk and how citizens of different abilities or who had security concerns and didn't want to use a QR code could potentially access the material.

Council Member Wheelock asked where the kiosk would be stored. Davis noted that the committee had over thirty hours of footage, and that a concern was bringing it down to a viable amount with a fast way of going through the text; and that the kiosk would be housed at City Hall.

- Council Member Hershey moved to approve the Star Historical Committee's request for additional funds for the Historical Kiosk project, in an amount not to exceed \$1,500.00 and with the condition of approval, inclusion of the larger iPad screen; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried.

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

- A. **PUBLIC HEARING: Dude Dewalt Cellars Winery & Event Center (FILE AZ-23-02 / CPA2-23-01 / DA-23-04 / CU-23-05)** - The Applicant is requesting approval of an Annexation and Zoning (RR Rural Residential), a Comprehensive Plan Map Amendment, a Development Agreement, and a Conditional Use Permit for a proposed winery and events center to be located within the City of Star. The property is located at 5446 Hwy 16 in Star, Idaho, and consists of 34.60 acres. **(ACTION ITEM)**

Topic 7A was considered out of order starting at 7:14 p.m.

Mayor Chadwick explained the public hearing process. Chadwick asked if any Council Member had any ex parte communication to report, hearing none, he opened the Public Hearing at 7:16 p.m.

City Planner Shawn Nickel presented slides summarizing the request and pointed out to Council two late exhibits received after the agenda deadline, one letter in opposition from Fiorino and one letter in favor from Shirley. Nickel stated that there were no outstanding issues from the Staff's perspective, and agency letters in favor of the application were present in the Council packet from the Star Fire District, ATD, and Ada County. Nickel said that Staff recommended approval of the application with conditions of approval; he noted that if Council should choose to approve the development agreement that it would come back before Council with those conditions of approval later once the findings of fact are completed and adopted by Council.

**CITY COUNCIL REGULAR MEETING MINUTES**

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**Applicant presentation:**

**Trey and Zana Buchert of 5446 Highway 16, Star,** thanked the Mayor, Council, and attendees in the audience who came in support for participating this evening. The applicants said they represented Dude DeWalt Cellars, and that they had purchased the land where Dude DeWalt is located in 2002 and moved onto the property in about 2003. They noted raising their two sons in Star and they now have four grandchildren. Trey Buchert noted that in 2011 they made their first batch of wine and kept working at it and finally around 2017 some friends suggested that they think about selling it. Using a slide presentation, Buchert explained that Dude DeWalt Cellars has been through three prior conditional use permit processes with Ada County; the first one was the establishment of the winery in 2019, then an additional buildings request (production facility, case storage, and new tasting room) in 2021, and a request for event center designation in 2022, and that all three requests were approved.

Buchert explained the nature of their request to be annexed into the City involved some changes that the winery needed to make, including having production storage and case storage increased in size by approximately twenty percent, hoping to move the case storage to a more convenient place closer to the house, and add another potential location for a new tasting room which would be farther away from the neighbors on the other side of the property. The applicant stated additional time, perhaps as much as ten years, would be needed to build out the various projects, and they've asked for an increase of twenty-five more people be added to their already Ada County-approved limit of one hundred attendees, to arrive at a proposed one hundred and twenty-five attendees. Buchert noted another hope in requesting to annex into Star was to become a part of a community.

Council inquiry surrounded the location of neighbors. Buchert explained there are two neighbors located to the south, with the Fiorino property immediately to the south and used the map to point to the location of the Hill/Fairbanks property, which he noted was about three-football field distance from the Dude DeWalt tasting room.

The applicant gave an overview of various neighborhood concerns, summarizing the concerns were basically noise from people talking at the winery, from musicians, and from seeing the parking lot and parked cars. He listed mitigating factors, such as the placement of existing mature trees between the winery and the neighbors to the south, the existence of a berm that the winery was required to put up in front of a row of trees, and about two-hundred immature trees and shrubs planted on the berm to help shield the view from the neighbor properties, and existing young grape vines.

**CITY COUNCIL REGULAR MEETING MINUTES**

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Buchert stated that when the winery has music, they aim the musicians away from the direction of the neighbors and they keep music levels at a reasonable level and have them only within reasonable timeframes with most music ending at 7:00 p.m., they are law-abiding and have had no written violations of any kind in the past three years. Buchert emphasized the community aspect of the winery, noting residents from Star have held birthdays, showers, anniversaries, and even wedding proposals there. He noted compatible uses are located on one of the busiest highways in Idaho, Highway 16, with the River Birch Golf Course, the First Miracle Restaurant, Firebird Raceway, and now the upcoming Willowbrook Golf Course nearby, and stated that Dude DeWalt will also provide employment opportunities. The applicant stood for questions.

**Public Comment:**

**Brian Howard, 3393 N Cherry Laurel Way, Star**, said that he and his wife moved to Star in 2020 and were used to great wineries in Southern California and Paso Robles. He said his family was missing great wineries and found one as well as community in Dude DeWalt. Howard noted the saying that good fences make good neighbors and said he disagreed with that. Rather, he said he felt that good neighbors make good neighbors. He said his daughter had her wedding celebration at Dude DeWalt and it was a time of joy, kindness, and friendship and that Dude DeWalt Cellars helped make the most important day of his family's life an extremely pleasurable one. He expressed support for annexing the winery into Star.

**Jerry Brakebill, 1140 N. Luge Avenue, Eagle**, said he originally wasn't going to comment, but like the speaker before him, he and his wife had moved to the area three years ago from Southern California. He said after meeting the Bucherts and their entire staff, he noted they are incredible people, and he considered the proposed inclusion of the winery as part of the City to be a great opportunity for Star and he feels they will bring so much to the community.

**Korina Bennalack, 9926 Stony Brook Way, Middleton**, stated she is the general manager at Dude DeWalt and her husband works in the wine production area. She said she and her husband both make a living for their family at the cellars, and the small team environment that they pride themselves on ensures a low turnover rate among employees. She said their team is a family, and they serve and treat the community like family. She said the music and activity at the winery is taken seriously by staff and the Bucherts have been very transparent with staff as they want to be good neighbors and staff needs to be respectful with music volume and acoustics. She said this is the reason the winery pursues one-man bands and uses a small sound system with music going no later than 7:00 p.m. She noted the last couple years have not been easy as the team has tried to do what they could to make the neighbors happy. She further stated the staff is TIPS certified and have all taken the ISP ABC certification online, and they are well aware of their responsibilities as servers, taking pride in serving their community lawfully and respectfully. She said the winery team is excited to make the City of Star their new home.

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**Nick Bennalack, 9926 Stony Brook Way, Middleton**, stated Korina is his wife and he is also employed by Dude DeWalt Cellars, and the owners are not only fantastic people to work for but they're like family and are role models for he and his wife. He said that the Bucherts are people that most people would love to have as neighbors, and they are business owners that would be incredible for the City of Star.

**David Stephens, 2660 N. Penny Lake, Star**, said he has lived in Idaho nearly his entire life and he bought a home in Star fifteen years ago. He noted he met the winery owners about two years ago, and he looks up to them as they own a business with a peaceful atmosphere and are wonderful people. He said he also owns a small business in the City of Star and would like to see Dude DeWalt Cellars annexed into the City because he respects business owners who work very hard.

**Danny Robinson, 1765 N. Willowbrook Place, Star**, said he and his wife Cindy love their life in Star and were told a few years ago about Dude DeWalt which is just a few miles from their home. He said from day one, they were impressed with the winery and more importantly, the people. Robinson stated his family cancelled all their other wine memberships and are wine club members only at Dude DeWalt because they feel the winery produces the best wines in Idaho. He noted the Bucherts' faith and they have set aside one night a month at the winery for worship service.

**Todd Collins, 4718 N. Echo Summit Way, Star**, provided a written statement and stated he is for the annexation and expansion of Dude DeWalt Winery as proposed, but he was speaking out to note the hazardous conditions being created along this portion of Highway 16 from Beacon Light North regarding numerous nearby developments which have been approved or are in the process of being approved with direct access to Highway 16. He expressed concern over the possibility of increasingly dangerous road conditions with respect both to left turns into the DeWalt winery and with respect to the increased population moving into those new developments. He proposed the Dude DeWalt Winery have their entrance re-aligned with Deep Canyon and include a left turn lane.

**Scott Nickell, 662 N. Culver Creek Avenue, Star**, said he moved to Star three years ago from Western Washington, he has been an influencer for twenty years, and he is currently the wine editor for Star Spirit Magazine. Nickell said in all his years of speaking to wine makers, Dude DeWalt Cellars is the most community-oriented winery he has ever come across, and their team is one big family. He noted besides supporting worship, Dude DeWalt also fully supports law enforcement through tactical equipment donations and the placement of the thin blue line flag on their property.

**Jon Courtney, 3023 N. Cherry Grove, Star**, said Dude DeWalt was one of the finest places he has visited in terms of a wine bar/winery. He noted there were many wine club members here in the audience attending in support of the winery, and they are really unique and would be a welcome member of the Star community.

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**Kent Borgman, 634 S. Redonda Way, Star**, said he moved here back in the 1990's and he was an Air Force brat for twenty years, noting that when you're in the military you learn to be a good neighbor. Borgman said that he serves on the HOA board at Heron River. Borgman said he has known Trey Buchert for twenty-six or twenty-seven years and that they met originally at church and had travelled to Israel together. He noted the Bucherts were incredible people with character. Borgman stated that the Bucherts have had to deal with ridiculous things through this process, including people flying drones over their property, a neighbor hiring an underage kid to try to buy alcohol from them, and a neighbor backing up a pickup truck with a large speaker and blasting ACDC during their worship service. He noted the Bucherts' faith in God and said that he and his wife had suggested that they start this business.

**Kathy Peters, 9254 W. Whitecrest, Star**, said she and her husband grew up in small country towns and were looking to get out of the rat race. She said they found Dude DeWalt not because of their wine, but because they had a forum where they had candidates speaking, noting that meant to her family the winery was not just in the community to make a profit but also to make a difference. She said it was important to her they hold the worship because it is very special.

**David Blackstock, 2252 Hawk Creek Circle, Emmett**, said he goes to a winery and doesn't drink. He said his wife enjoys wine; and he typically avoids going to wineries except this one. He said Dude DeWalt immediately makes customers feel great about being there and the owners and staff are enjoyable to be around.

**Suzy Campbell, 5832 N Rosepoint Place, Boise**, said she was born and raised here in Treasure Valley and has the privilege of raising her family in the same amazing community. She said every time she has attended events at Dude DeWalt, the atmosphere has been warm, welcoming, and peaceful. She stated the music has been quiet and inviting, a simple instrument and a gentle vocalist, noting the winery was punctual in her experience with their live music ending promptly at 7:00 p.m. and closing the cellar down at 8:00 p.m. She stated the facility is always very well maintained and clean, and the vegetation is well cared-for and cultivated. She said she has visited there since 2021 and she attends their events once or twice a month, noting with respect to community the owners/staff know her by name and show a genuine interest in her life. Campbell said it is a unique and special place.

**Isaac Ax, 1041 White Horse Ridge Drive, Middleton**, said the owners are some of the most caring people he has ever met. He said within two weeks of moving to the area, he found a job with them caring for the plants and vegetation and is still employed with them. Ax said he heard a legend about Star, that during the time of the Oregon Trail if you came to a little town in Idaho with a star on the door, that it would be hospitable. He said he thinks the Dude DeWalt Winery is the exact representation of the legend, and they have strong faith, and are loyal and trustworthy. He said he has spent hours with owner Trey Buchert digging holes in the berm in order to plant trees to be neighborly towards the neighbor.

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**Keith Hill, 8602 W. High Ridge Lane, Eagle**, stated the owners of Dude DeWalt obtained their alcohol permit through a materially false statement, they have sold alcohol to minors, and Hill has videos showing his concerns. Hill stated the tasting room is designed for thirty-nine people, and the owners added an event tent doubling its occupancy in violation of Ada County's conditional use permit. The AG is in violation of the 125-foot setback and is violated all the time and they extended their parking lot all the way up to the berm to (Hill's) property line. Hill stated they also park on the grass and the driveway, and he feels Star Fire will have a problem with the conditional use permit. Hill stated Ada County said to screen the parking lot with six-foot trees but they planted six inch trees. Hill noted that Dude DeWalt serves pizza but is not a restaurant and does not possess any of the appropriate authorizations. He said they violated the hours of their existing C.U.P. with Ada County, noting a Valentine's dinner that ran from 6:00-8:00 p.m. this year and stating the winery should have hours truncated to 6:00 p.m. every day for safety. Mr. Hill said Dude DeWalt hoped they could get Ada County to administratively alter their conditional use permit to extend by twenty to twenty-five percent the size of their buildings. Hill said he is not opposed to their buildings, particularly north of the residence he has no problem with that at all, but says he feels that is why they have fled the County to Star. Hill said his problem is noise, specifying drunk behavior in the parking lot and from the patio. Hill played a ten second sound clip, which he stated was taken from his deck three football fields' distance away from the winery.

**Barbara Fairbanks, 8602 W. High Ridge Lane, Eagle**, identified that Keith Hill is her husband. She said she and Mr. Hill purchased their property for the quiet beauty of the foothills, and they bought the last undeveloped parcel in their subdivision and had no knowledge of Dude DeWalt Cellars until after they had closed on their property in January 2019. She said the area around them was all rural residential and developed, so their perspective was "what could go wrong." She said they had no idea what was coming for them with outdoor music, which is amplified, traffic lights, and escalating crowd noise as wine is poured. Ms. Fairbanks stated it can be a daily happening in nice weather, so it's not like regular neighbors who might get noisy or throw a large party a couple of times a year, which would be no big deal. She said she and Mr. Hill had no objection to being next to a winery with a small tasting room with five to seven parking spaces as with the original conditional use permit. Fairbanks said as such, she and her husband went ahead and started building their house which they have lived in for a little over a year. She said as they went through the conditional use permit process with Ada County, the term property rights came up frequently, but it was almost always in reference to the Bucherts being able to have the right to use their property, not the property rights of neighbors to use their own properties for peaceful enjoyment of the foothills. She stated while she can understand the patrons of Dude DeWalt Cellars wanting to be at Council to support the business, the fact is patrons don't have the potential to experience any of the negative impacts she and Mr. Hill as neighboring property owners do since they are there every day. She asked Council to deny the application.

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**Paul Hudson, 8604 W. High Ridge Lane, Eagle,** said he and his wife have lived in Idaho since 1971 and their property is one of the four parcels adjacent to the subject property. He said the applicants invited them and they sat down in their living room and the applicants said they would like to have a little winery with five or six parking spots and two employees and the Hudson's said hey, that's great. Mr. Hudson stated since then, the winery has grown and grown to the point even the County Commissioners kind of put a halt on it and that's why the applicant has circled around to the City of Star, to evade the restrictions of the County. Mr. Hudson said the Ada County Planning and Zoning Commissioner stated what the applicant originally put up was like a pup tent compared to now being a three-ring circus and devaluing the neighboring properties. Mr. Hudson said he has been a real estate broker for fifty-two years, is a realtor emeritus, and he can say it will damage the neighbors' property values. He said having a nice vineyard next door is great, but this is an entertainment center. Hudson said he felt Highway 16 is probably the deadliest highway in Idaho, and expressed worry there will be deaths on the stretch of road due to serving alcohol. He stated he has lived on his property for twenty-five years, and asked the Council to consider safety, property value, and quality of life over what's nice and enjoyable for people.

**Sara Keyes, 3386 S. Long Bay Way, Star,** noted she had researched this topic over the years and asked to talk about zoning and the exit on Highway 16. Ms. Keyes displayed minutes from the City Council meetings when she gave public testimony, noting one time she said the situation was much like a frog that gets put in a pot of cold water over a flame that doesn't jump out as the heat rises. She mentioned incrementalism, noting step by step over the years the applicant brought in a tent and now it is a three-ring circus. She referenced the recording that Mr. Hill said was from his house on his phone, and also noted concerns over the exit with a fifty-five mile-per-hour zone that comes out right on Highway 16. Keyes said she understood the Council wanted commercial businesses but said the Comprehensive Plan and what Rural Residential means also needs to be considered. She said the applicant has turned their pup tent winery into an event center, and she's not sure where an event center fits in to Rural Residential. Ms. Keyes said she feels the applicant has not been a good neighbor, and no one would approve a bar or brewery there or an event center as it rural.

**Chris Todd, 10497 W. Deep Canyon, Star,** said that the AVA (American Viticultural Area) is kind of a big deal and nobody hit on that when he moved here twenty years ago. He explained that the AVA was supposed to be a large area of basically sixteen to fifty-five in the foothills which would be wine and viticultural businesses. He said not many have come in those twenty years, and they have made a lot of NIMBY's (Not In My Back Yard) which don't want this in their backyard. Mr. Todd said at the end of the day, the AVA brings in employment, and a product which is grown in Idaho/made in Idaho/sold in Idaho. He said he felt it brings in the commercial component, a business that is owned by locals with local customers and it is a big deal to have economic, social, and land use benefits. He stated he is the President of the Star Chamber of Commerce and noted the applicant's support of the Chamber, community support, and support of the police. Todd noted he felt their application was consistent with the zoning code and comprehensive plan. He concluded by stating he was in support of the project.



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**Scott Emerich, 4981 N. High Prairie Place, Star,** identified he was President of the Hillsdale Estates HOA but noted he was not representing the HOA on this matter. Emerich said he felt the zoning should reflect its actual primary use and it is clear the use is a commercial setting, not a residential one. He pointed out Dude DeWalt is an LLC registered by the State of Idaho and is clearly a commercial venture. Emerich pointed out the hours of operation as described in the council packet could present some noise problems if the winery does decide to do some night-time cultivation or other wine-producing operations. He noted from Page 133 the Ada County conditions required re-application of the ITD permit and the trip generation would clearly be going to increase. Emerich suggested the Council should require re-application as a condition of approval, as well as improvement of the driveway. He said the comprehensive plan should be considered in this matter.

### **Applicant Rebuttal:**

**Trey Buchert, 5446 Highway 16,** noted there was potential to farm at night but he doesn't believe they have been out farming at night time. However, he said they do fall under the Farm Act and in this region, he felt it was critical to bring it to everyone's attention. He clarified with respect to a letter referenced from ITD the right turn lane for Dude DeWalt will be incorporated into Spring Valley's project, noting when the letter was written, they had not finished the engineering yet so the engineering includes the left turn lane and a right turn lane.

Council Member Wheelock asked about the requested change from one hundred to one hundred and twenty-five. Buchert said the requested increase allows for winery events to have what they need to always be in compliance without looking over their backs every time they have an event at the winery.

Buchert explained the winery was open Wednesday, Thursday, Friday, and Saturday, with Wednesdays and Thursdays planned from noon to 6:00 p.m. and Fridays and Saturdays open until 8:00 p.m. He said music generally starts at 4:00 p.m. and ends at 7:00 p.m. Sundays and Mondays, he said they typically do not do anything at the winery unless it is a small private party with friends because his family lives on the property. He mentioned the winery holds Mondays and Tuesdays as available for local community events, such as an office meeting, noting this was quite seldom.

Council Member Hershey remarked the winery does exist, and he hears the opposition is acting like they don't exist. He asked for clarity on what is really changing, other than the thirteen stipulations. Buchert replied very little is actually changing regarding the buildings and size, they are supposed to be able to administratively increase by twenty-five percent and move the building, which would be an advantage to the neighbors. Attendance would increase from one hundred to one hundred and twenty-five on the small event size, and notice would have to be given of anything over that.



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Council Member Nielsen asked if Dude DeWalt had ever been cited for any of the violations which were referenced tonight. Buchert replied they had not.

Council discussion moved to the applicant being willing to commit to hours / times and recommendations for the driveway to be improved to meet Star Fire needs.

Mayor Chadwick closed the public hearing at 8:32 p.m.

**Council Deliberations:**

Council Member Nielsen said he wanted to clarify this application was in compliance with the zoning ordinance with respect to the conditional use permit and said that he appreciated the application. For testimony, he noted the traffic concerns along Highway 16 are significant, and the Cities of Star and Eagle are working together. He noted in Idaho, we do not have improvements until there is demand which requires it; and the city does not have the ability to bind ITD and must trust our partners to comply. He said he is satisfied the applicant has been working with the various agencies. He mentioned this is bringing an existing business in to Star and offers protection for the citizens, because if there are any code violations the winery will have to answer to our City Code Enforcement instead of to Ada County.

Council Member Wheelock noted other than the change from one hundred to one hundred and twenty-five occupancy, he does not see it changing much other than the turn lanes left and right for the safety of patrons and the public. Wheelock stated safety was his most important issue, but the residential farming vineyards and the Right to Farm Act is also important.

Council Member Nielsen noted that along the highway is a great place to have a business and when it comes to a winery, there are not too many places you can zone commercial and then successfully have a vineyard and it makes sense to have the winery adjacent to it which is why it would be a conditional use per the city code.

- Council Member Nielsen moved to approve the Dude DeWalt Winery and Event Center (File ZA-23-02 / CPA2-23-01 / DA-23-04 / CU-23-05) application finding the application is consistent with the comprehensive plan and zoning and thirteen conditions of approval as listed in the staff report and (correction) thirteen additional conditions of approval for a total of twenty-six and to direct Staff to find Finding of Facts and Conclusions of Law; Council Member Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried.

Mayor Chadwick called a brief recess at 8:39 p.m.

Chadwick called the meeting back to order at 8:45 p.m.

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- B. **PUBLIC HEARING: Inspirado Commercial Annexation (FILE: AZ-23-04 / DA-21-11)** - The Applicant is requesting approval of an Annexation and Zoning (MU Mixed Use) and a Development Agreement modification for two future commercial parcels and a parcel for future roadway. The properties are located at 7230 W. Chinden Blvd and the intersection of W. Old School Drive and N. Mystic Creek Ave, Meridian, Ada County, Idaho, and consists of a total of 5.26 acres. **(ACTION ITEM)**

Topic 7B was heard out of order starting at 8:44 p.m.

Mayor Chadwick explained the public hearing process. Chadwick asked if any Council member had had any ex parte communication, hearing none he opened the public hearing at 8:45 p.m.

City Planner / Zoning Administrator Shawn Nickel used a slide presentation (on file) to provide an overview of the Inspirado Commercial Annexation, with a designation of Mixed Use and a development agreement. He stated the application was submitted and met the requirements of the Unified Development Code, and agency transmittals were taken care of including legal notices and site postings. He said the application was reviewed for compliance with the City Comprehensive Plan and Zoning Ordinance including the South of the River Plan and there were no outstanding issues. Nickel said Staff recommended approval with conditions as noted in the staff report.

**Applicant Presentation:**

**Nicolette Womack of Kimberly Horn, 1100 W. Idaho Street, Boise**, presented on behalf of the applicant. She utilized a slide presentation to depict Inspirado Phase 5, for annexation and zoning with a development agreement. Womack thanked the Council, and said her team was there to request to bring a few parcels into the City and assign MU and R3 PUD Zoning.

She clarified the request was also for the development agreement for Inspirado the original one to be modified to include these parcels as shown in the slide presentation, noting a total of 4.2 acres and a parcel along Chinden is a parcel her client has recently acquired and would like to develop consistent with the rest of the adjacent parcels to achieve consistent setback and use requirements. Ms. Womack noted a parcel on Old School Road, which she stated was a cleanup item and allows Old School Road to continue eastward. She noted Mixed Use and R3 are along Star Road. Womack displayed conceptual elevations and uses she said could be anticipated along Chinden.

With respect to annexation findings, Womack said they reviewed the subdivision area to the South of the River Plan and there is strong retail potential, and the designation is appropriate as a measure allowing Star to either augment the corner development with complementary inline retail and dining tenants or to preserve some of the parcels for later multi-family use or other development. Womack noted this flexibility is important given the current uncertain trajectory of brick-and-mortar retail. The applicant stood for questions.



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### **Public Testimony:**

**Jeanette Johnson of 6760 N. Misty Creek Avenue, Meridian appeared on behalf of Hector Castellanos-Rizo of 6765 N. Misty Creek Avenue, Meridian.** Ms. Johnson explained Mr. Castellanos-Rizo has the property next to the small parcel mentioned in the applicant presentation, the total is 5.6 acres, but the legal documents all have 5.26 acres listed. She said there is a difference when filing the documents, and asked for clarification on where the difference and where the land is, wanting to understand if it is in the Inspirado project. She noted the seven pieces of property, and asked if there is something in between and why annex in between, also why would those seven properties need to get the road to go through. Ms. Johnson pointed out Mr. Castellanos-Rizo's property is actually at a small circle on the map and that the total does come to 4.2 acres, but in all the legal documents it shows a difference of 1.043 acres.

Council Member Nielsen said council relies on people like Ms. Johnson to come and provide testimony so Council can take all of this into consideration.

Applicant representative Ms. Womack explained that the question was on the acreage, and she was able to pull up the legal descriptions which are certified by licensed surveyors. She noted it does have 5.26 noted in the legal description of this permit, and they did note there is a minor error in the report where it mentions the smaller amount.

Ms. Womack stated she believed the difference has to do with the right of way calculation when you annex because annexations usually take the center line. The ITD right of way would usually annex to the center line of Chinden and so it would go beyond the exiting property line so the parcel legal descriptions will be smaller but go to the center line of the road. Womack reiterated this was a cleanup application to clean up the Old School Road access, and then including a parcel which was not previously owned by her client but is at this time, and they would like to develop it consistently. She further noted in the copy of the development agreement with the staff report of page 16 #2, parcels are indicated as mixed use on Star Road and commercial on Chinden.

Mayor Chadwick noted a big challenge is he doesn't want Star to start making 25-30 residential He said he wanted to preserve Star's commercial corridor without having additional residential go into that area. Council discussion ensued on the topic of multi-family apartments, with possible retail on the bottom floor. Council President Hershey said he was in agreement with the Mayor and there should not be residential in that parcel, stating a position of no on multi-family.

Mayor Chadwick closed the Public Hearing at 9:10 p.m.



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### Council Deliberations:

- Council Member Nielsen moved to approve the Inspirado Commercial Annexation (FILE: AZ-23-04 / DA-21-11) with the condition of approval the additional small R3 parcels may be used as a roadway only with no structures/multi-family dwellings; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried.
- C. **PUBLIC HEARING: Vacation of Utility Easements for Milestone Ranch Subdivision (Hoot Nanney Farms) (FILE: VAC-23-01)** - The Applicant is seeking approval of a vacation of existing utility, drainage and irrigation easements within the new Milestone Ranch Subdivision and original Hoot Nanney Farms Subdivision. . The property is located at 8542 Broken Arrow Street (formerly W. Floating Feather Road) in Star, Idaho and consists of approximately 70.52 acres with a proposed density of 4.24 dwelling units per acre. **(ACTION ITEM)**

Topic 7C was considered out of order starting at 9:11 p.m.

Mayor Chadwick explained the public hearing process. Chadwick asked if any Council member had had any ex parte communication and hearing none he opened the public hearing at 9:11 p.m.

City Planning & Zoning Administrator Nickel gave a brief overview of the application, noting it was for the vacation of utility easements for the Milestone Ranch subdivision. He clarified the request is for vacation of the existing utility easements in the original Hootenanny subdivision which is now the Milestone Ranch subdivision. Nickel noted all application requirements including agency transmittals, legal notices, and site postings have been completed, the Uniform Development Code requirements were met, and the application was reviewed for compliance with City Codes and the Comprehensive Plan.

Nickel referenced the exhibits to the Staff Report contain the waiver letters from the agencies which have easement within the subdivision and there are no outstanding issues. Mr. Nickel also noted the City Engineer has reviewed the application for compliance with all survey and engineering matters and the Staff Recommendation is for approval with conditions as listed in the staff report.

### Applicant Presentation:

**Kyle Pruitt of 3103 W. Cheryl Drive, Meridian, appeared on behalf of Toll Brothers.** Mr. Pruitt gave an overview of the company, explaining Toll Brothers is a national Fortune Magazine #1 award-winning homebuilder and they employ over one-hundred-and forty Idahoans here in the Meridian area and they have a number of communities being developed in Star.

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Pruitt utilized a slide presentation to show the location of Milestone Ranch, noting it was northwest of Emmett Highway/Highway 16 and pointing out proximity to Floating Feather Road. He stated the subdivision was approximately seventy acres, with two hundred eight-four residential lots and thirty-three common lots. Pruitt said Toll Brothers had recorded phase one of the subdivision the day before (July 17) with approval from the Ada County surveyor. He noted other phases were planned for and their various statuses.

With respect to this evening's application, Pruitt explained the two easements in question were on the previous Hootenanny Farm Subdivision and were recorded in Ada County in 2010. He described the first was a ten-foot utility easement located along the exterior boundary of the subdivision except for ninety feet along the south boundary of Lot One (the southern section near Southeast corner of the three parcels and the second easement was a ten-foot public utilities drainage and irrigation easement lying five feet on either side of all interior lots.

Pruitt referenced letters from CenturyLink, Idaho Power, CTC Telecom, Star Sewer & Water District, Sparklight, and Intermountain Gas as being letters of approval and/or letters of no objection with respect to the previous Hootenanny Subdivision easements being vacated. The applicant stood for questions.

**Public Testimony:**

None was offered.

Mayor Chadwick closed the public hearing at 9:17 p.m.

**Council Deliberation:**

- Council President Hershey moved to approve the Vacation of Utility Easements for Milestone Ranch Subdivision (Hoot Nanney Farms) (FILE: VAC-23-01) with conditions of approval as stated in the Staff Report; Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Nielsen – aye. Motion carried.

**8. ADJOURNMENT**

Mayor Chadwick adjourned the Star City Council meeting at 9:34 p.m.

ATTEST: \_\_\_\_\_

\_\_\_\_\_  
Trevor A Chadwick, Mayor

Jacob M Qualls, City Clerk - Treasurer

**CITY COUNCIL REGULAR MEETING NOTES**

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

Mayor Chadwick called the meeting to order at 7pm and led the Pledge of Allegiance.

**2. INVOCATION – Host Coordinator, Haroll Wiley, LifeSpring Church**

Host Coordinator Harrol Wiley from LifeSpring Church offered the invocation.

**3. ROLL CALL**

**ELECTED OFFICIALS** – Mayor Trevor Chadwick, Council President David Hershey, Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Neilsen were all present.

**STAFF** – City Clerk – Treasurer Jacob Qualls, Public Information Officer Dana Partridge, Information Technology Director Shane Dale, Planning & Zoning Administrator Shawn Nickel, Assistant Planning & Zoning Administrator Ryan Field, Star Police Chief Zack Hessing, Mid/Star Deputy Fire Chief Victor Islas, City Attorney Chris Yorgason were also present.

**4. PRESENTATIONS****A. Parks Art & Beautification Committee Presentation - Dog Brick Donation - Hand & Paw**

This presentation has been delayed to a future date.

**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:**

This item has been tabled to a future date due to an agenda issue.

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

**A. Ordinance 388-2023 (Willowbrook Annexation & Development Agreement AZ-21-12 / DA-21-20) AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AS DESCRIBED IN EXHIBIT A, IN STAR, IDAHO, AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY WILLOWBROOK DEVELOPMENT, INC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-2-DA) OF APPROXIMATELY 726.6 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. (ACTION ITEM)**



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Nickel explained this item needs tabled due to a legal description issue. It is expected to be corrected for the October 17, 2023 Regular City Council Meeting.

- B. **Time Extension (Haven Ranch Subdivision FILE: TE-23-05)** - The Applicant is seeking approval of a time extension for Haven Ranch Subdivision, consisting of 5 residential lots and 2 common lots on 5.1 acres. The subject property is generally located on the east side of N. Brandon Road, south of New Hope Road in Star, Idaho. Ada County Parcel No. R7626730100. **(ACTION ITEM)**

Nickel explained the request for a one-year time extension. He explained this was their first request for a time extension.

Council Member Salmonsens asked if there had been any issues with weed abatement. Applicant Chris Todd explained the equipment for weed abatement has been dropped off. It is also hoped the final plat will be completed and brought back before the City Council by the end of the year.

- Council President Hershey moved to approve the time extension for Haven Ranch Subdivision; Council Member Salmonsens seconded the motion. Roll Call Vote: Hershey – aye, Wheelock – aye, Salmonsens – aye, Neilsen – aye. Motion carried.

- C. **Time Extension (Trapper Ridge Subdivision Phase 3 FILE: TE-23-02)** - The Applicant is seeking approval of a time extension for Trapper Ridge Subdivision Phase 3, consisting of 51 residential lots and 2 common lots on 13.69 acres. The phase is located in the center of the preliminary plat, north of W. New Hope Road in Star, Idaho. The subject property is located west of N. Cherry Laurel Way and north of W. Mountain Iris Street. Ada County Parcel Numbers R6046660220, R6046660100 & R6046660317. **(ACTION ITEM)**

Nickel explained the applicant has requested a one-year time extension for Phase 3 of the Trapper Ridge Subdivision. He stated the applicant has stated they are still working out their administrative extension and asked for an additional year.

Council Member Salmonsens asked about the weeds on the property, and staff replied there have not been any reports or issues at this time.

Council Member Neilsen stated the city does not see a lot of time extensions and asked if the conditions can be placed on the extension. City Attorney Yorgason stated normally extensions do not come with conditions and usually if there is a problem with weeds or other issues it is handled administratively until which time it needs to be brought before the council.



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- Council Member Salmonsens moved to approve the time extension for Trapper Ridge Subdivision Phase 3 to the date of February 17, 2025; Council President Hershey seconded the motion. Roll Call Vote: Hershey – aye, Wheelock – aye, Salmonsens – aye, Neilsen – aye. Motion carried.

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

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

Mayor Chadwick opened the Public Hearing at 7:15pm, read the rules of the Public Hearing Process and asked the City Council if they had any ex parte' contact to report; none reported.

Jay Walker, on behalf of Todd Campbell the applicant for Iron Mountain Vista Subdivision explained the purpose of the De-Annexation was to clean up the Record of Survey which was part of possibly an old handshake deal which allowed for a water service line to be installed on the property servicing properties which were not part of the Subdivision. This de-annexation is just east of the Iron Mountain Estates ridge and affects one lot of the subdivision which will be deeded to the adjoining lots. The property was part of the Worsley property and Record of Survey. Walker explained no additional access is required and the property will continue to be utilized for the adjoining properties for a utility easement but not part of the subdivision if the de-annexation were approved. Ada County suggested this be an administrative process and this will help with any future maintenance issues with the southern property owners. The property owners will retain access to the well head and pump and lines to those affected property owners.

Council Member Wheelock asked once the property is de-annexed, how is the city to make sure the adjoining property owners lots are not messed up with this process.

Walker and City Attorney Yorgason explained language can be added to the recorded documents it with the county in the long-term record indicating the deed and binding the existing and future owners. owners.

Nickel explained the neighbors were noticed and the applicants had spoken to the neighboring property owners, and no one had raised issues to staff.

As there was no one present signed in to speak about the issue, Mayor Chadwick closed the public hearing at 7:31pm.





# CITY COUNCIL REGULAR MEETING NOTES

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Tuesday, October 03, 2023 at 7:00 PM

- Council President Hershey moved to approve the Iron Mountain Vista De-Annexation; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye, Wheelock – aye, Salmonsens – aye, Neilsen – aye. Motion carried.

**B. PUBLIC HEARING - Starpointe Subdivision Phase 2 (FILES: AZ-23-03; DA-21-09 (MOD); PP-23-02; PR-23-02 &PP-21-10)** - The Applicant is requesting approval of an Annexation and Zoning (R-4), a Development Agreement Modification, a Preliminary Plat for a proposed residential subdivision consisting of 12 residential lots and 2 common lots, a private street and an amendment to the original Starpointe Subdivision Preliminary Plat. The property is located at 6777 and 6825 N. Star Road in Star, Idaho, and consists of 3.08 acres with a proposed density of 3.08 dwelling units per acre. The subject property is generally located on the west side of N. Star Road between Hwy 20/26 (Chinden Blvd) and W. Joplin Road. Ada County Parcel No's. S0419449020 & S0419417750. **(ACTION ITEM)**

Nickel explained the applicant has requested the public hearing be tabled to December 5, 2023, so they can continue to work with ACHD and other agencies.

- Council President Hershey moved to table the Public Hearing for Starpoint Subdivision to December 5, 2023; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye, Wheelock – aye, Salmonsens – aye, Neilsen – aye. Motion carried.

## 8. ADJOURNMENT

Mayor Chadwick closed the meeting at 7:33pm

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_  
Jacob M Qualls, City Clerk - Treasurer



## CITY COUNCIL SPECIAL MEETING NOTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, November 14, 2023 at 6:30 PM

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

Mayor Chadwick called the meeting to order at 6:30 pm and led the Pledge of Allegiance.

### 2. ROLL CALL

#### Elected Officials:

Council Members: Jennifer Salmonsén, Kevan Wheelock, David Hershey, Kevin Nielsen, Mayor Trevor Chadwick were all present.

#### Staff:

Planning & Zoning Administrator Shawn Nickel, Assistant Planner Ryan Field, City Clerk – Treasurer Jacob Qualls, Public Information Officer Dana Partridge, Deputy Fire Chief Victor Islas, Police Chief Zach Hessing, City Engineer Ryan Morgan and Assistant City Engineer Tim Clark were present.

### 3. CITY COUNCIL WORKSHOP: Unified Development Code Amendment Discussions

#### A. UDC & Municipal Code Workshop

1. Unified Development Code Review – Shawn Nickel
  - a) Chapter Review (Additional Review needed)

Shawn Nickel explained the code suggested changes were not a complete overhaul but had been suggested over the last 16 months since the last code update from City Staff, Star Elected Officials and from the public at large in some instances. Many of the changes are minor housekeeping items.

Nickel began with a power point presentation with a Administrative Design Review committee formation. In Article C Nickel and the Council agreed the Surety Agreement section should be reviewed by the City's Legal Counsel but suggested labor to be included in the Surety Bonding sections. A term to "Reject Unbalanced Bids" by the Engineer should be included.

Nickel discussed Article E Definitions and included several new definitions and re-working some the council suggested changes to.

A discussion about Building Heights in certain areas of the community and Fire Code Requirements for certain heights of buildings ensued. Further discussions about building heights will be discussed as the code is updated.

- b) Build to Rent Ordinance (Not discussed completely)

Nickel explained there were some definitions suggested and the city has learned a lot in its experience in the last few years. Further discussion about this section update will be needed.



# CITY COUNCIL SPECIAL MEETING NOTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, November 14, 2023 at 6:30 PM

- 2. Municipal Code Review – Ryan Field
  - a) Police & Fire

At 8:36pm the meeting switched to other code updates presented by Ryan Field. Field explained there were definitions needing to be included in the current city Municipal Code. Some code changes he suggested are for Parking, Noise Control, Animal Control (Dogs), Open Containers in City Parks and City Property.

- b) Building, Electrical (Not discussed)
- c) Chicken Ordinance (Not discussed)
- d) Employee Benefits Discussion – Councilman Nielson (Not discussed)

## B. Survey Monkey Results – Mayor Chadwick

Mayor Chadwick discussed the Survey Monkey Results (at the beginning of the meeting) which asked citizens of code changes they would prefer to see. Chadwick stated there were many answers that discussed allowing chickens and reducing density within the community. He stated the survey HAD BEEN open for fifteen days. He also stated there would need to be another meeting in January.

## C. ADJOURNMENT

Mayor Chadwick closed the meeting at 9:35pm and discussed finding an additional date to review the other suggested changes with the building codes, chicken ordinance and the employee benefits discussion.

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_  
Jacob M. Qualls, City Clerk - Treasurer

**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
IRON MOUNTAIN VISTA SUBDIVISION DE-ANNEXATION  
FILE NO. DE-AX-23-01**

The above-entitled De-Annexation of a portion of the Iron Mountain Vista Subdivision came before the Star City Council for their action on October 3, 2023, 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 is requesting de-annexation of a small area of about 3,500 square feet along the southern boundary of the property annexed as part of the Iron Mountain Vista Subdivision. The property is located on the north side of W. Floating Feather Road, approximately 650 east of N. Pollard Lane in Star, Idaho, and consists of 16.46 acres with a proposed density of 2.79 dwelling units per acre. The subject property is generally located between N. Pollard Lane and N. Hwy 16. Ada County Parcel Numbers R9545740040 & R9545740050.

*B. Application Submittal:*

The Land Use application was deemed complete on August 2, 2023.

*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 15, 2023. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on August 7, 2023. The property was posted in accordance with the Star Unified Development Code on September 21, 2023.

*D. History of Previous Actions:*

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

E. *Development Features.***DE-ANNEXATION:**

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

**8-1B-1C ANNEXATION/REZONE FINDINGS:**

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.  
*The Council finds that the de-annexation of the property will comply with the intent of 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 de-annexation of the property meets the intent of the proposed district and purpose 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 the de-annexation 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 by the de-annexation of this property.*
5. The annexation is in the best interest of the city.  
*The Council finds the de-annexation request is reasonably necessary for the protection of those residents that would benefit from this action.*

**Public Hearing of the Council:**

- a. A public hearing on the application was heard by the City Council on October 3, 2023, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.
- b. Oral testimony regarding the application was presented to the City Council.

**Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed de-annexation in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the request. The Council concluded that the Applicant’s request meets the requirements within the Unified Development Code. Council hereby incorporates the staff report dated October 3, 2023 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.

**Council Decision:**

The Council voted 4-0 to approve the De-Annexation for a portion of the Iron Mountain Vista Subdivision on October 3, 2023.

Dated this 22<sup>nd</sup> day of November 2023.

Star, Idaho

By: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star Planning Department *Shen J. M...*

**MEETING DATE:** **November 21, 2023**

**FILE(S) #:** FP-23-18 Final Plat, Moon Valley Subdivision Phase 8

### REQUEST

The Applicant is requesting approval of a Final Plat for Moon Valley Subdivision Phase 8 consisting of 20 residential lots and 6 common lots on 42.45 acres. The property is zoned Mixed Use (MU-DA).

The subject property is generally located southeast of the intersection of State Highway 44 and State Highway 16, Star, Idaho 83669. Ada County Parcel Numbers: S04161317600, R5793101300, S0416427800, S0416417400.

### APPLICANT/OWNER/REPRESENTATIVE

**REPRESENTATIVE**

Wendy Shrief  
JUB Engineers  
2760 W. Excursion Lane, Ste. 400  
Meridian, Idaho 83642

**APPLICANT**

M-3 ID Moon Valley, LLC  
1673 Shoreline Drive, Ste. 200  
Boise, ID 83702

### PROPERTY INFORMATION

Land Use Designation - Mixed Use (M-U)

**Phase 8**

Acres - 42.45  
Residential Lots - 20  
Common Lots - 6  
Commercial - 0

## HISTORY

The property was annexed into the City of Star and zoned Commercial (C1), Mixed Use (MU), Limited Office (LO) and Residential (R2) all with a development agreement on July 7, 2009. On April 16, 2019, the Council approved a Comprehensive Plan Map Amendment to Mixed Use, a Rezone to Mixed Use (MU), a Development Agreement Modification to allow waivers to the design standards of the Unified Development Code, a Conditional Use Permit to allow residential uses in the Mixed-Use zone and limited gravel crushing as part of the creation of the pond amenities, and approval of a Preliminary Plat for Moon Valley Subdivision.

On November 19, 2019, City Council approved Phase 1 of Moon Valley Subdivision.

On March 17, 2020, City Council approved Phase 2 of Moon Valley Subdivision.

On June 16, 2020, City Council approved a Preliminary Plat for Moon Valley Commons Subdivision, modifying portions of the original Preliminary Plat and adding additional area.

On December 1, 2020, City Council approved the Final Plat (FP-20-21) Phase 3 of Moon Valley Subdivision.

On June 1, 2021, City Council approved the Final Plat (FP-20-21), Phase 4/5 of Moon Valley Subdivision.

On May 3, 2022, City Council approved the Final Plat (FP-21-32), Phase 6 of Moon Valley Subdivision.

On May 9, 2023 City Council approved Final Plat (FP-23-02), Phase 7 of Moon Valley Subdivision.

## GENERAL DISCUSSION

The Final Plat layout for Phase 8 complies with the approved Preliminary Plat of Moon Valley Commons and the original revised Moon Valley Subdivision.

This subdivision is located in a special flood hazard zone per FEMA FIRM panel #16027C0300f and 16601C0140 H. Base flood elevation in AE zone is 2496-2493 All floodway issues and permits shall be completed prior to signature of the final plat.

Specific setbacks, as discussed and agreed upon by staff and the applicant, and as approved by the City Council in the Development Agreement to include the following:

**Single Family Residential Setbacks.** Notwithstanding anything in the Development Agreement or in Star City Code to the contrary, the setbacks for single-family residential lots within any of the real property encumbered by the Development Agreement shall be, as follows:



<b>Residential Setbacks</b>		
Less than 5,000 SF, Multi-Family, or Attached		
	Front	N/A
	Rear	N/A
	Side	N/A
	Street Side	N/A
Cluster Lot Setback (4 lot cluster on shared driveway)		
	Front (to street)	10 feet
	Rear	10 feet
	Side (interior)	5 feet
	To Common Drive	3 feet
5,000 SF - 12,000 SF		
	Front	10 feet to living or side load garage, 20 feet to garage door
	Rear	20 feet
	Side	5 feet
	Street Side	12 feet
Greater than 12,000 SF		
	Front	15 feet to living or side load garage, 25 feet to garage door
	Rear	30 feet
	Side	5 feet single story/ 7.5 feet if 2 story element is more than 50% of side
	Street Side	15 feet

Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:

The Preliminary Plat consists of 267 single family residential lots, 22 common lots, 8 driveway lots and one private road lot. The common area is approximately 62.15 acres or 42.8% of the overall property. Lot sizes range from the smallest at 5,454 sq. ft. to the largest at 34,727 sq. ft., with the average lot size at 10,202 square feet, creating a density of 1.84 dwelling units per acre. The main access point for this development will come from one main access point from W. Moon Valley Road at S. Blue Moon Avenue. There are two emergency access roads planned, one to the west of the property and one on the eastern side of the property.

- Private Streets  
All private streets shall be built to ACHD roadway standards and shall be constructed to a minimum of 33 feet of improved width.
- Blocks Lengths exceeding 500'  
The Applicant has received a waiver of the block length requirement for this development.
- Sidewalks  
Sidewalks are proposed at five-foot (5') widths and will be detached throughout the development.
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development.
- Street Names  
Street names will be approved by the Ada Street Naming Committee prior to signature of final plat.
- Mailbox Clusters  
The City of Eagle, Idaho Postmaster has provided approval for the mail clusters in a previous phase.
- The Council voted unanimously to approve the Comprehensive Plan Map Amendment to Mixed Use, the Rezone to Mixed Use (MU), the Development Agreement Modification to allow waivers to the design standards of the Unified Development Code, the Conditional Use Permit to allow residential uses in the Mixed Use zone and limited gravel crushing as part of the creation of the pond amenities, and approval of the Preliminary Plat for Moon Valley Subdivision on June 4, 2019.
  - Site Specific Conditions of Approval included the following:

1. The applicant shall provide public access to the greenbelt from Highway 44 to the river by means of a permanent access easement. The easement(s) shall be recorded and provided to the City prior to approval of the final plat.
2. The applicant shall tile the irrigation ditch along Moon Valley Road, with the HOA being responsible for the maintenance of the ditch.
3. Street lights shall be of a design intended to direct lighting downward and protect the dark sky.
4. All private streets shall be built to ACHD roadway standards and shall be constructed to a minimum of 33 feet of improved width.

**Staff analysis of Final Plat Submittal:**

Common/Open Space and Amenities – The open space and amenities for the subdivision have been included in previous phases of the development.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required within the landscape strips of the detached sidewalks. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code.

Streetlights – Streetlight design specifications were submitted as a part of Phase 1 final plat approval. Streetlights should be consistent throughout the development. The proposed streetlight locations for Phase 8 satisfy the requirements of the Unified Development Code.

Street Names – The Applicant has provided documentation from Ada County that the proposed street names have been approved and are reflected correctly on the final plat.

Mail Clusters – Mailbox cluster locations have been previously approved for this development and are already installed.

Subdivision Name – The Applicant has provided documentation from Ada County that this portion of the development, Phase 8 does not need a separate name and can indeed continue using phase numbers of Moon Valley Subdivision.

**PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on October 20, 2023.

October 26, 2023

DEQ

Standard Letter

**FINDINGS**

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

the following:

A. The Plat is in conformance with the Comprehensive Plan.

*The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.*

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

*Council finds that all public services are available and able to accommodate this development.*

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

*Council knows of no financial hardship that would prevent services from being provided.*

D. The development will not be detrimental to the public health, safety or general welfare; and, *Council finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*

E. The development preserves significant natural, scenic or historic features.

*Council finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.*

#### CONDITIONS OF APPROVAL

1. The final plat for Moon Valley Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to construction in any Floodplain or Floodway area the applicant shall meet all requirements of the City Flood Administrator, IDWR and FEMA regarding approval of CLOMR, Hydrology Analysis and No-Rise Certifications.**
3. **Applicant/Owner shall install conduit in the shared utility trench to be used for fiber at a later date. The conduit shall be a minimum of 2-inch diameter or larger to accommodate the needs of the development.**
4. All approvals relating to floodplain/floodway issues and requirements shall be completed and approved by the City Flood Administrator **prior to signature of the final plat.**
5. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
6. **Should any substantial changes be made to this plat, including new phasing, the application may be subject to new Council approval.**
7. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
8. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
9. 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.

- 10. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk’s signature.
- 11. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- 12. All common areas shall be maintained by the Homeowners Association.
- 13. Streetlights shall be continuous throughout the 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.
- 14. Street trees shall be installed per Unified Development Code Standards for Street Trees.
- 15. A form signed by the Star Sewer & Water District shall be submitted to the City **prior to signature of the final** stating that all conditions have been met.
- 16. 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.**
- 17. A copy of the recorded CC&R’s shall be submitted to the City of Star prior to any building permits being issued.
- 18. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 19. **Prior to signature of the final plat**, written approval from Boise River Flood Control District #10 shall be provided to the City stating that recordation of necessary maintenance and access easements have been completed, if applicable.
- 20. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
- 21. A sign application is required for any subdivision sign.
- 22. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-23-18 Moon Valley Subdivision, Final Plat, Phase 8 on \_\_\_\_\_, 2023.





09/28/2023 3:04:01 PM

City Section 5, Item D.  
P.O.  
Star, Idaho 83669  
P: 208-286-7247

# FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-23-18</u>
Date Application Received: <u>9-28-2023</u> Fee Paid: _____
Processed by: City: <u>Barbara Norgrove</u>

and 1 private road

## Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: J-U-B Engineers, Inc - Wendy Shrief  
 Applicant Address: 2760 W Excursion Lane, Ste 400 | Meridian, ID Zip: 83642  
 Phone: (208) 376-7330 Email: wshrief@jub.com

Owner Name: M3 Companies | Mark Tate  
 Owner Address: 1673 Shoreline Drive, Ste 200 | Boise, ID Zip: 83642  
 Phone: (208) 376-7330 Email: mtate@m3companiesllc.com

Representative (e.g., architect, engineer, developer):  
 Contact: Wendy Shrief Firm Name: J-U-B Engineers, Inc.  
 Address: 2760 W Excursion Lane, Ste 400 | Meridian, ID Zip: 83642  
 Phone: (208) 376-7330 Email: wshrief@jub.com

## Property Information:

Subdivision Name: Moon Valley Subdivision Phase: No 8

Parcel Number(s): S04161317600; R5793101300; S0416427800; S0416417400

Approved Zoning: R-2 Units per acre: \_\_\_\_\_

Total acreage of phase: 42.45 Total number of lots: 26

Residential: 20 Commercial: 0 Industrial: 0

Common lots: 6 Total acreage of common lots: 31.24 Percentage: 73.6 %

including 1 common driveway lot and 1 private road lot  
Percent of common space to be used for drainage: 0% Acres: 0

Special Flood Hazard Area: total acreage 42.45 number of homes 20

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>267</u>	<u>20</u>
Number of Common Lots:	<u>22</u>	<u>4 including driveway and private road lots</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>8 Common Driveway Lots</u>	<u>1 Driveway Lot</u>
	<u>1 Private Road Lot</u>	<u>1 Private Road</u>

Amenities: Open space with landscaping

**Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):**

Subdivision Name: Moon Valley Subdivision Phase: No 8

Special Flood Hazard Area: total acreage 42.45 number of homes 20

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0140J  
 FIRM effective date(s): mm/dd/year June 19, 2020  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE, X, Floodway  
 Base Flood Elevation(s): AE 2488.9 ft., etc.: Through 2491.2
- 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.

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
X	Completed and signed copy of Final Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
X	Electronic copy of current recorded warranty deed for the subject property	
X	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 and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	



X	One (1) 11" X 17" copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight <b>design and location</b> information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	
X	<b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.</li> </ul>	
	<b>**NOTE: No building permits will be issued until property is annexed into the Star Sewer &amp; Water District and all sewer hookup fees are paid.</b>	

**FEE REQUIREMENT:**

*\*\* I have read and understand the above requirements. I further understand fees are due at the time of filing. 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

Revised 9/26/2023 by WS

Date



J-U-B FAMILY OF COMPANIES

September 27, 2023

City of Star  
Planning & Zoning Dept  
PO Box 130  
Star, ID 83669

**RE: Moon Valley Subdivision No. 8 | Narrative | Design and Final Plat Submittal**

To Whom it may concern:

On behalf of M3 ID Moon Valley, LLC, please accept this request for Final Plat approval for Moon Valley Subdivision No 8 located Southeast of the intersection of State Highway 44 and State Highway 16, Star, ID. The proposed development includes a total of 26 lots on 42.45 acres; 20 lots are single family residential and 6 are common lots (including 1 private driveway lot and 1 private road lot). The Preliminary Plat for this development was originally approved as Moon Valley Subdivision. The overall density for the phase is 2.12 DU/ac, the average lot size is 22,037.60 sf and lots range in size from 14,710 sf to 26,868 sf. Open space for Moon Valley 8 is provided in adjacent phases for Moon Valley including a clubhouse, swimming pool and recreational facilities.

The specific provisions requested in the final plat application are intended to be addressed in the plat and construction documents as described below:

- The final plat conforms to the approved preliminary plat.
- The final plat conforms to the applicable provisions of the City of Star Code.
- The final plat and development plans conform to best management practices and acceptable surveying, engineering, and landscape architectural practices, and local standards.

The enclosed applications have been submitted in accordance with the requirements of the City of Star. The development has also been designed in accordance with the City of Star Code. Please contact me at (208) 376-7330 if you have any questions regarding this application.

Sincerely,

Wendy Shrief, AICP  
**J-U-B Engineers, Inc**

Line #	Direction	Length
L1	N86°50'56"E	61.21'
L2	S00°45'05"W	179.80'
L3	N88°29'03"E	161.24'
L4	S89°52'50"E	53.25'
L5	S62°22'53"E	17.26'
L6	N76°37'43"W	37.06'
L7	S80°03'57"E	156.38'
L8	S71°32'00"W	222.35'
L9	S61°42'20"W	252.98'
L10	N88°28'23"W	157.78'
L11	N73°16'53"W	122.68'
L12	S00°56'49"W	53.65'

Line #	Direction	Length
L13	S88°19'01"E	27.36'
L14	S69°48'37"E	123.04'
L15	S23°52'54"E	142.15'
L16	S09°29'29"E	92.16'
L17	S33°50'44"E	49.99'
L18	S29°26'34"E	66.43'
L19	S48°25'36"E	55.40'
L20	S56°13'59"E	60.61'
L21	S74°27'58"E	112.81'
L22	S88°59'55"E	24.08'
L23	N06°06'18"E	209.06'

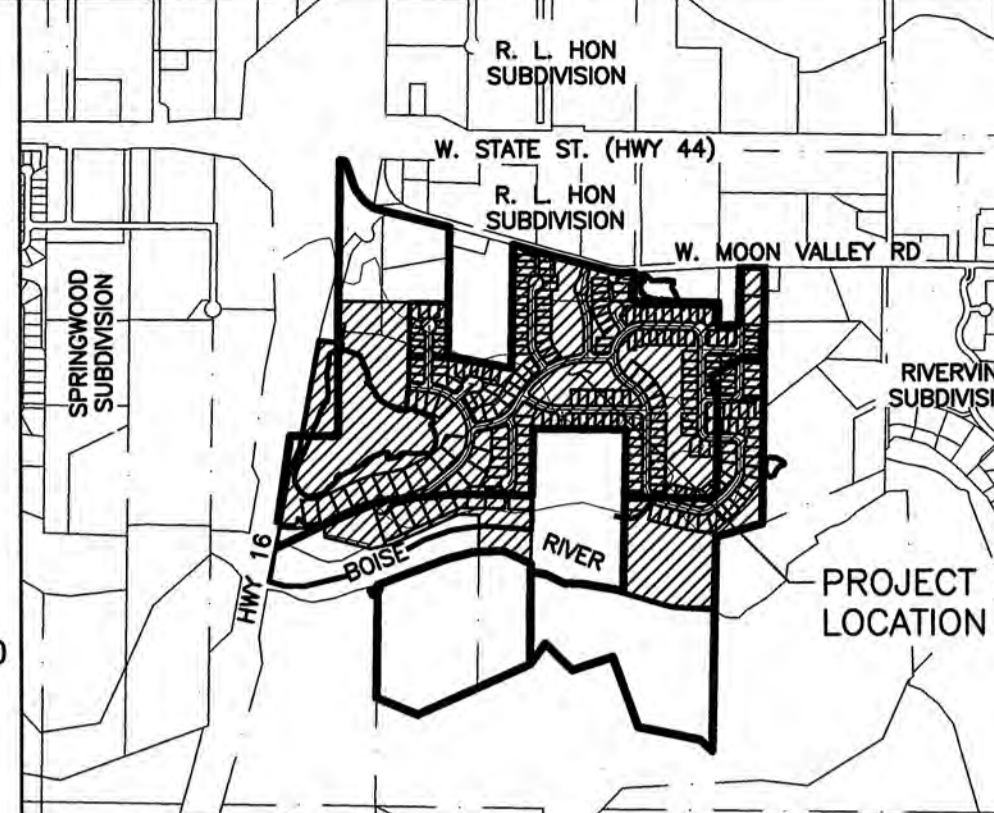
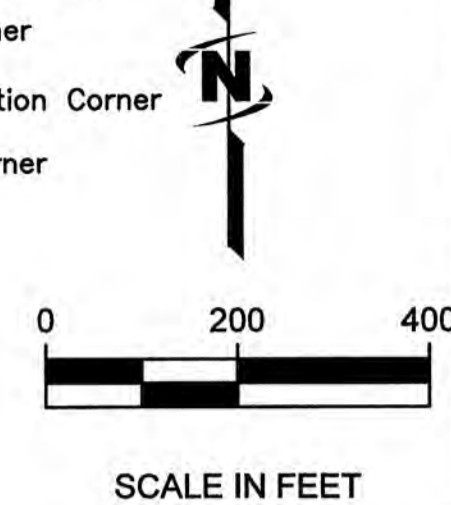
**SHEET INDEX**

SHEET NUMBER	SHEET TITLE
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING CONDITIONS
PP-03	PROPOSED CONDITIONS
PP-04	PROPOSED CONDITIONS
PP-05	PROPOSED CONDITIONS
PP-06	SEWER LINE LOCATION PLAN
PP-07	12 IN SEWER LINE PROFILES
PP-08	SEWER LINES E, F, G, PROFILES
PP-09	SEWER LINES B, D, L SEWER PROFILES
PP-10	SEWER LINES A, C, H, I, J, SEWER PROFILES
PP-11	SEWER LINES L, N, SEWER PROFILES
GR-01	CONCEPTUAL GRADING AND DRAINAGE
PH-01	PHASING PLAN

PRELIMINARY PLAT FOR  
**MOON VALLEY SUBDIVISION**  
SITUATED IN WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
STAR, ADA COUNTY, IDAHO  
2019

**BOUNDARY LEGEND**

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner



**JUB**  
J-U-B ENGINEERS, INC.  
250 S. Beechwood Ave.  
Suite 201  
Boise, ID 83709-0944  
Phone: 208.376.7330  
www.jub.com

BOUNDARY NOTE:  
BOUNDARY OF MOON VALLEY SUBDIVISION IS SUBJECT TO ANY CLAIM OF OWNERSHIP BY THE STATE OF IDAHO TO ANY OF THE HEREOF DELINEATED LANDS LYING WITHIN THE BED OF THE BOISE RIVER.

**NOTES:**

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 2, 33, 42, 57, 61, 76, 80, 85, 108, 118, 129, 133, 141, 169, 217, 224, 233, 243, 252, 277, 279, and 289. BLOCK 1, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 1, BLOCK 1 IS A PRIVATE ROAD. LOTS 17, 47, 97, 115, 244, 258, AND 278, BLOCK 1 ARE SHARED DRIVEWAY LOTS.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
- LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOON VALLEY SUBDIVISION.
- THIS PROPERTY HAS PORTIONS LOCATED IN ZONE X AND ZONE AE OF THE FLOOD INSURANCE RATE MAP NO. 16001C0130 H, COMMUNITY PANEL NO. 0130 H, AND PORTIONS LOCATED IN ZONE X, ZONE AE, AND ZONE AE FLOODWAY OF MAP NO. 16001C0140 H, COMMUNITY PANEL NO. 0140 H WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 19, 2003 AND IS IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND**

- | EXISTING                   | PROPOSED                   |
|----------------------------|----------------------------|
| -S-                        | -S-                        |
| -W-                        | -W-                        |
| -PI-                       | -PI-                       |
| -SD-                       | -SD-                       |
| -CL-                       | -CL-                       |
| -L-                        | -L-                        |
| -6" VERTICAL CURB & GUTTER | -6" VERTICAL CURB & GUTTER |
| -ROLLED CURB & GUTTER      | -ROLLED CURB & GUTTER      |
| -5' SIDEWALK               | -5' SIDEWALK               |
| -SM-                       | -SM-                       |
| -DF-                       | -DF-                       |
| -IM-                       | -IM-                       |
| -SL-                       | -SL-                       |
| -TD-                       | -TD-                       |
| -CN-                       | -CN-                       |
| -EP-                       | -EP-                       |
| -GL-                       | -GL-                       |
| -FL-                       | -FL-                       |
| -FH-                       | -FH-                       |
| -2650                      | -2650                      |
| -2651                      | -2651                      |

**IRRIGATION DISTRICT**

LITTLE PIONEER DITCH CO.  
PO BOX 70  
STAR, ID 83669

**LAND SURVEYOR**

ROBERT L. KAZARINOFF, P.L.S.  
J-U-B ENGINEERS  
250 S. BEECHWOOD AVE. STE. 201  
BOISE, ID 83709  
208-376-7330

**CIVIL ENGINEER**

SCOTT WONDERS, P.E.  
J-U-B ENGINEERS  
250 S. BEECHWOOD AVE. STE. 201  
BOISE, ID 83709  
208-376-7330

**DEVELOPER**

M3 COMPANIES  
1087 W. RIVER STREET  
SUITE 310  
BOISE, ID 83702  
MARK TATE 208-939-6263

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	184.80'	533.00'	19°51'56"	S83°11'44"E	183.88'
C2	140.63'	8288.38'	0°58'20"	N89°32'05"E	140.63'

**LAND USE SUMMARY (SEE BOUNDARY NOTE)**

TOTAL AREA:	145.08 AC.
TOTAL LOTS:	298 LOTS
RESIDENTIAL LOTS:	267 LOTS
COMMON AREA LOTS:	22 LOTS
COMMON DRIVEWAY LOTS:	8 LOTS
PRIVATE ROAD LOT:	1 LOT
RESIDENTIAL DENSITY:	1.84 DU/AC
COMMON AREA:	62.15 AC. (42.8%)
QUALIFIED OPEN SPACE:	60.85 AC. (41.9%)
AVERAGE LOT SIZE:	10,202 S.F.
SMALLEST LOT:	5,454 S.F.
EXISTING ZONE:	MU, R-2



Plot Date: 11/28/2018 12:27 PM Plotted By: Evertt Eammet Date Created: 11/28/2018 10:58:58 AM USER: ELS@JUB.COM PROJECT: JUB10-18-046-M3 ANDERSON/PRE-PLAT/ADDSHEET10-18-046 PRE-PLAT.DWG



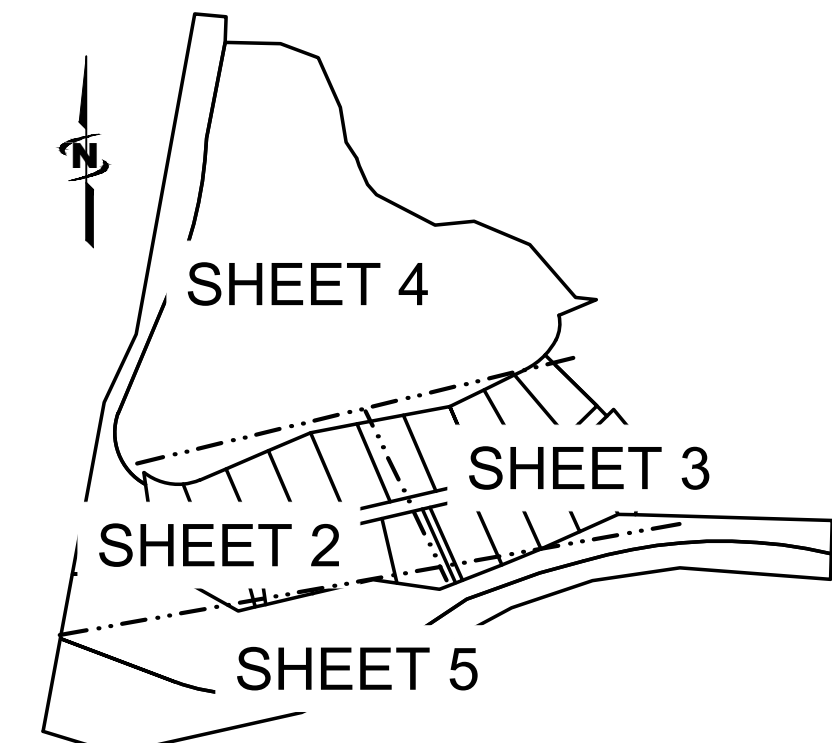
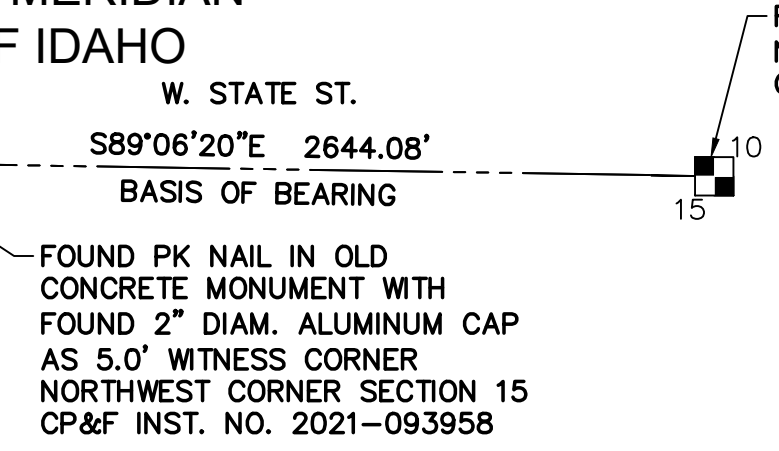
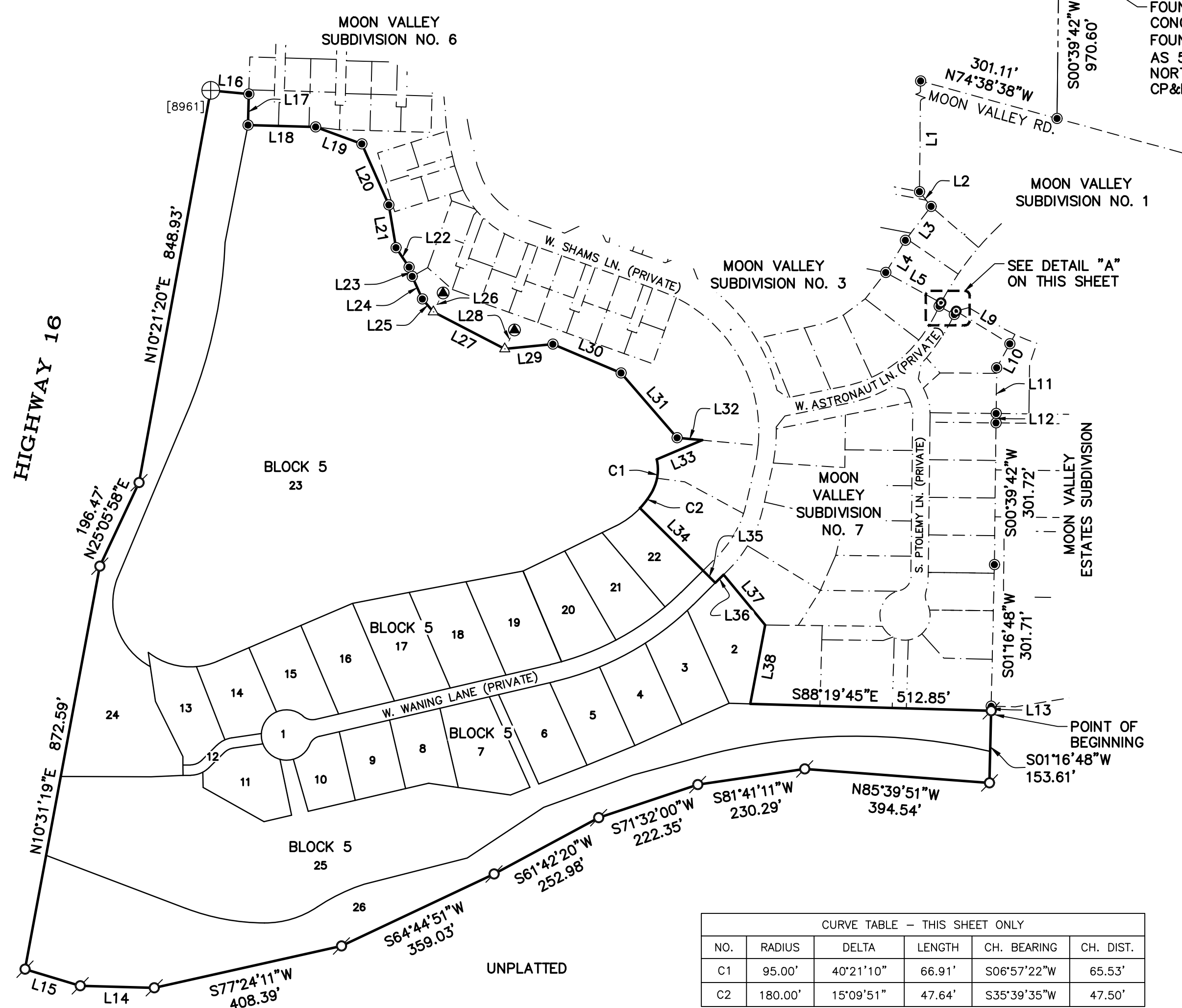
NO.	REVISION	DESCRIPTION	BY	DATE

**MOON VALLEY SUBDIVISION**  
STAR, ADA COUNTY, IDAHO

PRELIMINARY PLAT  
BOUNDARY AND PROJECT INFORMATION

FILE: 10-18-046-PRE-PLAT  
JUB PROJ #: 10-18-046  
DRAWN BY: ---  
DESIGN BY: ---  
CHECKED BY: ---  
SCALE: 1"=80'  
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 11/28/2018  
SHEET NUMBER:  
**PP-01**

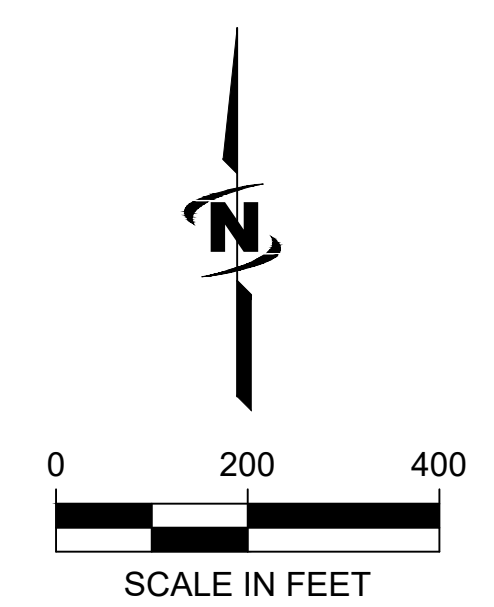
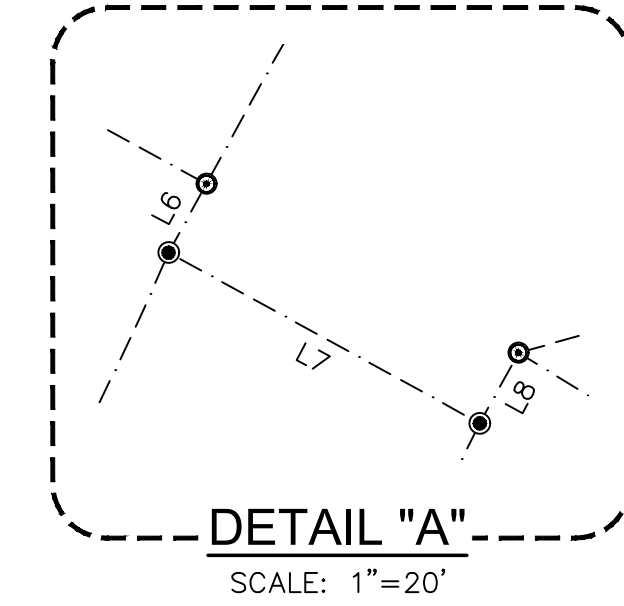
PLAT OF  
**MOON VALLEY SUBDIVISION NO. 8**  
 SITUATED IN THE EAST HALF OF SECTION 16,  
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
 CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO  
 2023



KEY MAP  
 1" = 500'

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - TIE LINE
- - - ADJACENT PROPERTY LINE
- - - UTILITY EASEMENT LINE
- - - SIDEWALK EASEMENT LINE
- - - MATCH LINE
- - - FLOODWAY LINE
- - - FEMA FLOOD HAZARD ZONE LINE
- ◆ SECTION CORNER
- ⊠ QUARTER SECTION CORNER
- ⊕ FOUND ALUMINUM CAP AS NOTED
- ☆ SET 1/2-INCH 24-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 20908"
- ⊙ SET 5/8-INCH 24-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 20908"
- FOUND 5/8-INCH 24-INCH REBAR WITH PLASTIC CAP MARKED "J-U-B 20908"
- FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "JUB 16642"
- FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "JUB 16642"
- FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "RM J-U-B 16642"
- ⊙ FOUND 1-3/16-INCH BRASS PLUG IN CONCRETE MARKED "J-U-B 16642"
- △ POINT NOT SET OR FOUND
- C# CURVE COURSE NUMBER (TYPICAL)
- L# LINE COURSE NUMBER (TYPICAL)
- # LOT NUMBER (TYPICAL)



CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	95.00'	40°21'10"	66.91'	S06°57'22"W	65.53'
C2	180.00'	15°09'51"	47.64'	S35°39'35"W	47.50'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S00°39'51"W	957.73'
L2	S38°09'21"E	39.95'
L3	S37°12'11"W	90.40'
L4	S31°21'24"W	80.44'
L5	S61°15'54"E	134.11'
L6	S28°44'06"W	8.18'
L7	S61°15'54"E	37.00'
L8	N28°44'06"E	8.39'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L9	S58°33'55"E	133.65'
L10	S28°44'06"W	58.23'
L11	S00°39'42"W	97.26'
L12	S00°39'42"W	20.00'
L13	S01°16'48"W	9.66'
L14	N88°28'23"W	157.78'
L15	N73°16'53"W	122.68'
L16	S84°37'17"E	81.66'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L17	S01°35'43"W	66.07'
L18	S88°24'17"E	144.16'
L19	S69°48'37"E	104.69'
L20	S23°52'54"E	142.15'
L21	S09°29'29"E	92.16'
L22	S33°50'44"E	49.99'
L23	S18°41'05"E	20.81'
L24	S24°11'20"E	52.80'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L25	S40°30'19"E	35.94'
L26	N27°22'11"E	45.00'
L27	S62°37'49"E	171.31'
L28	N27°22'11"E	45.00'
L29	N84°28'35"E	102.76'
L30	S67°08'20"E	157.59'
L31	S40°51'33"E	182.37'
L32	S84°39'24"E	54.08'

LINE TABLE - THIS SHEET ONLY

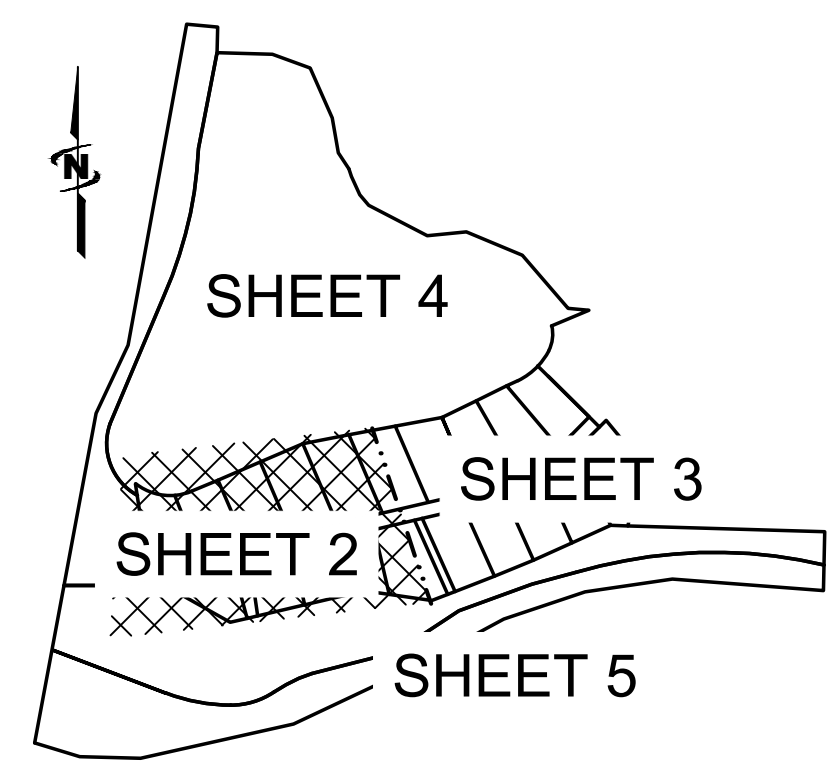
NO.	BEARING	DIST.
L33	S67°10'03"W	105.56'
L34	S45°18'30"E	189.13'
L35	S44°46'21"E	37.00'
L36	N45°13'39"E	24.81'
L37	S39°35'25"E	139.06'
L38	S10°42'18"W	170.75'

SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE



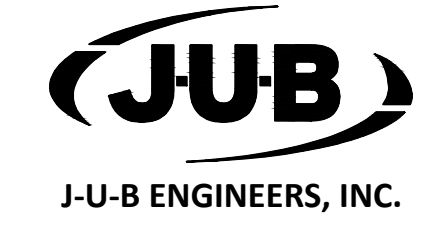
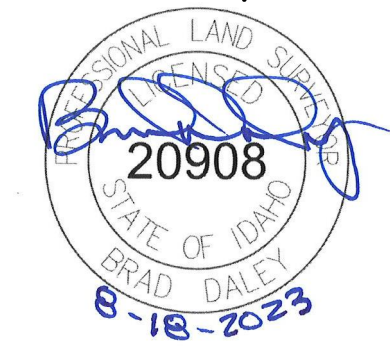
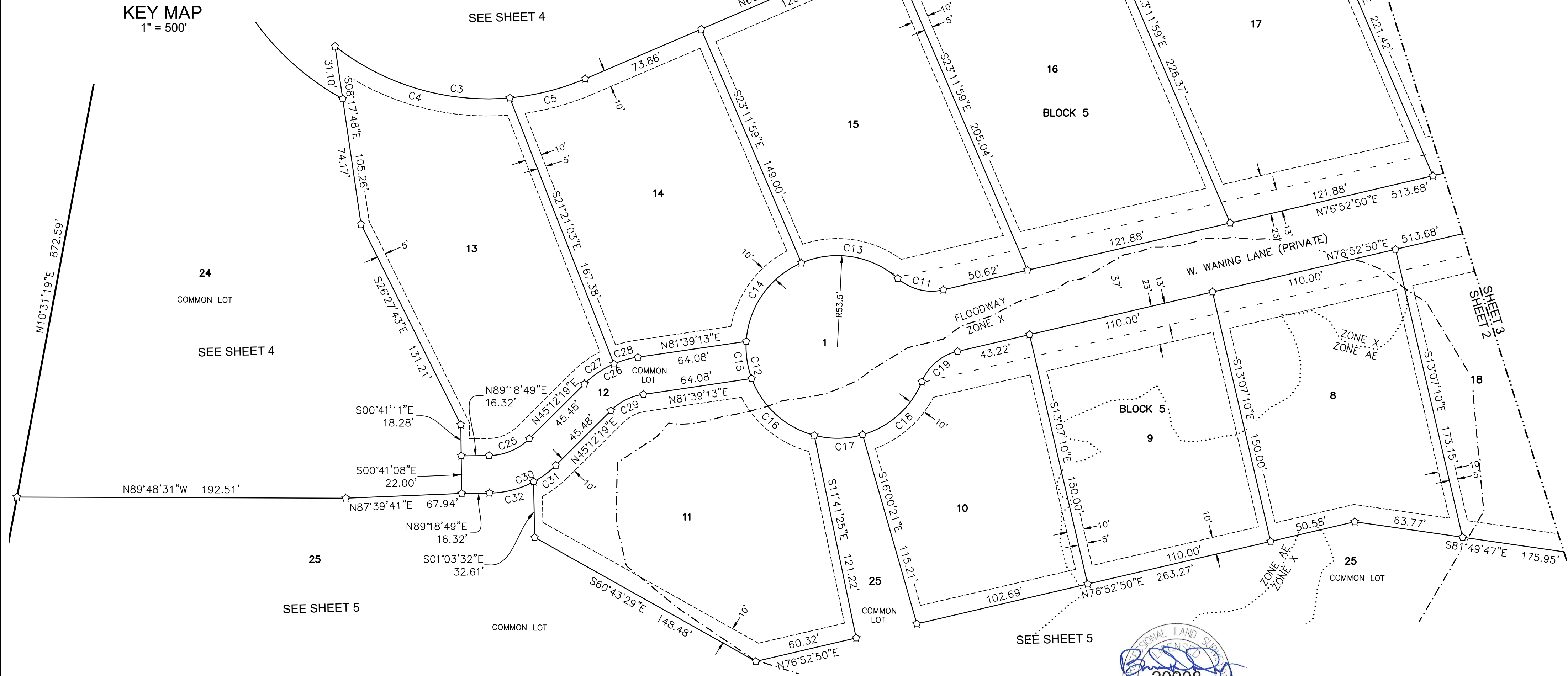
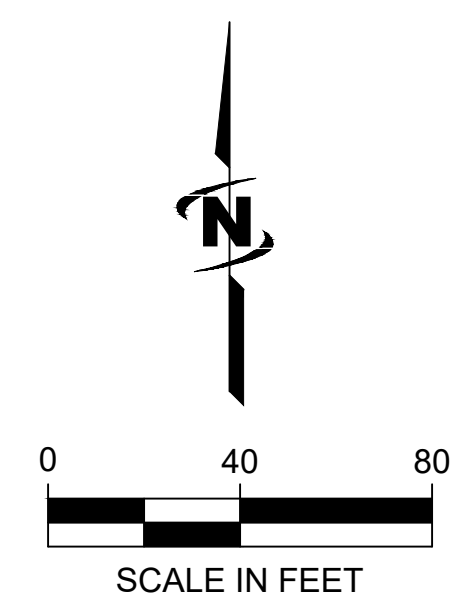
J-U-B ENGINEERS, INC.  
 2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313  
 p 208 376 7330 w www.jub.com SHEET 1 OF 8  
 JOB No. 10-22-112

# PLAT OF MOON VALLEY SUBDIVISION NO. 8



CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C3	145.00'	61°14'38"	154.99'	S82°34'40"E	147.72'
C4	145.00'	43°11'17"	109.30'	S73°32'59"E	106.73'
C5	145.00'	18°03'21"	45.69'	N75°49'42"E	45.51'
C11	30.00'	54°29'26"	28.53'	S75°52'27"E	27.47'
C12	53.50'	288°58'51"	269.84'	S13°07'10"E	62.15'
C13	53.50'	64°34'14"	60.29'	N80°54'51"W	57.15'
C14	53.50'	63°16'54"	59.09'	S35°09'34"W	56.13'
C15	53.50'	23°43'48"	22.16'	S08°20'47"E	22.00'
C16	53.50'	55°06'07"	51.45'	S47°45'45"E	49.49'
C17	53.50'	30°41'33"	28.66'	N89°20'25"E	28.32'
C18	53.50'	51°36'14"	48.19'	N48°11'32"E	46.57'
C19	30.00'	54°29'26"	28.53'	S49°38'07"W	27.47'
C25	34.00'	44°06'30"	26.17'	N67°15'34"E	25.53'

CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C26	56.00'	36°26'54"	35.62'	S63°25'46"W	35.03'
C27	56.00'	21°28'19"	20.99'	S55°56'28"W	20.86'
C28	56.00'	14°58'35"	14.64'	S74°09'56"W	14.60'
C29	34.00'	36°26'54"	21.63'	S63°25'46"W	21.27'
C30	56.00'	44°06'30"	43.11'	N67°15'34"E	42.05'
C31	56.00'	16°34'00"	16.19'	N53°29'19"E	16.14'
C32	56.00'	27°32'31"	26.92'	N75°32'34"E	26.66'

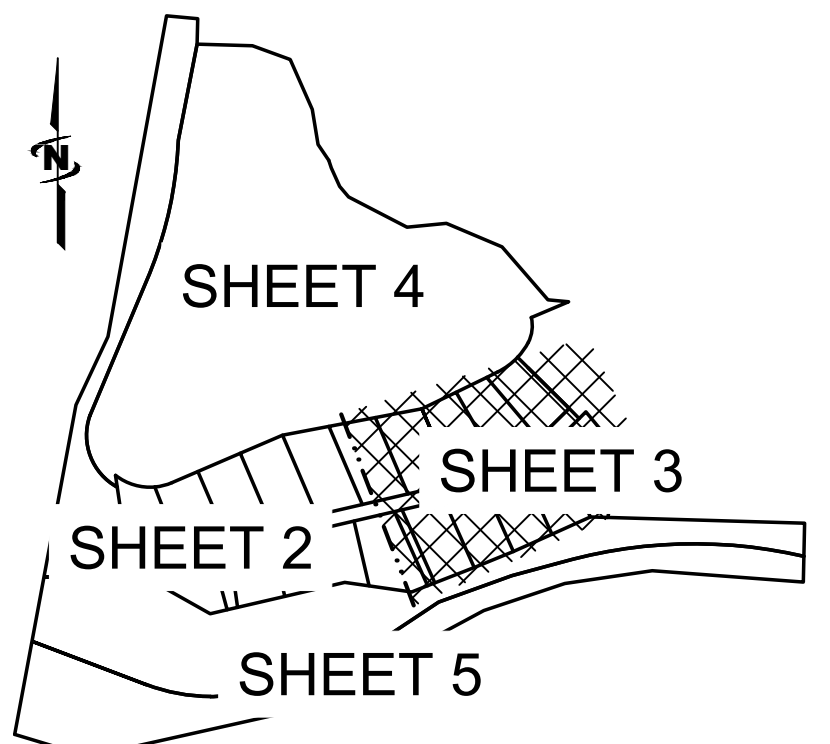
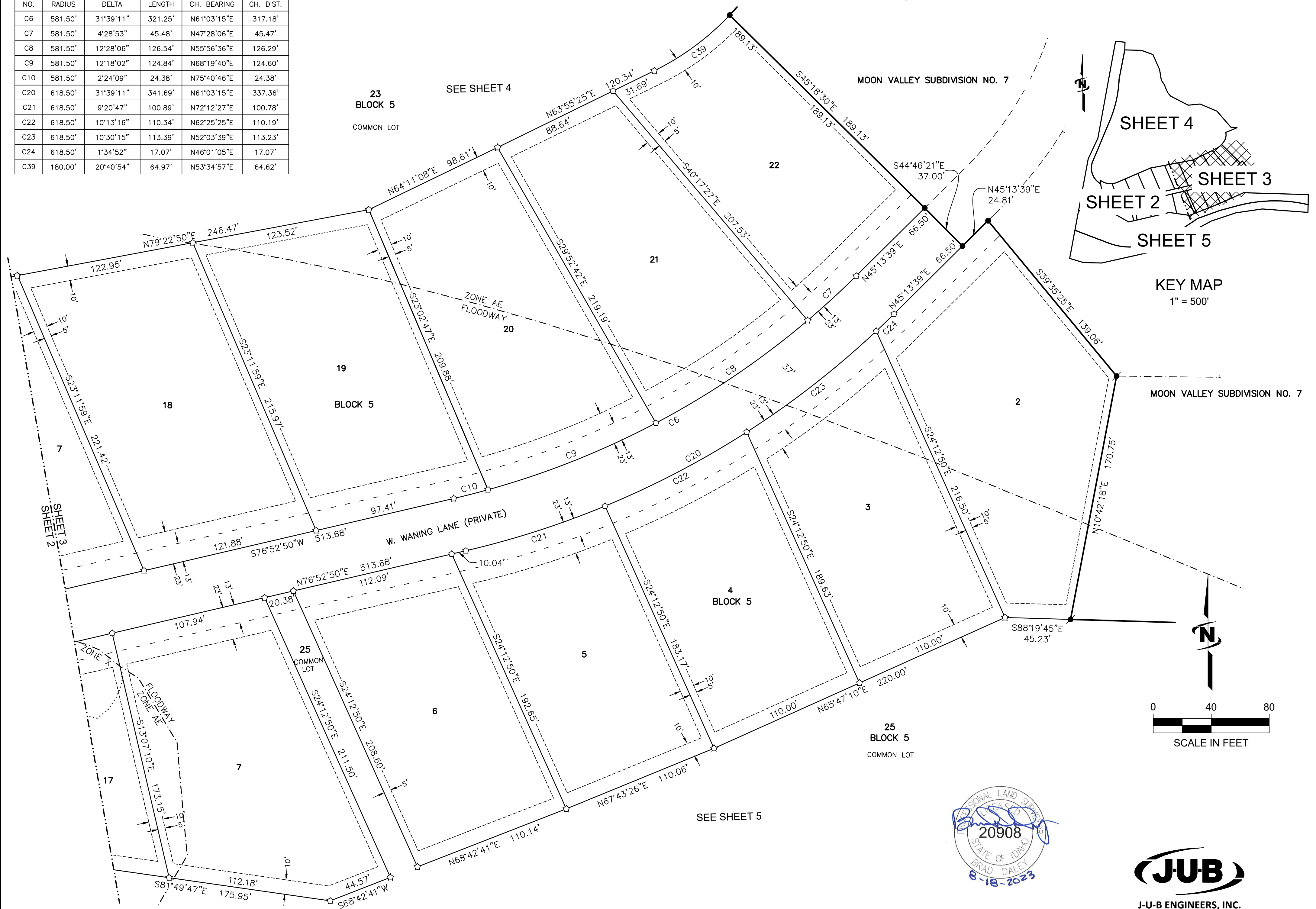


SEE SHEET 1 FOR LEGEND  
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

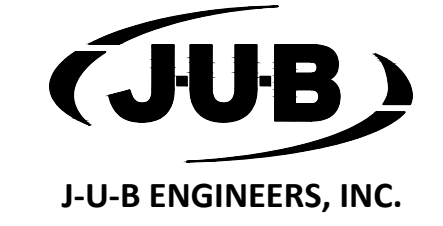
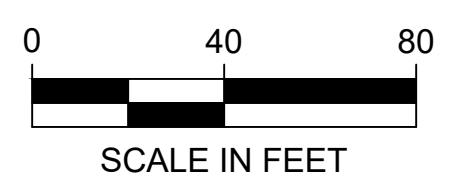
# PLAT OF MOON VALLEY SUBDIVISION NO. 8

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C6	581.50'	31°39'11"	321.25'	N61°03'15"E	317.18'
C7	581.50'	4°28'53"	45.48'	N47°28'06"E	45.47'
C8	581.50'	12°28'06"	126.54'	N55°56'36"E	126.29'
C9	581.50'	12°18'02"	124.84'	N68°19'40"E	124.60'
C10	581.50'	2°24'09"	24.38'	N75°40'46"E	24.38'
C20	618.50'	31°39'11"	341.69'	N61°03'15"E	337.36'
C21	618.50'	9°20'47"	100.89'	N72°12'27"E	100.78'
C22	618.50'	10°13'16"	110.34'	N62°25'25"E	110.19'
C23	618.50'	10°30'15"	113.39'	N52°03'39"E	113.23'
C24	618.50'	1°34'52"	17.07'	N46°01'05"E	17.07'
C39	180.00'	20°40'54"	64.97'	N53°34'57"E	64.62'



KEY MAP  
1" = 500'



J-U-B ENGINEERS, INC.  
 2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313  
 p 208 376 7330 w www.jub.com

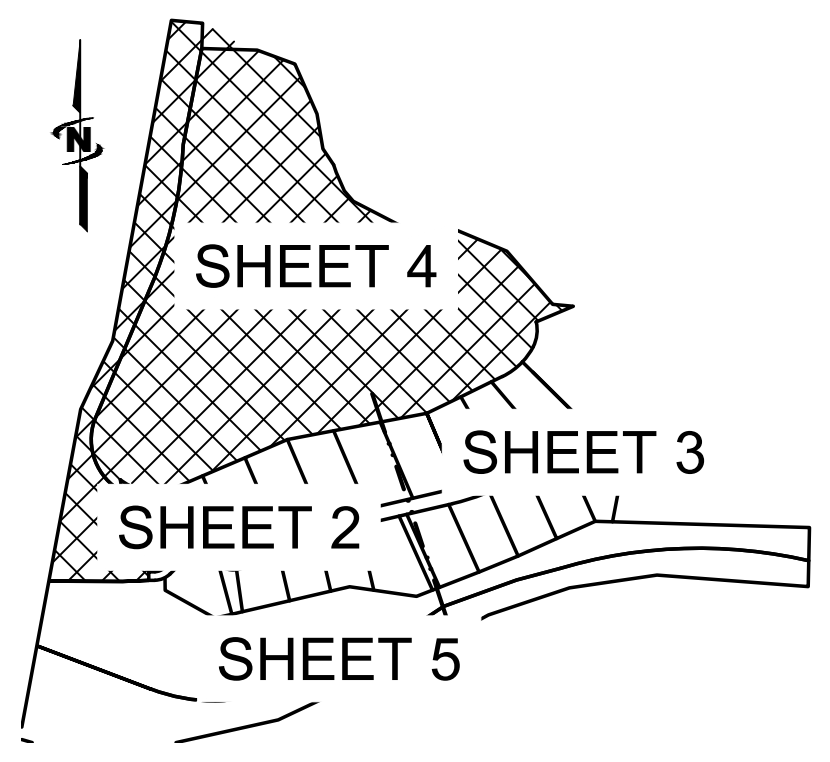
SEE SHEET 1 FOR LEGEND  
 SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

# PLAT OF MOON VALLEY SUBDIVISION NO. 8

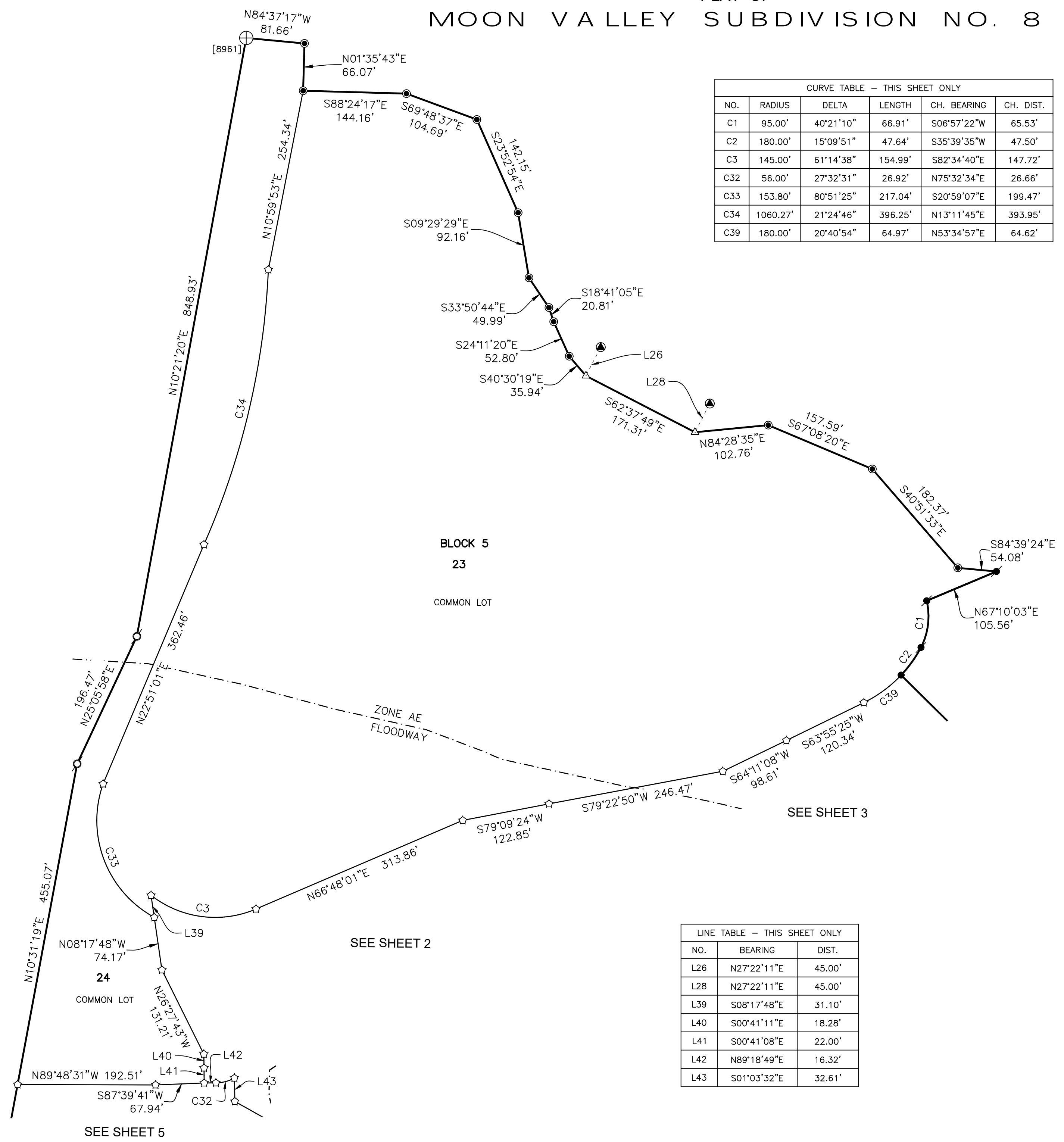
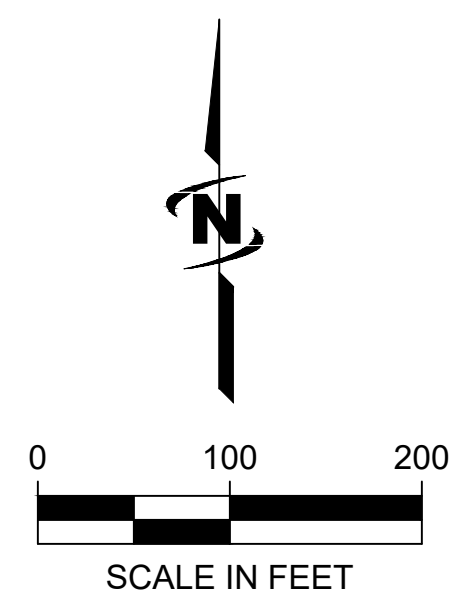
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	95.00'	40°21'10"	66.91'	S06°57'22"W	65.53'
C2	180.00'	15°09'51"	47.64'	S35°39'35"W	47.50'
C3	145.00'	61°14'38"	154.99'	S82°34'40"E	147.72'
C32	56.00'	27°32'31"	26.92'	N75°32'34"E	26.66'
C33	153.80'	80°51'25"	217.04'	S20°59'07"E	199.47'
C34	1060.27'	21°24'46"	396.25'	N13°11'45"E	393.95'
C39	180.00'	20°40'54"	64.97'	N53°34'57"E	64.62'



KEY MAP  
1" = 500'



LINE TABLE - THIS SHEET ONLY

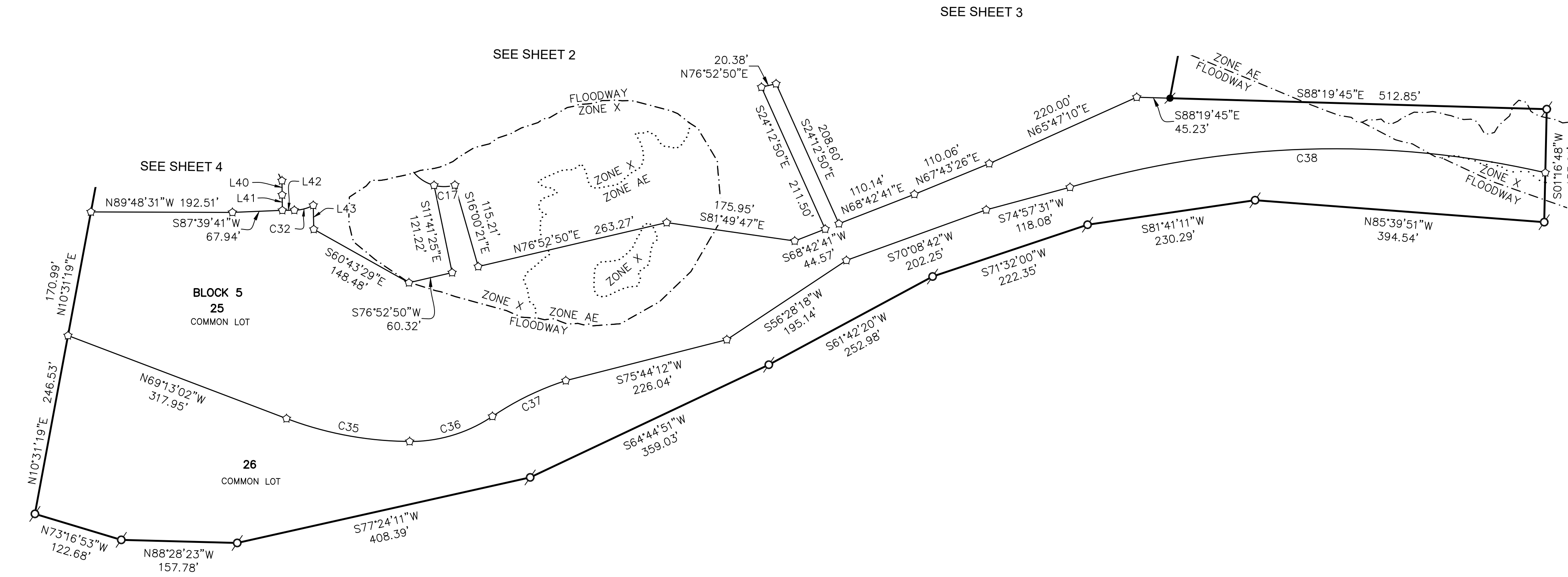
NO.	BEARING	DIST.
L26	N27°22'11"E	45.00'
L28	N27°22'11"E	45.00'
L39	S08°17'48"E	31.10'
L40	S00°41'11"E	18.28'
L41	S00°41'08"E	22.00'
L42	N89°18'49"E	16.32'
L43	S01°03'32"E	32.61'



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SEE SHEET 1 FOR LEGEND  
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

# PLAT OF MOON VALLEY SUBDIVISION NO. 8

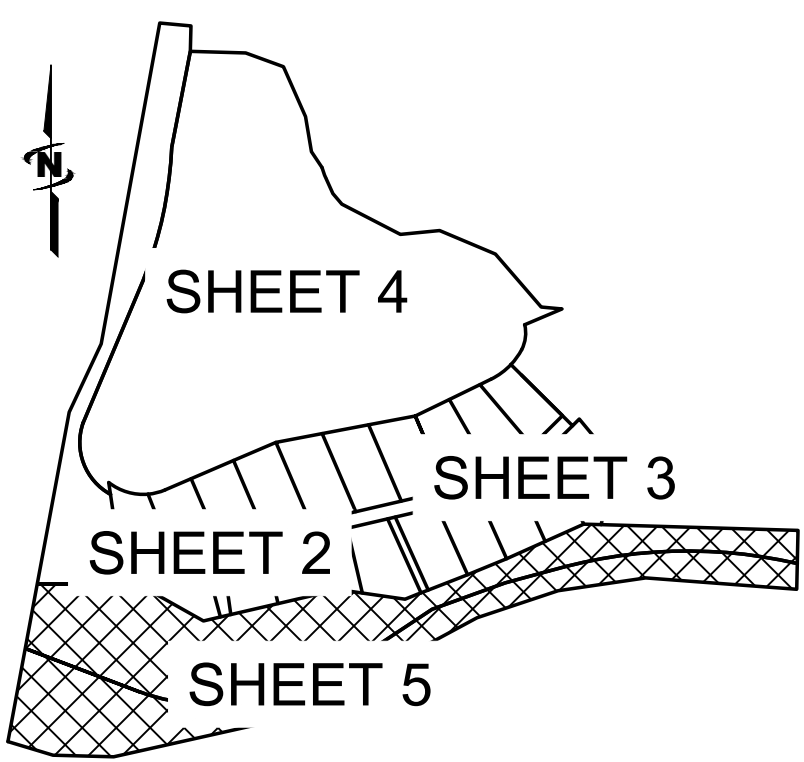


CURVE TABLE - THIS SHEET ONLY

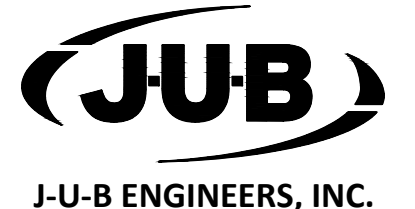
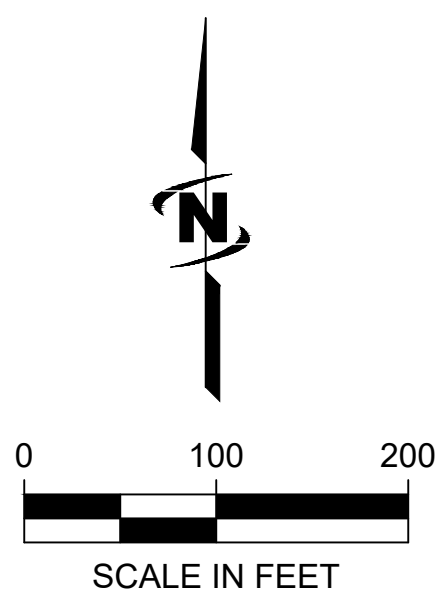
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C32	56.00'	27°32'31"	26.92'	N75°32'34"E	26.66'
C35	477.60'	20°33'10"	171.32'	S79°28'46"E	170.41'
C36	200.00'	34°13'44"	119.48'	N73°07'47"E	117.71'
C37	396.40'	16°05'57"	111.38'	S64°03'54"W	111.02'
C38	1270.27'	29°30'18"	654.14'	S88°14'44"W	646.94'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L40	S00°41'11"E	18.28'
L41	S00°41'08"E	22.00'
L42	N89°18'49"E	16.32'
L43	S01°03'32"E	32.61'



KEY MAP  
1" = 500'



SEE SHEET 1 FOR LEGEND  
SEE SHEET 6 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE



PLAT OF  
MOON VALLEY SUBDIVISION NO. 8

NOTES

1. LOT 1 OF BLOCK 5 IS DESIGNATED AS A PRIVATE ROAD; AND LOTS 23, 24, 25, AND 26 OF BLOCK 5 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY RIVERSTONE HOMEOWNERS' ASSOCIATION, INC.
2. LOT 12 OF BLOCK 5 IS DESIGNATED AS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 11, 13, AND 14 OF BLOCK 5. THIS COMMON DRIVEWAY LOT SHALL BE OWNED AND MAINTAINED BY RIVERSTONE HOMEOWNERS' ASSOCIATION, INC.
3. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY RIVERSTONE HOMEOWNER'S ASSOCIATION, INC. IRRIGATION WATER WILL BE PROVIDED BY PIONEER DITCH COMPANY LTD. THE LOTS WITHIN THIS SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER DITCH COMPANY LTD.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
6. THIS DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT INSTRUMENT NO. 2019-0990108, AND AMENDED BY THAT FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT INSTRUMENT NO. 2021-076058.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
8. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
9. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
11. NO WORK SHALL BE PERFORMED WITHIN THE FEMA FLOODWAY WITHOUT A PERMIT.
12. THIS DEVELOPMENT IS SUBJECT TO PIONEER DITCH COMPANY LICENSE AGREEMENT INSTRUMENT NO. 2019-122483 AND ADDENDUM THERETO RECORDED AS INSTRUMENT NO. 2020-058943.
13. THIS SUBDIVISION IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE AND ZONE X, AS SPECIFIED ON FEMA FLOOD INSURANCE RATE MAP 16001C0140 J, WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
14. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT. NO WORK SHALL BE PERFORMED WITHIN THE FLOODWAY AREA WITHOUT A PERMIT. NO RISE CERTIFICATES WILL BE REQUIRED FOR ANY WORK WITHIN THE FLOODWAY AREA.
15. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS CONTAINED IN INSTRUMENT NO. 2020-095409, FIRST SUPPLEMENTAL INSTRUMENT NO. 2020-095415, AND FIRST AMENDMENT TO FIRST SUPPLEMENTAL INSTRUMENT NO. 2021-016388 ALONG WITH ANY AMENDMENTS THERETO.

Reference Documents

- SUBDIVISIONS: R.L. HON SUBDIVISION (BK. 4 PLATS, PG. 163)  
 MATT SUBDIVISION (BK. 73 PLATS, PGS. 7509-7510)  
 MOON VALLEY ESTATES SUBDIVISION (BK. 121 PLATS, PGS. 18915-18918)  
 MOON VALLEY SUBDIVISION NO. 1 (BK 118 PLATS, PGS. 18219-18229)  
 MOON VALLEY SUBDIVISION NO. 3 (BK. 122 PLATS, PGS. 19160-19167)  
 MOON VALLEY SUBDIVISION NO. 6 (BK. 125 PLATS, PGS. 19997-20004)  
 MOON VALLEY SUBDIVISION NO. 7 (BK. ??? PLATS, PGS. ?????-?????)

SURVEYS: RECORD OF SURVEY 10034 (INSTRUMENT NO. 2015-015318)

DEEDS: 104023529 & 97026153

EASEMENT NOTES

1. LOTS 12, 23, 24, 25, AND 26 OF BLOCK 5 ARE HEREBY DESIGNATED AS HAVING A UTILITY EASEMENT CO-SITUATE WITH SAID LOT.
2. LOT 1 OF BLOCK 5 IS HEREBY DESIGNATED AS HAVING A PRIVATE ROAD EASEMENT AND A STAR SEWER AND WATER DISTRICT EASEMENT CO-SITUATE WITH SAID LOTS.
3. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC & PRIVATE UTILITIES, PRESSURIZED IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA; APPURTENANCES THERETO; AND LOT DRAINAGE.
4. SIDEWALK EASEMENTS AS SHOWN HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR INGRESS AND EGRESS; THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF SIDEWALKS; AND APPURTENANCES THERETO. RIVERSTONE HOMEOWNERS' ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS.
5. THE PRIVATE ROAD EASEMENT DESIGNATED HEREON IS NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, IS APPURTENANT TO THE LOTS SHOWN HEREON, AND IS HEREBY RESERVED FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES; THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF ROADWAYS, SIDEWALKS, DRIVEWAYS, AND LANDSCAPING; AND APPURTENANCES THERETO.
6. NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE & REAR PROPERTY LINE FENCES, OR OTHER SUCH NONPERMANENT IMPROVEMENTS.
7. ALL EASEMENTS ARE PARALLEL (OR CONCENTRIC) TO THE LINES (OR ARCS) THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
8. THE ACCESS EASEMENT DESIGNATED HEREON IS NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, AND IS APPURTENANT TO THE LOTS ADJOINING AND FRONTING THEREON. THE COMMON DRIVEWAY LOT REFERENCED IN NOTE 2 IS HEREBY RESERVED FOR INGRESS AND EGRESS; THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF A COMMON DRIVEWAY; AND APPURTENANCES TO. SEE THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS REFERENCED IN NOTE 15 FOR RIGHTS, RESTRICTIONS, MAINTENANCE, AND ASSESSMENTS.

SURVEYOR'S NARRATIVE

SURVEY PURPOSE: TO DETERMINE THE BOUNDARY OF A PORTION OF PARCEL III OF THAT LAND AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 104023529, ADA COUNTY RECORDS, IDAHO AND OF A PORTION OF THAT LAND AS DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 97026153, ADA COUNTY RECORDS, IDAHO, AND TO INCLUDE SAID PORTIONS OF SAID LANDS WITHIN THIS SUBDIVISION.

DOCUMENTS USED:  
SEE REFERENCE DOCUMENTS BELOW LEFT.

BOUNDARY CONTROLLED BY:

THE EAST BOUNDARY IS CONTROLLED BY MOON VALLEY ESTATES SUBDIVISION.

THE NORTHERLY BOUNDARY IS CONTROLLED BY MOON VALLEY SUBDIVISION NO. 3.

THE SOUTHERLY AND WESTERLY BOUNDARIES ARE CONTROLLED BY A BOUNDARY LINE CREATED BY THE CLIENT REFLECTING HOW PORTIONS OF THE LANDS OF HEREINABOVE DESCRIBED WARRANTY DEEDS ARE DESIRED TO BE SUBDIVIDED.



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2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313  
p 208 376 7330 w www.jub.com

MOON VALLEY PLAT OF SUBDIVISION NO. 8

CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENTS: THAT M3 ID MOON VALLEY, L.L.C. (FORMERLY SUNDANCE INVESTMENTS LIMITED PARTNERSHIP), AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS MOON VALLEY SUBDIVISION NO. 8, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

THAT PORTION OF THE EAST HALF OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY IDAHO, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 89°06'20" EAST, 2644.08 FEET; THENCE ALONG THE LINE COMMON TO SAID SECTIONS 15 AND 16, SOUTH 00°39'42" WEST, 970.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MOON VALLEY ROAD; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74°38'38" WEST, 301.11 FEET TO THE NORTHEAST CORNER OF THE LANDS OF AKINS AS DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 97066505, ADA COUNTY RECORDS, SAID NORTHEAST CORNER BEING THE MOST NORTHERLY CORNER OF MOON VALLEY SUBDIVISION NO. 1 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 118 OF PLATS AT PAGES 18219 THROUGH 18229, ADA COUNTY RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF SAID MOON VALLEY SUBDIVISION NO. 1 THE FOLLOWING ELEVEN (11) COURSES:

- 1)SOUTH 00°39'51" WEST, 957.73 FEET; 2)SOUTH 38°09'21" EAST, 39.95 FEET; 3)SOUTH 37°12'11" WEST, 90.40 FEET; 4)SOUTH 31°21'24" WEST, 80.44 FEET; 5)SOUTH 61°15'54" EAST, 134.11 FEET; 6)SOUTH 28°44'06" WEST, 8.18 FEET; 7)SOUTH 61°15'54" EAST, 37.00 FEET; 8)NORTH 28°44'06" EAST, 8.39 FEET; 9)SOUTH 58°33'55" EAST, 133.65 FEET; 10)SOUTH 28°44'06" WEST, 58.23 FEET; 11)SOUTH 00°39'42" WEST, 97.26 FEET TO THE THE SOUTHWEST CORNER OF SAID MOONVALLEY SUBDIVISION NO. 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF MOON VALLEY ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 121 OF PLATS AT PAGES 18915 THROUGH 18918, ADA COUNTY RECORDS;

THENCE, ALONG THE WESTERLY LINE OF SAID MOON VALLEY ESTATES SUBDIVISION, SOUTH 00°39'42" WEST, 20.00 FEET;

THENCE, CONTINUING ALONG THE SAID WESTERLY LINE, SOUTH 00°39'42" WEST, 301.72 FEET;

THENCE, CONTINUING ALONG SAID WESTERLY LINE, SOUTH 01°16'48" WEST, 301.71 FEET TO THE SOUTHWESTERLY CORNER OF SAID MOON VALLEY ESTATES SUBDIVISION;

THENCE SOUTH 01°16'48" WEST, 9.66 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°16'48" WEST, 153.61 FEET; THENCE NORTH 85°39'51" WEST, 394.54 FEET; THENCE SOUTH 81°41'11" WEST, 230.29 FEET; THENCE SOUTH 71°32'00" WEST, 222.35 FEET; THENCE SOUTH 61°42'20" WEST, 252.98 FEET; THENCE SOUTH 64°44'51" WEST, 359.03 FEET; THENCE SOUTH 77°24'11" WEST, 408.39 FEET; THENCE NORTH 88°28'23" WEST, 157.78 FEET; THENCE NORTH 73°16'53" WEST, 122.68 FEET; THENCE NORTH 10°31'19" EAST, 872.59 FEET; THENCE NORTH 25°05'58" EAST, 196.47 FEET; THENCE NORTH 10°21'20" EAST, 848.93 FEET; THENCE SOUTH 84°37'17" EAST, 81.66 FEET TO POINT ON THE SOUTHERLY LINE OF MOON VALLEY SUBDIVISION NO. 6 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 125 OF PLATS AT PAGES 19997 THROUGH 20004, ADA COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID MOON VALLEY SUBDIVISION NO. 6 THE FOLLOWING SEVEN (7) COURSES:

THENCE SOUTH 01°35'43" WEST, 66.07 FEET; THENCE SOUTH 88°24'17" EAST 144.16 FEET; THENCE SOUTH 69°48'37" EAST, 104.69 FEET; THENCE SOUTH 23°52'54" EAST, 142.15 FEET; THENCE SOUTH 09°29'29" EAST, 92.16 FEET; THENCE SOUTH 33°50'44" EAST, 49.99 FEET; THENCE SOUTH 18°41'05" EAST, 20.81 FEET TO POINT ON THE SOUTHERLY LINE OF MOON VALLEY SUBDIVISION NO. 3 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 122 OF PLATS AT PAGES 19160 THROUGH 19167, ADA COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID MOON VALLEY SUBDIVISION NO. 3 THE FOLLOWING SEVEN (7) COURSES:

THENCE SOUTH 24°11'20" EAST, 52.80 FEET; THENCE SOUTH 40°30'19" EAST, 35.94 FEET; THENCE SOUTH 62°37'49" EAST, 171.31 FEET; THENCE NORTH 84°28'35" EAST, 102.76 FEET; THENCE SOUTH 67°08'20" EAST, 157.59 FEET; THENCE SOUTH 40°51'33" EAST, 182.37 FEET; THENCE SOUTH 84°39'24" EAST, 54.08 FEET TO POINT ON THE WESTERLY LINE OF MOON VALLEY SUBDIVISION NO. 7 ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK ??? PLATS AT PAGES ????? THROUGH ?????, ADA COUNTY RECORDS;

THENCE ALONG THE WESTERLY LINE OF SAID MOON VALLEY SUBDIVISION NO. 7 THE FOLLOWING EIGHT (8) COURSES:

THENCE SOUTH 67°10'03" WEST, 105.56 FEET THE THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 66.91 FEET, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 40°21'10", A CHORD BEARING OF SOUTH 06°57'22" WEST AND A CHORD LENGTH OF 65.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 47.64 FEET, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 15°09'51", A CHORD BEARING OF SOUTH 35°39'35" WEST AND A CHORD LENGTH OF 47.50 FEET; THENCE SOUTH 45°18'30" EAST, 189.13 FEET; THENCE SOUTH 44°46'21" EAST, 37.00 FEET; THENCE NORTH 45°13'39" EAST, 24.81 FEET; THENCE SOUTH 39°35'25" EAST, 139.06 FEET; THENCE SOUTH 10°42'18" WEST, 170.75 FEET TO POINT ON THE SOUTHERLY LINE OF SAID MOON VALLEY SUBDIVISION NO. 7;

CERTIFICATE OF OWNERS (CONTINUED)

THENCE ALONG THE SOUTHERY LINE OF SAID MOON VALLEY SUBDIVISION NO. 7 SOUTH 88°19'45" EAST, 512.85 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL CONTAINS AN AREA OF 42.45 ACRES OF LAND, MORE OR LESS.

THE PRIVATE ROADS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER & WATER DISTRICT AND THE STAR SEWER & WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED FROM PIONEER DITCH COMPANY, LTD., IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER DITCH COMPANY, LTD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND:

M3 ID MOON VALLEY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: M3 BUILDERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: THE M3 COMPANIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: WILLIAM I. BROWNLEE, MANAGER

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } COUNTY OF \_\_\_\_\_ } ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, PERSONALLY APPEARED WILLIAM I. BROWNLEE, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF M3 COMPANIES, LLC, THE LLC THAT IS THE SOLE MEMBER OF M3 BUILDERS, LLC, THE LLC THAT IS THE MANAGER OF M3 ID MOON VALLEY, LLC, THE LLC THAT EXECUTED THE WITHIN AND FORGOING INSTRUMENT, OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC AND ACKNOWLEDGED TO ME THAT M3 ID MOON VALLEY, LLC EXECUTED THE SAME.

NOTARY PUBLIC FOR \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, BRAD DALEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MOON VALLEY SUBDIVISION NO. 8, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN ON THE ATTACHED PLAT IS CORRECT AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

BRAD DALEY, PLS 20908



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PLAT OF  
MOON VALLEY SUBDIVISION NO. 8

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**APPROVAL OF CENTRAL DISTRICT HEALTH**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH DATE

**APPROVAL OF ADA COUNTY HIGHWAY DISTRICT**

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COMMISSION PRESIDENT  
ADA COUNTY HIGHWAY DISTRICT

**APPROVAL OF CITY ENGINEER**

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY

\_\_\_\_\_, HEREBY APPROVE THIS PLAT.

\_\_\_\_\_  
CITY ENGINEER

**APPROVAL OF CITY COUNCIL**

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BY THE CITY OF STAR, IDAHO.

\_\_\_\_\_  
CITY CLERK

**CERTIFICATE OF COUNTY SURVEYOR**

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_  
ADA COUNTY SURVEYOR DATE

**CERTIFICATE OF COUNTY TREASURER**

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

\_\_\_\_\_  
ADA COUNTY TREASURER DATE

**COUNTY RECORDER'S CERTIFICATE**

STATE OF IDAHO }  
COUNTY OF ADA } SS. INSTRUMENT NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF JUB ENGINEERS, INC.

AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, IN MY OFFICE, AND WAS RECORDED IN

BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_.

FEE: \_\_\_\_\_

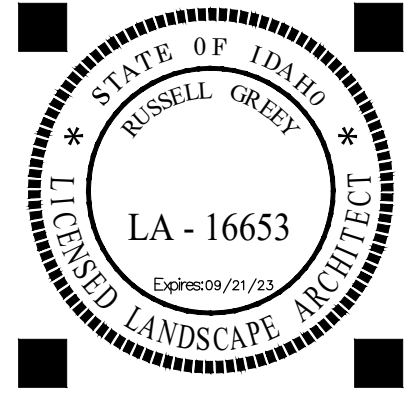
\_\_\_\_\_  
DEPUTY EX-OFFICIO RECORDER



22 FEB 2023



J-U-B ENGINEERS, INC.  
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313  
p 208 376 7330 w www.jub.com



# LANDSCAPE PLANS FOR RIVERSTONE SUBDIVISION SUBDIVISION 8 CITY OF STAR, IDAHO 2023

## SHEET INDEX

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General Notes / Material Schedule	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plan	L3.1-3.2
Planting Details	L7.1
Planting Specifications	L8.1

### DEVELOPER

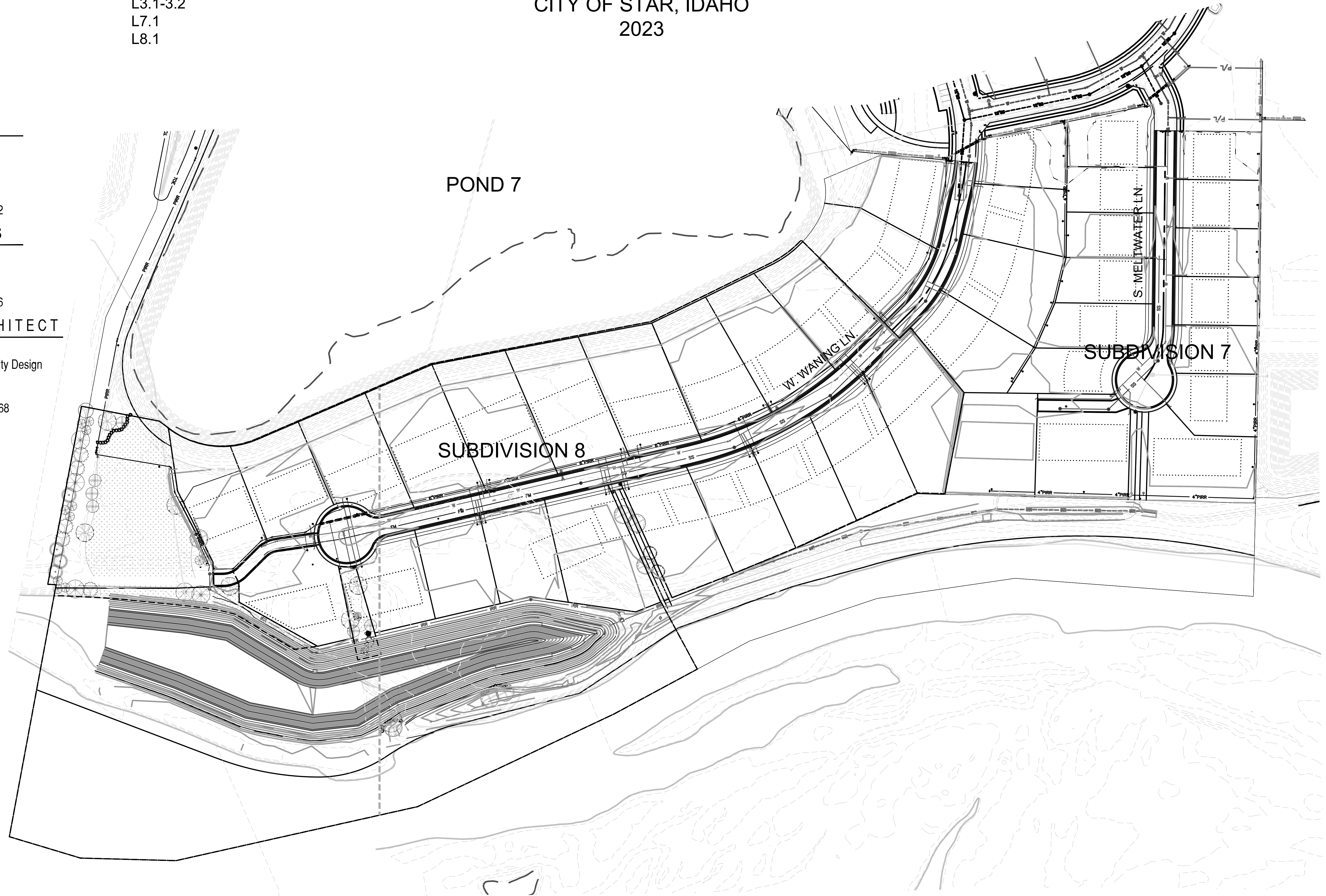
M3 COMPANIES  
1087 W. River Street  
Suite 310  
Boise, Idaho 83702  
(208) 939-6263 Fax: 208-939-6752

### CIVIL ENGINEERS

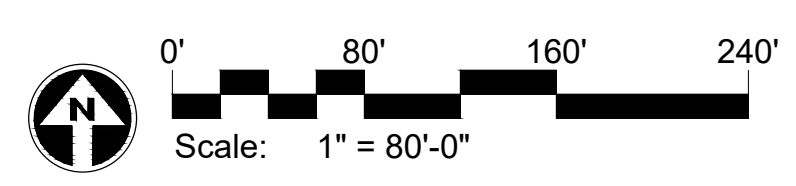
J-U-B ENGINEERS, INC.  
250 S. Beechwood Ave. Suite 201  
Boise, ID 83709-0944  
(208) 376-7330 Fax: 208-323-9336

### LANDSCAPE ARCHITECT

Greey | Pickett  
Landscape Architecture | Community Design  
7144 E. Stetson Drive, Suite 205  
Scottsdale, Arizona 85251  
(480) 609-0009 Fax: (480) 609-0068



OVERALL LANDSCAPE PLAN



**PLANTING GENERAL NOTES:**

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

**GRADING GENERAL NOTES:**

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
  - A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
  - B) IMPORTING AND PLACING 'OFF-SITE 3/8" MINUS TOPSOIL' IN THE FOLLOWING AREAS:
    - i) TURF, AND ANNUAL AREAS (6" DEPTH)
    - ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

**HARDSCAPE GENERAL NOTES:**

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

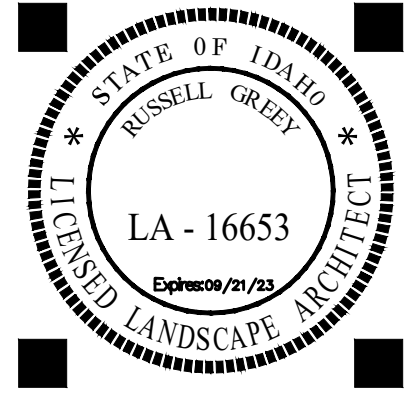
**GENERAL NOTES:**

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: MASON STANFIELD AND JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
  - A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
  - B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
  - C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

**MATERIAL SCHEDULE:**

DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
<b>CONCRETE SIDEWALK</b>				<b>PER JOB ENGINEERING PLANS</b>
	CONTRACTOR		UNCOLORED, MEDIUM BROOM FINISH	
<b>LIMIT OF TURF</b>				
-CUT EDGE	CONTRACTOR			
<b>PLANTING AREA</b>				
-MULCH	CONTRACTOR	MULCH	PREMIUM BLEND	
<b>TURF AREA</b>				
-SOD	CONTRACTOR	FESCUE SOD		

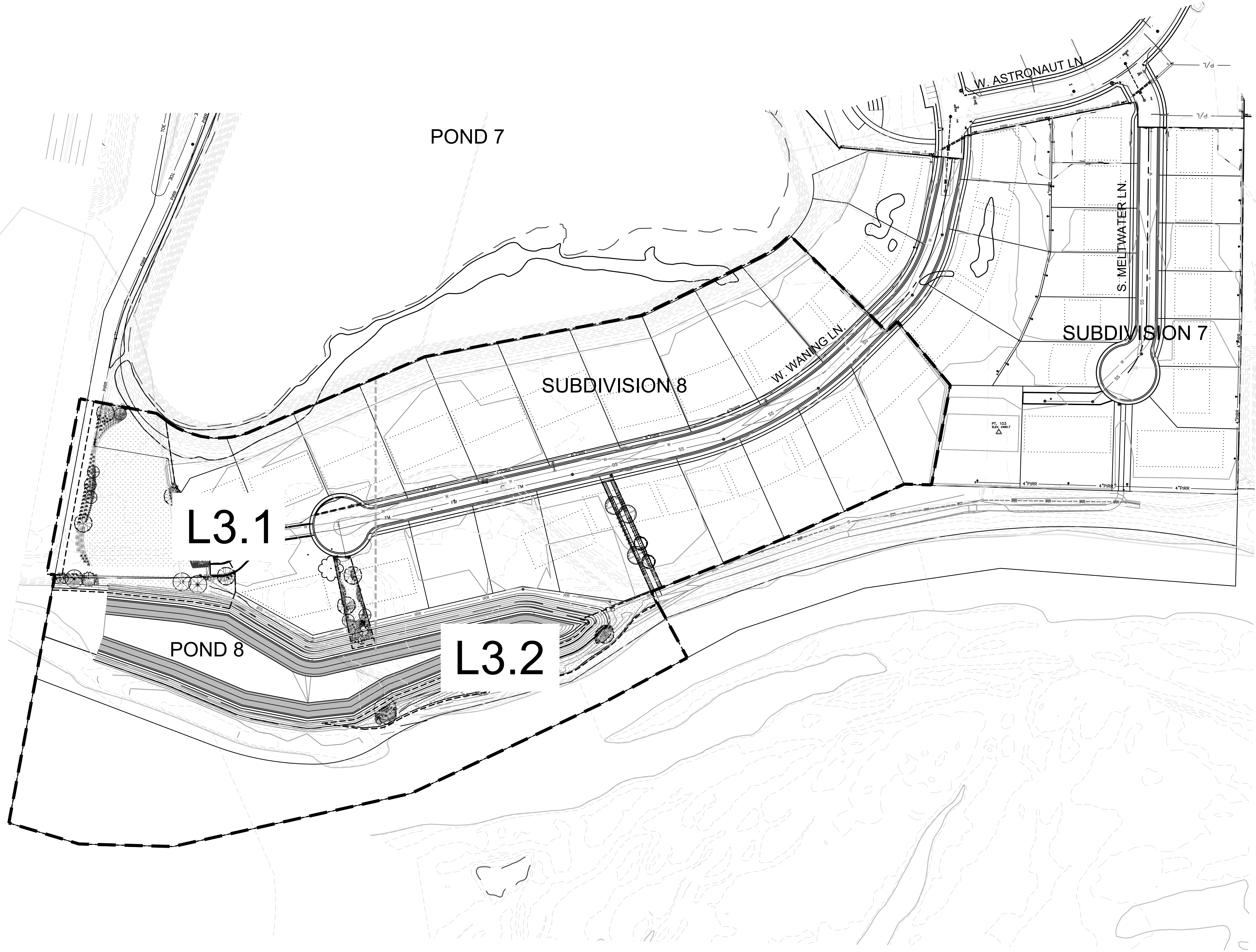
Section 5, Item D.  
 GREY PICKETT  
*landscape architecture | community design*  
 7144 e steison drive, suite 205  
 scottsdale, arizona 85251  
 480.609.0009p 480.609.0006f



**RIVERSTONE SUBDIVISION**  
**SUBDIVISION 8**  
 Landscape Construction Documents  
 STAR, IDAHO

revisions:  
 project #:  
 MTC069  
 scale:  
 NTS  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 05-02-2023  
 drawing:  
 General Notes

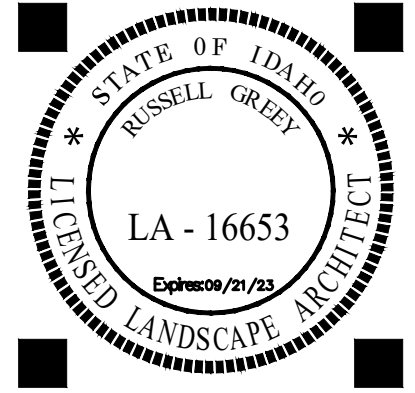
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PLANT MATERIALS PALETTE

Sym.	Plant Name	Size	Qty.	Remarks
<b>Class I Trees</b>				
	<i>Cercis canadensis</i> Eastern Redbud	2" B&B	2	Mult
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2" B&B	6	Standard
<b>Class II Trees</b>				
	<i>Acer plantanosides</i> 'Crimson King' Crimson King Maple	2" B&B	7	Standard
	<i>Acer truncatum</i> x <i>plantanosides</i> 'Keithform' Norwegian Sunset Maple	2" Cal.	7	Standard
	<i>Betula nigra</i> 'Heritage' Heritage Birch	2" Cal.	3	Standard
<b>Conifer Trees</b>				
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B	5	
	<i>Pinus sylvestris</i> Scotch Pine	6'-8' HT. B&B	1	
<b>Shrubs</b>				
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	10	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	3 Gal.	56	
	<i>Buddleja</i> x <i>flutterby</i> 'Miss Ruby' Miss Ruby Butterfly Bush	3 Gal.	55	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	3 gal.	13	
	<i>Euonymus kiauschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	15	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	32	
	<i>Juniperus</i> x <i>glizteriana</i> 'Mint Julep' Mint Julep Juniper	3 gal.	23	
	<i>Juniperus scopulorum</i> 'Skyrocket' Skyrocket Juniper	3 gal.	9	
	<i>Photinia</i> x <i>fraseri</i> Photinia Fraseri	3 Gal.	27	
	<i>Physocarpus lenticfolius</i> Summer Wine Ninebark	3 gal.	37	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	3 gal.	86	
	<i>Prunus</i> x <i>cistena</i> Cistena Plum	3 gal.	15	
	<i>Prunus laurocerasus</i> 'Schipkaensis' Cherry Laurel	5 gal.	8	
	<i>Ribes aureum</i> Golden Currant	3 gal.	24	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	43	
	<i>Rosa</i> x 'Noare' Flower Carpet TM Red Rose	3 Gal.	96	
	<i>Spiraea</i> x <i>bumalda</i> 'Goldflame' Gold Flame Spiraea	3 gal.	27	
<b>Grasses</b>				
	<i>Calamagrostis acutiflora</i> 'Karl Forester' Karl Forester Feather Reed grass	5 gal.	24	
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam' 'Overdam' Feather Reed Grass	5 gal.	18	
	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	3 gal.	38	
<b>INERTS</b>				
Sym.	Description			
	BARK MULCH, PREMIUM BLEND			
<b>MASS PLANTING</b>				
Sym.	Description			
	SODDED FESCUE			

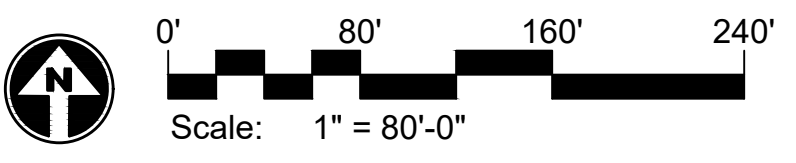
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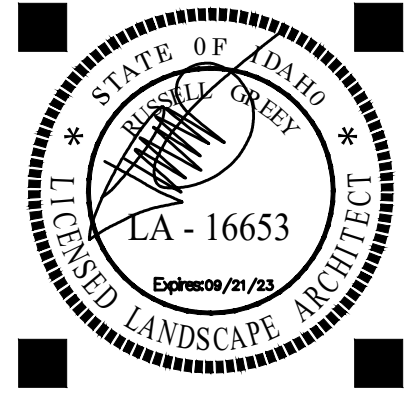


RIVERSTONE SUBDIVISION  
 SUBDIVISION 8  
 Landscape Construction Documents  
 STAR, IDAHO

revisions:  
 project #:  
 MTC069  
 scale:  
 As Shown  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 05-02-2023  
 drawing:  
 Overall Landscape Plan

LANDSCAPE SHEET LAYOUT



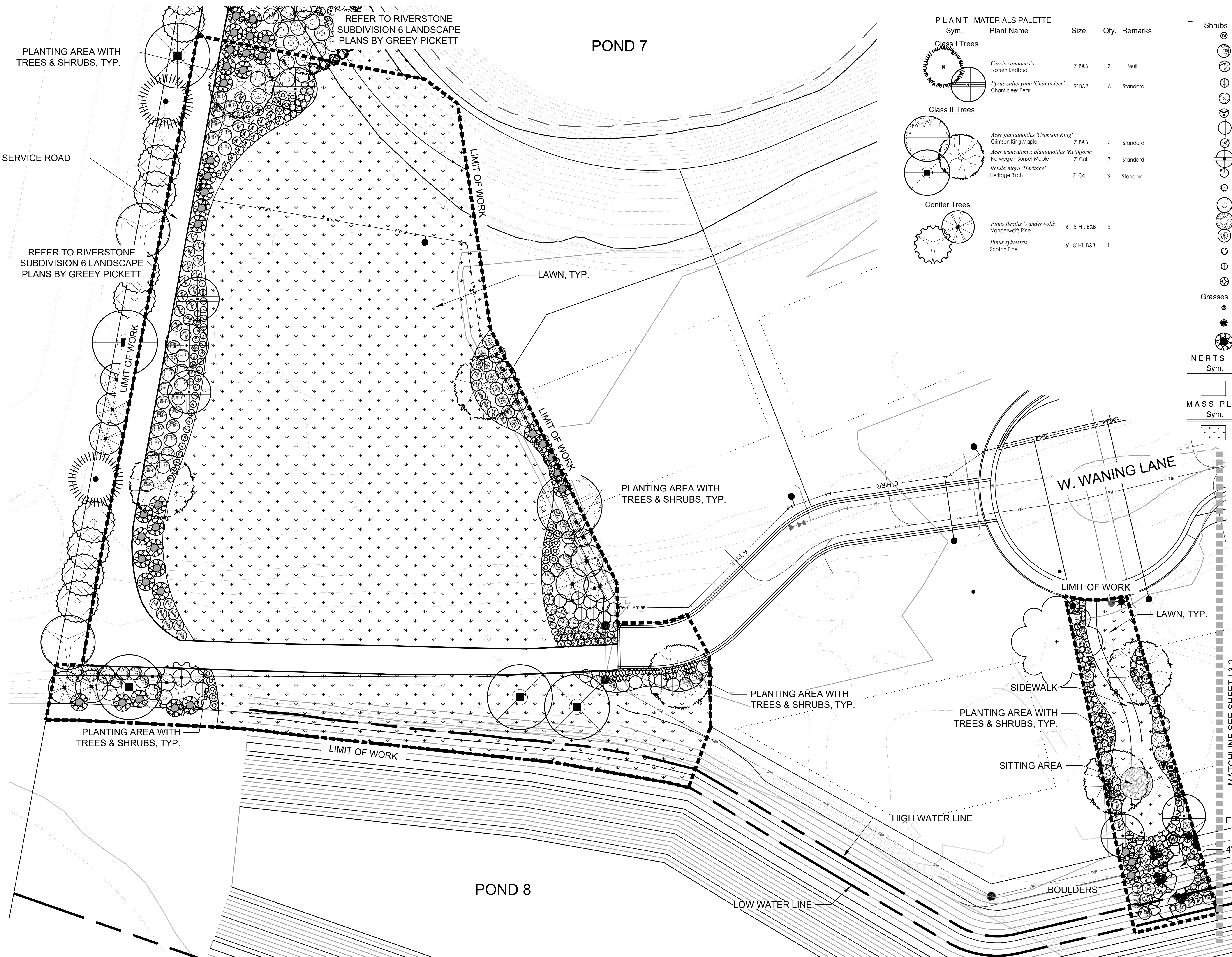


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Planting Plan

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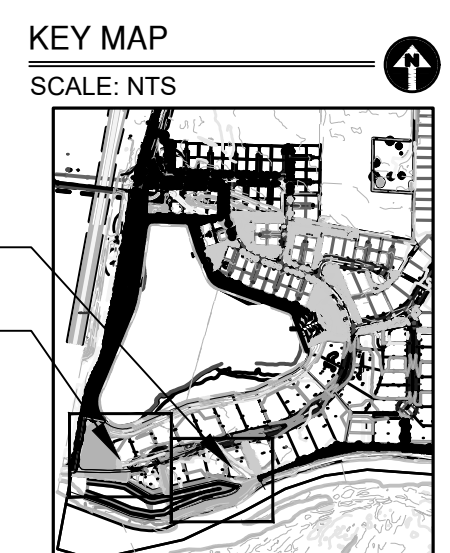
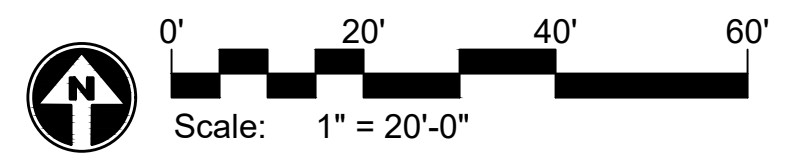


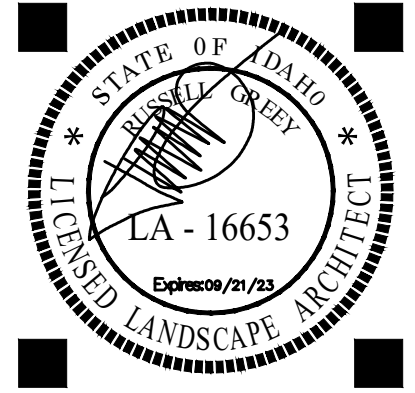
PLANT MATERIALS PALETTE

Sym.	Plant Name	Size	Qty.	Remarks
<b>Class I Trees</b>				
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B	2	Multi
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2' B&B	6	Standard
<b>Class II Trees</b>				
	<i>Acer plantanoides</i> 'Crimson King' Crimson King Maple	2' B&B	7	Standard
	<i>Acer truncatum x plantanoides</i> 'Keithform' Norwegian Sunset Maple	2' Cal.	7	Standard
	<i>Betula nigra</i> 'Heritage' Heritage Birch	2' Cal.	3	Standard
<b>Conifer Trees</b>				
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	6' - 8' HT. B&B	5	
	<i>Pinus sylvestris</i> Scotch Pine	6' - 8' HT. B&B	1	

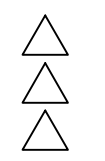
Sym.	Description	Qty.
<b>Shrubs</b>		
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal. 10
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	3 Gal. 56
	<i>Buddleja x flatterby</i> 'Miss Ruby' Miss Ruby Butterfly Bush	3 Gal. 55
	<i>Caryopteris x clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	3 gal. 13
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal. 15
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal. 32
	<i>Juniperus x pfitzeriana</i> 'Mint Julep' Mint Julep Juniper	3 gal. 23
	<i>Juniperus scopulorum</i> 'Skyrocket' Skyrocket Juniper	3 gal. 9
	<i>Photinia x fraseri</i> Photinia Frozier	3 Gal. 27
	<i>Physocarpus lentifolius</i> Summer Wine Ninebark	3 gal. 37
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	3 gal. 86
	<i>Prunus x cistena</i> Cistena Plum	3 gal. 15
	<i>Prunus laurocerasus</i> 'Schipkaensis' Cherry Laurel	5 gal. 8
	<i>Ribes aureum</i> Golden Currant	3 gal. 24
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal. 43
	<i>Rosa x 'Noare'</i> Flower Carpet 1M Red Rose	3 Gal. 96
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	3 gal. 27
<b>Grasses</b>		
	<i>Calamagrostis acutiflora</i> 'Karl Forester' Karl Forester Feather Reed grass	5 gal. 24
	<i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 gal. 18
	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	3 gal. 38

Sym.	Description
	BARK MULCH, PREMIUM BLEND
<b>MASS PLANTING</b>	
Sym.	Description
	SODDED FESCUE





revisions:

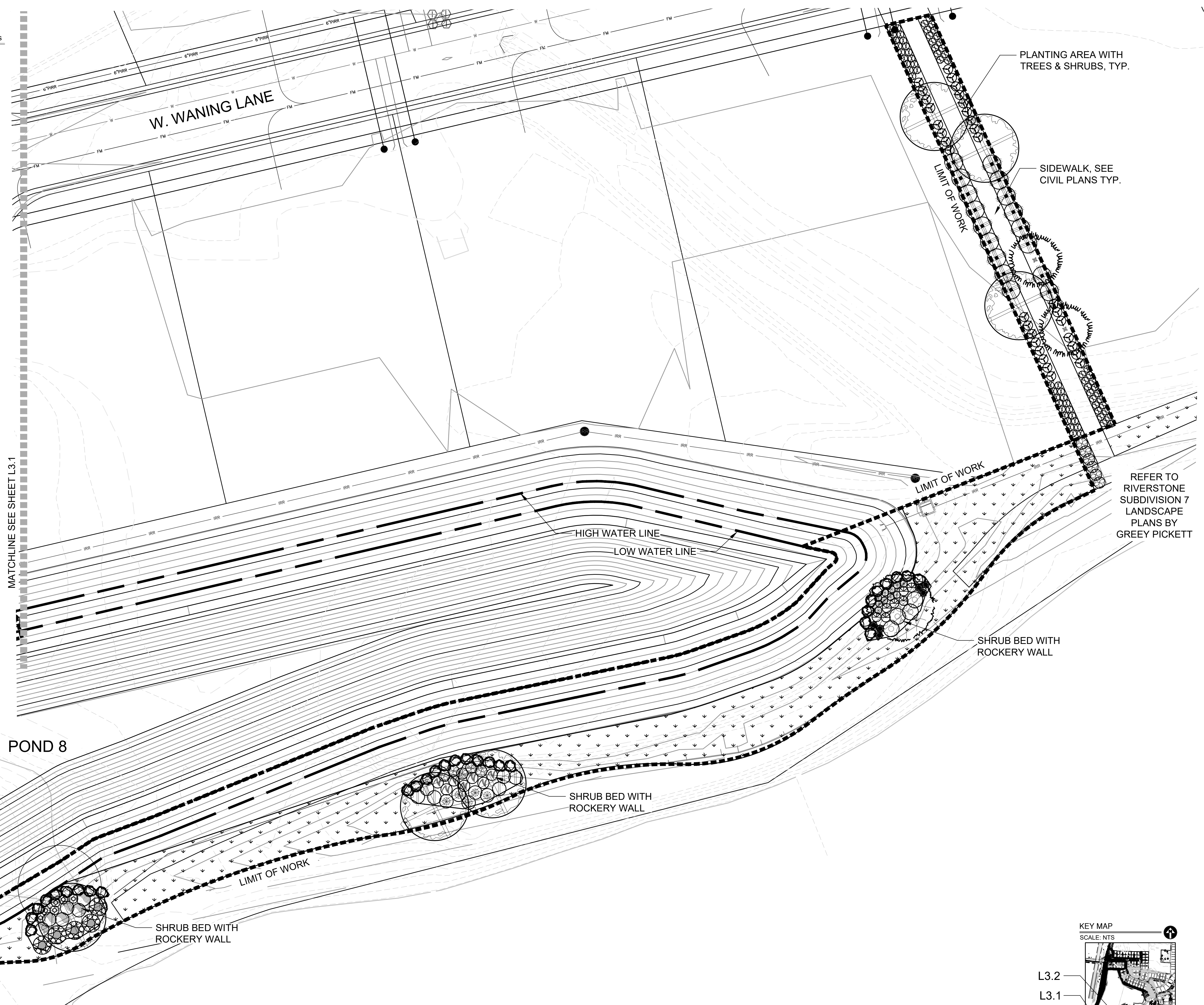


project #: MTC069  
scale: As Shown  
issued for: REVIEW  
drawn by: TEAM  
date: 05-02-2023  
drawing: Planting Plan

sheet #

L3.2  
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PLANT MATERIALS PALETTE				
Sym.	Plant Name	Size	Qty.	Remarks
<b>Class I Trees</b>				
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B	2	Multi
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2' B&B	6	Standard
<b>Class II Trees</b>				
	<i>Acer plantanoides</i> 'Crimson King' Crimson King Maple	2' B&B	7	Standard
	<i>Acer truncatum</i> x <i>plantanoides</i> 'Keithform' Norwegian Sunset Maple	2' Cal.	7	Standard
	<i>Betula nigra</i> 'Heritage' Heritage Birch	2' Cal.	3	Standard
<b>Conifer Trees</b>				
	<i>Pinus flexilis</i> 'Wandervoofs' Wandervoofs Pine	6' - 8' HT. B&B	5	
	<i>Pinus sylvestris</i> Scotch Pine	6' - 8' HT. B&B	1	
<b>Shrubs</b>				
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	10	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	3 Gal.	56	
	<i>Buddleja</i> x <i>flatterby</i> 'Miss Ruby' Miss Ruby Butterfly Bush	3 Gal.	55	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	3 gal.	13	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	15	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	32	
	<i>Juniperus</i> x <i>pfitzeriana</i> 'Mint Julep' Mint Julep Juniper	3 gal	23	
	<i>Juniperus scopulorum</i> 'Skyrocket' Skyrocket Juniper	3 gal.	9	
	<i>Photinia</i> x <i>fraseri</i> Photinia Frazeri	3 Gal.	27	
	<i>Physocarpus lentifolius</i> Summer Wine Ninebark	3 gal.	37	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	3 gal.	86	
	<i>Prunus</i> x <i>cistena</i> Cistena Plum	3 gal.	15	
	<i>Prunus laurocerasus</i> 'Schipkaensis' Cherry Laurel	5 gal.	8	
	<i>Ribes aureum</i> Golden Currant	3 gal.	24	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	43	
	<i>Rosa</i> x 'Noare' Flower Carpet TM Red Rose	3 Gal.	96	
	<i>Spiraea</i> x <i>bumalda</i> 'Goldflame' Gold Flame Spirea	3 gal.	27	
<b>Grasses</b>				
	<i>Calamagrostis acutiflora</i> 'Karl Forester' Karl Forester Feather Reed grass	5 gal.	24	
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam' 'Overdam' Feather Reed Grass	5 gal.	18	
	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	3 gal.	38	
<b>INERTS</b>				
Sym.	Description			
	BARK MULCH, PREMIUM BLEND			
<b>MASS PLANTING</b>				
Sym.	Description			
	SODDED FESCUE			



PLANTING AREA WITH TREES & SHRUBS, TYP.

SIDEWALK, SEE CIVIL PLANS TYP.

LIMIT OF WORK

LIMIT OF WORK

REFER TO RIVERSTONE SUBDIVISION 7 LANDSCAPE PLANS BY GREY PICKETT

SHRUB BED WITH ROCKERY WALL

SHRUB BED WITH ROCKERY WALL

SHRUB BED WITH ROCKERY WALL

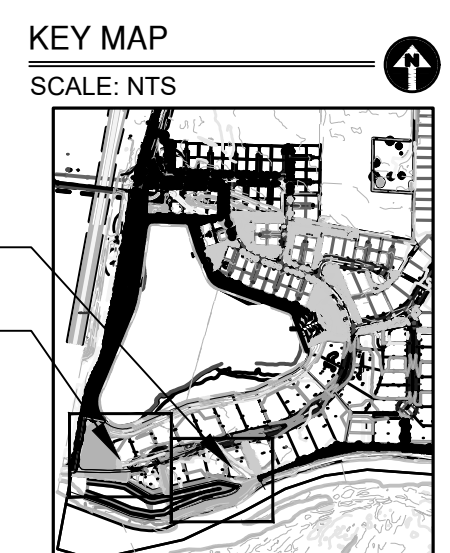
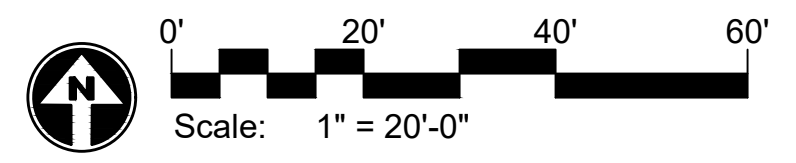
LIMIT OF WORK

POND 8

HIGH WATER LINE  
LOW WATER LINE

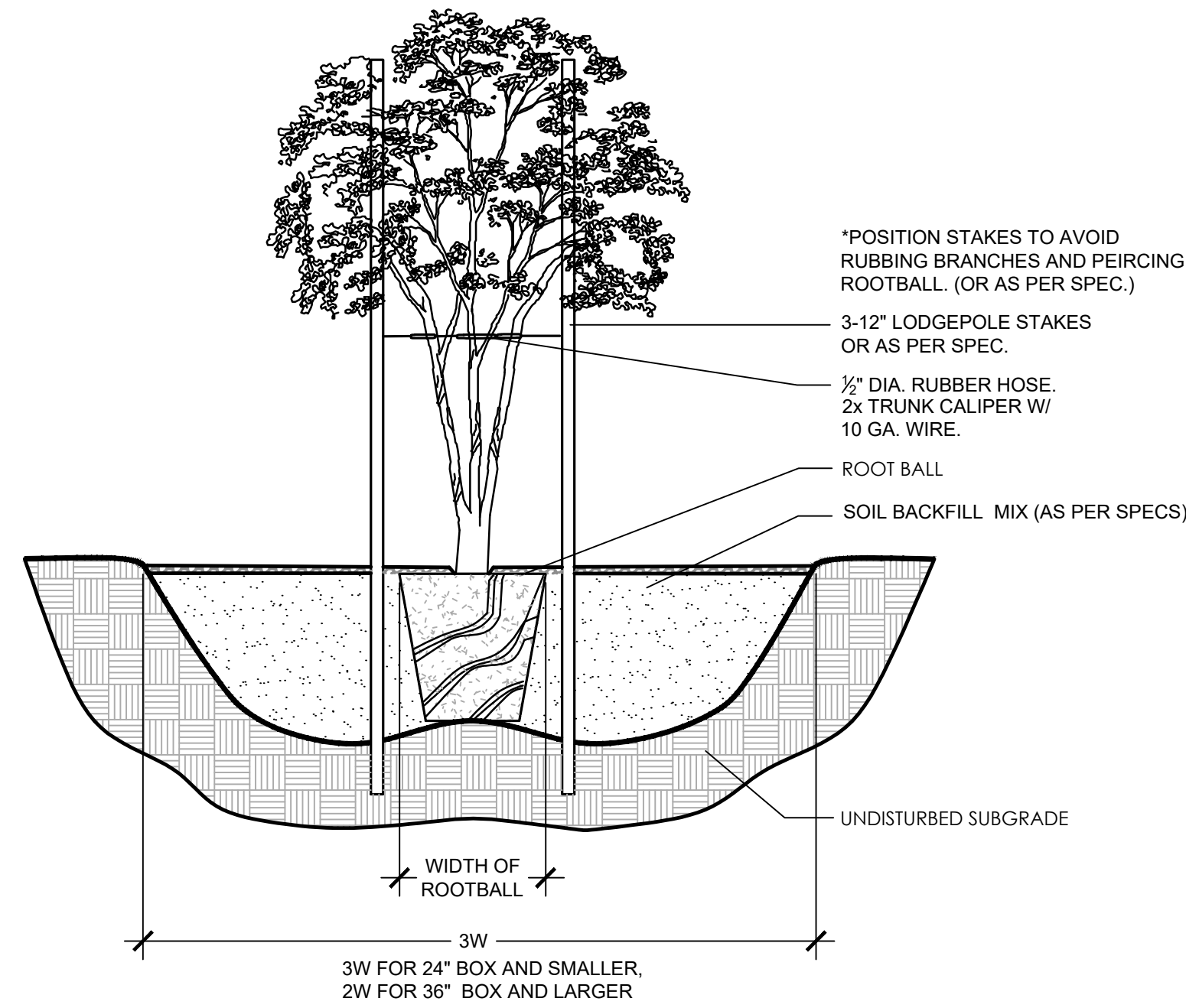
MATCHLINE SEE SHEET L3.1

PLANTING PLAN - L3.2



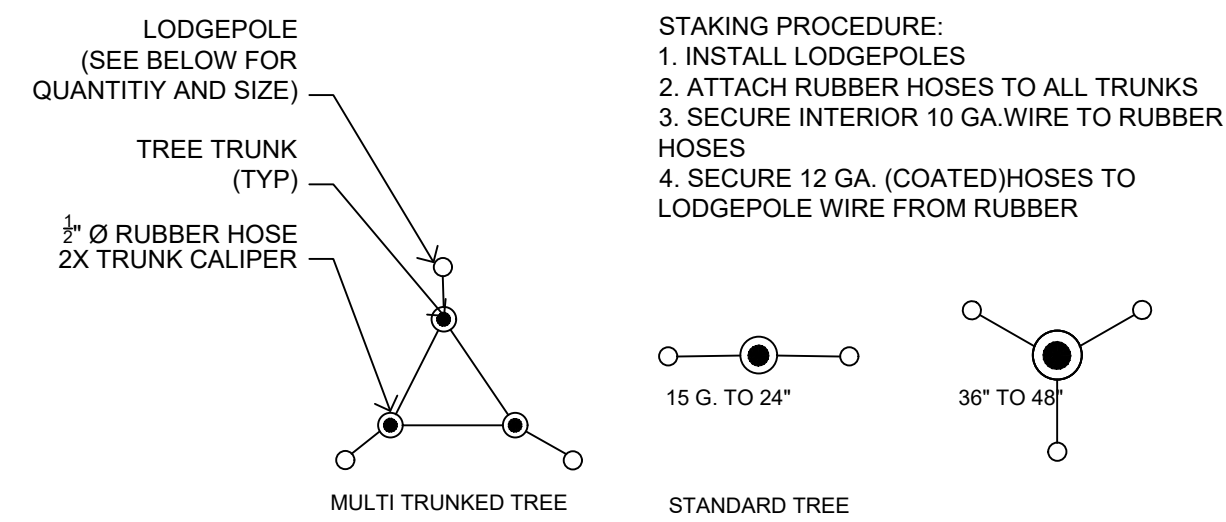
L3.2  
L3.1





### 1.3 Tree Staking Detail

Scale: N.T.S.



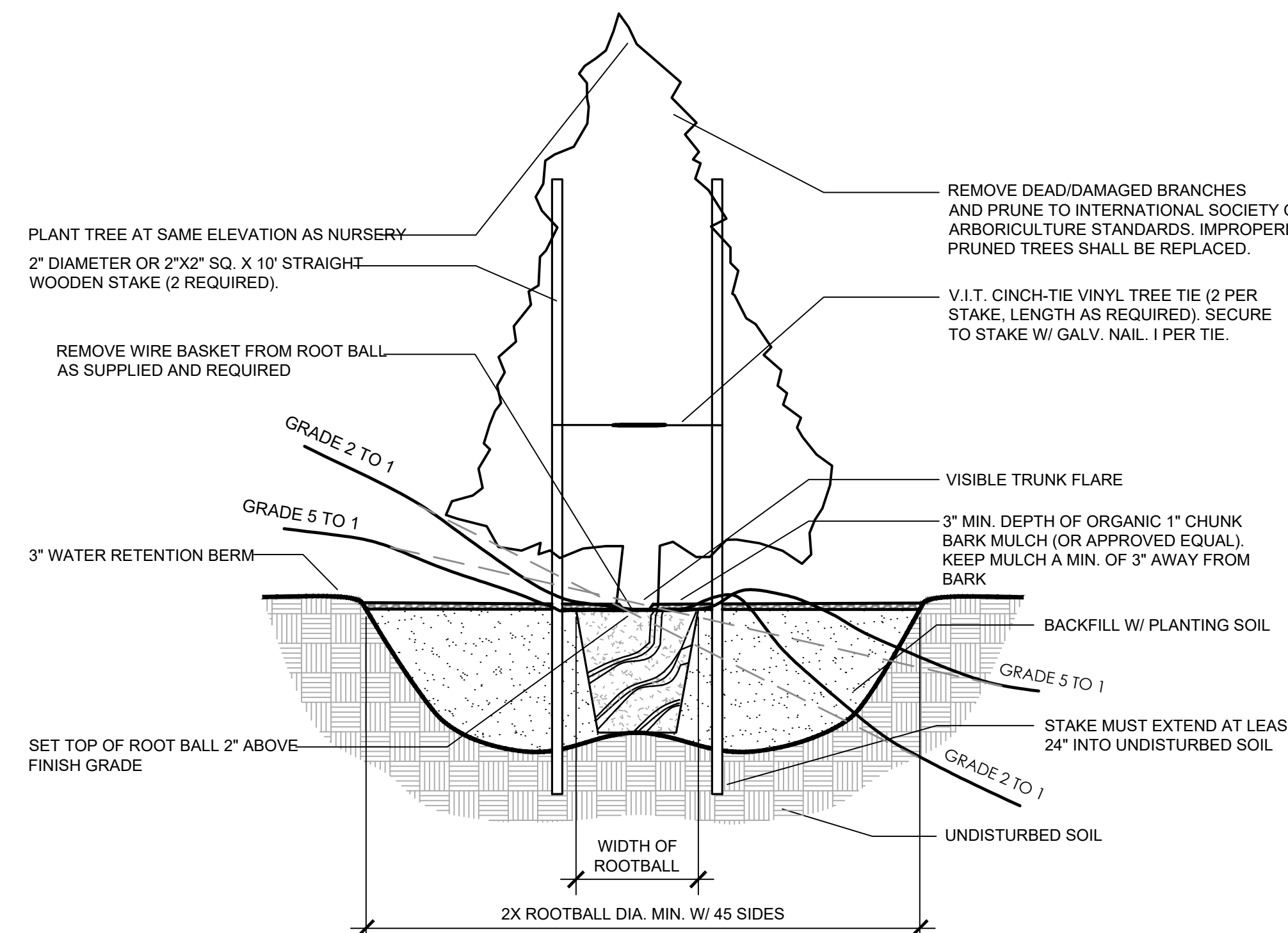
#### LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL      2- 2" X 10'-0" LODGEPOLE STAKES  
 36" BOX AND 48" BOX              3- 3" X 12'-0" LODGEPOLE STAKES

\*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

### 1.7 Tree Staking Diagram

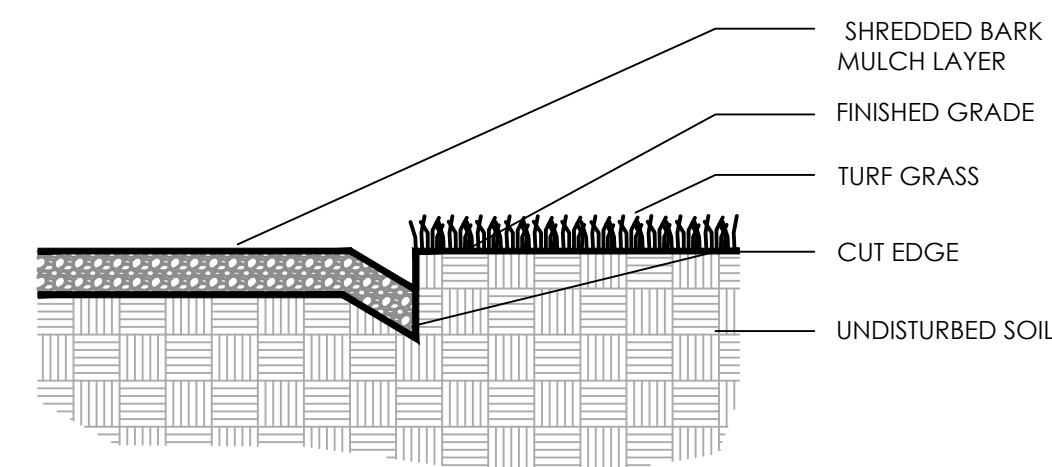
Scale: NTS



- NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
  2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
  3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
  4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

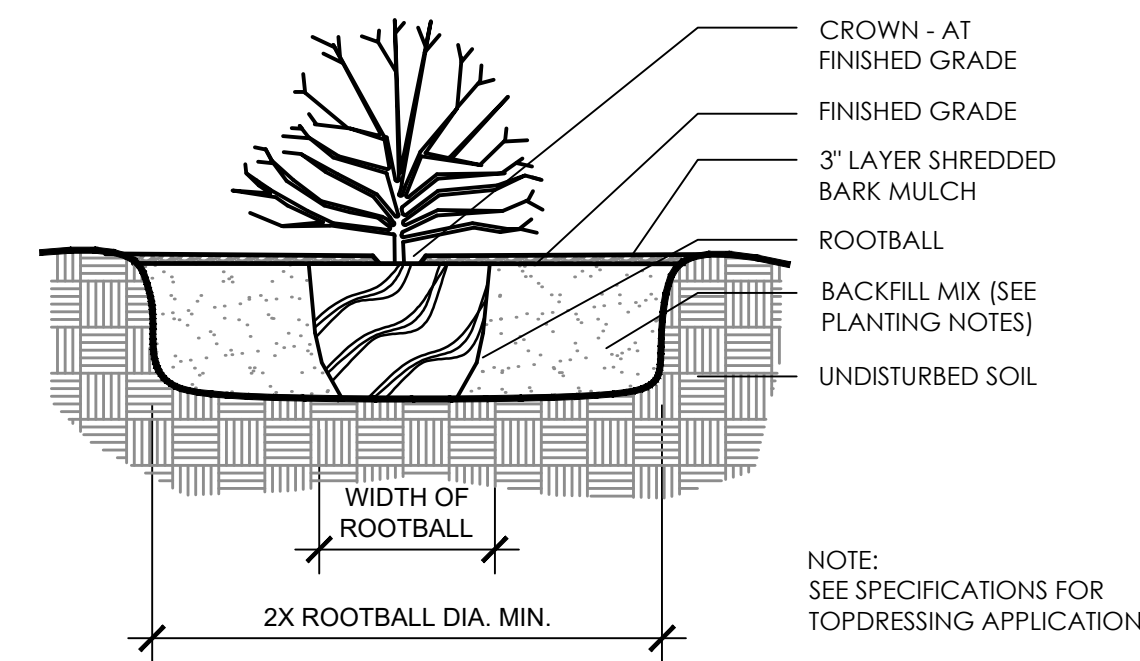
### 1.2 Evergreen Tree Planting Detail

Scale: N.T.S.



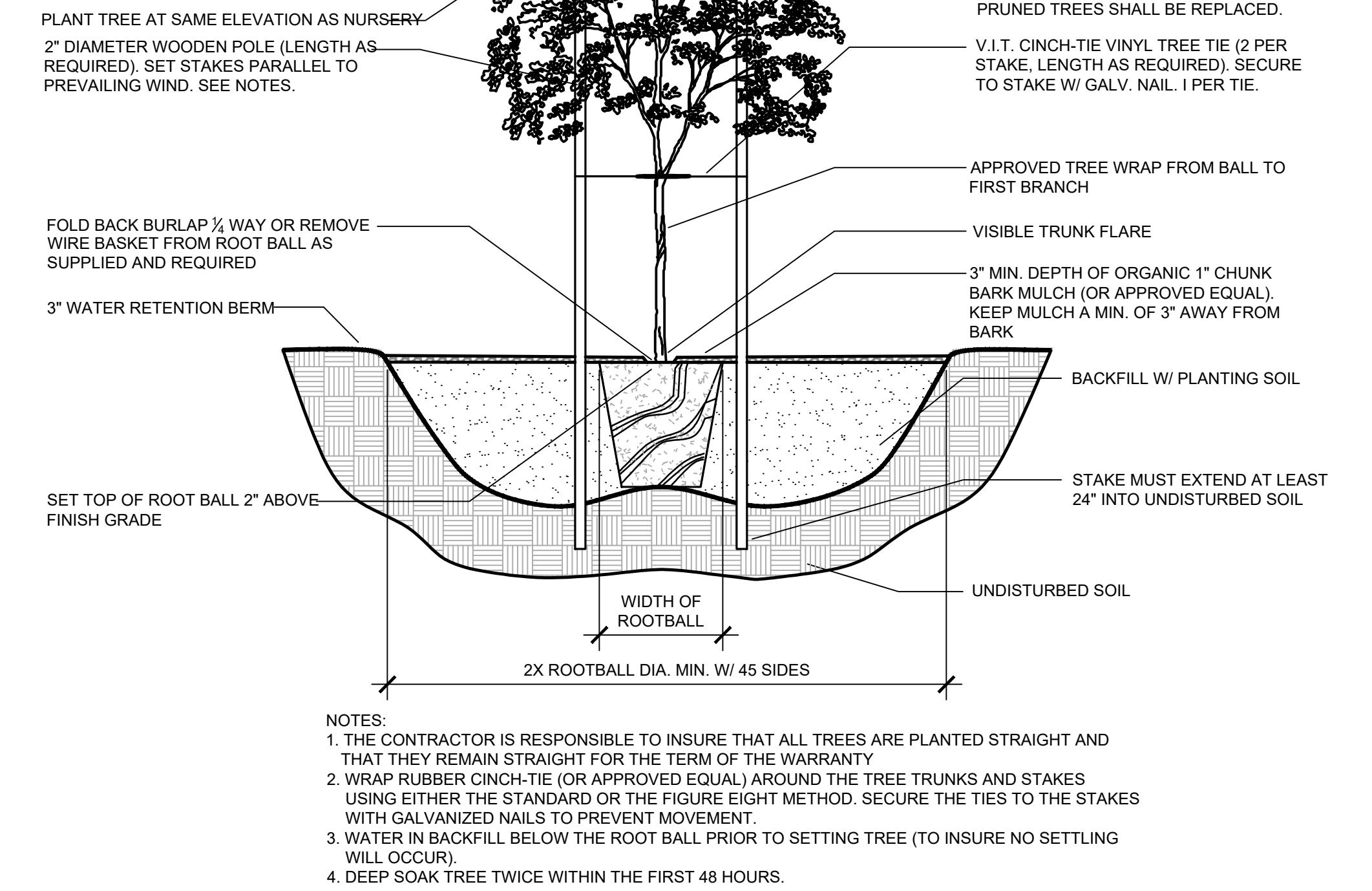
### 1.6 Cut Edge Detail

Scale: N.T.S.



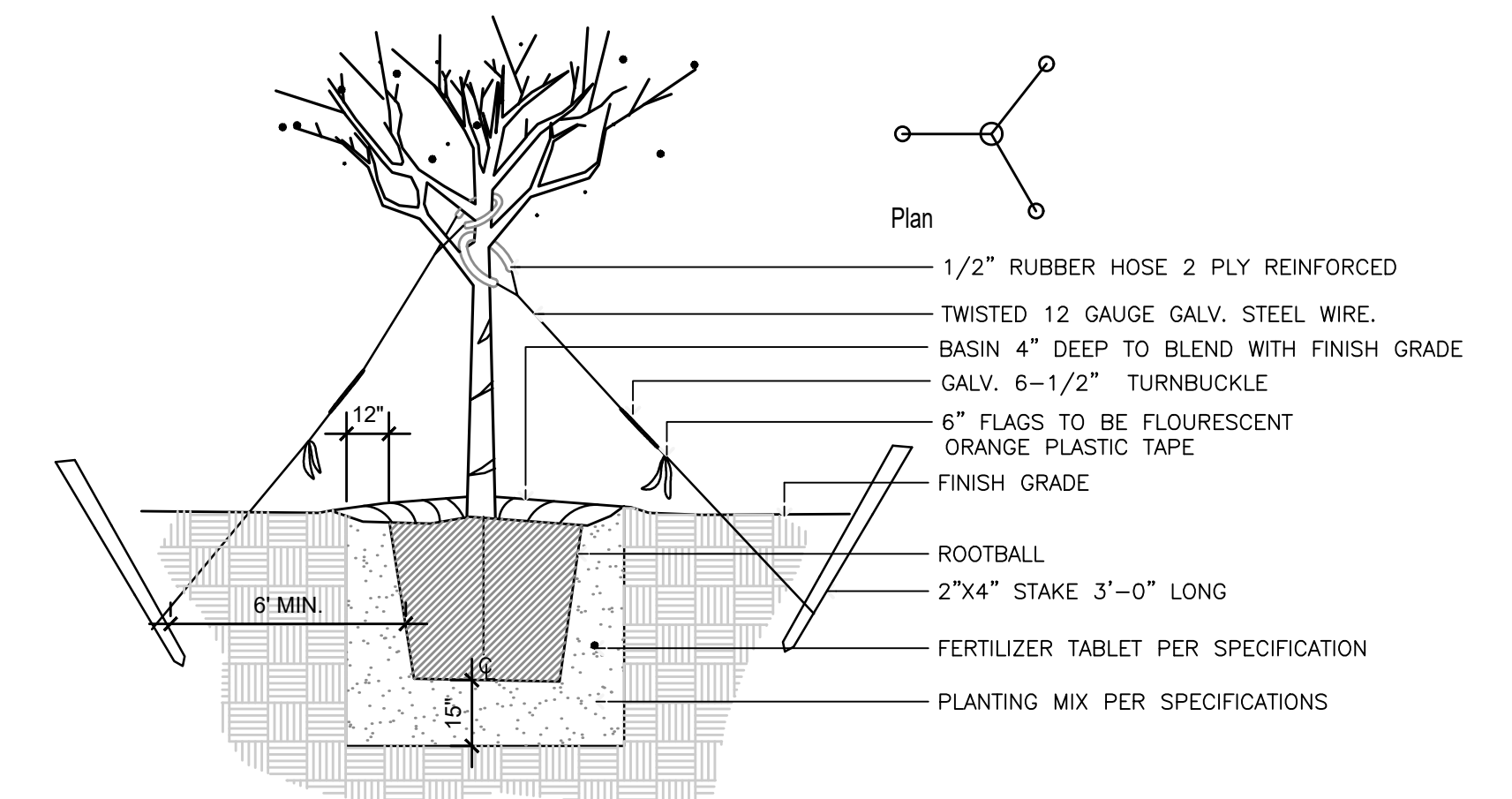
### 1.5 Shrub Planting Detail

Scale: N.T.S.



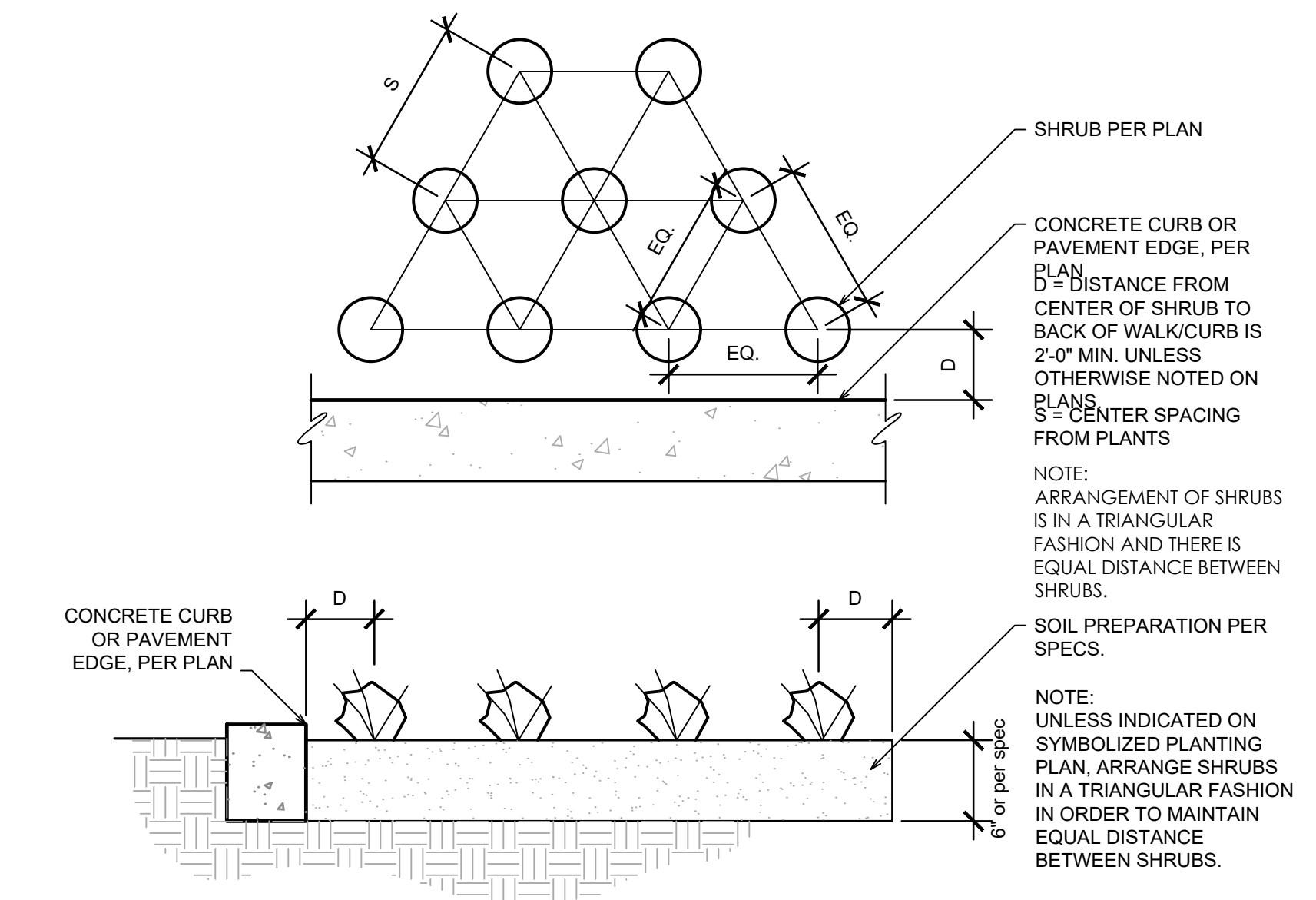
### 1.1 Deciduous Tree Planting Detail

Scale: N.T.S.



### 1.4 Tree Guying Detail

Scale: N.T.S.



### 1.8 Plant Spacing Detail

Scale: N.T.S.







**Your Safety • Your Mobility  
Your Economic Opportunity**

Section 5, Item D.

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

June 21, 2021

Mark Tate  
M3 Companies  
1087 W. River Street, Suite 310  
Boise, ID 83702  
[MTate@m3companiesllc.com](mailto:MTate@m3companiesllc.com)  
Phone: 208.939.6263

VIA EMAIL

RE: Moon Valley Townhomes – ITD Development Condition Memo

Dear Mr. Tate,

The Idaho Transportation Department (ITD) appreciated the opportunity to review the Moon Valley Townhomes Traffic Impact Study (TIS) located on the southeast corner of SH-16 and SH-44. We have completed our review and although we do not have any technical questions, we do have concerns for the development's added trips to the intersections of SH-44 / Short Road and SH-44 / Palmer Lane.

ITD has entered into an agreement with the city of Star to collect a proportionate share contribution from each new development for impacts to the State highway system. As two agencies we are working together to accelerate highway construction within Star's area of impact to accommodate new development growth. ITD values your contribution to the transportation system so we can help keep goods, services and the public moving at an efficient pace.

Per the TIS, an eastbound right turn lane is warranted at the intersection of SH-44 / Short Rd. Since the improvement is at a public road intersection, ITD has estimated the cost of the improvement and calculated your development's proportionate share based off site traffic volumes versus total right turn lane traffic volumes at 2023 buildout.

ITD programmed the SH-44 / Palmer Lane signalization project for 2027 construction with the understanding that the department would request proportionate share contributions from new nearby developments to help accelerate the project. ITD calculated your development's proportionate share based off Palmer Lane site trips versus total 2045 Palmer Lane site trips.



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Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

ITD determined Moon Valley Townhomes proportionate share contribution as the following. Details of the proportionate share calculation are included in the attached *ITD Staff Technical Report*.

<b>Intersection</b>	<b>Proportionate Share Contribution</b>
SH-44 / Short Road	\$52,039
SH-44 / Palmer Lane	\$14,350
SH-16 / SH-44	N/A
<b>TOTAL</b>	<b>\$66,389</b>
<b><i>Approximate per household unit</i></b>	<b><i>\$426</i></b>

Maintaining safety and mobility for Idaho’s motorists is of utmost importance to ITD. We appreciate your improvements to livability in Star, ID as we want all residents to travel safely and efficiently around the Treasure Valley. If you have any questions please contact me by email at [jayme.coonce@itd.idaho.gov](mailto:jayme.coonce@itd.idaho.gov) or 208-334-8302.

Sincerely,

Jayne Coonce, P.E.  
ITD – District 3  
Engineer Manager

Cc:  
Shawn Nickel – City of Star  
Paige Bankhead – ACHD  
John Ringert – Kittelson & Associates

1445 N. Orchard St.  
Boise ID 83706 • (208) 373-0550



Brad Little, Governor  
Jess Byrne, Director

October 26, 2023

Shawn L. Nickel  
Planning Director and Zoning Administrator  
Star City Hall  
P.O. Box 130  
Star, Idaho 83669  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

Subject: Moon Valley Subdivision Final Plat PH8

Dear Mr. Nickel:

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

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

**1. AIR QUALITY**

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

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

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

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

**2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

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

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

### 3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

#### 4. SURFACE WATER

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

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

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho’s Ground Water Quality Rules (IDAPA 58.01.11), which states that “No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

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

**6. ADDITIONAL NOTES**

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

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

Sincerely,



Aaron Scheff  
Regional Administrator

c:

2021AEK





# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **November 21, 2023**

**FILE(S) #:** **FP-23-19, Final Plat, Naismith Commons Subdivision Phase 7**

### REQUEST

The Applicant is requesting approval of a Final Plat for Naismith Commons Subdivision Phase 1 consisting of 89 residential lots and 14 common lots on 21.76 acres. The subject property is located at The property is located at 8895 W. Joplin Road in Star, Idaho, Idaho. Ada County Parcel Number are S0419325800 & S0419314950

<b>APPLICANT:</b> Lennar Homes of Idaho, LLC 408 S. Eagle Road, Ste. 100 Eagle, Idaho 83616	<b>OWNER:</b> Beacon Crossing, LLC 839 S. Bridgeway Place Eagle, Idaho 83616	<b>REPRESENTATIVE:</b> Ian Connair Kimley-Horn & Associates 1100 W. Idaho Street, Ste. 210 Boise, Idaho 83702
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### PROPERTY INFORMATION

Land Use Designation -	Residential R-4-DA
	<b>Phase 1</b>
Acres -	21.76 acres
Residential Lots -	89
Common Lots -	14

### HISTORY

March 7, 2023	Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to March 21, 2023 so Applicant can redesign the preliminary plat.
---------------	---

- March 21, 2023      Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 4, 2023 so Applicant can redesign the preliminary plat.
  
- April 4, 2023      Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 18, 2023 so Applicant can redesign the preliminary plat.
  
- April 18, 2023      Council approved the Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision comprised of 11.90 acres and consisting of 37 residential lots and 3 common lots.

**GENERAL DISCUSSION**

The Final Plat layout for Phase 1 of Naismith Commons Subdivision generally complies with the approved preliminary plat. The Preliminary Plat was approved for a maximum of 206 single family residential lots on 52.54 acres. After phase 1, 89 residential lots will have been approved in final plats, leaving 117 residential lots for the remaining phases of Naismith Commons Subdivision.

**Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:**

The Preliminary Plat submitted contains 208 single family residential lots and 23 common area lots, 3 of which are shared driveways, on 52.54 acres with a proposed density of 3.96 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 6,550 square feet to 8,883 square feet with the average buildable lot being 6,827 square feet. Lot 1, Block 13 on the east side of the eastern collector road appears to be a lot providing for an existing barn or accessory building. **Staff will require additional detail from the applicant on how the structure located on this lot is intended to be used as an accessory use, and how it will meet required setbacks.**

The submitted preliminary plat shows all local roads with a 50-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 W. Tybee Street from N. Can Ada Road. The development will also have access to W. Joplin Road on the north of the development from N. Sellwood Avenue. A north/south collector roadway is proposed along the entire eastern boundary of the development, per ACHD requirements. This collector street will stub to the south for future access and circulation for the area. **The Applicant is also proposing a stub street near the northwest corner of the property. Staff suggests that this road be moved north and placed between lots 5 & 6 of Block 11 on the preliminary plat.**

The submitted preliminary plat shows the three shared drives as 28-foot wide with a ribbon curb. While all shared drives must be approved by the Fire Department, this width satisfies the Unified

Development Code requirements. The Applicant is proposing the entry to the development to have a 61-foot right of way with an 8-foot wide median, separating 21 feet wide travel lanes from back of curb to back of curb. **Sidewalks will need to be detached with a minimum 6-foot-wide landscape strip.**

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a 7-foot-wide sidewalk.** The applicant is proposing 13 feet of barrow ditch between the road and sidewalk for drainage, this satisfies the code. Landscaping and street trees will need to be planted on the subdivision side of the proposed sidewalk within the common lot. The proposed W. Joplin Road Section shows a 5-foot-wide detached sidewalk with an 8-foot-wide parkway planter strip. **Joplin Road is classified as a Collector and the sidewalk will need to be 7 feet wide.** Sidewalks within the development on the local streets are proposed to be attached with a 5-foot wide, concrete sidewalk. **Code requires all sidewalks to be detached with a minimum 6-foot-wide 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 8.08 acres (15.4%) of open space which satisfies the Unified Development Code. **The Applicant states that 7.69 acres (14.6%) of the open space is usable, however the submitted plans do not detail the space or amenities. This will need to be detailed and approved by Staff prior to final plat approval.**

**The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 5 site amenities. The applicant has not provided any details on amenities. Details on the types of amenities shall be provided to Council at the public hearing and a revised landscape plan will be required, calling out location and type of amenity before the final plat can be signed.**

**Original Preliminary Plat Review:**

Site Data:

Total Acreage of Site – 52.54 acres

Total Number of Lots – 229 lots

Total Number of Residential Lots – 206 lots

Total Number of Common Lots – 23 lots

Total Number of Commercial Lots – None

Type of Units – Single Family Units

Dwelling Units Per Gross Acre – 3.92 Units per acre

Total Acreage of Common Lots – 8.08 acres

Percent of Site as Common Area – 15.4%

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. Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

**The Preliminary Plat dated 4-10-23 is approved for a maximum of 206 residential lots.**

- The Council approves the requested Block Length Waivers.
- **The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
- **Provide a public access easement on the pathways located in the northeast common area park.**
- **Applicant shall provide Amenities as proposed and included in Amenities Exhibit.**
- **Applicant shall provide option for City to take over ownership of southwest park in the future.**
- **Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of Phase 1 is 4.09 du/acre.

**Common/Open Space and Amenities** – This phase will include 3 pickleball courts with a drinking fountain and benches. There is also a pavilion shade structure with picnic benches, a tot lot and a separate swing set along with a walking path.

**Setbacks** – The applicant has not requested any special setbacks and the development will adhere to the requirements of the R-4 zone.

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

**Streetlights** – Streetlight design specifications submitted with the final plat application for Phase 1 are not the same design that was approved by Council with the Preliminary Plat application. **The Applicant will need to use the style of light approved by Council.** There was not a streetlight plan submitted with the final plat application. **Prior to signing the mylar, the Applicant will need to submit a streetlight plan and receive approval from Staff.** Streetlights shall be consistent throughout the remaining phases of the subdivision.

**Mailbox Clusters** – **The Applicant has not provided documentation from the Postmaster depicting the approved location for the mailbox cluster. This will be required prior to**

**signing the mylar. Per Section 8-4A-20, all mailboxes and clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's.**

**Street Names - Applicant has not provided documentation from Ada County that the proposed street names have been approved. This documentation will be required prior to signing the mylar and the correct street names will need to be reflected on the final plat.**

**Subdivision Name** – The Applicant has provided a letter from Ada County the confirms the proposed subdivision name has been approved and reserved for this development.

**Landscaping:** As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan does not appear to show street trees every 35 feet on the interior roads. A revised landscape plan will be required, prior to signing the mylar, showing the correct spacing of street trees.** The common area proposed landscape plan appears to satisfy the necessary requirements.

**Sidewalks** - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with a six foot (6') wide landscape strip, as approved with the Preliminary Plat.

**Roadways** – The Applicant is proposing that local roads be 36 feet wide from back of curb to back of curb in a 50-foot wide right of way. The Applicant is also proposing that the entry way have a median of 8 feet with 21-foot-wide drive aisles from back of curb to back of curb. The proposed roadways satisfy the Unified Development Code.

**The north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase shall be revised to show 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalk on both sides. The Applicant may decrease the common lot on the western side of the collector by 5 feet to accommodate the addition to the east. A revised final plat shall be submitted for review.**

**Can Ada Road shall have 7' detached sidewalks. A revised final plat shall be submitted for review.**

**PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on October 24, 2023.

October 30, 2023	ITD	Email
October 24, 2023	Star Sewer & Water Dist.	Email

**FINDINGS**

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

- A. The Plat is in conformance with the Comprehensive Plan.  
*The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.*
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.  
*Staff finds that all public services are available and able to accommodate this development.*
- C. There is public financial capability of supporting services for the proposed development.  
*Staff knows of no financial hardship that would prevent services from being provided.*
- D. The development will not be detrimental to the public health, safety or general welfare; and,  
*Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*
- E. The development preserves significant natural, scenic or historic features.  
*Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.*

**CONDITIONS OF APPROVAL**

- 1. Prior to signature of final plat, the following shall be completed:**
  - A. Provide Street Light designs for review and approval;**
  - B. Provide documentation from Postmaster on location of mailbox clusters;**
  - C. Provide to Staff updated plans showing architectural mailbox cluster covers;**
  - D. Provide documentation from Ada County that the proposed street names have been approved.**
  - E. Provide a revised landscape plan showing the correct spacing of street trees.**
  - F. Provide a revised final plat showing the north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase with 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern**

property line. The roadway shall include a detached, 7' sidewalks on both sides. The Applicant may decrease the common lot on the western side of the collector by 5 feet to accommodate the addition to the east.

**G. Provide a revised final plat showing Can Ada Road with detached, 7' sidewalk.**

2. The approved Final Plat for Naismith Commons Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$1000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$206,000. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 89 residential lots for a fee of \$89,000 (89 x \$1000.00).**
4. **The Preliminary Plat dated 4-10-23 was approved for a maximum of 206 residential lots.**
5. **The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
6. **Provide a public access easement on the pathways located in the northeast common area park.**
7. **Applicant shall provide Amenities as proposed and included in Amenities Exhibit.**
8. **Applicant shall provide option for City to take over ownership of southwest park in the future.**
9. **Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**
10. **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.**
11. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service. Mailbox cluster locations shall be determined and located based on the Postmaster.**
12. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The applicant shall provide a revised landscape plan showing all the required trees.**
13. **The Applicant shall install the streetlights that were submitted and approved with the Preliminary Plat and not the ones submitted with the Final Plat application. Applicant shall also provide a streetlight plan, showing the locations of all streetlights before the City will sign the mylar.**
14. The Council approved the requested Block Length Waivers.
15. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.

16. 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.
17. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
18. 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.
19. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
20. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
21. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
22. 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.
23. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
24. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
25. 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.
26. A separate sign application is required for any subdivision sign.
27. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
28. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
29. 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.
30. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
31. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
32. All common areas shall be owned and maintained by the Homeowners Association.
33. 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,

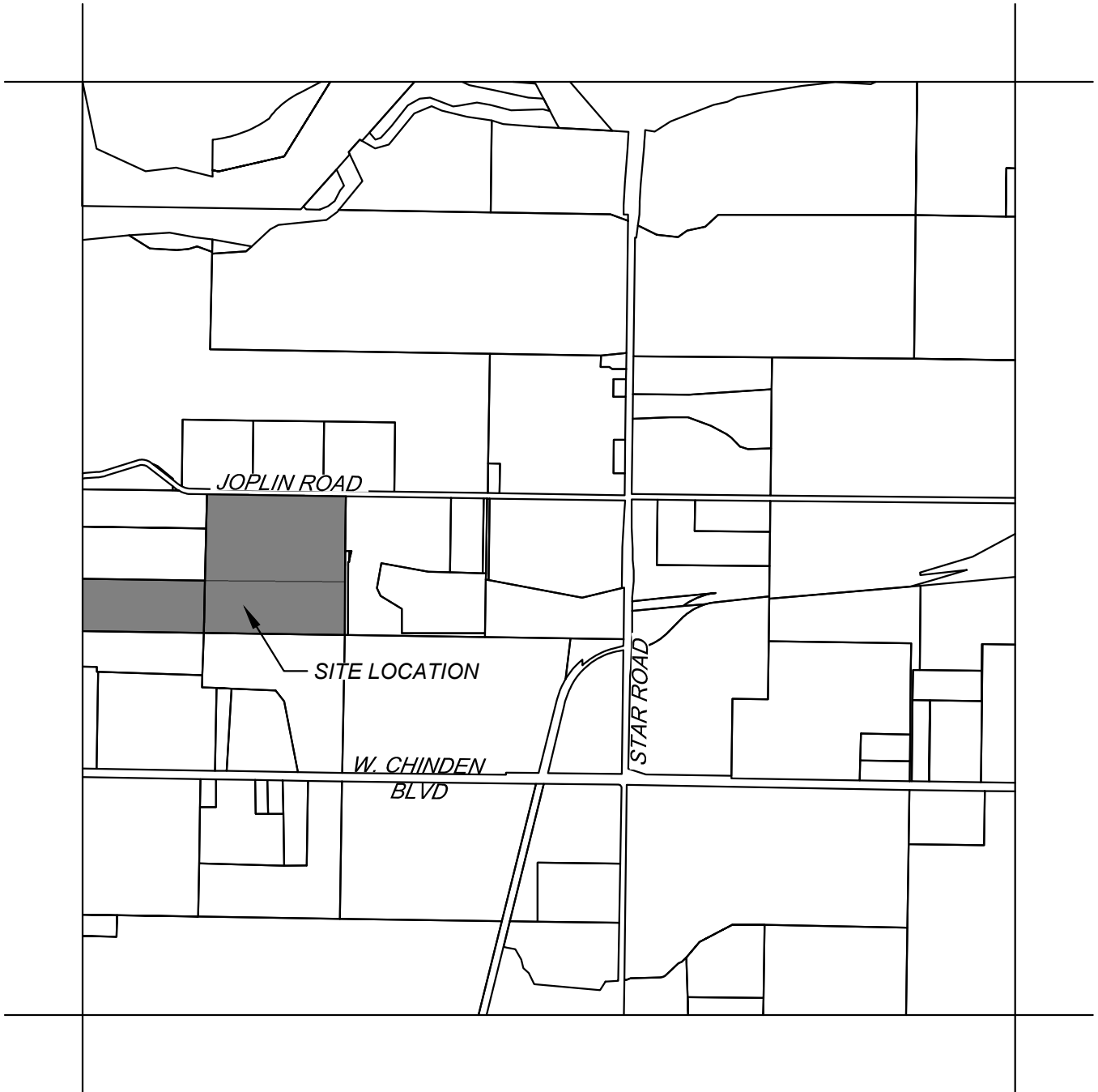


starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

- 34. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 35. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 36. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-23-19 Naismith Commons Subdivision, Final Plat, Phase 1 on \_\_\_\_\_, \_\_\_\_\_ 2023.



T4N, R1W, SEC. 19



September 5, 2023

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

**RE: Naismith Commons Subdivision**

Dear Ryan,

Attached for your review is the Final Plat application for Naismith Commons Subdivision – Phase 1. This plat has been submitted in conformance with the City of Star’s Zoning Code and per the approved Preliminary Plat for Naismith Commons Subdivision.

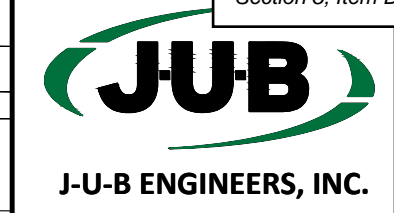
Naismith Commons Subdivision will include 206 single-family residential lots and 26 common lots on 52.54 acres. The gross density is 3.92 units per acre. The typical lot width is 55-feet and lot sizes will range from approximately 5,777 SF to 11,479 SF. The overall open space for the site is 8.72 acres (16.6%) of the total development area with 7.25 acres (13.8%) of useable open space. Amenities for the subdivision include a shaded tree plaza, children’s play set, pickleball courts, bocce ball courts, nature park, open space trails throughout. The remaining open space is generously planted.

Construction of Naismith Commons will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-510-6287 or at [ian.connair@kimley-horn.com](mailto:ian.connair@kimley-horn.com).

Thanks for your review and assistance with this application,

A handwritten signature in black ink, appearing to read "Ian Connair", with a long horizontal flourish extending to the right.

Ian Connair, P.E.  
Project Engineer



J-U-B ENGINEERS, INC.  
2760 W. Excursion Lane  
Suite 400  
Meridian, ID 83642  
Phone: 208.376.7330  
www.jub.com

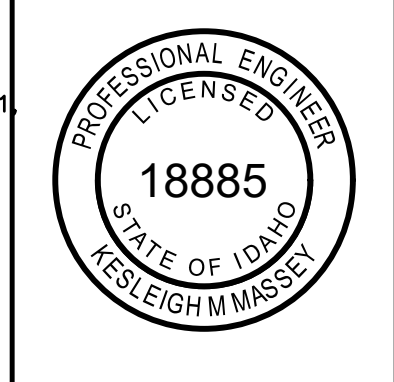


Table with columns: NO., REVISION, DESCRIPTION, BY, DATE

NAISMITH COMMONS SUBDIVISIONS  
STAR, IDAHO  
BOUNDARY AND PROJECT INFORMATION

Table with columns: FILE, JUB PROJ #, DRAWN BY, DESIGN BY, CHECKED BY, AT FULL SIZE, LAST UPDATED, SHEET NUMBER

PP-01

# PRELIMINARY PLAT FOR NAISMITH COMMONS SUBDIVISIONS

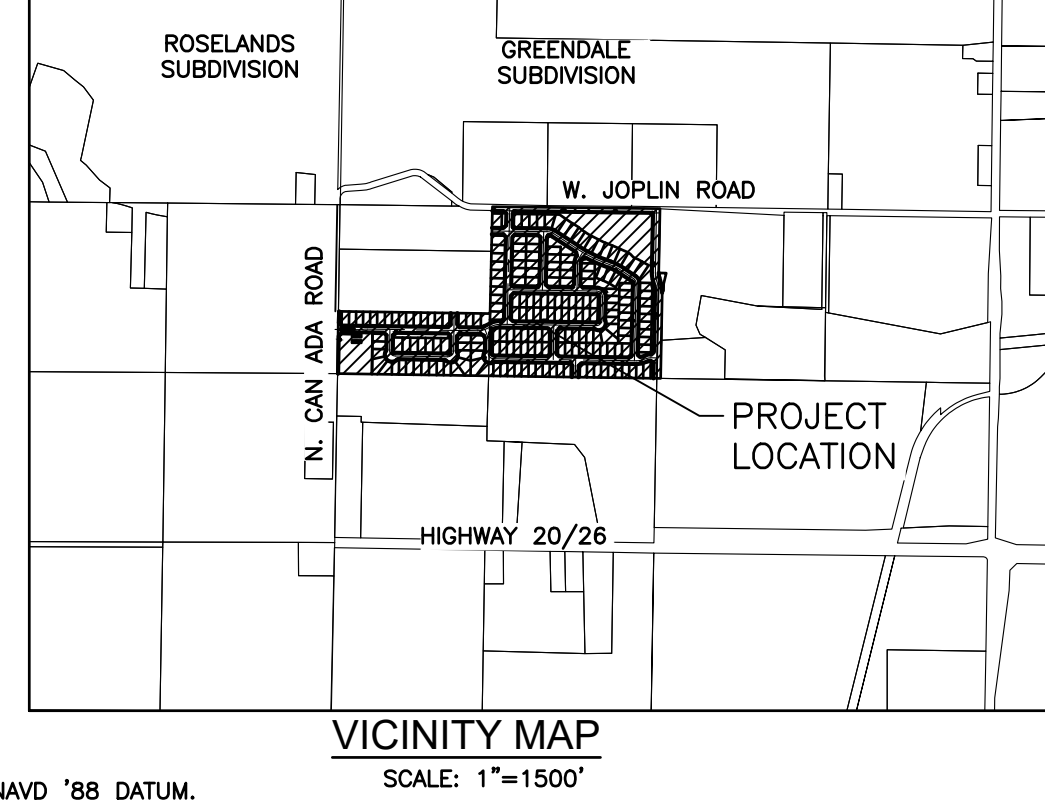
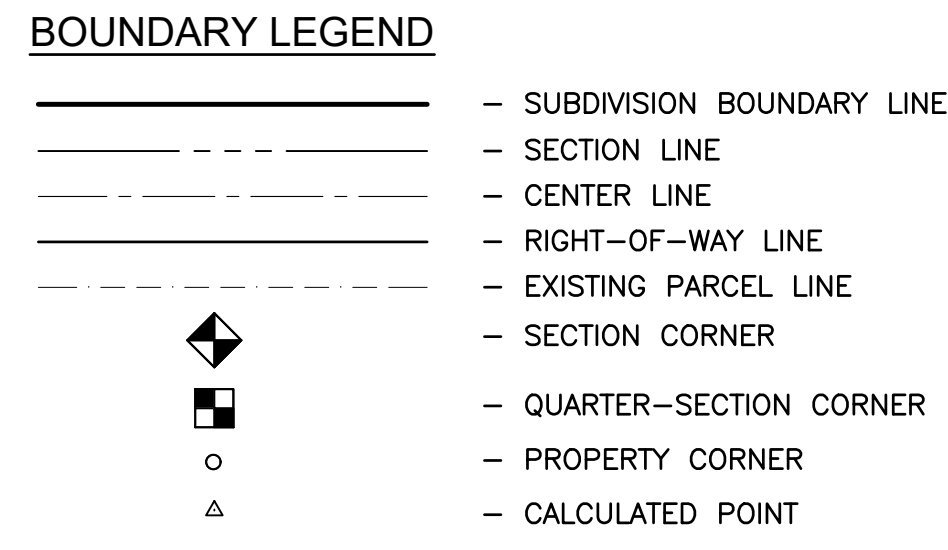
SITUATED IN A PORTION OF GOV'T. LOT 2, THE NE 1/4 OF THE SW 1/4  
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
STAR, IDAHO  
2023

### Sheet List Table

Sheet Number	Sheet Title
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING AND PROPOSED CONDITIONS
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	PHASING PLAN
PP-06	OVERALL DRAINAGE
PP-07	STREET LIGHT PLAN

### Line Table

Line #	Direction	Length
L1	S89°09'26"E	58.67'
L2	S13°27'08"W	87.10'
L3	S01°04'30"W	54.00'
L4	N89°09'26"W	10.00'



- ### NOTES:
- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
  - ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
  - ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 17, BLOCK 1, LOTS 1, 2, 21, 38, BLOCK 2, LOT 8, BLOCK 3, LOTS 1, 10, BLOCK 4, LOTS 1, 15, BLOCK 5, LOTS 1, 12, BLOCK 6, LOT 1, BLOCK 7, LOTS 1, 8, BLOCK 8, LOTS 1, 6, BLOCK 9, LOTS 1, 14, BLOCK 10, LOTS 1, 6, 17, BLOCK 11, LOTS 1, 3, BLOCK 12, LOT 1 BLOCK 13, LOT 1 BLOCK 14 WHICH ARE COMMON AREA/DRAINAGE STORAGE LOTS. AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
  - PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
  - THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
  - DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
  - SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
  - BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
  - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
  - THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
  - A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.
  - THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0120 J, COMMUNITY PANEL NO. 0120 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
  - ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
  - A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.

### LEGEND

EXISTING	PROPOSED	LAND USE SUMMARY
---S---	---S---	TOTAL AREA: 52.54 AC.
---	---	TOTAL LOTS: 232 LOTS
---	---	RESIDENTIAL LOTS: 206 LOTS
---	---	COMMON AREA LOTS: 26 LOTS
---	---	RESIDENTIAL DENSITY: 3.92 DU/AC
---	---	USEABLE COMMON AREA: 7.25 AC. (13.8%)
---	---	BUFFER COMMON AREA: 1.47 AC. (2.8%)
---	---	TOTAL COMMON AREA: 8.72 AC. (16.6%)
---	---	AVERAGE LOT SIZE: 6,654 S.F.
---	---	SMALLEST LOT: 5,777 S.F.
---	---	EXISTING ZONE: RUT
---	---	PROPOSED ZONE: R-4

### OWNER

BEACON CROSSING LLC  
839 BRIDGEWAY PL  
EAGLE, ID 83616

### DEVELOPER CONTACT

BEACON CROSSING LLC  
839 BRIDGEWAY PL  
EAGLE, ID 83616  
208-377-5700

### CIVIL ENGINEER

KESLEIGH M. MASSEY, P.E.  
J-U-B ENGINEERS  
2760 W. EXCURSION LN. STE. 400  
MERIDIAN, ID 83642  
208-376-7330

### LAND SURVEYOR

BERT NOWAK, P.L.S.  
J-U-B ENGINEERS  
2114 VILLAGE PARK AVE, STE. 100  
TWIN FALLS, ID 83301  
208-733-2414

### IRRIGATION DISTRICT

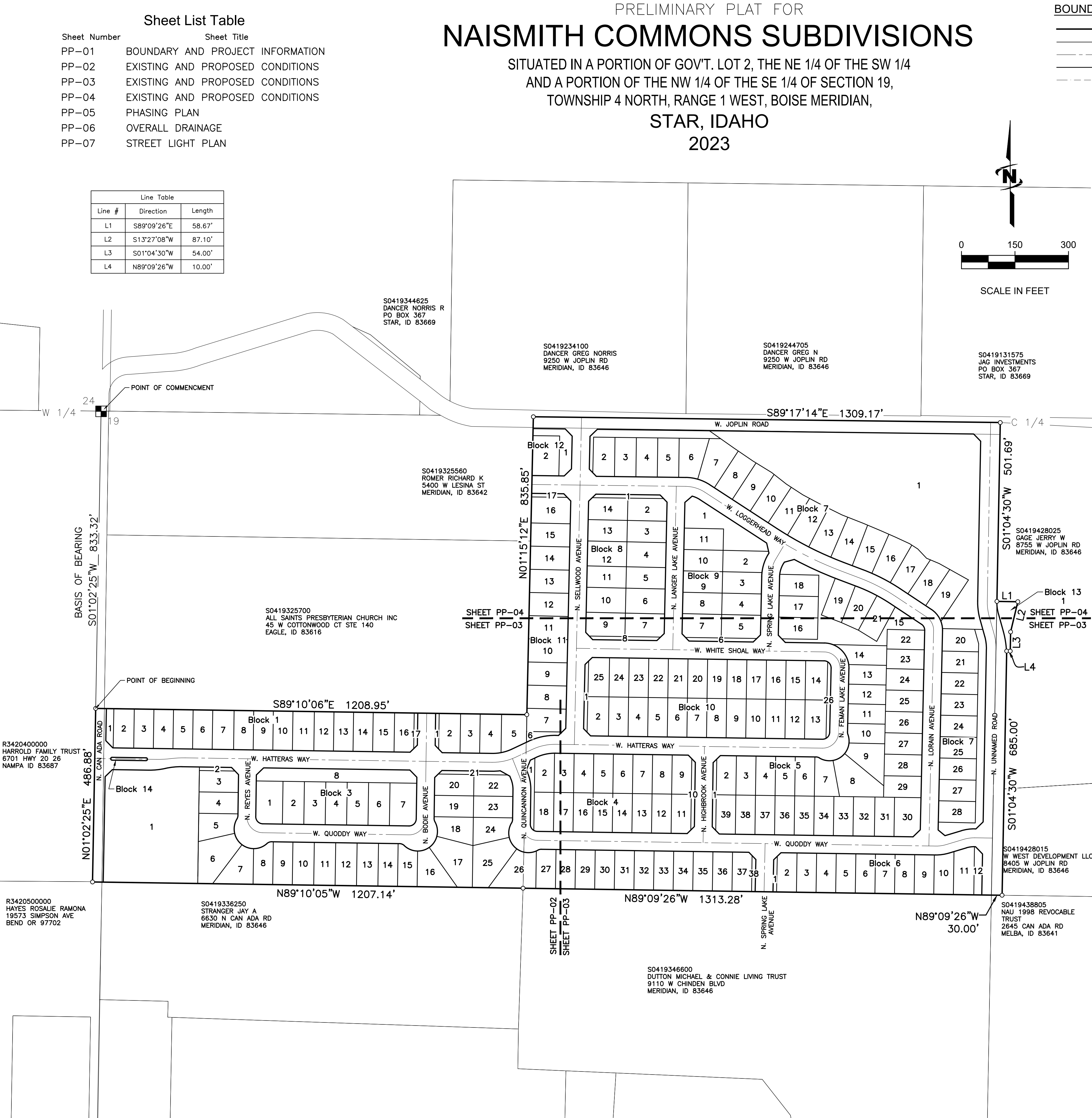
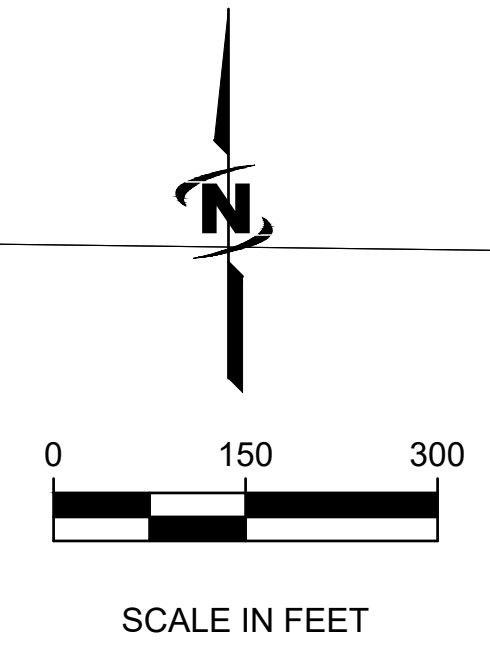
PIONEER IRRIGATION DISTRICT  
3804 LAKE AVENUE  
CALDWELL, ID 83605  
208-459-3617

### IRRIGATION DISTRICT

EUREKA WATER COMPANY  
6820 JOPLIN ROAD  
MERIDIAN, ID 83646



BOUNDARY CERTIFICATION

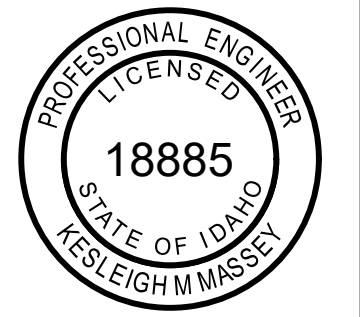


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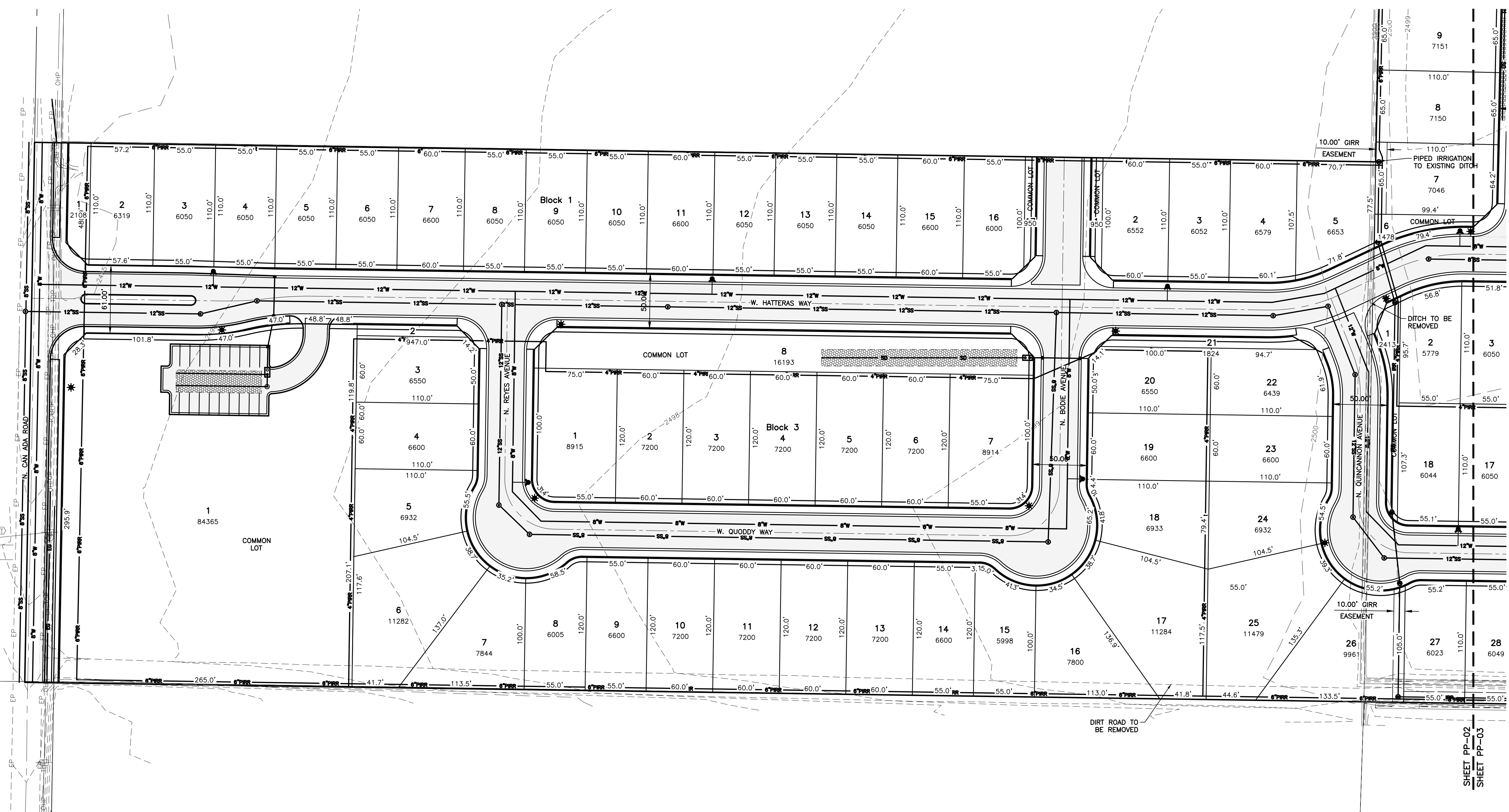
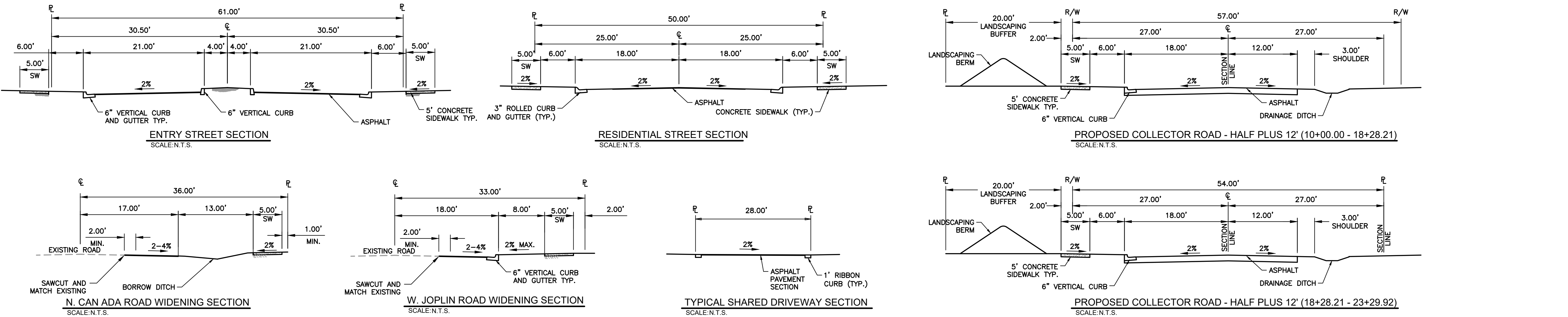
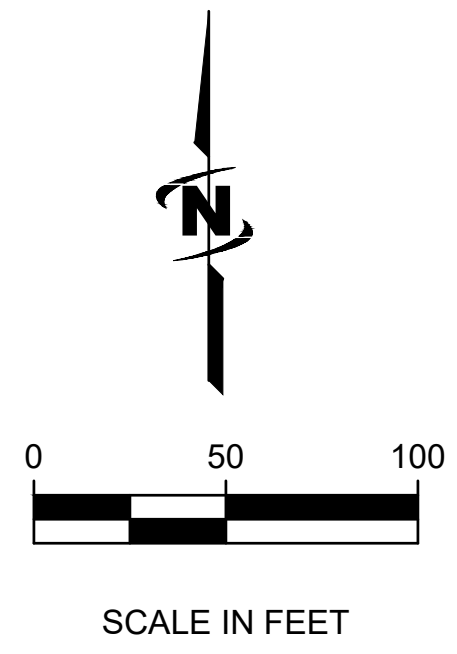
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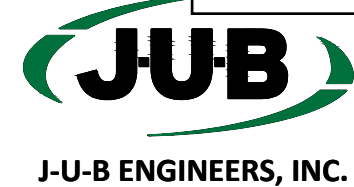
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STAR, IDAHO  
EXISTING AND PROPOSED CONDITIONS

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PP-02

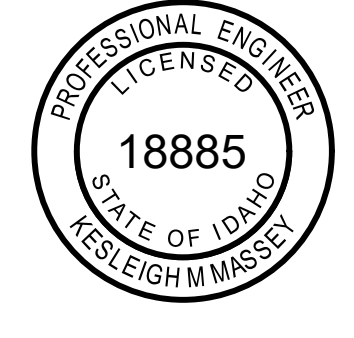


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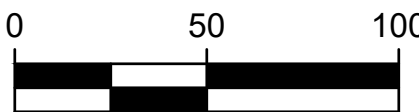
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STAR, IDAHO  
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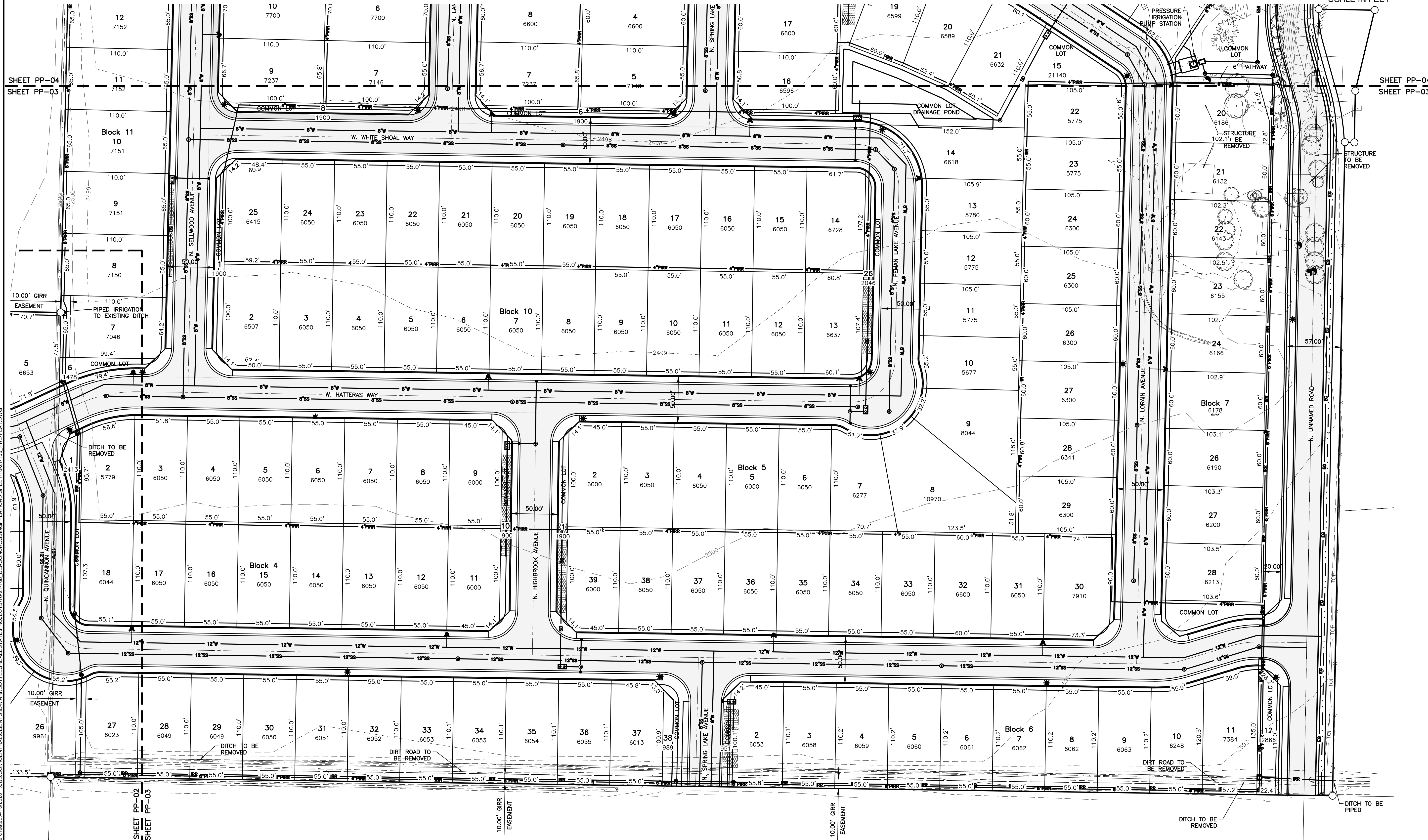
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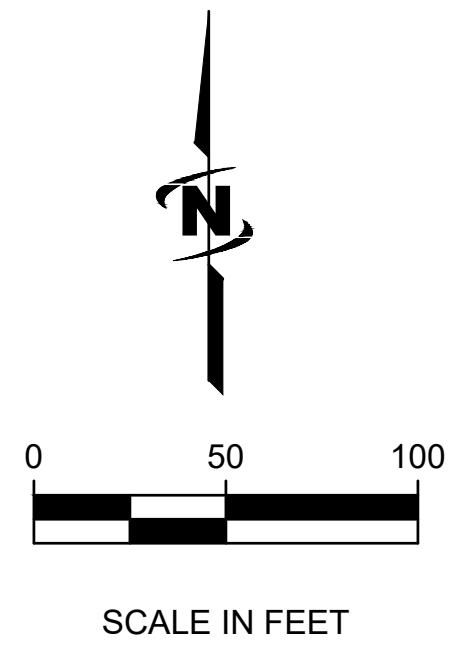
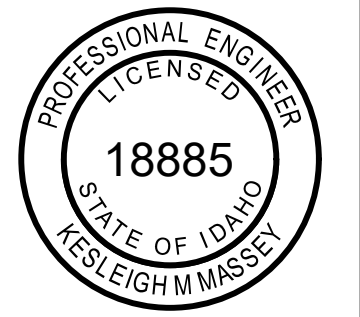


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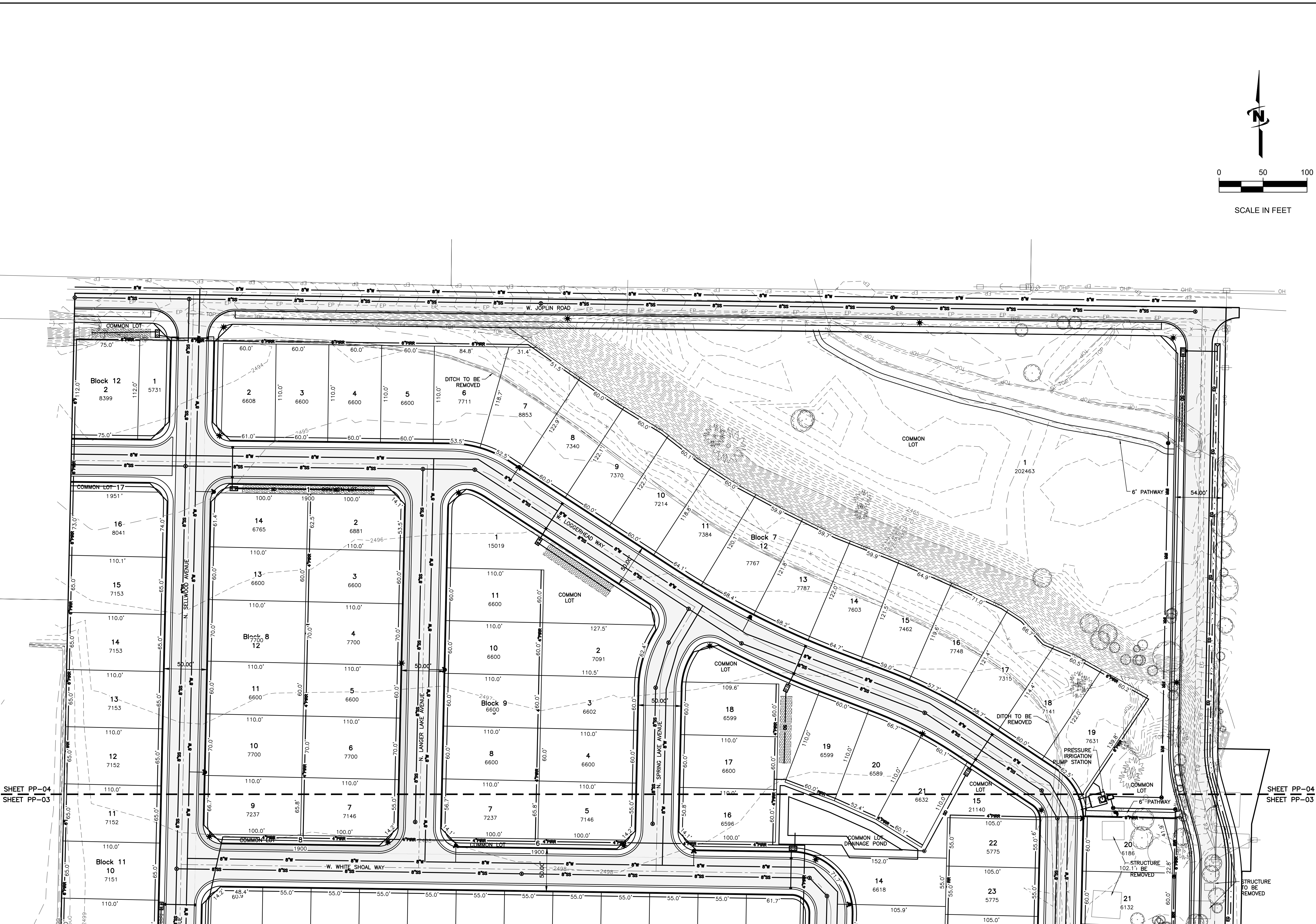
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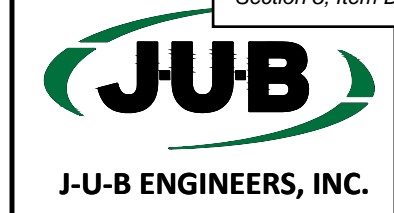
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NO.	REVISION	DESCRIPTION	BY	APP.	DATE

NAISMITH COMMONS SUBDIVISIONS  
STAR, IDAHO  
EXISTING AND PROPOSED CONDITIONS

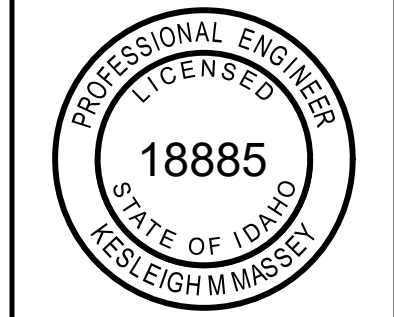
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CHECKED BY: KMM  
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AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 4/10/2023

SHEET NUMBER:  
**PP-04**



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J-U-B ENGINEERS, INC.  
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Suite 400  
Meridian, ID 83642  
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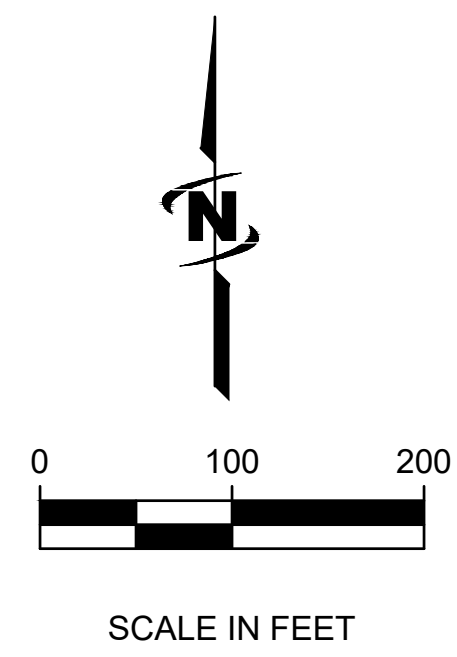
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STAR, IDAHO

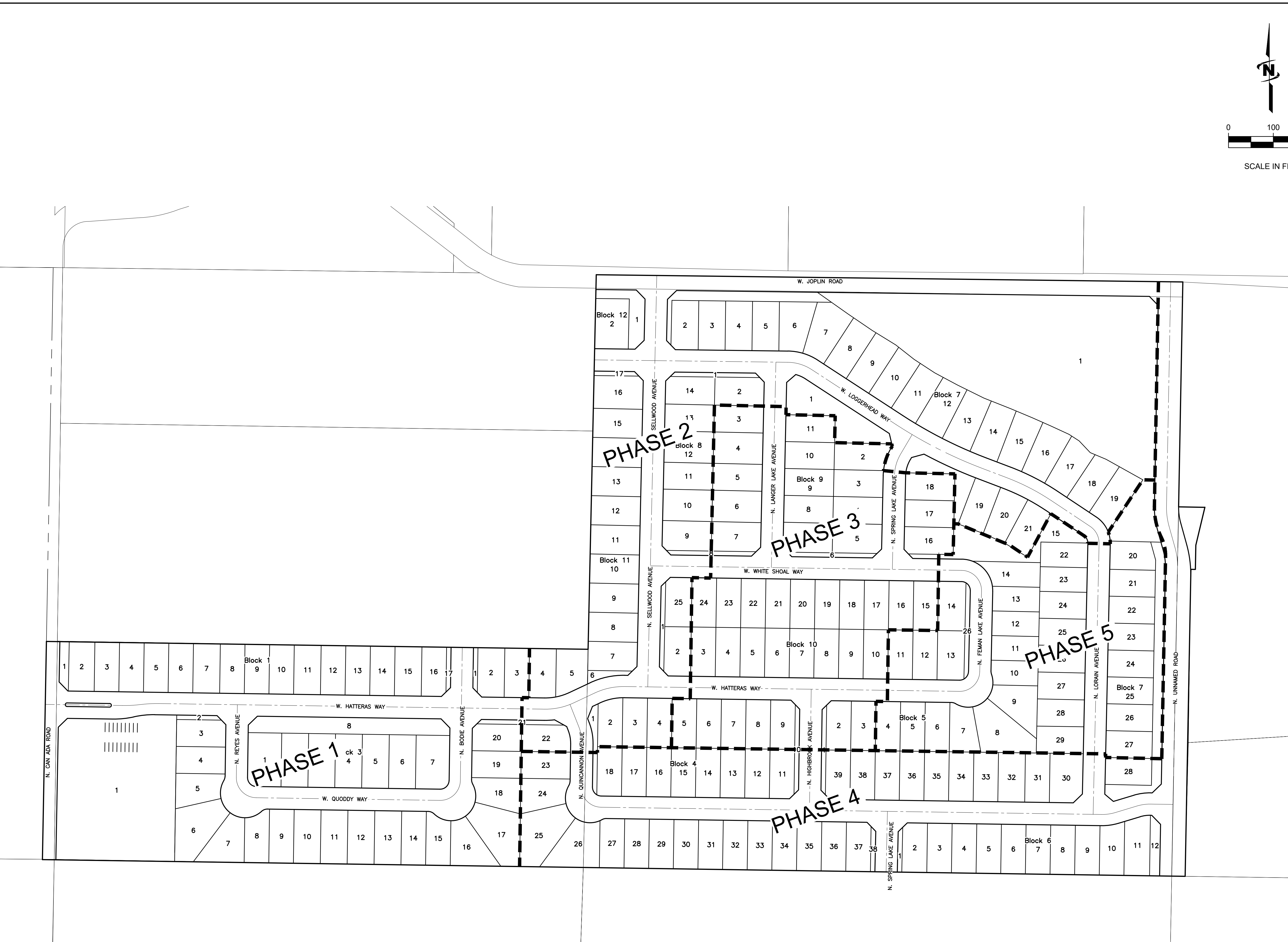
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JUB PROJ. #: 10-21-108  
DRAWN BY: SAS  
DESIGN BY: SAS  
CHECKED BY: KMM

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AT FULL SIZE, IF NOT ONE  
INCH, SCALE ACCORDINGLY

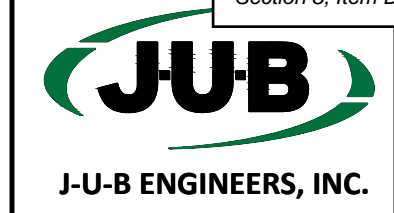
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SHEET NUMBER:  
**PP-05**



Plot Date: 11/29/23 1:07 PM Plotted By: Everett Ernast  
Date Created: 11/29/23 JUB\COMMONS\CLIENTS\ID\MARKG\BTTLER\REALSTATE\PROJECTS\10-21-108\_BEACONROSSING\PLAT\CAD\SHEET\10-21-108\_PRE-PLAT.DWG

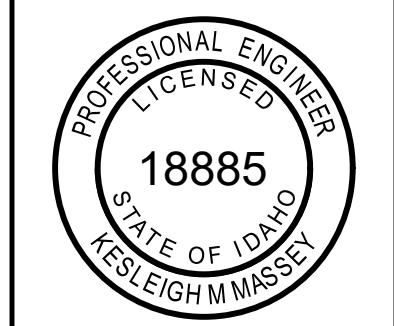






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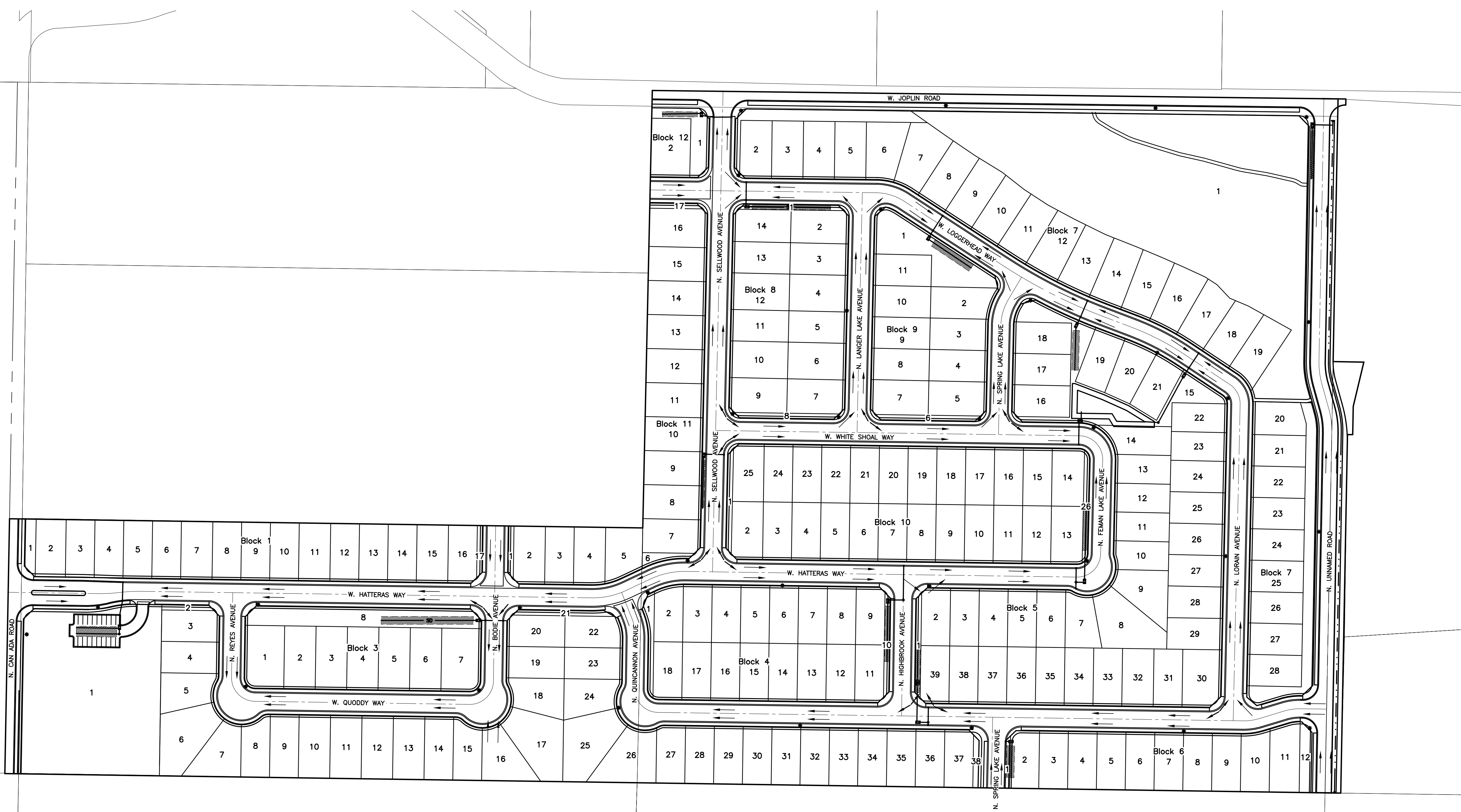
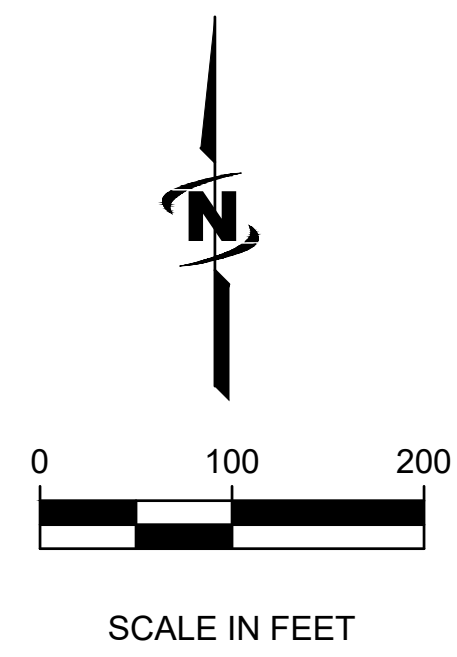


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NAISMITH COMMONS SUBDIVISIONS  
STAR, IDAHO  
OVERALL DRAINAGE

FILE: 10-21-108\_PRE-PLAT  
JUB PROJ. #: 10-21-108  
DRAWN BY: SAS  
DESIGN BY: SAS  
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AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 4/10/2023

SHEET NUMBER:  
PP-06

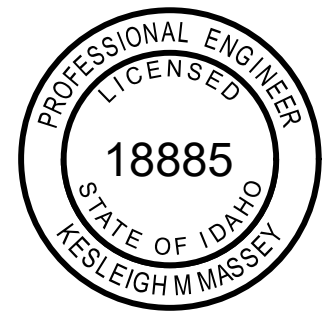


Plot Date: 10/26/23 1:07 PM Plotted By: Everett Earmest  
Date Created: 10/26/23 JUB\COMMONS\CLIENTS\STAR\PRE-PLAT\PROJECTS\10-21-108\_BEACONROSSING\PLAT\CAD\SHEET\10-21-108\_PRE-PLAT.DWG



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NAISMITH COMMONS SUBDIVISIONS  
STAR, IDAHO  
STREET LIGHT PLAN

FILE: 10-21-108\_PRE-PLAT  
JUB PROJ. #: 10-21-108  
DRAWN BY: SAS  
DESIGN BY: SAS  
CHECKED BY: KMM

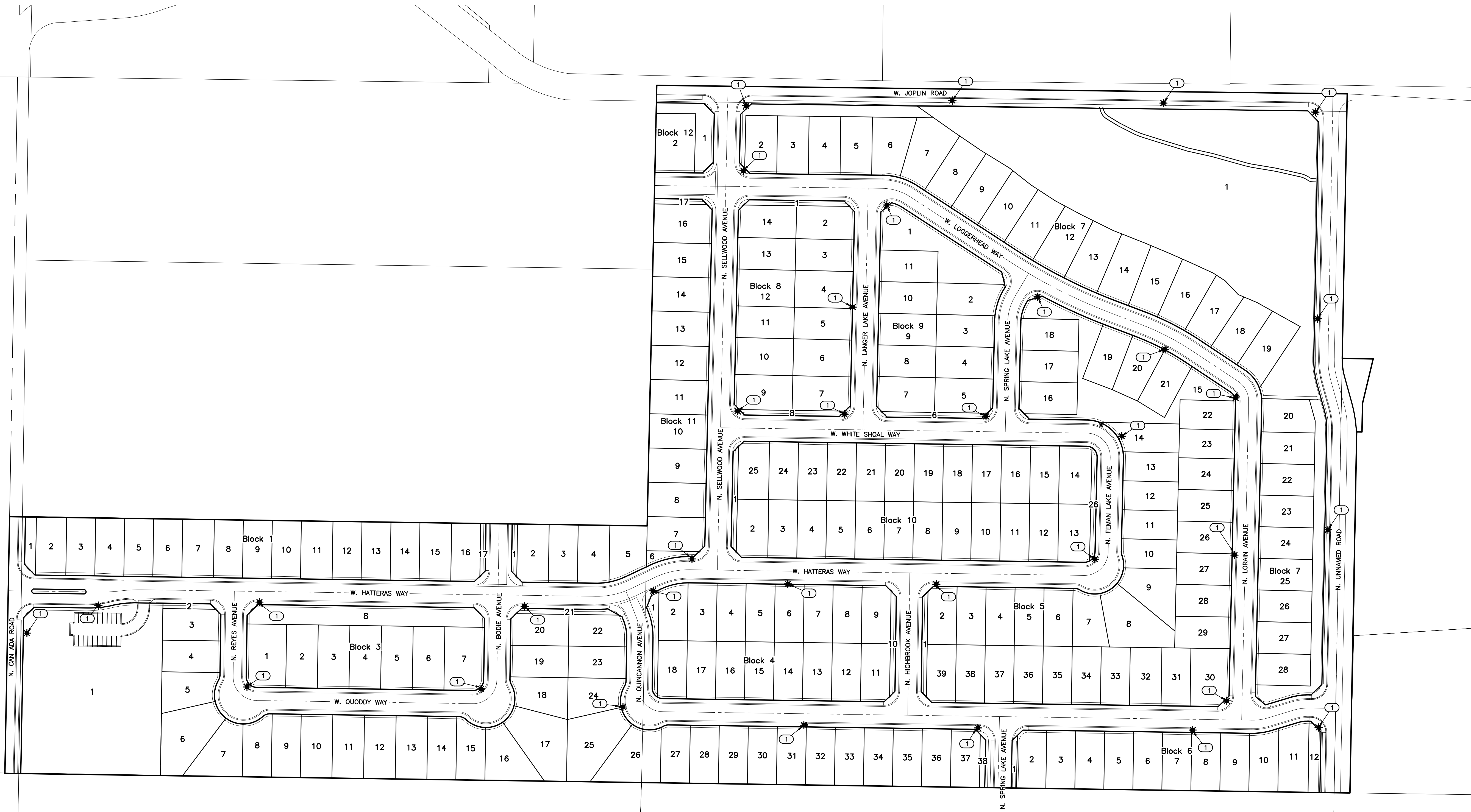
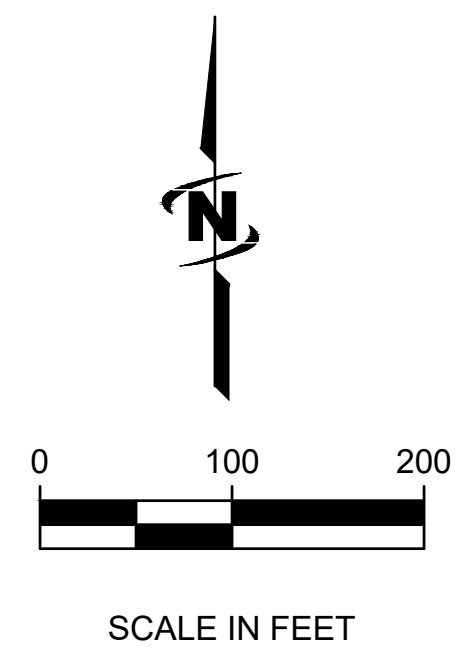
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INCH, SCALE ACCORDINGLY  
LAST UPDATED: 4/10/2023

SHEET NUMBER:

PP-07

KEYED NOTES

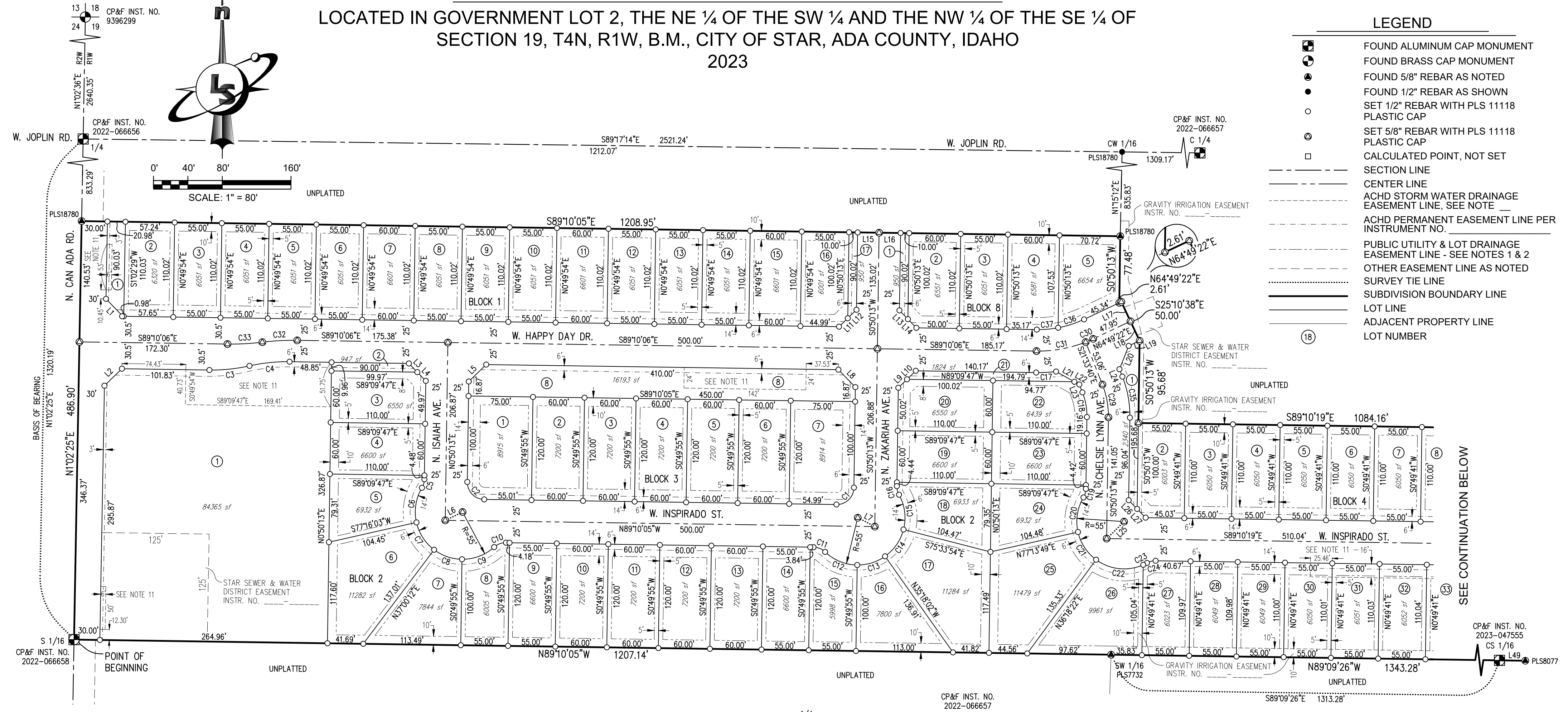
- ① INSTALL STREET LIGHT PER CITY OF STAR STREET LIGHTING STANDARDS



Plot Date: 11/02/23 1:08 PM Plotted By: Everett Earmest  
Date Created: 10/20/23 JUB\COMMONS\CLIENTS\ID\MARKBOTTLER\ESTATE\PROJECTS\10-21-108\_BEACONROSSING\PLAT\CAD\SHEET\10-21-108\_PRE-PLAT.DWG

# NAISMITH COMMONS SUBDIVISION NO. 1

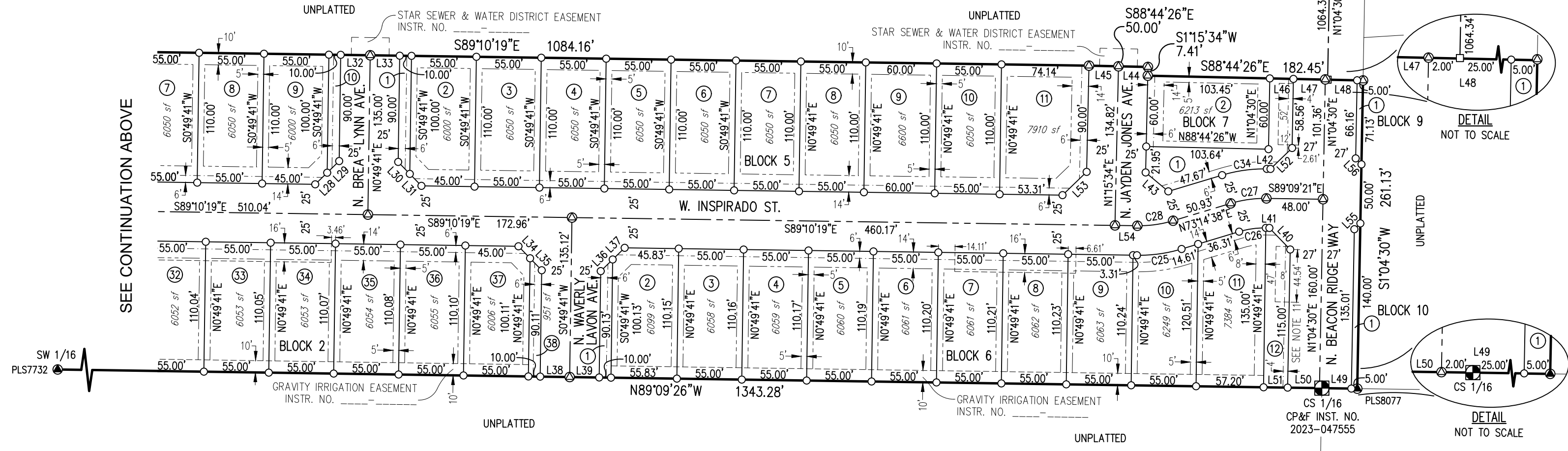
LOCATED IN GOVERNMENT LOT 2, THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 19, T4N, R1W, B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2023



### LEGEND

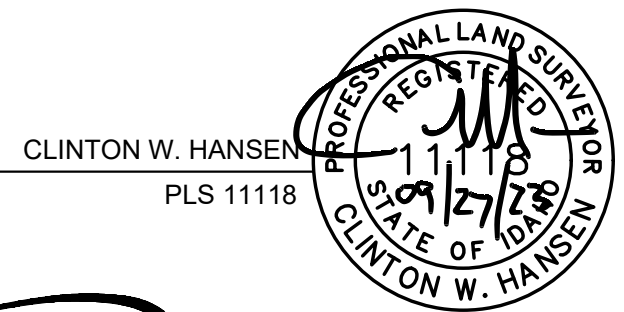
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS SHOWN
- SET 1/2" REBAR WITH PLS 11118
- PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118
- PLASTIC CAP
- CALCULATED POINT, NOT SET
- SECTION LINE
- CENTER LINE
- ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE
- ACHD PERMANENT EASEMENT LINE PER INSTRUMENT NO.
- PUBLIC UTILITY & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- OTHER EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- LOT NUMBER

SEE SHEET 2 OF 4 FOR NOTES AND LINE AND CURVE DATA



### SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, INFORMATION FROM RECORD OF SURVEY NUMBERS 9101, 12543, 13716, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



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# NAISMITH COMMONS SUBDIVISION NO. 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.41'	20.00'	89°59'42"	N45°50'04"E	28.28'
C2	31.42'	20.00'	90°00'18"	S44°09'56"E	28.29'
C3	47.01'	200.00'	13°28'05"	N84°05'52"E	46.90'
C4	47.01'	200.00'	13°28'05"	S84°05'52"W	46.90'
C5	10.45'	20.00'	29°55'35"	N15°48'01"E	10.33'
C6	41.75'	55.00'	43°29'45"	S9°00'56"W	40.76'
C7	38.65'	55.00'	40°15'52"	S32°51'52"E	37.86'
C8	34.89'	55.00'	36°20'39"	S71°10'08"E	34.31'
C9	40.95'	55.00'	42°39'38"	N69°19'44"E	40.01'
C10	14.95'	20.00'	42°50'00"	S69°24'55"W	14.61'
C11	14.95'	20.00'	42°50'00"	N67°45'05"W	14.61'
C12	41.28'	55.00'	43°00'23"	S67°50'16"E	40.32'
C13	34.52'	55.00'	35°57'34"	N72°40'45"E	33.95'
C14	38.65'	55.00'	40°15'52"	N34°34'02"E	37.86'
C15	41.78'	55.00'	43°31'29"	N71°38'38"W	40.78'
C16	10.45'	20.00'	29°55'35"	S14°07'35"E	10.33'
C17	23.22'	175.00'	7°36'03"	N87°01'53"E	23.20'
C18	29.32'	75.00'	22°23'53"	N10°21'44"W	29.13'
C19	10.45'	20.00'	29°55'35"	N15°48'01"E	10.33'
C20	41.79'	55.00'	43°31'59"	S8°59'49"W	40.79'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C21	39.28'	55.00'	40°55'27"	S33°13'55"E	38.45'
C22	57.78'	55.00'	60°11'21"	S83°47'19"E	55.16'
C23	4.93'	55.00'	5°08'10"	N63°32'56"E	4.93'
C24	10.42'	20.00'	29°50'50"	S75°54'16"W	10.30'
C25	38.36'	125.00'	17°35'03"	N82°02'10"E	38.21'
C26	22.94'	75.00'	17°31'22"	S82°00'19"W	22.85'
C27	30.72'	100.00'	17°36'01"	S82°02'39"W	30.60'
C28	30.69'	100.00'	17°35'03"	N82°02'10"E	30.57'
C29	39.09'	100.00'	22°23'53"	S10°21'44"E	38.84'
C30	9.55'	150.00'	3°38'50"	N66°38'48"E	9.55'
C31	58.54'	150.00'	22°21'42"	N79°39'03"E	58.17'
C32	40.65'	300.00'	7°45'50"	S86°56'59"W	40.62'
C33	40.65'	300.00'	7°45'50"	N86°56'59"E	40.62'
C34	38.40'	125.00'	17°36'01"	S82°02'39"W	38.25'
C35	48.87'	125.00'	22°23'53"	N10°21'44"W	48.55'
C36	31.74'	125.00'	14°33'01"	N72°05'53"E	31.66'
C37	25.00'	125.00'	11°27'31"	N85°06'09"E	24.96'

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.23'	S44°03'50"E
L2	28.34'	N45°56'10"E
L3	14.10'	S44°09'56"E
L4	14.18'	S44°09'56"E
L5	28.29'	S45°50'04"W
L6	22.36'	N64°16'05"E
L7	22.36'	N62°36'07"W
L8	28.28'	N44°09'56"W
L9	14.11'	N45°50'04"E
L10	14.17'	N45°50'04"E
L11	14.14'	N45°50'04"E
L12	14.14'	N45°50'04"E
L13	14.14'	S44°09'56"E
L14	14.14'	S44°09'56"E
L15	25.00'	N89°10'06"W
L16	25.00'	N89°10'06"W
L17	25.00'	N25°10'38"W
L18	25.00'	N25°10'38"W
L19	14.04'	S64°49'22"W
L20	29.16'	S21°37'51"W

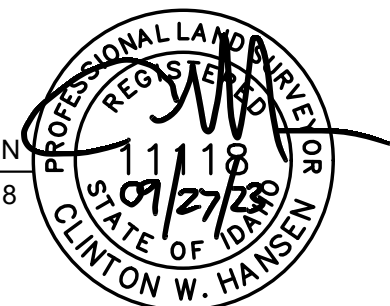
LINE TABLE		
LINE	LENGTH	BEARING
L21	24.37'	S60°48'11"E
L22	6.61'	S60°48'11"E
L23	9.87'	S21°33'40"E
L24	9.29'	S21°33'40"E
L25	28.32'	N45°45'31"E
L26	14.14'	S44°10'03"E
L27	14.14'	S44°10'03"E
L28	14.14'	N45°49'41"E
L29	14.14'	N45°49'41"E
L30	14.14'	S44°10'19"E
L31	14.14'	S44°10'19"E
L32	25.00'	N89°10'19"W
L33	25.00'	N89°10'19"W
L34	14.14'	S44°10'19"E
L35	14.14'	S44°10'19"E
L36	14.14'	S45°49'41"W
L37	14.14'	S45°49'41"W
L38	25.00'	S89°09'26"E
L39	25.00'	S89°09'26"E
L40	25.40'	N44°02'26"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	3.00'	N89°09'21"W
L42	3.10'	N89°09'21"W
L43	25.00'	S50°03'49"E
L44	25.00'	N88°44'26"W
L45	25.00'	N88°44'26"W
L46	20.00'	N88°44'26"W
L47	27.00'	N88°44'26"W
L48	27.00'	N88°44'26"W
L49	27.00'	S89°09'26"E
L50	27.00'	S89°09'26"E
L51	20.42'	S89°09'26"E
L52	25.51'	S45°57'34"W
L53	28.39'	N46°02'38"E
L54	18.97'	S89°10'19"E
L55	7.09'	N45°57'43"E
L56	7.06'	S44°02'17"E

### NOTES

- EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 14 (FOURTEEN) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 5 (FIVE) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10 (TEN) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER IRRIGATION DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL UNLESS A GREATER EASEMENT EXISTS, IN WHICH CASE THE EASEMENT SHALL GOVERN THE SETBACK.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
- LOTS 1 AND 17, BLOCK 1; LOTS 1, 2, 21 AND 38, BLOCK 2; LOT 8, BLOCK 3; LOTS 1 AND 10, BLOCK 4; LOT 1, BLOCK 5; LOTS 1 AND 12, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9; AND LOT 1, BLOCK 10 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
- PORTIONS OF LOT 1, BLOCK 1; LOTS 1, AND 30 - 34, BLOCK 2; LOT 8, BLOCK 3; LOTS 7, 8, 9 AND 12, BLOCK 6; AND LOT 1, BLOCK 7 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION, RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT ACCESS TO N. CAN ADA ROAD AND N. BEACON RIDGE ROAD IS PROHIBITED.

CLINTON W. HANSEN  
PLS 11118



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# NAISMITH COMMONS SUBDIVISION NO. 1

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF NAISMITH COMMONS SUBDIVISION NO. 1;

A PARCEL BEING LOCATED IN GOVERNMENT LOT 2, THE NE ¼ OF THE SW ¼, AND THE NW ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 19, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE SW ¼ (W ¼ CORNER) OF SAID SECTION 19 BEARS N 1°02'25" E A DISTANCE OF 1320.19 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 2 N 1°02'25" E A DISTANCE OF 486.90 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 89°10'05" E A DISTANCE OF 1208.95 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 19;

THENCE LEAVING SAID WESTERLY BOUNDARY S 0°50'13" W A DISTANCE OF 77.48 FEET TO A POINT;

THENCE N 64°49'22" E A DISTANCE OF 2.61 FEET TO A POINT;

THENCE S 25°10'38" E A DISTANCE OF 50.00 FEET TO POINT;

THENCE S 0°50'13" W A DISTANCE OF 95.68 FEET TO A POINT;

THENCE S 89°10'19" E A DISTANCE OF 1084.16 FEET TO A POINT;

THENCE S 88°44'26" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 1°15'34" W A DISTANCE OF 7.41 FEET TO A POINT;

THENCE S 88°44'26" E A DISTANCE OF 182.45 FEET TO A POINT;

THENCE S 1°04'30" W A DISTANCE OF 261.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID NW 1/4 OF THE SE 1/4;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID NE 1/4 OF THE SW 1/4 N 89°09'26" W A DISTANCE OF 1343.28 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 2 N 89°10'05" W A DISTANCE OF 1207.14 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 21.87 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM STAR SEWER AND WATER DISTRICT. STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

\_\_\_\_\_  
BY JEFFREY CLEMENS, VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } s.s.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JEFFREY CLEMENS, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

RESIDING AT \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN  
PLS 11118



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# NAISMITH COMMONS SUBDIVISION NO. 1

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

## HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH, EHS      DATE

## APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

\_\_\_\_\_  
CITY CLERK

## APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

\_\_\_\_\_  
CITY ENGINEER ~ STAR, IDAHO

## APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

## CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_  
ADA COUNTY SURVEYOR

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: \_\_\_\_\_  
COUNTY TREASURER

## CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
COUNTY OF ADA } S.S.      INSTRUMENT NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_.M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY      EX-OFFICIO RECORDER

FEE: \_\_\_\_\_

\_\_\_\_\_  
CLINTON W. HANSEN  
PLS 11118



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October 24, 2023

Shawn L Nickel  
City of Star  
Planning and Zoning  
PO Box 130  
Star, ID 83669

VIA EMAIL

<b>Development Application</b>	FP-23-19
<b>Project Name</b>	Naismith Commons
<b>Project Location</b>	8895 W Joplin Rd, Star, Idaho
<b>Project Description</b>	206 single-family residential lots and 26 common lots on 52.54 acres. Phase 1 consisting of 89 homes
<b>Applicant</b>	Ian Connair, Kimley Horn & Associates, 1100 W Idaho St, Suite 210, Boise, ID 83702

The Idaho Transportation Department (ITD) appreciates the opportunity to provide comments regarding the planned Naismith Commons Subdivision in Star, Idaho. Please see the below comments:

1. This proposed project does not directly abut the State Highway system but is in very close proximity to US-20/26.
2. Traffic generation numbers were not provided with this application. ITD needs more information to determine how this proposed use will impact the State Highway system. A Traffic Impact Study (TIS) may be required. Any necessary mitigation for traffic impacts identified by the TIS shall be the responsibility of the applicant to install. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

ITD reserves the right to make further comments upon review of any submitted documentation. If you have any questions, you may contact me at (208) 334-8377.

Sincerely,

Saran Becker  
Development Services Coordinator  
[Saran.Becker@itd.idaho.gov](mailto:Saran.Becker@itd.idaho.gov)



## CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Naismith Commons Phase: 1 Date: 11/16/2023

Developable Lots: 93 Review No: 1

Developer: Lennar Homes – Jamie Parker

Tel: 208-353-4890 Email: Jamie.parker@lennar.com

Engineer: Kimley Horn – Ian Connair

Tel: 208-510-6287 Email: Ian.connair@kimley-horn.com

Property Address: \_\_\_\_\_

Review Check By: Ryan Morgan, P.E., City Engineer

### FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2	X			Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat. <b>Tree spacing in front of residential lots does not meet standards and must be updated with building permits.</b>
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements <b>only</b> when weather conditions precludes construction of improvements prior to signature of mylar. <b>If requested</b>
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. <b>See comments below</b>
8	X			Right to Farm Act Note on face of plat.



9			X	Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ### , City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
10				10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11			X	Note is shown on the final plat: " <b>Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat.</b> " <b>Revise note 5 of the plat</b>
12	X			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13	X			Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water.
14	X			On the signature page of the plat please include the following <b>"I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY,</b> _____, <b>HEREBY APPROVE THIS PLAT."</b> underneath the <b>APPROVAL OF CITY ENGINEER</b> line, and before the signature line. <b>Need the on this day section.</b>

**CONSTRUCTION DRAWING REVIEW**

ITEM	OK	NEED	N/A	GENERAL
15	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
16	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
17	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
18	X			All profiles are drawn to the same horizontal scale as plan views.
19	X			Street lighting plans are provided showing pole locations at every corner and end of cul-de-sac and luminary types. All street lighting shall be in accordance with the

				current edition of the ISPWC and the City of Star Supplemental Specifications.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>FLOODPLAIN DEVELOPMENT</b>
20			X	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
22			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
24			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
25			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
26			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
27			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRADING PLAN</b>
28		X		Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho. <b>Provide additional grading points for Parking lot ADA ramp.</b>
29			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33	X			Existing irrigation ditches, canals, and easements are shown.
34	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from

				property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38	X			Existing and proposed elevations match at property boundaries.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>DRAINAGE PLAN</b>
39	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40		X		Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41		X		Narrative is provided that describes the proposed method of stormwater retention.
42		X		Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
43		X		The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44		X		Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45	X			Section view of drainage facility provided.
46	X			Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.
50	X			5-foot setback from property line maintained for drainage facilities.
51	X			Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53	X			Drain rock, ASTM C33 sand, or pond liner specified.

54		X		3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not encountered provide elevation of the bottom of deepest test pit. <b>Provide observed groundwater elevation in seepage bed data.</b>
55			X	Vegetative cover shown over biofiltration facilities.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRAVITY IRRIGATION</b>
57		X		Plan approval letter is provided from the appropriate irrigation district.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>PRESSURE IRRIGATION</b>
58	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60		X		Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
61		X		If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64	X			Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65		X		Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66		X		Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67		X		Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>RE-SUBMITTAL REQUIREMENTS*</b>
68		X		Return (1) one revised plan set in pdf format <b>to the City of Star Engineer</b> . PDF may be provided via email or on a thumb drive Unbound or un-collated plan sets will not be accepted.

69		X		Provide a response letter, <b>referencing the City of Star checklist</b> with the revised plan set that highlights what actions were taken to correct any outstanding items.
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**\*All re-submittals should be returned to the City of Star for re-review.**

**Notes:**

*Additional Final Plat Comments:*

- **Increase Lot 1 Block 9 and Lot 1 Block 10 from 5 feet to 10 feet in width, thereby reducing the width of Lot 1 Block 7 and Lot 12 block 6 from 20 feet to 15 feet. All other configurations may remain.**

*Additional Construction Drawing Comments:*

- **Sidewalks on both sides of Beacon Ridge shall be 7-foot-wide detached walkways.**
- **Sidewalk on CanAda shall be 7-foot-wide detached walkway.**
-



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **November 21, 2023**

**FILE(S) #:** **FP-23-16, Final Plat, Trident Ridge Subdivision Phase 7**

### REQUEST

Applicant is seeking approval of a Final Plat for Trident Ridge Subdivision Phase 6, consisting of 55 residential lots and 9 common lots on 19.06 acres. The phase is located on the east side of Wing Road, north of Beacon Light Road in Star, Idaho. Ada County Parcels R4830410310, R4830410210, R4830410110.

**APPLICANT/REPRESENTATIVE:**

Becky Yzagurrie-Ardurra  
Ardurra  
2471 S. Titanium Place  
Meridian, Idaho 83642

**OWNER:**

Brookfield Holdings (Hayden II) LLC  
250 Vesey St., 15<sup>th</sup> Floor  
New York, NY 10281

### PROPERTY INFORMATION

Land Use Designation - Residential R-3-PUD

**Phase 7**

Acres - 13.42 acres  
Residential Lots - 38  
Common Lots - 7

### HISTORY

September 4, 2007 Council approved applications for Annexation and Zoning (R-1 & R-3)

November 21, 2017 Public hearing for Preliminary Plat (PP-17-04) was tabled until December 19, 2017 so Council could do a site visit of property.

November 22, 2017 Council visited the proposed development location.

- December 19, 2017 Council approved the Preliminary Plat (PP-17-04) for Trident Ridge Subdivision consisting of 143.6 acres, 324 residential lots and 23 common lots with a density of 2.26 du/ac. City accepted the donation of a parcel of land for a city park of +/- 50 acres and agreed to pay up to \$60k toward a bridge at the end of Wing Road for emergency vehicle access.
- January 2, 2018 Council formally clarified that a pedestrian foot bridge is to be built along with eight parking spaces and the use of park impact fees not to exceed \$60k for construction of an emergency vehicle access bridge.
- June 4, 2019 Council approved Final Plats for phase 1 and 2 (FP-18-04 & FP-18-05). Phase 1 sits on 17.12 acres and has 45 residential lots and 8 common lots. Phase 2 is on 2 acres and consists of 20 residential lots and 0 common lots.
- October 6, 2020 Council approved the Final Plat for Phase 3 (FP-20-15) sitting on 11 acres and consisting of 46 residential lots and 1 common lot.
- April 20, 2021 Council approved the Final Plat for Phase 4 (FP-21-05) sitting on 10.56 acres and consisting of 38 residential lots and 2 common lots.
- May 4, 2021 Council approved the Final Plat for Phase 5 (FP-21-06) comprised of 11.90 acres and consisting of 37 residential lots and 3 common lots.
- November 15, 2022 Council approved the Final Plat for Phase 6 (FP-22-24) comprised of 19.06 acres and consisting of 55 residential lots and 9 common lots.

**GENERAL DISCUSSION**

The applicant is requesting approval of the Final Plat for phase 7 of Trident Ridge Subdivision consisting of 38 residential lots and 2 common lots on 13.42 acres. After phase 7, 288 residential lots will have been approved in final plats. The preliminary plat originally approved 324, **leaving 36 residential lots for the remaining phases of Trident Ridge Subdivision.**

The Final Plat layout for Phase 7 generally complies with the approved Preliminary Plat.

In recent discussions with the applicant regarding the dedication of the future park property and construction of a bridge over Farmers Union Ditch, issues with the irrigation district, an adjacent property owner, and the applicants desire to continue the phasing of the development have arisen. Staff and the Mayor have met with the applicant regarding this issue with the discussion that the applicant should move forward with the dedication prior to signature of Phase 5, and that the applicant should provide their share portion of the bridge construction in the amount of \$60,000.00. Once this is completed, the City will work with the District and the Community moving forward, allowing the applicant to complete the development without the park and bridge issues as their responsibility. **Council should discuss the acceptance of this.**

**For the eight parking stalls that were requested to be part of the improvements at the end of Wing Road, a condition will be added requiring the completion of the spaces as part of the Phase 8 construction.**

The dedication of the park has been delayed by the City and was not part of any of the previous phases. Prior to signature of the final phase of the development, the park shall be dedicated, and the \$60,000 shall be paid and the parking area improved.

**Original Preliminary Plat Review:**

- Site Data:
- Total Acreage of Site – 143.6 acres
- Total Number of Lots – 347 lots
- Total Number of Residential Lots – 324 lots
- Total Number of Common Lots – 23 lots
- Total Number of Commercial Lots – None
- Type of Units – Single Family Units
- Dwelling Units Per Gross Acre – 2.26 Units per acre
- Total Acreage of Common Lots – 64.4 acres
- Percent of Site as Common Area – 45.6%

*General Site Design Features:*

**Landscaping**

The landscape plan submitted was approved as far as the locations. However, the UDC, Chapter 4, Section B-7 C-3 Street Trees, states that a minimum density of one (1) tree per thirty-five (35) linear feet is required. This can be accomplished with the requirement of having trees installed in the front yards of each lot.

**Open Space**

Open space for the subdivision comes in the form of passive green space, active play areas, exercise trails, picnic area, and a large natural park area with trails.

*Street Design.*

**Public Streets**

**All new streets are required to meet Ada County Highway District regulations and City of Star requirements. The applicant has agreed to construct all new streets starting in Phase 6 with street widths of 36’ from back of curb to back of curb.** The Applicant requested and was granted a waiver of block lengths exceeding 500’ as part of the original approval.

**Sidewalks**

The Applicant will be required to provide sidewalks throughout the development.

**Lighting**

Streetlights shall be of the same design throughout the entire development and shall be required to follow the “dark skies” regulations.



**Public Park Proposal:**

The Applicant intends to develop only the Residential (R3) portion of the subdivision. In the original application approved by the City, the Applicant offered to give to the City the 50 plus acre property above the Farmers Union Canal; in exchange the City agreed to provide up to \$60,000 for construction of a new bridge at the end of Wing Road for emergency vehicle use only.

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of Phase 7 is 3.50 du/acre.

**Common/Open Space and Amenities** – This phase will include a tot lot and fitness station along with connecting walking paths.

**Setbacks** – The applicant has not requested any special setbacks and the development will adhere to the requirements of the R-3 zone.

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

**Streetlights** – Streetlight plan/design specifications were previously submitted with the final plat application for previous phases. The streetlight design meets the dark sky standards consistent with the intent of the city. Streetlights shall be consistent throughout the remaining phases of the subdivision.

**Mailbox Clusters** – The Star Postmaster, Mel Norton has provided an approval letter for the mailbox clusters for this development. A letter of approval indicating specific locations has been provided in the original submittal documents for prior phases.

**Street Names** - Applicant has provided documentation from Ada County that the proposed street names have been approved. Correct street names are reflected on the final plat.

**Landscaping:** As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted**

**landscape plan appears to satisfy these requirements with one exception. There is a portion of Lot 1, Block 17 that does not have any trees. The pipe in this area is for historical runoff and not ACHD stormwater. Staff believes that this area could have trees planted over it. Staff requests trees to be planted in this area to match the rest of Scenic View Lane.**

**Sidewalks** - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision.

### PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 24, 2023.

October 24, 2023	Star Sewer & Water Dist.	Email
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### FINDINGS

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

- A. The Plat is in conformance with the Comprehensive Plan.  
*The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.*
  
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.  
*Staff finds that all public services are available and able to accommodate this development.*
  
- C. There is public financial capability of supporting services for the proposed development.  
*Staff knows of no financial hardship that would prevent services from being provided.*
  
- D. The development will not be detrimental to the public health, safety or general welfare; and,  
*Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*
  
- E. The development preserves significant natural, scenic or historic features.  
*Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.*

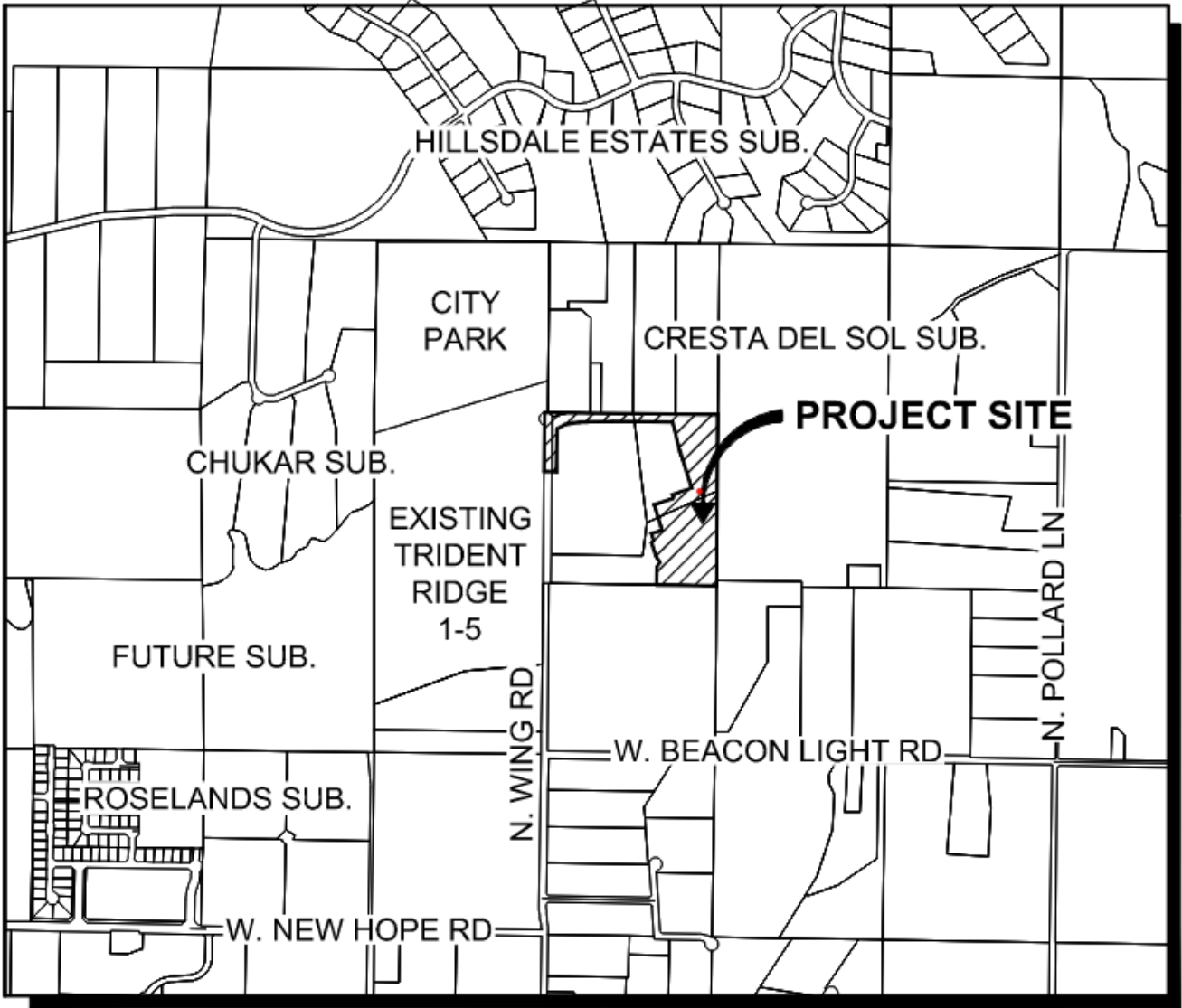
## CONDITIONS OF APPROVAL

1. **The applicant shall dedicate the park area and provide the City with a payment of \$60,000.00 for future improvements to the Farmers Union Ditch crossing prior to signature of the final phase of the development. The applicant shall work with City Staff on the transfer and payment.**
2. **The applicant shall complete the parking area improvements prior to signature of the final plat for Phase 8, when Scenic View Drive is completed and the right-of-way for the cul-de-sac of N. Wing Road is vacated.**
3. **All public streets shall be constructed with 36' widths.**
4. **Lot 1, Block 17 shall have trees planted along Scenic View Lane every thirty-five (35) feet, as per code.**
5. The approved Final Plat for Trident Ridge Subdivision Phase 7 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
7. 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.
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
9. 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.
10. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
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. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
13. 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.
14. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
15. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
16. 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.

- 17. A separate sign application is required for any subdivision sign.
- 18. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
- 19. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- 20. 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.
- 21. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
- 22. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- 23. All common areas shall be maintained by the Homeowners Association.
- 24. 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.**
- 25. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 26. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 27. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-23-16 Trident Ridge Subdivision, Final Plat, Phase 7 on \_\_\_\_\_, \_\_\_\_\_ 2023.



**VICINITY MAP**  
NOT TO SCALE



August 17, 2023

City of Star  
Attn: Ryan Field  
Planning and Zoning  
P.O. Box 130  
Star, ID 83669

**RE: Trident Ridge Subdivision No. 7 Final Plat Application**

Dear Staff and City Council Members,

Attached for your review is the Final Plat application for Trident Ridge Subdivision No. 7. This plat has been submitted per the City of Star's Zoning Code and the approved preliminary plat of Trident Ridge Subdivision.

Phase 7 of Trident Ridge Subdivision will include 38 single-family residential lots and 2 common lots on 13.42 acres. The gross density for this phase is 3.42 units per acre. Lot sizes range from 5,137 SF to 15,180 SF, with an average lot size of 6,980 SF. The approved open space consists of 2.48 acres of landscaped common lots accounting for 18.5% of the phased development area. Amenities in this phase include a children's play structure, beautifully landscaped pathways, and open space.

Construction of Phase 7 will comply with the approved preliminary plat and conditions of approval. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at [BYzaguirre@ardurra.com](mailto:BYzaguirre@ardurra.com) or at 208-323-2288.

Respectfully,

Becky Yzaguirre  
Land Use Planner



09/13/2023 10:42:19 AM

City of Star, Idaho 83669  
P: 208-286-7247  
Section 5, Item D.

# FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-23-16</u>
Date Application Received: <u>9-13-2023</u> Fee Paid: <u>\$2840.00</u>
Processed by: City: <u>Barbara Norgrove</u>

## Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: Becky Yzagurrie- Ardurra  
 Applicant Address: 2471 S. Titanium Pl. Meridian, ID. Zip: 83642  
 Phone: 208-323-2288 Email: BYzaguirre@ardurra.com

Owner Name: Brookfield Holdings (Hayden II) LLC  
 Owner Address: 250 Vesey St, FL 15. New York, New York Zip: 83669  
 Phone: (208) 948-7012 Email: escheck@hayden-homes.com

Representative (e.g., architect, engineer, developer):  
 Contact: Becky Yzagurrie Firm Name: Ardurra  
 Address: 2471 S. Titanium Pl. Meridian, ID. Zip: 83642  
 Phone: 208-323-2288 Email: BYzaguirre@ardurra.com

## Property Information:

Subdivision Name: Trident Ridge Phase: 7

Parcel Number(s): R4830410115

Approved Zoning: R-3 Units per acre: 3.42

Total acreage of phase: 13.42 Total number of lots: 54

Residential: 47 Commercial: N/A Industrial: N/A

Common lots: 7 Total acreage of common lots: 2.48 Percentage: 18.5

Percent of common space to be used for drainage: 0 Acres: 0

Special Flood Hazard Area: total acreage N/A number of homes N/A

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>38, phasing has been altered</u>	<u>54</u>
Number of Common Lots:	<u>2</u>	<u>7</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>

Roads: W Allyssa Rd, N Eleanor Way, N Coneflower Way N Marionberry Ave, W Kingman St, W Allyssa St, W Novato Dr, Scenic View Ln, W Trident Ridge Dr.

Amenities: children's play structure, beautifully landscaped pathways, and open space

**Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):**

Subdivision Name: Trident Ridge Subdivision Phase: 7

Special Flood Hazard Area: total acreage N/A number of homes N/A

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: N/A  
 FIRM effective date(s): mm/dd/year N/A  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: N/A  
 Base Flood Elevation(s): AE N/A.0 ft., etc.: N/A
- 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.

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
✓	Completed and signed copy of Final 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.	
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
✓	Electronic copy of current 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 and/or representative is authorized to submit this application.	
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
✓	Electronic copy of vicinity map showing the location of the subject property	
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
✓	One (1) 11" X 17" paper copy of the Final Plat	
✓	Electronic copy of the Final landscape plan**	



✓	One (1) 11" X 17" copy of the Final landscape plan	Section 5, Item D.
✓	Electronic copy of site grading & drainage plans**	
✓	Electronic copy of originally approved Preliminary Plat**	
✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight <b>design</b> and <b>location</b> information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
N/A	Electronic copy of all easement agreements submitted to the irrigation companies	
	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
✓	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	
✓	<p><b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b></p> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.</li> </ul>	
✓	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

**FEE REQUIREMENT:**

*\*\* I have read and understand the above requirements. I further understand fees are due at the time of filing. 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.*

*Boyd Y...*

Applicant/Representative Signature

8/17/2023

Date

**AFFIDAVIT OF LEGAL INTEREST**

STATE OF IDAHO)  
 ) ss  
COUNTY OF ADA)

I \_\_\_\_\_, \_\_\_\_\_  
 (name) (address)

\_\_\_\_\_, \_\_\_\_\_  
 (city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property

described on the attached, and I grant my permission to Ardurra  
 (name)

2471 S. Titanium Place, Idaho 83642  
 (address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: R4830410115 (0 N Silvermound Way Star, ID)

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: Final Plat

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

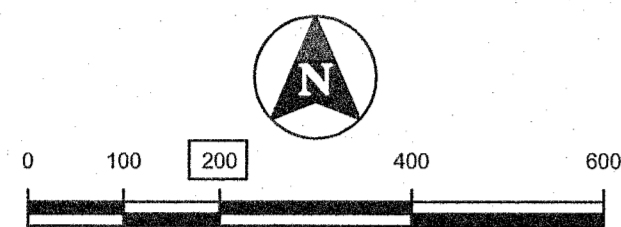
\_\_\_\_\_  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# PRELIMINARY PLAT FOR TRIDENT RIDGE SUBDIVISION

A PORTION OF THE E 1/2 OF THE W 1/2 OF SECTION 32  
TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
ADA COUNTY, IDAHO  
2017



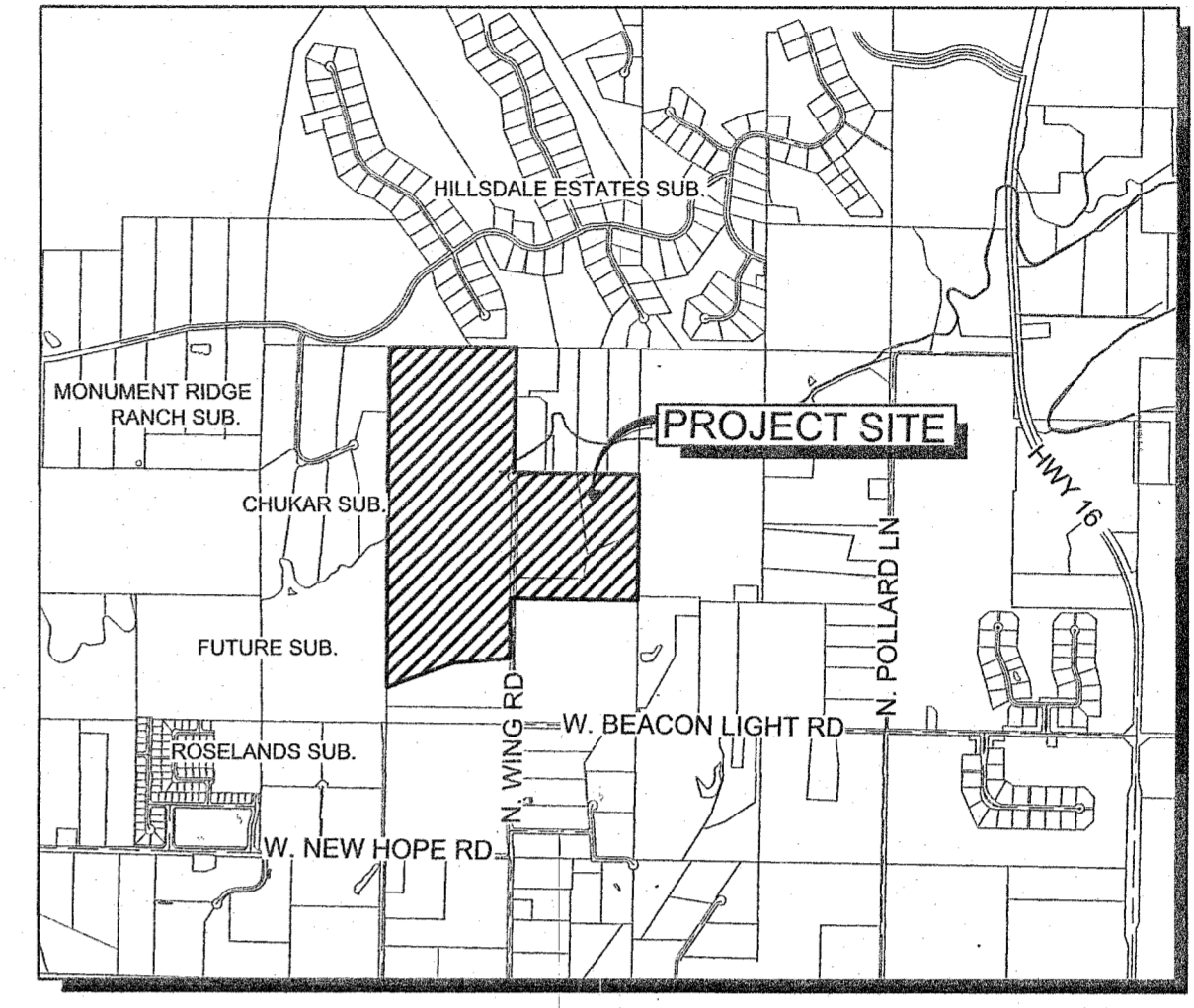
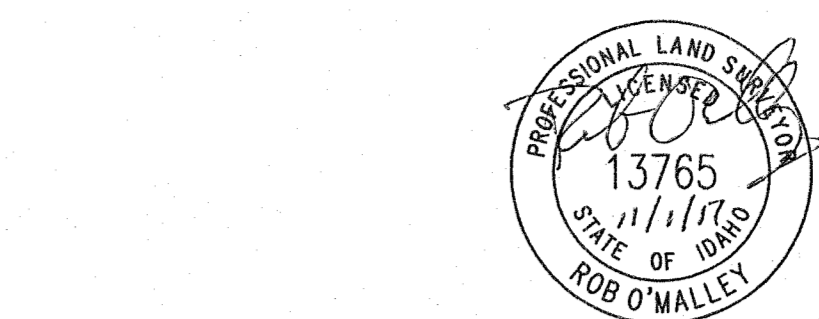
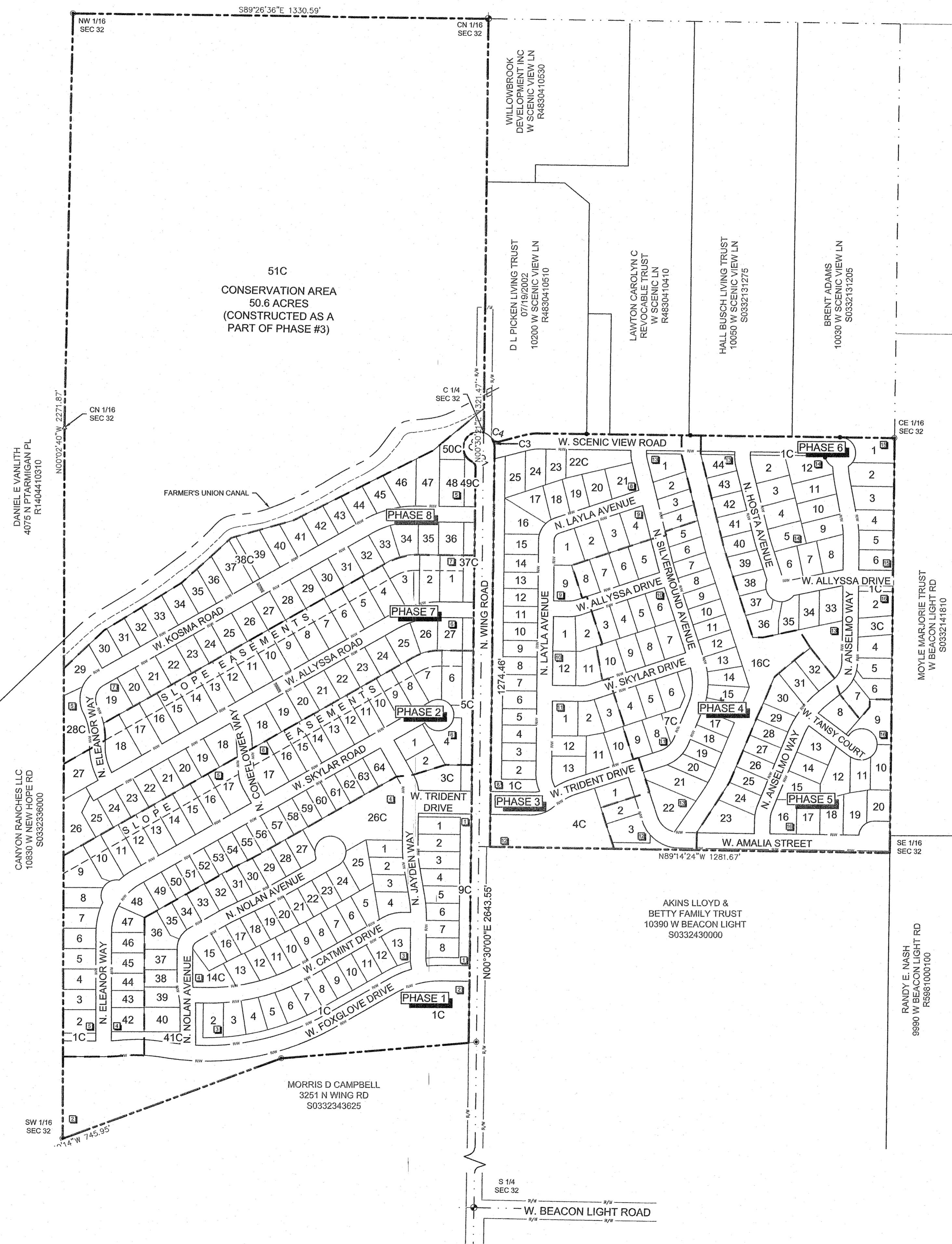
### LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- - - PROPOSED PHASE LINE
- ROAD RIGHT-OF-WAY
- - - PROPOSED EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF GRAVEL
- SS(8") --- PROPOSED SEWER LINE
- W(8") --- PROPOSED WATER LINE
- SD --- PROPOSED STORM DRAIN LINE
- PI --- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING GRAVITY IRRIGATION LINE
- PROPOSED DRAINAGE FLOW PATH
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊙ PROPOSED CATCH BASIN/AREA INLET
- PROPOSED GRAVITY IRRIGATION BOX
- 1 PROPOSED BLOCK NUMBER
- 1C PROPOSED RESIDENTIAL LOT NUMBER
- 1C PROPOSED COMMON LOT NUMBER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

### NOTES

- ALL COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE HOMES OWNER ASSOCIATION.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A PUBLISHED FLOOD ZONE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4603 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- THIS PROPERTY IS PROVIDED IRRIGATION SERVICES BY FARMER'S UNION DITCH CO LTD, AND THE OWNER HAS COMPLIED WITH THE IDAHO CODE, SECTION 31-3806 AS IT PERTAINS TO IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL BE OWNED AND OPERATED BY THE HOA.
- STREET DRAINAGE WILL BE ROUTED IN CURB AND GUTTER TO THE STORM SYSTEM. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE ADA COUNTY HIGHWAY DISTRICT.
- DIRECT LOT ACCESS TO N. WING ROAD IS PROHIBITED FOR RESIDENTIAL LOTS.
- ALL ROADWAYS ARE PROPOSED TO BE PUBLIC AND DEDICATED TO ACHD. N. WING ROAD SHALL TERMINATE AT W. SCENIC VIEW ROAD AND NOT CONTINUE TO THE NORTH.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	22.56'	64°37'23"	S31°48'41"E	21.38'
C2	50.00'	116.33'	133°17'56"	S41°18'29"W	91.81'
C3	50.00'	29.03'	33°15'58"	N16°18'40"W	28.62'
C4	20.00'	24.91'	71°21'25"	S68°37'21"E	23.33'



VICINITY MAP  
SCALE 1" = 2000'

### SITE DATA

**DEVELOPER/PLANNER**  
HAYDEN HOMES  
TIM MCKWIA  
2464 SW GLACIER PL, SUITE 110  
REDMOND, OR 97756  
(800)923-6607

**OWNER**  
FIRST SECURITY CORPORATION  
401 W. FRONT STREET  
BOISE, ID 83702

**ENGINEER**  
T-O ENGINEERS  
JOHN CARPENTER, PE  
332 N. BROADMORE WAY SUITE 101  
NAMPA, ID 83887  
(208) 442-6300

**SURVEYOR**  
T-O ENGINEERS  
ROB O'MALLEY, PLS  
332 N. BROADMORE WAY SUITE 101  
NAMPA, ID 83887  
(208) 442-6300

**ACREAGE SUMMARY**  
TOTAL = 141.36 AC (EXCLUDE WING ROAD)  
ZONE R-1 = 50.60 AC  
ZONE R-3 = 90.76 AC  
  
TOTAL = 143.6 AC (INCLUDE N WING ROAD)  
WING ROAD = 2.24 AC  
  
OPEN SPACE PROVIDED = 64.40 AC (45.56%)

**ZONING**  
EXISTING R-1 (CONSERVATION LOT 31C):  
LOW DENSITY RESIDENTIAL DISTRICT  
EXISTING R-3 (PROPOSED RESIDENTIAL LOTS):  
MEDIUM LOW DENSITY RESIDENTIAL DISTRICT

**SETBACKS**  
R-3: FRONT LIVING = 15'  
FRONT GARAGE = 20'  
REAR = 15'  
INTERIOR = 5' PLUS 5' FOR EACH STORY  
STREET SIDE - LOCAL = 20'  
LANDSCAPE BUFFER  
COLLECTOR STREET = 35'  
ENTRY WAY = 40'

**ROADWAY JURISDICTION**  
ADA COUNTY HIGHWAY DISTRICT

**SEWER AND WATER PROVIDER**  
STAR SEWER AND WATER

**FIRE DISTRICT**  
STAR FIRE PROTECTION DISTRICT

**IRRIGATION DISTRICT**  
FARMER'S UNION DITCH CO LTD

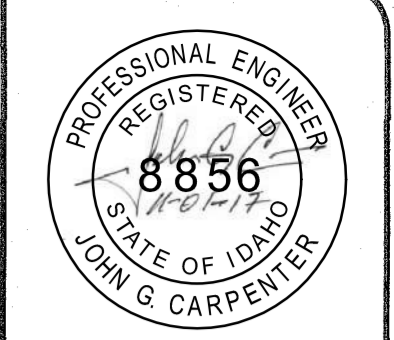
### PHASE SUMMARY

PHASE	NUMBER OF LOTS
1	56
2	54
3	44
4	36
5	23
6	34
7	38
8	37
TOTAL	324

- ### SHEET INDEX
- TITLE SHEET
  - LOT DIMENSION (WEST SIDE)
  - LOT DIMENSION (EAST SIDE)
  - UTILITY OVERVIEW
  - GRADING PLAN (CONSERVATION LOT)
  - UTILITY/GRADING/DRAINAGE PLAN (WEST SIDE)
  - UTILITY/GRADING/DRAINAGE PLAN (EAST SIDE)
  - STREET/SEWER PROFILES (WEST SIDE)
  - STREET/SEWER PROFILES (WEST SIDE)
  - STREET/SEWER PROFILES (EAST SIDE)
  - STREET/SEWER PROFILES (EAST SIDE)

### AREA AND LOT SUMMARY

LOT TYPE	NUMBER OF LOTS	DWELLING UNITS	AREA (AC)	% OF TOTAL
RESIDENTIAL	324	324	56.92	39.64%
COMMON	23	N/A	64.40	44.85%
PUBLIC ROADWAYS	N/A	N/A	20.04	13.96%
N. WING ROAD	N/A	N/A	2.24	1.55%
TOTAL	347	324	143.60	100%
PROPOSED DENSITY	2.26			



E-FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
160246-C-BM	K. KEITH	K. KEITH	K. KEITH	J. CARPENTER

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
2471 S. TITANIUM PLACE  
MERIDIAN, IDAHO 83642-6703  
PHONE: (208) 923-2388  
FAX: (208) 923-2389  
COBERT@T-OENGINEERS.COM  
OFFICES ALSO IN:  
NAMPA, IDAHO  
SPOKANE, WA  
BOISE, IDAHO

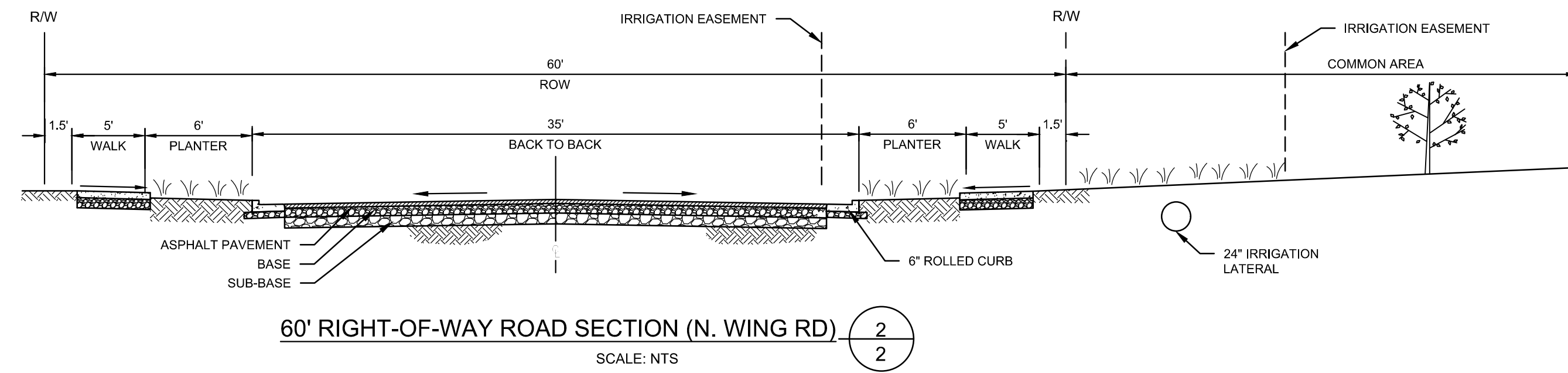
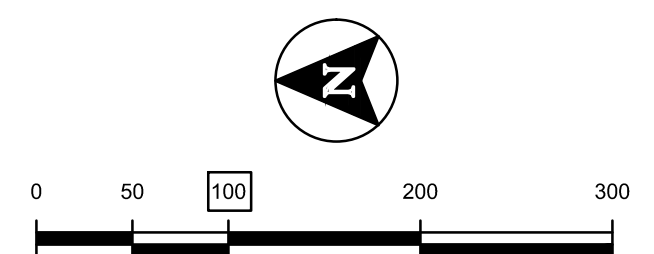
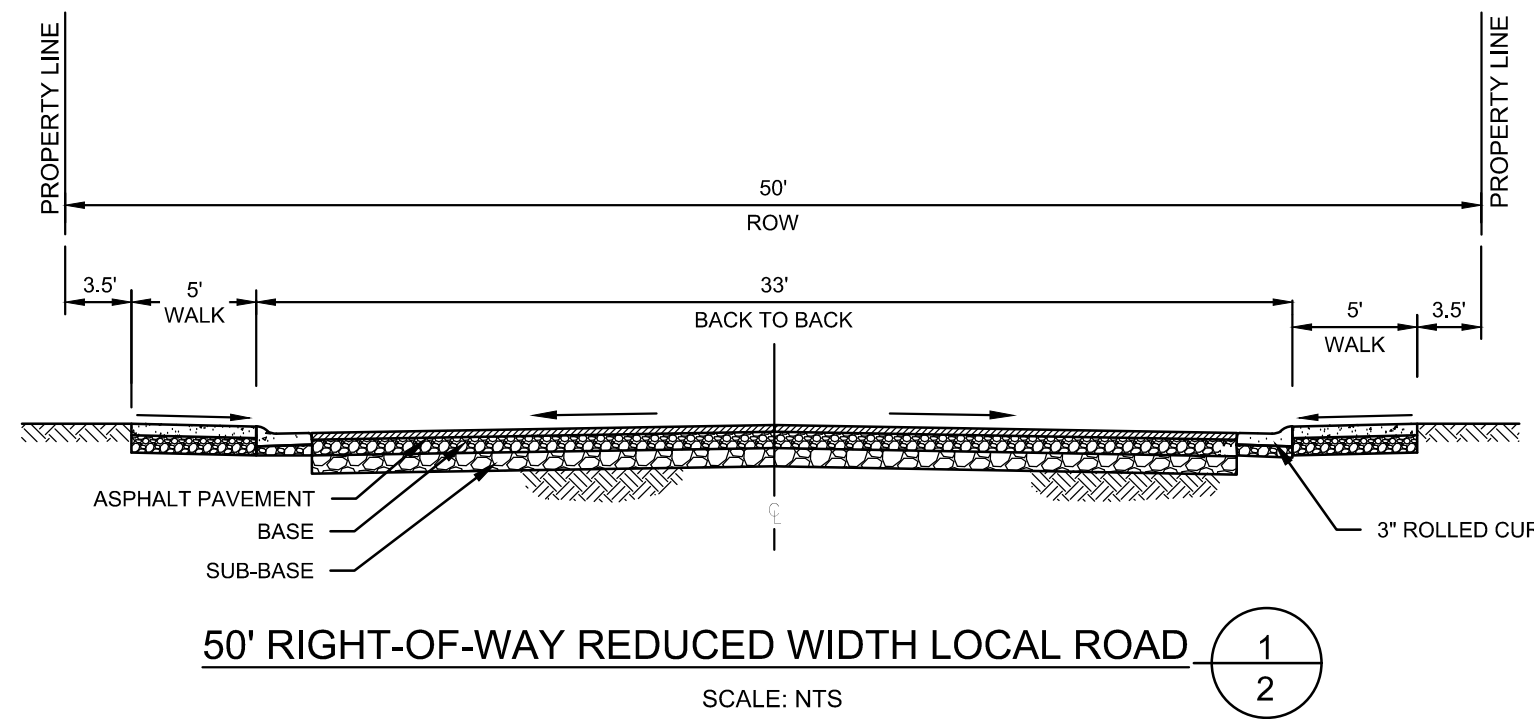
## PRELIMINARY PLAT FOR: TRIDENT RIDGE SUBDIVISION TITLE SHEET

ATTENTION:  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET OR 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

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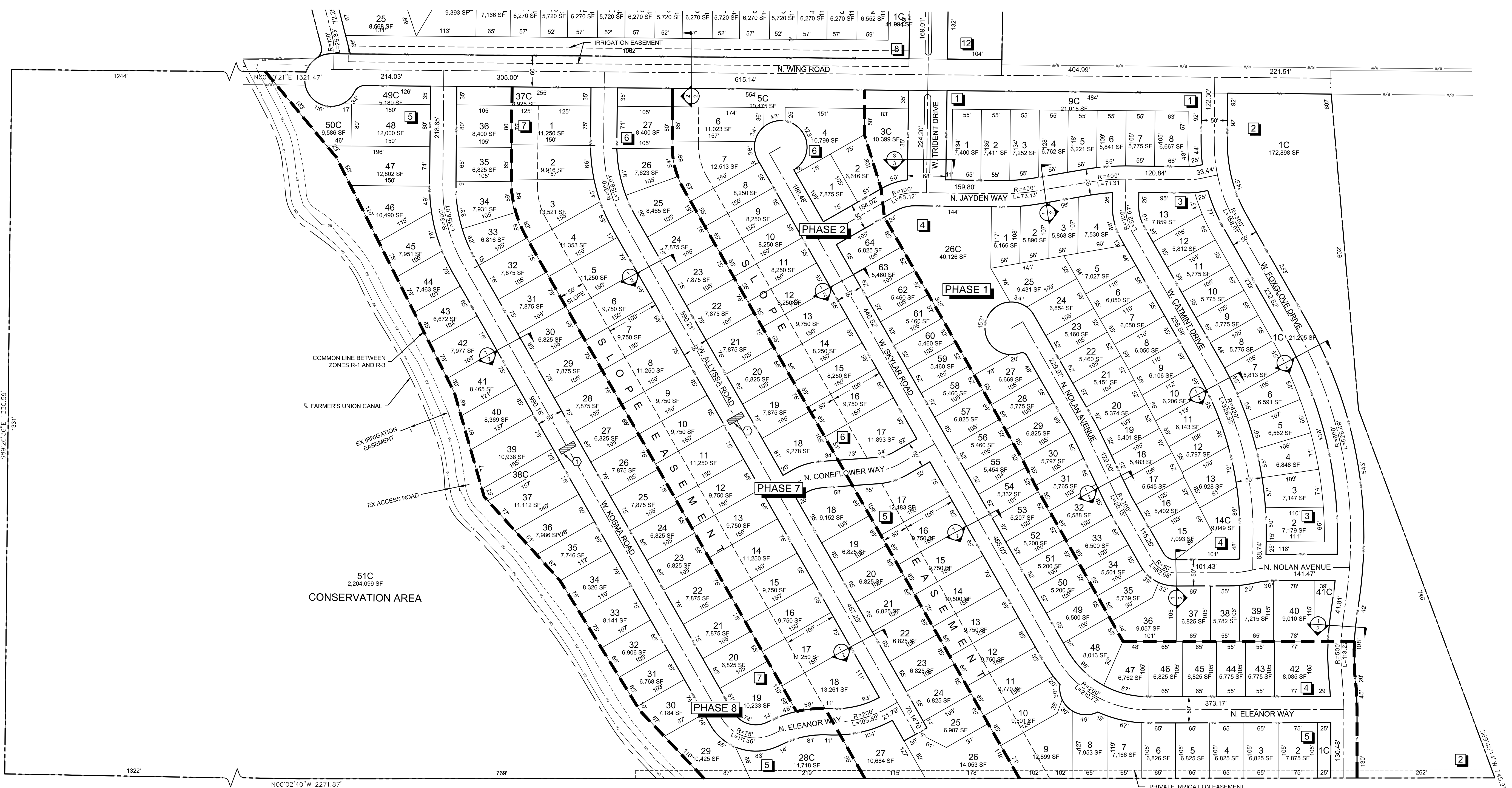
# PRELIMINARY PLAT FOR TRIDENT RIDGE SUBDIVISION



**KEY NOTES**

① TRAFFIC CALMING PER ACHD SECTION 7207.3. CONTRACTOR TO COORDINATE STAMPED CONCRETE COLOR AND STYLE WITH OWNER

SEE SHEET 3



FILE NAME	DATE	REVISIONS
160245-C-BM		
DESIGNED		
DRAWN		
CHECKED		
APPROVED		

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 2471 S. TITANIUM PLACE  
 MERIDIAN, IDAHO 83642-6703  
 PHONE: (208) 323-2288  
 OFFICES ALSO IN:  
 COEUR D'ALENE, IDAHO  
 SPOKANE, WA  
 BOISE, IDAHO

## PRELIMINARY PLAT FOR: TRIDENT RIDGE SUBDIVISION LOT DIMENSIONS (WEST SIDE)

ATTENTION:  
 IF THIS BAR DOES NOT MEASURE  
 1" ON 22x34 SHEET OR 1/2" ON  
 11x17 SHEET, THEN DRAWING IS  
 NOT TO SCALE.

DATE: NOVEMBER 1, 2017  
 PROJECT: 160245

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L:\160245\_C\ACAD\DWG\PRELIMINARY PLAT\160245 DIMENSION.DWG, 11/1/2017



FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
160245-C-BM	K. KEITH	K. KEITH	J. CARPENTER	J. CARPENTER

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 2471 S. TITANIUM PLACE  
 MERIDIAN, IDAHO 83642-5703  
 PHONE: (208) 323-2288  
 FAX: (208) 323-2289  
 COEUR D'ALENE, IDAHO  
 SPOKANE, WY  
 BOISE, IDAHO

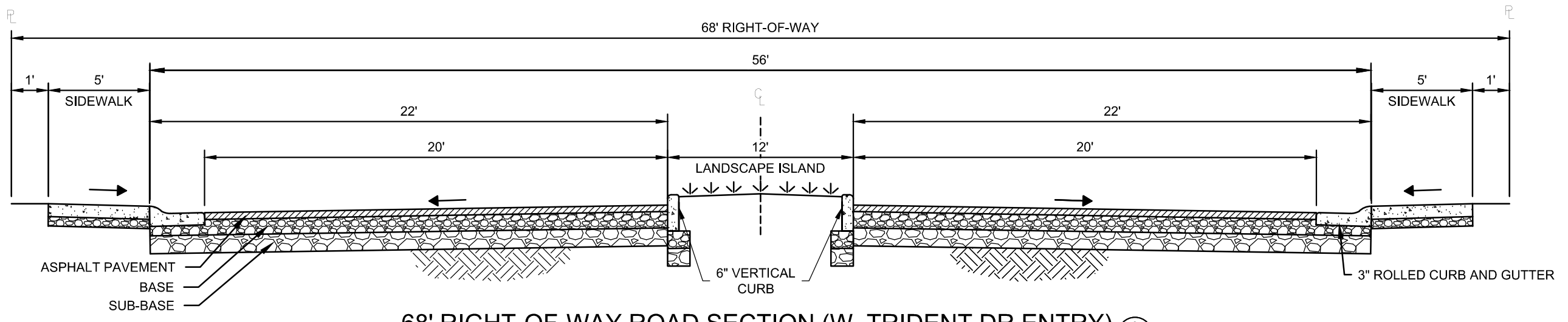
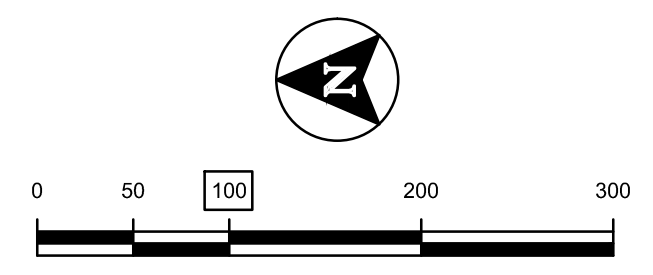
PRELIMINARY PLAT FOR:  
**TRIDENT RIDGE SUBDIVISION**  
 LOT DIMENSIONS (EAST SIDE)

ATTENTION:  
 IF THIS BAR DOES NOT MEASURE  
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 11x17 SHEET, THEN DRAWING IS  
 NOT TO SCALE.

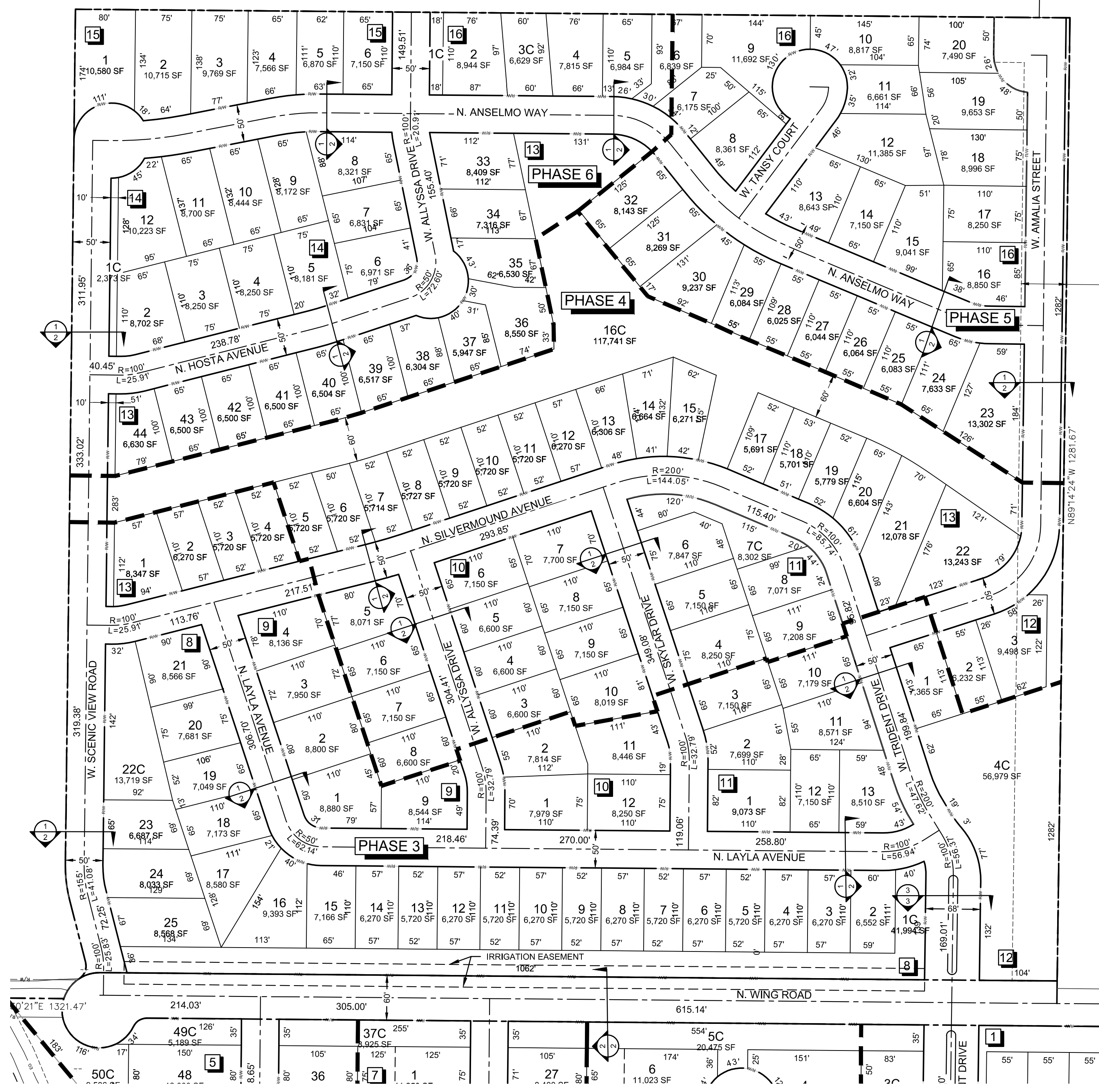
DATE: NOVEMBER 1, 2017  
 PROJECT: 160245

SHEET 3 OF 11

**PRELIMINARY PLAT FOR  
 TRIDENT RIDGE SUBDIVISION**



68' RIGHT-OF-WAY ROAD SECTION (W. TRIDENT DR ENTRY)  
 SCALE: NTS



60' EXISTING INGRESS, EGRESS  
 AND UTILITIES EASEMENT  
 INST. NO. 112093600.  
 PROPOSED TO BE RELOCATED  
 TO W. TRIDENT DRIVE  
 AND W. AMALIA STREET

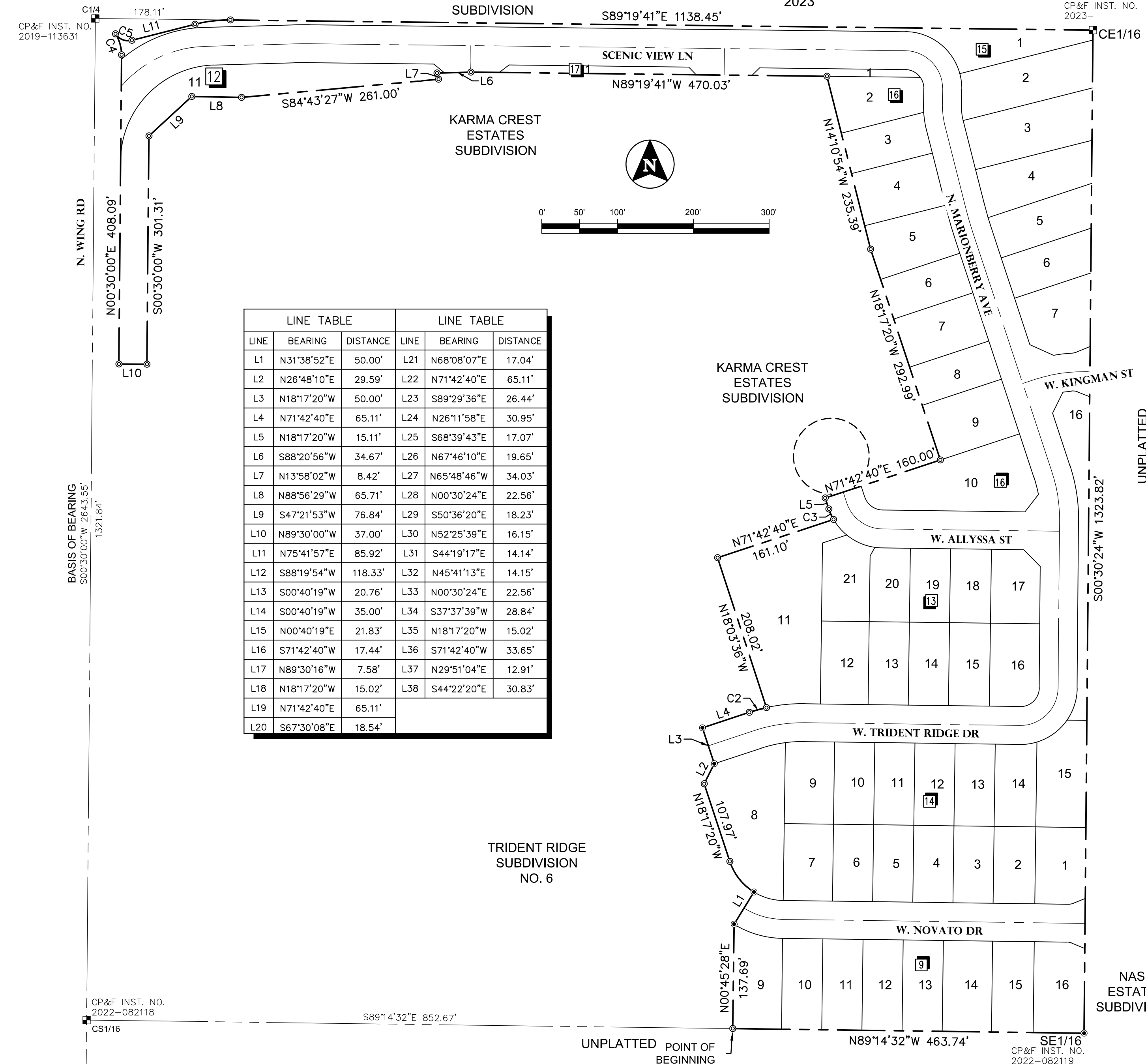
SEE SHEET 2

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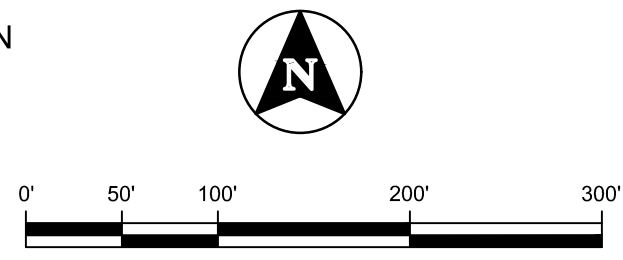
L:\160245\3\_ACAD\DWGS\PRELIMINARY PLAT\160245 DIMENSION.DWG, 11/1/2017

# TRIDENT RIDGE SUBDIVISION NO. 7

PORTIONS OF LOTS 1, 2, AND 3 BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION  
 LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST  
 BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
 2023



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N31°38'52"E	50.00'	L21	N68°08'07"E	17.04'
L2	N26°48'10"E	29.59'	L22	N71°42'40"E	65.11'
L3	N18°17'20"W	50.00'	L23	S89°29'36"E	26.44'
L4	N71°42'40"E	65.11'	L24	N26°11'58"E	30.95'
L5	N18°17'20"W	15.11'	L25	S68°39'43"E	17.07'
L6	S88°20'56"W	34.67'	L26	N67°46'10"E	19.65'
L7	N13°58'02"W	8.42'	L27	N65°48'46"W	34.03'
L8	N88°56'29"W	65.71'	L28	N00°30'24"E	22.56'
L9	S47°21'53"W	76.84'	L29	S50°36'20"E	18.23'
L10	N89°30'00"W	37.00'	L30	N52°25'39"E	16.15'
L11	N75°41'57"E	85.92'	L31	S44°19'17"E	14.14'
L12	S88°19'54"W	118.33'	L32	N45°41'13"E	14.15'
L13	S00°40'19"W	20.76'	L33	N00°30'24"E	22.56'
L14	S00°40'19"W	35.00'	L34	S37°37'39"W	28.84'
L15	N00°40'19"E	21.83'	L35	N18°17'20"W	15.02'
L16	S71°42'40"W	17.44'	L36	S71°42'40"W	33.65'
L17	N89°30'16"W	7.58'	L37	N29°51'04"E	12.91'
L18	N18°17'20"W	15.02'	L38	S44°22'20"E	30.83'
L19	N71°42'40"E	65.11'			
L20	S67°30'08"E	18.54'			



**LEGEND**

- PROPERTY BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON ROD
- SET 5/8" REBAR
- SET 1/2" REBAR
- LOT NUMBER

SEE SHEET 2 FOR CURVE TABLE.

**NOTES**

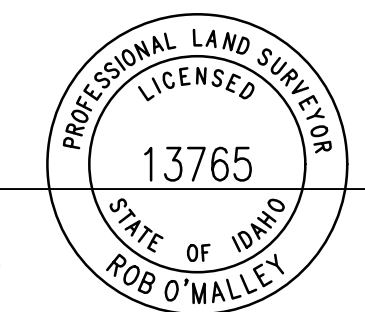
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- REAR LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PRESSURE IRRIGATION AND PROPERTY DRAINAGE EASEMENT.
- INTERIOR LOT LINES HAVE A TEN FOOT (10') WIDE PRIVATE PROPERTY DRAINAGE EASEMENT CENTERED ON THE LOT LINE FOR THE PURPOSE OF STORING AND TRANSPORTING PROPERTY DRAINAGE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS.
- IRRIGATION WATER HAS BEEN PROVIDED FROM FARMER'S UNION DITCH CO. LTD, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS AND SHALL BE OBLIGATED FOR ASSESSMENTS FROM SAID DITCH COMPANY AND THE TRIDENT RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT OR THE HOMEOWNERS' ASSOCIATION.
- ALL LOTS IN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 11, BLOCK 12; LOT 11, BLOCK 13; LOTS 8 AND 16, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1, BLOCK 17; WHICH ARE DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE SUBDIVISION HOMEOWNERS' ASSOCIATION. SAID LOTS ARE SUBJECT TO A BLANKET PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- NO ADDITION DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, ADA COUNTY.
- DIRECT LOT ACCESS TO NORTH WING ROAD IS PROHIBITED.
- LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 ARE SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THIS LOT IS ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT PER INSTRUMENT NO. 2023-XXXXXX, RECORDS OF ADA COUNTY, IDAHO.

**TRIDENT RIDGE SUBDIVISION NO. 6**

**SURVEYOR'S NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO RE-SUBDIVIDE PORTIONS OF PARCELS "A", "B", AND "C" OF KARMA CREST SUBDIVISION ORIGINALLY RECORDED IN BOOK 60, PAGE 6037-6039 OF PLATS, OFFICIAL RECORDS OF ADA COUNTY, IDAHO; LOTS 1, 2, AND 3, BLOCK 1 OF SAID SUBDIVISION HAVING BEEN RECONFIGURED PER RECORD OF SURVEY NO.12165, RECORDED 01/10/2020, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.

THE ORIGINAL CORNERS PER SAID PLAT AND RECORD OF SURVEY WERE FOUND IN GOOD CONDITION AND IN THEIR TRUE POSITIONS.

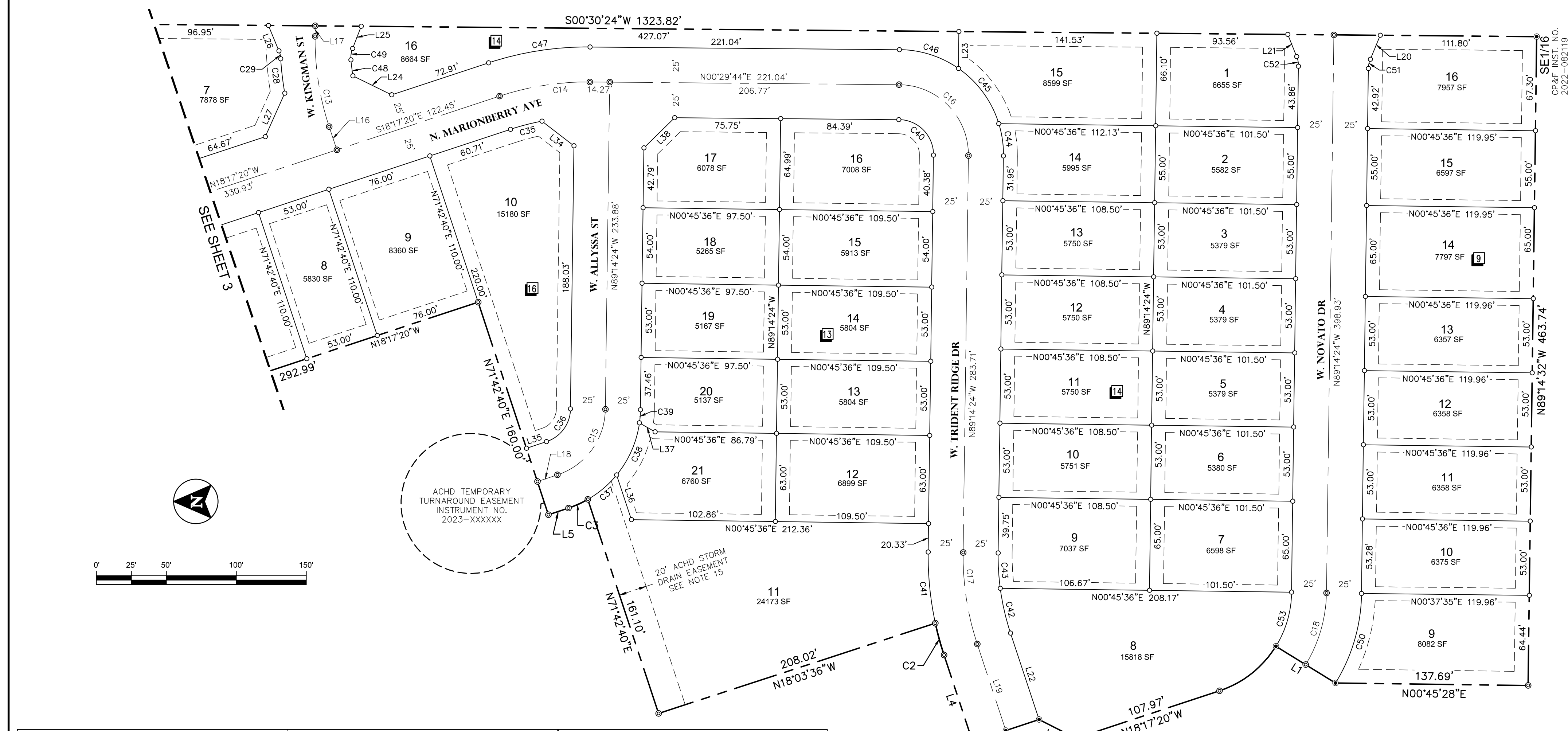


ROB O'MALLEY  
 IDAHO NO. 13765

**ARDURRA**

332 N. BROADMORE WAY  
 NAMPA, IDAHO 83687  
 208-442-6300 | WWW.ARDURRA.COM

# TRIDENT RIDGE SUBDIVISION NO. 7



CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	225.00'	23.59'	6'00'30"	N74°42'55"E	23.58'	C22	525.00'	21.44'	2'20'25"	S89°30'06"W	21.44'	C42	175.00'	32.85'	10°45'14"	S77°05'18"W	32.80'
C3	75.00'	15.21'	11°37'10"	N24°09'45"W	15.18'	C23	75.00'	97.06'	74°08'54"	N52°15'14"W	90.43'	C43	175.00'	25.34'	8°17'42"	S86°36'46"W	25.31'
C4	50.00'	29.19'	33°26'45"	N16°13'17"W	28.77'	C24	75.00'	20.53'	15°41'11"	N7°20'12"W	20.47'	C44	75.00'	23.43'	17°53'47"	N81°48'43"E	23.33'
C5	20.00'	24.91'	71°21'24"	S68°37'22"E	23.33'	C25	75.00'	19.23'	14°41'18"	S6°50'15"E	19.17'	C45	75.00'	49.70'	37°57'53"	N53°52'53"E	48.79'
C6	180.00'	47.04'	14°58'22"	S83°11'08"W	46.90'	C26	475.00'	20.26'	2°26'38"	S15°24'13"E	20.26'	C46	75.00'	45.03'	34°24'13"	N17°41'50"E	44.36'
C7	150.00'	125.37'	47°53'14"	S64°23'17"W	121.75'	C27	475.00'	13.79'	1°39'48"	S17°27'26"E	13.79'	C47	225.00'	73.77'	18°47'04"	N8°53'48"W	73.44'
C8	500.00'	20.42'	2°20'25"	S89°30'06"W	20.42'	C28	225.00'	24.79'	6°18'43"	S83°12'47"W	24.77'	C48	175.00'	11.48'	3°45'36"	S83°12'43"W	11.48'
C9	100.00'	14.29'	8°11'12"	S3°25'17"E	14.28'	C29	18.00'	5.84'	18°36'00"	N77°04'09"E	5.82'	C49	18.00'	8.25'	26°14'46"	N81°47'06"W	8.17'
C10	50.00'	78.54'	90°00'00"	N44°19'41"W	70.71'	C30	25.00'	23.18'	53°07'48"	N62°45'47"W	22.36'	C50	125.00'	67.39'	30°53'16"	S73°47'46"E	66.57'
C11	100.00'	25.92'	14°51'13"	S6°45'18"E	25.85'	C31	25.00'	16.02'	36°42'17"	N17°50'44"W	15.74'	C51	18.00'	6.83'	21°44'16"	N78°22'16"W	6.79'
C12	500.00'	35.84'	4°06'26"	S16°14'07"E	35.83'	C32	125.00'	8.61'	3°56'49"	S1°28'01"E	8.61'	C52	18.00'	7.11'	22°37'29"	N79°26'52"E	7.06'
C13	200.00'	65.57'	18°47'04"	S81°06'12"W	65.28'	C33	125.00'	23.43'	10°44'29"	S8°48'40"E	23.40'	C53	75.00'	40.43'	30°53'16"	S73°47'46"E	39.94'
C14	200.00'	65.57'	18°47'04"	N8°53'48"W	65.28'	C34	525.00'	37.63'	4°06'26"	S16°14'07"E	37.63'						
C15	50.00'	61.92'	70°57'04"	S53°45'52"E	58.04'	C35	175.00'	23.22'	7°36'09"	N14°29'15"W	23.20'						
C16	50.00'	78.77'	90°15'53"	N45°37'40"E	70.87'	C36	25.00'	30.96'	70°57'04"	S53°45'52"E	29.02'						
C17	200.00'	66.49'	19°02'56"	S81°14'08"W	66.19'	C37	75.00'	27.12'	20°43'02"	S40°19'51"E	26.97'						
C18	100.00'	53.91'	30°53'16"	S73°47'46"E	53.26'	C38	75.00'	41.17'	31°27'12"	S66°24'59"E	40.66'						
C19	127.00'	194.68'	87°49'54"	S44°24'57"W	176.17'	C39	75.00'	9.29'	7°05'49"	S85°41'29"E	9.28'						
C20	475.00'	19.40'	2°20'25"	S89°30'06"W	19.40'	C40	25.00'	39.39'	90°15'53"	N45°37'40"E	35.44'						
C21	175.00'	118.86'	38°54'50"	S68°52'29"W	116.58'	C41	225.00'	51.21'	13°02'27"	S84°14'23"W	51.10'						

**LEGEND**

- PROPERTY BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON ROD
- SET 5/8" REBAR
- SET 1/2" REBAR
- LOT NUMBER
- BLOCK NUMBER

PROFESSIONAL LAND SURVEYOR  
 LICENSED  
 13765  
 STATE OF IDAHO  
 ROB O'MALLEY

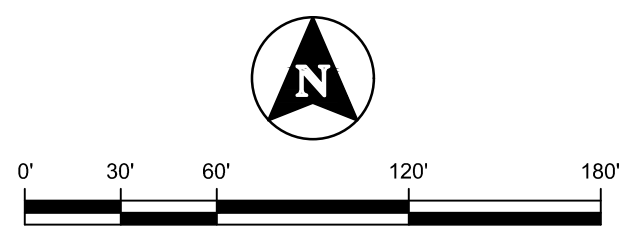
ROB O'MALLEY  
 IDAHO NO. 13765

**ARDURRA**

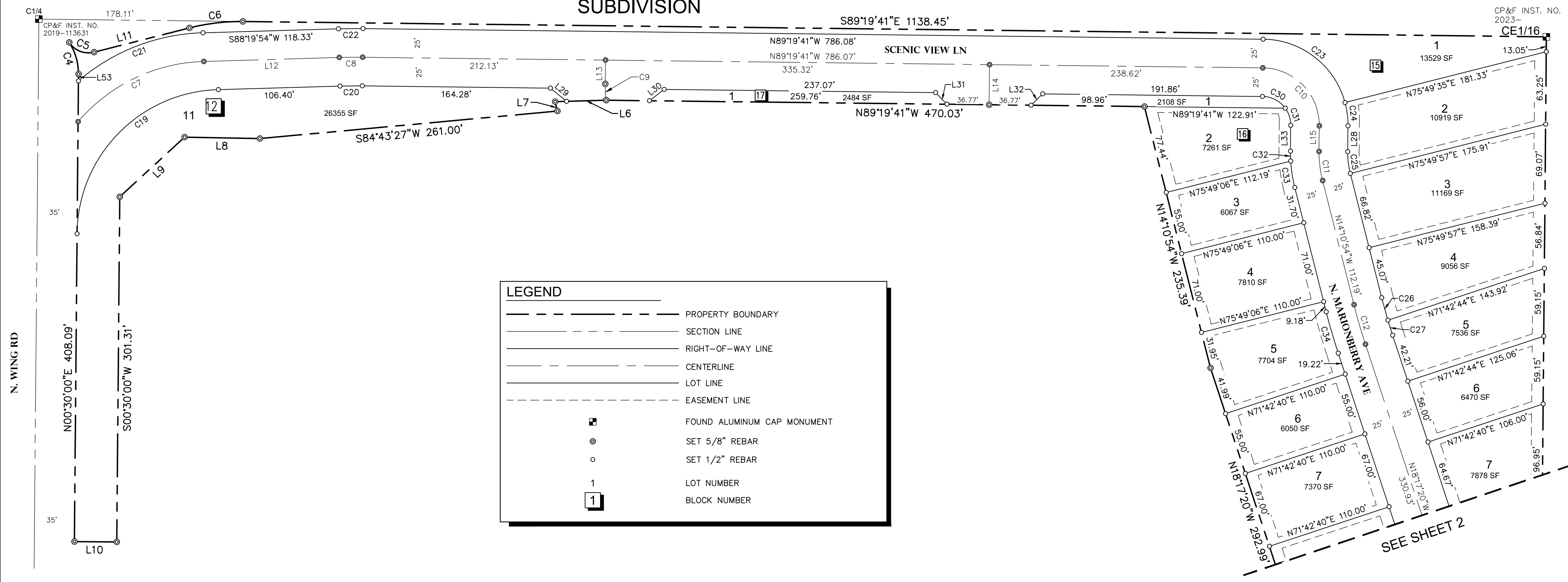
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**SHEET NO. 2 OF 5**

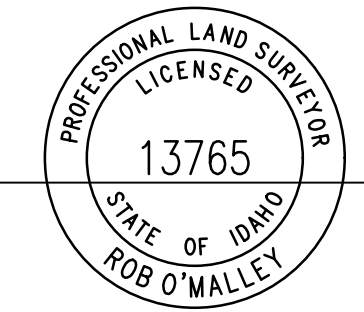
# TRIDENT RIDGE SUBDIVISION NO. 7



## KARMA CREST ESTATES SUBDIVISION



LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
	FOUND ALUMINUM CAP MONUMENT
	SET 5/8" REBAR
	SET 1/2" REBAR
	LOT NUMBER
	BLOCK NUMBER



ROB O'MALLEY  
IDAHO NO. 13765

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NAMPA, IDAHO 83687  
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# TRIDENT RIDGE SUBDIVISION NO. 7

### CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

PORTIONS OF LOTS 1, 2, AND 3 BLOCK 1 OF KARMA CREST SUBDIVISION, RECORDED IN BOOK 60 OF PLATS AT PAGES 6037-6039, RECORDS OF ADA COUNTY, IDAHO. LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING CENTER SOUTH 1/16 CORNER OF SECTION 32; THENCE, ALONG THE SOUTH BOUNDARY OF SAID NW1/4 OF THE SE1/4,

A. S.89°14'32"E., 852.67 FEET TO THE POINT OF BEGINNING; THENCE,

1. N.00°45'28"E., 137.69 FEET; THENCE,
2. N.31°38'52"E., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
3. NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 52.44 FEET, THROUGH A CENTRAL ANGLE OF 40°03'48" AND A LONG CHORD WHICH BEARS N.38°19'14"W., 51.38 FEET; THENCE, TANGENT FROM SAID CURVE,
4. N.18°17'20"W., 107.97 FEET; THENCE,
5. N.26°48'10"E., 29.59 FEET; THENCE,
6. N.18°17'20"W., 50.00 FEET; THENCE,
7. N.71°42'40"E., 65.11 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
8. EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 23.59 FEET, THROUGH A CENTRAL ANGLE OF 6°00'30" AND A LONG CHORD WHICH BEARS N.74°42'55"E., 23.58 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
9. N.18°03'36"W., 208.02 FEET; THENCE,
10. N.71°42'40"E., 161.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
11. NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 15.21 FEET, THROUGH A CENTRAL ANGLE OF 11°37'10" AND A LONG CHORD WHICH BEARS N.24°09'45"W., 15.18 FEET; THENCE, TANGENT FROM SAID CURVE,
12. N.18°17'20"W., 15.11 FEET; THENCE,
13. N.71°42'40"E., 160.00 FEET; THENCE,
14. N.18°17'20"W., 292.99 FEET; THENCE,
15. N.14°10'54"W., 235.39 FEET; THENCE,
16. N.89°19'41"W., 470.03 FEET; THENCE,
17. S.88°20'56"W., 44.70 FEET; THENCE,
18. S.13°58'02"E., 8.42 FEET; THENCE,
19. S.84°43'27"W., 261.00 FEET; THENCE,
20. N.88°56'29"W., 65.71 FEET; THENCE,
21. S.47°21'53"W., 76.84 FEET; THENCE,
22. S.00°30'00"W., 301.31 FEET; THENCE,
23. N.89°30'00"W., 37.00 FEET TO THE EAST RIGHT-OF-WAY OF NORTH WING ROAD AS SHOWN ON SAID PLAT OF KARMA CREST ESTATES SUBDIVISION; THENCE, ALONG SAID RIGHT-OF-WAY,
24. N.00°30'00"E., 408.09 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
25. NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 29.19 FEET, THROUGH A CENTRAL ANGLE OF 33°26'45" AND A LONG CHORD WHICH BEARS N.16°13'17"W., 28.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE AND THE NORTH BOUNDARY OF SAID LOT 3; THENCE, LEAVING SAID RIGHT-OF-WAY, ALONG THE NORTH BOUNDARY OF SAID LOT 3 AND LOT 1, THE FOLLOWING COURSES:
26. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 24.91 FEET, THROUGH A CENTRAL ANGLE OF 71°21'24" AND A LONG CHORD WHICH BEARS S.68°37'22"E., 23.33 FEET; THENCE, TANGENT FROM SAID CURVE,
27. N.75°41'57"E., 85.92 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
28. EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 47.04 FEET, THROUGH A CENTRAL ANGLE OF 14°58'22" AND A LONG CHORD WHICH BEARS N.83°11'08"E., 46.90 FEET; THENCE, TANGENT FROM SAID CURVE,
29. S.89°19'41"E., 1138.45 FEET TO THE CENTER EAST ONE-SIXTEENTH CORNER OF SAID SECTION 32; THENCE, ALONG THE EAST BOUNDARY OF SAID NW1/4 OF THE SE1/4,
30. S.00°30'24"W., 1323.82 FEET TO THE SOUTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 32; THENCE, ALONG THE NORTH BOUNDARY OF SAID NW1/4 OF THE SE1/4,
31. N.89°14'32"W., 463.74 FEET TO THE POINT OF BEGINNING.

CONTAINING: 13.42 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF STAR, IDAHO, AND SAID CITY OF STAR HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 18<sup>th</sup> DAY OF May, 2023

By: [Signature]  
ANDREW BRAUSA: MANAGER, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

### ACKNOWLEDGMENT

STATE OF NEW YORK }  
NEW YORK COUNTY } S.S.

ON THIS 18<sup>th</sup> DAY OF May, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUSA, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN II), LLC., WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature]

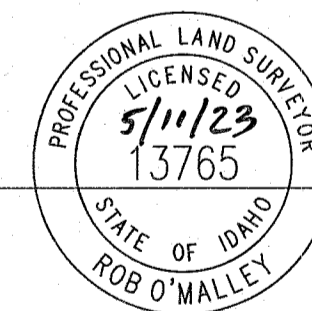
NOTARY PUBLIC FOR THE STATE OF NEW YORK

BRIAN B KO  
Notary Public-State of New York  
No. 01K06443799  
Qualified in New York County  
Commission Expires 11/14/2026

### CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

[Signature]  
ROB O'MALLEY  
IDAHO NO. 13765



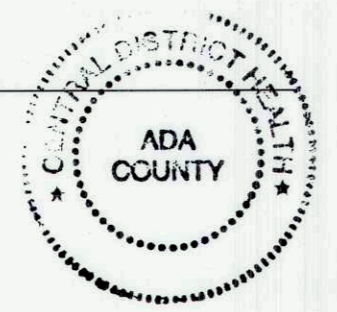
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 SHEET NO. 4 OF 5

# TRIDENT RIDGE SUBDIVISION NO. 7

### HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITION OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Traci Badig REHS  
R.E.H.S. DISTRICT HEALTH



6-7-2023  
DATE

### ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PRESIDENT - ADA COUNTY HIGHWAY DISTRICT

### APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, \_\_\_\_\_ HEREBY APPROVE THIS PLAT.

\_\_\_\_\_  
CITY ENGINEER ~ STAR, IDAHO

\_\_\_\_\_  
DATE

### APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

\_\_\_\_\_  
CITY CLERK ~ STAR, IDAHO

### CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_  
ADA COUNTY SURVEYOR

\_\_\_\_\_  
DATE

### CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATE

### CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_\_ OF PLATS, AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ AS INSTRUMENT NO. \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
EX OFFICIO RECORDER

Rob O'Malley

ROB O'MALLEY  
IDAHO NO. 13765



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM

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**LANDSCAPE NOTES:**

- ALL CONTRACTOR WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ISPCW (IDAHO STANDARD PUBLIC WORKS CONSTRUCTION), 2013, AND CITY OF STAR, ID CODES, STANDARDS AND STATE AND LOCAL REGULATIONS.
- ALL STRUCTURES, SITE IMPROVEMENTS AND UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION AND PROTECTED. CALL DIG-A-LINE 1-800-342-1585 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO STRUCTURES, UTILITIES OR CONCRETE WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR PAVING, UTILITIES AND GRADING INFORMATION.
- PREPARE SITE FOR PLANTING BY GRUBBING AND REMOVING WEEDS. IF NECESSARY APPLY ROUND-UP (OR EQUIVALENT HERBICIDE), USING A CERTIFIED APPLICATOR. REMOVE ROCKS AND OTHER MATERIALS OVER 3".
- ALL LAWN AREAS SHALL HAVE MIN 6" OF TOPSOIL AND AND FILL TREE PITS WITH TOPSOIL. TOPSOIL SHALL BE FRIABLE LOAM, PH RANGE 5.5 TO 7, A MINIMUM OF 5% ORGANIC MATERIAL, FREE OF STONES 1 INCH OR LARGER OR ANY OTHER EXTRANEIOUS MATERIALS. IT IS ACCEPTABLE TO AMEND NATIVE SOILS TO MEET THIS TOPSOIL SPECIFICATION IF SOIL TEXTURE IS LOAMY.
- FINE GRADE TO ELEVATIONS SET BY ENGINEER'S PLANS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES. REFER TO ENGINEER'S PLANS FOR GRADING INFORMATION.
- SURFACE WATER DRAINAGE IS TO BE CONTAINED WITHIN EACH LOT UNLESS EXPRESSLY ALLOWED OTHERWISE BY APPROVED ENGINEERING PLANS.
- IF WORK IS IN THE SPRING, BETWEEN THE MONTHS MARCH TO MAY, THEN APPLY PRE-EMERGANT TO ALL NON-PAVED LANDSCAPE AREAS, EXCEPT AREAS RECEIVING GRASS SOD, PRIOR TO PLANTING.
- BERMING AND GRADING AS SHOWN ON PLANS SHALL HAVE GRADUAL TRANSITIONS TO EXISTING OR ENGINEER PROPOSED GRADES. GRADING SHALL NOT CHANGE FLOW OR DIRECTION OF SURFACE DRAINAGE SWALES AS SHOWN ON ENGINEERS PLANS.
- ESTIMATED QUANTITIES ARE SHOWN FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITY ESTIMATES.
- LAY SOD WITHIN 24 HOURS OF HARVESTING. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS AND EVEN GRADES.
- CONTRACTOR RESPONSIBLE FOR KEEPING LANDSCAPED AREAS CLEAN. REMOVE ALL DEBRIS, SPOILS AND TRASH FROM SITE FOR DISPOSAL AT APPROVED LANDFILL OR WASTE DISPOSAL SITE.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM FEDERAL STANDARDS AS REGULATED BY ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK. PLANTS NOT MEETING THESE STANDARDS FOR QUALITY, OR PLANTS DETERMINED TO BE UNHEALTHY BY OWNER'S REPRESENTATIVE, WILL BE REJECTED.
- INSTALL ONLY SPECIFIED PLANTS. PLANT SUBSTITUTES MUST BE APPROVED BY LANDSCAPE ARCHITECT. UNAPPROVED PLANT SUBSTITUTES WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD (ADA COUNTY HIGHWAY DISTRICT) STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- TREES SHALL NOT BE PLANTED WITHIN CLEAR VISION TRIANGLES.
- NO TREES SHALL BE PLACED WITHIN 50' OF STOP SIGN.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR BEGINNING A THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL DEAD OR UNHEALTHY PLANT MATERIAL IMMEDIATELY WITH SAME TYPE AND SIZE AT NO COST TO THE OWNER.
- ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM OPERATED BY ONE CONTROLLER, AND DESIGNED WITH HYDRO-ZONES THAT FUNCTION WELL WITHIN THE WATER SERVICE PROVIDED FOR HEALTHY GROWTH OF PLANT MATERIAL.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED WITH THE FOLLOWING SPECIFICATIONS:
  - COVERAGE FOR DIFFERENT HYDROZONES:
    - LAWN AND GRASS AREAS - MP ROTOR SPRINKLERS AND / OR ROTORS WITH 100% DOUBLE COVERAGE.
    - PLANTING BEDS - DRIP IRRIGATION.
  - SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
  - SEPARATE HYDROZONES SHALL BE USED FOR LAWNS AND TREES/SHRUBS/GROUND COVER AREAS.
  - SPRINKLERS SHALL NOT OVERSPRAY ONTO IMPERVIOUS SURFACES, BUILDING OR STRUCTURES IN CALM WIND CONDITIONS.
- IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR FOR ALL SLEEVES THAT NEED TO BE INSTALLED TO ALLOW EFFICIENT IRRIGATION PIPING.
- IRRIGATION CONTROLLERS SHALL BE PEDESTAL MOUNTED IN PLANTING BEDS. CONTROLLER LOCATIONS SHALL BE EASILY ACCESSIBLE, BUT VISIBLY DISCRETE.

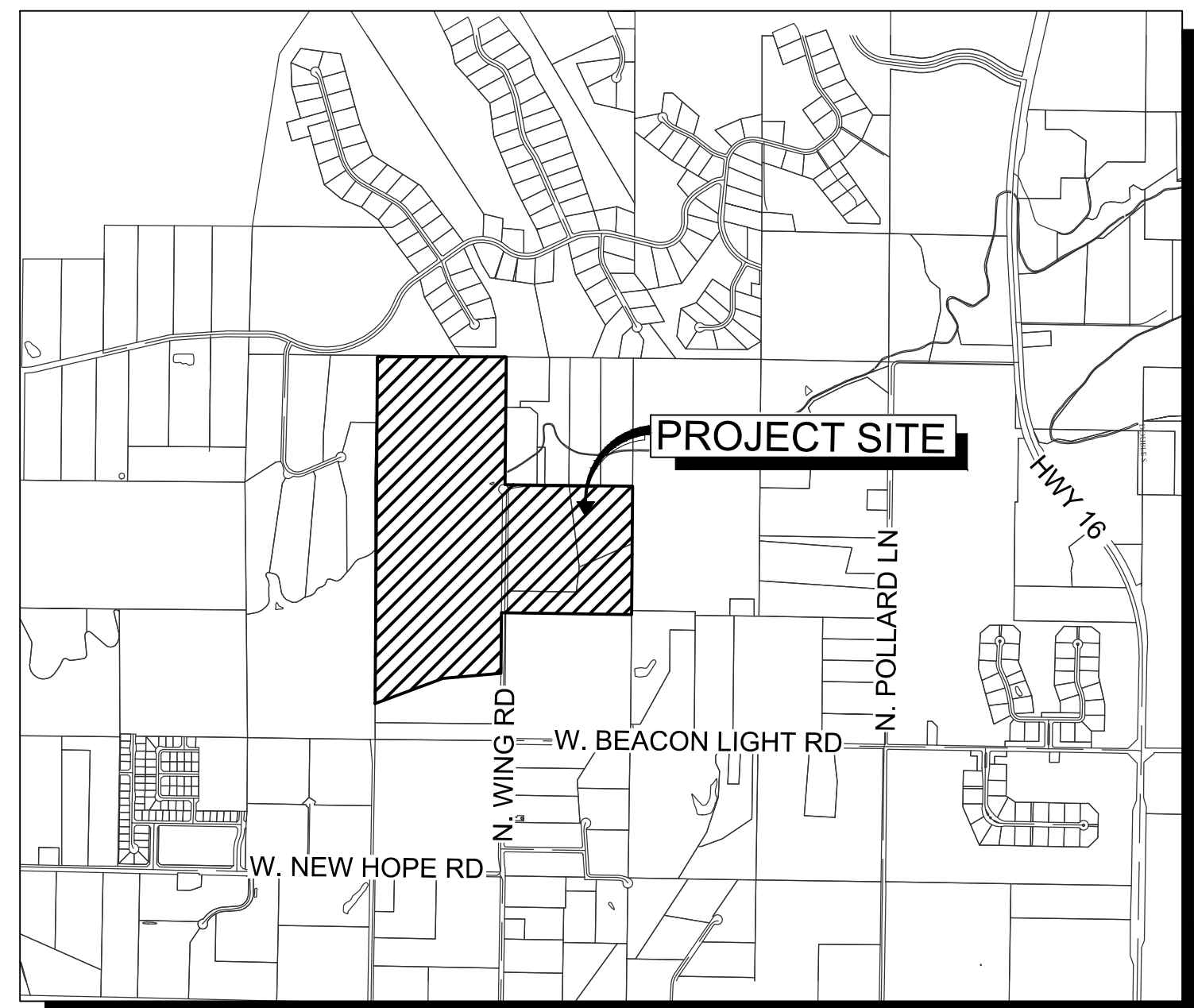
**SHEET INDEX**

SHEET	SHEET NAME
L1.00	Cover Sheet
L2.00	Landscape Material & Layout Plan
L3.00	Overall Planting Plan
L3.10	Planting Plan - Area One
L3.20	Planting Plan - Area Two
L3.30	Planting Plan - Area Three
L4.00	Details

**PLANT SCHEDULE PHASE 7**

CLASS II	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE	2" CAL.	B&B	3	II	40' X 25'	18
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2" CAL.	B&B	2	II	50' X 35'	5
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST	2" CAL.	B&B	1	II	50' X 30'	17
	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR	2" CAL.	B&B	1	II	50' X 35'	7
CLASS III TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL.	B&B	4	III	50' X 50'	1
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	6'-7' HT.	POT	1	EVERGREEN	20' X 3'	12
	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	6'-7' HT.	B&B	2	EVERGREEN	35' X 20'	2
	PINUS NIGRA / AUSTRIAN BLACK PINE	6'-7' HT.	B&B	2	EVERGREEN	60' X 30'	2
CLASS I TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	CLASS HEIGHT	MATURE SIZE	QTY
	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B	2	I	30' X 25'	1
	MALUS X 'RADIANT' / RADIANT CRAB APPLE	2" CAL.	B&B	2	I	20' X 20'	2
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL.	B&B	1	I	25' X 20'	6
	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PURPLELEAF PLUM	2" CAL.	B&B	2	I	35' X 20'	2
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	TYPE	MATURE HEIGHT	QTY
	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD	2-3 GAL.	POT	1	SHRUB	5' X 5'	26
	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD	2-3 GAL.	POT	1	SHRUB	4' X 4'	21
	COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER	2-3 GAL.	POT	1	SHRUB	2' X 6'	10
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	2-3 GAL.	POT	2	SHRUB	8' X 6'	19
	FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA	2-3 GAL.	POT	1	SHRUB	8' X 6'	7
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.	POT	1	PERENNIAL	24" X 24"	14
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.	POT	1	PERENNIAL	3' X 3'	5
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	2-3 GAL.	POT	1	SHRUB	3' X 3'	22
	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE	2-3 GAL.	POT	1	EVERGREEN SHRUB	3' X 3'	44
	ROSA X 'FLOWER CARPET RED' / FLOWER CARPET RED ROSE	2-3 GAL.	POT	0	SHRUB	3' X 3'	24
	RUDBECKIA HIRTA 'INDIAN SUMMER' / INDIAN SUMMER BLACK-EYED SUSAN	1 GAL.	POT	1	PERENNIAL	2' X 2'	8
	SPIREA JAPONICA 'GOLDMOUND' / GOLDMOUND SPIREA	2-3 GAL.	POT	2	SHRUB	4' X 4'	48
	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	2-3 GAL.	POT	2	SHRUB	6' X 6'	13
GRASSES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER ZONE	TYPE	MATURE HEIGHT	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	POT	1	ORN GRASS	3' X 3'	18
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	POT	1	ORN GRASS	2' X 2'	13
	PENNISETUM HAMELIN / HAMELIN DWARF FOUNTAIN GRASS	1 GAL.	POT	1	ORN GRASS	2' X 2'	31

NOTES:  
 1. SEE GENERAL LANDSCAPE NOTES, THIS SHEET. ALSO SEE SHEETS L4 FOR PLANTING DETAILS  
 2. WATER ZONES SHOWN IN THE MINIMUM NUMBER OF IRRIGATION APPLICATIONS PER MONTH REQUIRED FOR HEALTHY GROWTH (SEE BOISE PARKS AND RECS WATER CONSERVATION GUIDELINES and SALT LAKE CITY HYDROZONE SCHDL. 2013)



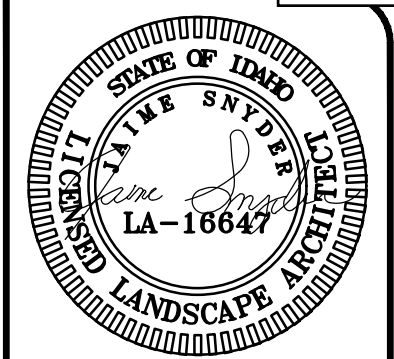
**PROJECT LOCATION**  
NTS

**DEVELOPER/APPLICANT**  
 HAYDEN HOMES  
 Contact: Tim Mokwa  
 1406 N. Main Street, Suite 109  
 Meridian, ID 83642  
 1-800-923-6607

**LANDSCAPE ARCHITECT**  
 T-O ENGINEERS  
 Jaime Snyder, LA  
 2471 W. Titanium Place  
 Meridian, ID 83642  
 (208) 323-2288

**811 CALL BEFORE YOU DIG!**  
 CALL DIGLINE INC.  
 PRIOR TO COMMENCING UNDERGROUND WORK  
 DIAL: 811

NOTE:  
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.



NO.	REVISIONS DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 2471 W. TITANIUM PLACE  
 MERIDIAN, IDAHO 83642  
 WWW.T-OENGINEERS.COM  
 PHONE: (208) 323-2288  
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CONSTRUCTION DRAWINGS FOR:  
**TRIDENT RIDGE SUBD. NO. 7**  
 COVER SHEET

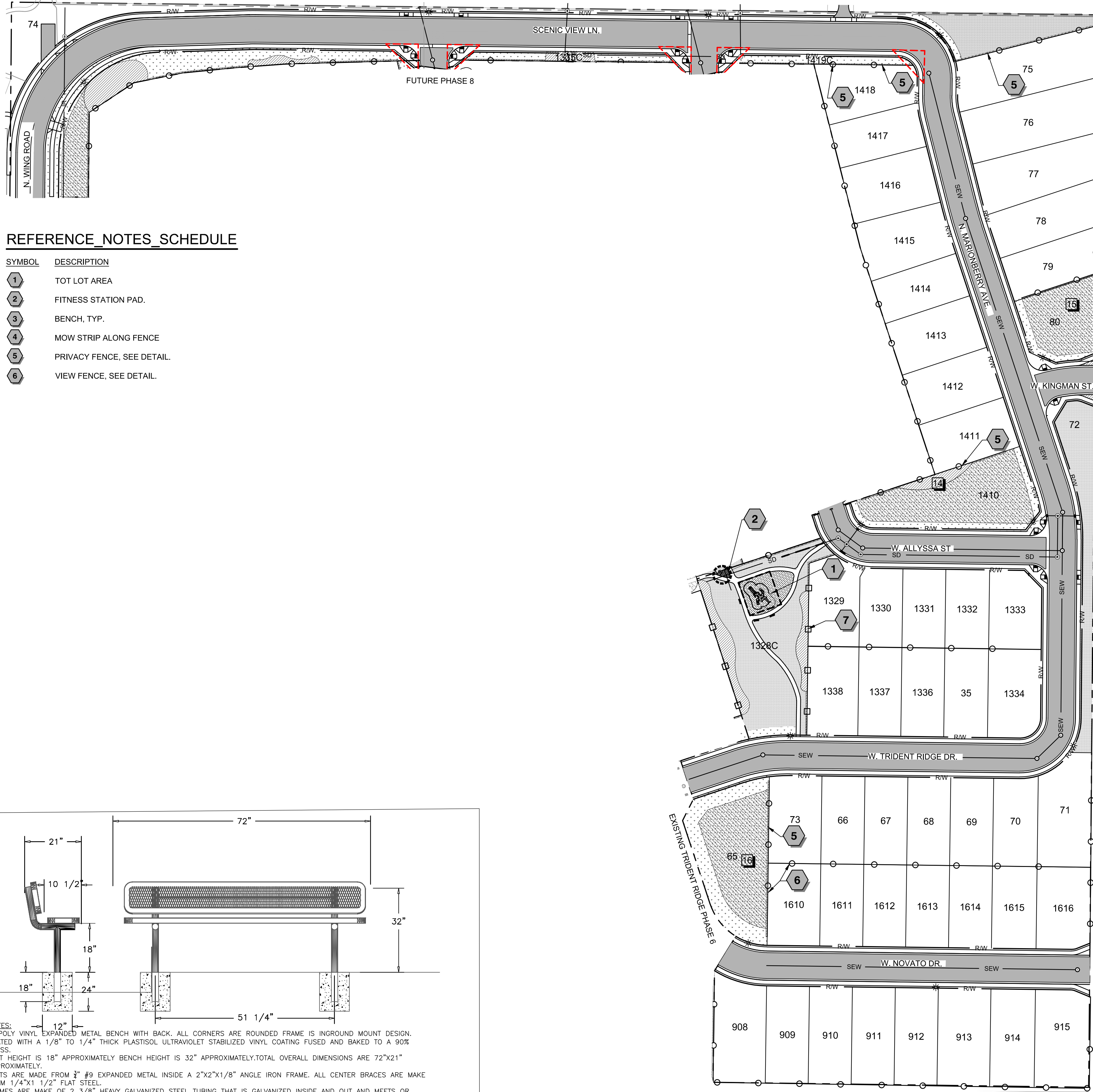
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DATE: September 19, 2022  
 PROJECT: 210397  
 SHEET: **L1.0**

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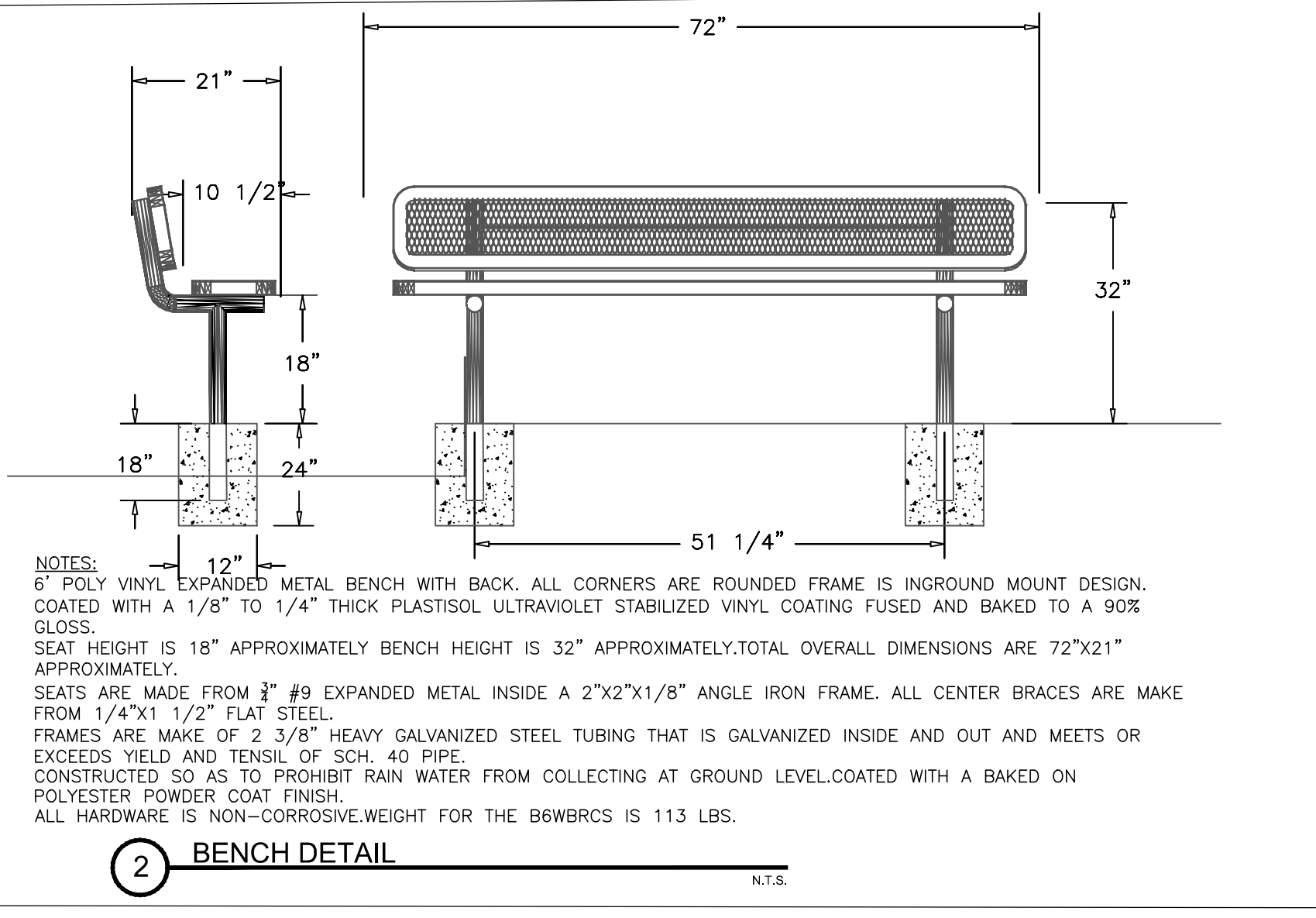
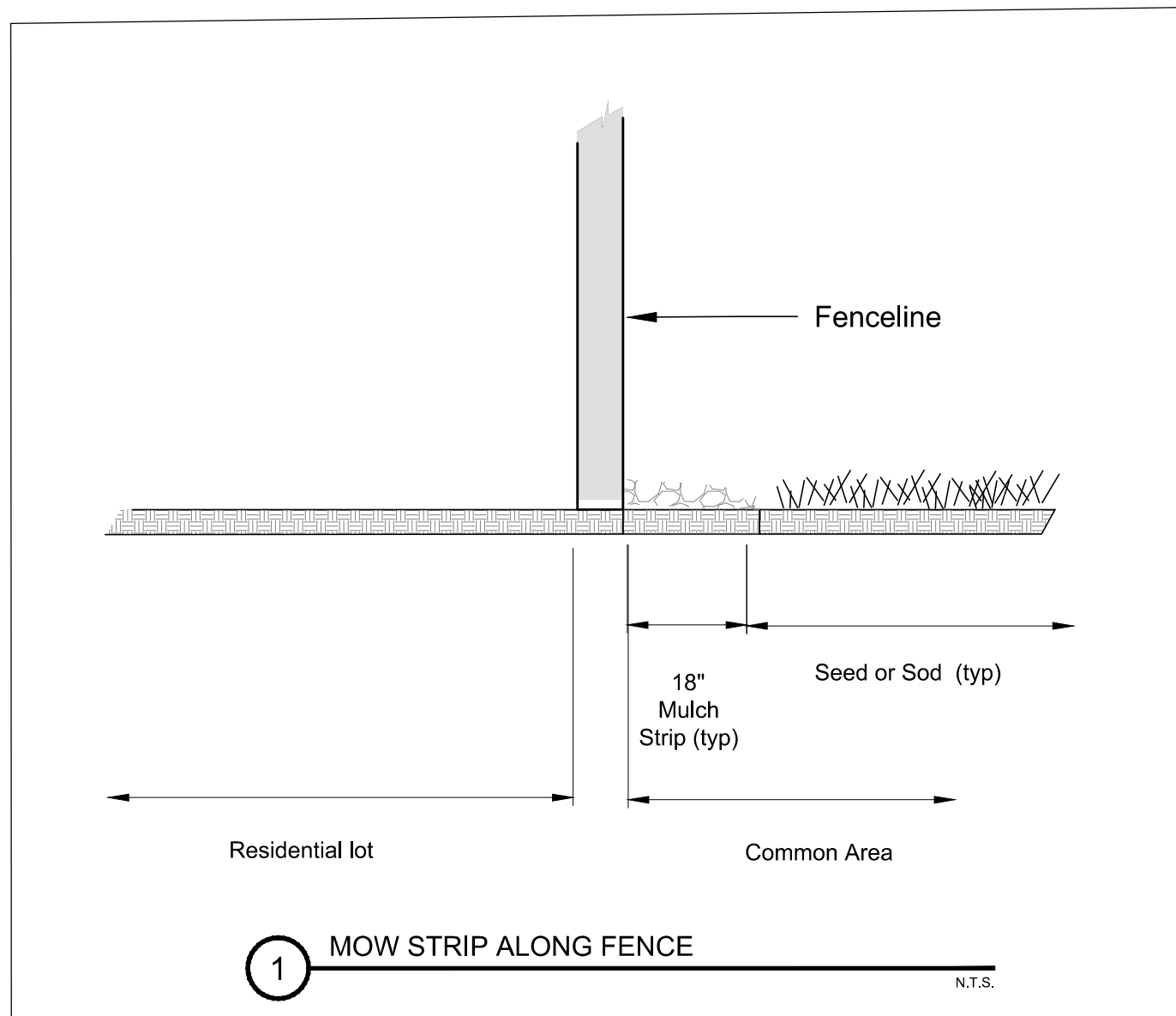
**LANDSCAPE MATERIALS SCHEDULE**

Key	Material	Description	Qty	Notes/Remarks
	Planter Beds	3/4" crushed rock mulch (brown and tan) and plants per planting plan	10,381sq ft	Planter areas shall have 4" topsoil and be irrigated with pressurized, automatically controlled, irrigation system. Mulch all areas not designated as lawn. 2.5" deep rock mulch throughout. Quantity does not include tree ring beds.
	Lawn Area (seed)	Drought tolerant fescue blend lawn seed. Apply at 6lbs/1000 sq ft	31,322 sq ft	Seed areas per plans. Hydroseeded Lawn area to receive 6" topsoil and be irrigated with pressurized, automatically controlled irrigation system.
	Lawn Sod	High Traffic Area Lawn	25,745 sq ft	Install sod adjacent to sidewalks and curb to a width of 10' off back of curb and any additional areas shown per plan.
	Lawn Maintenance Grass Area	Low Grow Triple Fescue Blend, or similar	29,745 sq ft	Area May Require one seasonal mowing for maintenance.
	Tot Lot Area	Certified playground mulch	2,565 sq ft	Tot lot shall be surrounded by concrete curbing outside of safety zone, with 5x5' access ramp. Surface mulch shall be 12" deep within curbing.
	Fitness Stations	Distributor: Recreation Today Model: 5 piece fitness package plus 1 additional of developer's choice.	1	Located along pathway system per plan and installed with appropriate safety zone and specified pad per manufacturer's details.
	Children's Play Structure	Model and color to be determined by Owner.	1	Installation per manufacture's instructions.
	Clear Vision Triangle	Triangle Formed Per City of Star Code	-	See plans for locations.
	Privacy Fence - 6'	6' Vinyl Fence, Color: Sand, Tongue and Groove	4,248 l.f.	Perimeter fencing as shown on plans. See Detail, Sheet L4.0. See mowstrip detail, this sheet.
	View Fence - 5'	5' Iron View Fence.	400 l.f.	As shown on plans. See Detail, Sheet L4.0. See mowstrip detail, this sheet.
	Landscape Boulders	3x3x3" typical size, Lichen covered basalt or sandstone	3	See plans for locations.
	Bench	6' Polycoated Park Bench	3	Located at Pathway next to Tot Lot. Model and color by owner. See typical detail, this sheet.



**REFERENCE NOTES SCHEDULE**

- | SYMBOL | DESCRIPTION                |
|--------|----------------------------|
|        | TOT LOT AREA               |
|        | FITNESS STATION PAD.       |
|        | BENCH, TYP.                |
|        | MOW STRIP ALONG FENCE      |
|        | PRIVACY FENCE, SEE DETAIL. |
|        | VIEW FENCE, SEE DETAIL.    |



**MATERIALS AND LAYOUT PLAN**



REVISIONS	NO.	DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
				N. POWRELL	N. POWRELL	J. SNYDER	J. SNYDER

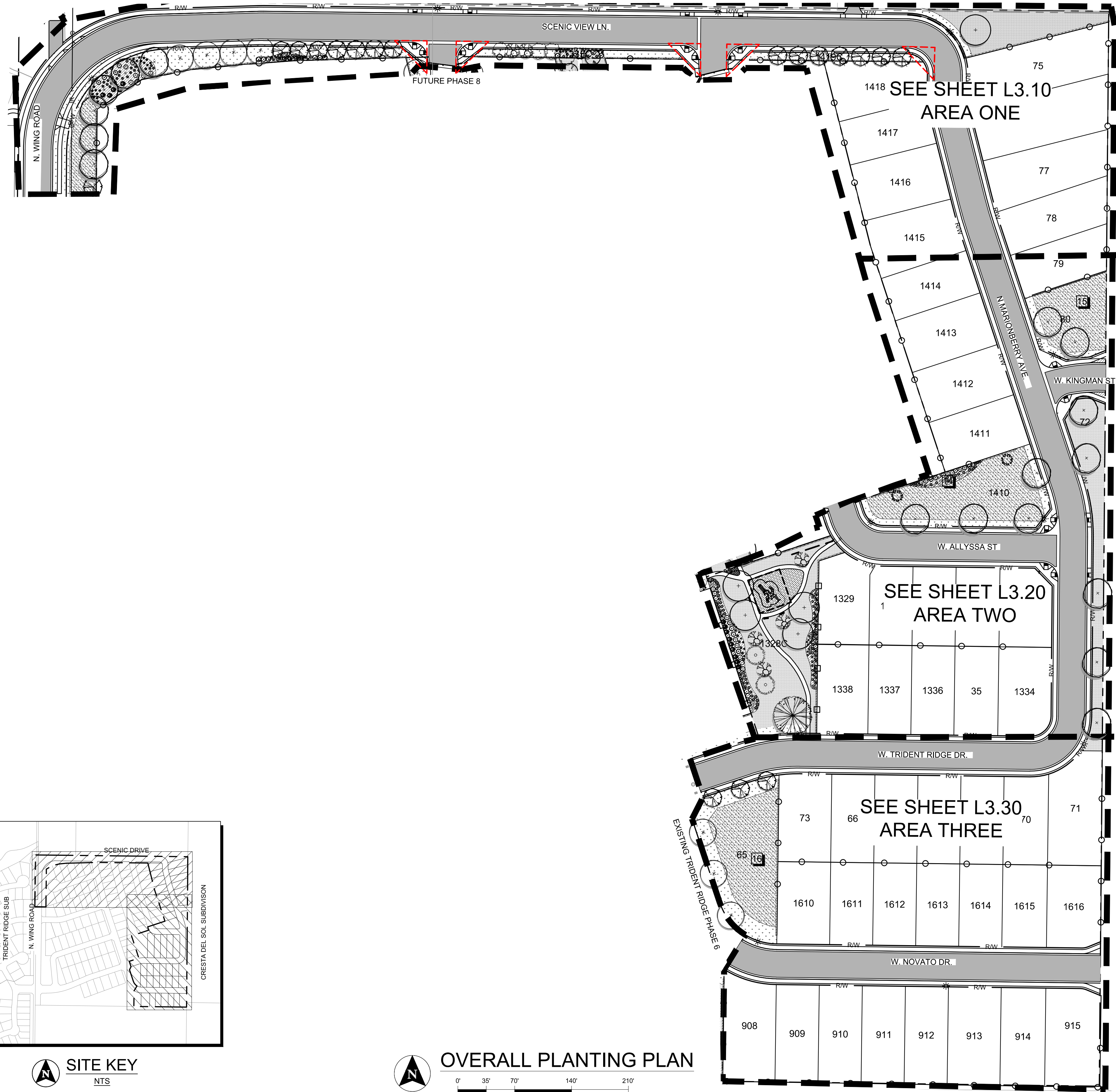
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 MERIDIAN, IDAHO 83662  
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CONSTRUCTION DRAWINGS FOR:  
**TRIDENT RIDGE SUBD. NO. 7**  
 LANDSCAPE MATERIALS AND LAYOUT PLAN

ATTENTION: 1" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: September 20, 2022  
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 SHEET: **L2.0**

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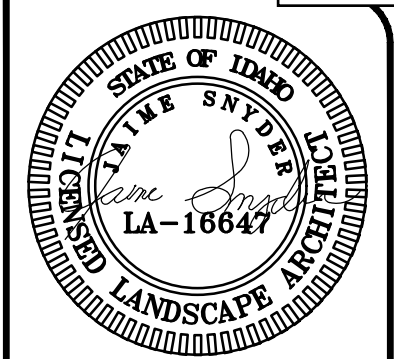


**SITE KEY**  
NTS

**OVERALL PLANTING PLAN**  
0' 35' 70' 140' 210'

PLANT SCHEDULE PHASE 7	
CLASS II	BOTANICAL / COMMON NAME
	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
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EVERGREEN TREES	BOTANICAL / COMMON NAME
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	PINUS NIGRA / AUSTRIAN BLACK PINE
CLASS I TREES	BOTANICAL / COMMON NAME
	CERCIS CANADENSIS / EASTERN REDBUD
	MALUS X 'RADIANT' / RADIANT CRAB APPLE
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PURPLELEAF PLUM
SHRUBS	BOTANICAL / COMMON NAME
	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD
	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD
	COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
	FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK
	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE
	ROSA X 'FLOWER CARPET RED' / FLOWER CARPET RED ROSE
	RUDBECKIA HIRTA 'INDIAN SUMMER' / INDIAN SUMMER BLACK-EYED SUSAN
	SPIREA JAPONICA 'GOLDMOUND' / GOLDMOUND SPIREA
	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
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	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS
	PENNISETUM HAMELIN / HAMELIN DWARF FOUNTAIN GRASS

NOTES  
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L4.0 FOR PLANTING DETAILS



REVISIONS	
NO.	DESCRIPTION

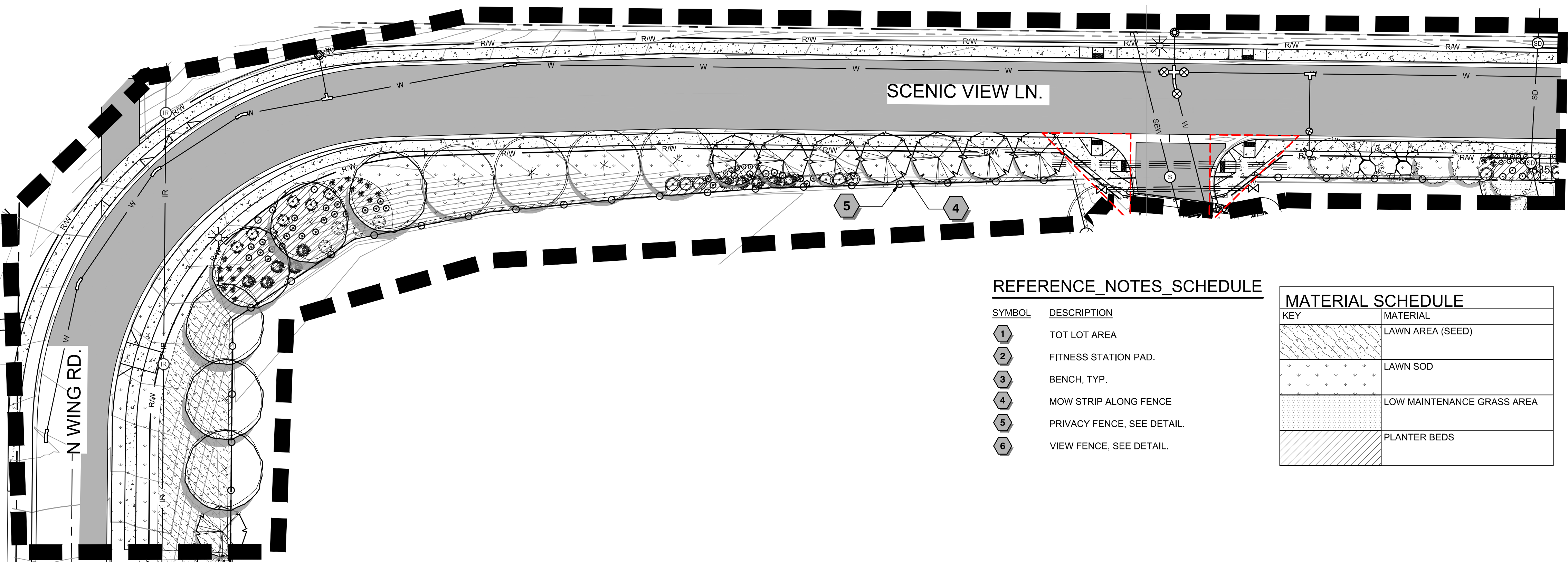
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CONSTRUCTION DRAWINGS FOR:  
**TRIDENT RIDGE SUBD. NO. 7**  
PLANTING PLAN

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SHEET:

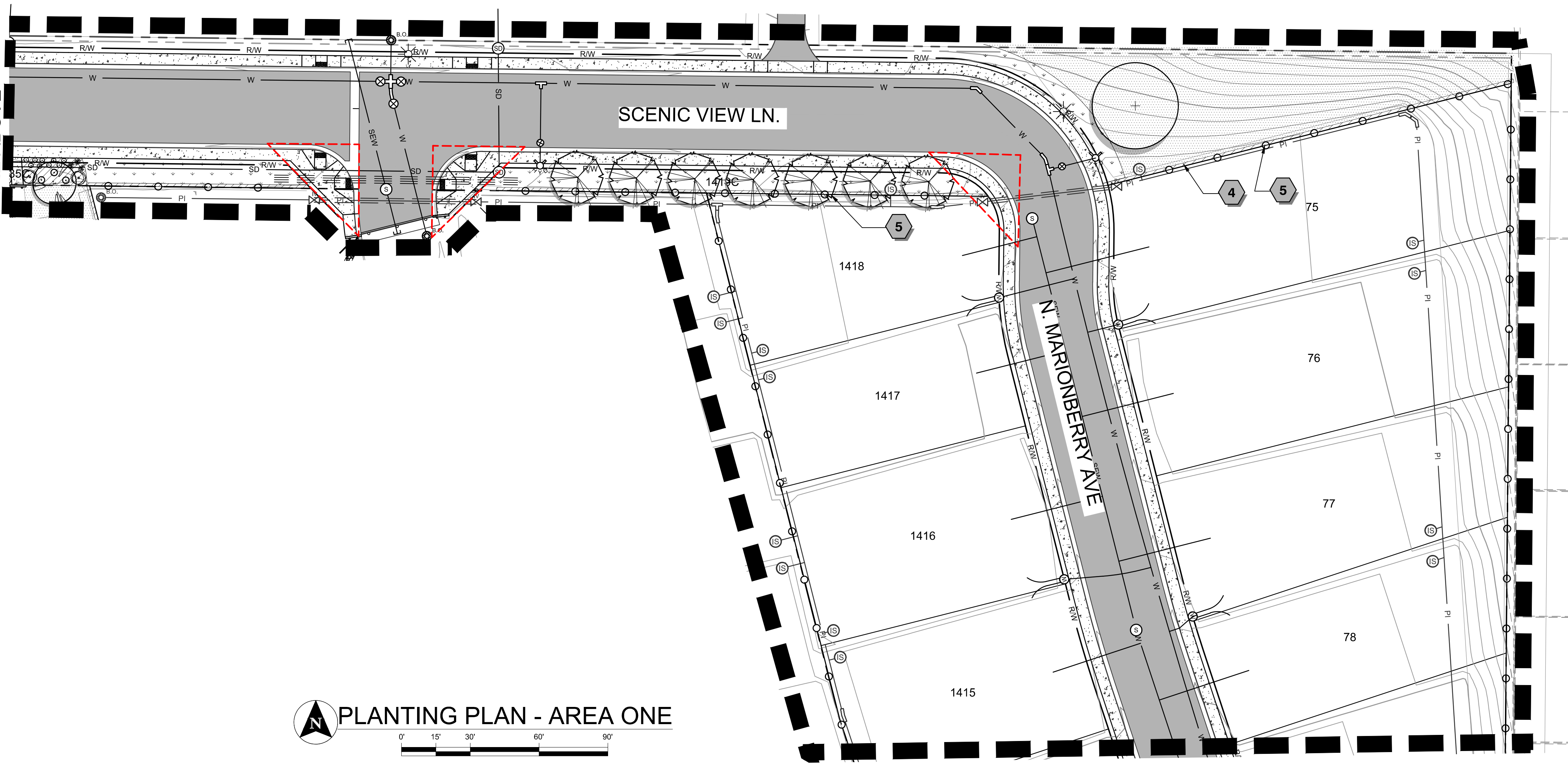
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**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
1	TOT LOT AREA
2	FITNESS STATION PAD.
3	BENCH, TYP.
4	MOW STRIP ALONG FENCE
5	PRIVACY FENCE, SEE DETAIL.
6	VIEW FENCE, SEE DETAIL.

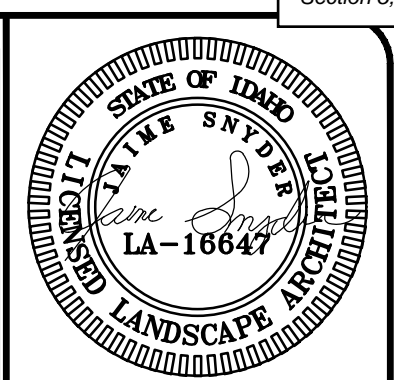
MATERIAL SCHEDULE	
KEY	MATERIAL
	LAWN AREA (SEED)
	LAWN SOD
	LOW MAINTENANCE GRASS AREA
	PLANTER BEDS



**PLANTING PLAN - AREA ONE**

PLANT SCHEDULE PHASE 7	
CLASS II	BOTANICAL / COMMON NAME
	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
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EVERGREEN TREES	BOTANICAL / COMMON NAME
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	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE
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	MALUS X 'RADIANT' / RADIANT CRAB APPLE
	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PURPLELEAF PLUM
SHRUBS	BOTANICAL / COMMON NAME
	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD
	CORNUS STOLONIFERA 'FARROW' / ARCTIC FIRE DOGWOOD
	COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
	FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK
	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE
	ROSA X 'FLOWER CARPET RED' / FLOWER CARPET RED ROSE
	RUDBECKIA HIRTA 'INDIAN SUMMER' / INDIAN SUMMER BLACK-EYED SUSAN
	SPIREA JAPONICA 'GOLDMOUND' / GOLDMOUND SPIREA
	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
GRASSES	BOTANICAL / COMMON NAME
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS
	PENNISETUM HAMELIN / HAMELIN DWARF FOUNTAIN GRASS

NOTES  
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L4.0 FOR PLANTING DETAILS



REVISIONS	NO.	DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED

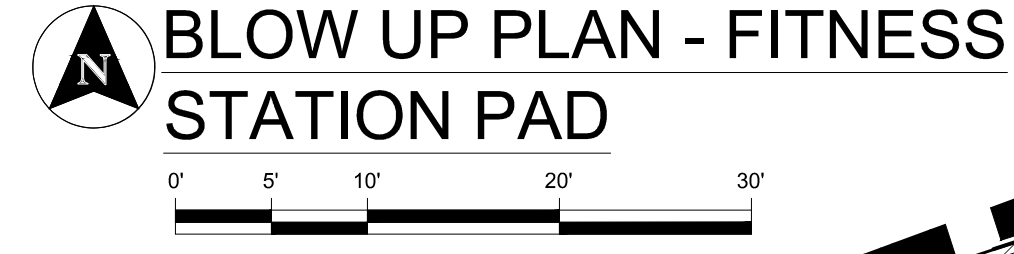
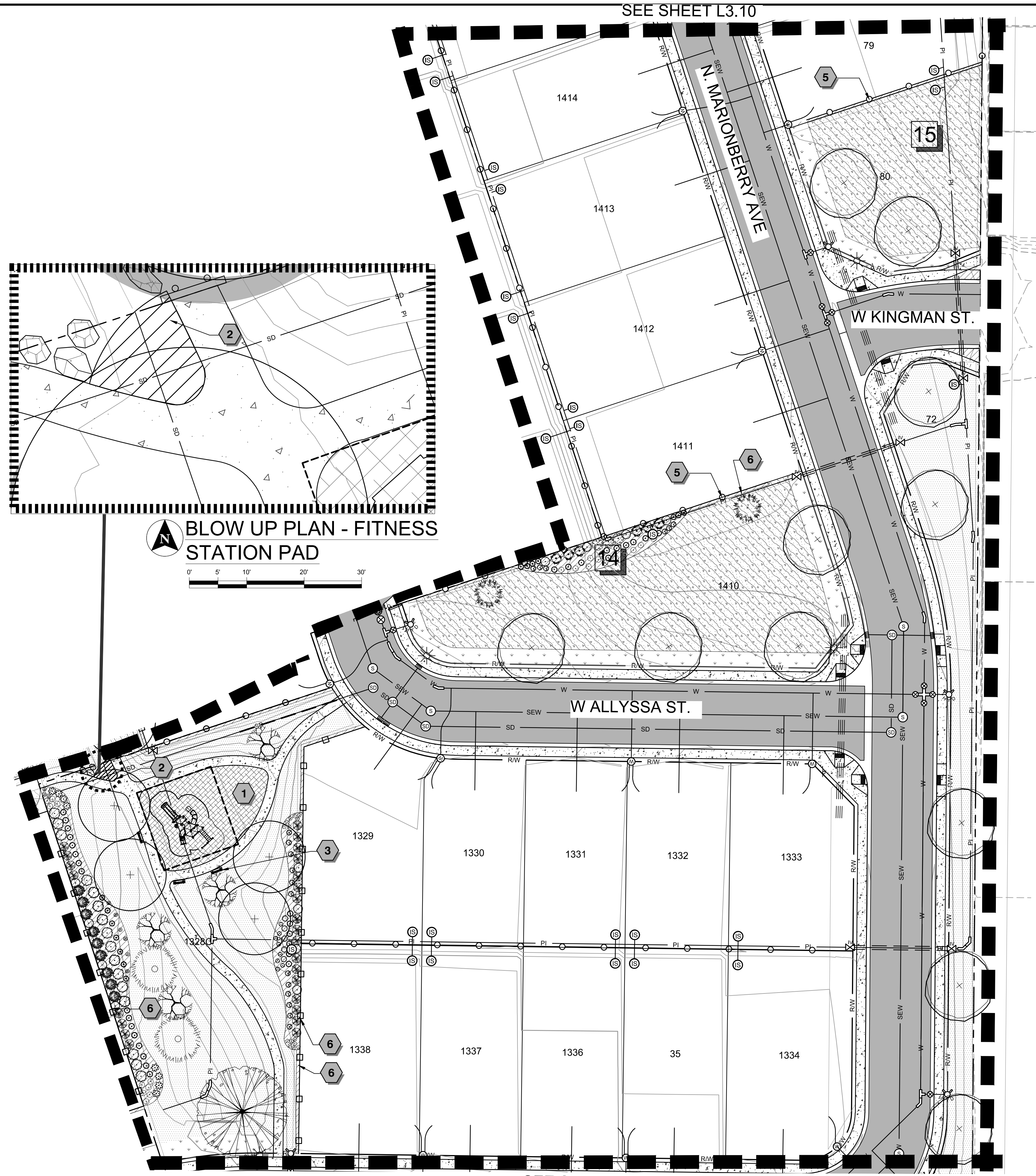
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CONSTRUCTION DRAWINGS FOR:  
**TRIDENT RIDGE SUBD. NO. 7**  
**PLANTING PLAN - AREA ONE**

ATTENTION:  
0 1/2 1  
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: September 19, 2022  
PROJECT: 210397  
SHEET: **L3.10**

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**MATERIAL SCHEDULE PHASE 7**

KEY	MATERIAL
[Pattern]	LAWN AREA (SEED)
[Pattern]	LAWN SOD
[Pattern]	LOW MAINTENANCE GRASS AREA
[Pattern]	PLANTER BEDS
[Pattern]	TOT LOT AREA

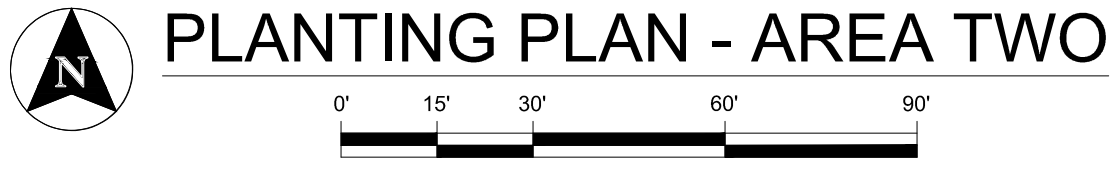
**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
1	TOT LOT AREA
2	FITNESS STATION PAD.
3	BENCH, TYP.
4	MOW STRIP ALONG FENCE
5	PRIVACY FENCE, SEE DETAIL.
6	VIEW FENCE, SEE DETAIL.

**PLANT SCHEDULE PHASE 7**

CLASS II	BOTANICAL / COMMON NAME
[Symbol]	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE
[Symbol]	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
[Symbol]	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
[Symbol]	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM / EMERALD CITY TULIP POPLAR
CLASS III TREES	BOTANICAL / COMMON NAME
[Symbol]	QUERCUS BICOLOR / SWAMP WHITE OAK
EVERGREEN TREES	BOTANICAL / COMMON NAME
[Symbol]	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER
[Symbol]	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE
[Symbol]	PINUS NIGRA / AUSTRIAN BLACK PINE
CLASS I TREES	BOTANICAL / COMMON NAME
[Symbol]	CERCIS CANADENSIS / EASTERN REDBUD
[Symbol]	MALUS X 'RADIANT' / RADIANT CRAB APPLE
[Symbol]	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
[Symbol]	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PURPLELEAF PLUM
SHRUBS	BOTANICAL / COMMON NAME
[Symbol]	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD
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[Symbol]	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
[Symbol]	PENNISETUM HAMELIN / HAMELIN DWARF FOUNTAIN GRASS

NOTES  
1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L4.0 FOR PLANTING DETAILS



BORDER SIZE	22"x34"
DESIGNED	N. POWRELL
DRAWN	N. POWRELL
CHECKED	J. SNYDER
APPROVED	J. SNYDER

NO.	DATE	DESCRIPTION

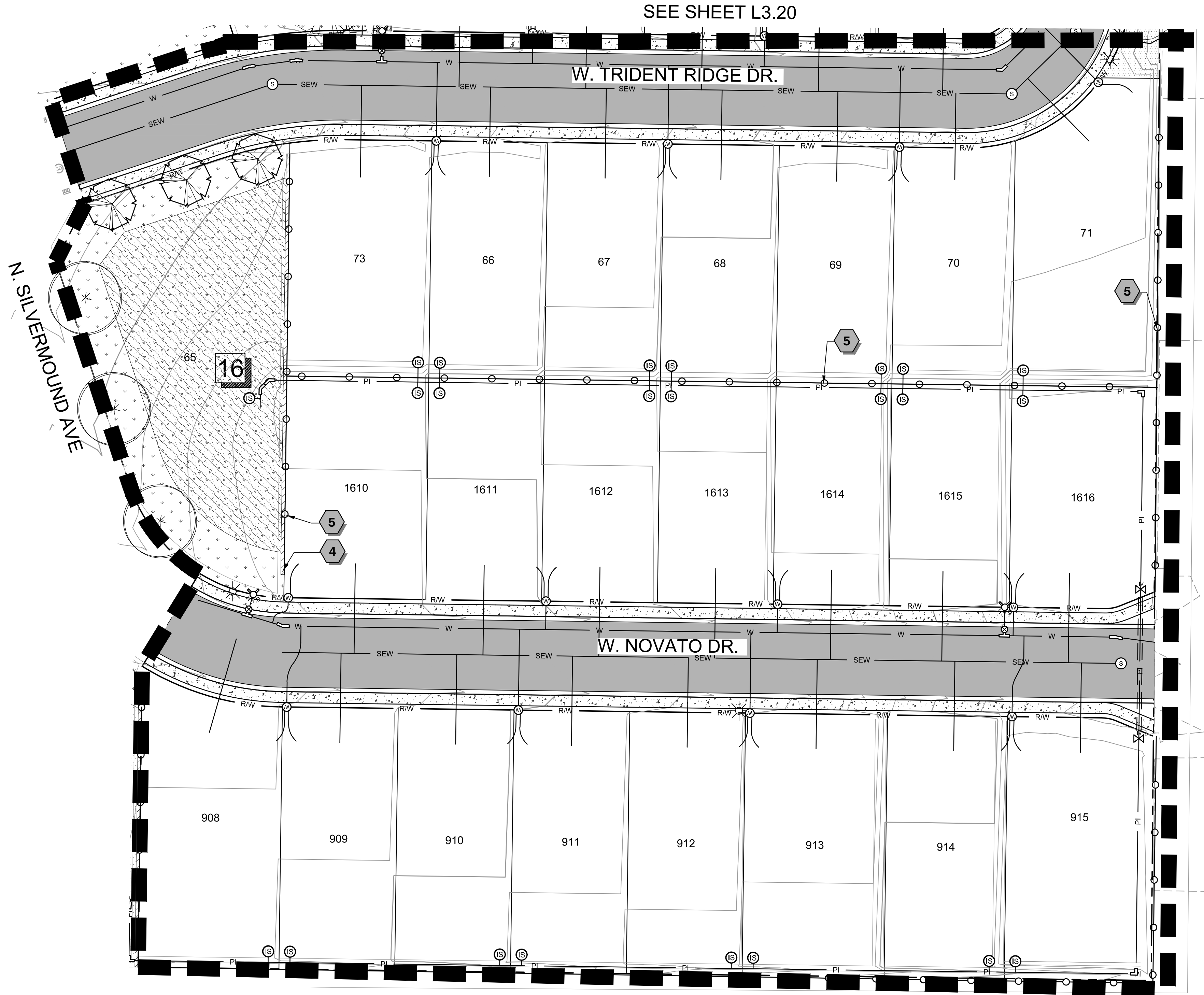
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PHONE: (208) 323-2288 WWW.T-OENGINEERS.COM  
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CONSTRUCTION DRAWINGS FOR:  
**TRIDENT RIDGE SUBD. NO. 7**  
**PLANTING PLAN - AREA TWO**

ATTENTION:  
1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: September 20, 2022  
PROJECT: 210397  
SHEET: L3.20

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KEY	MATERIAL
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	LAWN SOD
	LOW MAINTENANCE GRASS AREA
	PLANTER BEDS

SYMBOL	DESCRIPTION
	MOW STRIP ALONG FENCE
	PRIVACY FENCE, SEE DETAIL.

PLANT SCHEDULE PHASE 7	
CLASS II	BOTANICAL / COMMON NAME
	ACER PLATANOIDES 'COLUMNARBROAD' TM / PARKWAY MAPLE
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BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	N. POWRELL	N. POWRELL	J. SNYDER	J. SNYDER

REVISIONS	NO.	DATE	DESCRIPTION

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CONSTRUCTION DRAWINGS FOR:  
**TRIDENT RIDGE SUBD. NO. 7**  
**PLANTING PLAN - AREA THREE**

**PLANTING PLAN - AREA THREE**



NOTES  
 1. SEE GENERAL LANDSCAPE NOTES, SHEET L1.0. ALSO SEE SHEETS L4.0 FOR PLANTING DETAILS

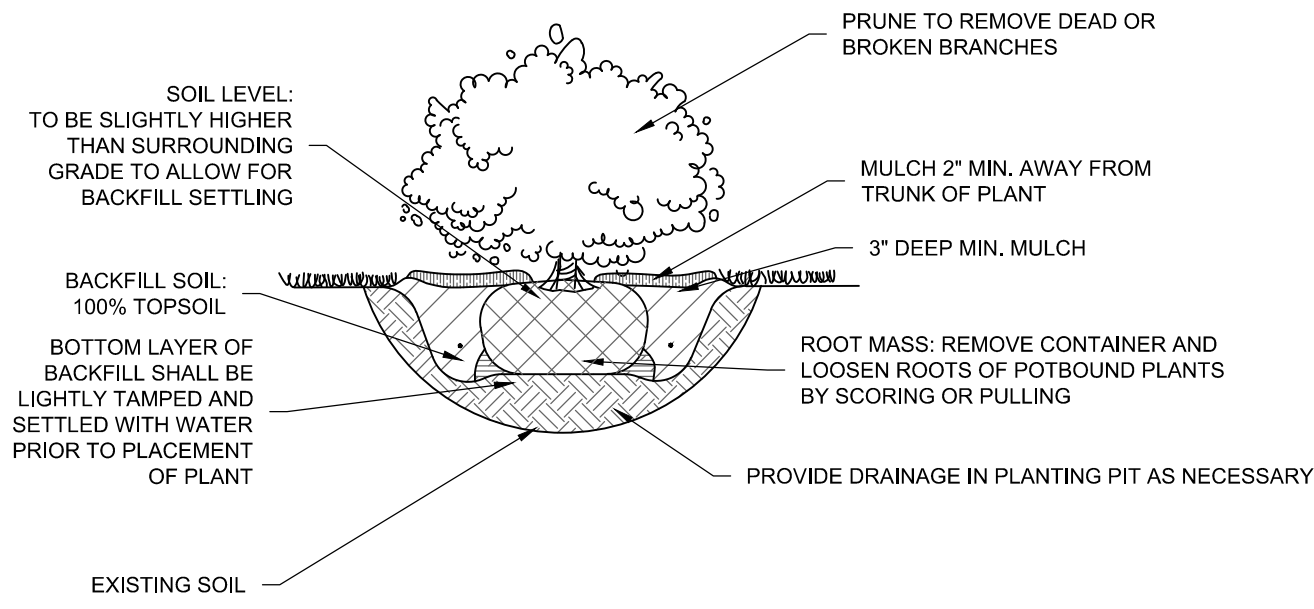
ATTENTION:  
 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: September 19, 2022  
 PROJECT: 210397  
 SHEET: L3.30

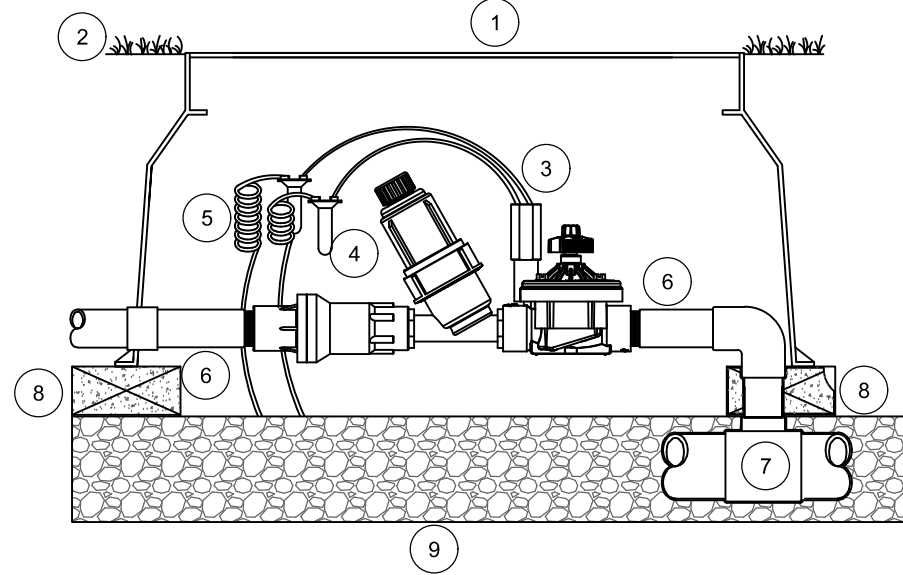


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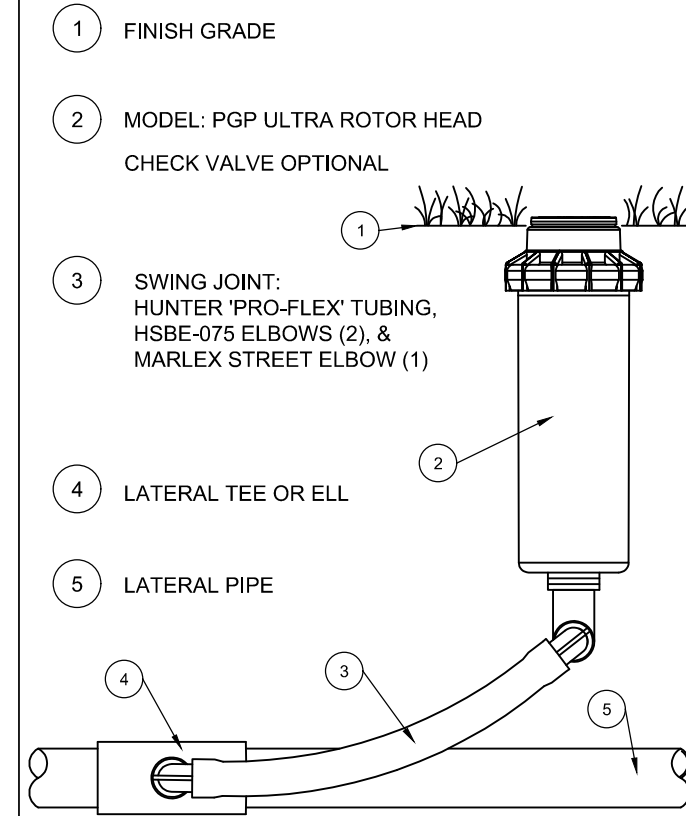
NOTE: REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS



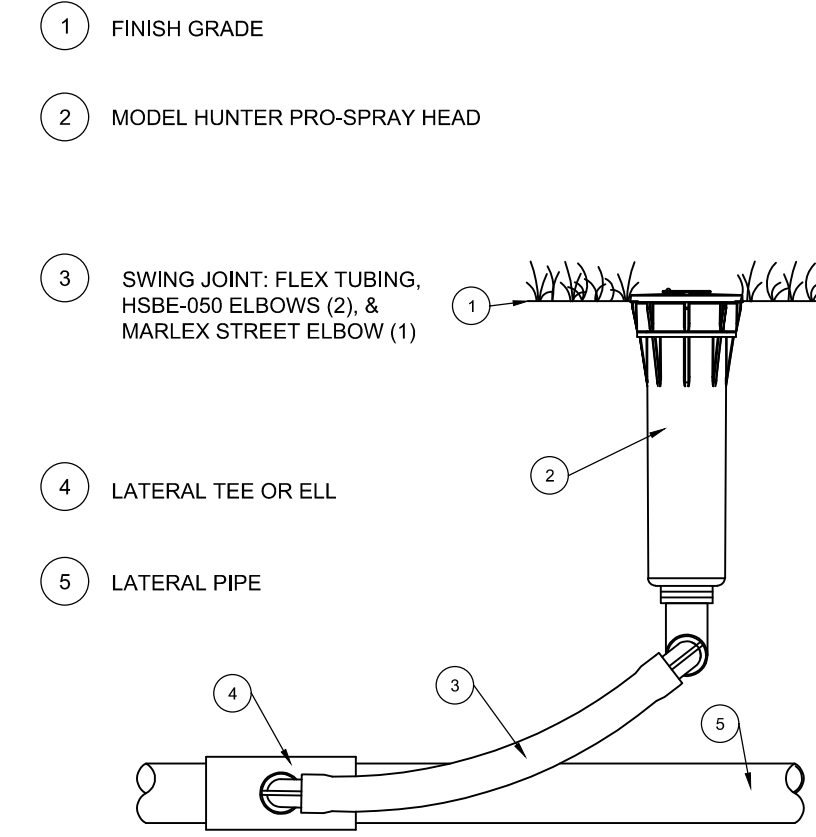
1 SHRUB PLANTING DETAIL N.T.S.



2 DRIP SYSTEM CONTROL VALVE N.T.S.



3 HUNTER PGP ROTOR N.T.S.

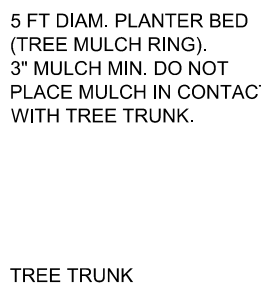
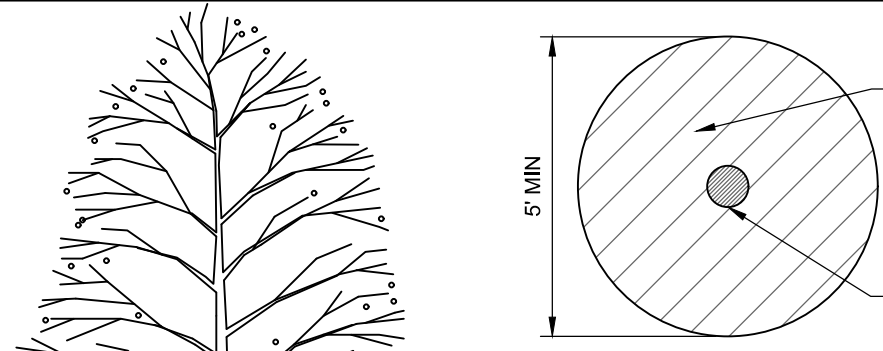


4 HUNTER PRS30 SPRAY BODY W/ MP ROTATOR MP800SR N.T.S.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING ONLY CROSSOVER, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES.

STAKING NOT RECOMMENDED IN HIGH PEDESTRIAN AREAS. OTHERWISE STAKING WILL BE COMPLETED AT CONTRACTOR'S DISCRETION HOWEVER ANY TREES DISTURBED FROM PLUMB CONDITION DURING THE PLANTING WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.

TRUNK WRAPPING TAPE TO BASE LIMBS, IF SPECIFIED



EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DON'T COVER THE TOP OF THE ROOT BALL WITH SOIL.

SET BASE OF ROOT FLARE FLUSH TO GRADE

BACKFILL SOIL MIXTURE 100% TOPSOIL

ADD ROOT BARRIER TO STREET TREES, AS REQUIRED PER LOCAL CODE

SETTLE SOIL AROUND ROOT BALL BASE WITH WATER PRIOR TO ADDING UPPER LEVEL TOPSOIL

2X ROOT BALL MIN.

REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY EDGES OF PIT

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN (8") INTO PLANTING HOLE.

4" HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

NOTES:

1. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.

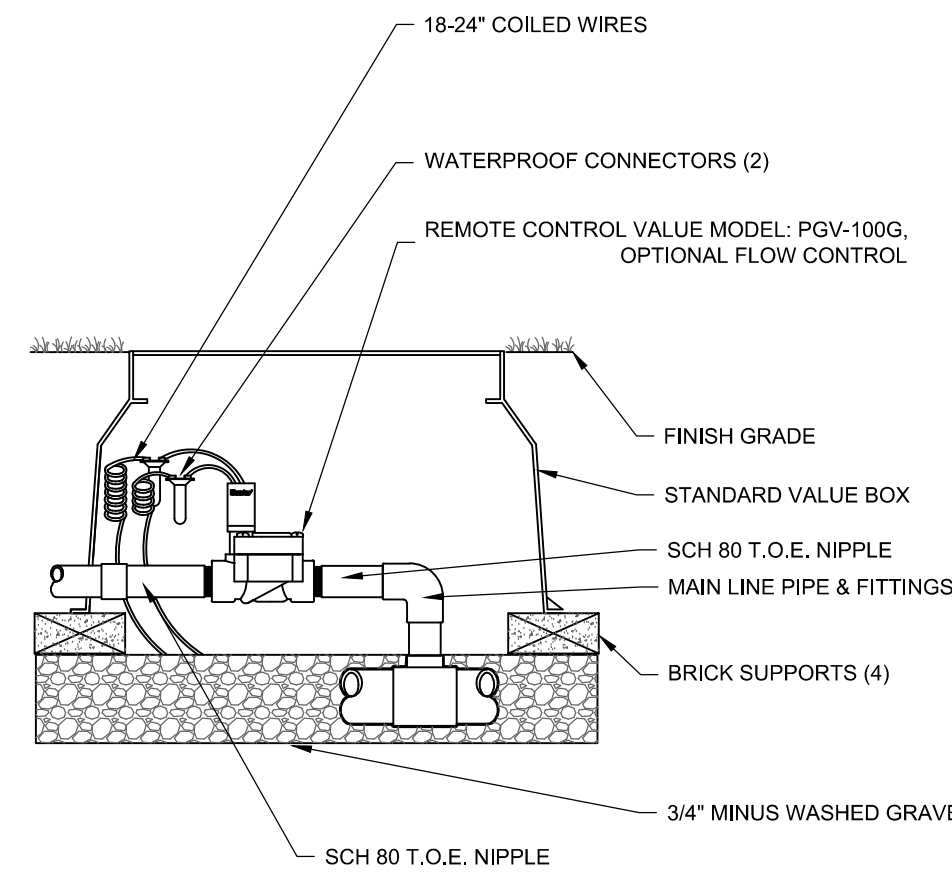
2. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR HOWEVER ANY TREES DISTURBED FROM PLUMB CONDITION DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.

3. WATER PLANTS THOROUGHLY WITHIN 4 HOURS AFTER INSTALLATION.

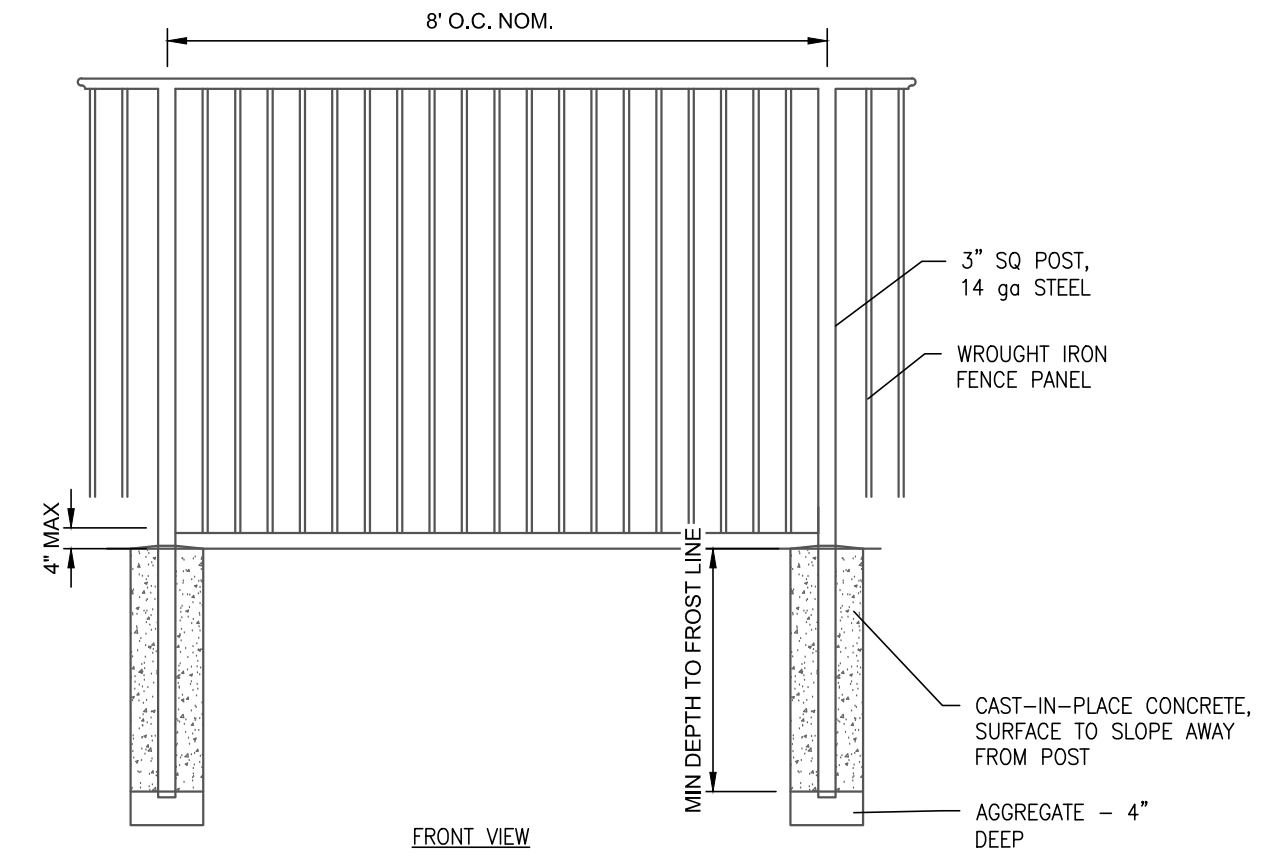
4. SEE PLAN NOTES FOR TOPSOIL SPECIFICATION.

5. ADD ROOT BARRIER TO STREET TREES PER LOCAL CODE.

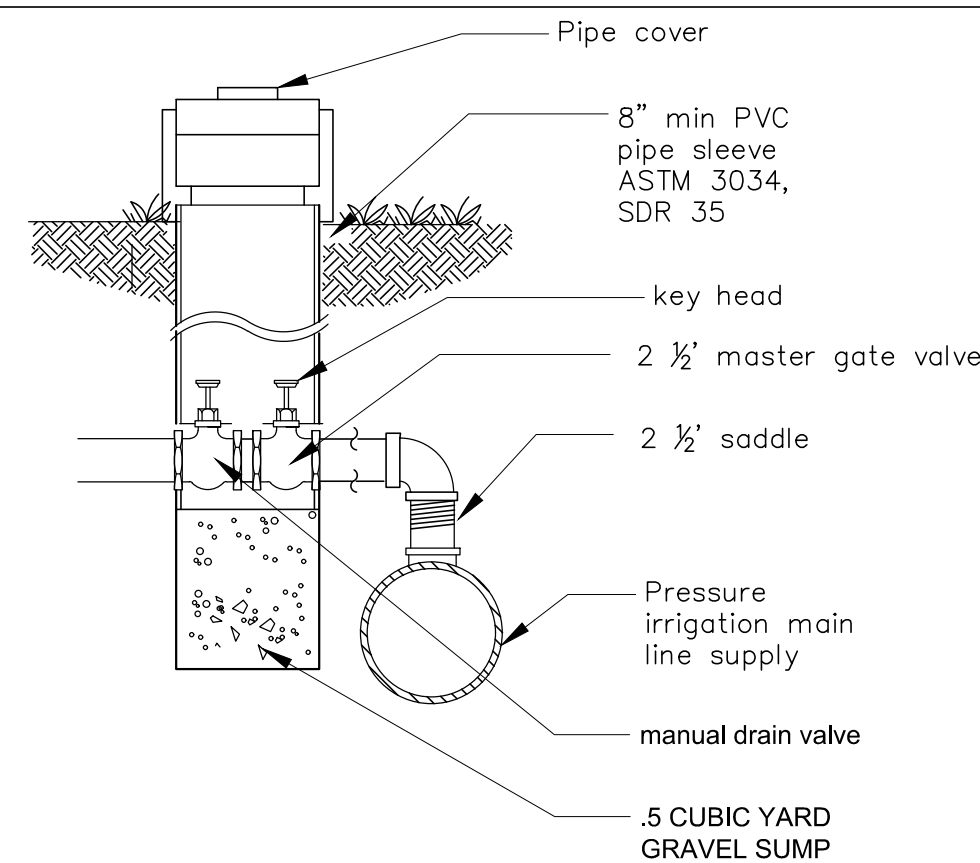
5 TREE PLANTING DETAIL N.T.S.



6 ELECTRIC SPRINKLER CONTROL VALVE N.T.S.



7 VIEW FENCE DETAIL -5' N.T.S.

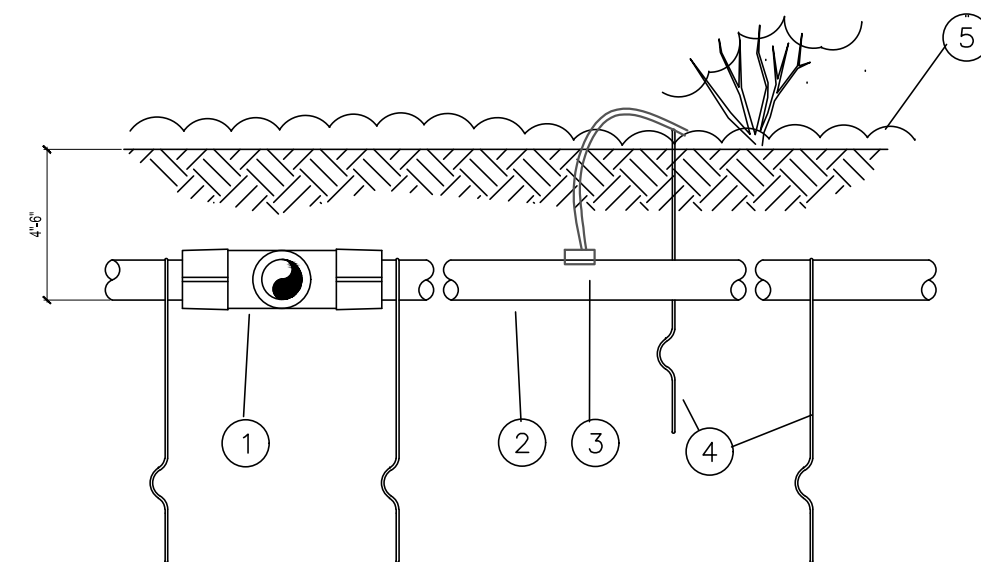


NOTES:

1. ALL DOUBLE CHECK AND BACKFLOW PREVENTION DEVICES MUST MEET LOCAL CODE REQUIREMENTS.

2. USE APPROVED BOX ENCLOSURE WITH LOCKABLE LID

8 MASTER GATE VALVE, MANUAL DRAIN VALVE N.T.S.



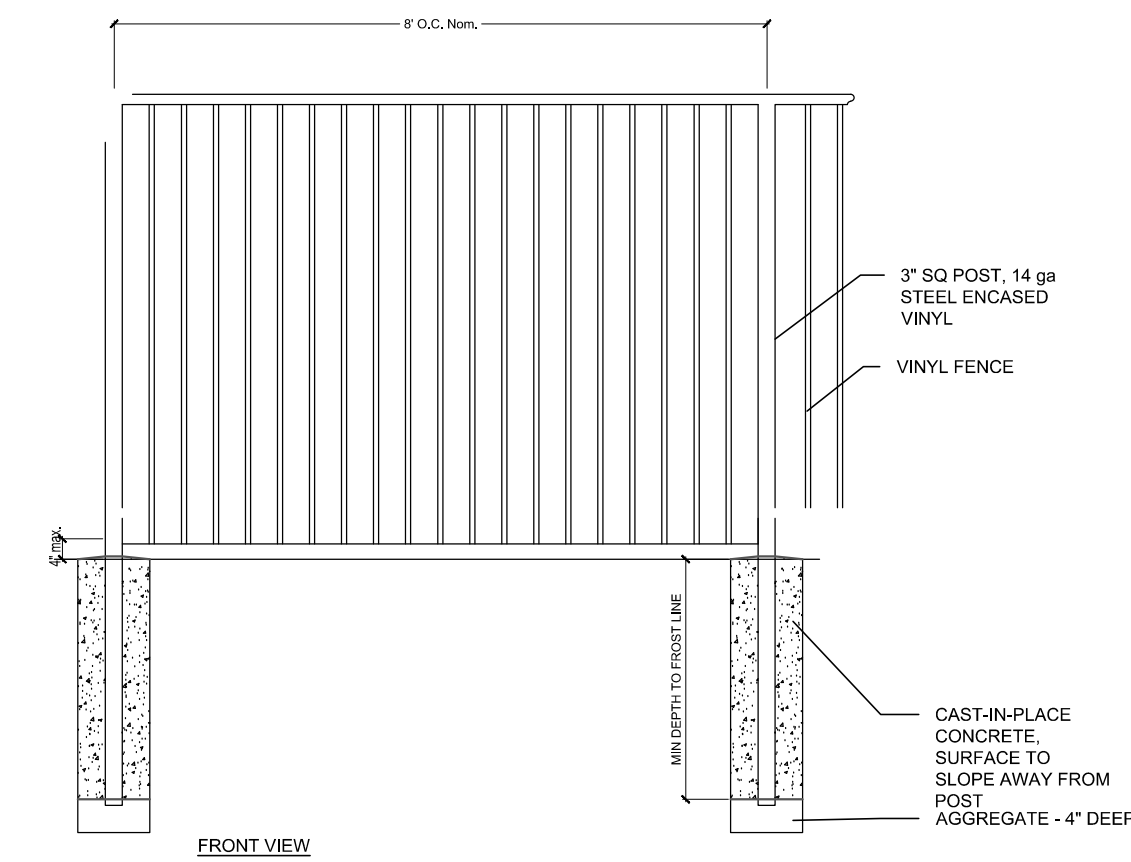
NOTES:

1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.

2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

9 DRIP IRRIGATION LINE INSTALLATION N.T.S.



NOTES:

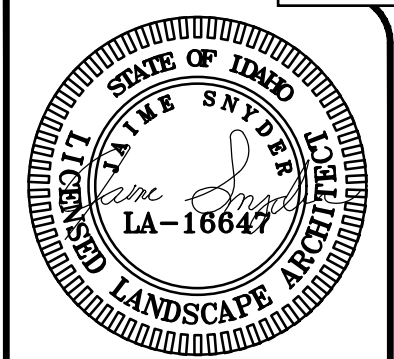
1. FENCE COLOR FINISH SHALL BE SAND WITH 2 YEAR WARRANTY AGAINST FADING

2. FENCING PLACED ON SLOPES SHALL BE RAKED WITH LONG CONSISTENT SLOPING RAILS AND PLUMB PICKETS.

3. SPACE BETWEEN THE FENCE AND THE FINISH GRADE SHALL NOT EXCEED 4".

4. ALL FOOTINGS SHALL DRAIN AWAY FROM POST. DO NOT SCALE DRAWING.

10 PRIVACY FENCE DETAIL -6' N.T.S.



NO.	REVISIONS DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED	BORDER SIZE
							22"x34"
			F. HERBOLSHIMER	F. HERBOLSHIMER	F. HERBOLSHIMER	J. SNYDER	J. SNYDER

**T-O ENGINEERS**  
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LANDSCAPE CONSTRUCTION DRAWINGS FOR:  
**TRIDENT RIDGE SUBD. NO. 7**  
**LANDSCAPE DETAILS**

0 1/2 1  
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: September 19, 2022  
PROJECT: 210397  
SHEET: **L4.0**



**CITY OF STAR**  
**LAND USE STAFF REPORT**  
**MEMO**

**TO:** Mayor & Council

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

**MEETING DATE:** **October 17, 2023 – PUBLIC HEARING**

**FILE(S) #:** CU-23-01 Conditional Use Permit – Falcon Storage

**OWNER/APPLICANT/REPRESENTATIVE**

<b><u>Applicant/Representative:</u></b> Chris Todd Green Mountain Resources & Planning	<b><u>Property Owner:</u></b> M-3 Companies
--	--

**REQUEST**

**Request:** The Applicant is seeking approval of a Conditional Use Permit for a storage facility to include traditional private storage options and storage condominiums. The property is located at 8323 W. Moon Valley Road in Star, Idaho. The subject property is generally located on the south side of W. Moon Valley Road at the southeast corner of Moon Valley Road and S. Herons Flight Lane and adjacent to Hwy 16. Ada County Parcel No’s. S0416110105, S0416121100 & S0416110400.

**SUMMARY**

**This application is being tabled to November 21, 2023 to allow additional time for Staff to receive information.**



## LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **November 21<sup>st</sup>, 2023**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

**Application:** Falcon Storage  
Files #'s CU-23-01 Conditional Use Permit

**Applicant/Representative:** Chris Todd, Green Mountain Resources & Planning

**Owner:** M3 Companies

**Action:** The Applicant is seeking approval of a Conditional Use Permit for a commercial storage facility to include 139 storage condominium units and 15, for sale commercial flex space units of approximately 2,500 square feet each. The property is located at 8323 W. Moon Valley Road in Star, Idaho.

**Property Location:** The subject property is generally located on the south side of W. Moon Valley Road at the southeast corner of Moon Valley Road and S. Herons Flight Lane and adjacent to Hwy 16. Ada County Parcel No's. S0416110105, S0416121100 & S0416110400.

**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](mailto:snickel@staridaho.org)



**CITY OF STAR**  
**LAND USE STAFF REPORT**

**TO:** Mayor & Council

**FROM:** City of Star Planning Department *Shane J. Jimenez*  
**MEETING DATE:** **November 21, 2023 – PUBLIC HEARING (tabled from October 17, 2023)**  
**FILE(S) #:** CU-23-01 – Conditional Use Permit Falcon Storage

**OWNER/APPLICANT/REPRESENTATIVE**

<b><u>Applicant:</u></b> Shane Jimenez Falcon Storage One, LLC 802 W. Bannock Street Boise, Idaho 83702	<b><u>Representative:</u></b> Chris Todd Green Mtn Resources & Planning 12537 W. Goldcrest Street Star, Idaho 83669	<b><u>Owner:</u></b> M3 Companies 1673 S. Shoreline Dr, Ste. 200 Boise, Idaho 83702
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**REQUEST**

**Request:** The Applicant is seeking approval of a Conditional Use Permit for a commercial storage facility to include 139 storage condominium units and 15, for sale commercial flex space units of approximately 2,500 square feet each. The property is located at 8323 W. Moon Valley Road in Star, Idaho and consists of 11 acres.

**PROPERTY INFORMATION**

**Property Location:** The subject property is generally located on the south side of W. Moon Valley Road at the southeast corner of Moon Valley Road and S. Herons Flight Lane and adjacent to Hwy 16. Ada County Parcel No's. S0416110105, S0416121100 & S0416110400.

**Existing Site Characteristics:** The property is currently vacant bare ground.

**Irrigation/Drainage District(s):** - Pioneer Ditch Company LTD  
P.O. Box 70  
Star, Idaho 83669

**Flood Zone:** A portion of this property is located in a Special Flood Hazard Area.  
**FEMA FIRM panel:** 16001C0140J  
**FIRM effective date:** 6/19/2020  
**Flood Zone:** AE

**Special On-Site Features:**

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – None.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – Along the north of the property.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

**APPLICATION REQUIREMENTS**

Pre-Application Meeting Held	February 2, 2023
Neighborhood Meeting Held	January 18, 2023
Application Submitted & Fees Paid	February 6, 2023
Application Accepted	March 9, 2023
Residents within 300' Notified	November 2, 2023
Agencies Notified	March 9, 2023
Legal Notice Published	September 27, 2023
Property Posted	November 10, 2023

**HISTORY**

October 12, 2023      Council denied applications for Preliminary Plat (PP-21-12), Private Road (PR-21-11) and Development Agreement Modification (DA-21-13) for 156 residential townhouse lots, 1 common lot on 12.06 acres with a density of 12.94 dwelling units per acre.

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

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	Mixed Use (MU)	Mixed Use (MU)	Bare Ground
<b>Proposed</b>	Mixed Use (MU-DA)	Mixed Use (MU)	Storage Condos
<b>North of site</b>	County Rural Transitional (RUT)	Estate Urban Residential	Single Family Residential
<b>South of site</b>	County Rural Transitional (RUT)/Mixed Use (MU)	Mixed Use (MU)	Single Family Residential/Bare Ground
<b>East of site</b>	County Rural Transitional (RUT)	Neighborhood Residential	Bare Ground/Agricultural Use
<b>West of site</b>	Residential (R-3PUD-DA)/County Rural Transitional (RUT)	Estate Urban Residential	Rosti Farms Subdivision/Single Family Residential/Agricultural

**ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE:**

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

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

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.

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

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

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

<b>ZONING DISTRICT USES</b>	<b>MU</b>
Flex Space	C
Storage facility, outdoor (Commercial) 1	C
Storage facility, self-service (Commercial) 1	C

**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:**

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

**8-1B-4: CONDITIONAL USES:**

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a particular property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use in chapter 3, "District Regulations", of this title, and as otherwise required by specific development standards in chapter 5, "Specific Use Standards", of this title.

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.
3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the exact location and nature of the use and the property development.
6. Require the provision for on site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.



**8-1B-4E. FINDINGS:** The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

**8-5-30: STORAGE FACILITY, SELF-SERVICE:**

- A. Storage units and/or storage areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item by a tenant from or at a self-service storage facility is specifically prohibited.
- B. On site auctions of unclaimed items by the storage facility owners shall be allowed.
- C. The distance between structures shall be a minimum of twenty-five feet (25').
- D. The storage facility shall be completely fenced, walled, or enclosed. Where abutting a

residential district or public road, chain-link shall not be allowed as fencing material.

- E. E. If abutting a residential district, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
- F. No structure, facility, drive lane, parking area, nor loading area, shall be located adjacent to a residential district without a sound attenuation wall or other sound buffering measures.
- G. If the applicant provides a sound attenuation wall, landscaping buffers may be reduced to ten feet (10').
- H. The facility shall have at least one additional point of access, for emergency purposes, as determined by the Star Fire District.
- I. All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.
- J. The site shall not be used as vehicle wrecking or junk yard as herein defined.
- K. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital or school.
- L. The use shall comply with the flood hazard overlay district as set forth in this title.

#### **8-6A-6: SHORT PLAT PROCESS:**

A. Applicability: A subdivision application for a short plat may be processed provided that it meets all of the following conditions:

1. The property is an original lot in a recorded subdivision;
2. The property is not the result of a previous short plat of a lot and/or the property is not the result of an approved parcel division by Ada or Canyon County Development Services;
3. The proposed subdivision does not exceed a total of two (2) lots on a previously platted

- property or parcel of land;
4. No new public street dedication, or new proposed private street, excluding widening of an existing street, is involved;
  5. There are no impacts on the health, safety or general welfare of the city, and the subdivision is in the best interest of the city.

B. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a combined preliminary and final plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title and the criteria and standards contained herein.

C. Application Requirements: Applications and fees, in accord with subsection 8-6A-3C, 8-6A-3D and 8-6A-4 of this article shall be submitted.

D. Final Approval Notice: Upon determination by the administrator that the short plat is in conformance with this article, a final approval letter shall be issued.

E. Time Limit and Completion of Tasks: Upon tentative approval of the application by the administrator, subject to any applicable conditions of approval and the regulations of this title, the applicant or owner shall have one year to complete the following tasks:

- a. Cause the property to be surveyed and a record of survey recorded;
- b. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved;
- c. Obtain new tax parcel numbers and street addresses from the county assessor; and
- d. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the administrator.

F. A condominium plat application for any number of lots for property in any district shall be processed as a short plat where all buildings are constructed or have received building permits for construction. A condominium plat amendment for interior alterations or modifications shall be exempt from further review.

**COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Mixed Use District

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.

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.

8.5.7 Policies Related Mostly to the Mixed-Use Planning Areas:

- A. Council, at their sole discretion, shall determine what mix of uses are appropriate for any Mixed-Use area considering existing property owners rights.
- B. Development within the Mixed-Use Designation is to proceed through the CUP, PUD, and/or Development Agreement process, and a concept plan must be included with any such proposed use.
- C. In general, Mixed-Use areas along state highways should be predominantly commercial with a very minor component of residential unless the residential is placed on upper floors as part of a mixed-use building.
- D. Mixed use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State

Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided. E. Mixed use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these Mixed-Use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

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**

**CONDITIONAL USE PERMIT:**

The applicant is requesting approval of a Conditional Use Permit for an approximately 183,916 square feet self-storage facility. The proposed development would consist of 4 buildings that will contain individually owned units (condominiums) and will be used for the storage of recreational vehicles and personal items. The main buildings range in size from 800 square feet

to 1,500 square feet. The applicant states there will be 139 individual units within the facility. The site will be improved with paved driving aisles, perimeter landscaping and a security gate. Main access will currently be taken from S. Heron's Flight Lane/Moon Valley Road. The site will have a 1,336 square foot clubhouse and office space with adjoining parking spaces. Two of the buildings will have restroom facilities on the west end of the building for use by all the owners/guests.

The proposed development will also consist of 2 buildings that will contain 15 individually owned business condominiums. These for sale units will each consist of 2,500 square feet of commercial flex space with room for a potential office with a service garage door and open parking. These buildings will be part of a separate ownership association, which will collect dues to maintain and operate the open space, buildings, and parking area.

**For the individual units in this development to be sold, a condominium subdivision plat will need to be submitted and approved by the Administrator. The applicant shall comply with the standards set forth in Section 8-6A-6-F of the UDC.**

The Unified Development Code Section 8-4B-2 states that all drive aisles adjacent to a building shall be a minimum of 25'0" or as required by the fire code, unless the building is 30 feet in height or greater, at which point the drive aisle shall be 26'0" or as otherwise approved by the Fire District. The Applicant has not provided measurements on all the drive aisles, the ones with measurements show 24'0", which does not satisfy code. **The Applicant will need to update the site plan with drive aisles that meet the code on width. The widths will also need to be properly labeled on all drive aisles, showing adherence to the code.**

**Section 8-4B-2 also states that parking stalls shall be 9' wide and 20' deep. The materials submitted with the application do not show the dimensions of any parking stalls. This will need to be added to the updated site plan, along with drive aisle measurements. The Applicant also needs to clearly mark an ADA parking spot for the clubhouse.**

**The Star Transportation and Pathways Committee has provided comment on the application and recommends that the sidewalk on the west side of the development be changed to a 10-foot-wide sidewalk to comply with the City's pathway system connecting Hwy 44 and the Boise River. Staff supports this recommendation.**

**The Applicant has not indicated on the site plan the fencing proposed for the property. Per Section 8-5-30-F, no structure, facility, drive lane, parking area, nor loading area, shall be located adjacent to a residential district without a sound attenuation wall or other sound buffering measures. Staff recommends that solid fencing be required along the entire southern and eastern boundary of the development. The Applicant shall provide staff with revised site plan for review and approval prior to issuance of a building permit.**

**The Applicant has not indicated the hours of operation for the storage facility. Per Section 8-5-30-E, If abutting a residential district, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M. Council shall consider operation hours for this facility based on the adjacent land uses. Considering the submitted layout of the site with the back of the storage buildings adjacent to the residential subdivision to the south, together with proposed landscaping and required fencing, Staff believes that noise from the storage facility will not have a negative impact on the surrounding land uses.**

**The Applicant has indicated in the letter of intent that the facility shall include an RV dump station. The Applicant shall be required to provide an approval letter from Star Sewer and Water District to allow the dump station. Otherwise, it shall not be allowed as part of this approved facility.**

The applicant has provided exterior elevations and color renderings of the storage condominiums but not the commercial flex space. The Applicant states that the materials used in construction will be hardy siding, stucco panels along with metal and wood accents. The buildings will be a mix of grey, brown and white. These materials and colors are aligned with the architectural guidelines. The buildings will need approval from the design review committee as part of the Certificate of Zoning Compliance process.

**The applicant has requested a waiver of the 20' street side setback for a portion of the storage units on the west boundary of the property. This waiver is needed to accommodate Fire District requirements and to allow the Applicant to provide the 10' sidewalk.**

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 submitted landscape plan appears to meet these requirements.

**AGENCY RESPONSES**

Star Fire District	Pending
ACHD	March 27, 2023/September 20, 2023
ITD	February 23, 2023
Drainage Dist. #2	March 10, 2023
Pathway Committee	November 6, 2023

**PUBLIC RESPONSES**

October 11, 2023 Letter from Jerry Kiser, Atty, on behalf of Lloyd and Paul Akins  
October 4, 2023 Email from George Jacques

**STAFF ANALYSIS & RECOMMENDATIONS**

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit meets the requirements, standards and intent for development as they relate to the Unified Development Code and 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 or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

**FINDINGS**

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

**Findings for Conditional Use Permits (UDC §8-6B-6):**

- 1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

*The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.*

- 2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

*The Council must find that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Mixed-Use District.*

- 3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and



that such use will not adversely change the essential character of the same area.

*The Council must find that the operation of the proposed use would be compatible with the other uses in the general area.*

- 4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

*The Council must find that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.*

- 5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

*The Council must find that the proposed use be adequately served by essential public facilities and services.*

- 6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

*The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.*

- 7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

*The Council must find that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

- 8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

*The Council must find that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.*

**CONDITIONS OF APPROVAL**

- 1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a site and streetlight design that meets city standards prior to Building Permit.**

3. **A fencing plan shall be submitted for approval by staff prior to issuance of a building permit. Solid fencing shall be provided along the entire eastern and southern boundary of the property.**
4. **The Applicant shall provide an updated site plan that has the dimensions of all drive aisles and parking spots clearly marked and meeting code. Drive aisles shall be a minimum of 25 feet wide and parking spots shall be 9 feet wide and 20 feet deep. An ADA space also needs to be clearly marked for the clubhouse.**
5. **The Applicant shall update the site plan to show a 10 foot wide sidewalk along the west side of the development. Coordinate location with Staff.**
6. **The Applicant shall provide a revised landscape plan for review and approval showing required street trees along the western and northern street frontage of the development prior to issuance a building permit.**
7. **A Short Plat shall be submitted and approved by the Administrator for the Condominium Plat and recorded with the County prior to the sale of individual units.**
8. **Applicant shall comply with the following requirements of Section 8-5-30 of the Unified Development Code:**
  - a) **Storage units and/or storage areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item by a tenant from or at a self-service storage facility is specifically prohibited.**
  - b) **The storage facility shall be completely fenced, walled, or enclosed. Where abutting a residential district or public road, chain-link shall not be allowed as fencing material.**
  - c) **If abutting a residential district, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M., unless otherwise approved by Council.**
  - d) **No structure, facility, drive lane, parking area, nor loading area, shall be located adjacent to a residential district without a sound attenuation wall or other sound buffering measures, unless otherwise approved by Council.**
  - e) **The facility shall have at least one additional point of access, for emergency purposes, as determined by the Star Fire District.**
  - f) **All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.**
  - g) **The facility shall have at least one additional point of access, for emergency purposes, as determined by the Star Fire District.**
  - h) **All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.**
  - i) **The site shall not be used as vehicle wrecking or junk yard as herein defined.**

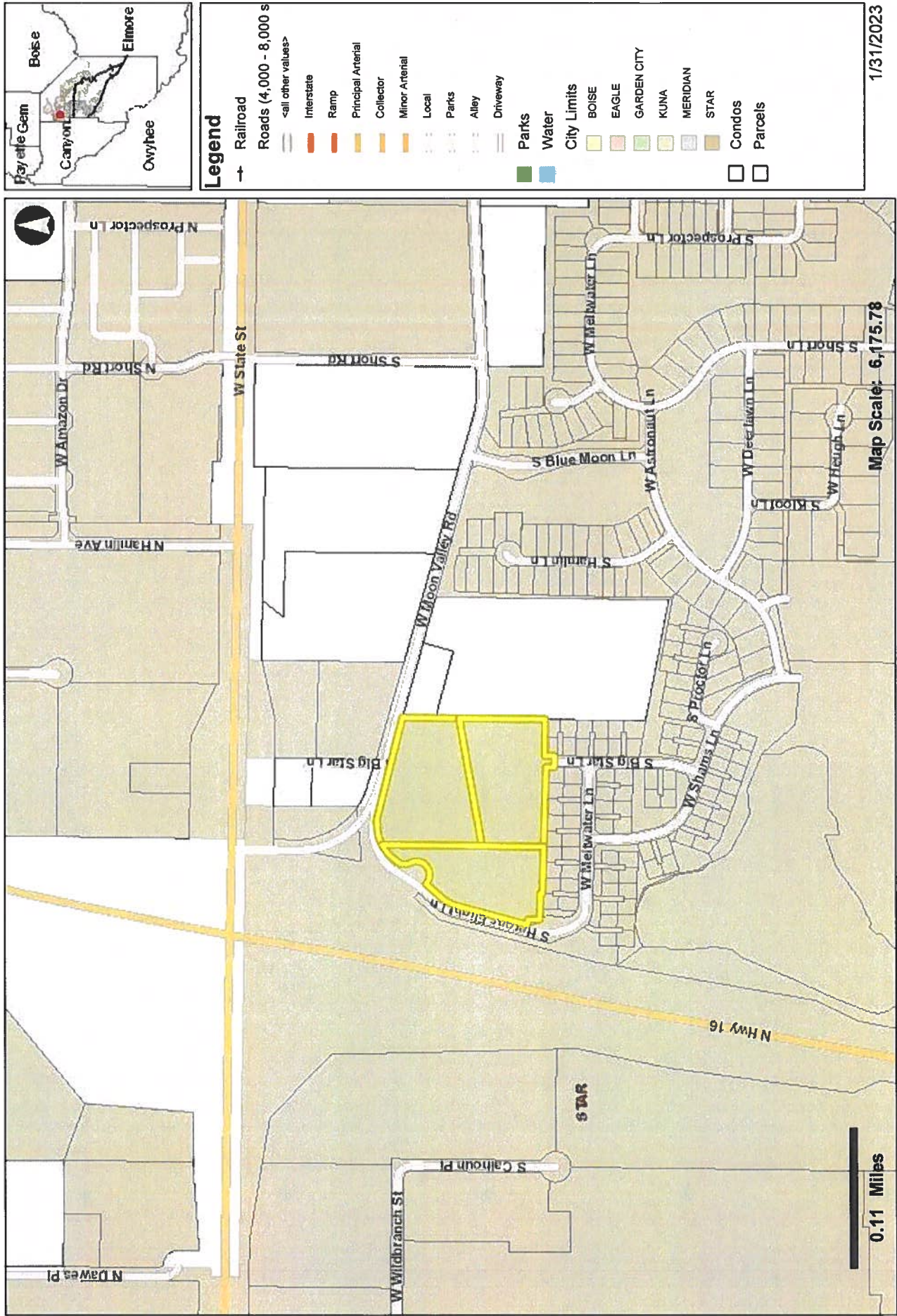
- j) The site shall not be used as vehicle wrecking or junk yard as herein defined.**
- 9. The Applicant shall provide an approval letter from Star Sewer and Water District for the use of a RV dump station. If the approval is not granted, the facility shall be prohibited from having the dump station on-site.**
- 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 form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
- 12. 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 occupancy 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 any construction.**
- 13. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
- 14. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
- 15. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
- 16. A Certificate of Zoning Compliance will be required prior to the start of construction.
- 17. Any additional Condition of Approval as required by Staff and City Council.
- 18. Any Conditions of Approval as required by Star Fire Protection District.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File Number CUP-23-01, for Falcon Storage on \_\_\_\_\_, 2023.

# 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.



City of Star Planning  
 c/o Shawn Nickel  
 10769 West State Street  
 Star, Idaho 83669

August 28, 2023

**Subject Property- Falcon Storage and Commercial Space @ 8323 Moon Valley Rd. Eagle ID 83616**

Dear Mr. Nickel

On behalf of Falcon Storage and Wright Brothers we are excited to bring forth an application to the City of Star for Falcon Storage's Future Star location along with a commercial flex space business park. Falcon Storage is a successful self-storage business with locations in multiple states serving 1000's of customers with a variety of storage options. We are asking the City for approval of a conditional use permit to allow commercial storage and commercial flex space within a mixed use zone annexed into the City of Star.

The site is located at 832 Moon Valley Rd near the SE intersection of State Highway 16 and State Highway 44. The property comprises 3 parcels annexed and zoned mixed use within the City of Star next to Riverstone Subdivision. The property has been developed to suit a commercial/light industrial use. Construction improvements will be completed on the south side of Moon Valley Rd/Herons Flight Rd and Nightshade PI that borders the subject properties. The road improvements will include detached sidewalks and landscaping along the property. The main access road serving the site is Moon Valley Rd. Utilities and services are on site or within reasonable distance including Star Sewer and Water District.

Per the site plan we have requested approval for 139 individually owned storage condos. The storage condo facility will be separated with a private secured gate entrance. The facility will have a 1336 sq. ft. clubhouse/office near the entrance with parking and turnaround space. The internal entrances and drive aisles will be private, built to fire department specifications. An association will be formed for the owned storage units. This association will collect dues in order to maintain and operate the facility, maintain the grounds and manage day to day operations.

The condo association will have a variety of owned spaces ranging from 800 sq ft to 1500 sq ft. Renderings have been provided to illustrate the design and construction that will be used to have a variety of building facades that blend in with nearby development in a harmonious way. The project will include hardy siding, stucco or panels, along with metal and wood accents. Other architectural elements will include a mix of natural colors(grey/brown/white/white), metal awnings on the clubhouse facilities and fencing with integrated landscaping to blend in with the area. The landscaping and signage will match the streetscapes currently installed or approved at the Riverstone subdivision. It is the team's goal to have a product that has a neighborhood feel by incorporating these different components creating a more appealing storage facility.

The commercial flex space will consist of 15 for sale business condos each consisting of 2500 sq ft along with potential office space/service garage door and open parking. The commercial flex space will be separate association which pay dues in order to maintain and operate the open adjoining open space, parking and exteriors of the buildings.

Currently and historically, there is a high demand for owned storage space and commercial flex space in our area. Falcon Storage currently has a waiting list for their products at other facilities in the Treasure Valley they own. Star currently does not offer storage/warehouse space for sale and current facilities in our area are full. This demand along with product offerings of Falcon Storage will bring a variety of well used and better built product to the Star market. Star is known for citizens with a variety of toys, recreational pursuits and outdoor hobbies. Almost all HOA's in the area do not allow trailer or vehicle/toy parking on the driveway or the side of the home. During our neighborhood meeting we spoke with multiple neighbors within Riverstone excited to own one of the storage condos within the future site. Falcon Storage will offer the community everything from a small space for household storage to large condos that can accommodate hobbies and large trailers or RVs. Each unit is equipped with 14' electric rollup doors, 18' ceilings, climate controlled, and separate electric meters with 30 AMP RV circuits. Air station and RV dump station will be located on site. A central clubhouse offers an owner amenity with showers, bathrooms, kitchenette, and a sitting/media area.

In conclusion the Falcon Storage project is located near the intersection of two state highways and served by a backage road for easy access. The project will be benefit to the neighboring subdivisions and the Star/Eagle region. The product will be built with high integrity and serve a population that desires warehouse, storage and hobby space.

*Thank you for your time, look forward to presenting and please contact me with any questions.*

*Chris Todd  
Owner  
Green Mountain Resources and Planning LLC  
12537 W Goldcrest St.  
Star, ID 83669*



### PROJECT DIRECTORY

**APPLICANT:**  
 WRIGHT BROTHERS  
 779 E STATE STREET  
 EAGLE, ID 83616  
 CONTACT: CHASE COOPER  
 PHONE: (208) 938-6000  
 E-MAIL: CCOOPER@WBTC.COM

**ARCHITECT:**  
 RKA ARCHITECTS, INC.  
 2233 E. THOMAS ROAD  
 PHOENIX, AZ 85016  
 CONTACT: PAM VICKERS  
 PHONE: (602) 955-3900  
 FAX: (602) 955-0496  
 E-MAIL: PVICKERS@RKA.COM

### PROJECT DESCRIPTION

NEW GROUND UP BUILDINGS FOR STORAGE AND RV CONDOS WITH OFFICE AND CLUBHOUSE. WORK INCLUDES MAJOR UTILITIES INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING. SITE WORK INCLUDES NEW GRADING AND DRAINAGE, NEW PARKING STALLS, HARDSCAPE, AND LANDSCAPE AREAS.

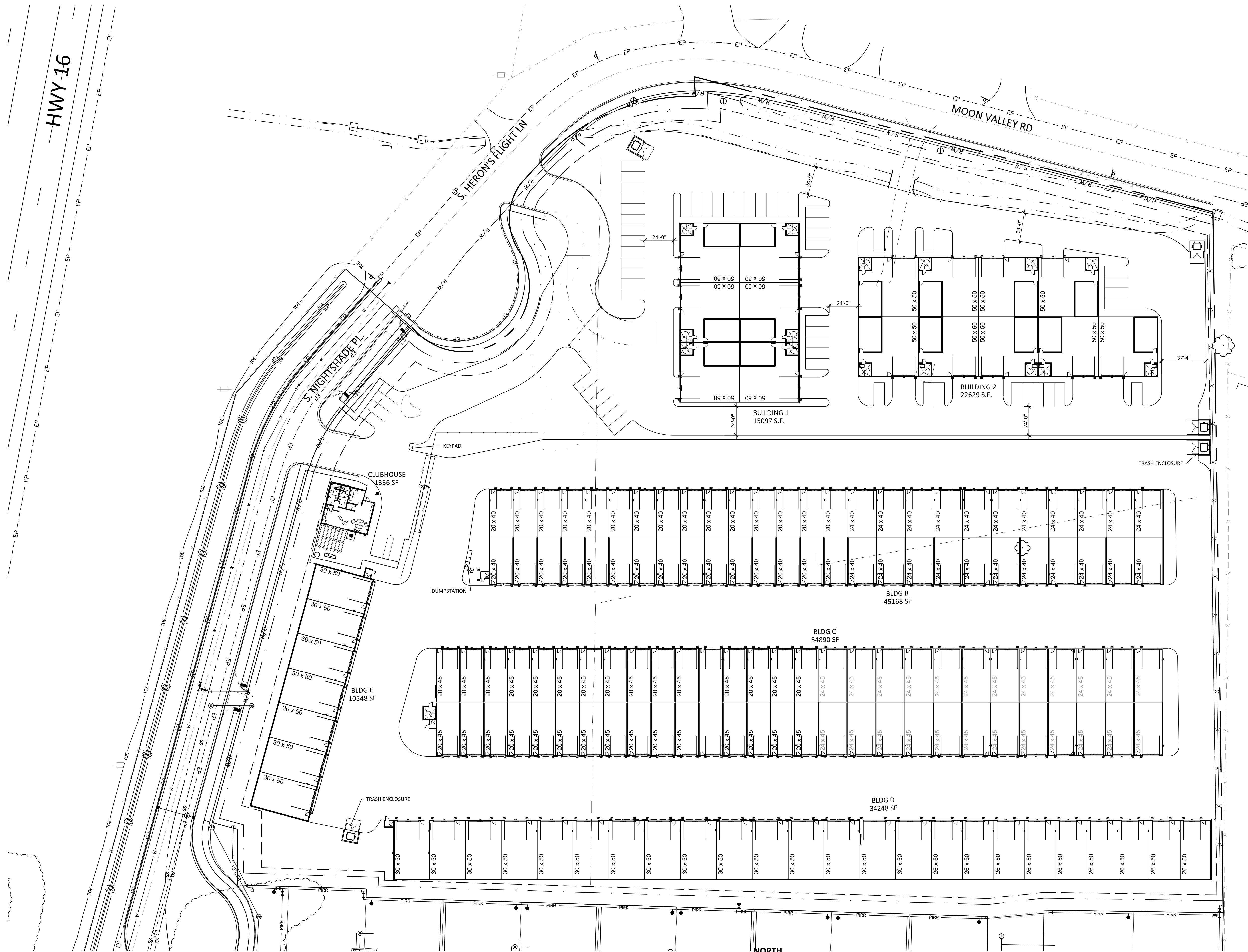
### SITE DATA

ASSESSOR PARCEL NO:	7145-017-029
GROSS SITE AREA:	11.0949 ACRES (479,160 S.F.)
NET SITE AREA:	9.833 ACRES (428,330 S.F.)
EXISTING ZONING:	C1
PROPOSED ZONING:	(UNCHANGED)
PROPOSED FLOOR RATIO:	183,916 / 479,160 = 38.4%

### UNIT MIXES

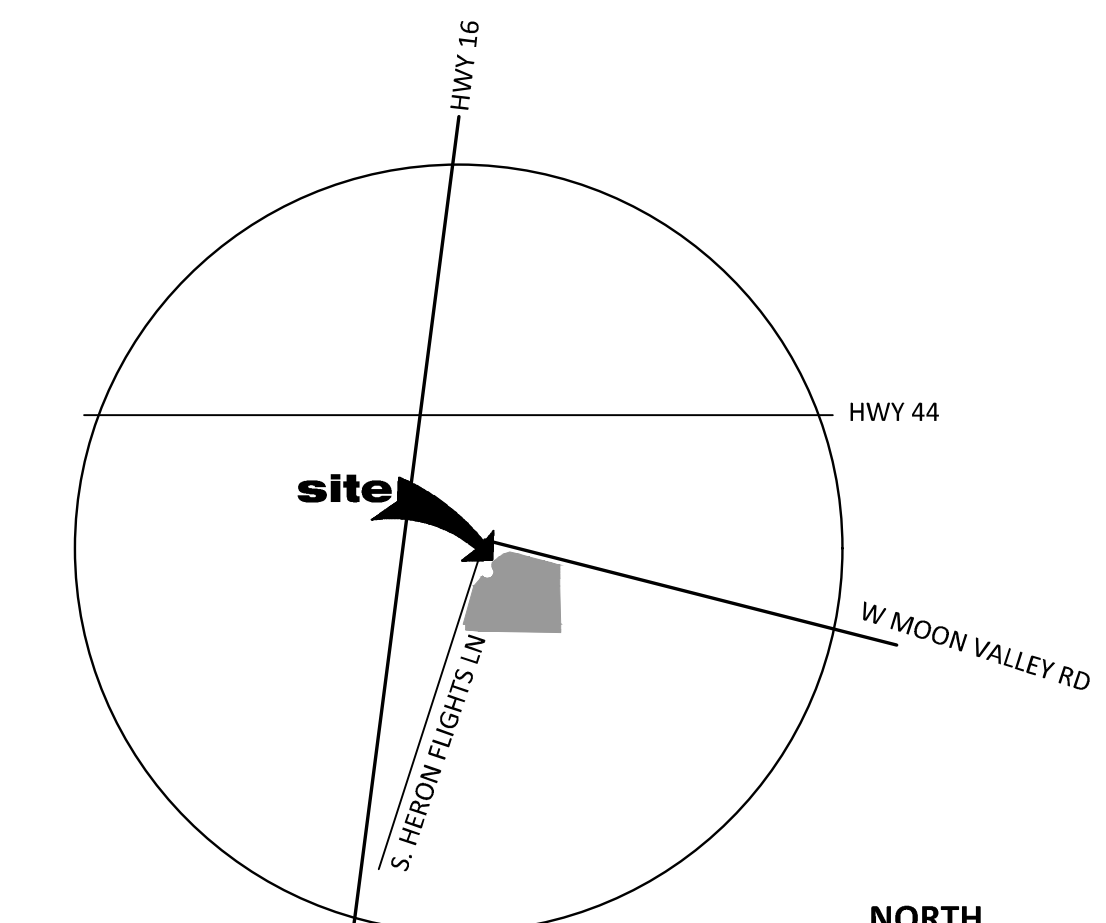
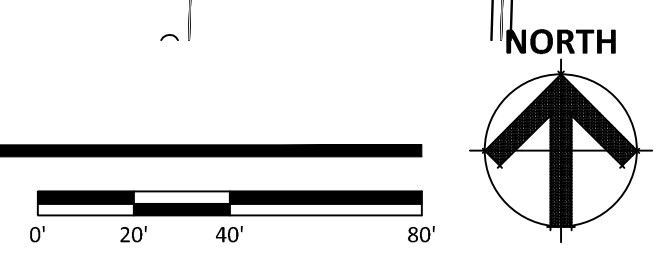
MIX USE	SQ. FT.	CONDO UNIT MIX	SQ. FT.
BLDG 1 (6) 50X50	15097 S.F.	BLDG B (30) 20X40 (22) 24X40	45,168 S.F.
BLDG 2 (6) 50X50	22629 S.F.	BLDG C (32) 20X45 (24) 24X45	54,890 S.F.
		BLDG D (15) 30X50 (9) 26X50	34,248 S.F.
		BLDG E (7) 30X50	10,548 S.F.

TOTAL LEASEABLE SF = 182,580 S.F.  
 OVERALL SF (+CLUBHOUSE(1336 S.F.)) = 183,916 S.F.  
 SITE = +/-7.2 ACRES (317,161 S.F.)



### SITE PLAN

SCALE: 1" = 40'-0"



### VICINITY MAP

SCALE: N.T.S.



## FALCON STORAGE - STAR

SEC MOON VALLEY RD & HWY 16

STAR IDAHO

DATE: 04-18-2023 (PRELIMINARY)

SP-1

RKAA# 22317.50

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THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

**LANDSCAPE NOTES:**

1. REGULATIONS & STANDARDS
  - 1.1. All contractor work shall be conducted in accordance with ISPMC (Idaho Standard Public Works Construction), 2023 (or most recent published), and City of Star, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
  - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
  - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
  - 2.3. See Engineer's plans for information about existing features.
  - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
  - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
  - 3.2. All gravel overprep to be removed and disposed of off site.
  - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
  - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
  - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
  - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
  - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
  - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
  - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
    - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
    - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
    - 4.3.3. Topsoil shall have a pH of 6.5 to 8.0.
    - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
  - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
  - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
  - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. PLANTER BED MULCH
  - 5.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
6. PLANTS
  - 6.1. All plant material shall be installed per industry standards.
  - 6.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
- 6.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
- 6.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
- 6.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
7. IRRIGATION
  - 7.1. Irrigation system shall be built to the following specifications:
    - 7.2. Adhere to city codes when connecting to city water.
    - 7.3. All irrigation material to be new with manufacturers' warranty fully intact.
    - 7.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
  - 7.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
  - 7.5. All remote control valves (including master control valve) to have flow control device.
  - 7.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
  - 7.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
  - 7.8. Use common trenching where possible.
  - 7.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
  - 7.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
  - 7.11. Connect mainline to point of connection in approximate location shown on plan.
  - 7.12. Contractor is responsible complying with all codes and paying all permits necessary.
  - 7.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
  - 7.14. All drip irrigation to be buried 2" below finished grade.
  - 7.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
  - 7.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.
  - 7.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
  - 7.18. If any discrepancies are found, then local codes shall prevail.
8. CONTRACTOR RESPONSIBILITIES
  - 8.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
  - 8.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
  - 8.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=30' scale are turned in and approved by owner's representative.
9. In the event of a discrepancy, notify the Landscape Architect immediately.

**LANDSCAPE REQUIREMENTS:**

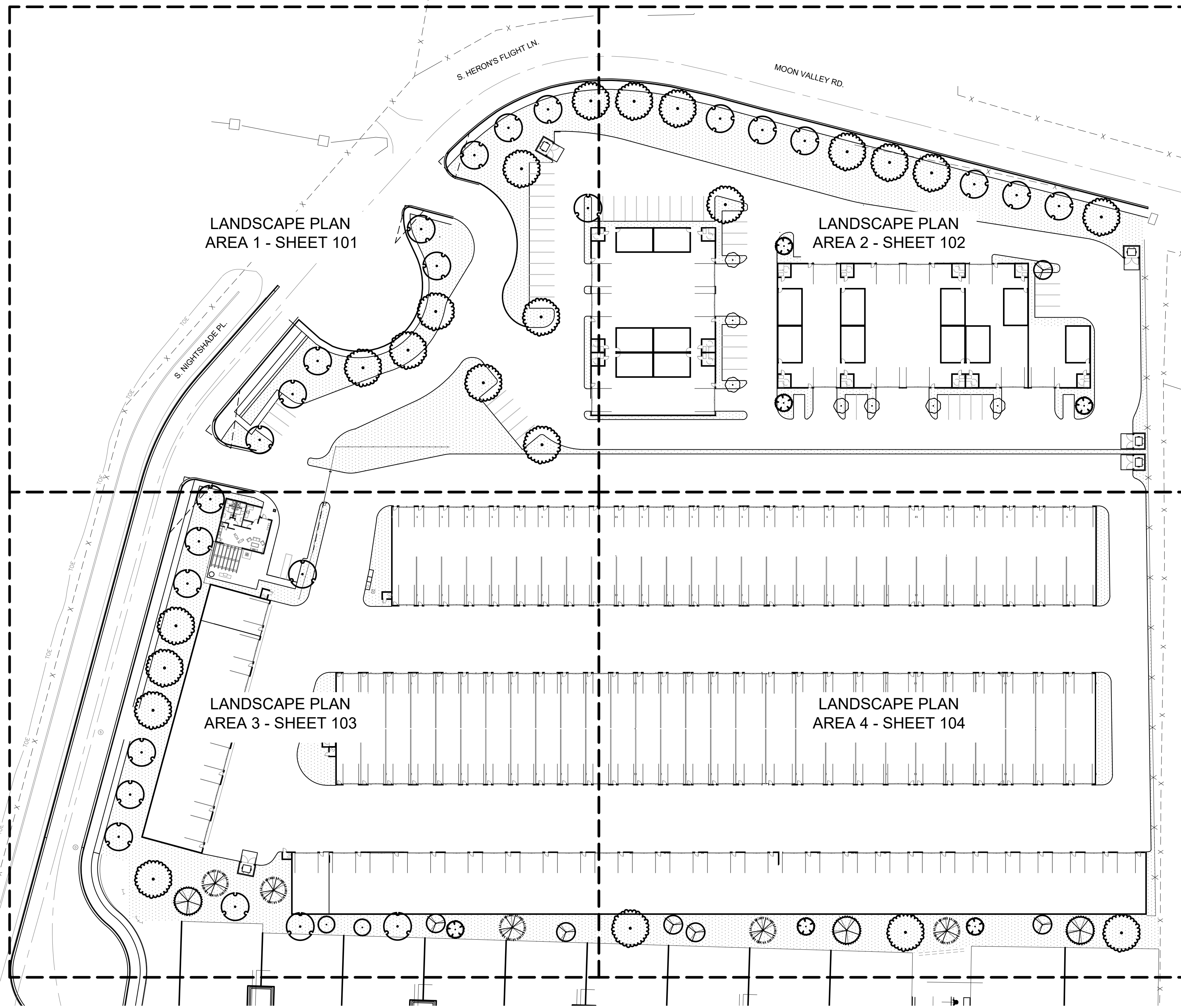
CODE REQUIREMENTS PER CITY OF STAR CODE

STREET BUFFER: *1 TREE PER 35LF			
STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	15	15
S. HERON'S FLIGHT LN.	247 LF	7	7
S. NIGHTSHADE PL.	378 LF	11	11

PARKING LOT: *1 TREE PER PARKING ISLAND/TERMINAL PLANTER		
PLANTERS	TREES REQUIRED	TREES PROVIDED
21	21	21

MINIMUM PLANT SIZES:	
PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.

PLANT SCHEDULE						
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CAR FRA	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'H x 15'W, Class II	B&B	2"		6
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust 35'H x 35'W, CLASS II	B&B	2"		22
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree 50'H x 15'W, CLASS II	B&B	2"		7
	PIC CU2	Picea abies / Norway Spruce 40-60' h & 25-30' w	B&B		6' H	5
	PIC HO6	Picea pungens 'Hoopsii' / Hoopall Blue Spruce 30-50' h & 15-20' w	B & B		6' H	2
	PIN NIG	Pinus nigra / Austrian Pine 50-60' h & 20-40' w	B&B		6' H	3
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear 30'-35' H x 15' W, Class II	B&B	2"		7
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 35'H x 25'W, Class II	B & B	2"		25
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
	ARC UVA	Arctostaphylos uva-ursi / Kinnikinnick 6-12" h & 4-6" w	2 gal			318
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 30"H x 3'W	2 gal			159
	CAR WOR	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Bluebeard 4'H x 5'W	2 gal			33
	COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood 6" h & w	2 gal			118
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 30"H x 30"W	2 gal			57
	JUN BL7	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper 8" h & 8" w	2 gal			39
	JS2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 15' h & 3' w	2 gal			68
	PER LIT	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage 2-3'H & 2-3'W	2 gal			134
	PHY D13	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark 6'H x 10'W	2 gal			37
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5'H x 6'W+	2 gal			134
	RHU LAC	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac 6-12' h & 6-10' w	2 gal			56
	YF	Yucca filamentosa 'Color Guard' / Adam's Needle 3'h x 4' w	2 gal			69



LANDSCAPE ARCHITECTURE & MASTER PLANNING

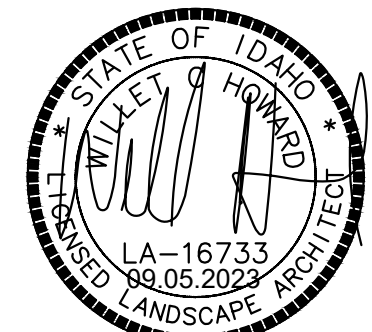
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REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 23-2768  
DATE: 09.05.2023  
DRAWN BY: KZ  
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L100



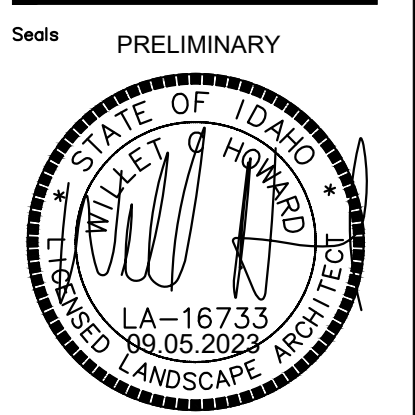


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FALCON STORAGE

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JOB NO: 23-2768  
 DATE: 09.05.2023  
 DRAWN BY: KZ  
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER  
**L101**

**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET BUFFER:  
 \*1 TREE PER 35LF

STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	15	15
S. HERON'S FLIGHT LN.	247 LF	7	7
S. NIGHTSHADE PL.	378 LF	11	11

PARKING LOT:  
 \*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

PLANTERS	TREES REQUIRED	TREES PROVIDED
21	21	21

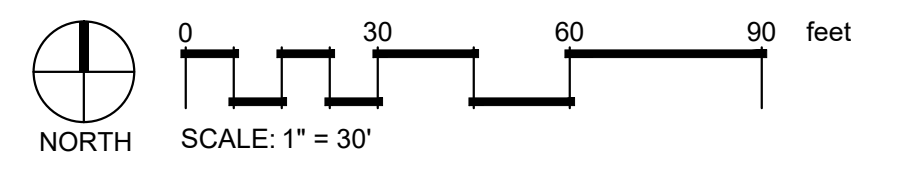
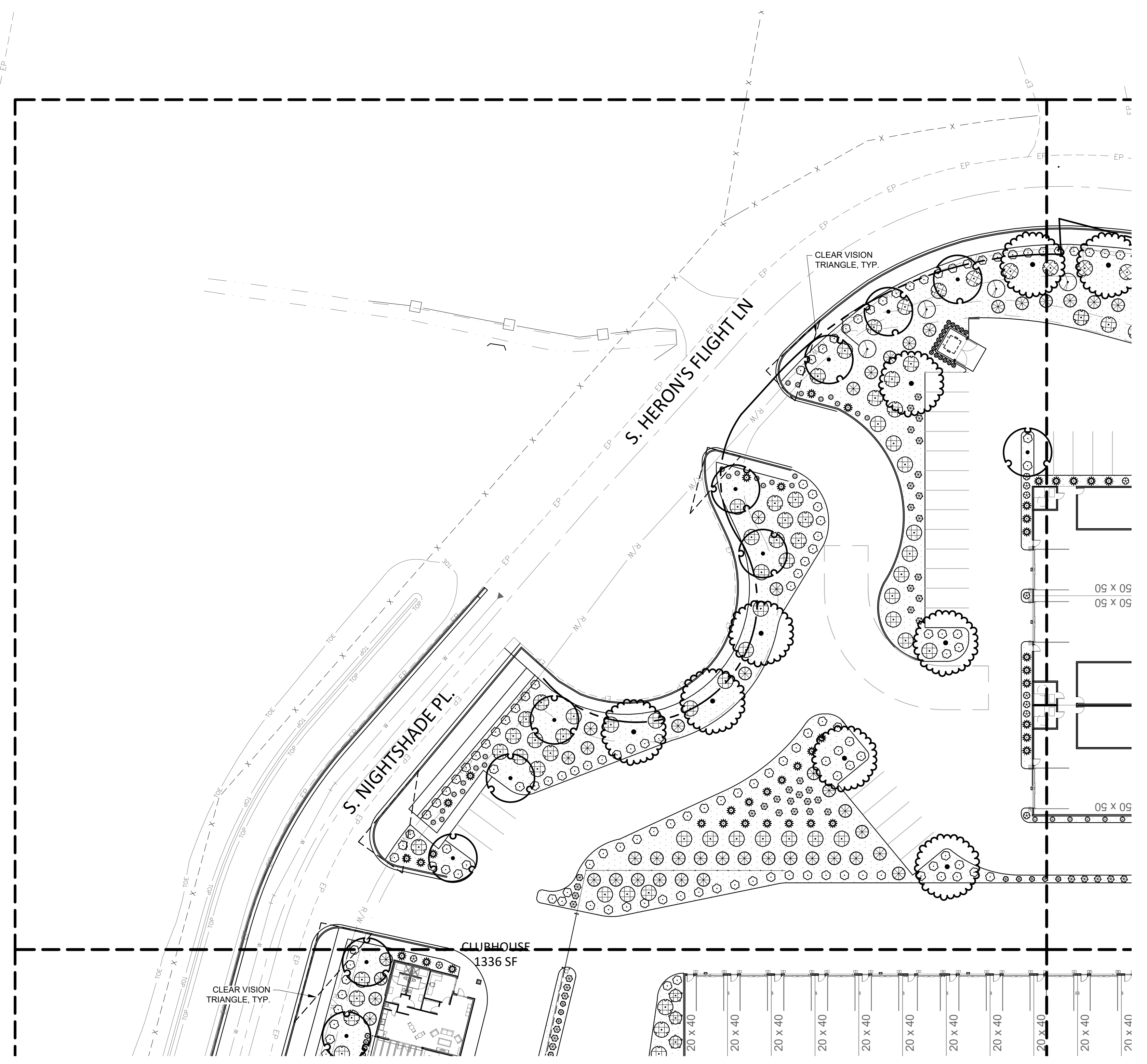
MINIMUM PLANT SIZES:  
 PLANT TYPE: MINIMUM SIZE  
 \*EVERGREEN TREES: 6'-0" HT. MIN.  
 \*ORNAMENTAL TREES: 2" CALIPER MIN.  
 \*SHADE TREES: 2" CALIPER MIN.

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CAR FRA	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'H x 15'W, Class II	B&B	2"		6
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust 35'H x 35'W, CLASS II	B&B	2"		22
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree 50'H x 15'W, CLASS II	B&B	2"		7
	PIC CU2	Picea abies / Norway Spruce 40-60' h & 25-30' w	B&B		6' H	5
	PIC HO6	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30-50' h & 15-20' w	B & B		6' H	2
	PIN NIG	Pinus nigra / Austrian Pine 50-60' h & 20-40' w	B&B		6' H	3
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear 30'-35' H x 15' W, Class II	B&B	2"		7
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 35'H x 25'W, Class II	B & B	2"		25
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
	ARC UVA	Arctostaphylos uva-ursi / Kinnikinnick 6-12' h & 4-6' w	2 gal			318
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 30"H x 3'W	2 gal			159
	CAR WOR	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Beard 4'H x 5'W	2 gal			33
	COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood 6' h & w	2 gal			118
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 30"H x 30"W	2 gal			57
	JUN BL7	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper 8' h & 8' w	2 gal			39
	JS2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 15' h & 3' w	2 gal			68
	PER LIT	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage 2-3'H & 2-3'W	2 gal			134
	PHY DI3	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark 6'H x 10'W	2 gal			37
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5'H x 6'W+	2 gal			134
	RHU LAC	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac 6-12' h & 6-10' w	2 gal			56
	YF	Yucca filamentosa 'Color Guard' / Adam's Needle 3' h x 4' w	2 gal			69

**LANDSCAPE MATERIALS LEGEND:**

BLACK & TAN MINI ROCK LANDSCAPE MULCH - SEE NOTE 5/L100



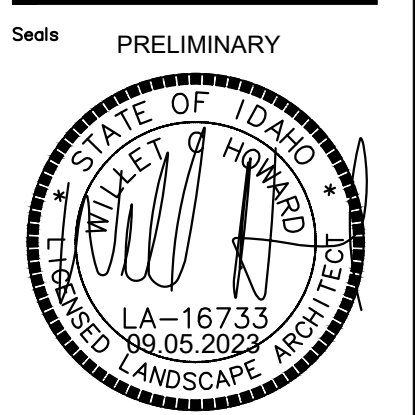


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FALCON STORAGE

STAR, ID

REVISIONS		
MRK	DATE	Description
▲	**	**

JOB NO: 23-2768  
 DATE: 09.05.2023  
 DRAWN BY: KZ  
 CHECKED BY: JB

DRAWING TITLE  
**LANDSCAPE PLAN - AREA 2**

SHEET NUMBER  
**L102**

**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CITY OF STAR CODE

**STREET BUFFER:**  
 \*1 TREE PER 35LF

STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	15	15
S. HERON'S FLIGHT LN.	247 LF	7	7
S. NIGHTSHADE PL.	378 LF	11	11

**PARKING LOT:**  
 \*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

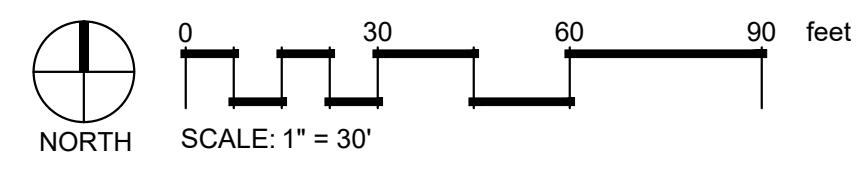
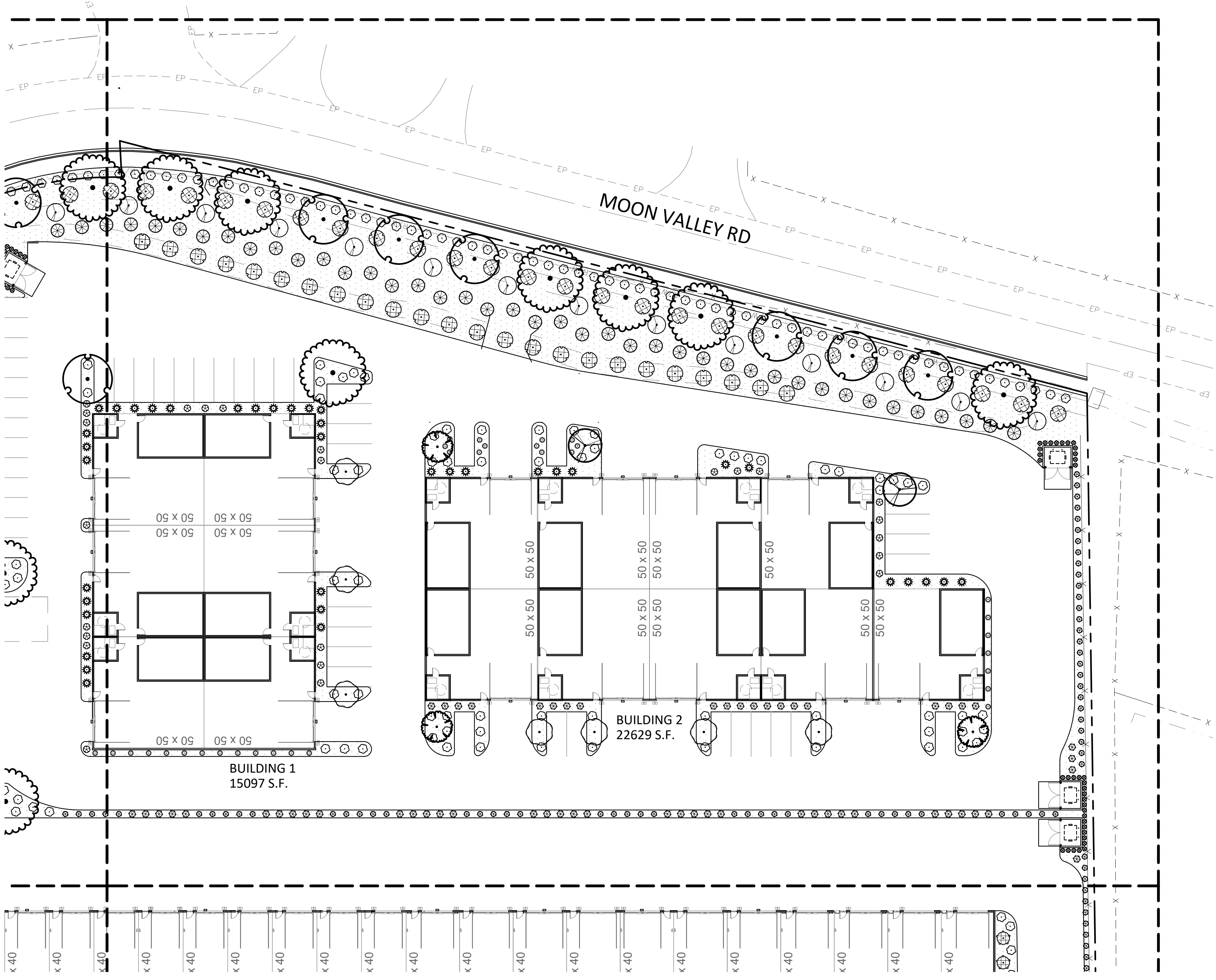
PLANTERS	TREES REQUIRED	TREES PROVIDED
21	21	21

**MINIMUM PLANT SIZES:**

PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-0" HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.

PLANT SCHEDULE						
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CAR FRA	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'H x 15'W, Class II	B&B	2"		6
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	PIC CU2	Picea abies / Norway Spruce 40-60' h & 25-30' w	B&B		6' H	5
	PIC HO6	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30-50' h & 15-20' w	B & B		6' H	2
	PIN NIG	Pinus nigra / Austrian Pine 50-60' h & 20-40' w	B&B		6' H	3
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear 30'-35' H x 15' W, Class II	B&B	2"		7
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	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 30"H x 3' W	2 gal			159
	CAR WOR	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Bluebeard 4' H x 5' W	2 gal			33
	COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood 6' h & w	2 gal			118
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	JS2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 15' h & 3' w	2 gal			68
	PER LIT	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage 2-3'H & 2-3'W	2 gal			134
	PHY DI3	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark 6' H x 10' W	2 gal			37
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5'H x 6'W+	2 gal			134
	RHU LAC	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac 6-12' h & 6-10' w	2 gal			56
	YF	Yucca filamentosa 'Color Guard' / Adam's Needle 3' h x 4' w	2 gal			69

**LANDSCAPE MATERIALS LEGEND:**





**LANDSCAPE ARCHITECTURE & MASTER PLANNING**  
 (208) 345-0500  
 404 S 8th St. #300A1  
 Boise, ID 83702  
 StackRockGroup.com

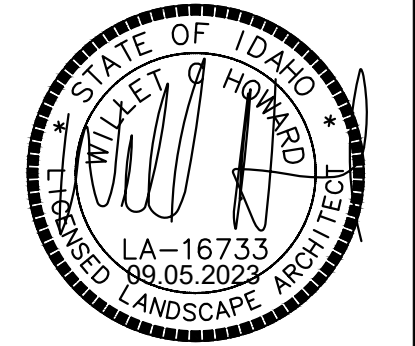
WILLET C HOWARD, PLA  
 OFFICE: (208) 345.0500 EMAIL: WILLET@STACKROCKGROUP.COM  
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FALCON STORAGE

STAR, ID

REVISIONS		
MRK	DATE	Description
▲	**	**

JOB NO: 23-2768  
 DATE: 09.05.2023  
 DRAWN BY: KZ  
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET BUFFER:  
 \*1 TREE PER 35LF

STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	15	15
S. HERONS FLIGHT LN.	247 LF	7	7
S. NIGHTSHADE PL.	378 LF	11	11

PARKING LOT:  
 \*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

PLANTERS	TREES REQUIRED	TREES PROVIDED
21	21	21

MINIMUM PLANT SIZES:

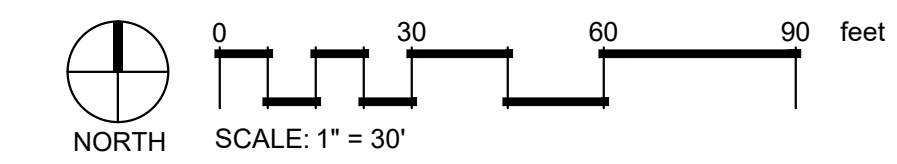
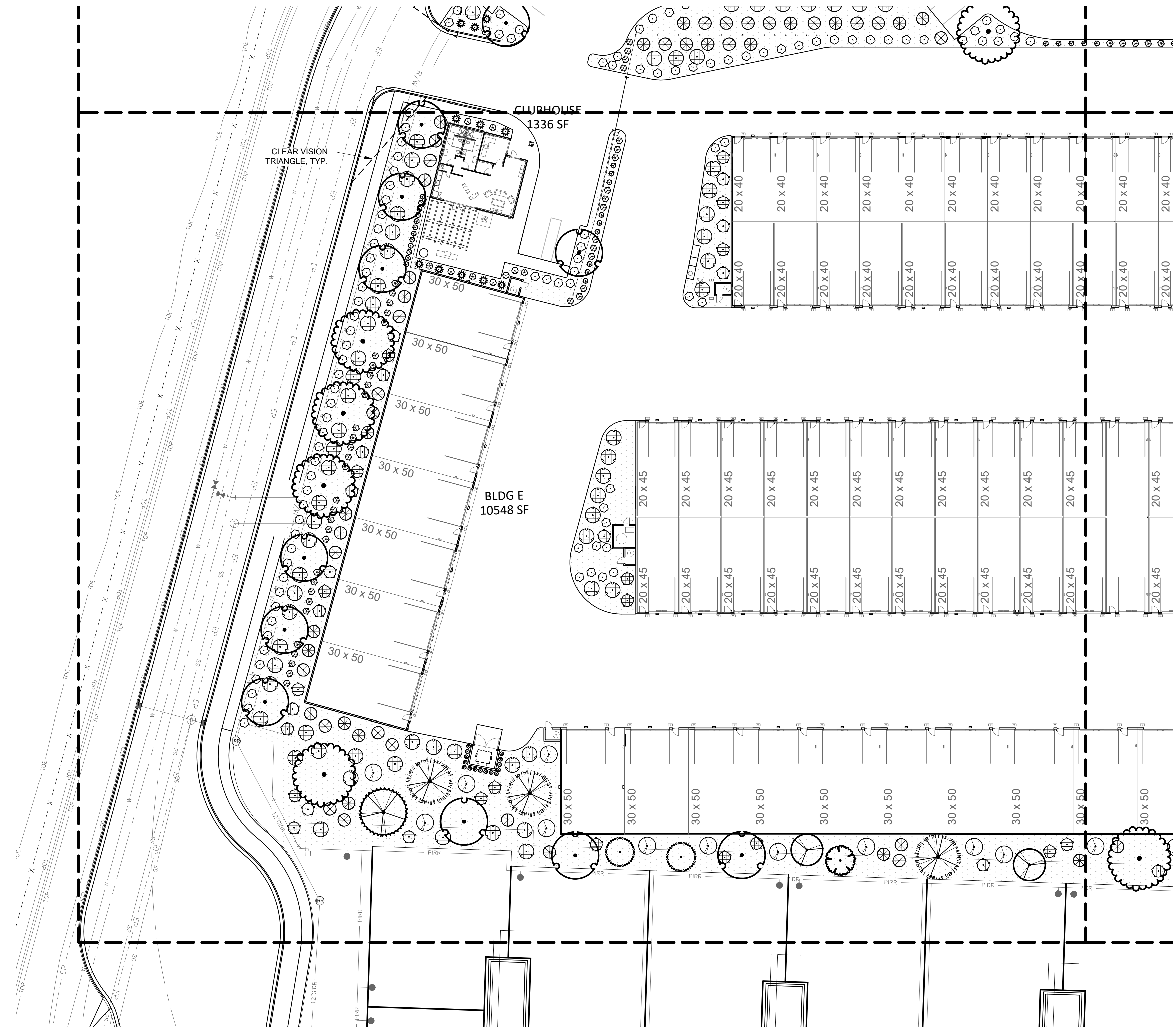
PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	CAR FRA	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'H x 15'W, Class II	B&B	2"		6
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust 35'H x 35'W, CLASS II	B&B	2"		22
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree 50'H x 15'W, CLASS II	B&B	2"		7
	PIC CU2	Picea abies / Norway Spruce 40-60' h & 25-30' w	B&B		6' H	5
	PIC HO6	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30-50' h & 15-20' w	B & B		6' H	2
	PIN NIG	Pinus nigra / Austrian Pine 50-60' h & 20-40' w	B&B		6' H	3
	PRU CHA	Pyrus calleryana 'Chanticleer' / Chanticleer Pear 30'-35' H x 15' W, Class II	B&B	2"		7
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 35' H x 25' W, Class II	B & B	2"		25
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
	ARC UVA	Arctostaphylos uva-ursi / Kinnikinnick 6-12" h & 4-6" w	2 gal			318
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 30"H x 3'W	2 gal			159
	CAR WOR	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Beard 4' H x 5' W	2 gal			33
	COR ISA	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood 6' h & w	2 gal			118
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 30"H x 30"W	2 gal			57
	JUN BL7	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper 8' h & 8' w	2 gal			39
	JS2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 15' h & 3' w	2 gal			68
	PER LIT	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage 2-3' H & 2-3' W	2 gal			134
	PHY D13	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark 6' H x 10' W	2 gal			37
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2.5' H x 6' W+	2 gal			134
	RHU LAC	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac 6-12' h & 6-10' w	2 gal			56
	YF	Yucca filamentosa 'Color Guard' / Adam's Needle 3' h x 4' w	2 gal			69

**LANDSCAPE MATERIALS LEGEND:**

BLACK & TAN MINI ROCK LANDSCAPE MULCH - SEE NOTE 5/L100





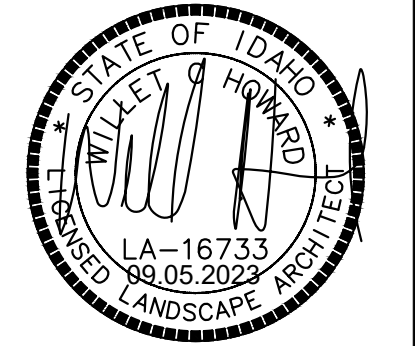
**LANDSCAPE ARCHITECTURE & MASTER PLANNING**  
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STAR, ID

MRK	DATE	Description
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JOB NO: 23-2768  
 DATE: 09.05.2023  
 DRAWN BY: KZ  
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET BUFFER:  
 \*1 TREE PER 35LF

STREET NAMES	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
MOON VALLEY RD.	511 LF	15	15
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S. NIGHTSHADE PL.	378 LF	11	11

PARKING LOT:  
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PLANTERS	TREES REQUIRED	TREES PROVIDED
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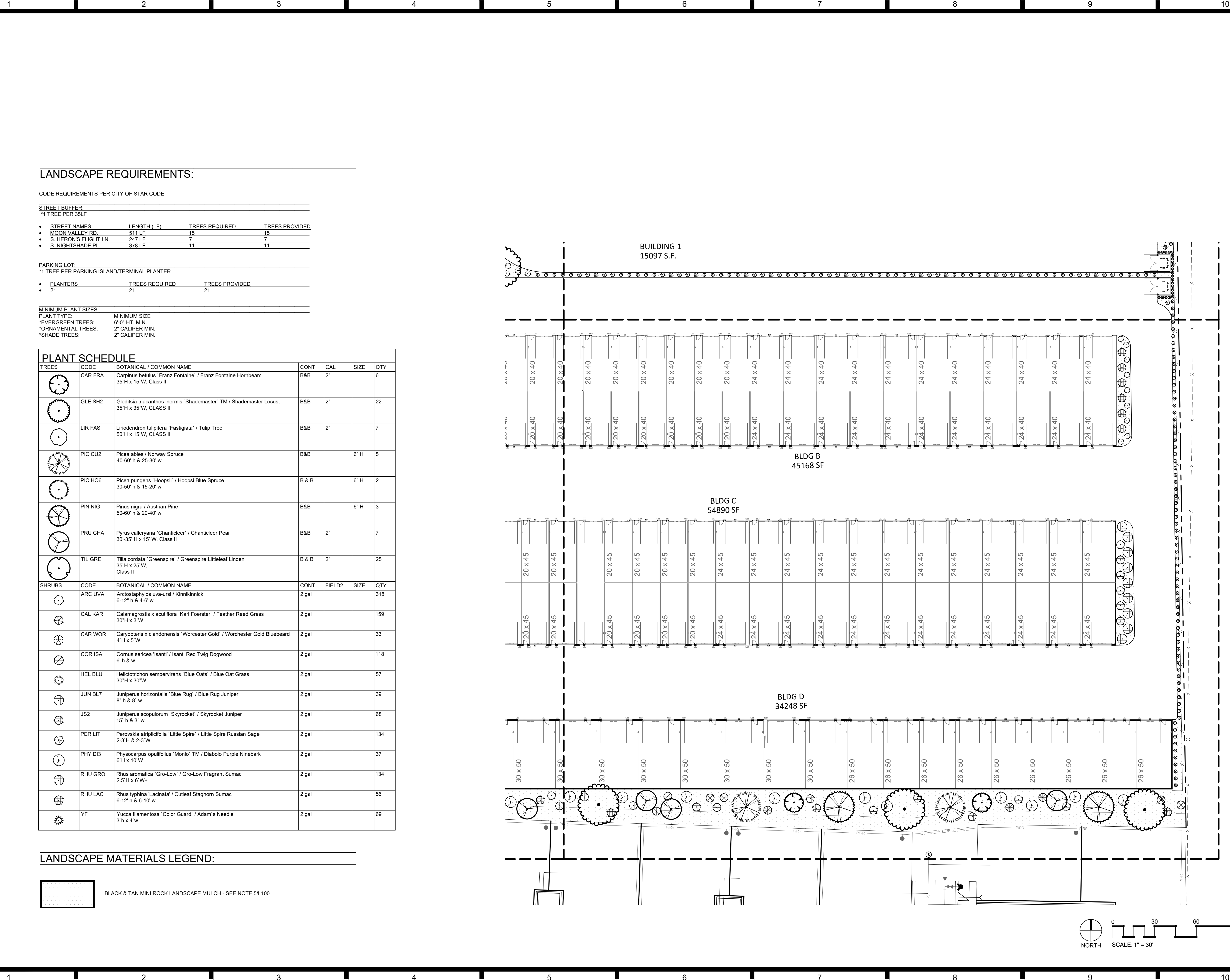
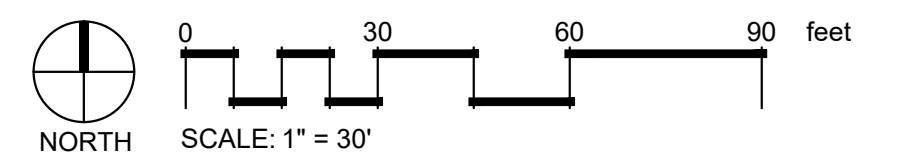
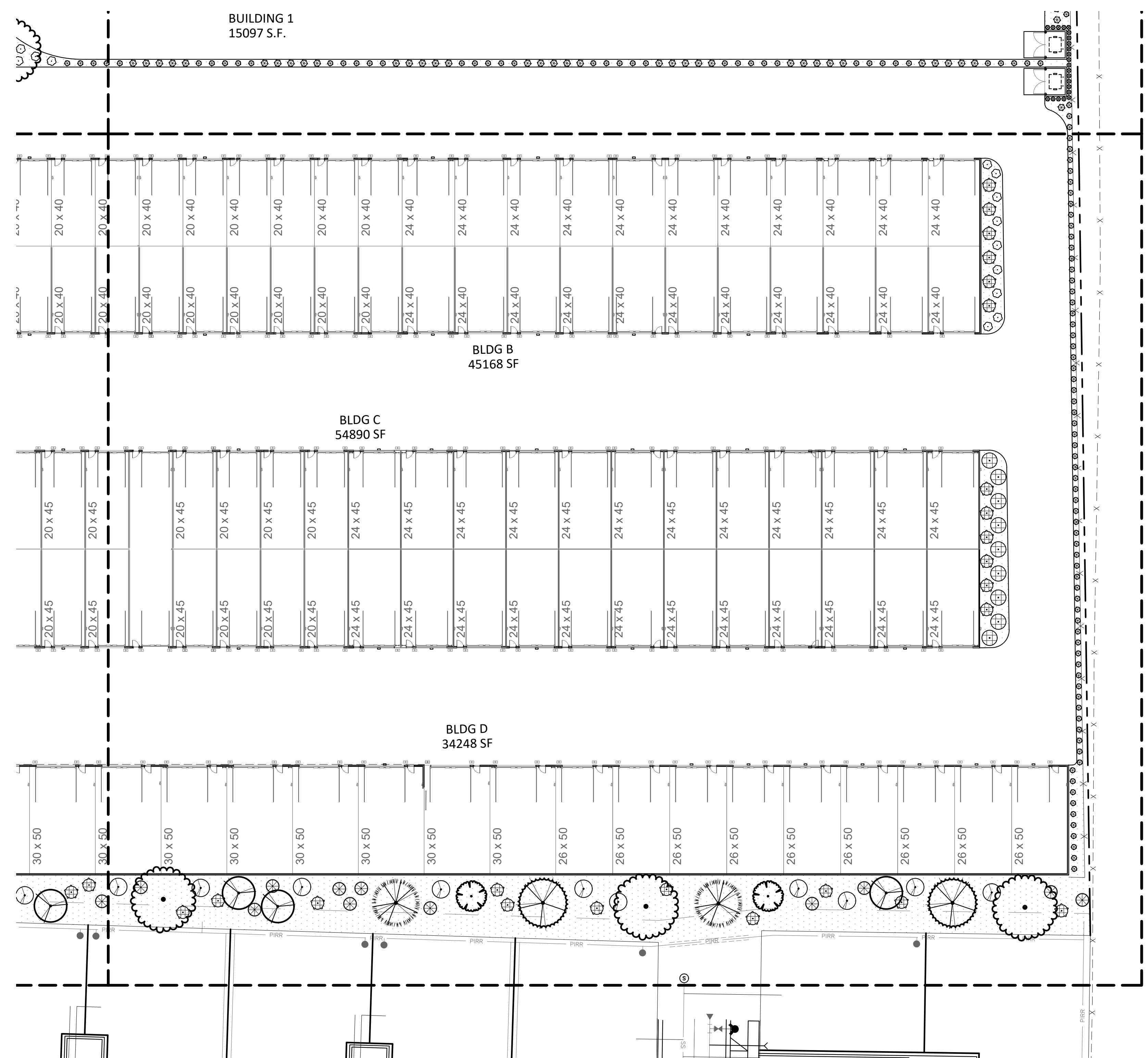
MINIMUM PLANT SIZES:  
 PLANT TYPE: MINIMUM SIZE  
 \*EVERGREEN TREES: 6'-0" HT. MIN.  
 \*ORNAMENTAL TREES: 2" CALIPER MIN.  
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**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
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**LANDSCAPE MATERIALS LEGEND:**

BLACK & TAN MINI ROCK LANDSCAPE MULCH - SEE NOTE 5/L100





LANDSCAPE ARCHITECTURE & MASTER PLANNING

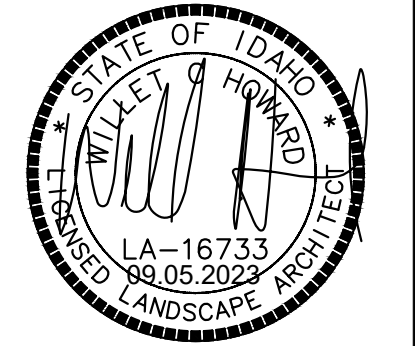
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Table with 3 columns: MRK, DATE, Description. Contains one revision entry.

JOB NO: 23-2768 DATE: 09.05.2023 DRAWN BY: KZ CHECKED BY: JB

DRAWING TITLE

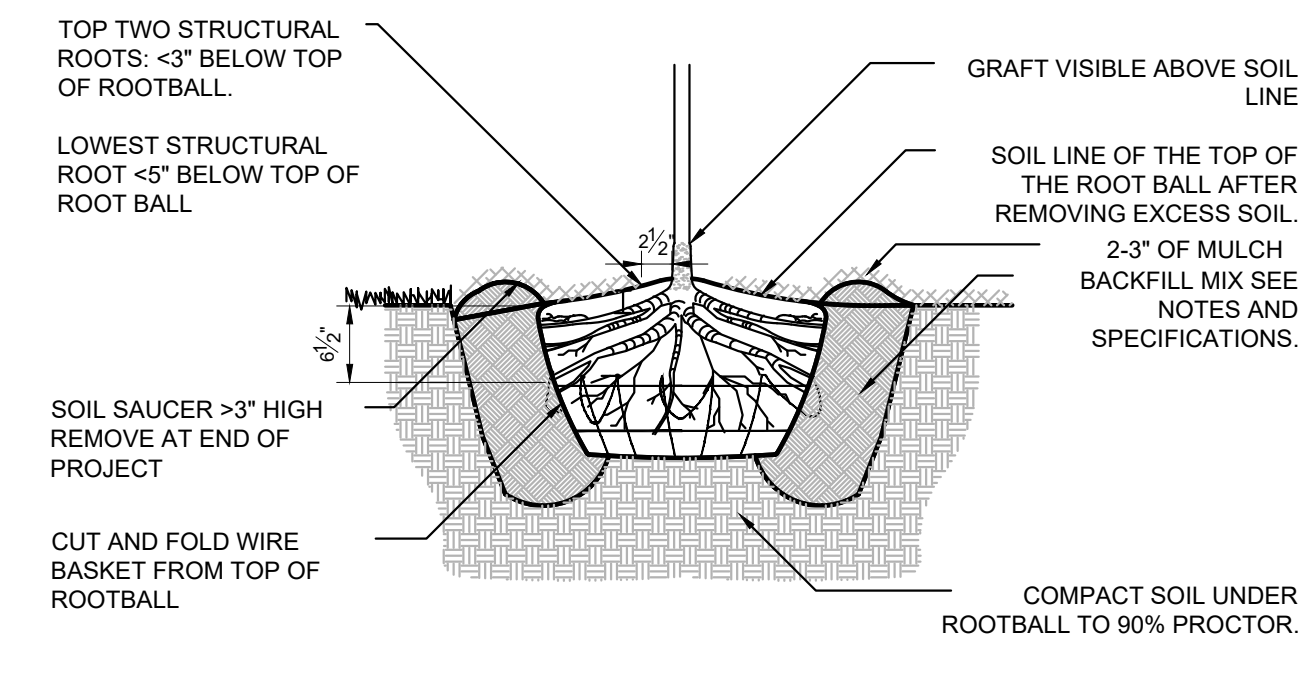
LANDSCAPE DETAILS

SHEET NUMBER

L150

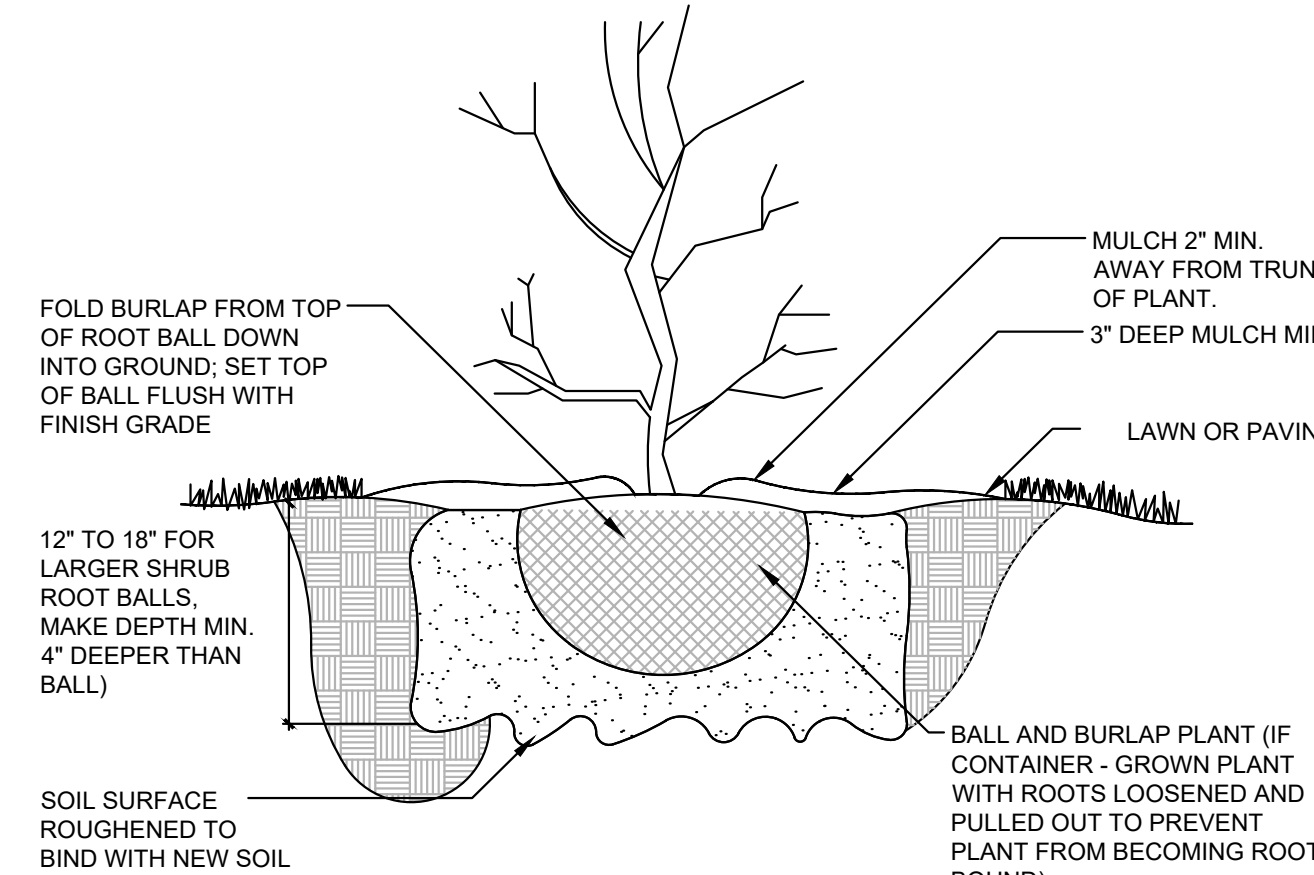
STACK ROCK GROUP - CITY REVIEW SET

- NOTES: 1. DO NOT DAMAGE OR CUT LEADER. 2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES. 3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. 4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION. 5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/2 OF THE ROOTBALL. 6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



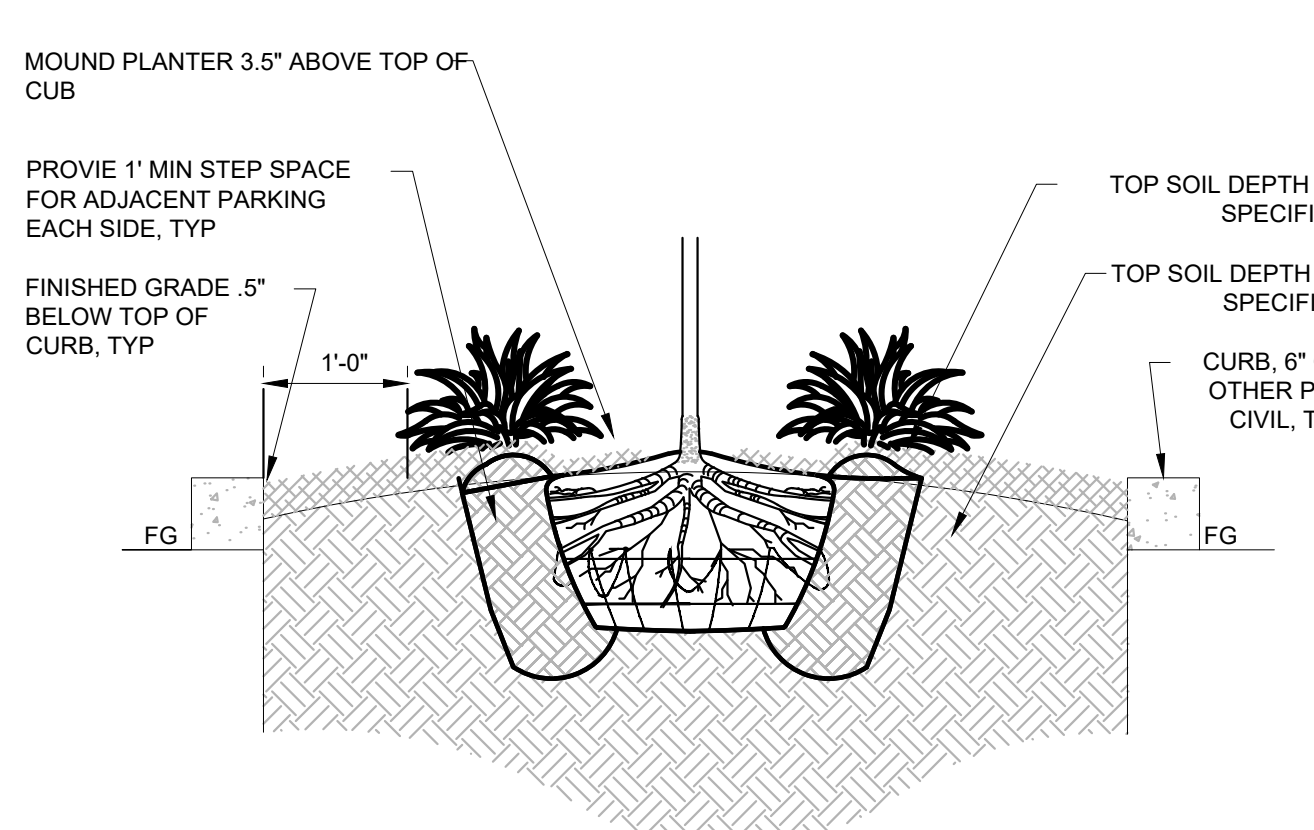
1 BALL AND BURLAP TREE PLANTING 3/4" = 1'-0" 329343.33-05

- NOTE: REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.



2 SHRUB PLANTING 1" = 1'-0" 329333.16-01

- NOTE: \*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS \*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS \*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND 3/4" = 1'-0" 329363-05

1 2 3 4 5 6 7 8 9 10

H G F E D C B A

1 2 3 4 5 6 7 8 9 10



FALCON STORAGE CONDOS

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PERP-1



# FALCON STORAGE CONDOS

PERP-2

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PERP-3





MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

DATE: November 14, 2023

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: Falcon Storage – Star  
Conditional Use Permit

### Fire District Summary Report:

#### 1. Overview

- a. 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.
- b. Scope – New Construction
- c. Construction Type – II-B
- d. Occupancy Group – Moderate-hazard storage, Group S-1 (Self-service storage facility)
- e. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

#### 2. Fire Response Time:

- a. This development will currently be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 3.1 miles with a travel time of 8 minutes under ideal driving conditions.
- b. Star Fire Protection District Station 55 will be located at 9415 W. Floating Feather Rd. Star, Idaho 83669. When construction is complete, and the station is in service, this developments entrance will be 2.9 miles with a travel time of 6 minutes under ideal driving condition.

#### 3. 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. All access roads in this development shall remain clear and unobstructed during construction. Additional parking restrictions may be required as to always maintain access for emergency vehicles.
- c. Auto turn modules are required for this project.
- d. This project will require two entrances. Once of which can be an Emergency Access only and shall meet all requirements for FD Access.
- e. All access lanes are considered fire lanes. Reflective Fire Lane Signs to be posted as per IFC Appendix D.



- f. Electronic Gates shall be equipped with KnoxBox Switch #3500 Series. In addition to the KnoxBox switch the main gate shall be equipped with an Automatic Traffic Control device. An example that has been tested by the Fire District is the Fire Strobe 2000.
  - i. Knox Orders via Authorized Local Trusted Partner (775) 385-3596
  - ii. Contractor to contact Fire District for location approval.
- g. Entry gates shall be set back from the nearest curb line of any public or private street to provide a minimum 30 feet from face of curb or back of sidewalk when there is a sidewalk, as to not obstruct vehicular or pedestrian traffic. In cases where the gate swings in the direction of the staged fire apparatus the additional distance shall be accounted for, and the setback increased.
- h. Gate Power Fail Safe Operations
  - i. In the event of a power failure, including battery back-up, the gate(s) shall automatically open, by spring tension or other non-electric method, or the gate must be capable of being pushed open without additional steps having to be performed.
- i. This project will require two entrances. Once of which can be an Emergency Access only and shall meet all requirements for FD Access.

**4. Addressing/Street Signs:**

- a. Addressing/building identification sign shall be placed in a position that is plainly legible and visible from the street or road fronting the property.
- b. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

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

- a. Fire Flow: Based on largest covered building size of 54,890 sq. ft. with construction type of II-B Fire Flow required is 5,000 GPM for a duration of 4 hours.
- b. Water Supply: Hydrants to be installed using the Star Sewer and Water Standards.

**6. Inspections:**

- a. Final Inspection is required before Certificate of Occupancy is issued.

**7. Additional Comments:**

- a. In addition to the items outlined above the follow will apply.
  - i. Fire Extinguishers per IFC 906
  - ii. Premises Identification per City Code and IFC 505
- b. Additional review will be conducted during the building permit phase of this project. At that time the project will comply with current Fire Code and Codes set forth by the City of Star.
- c. It shall be the responsibly of the applicant to submit appropriate applications and supporting documents to the Fire District for review.



**Project/File:** Falcon Storage / STAR23-0004 / CU-23-01  
 This is a conditional use permit application to construct 279 storage units on 11 acres.

**Lead Agency:** City of Star

**Site address:** 8323 Moon Valley Road, and Parcels S0416110400 & S0416121100

**Staff Approval:** March 27, 2023

**Representative:** Chris Todd  
 Green Mountain Resources & Planning  
 12537 Goldcrest Street  
 Star, ID 83669

**Staff Contact:** Brandon Atchley, Assistant Traffic Engineer  
 Phone: (208) 387-6294  
 E-mail: [batchley@achdidaho.org](mailto:batchley@achdidaho.org)



## A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a conditional use permit to construct 279 storage units on three parcels currently zoned as mixed-use on 11 acres located south of the Herons Flight Lane and Moon Valley Road intersection. The mixed-use zoning is consistent with the City of Star’s future land use map, which designates this area as commercial.
2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Neighborhood Business District	C-1
South	Mixed-Use	MU
East	Mixed-Use	MU
West	Neighborhood Business District Development Agreement	C-1-DA
3. **Site History:** ACHD staff/Commission previously reviewed this site as Moon Valley Commons Subdivision/SPP20-0002 in March 2020 and Moon Valley Townhomes/SPP21-0010 in August 2021. The requirements of this staff report are consistent with those of the prior action.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
  - Moon Valley Subdivision, consisting of 268 single family building lots, 22 common lots, 8 driveway lots, and 1 private road lot on 145 acres. The site is located south and east of the site with commission approval on March 6, 2019.
5. **Transit:** Transit services are not available within the City of Star to serve this site.

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

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

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

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

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

**9. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**  
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

**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 level 1 facilities on Moon Valley Road abutting the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan.

## **B. Traffic Findings for Consideration**

**1. Trip Generation:** This development is estimated to generate 67 additional vehicle trips per day; 7 additional 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 Hour Traffic Count	PM Peak Hour Level of Service
Moon Valley Road	448-feet	Collector Road	31	Better than "D"
Hérons Flight Lane	331-feet	Local Road	N/A	N/A

\* Acceptable level of service for a two-lane collector is "D" (425 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 Moon Valley Road south of SH-44 was 550 on April 5, 2018.

## C. Findings for Consideration

### 1. Moon Valley Road

a. **Existing Conditions:** Moon Valley Road is improved with 2-travel lanes, 22 to 27-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 57.5 to 73-feet of right-of-way for Moon Valley Road (22 to 23.5-feet from centerline). There is prescriptive right-of-way abutting the site along Moon Valley Road.

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 shall be considered for the required street improvements. If there is no typology listed 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 Moon Valley Road is designated in the MSM as a Towncenter Collector with 3-lanes and on-street bike lanes, a 60-foot street section within 88-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing any street improvements or right-of-way dedication on Moon Valley Road abutting the site.
- d. **Staff Comments/Recommendations:** Consistent with prior findings for Moon Valley Townhomes in 2021, the applicant will need to construct Moon Valley Road abutting the site as ½ of a 36-foot wide street section with vertical curb, gutter, and 7-foot wide attached or 5-foot wide detached concrete sidewalk. The applicant should be required to dedicate right-of-way, including prescriptive right-of-way to 2-feet behind back of sidewalk; or, for detached sidewalk located outside of the right-of-way, provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

## 2. Herons Flight Lane

- a. **Existing Conditions:** Herons Flight Lane terminates in a cul-de-sac turnaround at the site’s northwest property line and is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 62-feet of right-of-way for Herons Flight Lane abutting the site (35-feet from centerline) with an additional 128-feet of right-of-way located at the terminus of the roadway to allow for a cul-de-sac turnaround. The cul-de-sac turnaround is partially constructed at the terminus of the roadway.

Herons Flight Lane continues as a 25-foot wide private roadway from the cul-de-sac turnaround to the south.

- 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 – 33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-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 47-feet of right-of-way.

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.

**Half Street Policy:** District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

- c. **Applicant’s Proposal:** The applicant is not proposing any street improvements or right-of-way dedication on Herons Flight Lane abutting the site.
- d. **Staff Comments/Recommendations:** Consistent with ACHD’s action in 2021 for Moon Valley Townhomes, the applicant should be required to improve Herons Flight Lane as ½ of a 36-foot wide local street section to include pavement widening, curb, gutter and 5-foot wide concrete sidewalk abutting the site.

The applicant should be required to improve the cul-de-sac turnaround at the terminus of Herons Flight Lane with curb, gutter and 5-foot wide concrete sidewalk. Dedicate additional right-of-way to total 2-feet behind of the back of sidewalk or provide a permanent easement to 2-feet behind back of sidewalk for any sidewalk located outside of the dedicated right-of-way on Herons Flight Way abutting the site.

### 3. Driveways

#### 3.1 Moon Valley Road

- a. **Existing Conditions:** There is an existing driveway from the site onto Moon Valley Road located 274-feet west of the site’s east property line.
- 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 35 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 285-feet from any existing or proposed driveway.

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

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

- c. **Applicant’s Proposal:** The applicant is proposing to close the existing driveway onto Moon Valley Road located 274-feet west of the site’s east property line with landscaping.
- d. **Staff Comments/Recommendations:** The applicant’s proposal to close the existing driveway on Moon Valley Road does not meet District’s Minor Improvements policy, which requires the closure of unused driveways with curb, gutter, and 5-foot wide sidewalk. The applicant should be required to close the driveway located 274-feet west of the site’s east property line with curb, gutter, and 5-foot wide concrete sidewalk to match improvements on both sides.

**3.2 Herons Flight Lane**

a. **Existing Conditions:** There are no existing driveways on this public road section.

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.

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

**Driveway Design Requirements:** District policy 7207.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.



- c. **Applicant's Proposal:** The applicant is proposing to construct one 30-foot wide curb return type driveway located 203-feet south of Moon Valley Road.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. If a gate or keypad is proposed for the driveway, they shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided, per District policy 7207.4.3.

#### 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 to utilize the existing private portion of Herons Flight Lane to provide access to the site. All other roadways within the site are proposed to be constructed as private roads/drive aisles.
- c. **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. Tree Planters

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

#### 6. Landscaping

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height

restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

## 7. Other Access

Moon Valley Road is classified as a collector roadway. Direct lot access is prohibited to this roadway and should be noted on the final plat.

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

1. Construct Moon Valley Road, abutting the site as ½ of a 36-foot wide collector street section to include pavement widening, vertical curb, gutter, and a 7-foot wide planter strip within 25-feet of right-of-way and either 7-foot attached or 5-foot wide detached concrete sidewalk located outside of the dedicated right-of-way abutting the site. If street trees are desired, then provide an 8-foot wide planter strip.
2. Dedicate the existing prescriptive right-of-way abutting the site from centerline of Moon Valley Road to extend to 2-feet behind back of sidewalk. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk. A minimum of 2-feet of right-of-way is required behind the back of curb.
3. Improve Herons Flight Lane as ½ of a 36-foot wide local street section to include pavement widening, curb, gutter, and 5-foot wide concrete sidewalk abutting the site.
4. Improve the cul-de-sac turnaround at the terminus of Herons Flight Lane with curb, gutter and 5-foot wide concrete sidewalk.
5. Dedicate additional right-of-way to total 2-feet behind of the back of sidewalk or provide a permanent easement to 2-feet behind back of sidewalk for any detached sidewalk located outside of the dedicated right-of-way on Herons Flight Way abutting the site.
6. Construct a 30-foot wide curb return type driveway aisle onto Herons Flight Lane located 203-feet south of Moon Valley Road, as proposed.
7. Utilize the existing private roadway located at the terminus of Herons Flight Lane to provide access to the site and if widened, pave the private roadway its full width and at least 30-feet into the site. If a gate(s) or keypad is proposed for the private road, they shall be located a minimum of 50-feet from the near edge of the intersection.
8. A street name and stop sign are required for the private road if there is not one in place. The signs may be ordered through the District. Verification of the correct approved name of the road is required.
9. Close the existing driveway from the site onto Moon Valley Road located 274-feet west of the site's east property line with vertical curb, gutter, a 7-foot wide landscape strip and 5-foot wide detached concrete sidewalk, as proposed.
10. Direct lot access is prohibited to Moon Valley Road 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.

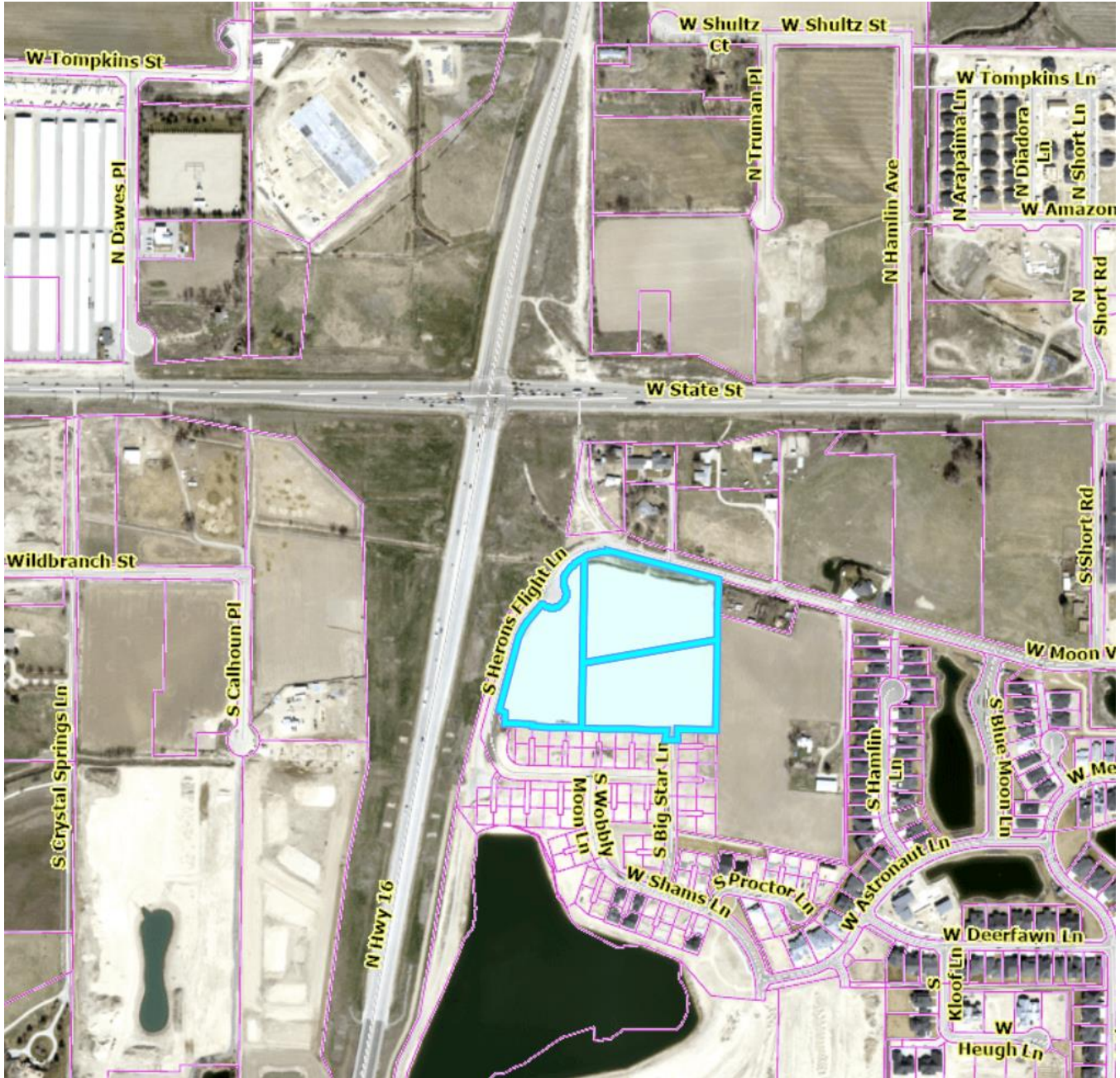
## **F. Conclusions of Law**

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.

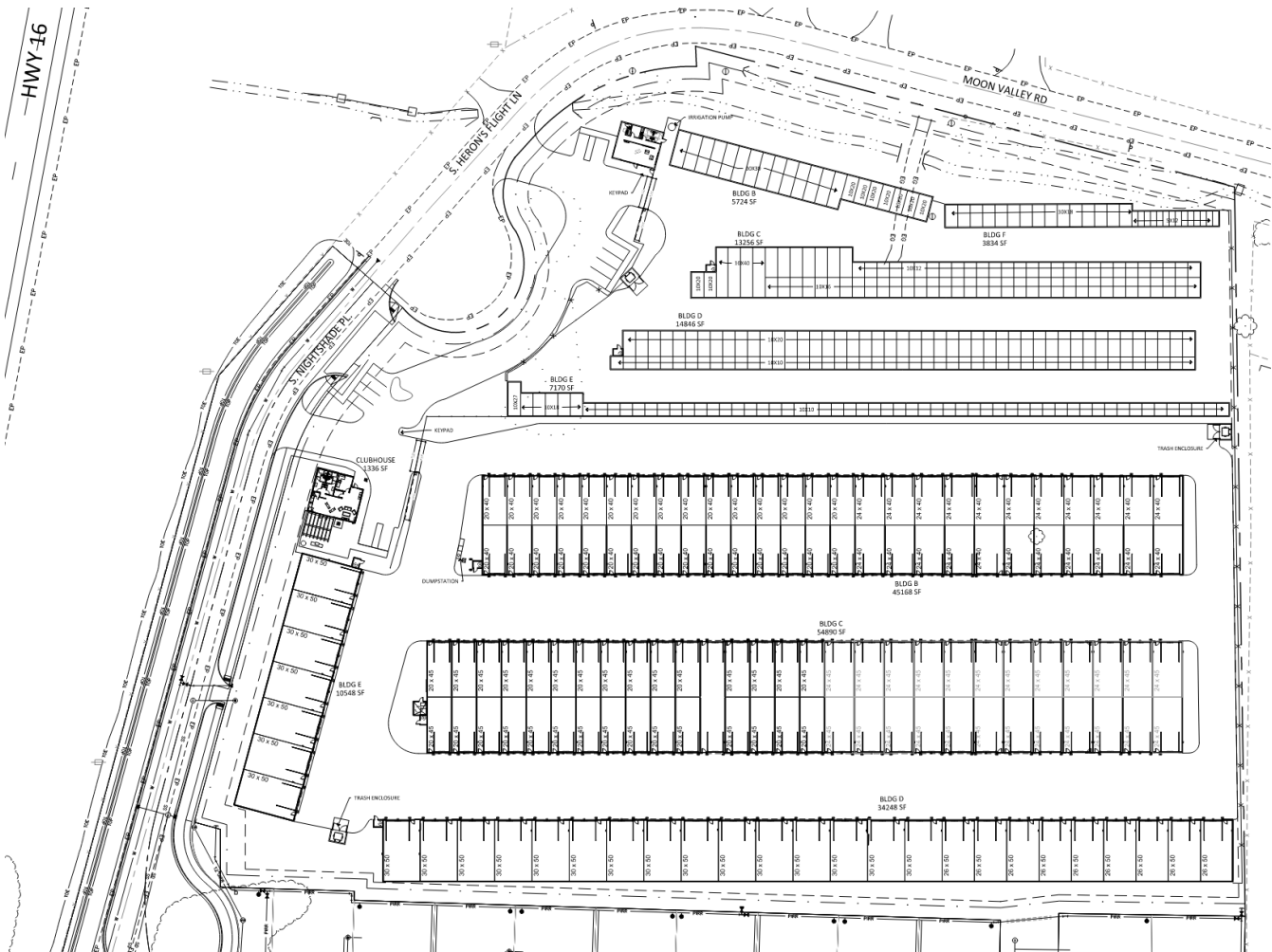
## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. 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](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
  - Send a **“No Review”** letter to the applicant stating that there are no site specific conditions of approval at this time.
  - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a **“No Review”** letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

#### **Driveway or Property Approach(s)**

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

#### **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

#### **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

#### **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

#### **Final Approval from Development Services is required** prior to scheduling a Pre-Con.



## Request for Appeal of Staff Decision

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

**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  
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



# SAWTOOTH LAW OFFICES, PLLC

March 10, 2023

RECEIVED MAR 13 2023

*SM*

Section 6, Item A.

S. Bryce Farris

Evan T. Roth

Daniel V. Steenson

Andrew J. Waldera

Kelsea E. Donahue

Brian A. Faria

Thomas M. Larsen

Patxi Larrocea-Phillips

John A. Richards

Katie L. Vandenberg-Van Vliet

James R. Bennetts (retired)

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

Re: File #: CU-23-01 (Conditional Use Permit) - **Falcon Storage**

Dear Mr. Nickel:

Drainage District #2 has a drainage ditch and easement that runs through or abuts this property. The easement is 100 feet, 50 feet each side of the centerline, for open drains and 50 feet, 25 feet each side of the centerline for piped or closed drains. The developer/owner must contact the District's attorney's, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into the District's facilities occurs. The District must review drainage plans and construction plans prior to any approval.

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

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

Also, please be advised that the District does not approve of trees within the District's easement. Therefore, any existing trees within the District's easement will need to be removed. On occasion, the District may make exceptions on a case by case basis, which requires the developers/owners to obtain written permission from the District for existing trees to remain. Please contact me if you have any questions.

Yours very truly,

*Sent without signature  
to avoid delay*

S. Bryce Farris

SBF:krk

cc: DD#2 Board of Directors

**www.sawtoothlaw.com**

Attorneys licensed in Idaho, Montana, Oregon and Washington



**Your Safety • Your Mobility  
Your Economic Opportunity**

Section 6, Item A.

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

February 23, 2023

City of Star  
Shawn Nickels, P&Z Administrator  
10769 W State St  
Star, ID 83669  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

Re: Falcon Storage, CU-23-01

Dear Mr. Nickels,

Idaho Transportation Department (ITD) appreciates this opportunity to provide comments regarding Falcon Storage located at 8323 W Moon Valley Road, Star, Idaho. Please see the below comments:

1. This project does not abut the State Highway system however it is near SH-44 and SH-16.
2. Traffic generation numbers were not provided with this application. ITD needs more information on the trip generations to determine what mitigations, if any, the applicant may be required to construct on the State Highway system. ITD is most concerned with the traffic generations for Moon Valley Road and SH-44 and S Short Rd and SH-44. If the new development generates 100 or more new trips in the peak hour or 1,000 new trips in a day onto the State Highway system, a Traffic Impact Study (TIS) is required. Mitigations identified by the Traffic Impact Study shall be the responsibility of the applicant to install.

ITD reserves the right to make further comments upon review of any submitted TIS or other documents.

Sincerely,

Wendy I. Howell  
Development Services Coordinator  
ITD. District 3

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

(208) 861-4657

jerrykiserlaw@gmail.com

October 11, 2023

CITY OF STAR  
Attn. Shawn Nickel  
P.O. Box 130  
Star, ID 83669

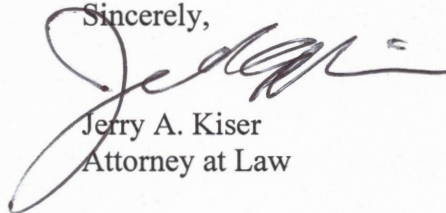
Re: Falcon Storage, File No. CU-23-01 Conditional Use Permit Application

Dear Mr. Nickel:

I write on behalf of Lloyd Akins and Paul Akins regarding the above referenced application. Lloyd and Paul Akins own property East of and adjacent to the proposed development. The Akins' are concerned the proposed development will cause water to drain off the developed property onto their property. The Akins' request the City require the developer prevent water from draining off of the developed property onto their property.

If you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,



Jerry A. Kiser  
Attorney at Law

cc: Client

**Shawn Nickel**

---

**From:** Richard Girard  
**Sent:** Monday, November 6, 2023 11:47 AM  
**To:** Shawn Nickel; John Tensen; Jon Turnipseed; Chris Todd  
**Subject:** Falcon Storage Sidewalk

From discussion at our November meeting and further review , It is recommended that the sidewalk on the west side of this development (Falcon Storage) should be changed to a 10 foot wide sidewalk to compile with the City's pathway to connect the Hwy 44 pathway to the Boise River pathway system.

**Shawn Nickel**

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**From:** gparadocs@aol.com  
**Sent:** Wednesday, October 4, 2023 7:37 PM  
**To:** Shawn Nickel  
**Cc:** gparadocs@aol.com  
**Subject:** Falcon Storage Project

Shawn Nickel  
Planning Director & Zoning Administrator  
Star, Idaho

Shawn,

I am a home owner right across the street from the proposed Falcon Storage Project. Let me begin by stating that I am not opposed to the project. I did come into your office to review the plans. While I could not tell specifically, may I assume that the two irrigation ditches along Moon Valley will be tiled?

Also, I would like to recommend that the project be required to put some kind of fencing (simple rot iron?) along Moon Valley in order to stop foot traffic from trying to reach the commercial units from Moon Valley. Failure to do so could lead to the landscaping being destroyed by street parking wanting a short cut. Plus, failure to do so would encourage street parking which I hope the city would not favor.

I am not available for the next public hearing, but I would like this request to be given some consideration.

Thank you,

George Jacques  
69 S Big Star Ln  
Eagle, Idaho

P.S. Don't let the address fool you. My driveway is directly across the street from the commercial side of the project.

## LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **November 21, 2023** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

**Application:** Talega Village Subdivision  
Files #'s AZ-22-11 Annexation/Zoning  
RZ-22-03 Rezone  
CU-22-05 Conditional Use  
DA-22-12 Development Agreement  
PP-22-15 Preliminary Plat  
PR-22-08 Private Road

**Representative:** Chad Garner, Focus Engineering & Surveying

**Owner:** Derk Pardoe, 3454 Stone Mountain Ln. Sandy, Utah 84092

**Action:** The Applicant is requesting approval of an Annexation and Zoning ( Residential R-10-DA), a Rezone ( from R-1 & C-2 to Residential R-10-DA) a Development Agreement, a Conditional Use Permit for a proposed multifamily residential use (340 units), a Preliminary Plat for proposed residential and commercial uses consisting of 162 buildable lots (1 commercial lot, 1 multi-family lot, 65 single-family residential lots, 95 townhome lots and multiple common lots), and private streets. A residential density of 10 du/acres is proposed. The property is located at 58 N. Truman Place and 8370 W. Shultz Court in Star, Idaho.

**Property Location:** The subject property is generally located on the northeast corner of State Highway 16 and State Highway 44. Ada County Parcels: R3720002880, R3720003030, R3720002500, R3720002480, R3720001505, R3720002412, & S0409417201

**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](mailto:snickel@staridaho.org)



**CITY OF STAR**  
**LAND USE STAFF MEMO**

**TO:** Mayor & Council  
**FROM:** City of Star Planning & Zoning Department  
**MEETING DATE:** **November 21, 2023 – PUBLIC HEARING**  
**FILE(S) #:** AZ-22-11 - Annexation and Zoning  
 RZ-23-03 - Rezone  
 PR-22-08 – Private Road  
 DA-22-12 – Development Agreement  
 CUP-22-05 – Talega Village Subdivision  
 PP-22-17 – Preliminary Plat for Talega Village Subdivision

**OWNER/APPLICANT/REPRESENTATIVE**

<b><u>Representative:</u></b> Chad Garner Focus Engineering & Surveying 6949 S. High Tech Dr., Ste. 200 Midvale, UT 84047	<b><u>Owner/Applicant:</u></b> Derk Pardoe 3454 Stone Mountain Lane Sandy, UT 84092
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**REQUEST**

**Request:** The Applicant is requesting approval of an Annexation and Zoning (Residential R-10-DA), a Rezone (from R-1 & C-2 to Residential R-10-DA), a Development Agreement, a Conditional Use Permit for a proposed multifamily residential use (340 units), a Preliminary Plat for proposed residential and commercial uses consisting of 162 buildable lots (1 commercial lot, 1 multi-family lot, 65 single-family residential lots, 95 townhome lots and multiple common lots), and private streets. A residential density of 10 du/acre is proposed. The property is located at 58 N. Truman Place and 8370 W. Shults Court in Star, Idaho

**SUMMARY**

**This application is being tabled to December 5, 2023 to allow proper legal posting of the property.**





# CLEARWATER FINANCIAL

*Helping Individuals and Governments  
Achieve Their Potential*



CLEARWATER  
— FINANCIAL —

# GUIDING PRINCIPLES

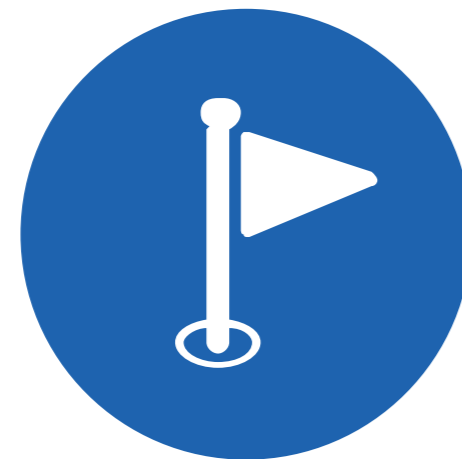
WHY WE EXIST, WHERE WE ARE GOING, HOW WE GET THERE

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## Our Mission

Helping individuals and governments achieve their potential



## Our Vision

Go-to for government support



## Our Values

C.A.R.E - Connection, Accountability, Respect, Ethics

# ABOUT US

INSPIRED TO SERVE

# 2015

Established  
MSRB Registered

Idaho's first  
*and* only headquartered  
municipal advisory firm.  
We have a fiduciary duty  
to you and your goals!

# 60+

Years combined  
experience

Clearwater Financial's fiduciary duty to you:

Duty of Loyalty: We act in your best interest.

Duty of Care: We possess the knowledge and expertise needed to provide the services we offer.

# PRINCIPLES

YOUR TEAM LEADS

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**Jace Perry, CPA**  
CHIEF OPERATING OFFICER  
Municipal Advisor Representative



**Cameron Arial, Ph.D.**  
PRESIDENT  
Municipal Advisor Principal



**Christine Stoll, M.S**  
VICE PRESIDENT : Client Experience &  
Growth  
Municipal Advisor Representative

# CAMERON ARIAL

## President / Ph.D. / Municipal Advisor Principal

Cameron Arial founded Clearwater Financial in 2015 and has been in municipal services for decades. He is passionate about representing his clients' best interest and is known for his use of competition to achieve superior and transparent results.

Cameron is a pioneering municipal advisor and public & private executive who has presented at numerous municipal conferences and mentored other municipal advisors. He has developed municipal & commercial projects in multiple states and his expertise spans the entire development process through financing and construction.

Cameron earned his Ph.D. in Public Administration and a certificate in Community Planning from Boise State University. He serves on the boards of the Urban Land Institute and Idaho Technology Council. He is a registered Municipal Advisor Principal and holds Series 50, 52, and 54 licenses.



208.559.4353



[cariar@clearwaterfinancial.biz](mailto:cariar@clearwaterfinancial.biz)



[www.clearwaterfinancial.biz](http://www.clearwaterfinancial.biz)

# JACE PERRY

## COO / CPA / Municipal Advisor Representative

Jace is an innovative and passionate municipal advisor who has held executive positions in the public and private sector. As the former Executive Director of the Idaho Bond Bank Authority, he oversaw all debt issuances, participant activity, continuing disclosure, application review, and accounting.

Jace managed the accounting for the Idaho State Treasurer's Office including: Local Government Investment Pool (LGIP), Diversified Bond Fund (DBF) and the State's internal investments. He also served as the Chairman of the Idaho College Savings Program. He worked at Eide Bailly, a top 25 CPA firm, auditing various entities including: municipal governments, corporations, hospitals, and non-profit organizations.

Jace holds a bachelor's degree in accounting from Brigham Young University – Idaho and is a licensed Certified Public Accountant and Chartered Global Management Accountant. Jace is a registered Municipal Advisor Representative and holds a Series 50 license.



208.841.6794



[jperry@clearwaterfinancial.biz](mailto:jperry@clearwaterfinancial.biz)



[www.clearwaterfinancial.biz](http://www.clearwaterfinancial.biz)

# CHRISTINE STOLL

## Vice President : Client Experience and Growth/ M.S./ Municipal Advisor Representative

Christine spent over two decades implementing and optimizing proactive education and financial services programs for various Idaho State agencies. She has a background in instructional design, human performance, college and career software, technical education development, 529 savings leadership and policy.

She is the former Executive Director of Idaho's 529 College Savings Program and the Next Step Idaho's college and career planning system. Her experience includes directing operational leadership, vision, public relations, partnerships, investment design, federal disclosures, and rating agency relationships. She has worked closely with K12 schools, postsecondary institutions and workforce agencies.

Christine holds a Masters in Instructional Performance & Technology and Bachelors in Psychology & HR Management from Boise State University. Christie is a registered Municipal Advisor Representative and holds a Series 50 license.



208.631.8751



cstoll@clearwaterfinancial.biz



www.clearwaterfinancial.biz

# SUITE OF SERVICES



**PUBLIC RELATIONS** - ELECTIONS, SURVEYS, MARKETING, MESSAGING, SOCIAL MEDIA, INTERGOVERNMENTAL SOLUTIONS, REGIONALIZATION



**DEVELOPMENT SERVICES** - STRATEGIC/COMP/MASTER PLANS, P&Z, SITE SELECTION, FACILITY PLANS, DESIGN TEAM & PROJECT MANAGEMENT



**MUNICIPAL FINANCE** - BONDS, PRIVATE PLACEMENTS, LEASES, BOND BANK, INSURANCE, RATINGS, DEQ & USDA-RD, ARPA, IMPACT FEES, GRANT ADMIN



**ACCOUNTING** - GASB, BUDGET AND ACCOUNTING SUPPORT, FINANCIAL PROJECTIONS AND POLICIES, WHAT IF, COMPREHENSIVE FINANCIAL PLANNING



**ECONOMIC DEVELOPMENT** - URBAN RENEWAL, P3, DOWNTOWNS, DEVELOPMENT RFP, HIGHEST-BEST-USE, MARKET ANALYSIS, ECONOMIC IMPACT

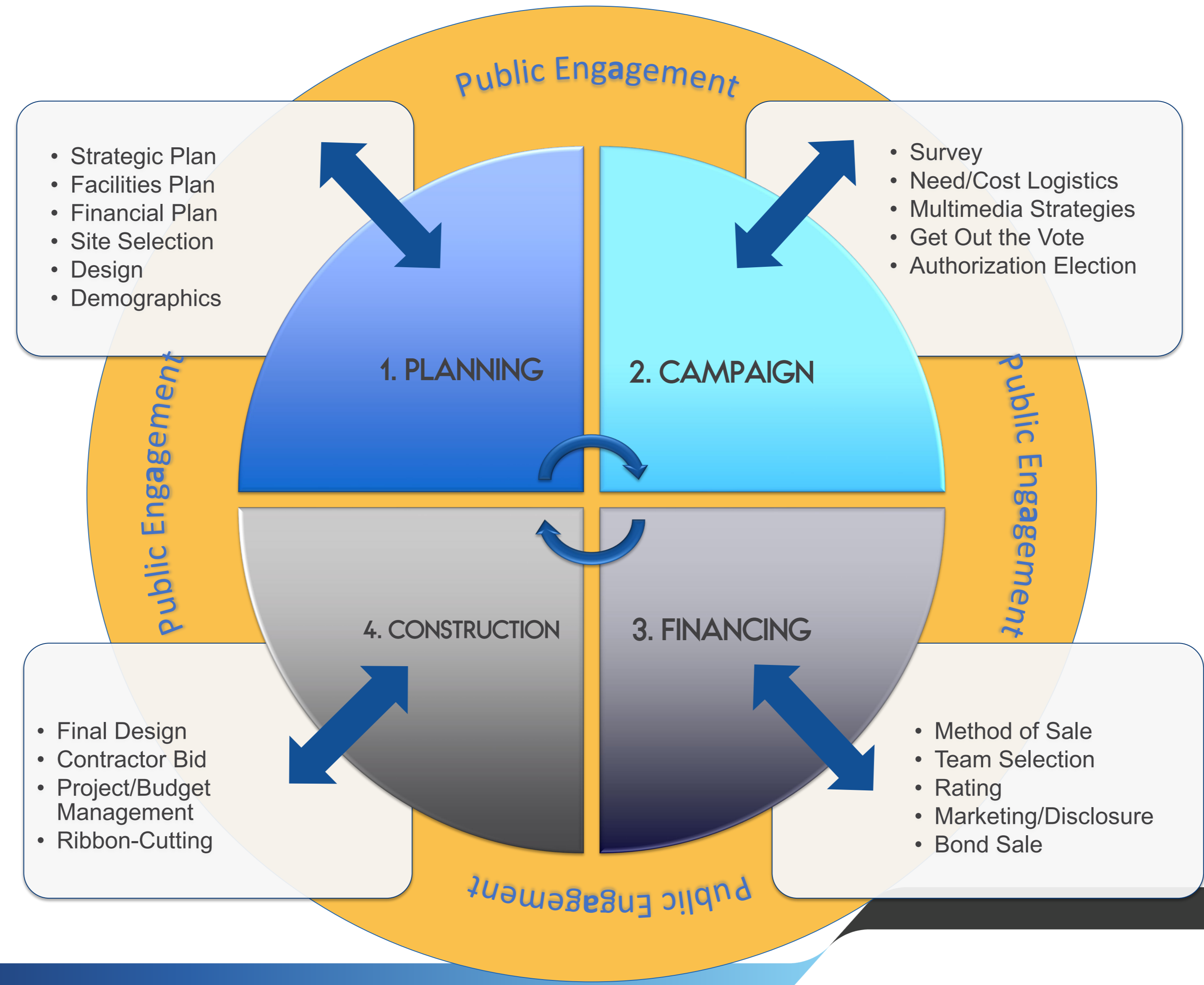


**BANKING SERVICES** - RFP, LATENT FUNDS, PROCESS/SYSTEM INNOVATION, BOND FUND INVESTMENT

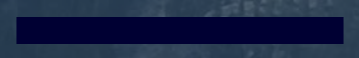




# COMPREHENSIVE PROCESS



# IMPACT FEES



# GROWTH'S IMPACT ON LEVEL OF SERVICE

- Growth is straining City's LOS
- Not enough revenues to sustain current LOS
- Risks of not adding resources and facilities will result in a decline in LOS

# HOW TO MAINTAIN LEVEL OF SERVICE WHILE EXPERIENCING GROWTH

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- Taxpayers are expressing a desire for “growth to pay for growth”
- Impact fees are a way to equitably assign the burden of the cost of growth-related capital
- State statute allows cities to institute impact fees
- Impact fees are assessed on new development and collected by the City to pay for needed projects and infrastructure related to growth.

# STUDY METHODOLOGY

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1. Who is currently served by the City?



2. What is the current level of service provided by the City?



3. What assets allow the City to provide this level of service?



4. What is the current investment per household/sf?



5. What future growth is expected in the City?



6. What new infrastructure is required to serve future growth?



7. What impact fee is required to pay for the new infrastructure?

# STUDY METHODOLOGY

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Numerator: What you need to build or buy to support future growth

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Denominator: Who is coming

=

Full Cost Recovery Impact Fee Per Unit

# IMPACT FEE PROCESS



## INITIATION

1. PROJECT LOGISTICS
2. REVIEW EXISTING DOCUMENTATION
3. COLLECT DATA

## ANALYSIS

4. LAND USE & DEVELOPMENT PROJECTIONS
5. CIP AND LOS MODELING

## TESTING

6. TEST ALLOCATION METHODOLOGIES
7. CREDIT ANALYSIS
8. FUNDING & CASH FLOW ANALYSIS

## RECOMMEND

9. IMPACT FEE & CIP PLANS
10. PUBLIC HEARING
11. PUBLIC OUTREACH PLAN

## IMPLEMENT

12. IMPLEMENT PLAN
13. ADVISORY COMMITTEE MEETINGS



PRESENTATION



PRESENTATION



PRESENTATION

# ADMINISTRATION OF FEES

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- City would assess and collect the appropriate fee at the point of building permit
- Revenue would be used to fund planned projects
  - Update parks impact fees
  - Start pathways impact fees
  - Start police impact fees
- City is responsible for managing required reporting to the development impact fee advisory committee and fund/manage the required study updates at least every





## MASTER ENGAGEMENT AGREEMENT

This professional services agreement dated \_\_\_\_\_, is made by and between the **City of Star**, referred to as the "Client" located at **10769 W. State St. Star, Idaho 83669** AND **Clearwater Financial, LLC** located at **PO Box 505 Eagle, ID 83616**, referred to as the "Consultant."

1. **Municipal Services.** Upon request, the Client may employ the Consultant to perform the following services:

- a) Public Engagement Services:
  - i. Public surveys; marketing, messaging, and branding; media engagement and press releases; social media and website marketing; intergovernmental relations, joint powers agreements and public private partnerships (PPP); public education campaigns.
- b) Planning and Development Services:
  - i. Strategic, comprehensive, transportation, infrastructure and other long-range planning services; master facility planning; comprehensive financial planning; planning & zoning administration and best practices.
- c) Public Budgeting and Accounting Services:
  - i. GASB compliance reviews; budget creation assistance; audit prep and review; financial analysis; financial policies and best practices; demographic and financial projections; what-if scenarios; and project pro forma.
- d) Economic Development Services:
  - i. Public private partnerships; redevelopment; development services RFQ/RFP for PPP development of public assets; property assemblage; site selection for public facilities; design team creation and project management including architect, general contractor, and other design professionals; grant administration services; and highest-and-best-use, market and economic impact analysis; development impact fees including the formation and staffing of advisory committees, development of a capital improvement plan, conduct of all studies and analysis required to implement the fees.
- e) Banking and Treasury Services:
  - i. Banking services RFQ/RFP; latent fund analysis; process/systems improvements and innovations; banking and treasury policies; bond funds investments.

2. **Financial Services.** The Client hereby employs the Consultant to perform the following services in accordance with the terms and conditions set forth in this agreement for the purpose of obtaining financing (bonds, loans, notes) for necessary projects. These services will include:

- a) Consists of mobilization; coordination with the Client and its representatives; the creation and coordination of the finance team including bond council, trustees, paying agents, etc.; method of sale advice and management; bidding of various services and financing packages; bond rating preparation and coordination; assistance with state-wide finance programs; and other related services as necessary.
- b) Advising the Client on bond structuring related items such as: rate, term, covenants, finance options, credit analysis, and other services. This also includes, if necessary, debt incurring capacity, tax impact analyses and other related calculations.
- c) Producing information about the Client such as: population, assessed values, largest employers, largest rate payers, property/revenue diversification and other information needed for financing purposes.
- d) Create project proformas with corresponding tax increment financing (TIF) analysis, budgets, sources, and potential uses.

The Consultant will consult with the Client and its representatives as needed to fulfill the terms of this agreement. All services to be provided by the Consultant will be performed with promptness and diligence and at a level of proficiency to be expected by a consultant with the background and experience that the Consultant has represented it

possesses. The Client shall provide such access to its information as may be needed to fulfill the terms of this agreement.

3. **Terms of Agreement.** This agreement will begin when this agreement is fully executed by both the Client and the Consultant. This agreement will end on December 31, 2025. This agreement may have 5 one-year extensions beginning January 1, 2026. Either party may terminate this agreement at any time by giving notice to the other party in writing with thirty (30) days' notice.

The cost for 1. **Municipal Services** is covered by an annual retainage. The Client will pay the Consultant an initial and thereafter an annual retainage fee of \$12,000 upon execution of this agreement. If a specific project is anticipated to exceed 50 hours, the Client and Consultant will agree on a specific scope of work that will be authorized by the Client via addendum to this agreement. This will be defined by a specific not-to-exceed price to complete the project that is mutually agreed upon by the Client and Consultant. The annual retainage fee will be paid upon the anniversary of the execution of this agreement.

The cost for each separate 2. **Financial Service** is as follows:

Bonds/Notes/Loans/Leases/Financings:

<u>Bond Size:</u>	<u>Fee Calculation:</u>
\$0 to \$5MM	\$25,000
\$5MM to \$10MM	\$25,000 + \$2.75 per 1,000 of bonds from \$5MM to \$10MM
\$10MM and above	\$38,750 + \$1.50 per 1,000 of bonds from \$10MM and above. \$50 per bond for any bonds over \$50MM

If additional expenses such as in-state and out-of-state travel, meals, communications, disclosures, print, software, data sources, and other out-of-pocket expenses are required; these costs will be paid by the Client to the Consultant.

The Consultant will submit an invoice for payment to the Client monthly for services rendered for 1. **Municipal Services**. The Client will pay the Consultant the amount due as indicated within thirty (30) days. For 2. **Financial Services**, these costs will be billed at closing of a 2. **Financial Services**.

4. **Employment of Others.** The Client and Consultant may from time-to-time arrange for the services of others. All costs to the Consultant for those services will be paid by the Client, but in no event shall the Consultant consult with or employ others for these services without the prior written authorization of the Client. Upon approval by the Client, the Consultant may arrange for the services of others in connection with the delivery of terms of this agreement. Any such costs will be paid by and are the sole responsibility of the Client.

5. **Other Services.** If other services not mentioned in this agreement are needed and agreed upon by both the Client and the Consultant, pricing for other services shall be set forth by addendum to this agreement. Any other additional charges must be mutually agreed to by the Client and the Consultant.

6. **Independent Contractor.** Both the Client and the Consultant agree that the Consultant will act as an independent contractor in the performance of its duties under this contract. Accordingly, the Consultant shall be responsible for payment of all taxes including Federal, State and local taxes arising out of the Consultant's activities in accordance with this contract, including but not limited to, Federal and State income tax, Social Security tax, Unemployment Insurance taxes, and any other taxes or business license fee as required.

7. **Confidential Information.** The Consultant agrees that any information received by the Consultant during any furtherance of the Consultant's obligations in accordance with this contract, which concerns the personal, financial or other affairs of the Client will be treated by the Consultant in full confidence and will not be revealed to any other persons, firms or organizations without the Client's written consent. Pursuant to Idaho Code § 74-101, et seq., information or documents received from the Consultant may be open to public inspection and copying unless exempt from disclosure. The Consultant shall clearly designate each portion as "exempt" on each page of such documents and shall indicate the basis for such exemption. Client will not accept the marking of an entire document as exempt. In addition, Client will not accept a legend or statement on one page that all, or substantially all, of the

document is exempt from disclosure. The Consultant shall indemnify and defend Client against all liability, claims, damages, losses, expenses, actions, attorneys' fees, and suits whatsoever for honoring such a designation or for the Consultant's failure to designate individual documents as exempt. The Consultant's failure to designate as exempt any document or portion of a document that is released by Client shall constitute a complete waiver of any and all claims for damages caused by any such release. Any reproduction of any Confidential Information of the Consultant shall remain the property of Consultant and shall contain any and all confidential or proprietary notices or legends which appear on the original. The Client shall not disclose or reveal any Confidential Information to any person other than its representatives who are actively and directly participating in the activities related to the intent of this agreement or who otherwise need to know the Confidential Information for the purpose of the intent of this agreement. In addition, prior to any such disclosure, such representatives shall be made aware of the confidential nature of the confidential information and shall be bound by the non-disclosure terms of this agreement. In any event, the Client shall be responsible for any breach of these terms by any of its representatives. The confidential nature of the provided services and information does not terminate with this agreement. If sunshine laws require the disclosure of Confidential Information, it is understood by the Consultant that this information will be shared as the law dictates and is necessary.

8. **Non-Competition.** During the term of this agreement, the Consultant will not engage in business or other activities which are, directly or indirectly, competitive with the activities of the Client.

9. **Results Not Guaranteed.** The Consultant primary service is to provide added value information and analysis related to the services described above. Much of the information and analysis is based upon historical performance information. While this information may be useful in understanding past performance, past performance is no guarantee of future results. Furthermore, other information and events outside of the services provided by the Consultant may have a significant impact on any results. The Consultant does not guarantee any results and is not responsible for any results, damages, or losses arising from any use of the information it provides.

10. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho. The Parties consent to the exclusive jurisdiction and venue in the courts of Ada County, Idaho.

11. **General.** This agreement constitutes the entire agreement of the Parties on the subject hereof and supersedes all prior understandings and instruments on such subject. This agreement may not be modified other than by amendment in writing executed by the Client and the Consultant.

12. **Sovereign Immunity.** Nothing contained in this Contract shall be considered a waiver of Client's sovereign immunity which immunity is expressly reserved.

13. **Representation on Authority of Parties/Signatories.** Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

14. **Signatures.** Both the Client and the Consultant agree to the above agreement.

Signed by City of Star  
Name: Trevor Chadwick  
Title: Mayor

Signed by Clearwater Financial, LLC  
Name: Cameron Arial  
Title: President

/s/: \_\_\_\_\_  
Date: \_\_\_\_\_

/s/: \_\_\_\_\_  
Date: \_\_\_\_\_

Attest: \_\_\_\_\_

Sourcwell Contract #010521-LTS-3



**Proposal for City of Star-Pickleball**  
22213-1-4

Sourcwell Contract #010521-LTS-3



## Estimate 22213-1-4

<b>Ship To</b>	<b>Date</b>	11/6/2023
City of Star	<b>Expires</b>	12/6/2023
Mayor Trevor Chadwick, tchadwick@staridaho.org	<b>Salesperson</b>	Justin Bundy
10769 W. State St. Star, ID 83669		

<b>Site</b>	<b>Project Name</b>
	City of Star-Pickleball

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
Concrete	112'X148' 5" Concrete Court Reinforced with Rebar over 4" Compacted Base (over provided rough graded site)	16,576.00	\$11.03	\$182,750.40
Painting	6 Color Court Coating with White Border Strips	1.00	\$33,000.00	\$33,000.00
Sports Equipment	(6) Sets, Pickleball Net, In Ground Posts (no sleeve), Anchor, Adjustable Center Strap	1.00	\$4,971.60	\$4,971.60
Installation	Installation of Pickleball Posts and Net	1.00	\$1,320.00	\$1,320.00



Fencing	Black, 8' Black Painted Chain-Link Fence Perimeter and Center with 4' High Dividers, 6 gates, Installed	1.00	\$52,660.00	\$52,660.00
Concrete	Concrete Pump if needed	1.00	\$2,200.00	\$2,200.00
Concrete	Concrete Blankets	1.00	\$3,300.00	\$3,300.00
			<b>Subtotal</b>	\$280,202.00
			<b>Sales Tax (0.00%)</b>	\$0.00

*Site preparation, excavation and/or removal of existing equipment is not included unless specified in the above line items and the Scope of Work below.*

<b>TOTAL</b>	<b>\$280,202.00</b>
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<b>Deposit Required at Time of Order</b>	<b>\$70,050.50</b>
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## Notice to Proceed / Terms and Conditions

By signing this Estimate and/or paying the required deposit, you authorize Garrett Parks and Play to order the product(s) requested and/or begin site work on your project. Work cannot begin and orders cannot be placed until a signed Estimate and deposit has been received.

**Please send the executed estimate to [orders@garrettplay.com](mailto:orders@garrettplay.com).**

Payment may be made in the form of a check sent to **Garrett Parks and Play, PO Box 57426, Murray, UT 84157** or via credit card (will require a 3% processing fee).

### Scope of Work

#### Products

We represent many different high-quality recreation equipment vendors and strive to offer you the best selection possible. We will do our best to accommodate any reasonable requests, but keep in mind that any changes to this Estimate after it has been approved and the product and/or services have been ordered may result in additional charges and/or Change Orders. Please send any product condition concerns or warranty claims to [orders@garrettplay.com](mailto:orders@garrettplay.com).

#### Freight

All quotes include freight FOB Star unless otherwise noted. After 12/6/2023 this Estimate expires and so do the associated rates. This is because freight rates provided by carriers change frequently and are only guaranteed for a limited amount of time.

#### Permits

Unless otherwise stated in this Estimate, you will be responsible for obtaining and paying for all necessary permits, licenses, and any other instruments required to perform the services included in your Estimate. Garrett Parks and Play will fully cooperate with you in the obtaining of any permits and licenses, as necessary.

#### Offloading

Garrett Parks and Play offers offloading services for an additional charge of \$1,500.00. This is an optional service; if you plan on offloading the equipment yourself, please make sure to have at least enough help available to get the equipment off the truck(s).

#### Installation

If specified in the above Scope of Work, Garrett Parks and Play will install your products according to project specifications contained in this Estimate and all manufacturers' requirements. All materials needed to complete installation are included in this price. Any changes to your specifications after your Estimate has been signed may result in Change Order(s). Our installation price is based on typical site conditions. By signing this Estimate you agree and acknowledge that if issues arise with installation due to atypical site conditions, including but not limited to buried utility lines, caliche, high water tables, reinforced concrete, etc., the cost to perform this work will increase and will result in Change Order(s).

#### Warranty Work

Any equipment purchased as a result of a warranty claim will be installed free of charge if the age of the original equipment is less than 5 years. If it is more than 5 years old, you agree and acknowledge



that you are responsible for any costs associated with the replacement of the damaged equipment and that Garrett Parks and Play will not provide this service unless explicitly stated in your Estimate.

**Demolition**

If specified in your Estimate, Garrett Parks and Play will demolish your old recreational products according to project specifications contained in this Estimate. Any changes to your specifications after your Estimate has been signed may result in Change Order(s). Our demolition price is based on typical site conditions. By signing this Estimate you agree and acknowledge that if issues arise with demolition due to atypical site conditions, including but not limited to buried utility lines, caliche, high water tables, concrete, etc., the cost to perform this work will increase and may result in Change Order(s).

**Site Work**

If specified in your Estimate, Garrett Parks and Play will complete all site work in accordance with the plans, specifications and all applicable laws and regulations. Any changes to specifications required to complete the project after receipt of a signed Estimate may result in Change Order(s).

**Playground Post-installation Safety Inspection**

At your request, the equipment installed as part of this Estimate can be inspected by a third party inspector after work has been finished to ensure it has been completed according to manufacturer's recommendations and current safety standards. The cost for this service varies on the size of the project and will generate a Change Order or additional invoice if not included in this Estimate.

**Standalone Playground Safety Audit**

If specified in your Estimate, a third party Certified Playground Safety Inspector (CPSI) will perform a

safety audit on playground equipment to identify compliant and non-compliant conditions using probes and gauges to rate playground conditions against current safety standards and guidelines. The audit document will contain hazard priority ratings for all compliant and non-compliant conditions based on predictable results (possibility, probability, and consequence) and provide a basis for these findings. It will also establish repair, removal, and replacement priorities based on the potential for injury to ensure non-compliant conditions are clear and can be corrected in a timely manner.

**Invoicing**

Garrett Parks and Play uses progress invoicing to ensure our vendors are paid in a timely manner. Please provide an Accounts Payable contact below to make sure these invoices are delivered to the correct person.

AP Contact \_\_\_\_\_

AP Email \_\_\_\_\_

**Late Charges**

Payments received 30 or more days after the terms of your invoice are subject to a late fee of 5% of your outstanding balance.





**Acceptance**

You acknowledge that by signing this Estimate and submitting your deposit, you are notifying Garrett Parks and Play to proceed with their project and that the Terms and Conditions of this Estimate have been read and understood.

By \_\_\_\_\_

Name \_\_\_\_\_

Date \_\_\_\_\_

November 16, 2023

Mayor & Council –  
For City Council Regular Meeting on November 21, 2023

As part of your packet is the Pig Dreams LLC DBA Dickey's BBQ New Application for Beer & Wine & Liquor License. The application is before you because the new owners purchased the business. This is not a transfer but a New Application as the previous license had not been in use (per the Idaho State ABC) for the allotted time to be allowed a transfer. The applicant has satisfied all requirements through ISP and Ada County and are working with Mid / Star Fire for their inspection.

Their fees were reduced to accommodate the remainder of the license year as per Star City Code and have been paid to the City of Star.

I recommend this application be approved by the Council with the stipulation the license is issued once the Fire Inspection has been completed / satisfied.

Regards –

Jacob M Qualls, idCMC  
City Clerk – Treasurer, City of Star



### APPLICATION FOR BEER, WINE, LIQUOR LICENSE

Renewal

New Application

Transfer

(fees may be different)

Business Name: Pig Dreams LLC DBA Dickey's Barbecue

Physical address of license location: 10580 W state st suite 101

City: star

Assessor's Parcel Number(s): S0408347060 Zoning District: CBD

Applicant Name: Include partnership or association members, Board members or stockholders:

Emanuel Bennett LLC owner

Mailing Address:

1956 W mcGinnley st Meridian ID 83646

Applicant Telephone: 518-764-3995 Fax: \_\_\_\_\_

Applicant EMAIL Address: PigDreamsstar@gmail.com

EMAIL Address to send a COPY of the License: PigDreamsstar@gmail.com

List any convictions of any laws of the State of Idaho, or the United States, or licensing City within three (3) years immediately preceding the date of filing the application, regulating governing or prohibiting the sale, manufacture, transportation or possession of alcoholic beverages or intoxicating liquors. Within said time has the applicant(s), partners or members suffered the forfeiture of a bond for failure to appear to answer to charges of any such violation?

N/A

List any convictions of any felony, or withheld judgment granted following adjudication of guilty of a felony, or fines paid, or sentence completed therefore, within five (5) years from the date of this application:

N/A



# APPLICATION FOR BEER, WINE, LIQUOR LICENSE

Has the applicant(s), partners, or members had an alcoholic beverage license or liquor license revoked within the last three (3) years?

Yes \_\_\_\_\_ No \_\_\_\_\_ Date Revoked: \_\_\_\_\_

Have your servers / sellers been through Alcohol Awareness Training:  Yes  No *DELEmail 11/6/23 same*

LICENSE TYPE: \_\_\_\_\_ FEES (PER YEAR): \_\_\_\_\_ FEE: \_\_\_\_\_

Beer consumed on premises <input type="checkbox"/>	\$200.00	<u>133.36</u>
Beer consumed off premises <input type="checkbox"/>	50.00	<u>33.36</u>
Wine consumed on premises <input type="checkbox"/>	200.00	<u>133.36</u>
Wine consumed off premises <input type="checkbox"/>	50.00	<u>33.36</u>
Liquor By the Drink <input type="checkbox"/>	562.50	<u>375.00</u>
	Total Fee Paid	<u>708.44</u>

All applications are required to submit the following:

Applicant (v)	Description	Staff (v)
<input checked="" type="checkbox"/>	Completed and signed Liquor License Application	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Fees Paid	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of State of Idaho Alcohol Beverage License.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Ada / Canyon County Alcohol Beverage License.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Copy of approval letter from the Star Fire District. <i>PENDING</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of floor plan approved by the State of Idaho showing areas in which alcohol will be served.	<input checked="" type="checkbox"/>

**Note:** Per Idaho Code 23-913, no license shall be issued for any premises in any neighborhood which is predominantly residential or within three-hundred feet (300') of any public school, Church, or any other place of worship. (Star City Code 8-5-3-8B)



### APPLICATION FOR BEER, WINE, LIQUOR LICENSE

State of Idaho

County of ADA

Emanuel Bennett being first duly sworn, deposes and says that (he/she/they) is/are the owner / applicant of the Dickery's Barbecue (business name) making the above and foregoing application, and makes the statements therein contained for the purpose of securing a license to sell alcoholic beverages within the corporate limits of the City of Star, and that (he/she/they) has/have read the above and foregoing application, know the contents and the facts therein stated are true and (he/she/they) has/have read and is familiar with the City of Star Codes pertaining to this application.

[Signature]  
Signature of Applicant

11/15/2023  
Date

SUBSCRIBED AND SWORN BEFORE ME this 15<sup>th</sup> day of November, 2023

Barbara B. Conley



NOTARY PUBLIC in and for the State of Idaho  
Residing: Star, Idaho  
Expiration date: 04/17/2029

#### OFFICE USE ONLY

Police Dept. Approval: \_\_\_\_\_ Fire Dept. Approval: \_\_\_\_\_

City Clerk Approval: \_\_\_\_\_ Council Approval: \_\_\_\_\_

Star License No: \_\_\_\_\_ Date License Issued: \_\_\_\_\_

Emailed COPY of NEW LICENSE: \_\_\_\_\_

Complete File Scanned

Paper Filed

**Jacob Qualls**

---

**From:** Emanuel Bennett <pigdreamsstar@gmail.com>  
**Sent:** Thursday, November 16, 2023 9:41 AM  
**To:** Jacob Qualls  
**Subject:** Re: Alcohol Awareness Training

Yessir. All the managers have and they are the only ones that will be touching and or serving alcohol.

Emanuel

Get [Outlook for Android](#)

---

**From:** Jacob Qualls <jqualls@staridaho.org>  
**Sent:** Thursday, November 16, 2023 9:38:10 AM  
**To:** pigdreamsstar@gmail.com <pigdreamsstar@gmail.com>  
**Subject:** Alcohol Awareness Training

Emanuel – have your employees been through Alcohol Awareness Training? It was a box to check on the 2<sup>nd</sup> page we just needed checked yes or no.

Thanks - jmac

**Jacob "Mac" Qualls**

City Clerk / Treasurer, idCMC  
Star City Hall  
10769 West State Street  
PO Box 130  
Star, Idaho 83669-0130  
208-286-7247 (City Hall)  
208-286-7247 EXT 1001 (Direct Extension)  
208-286-7247 EXT 9010 (Passport Extension)  
Passport Scheduling:

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CITY OF STAR  
10769 W STATE ST  
STAR, ID 83669  
208-286-7247

CASH RECEIPT Reprinted 12:05:17 - 11/15/23  
OPERATOR KMM  
Posted On 11/15/23

Batch:10881

Transaction:1 Posted on 11/15/23 12:02:03 PM

Description	Total
REFERENCE NUMBER: DICKEY'S BBQ NAME: PIG DREAMS LLC ADDRESS: 10580 W STATE ST [STAAR ID 83669] CITY STATE ZIP: STAAR ID 83669	
ALCOHOL BEV LICENSES	708.44
Fund 10 Acct 32015	
PARTIAL LICENSE YEAR	

Check #	92	<b>708.44</b>
Cash Paid		
Credit Paid		
Less Charge Given	(	)
<b>TOTAL:</b>		<b>708.44</b>

# Idaho State Police

Premises No.: 1A-37386      **Retail Alcohol Beverage License**      License Year: 2024  
Incorporated City      License Number: 37386

*This is to certify, that*      Pig Dreams LLC  
*doing business as:*      Dickey's Barbeque

*is licensed to sell alcoholic beverages as stated below at:*  
10580 W State St, Star, Ada County

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*

County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	

PIG DREAMS LLC  
 DICKEYS BARBEQUE  
 1956 W MCGLINCHEY STREET  
 MERIDIAN, ID 83646  
 Mailing Address

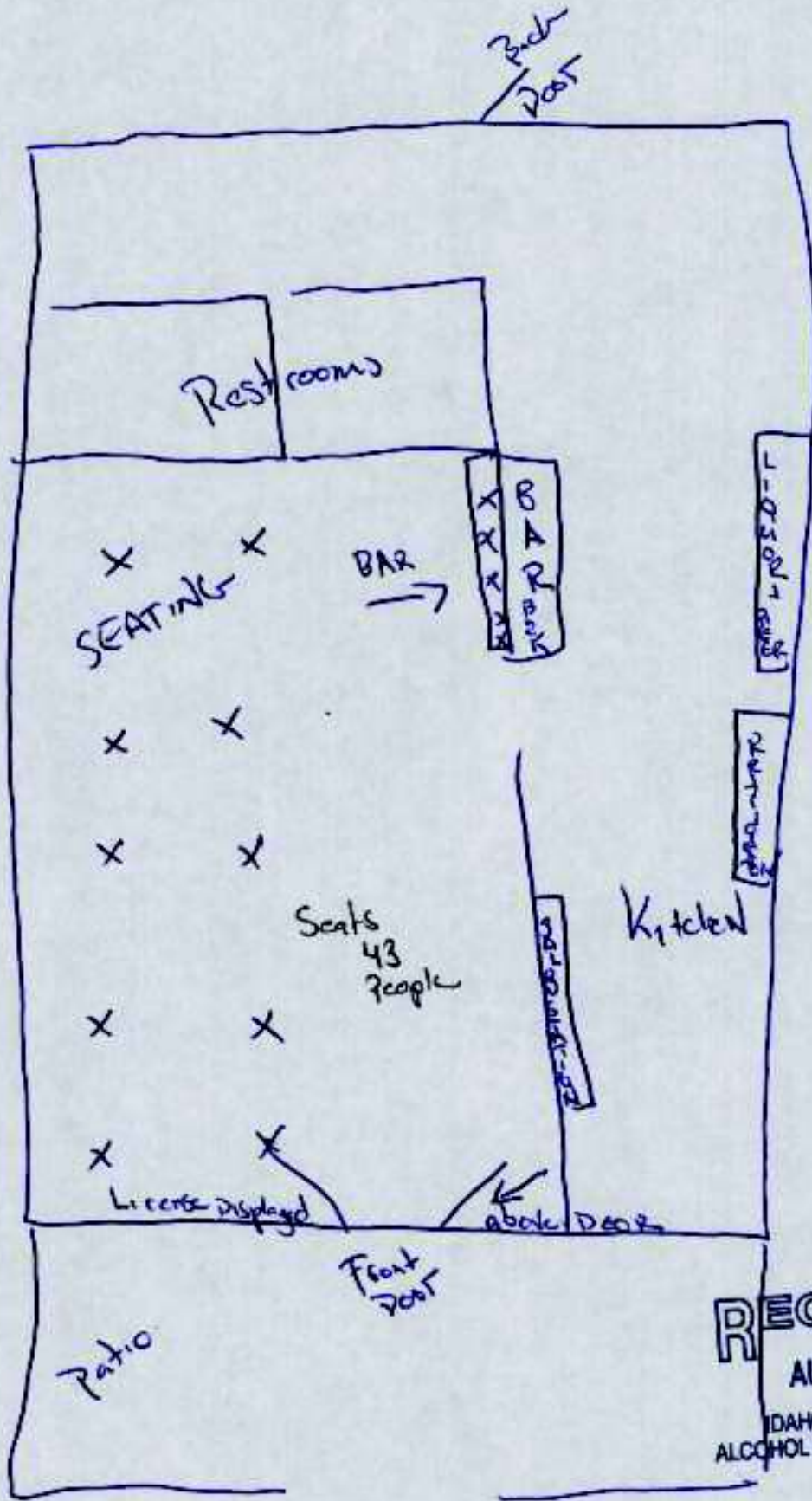
Valid  
 10/16/2023 - 04/30/2024  
**Expires**  
**04/30/2024**

TOTAL FEE: \$800.00



S Sketch

Premises ID 1A-37384



**RECEIVED**  
 AUG 28 2023  
 IDAHO STATE POLICE  
 ALCOHOL BEVERAGE CONTROL

**2023-2024**

RETAIL ALCOHOL BEVERAGE LICENSE

2024990

**ADA COUNTY, IDAHO**

STATE OF IDAHO

*This is to certify, that* **Pig Dreams LLC**

*dba:* **Dickeys Barbeque**

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at:

**10580 W. State St.  
Star, ID 83669**

**License valid from October 31, 2023 to May 31, 2024**

Beer DRAFT, bottled or canned, ON or OFF premises consumption \$100.00  
Liquor Star City \$187.50

\_\_\_\_\_  
Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 31st day of October, 2023

Mail To: 1956 W. McGlinchey St, Meridian, ID 83646

  
Trent Tripple, Clerk

\_\_\_\_\_  
Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

## Jacob Qualls

---

**From:** Victor Islas <vislas@midstarfire.org>  
**Sent:** Friday, November 17, 2023 3:57 PM  
**To:** Jacob Qualls  
**Cc:** Ryan Field; pigdreamsstar@gmail.com  
**Subject:** FD Comment: Dickey's BBQ Beer, Wine & Liquor License

Jacob,

I have meet with the owner of Dickey's BBQ Star located at 10580 W. State St., Suite 101 (Emanuel Bennett). Mr. Bennett stated he was the new owner of the restaurant and is taking the steps to obtain a Liquor License to operate with the city limits of Star. Please note my comments below:

The Fire District has record of compliance for the following:

- Commercial Hood System – Semiannual service is scheduled for November 27, 2023
- Commercial Sprinkler System – Annual Service is due. Building Owner Notified.
- Commercial Fire Alarm System – Annual Service is due. Building Owner Notified.

Based on the last report received from the Fire alarm and sprinkler system company the building had no deficiencies noted. It is my recommendation that the license be issued. The annual fire inspection is due before April 28, 2024.

If you have any questions, please let me know.

DC Islas



### Victor Islas

Deputy Chief | Middleton Star Fire Districts

**A:** 11665 W. State St., Suite B, Star, ID 83669

**P:** (208) 286-7772 **M:** (208) 860-1078

**E:** [vislas@midstarfire.org](mailto:vislas@midstarfire.org) **W:** [www.midstarfire.org](http://www.midstarfire.org)



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**PUBLIC RECORD NOTICE:** All communications transmitted within the Middleton Rural Fire District and Star Fire Protection District (midstarfire.org) E-mail system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 9-337 et seq.) and as such may be copied and reproduced by members of the public.

**\*\* New Email Address \*\* Please update contact to [vislas@midstarfire.org](mailto:vislas@midstarfire.org)**



# Request for Qualifications

## On Call Professional Services Roster



### 1. Advertisement

**Date of Issue:** November 29, 2023  
**Closing Date and Time:** January 11, 2024 4:00 P.M. MST

The City of Star (City) is requesting Statements of Qualifications (SOQ's) to fill a roster of firms capable of providing professional services to an unlimited value. This Request for Qualifications (RFQ) is for the twelve (12) specific discipline categories listed below and described in Part 3 of this RFQ. The complete RFQ is available on the City's website at <https://www.staridaho.org/rfps>.

1. Architectural
2. Electrical Engineering
3. Mechanical Engineering
4. Civil Engineering – General Site Work, Storm Drainage
5. Civil Engineering – Roadway and Traffic
6. Civil Engineering – Structural
7. Geotechnical Engineering
8. Water Resource Engineering – Hydraulic Modeling and Analysis/Floodplain Support
9. Landscape Architecture
10. Land Use Planning
11. Surveying
12. Construction Engineering and Inspections

The purpose of this RFQ is to establish a roster from which the City may choose to contract through individual task orders throughout the contract period. Each firm selected for the roster will be required to sign a master agreement for the specific category listed above. The master agreement will expire 5 years after the date of issuance.

For future task orders, the City may select a firm from the roster based on the City's determination of which firm most closely meets the requirements of the specific project. This determination will include considerations such as the firm's specialization, experience, personnel, and availability. The City will notify the firm and negotiate the scope of work and compensation which will be formalized into a task order to the master agreement. This master agreement does not prevent the City from issuing a separate RFQ for any particular project. The resultant master agreement will not be a guarantee that the City will purchase services from any or all firms on the roster.

The City recognizes that considerable effort and expense can be expended during the preparation of an SOQ and thanks you for your interest and submittal.

Ryan V. Morgan, PE  
 City Engineer  
 208-286-7247  
[rmorgan@staridaho.org](mailto:rmorgan@staridaho.org)

# Request for Qualifications

On Call Professional Services Roster



## 2. General information and Instructions

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### RESPONSE DELIVERY AND SCHEDULE

Responses will be received until the time and date listed in Part 1. Responses may be hand-delivered to City staff between 8:00 AM – 5:00 PM at City Hall at 10769 W State Street, Star, Idaho 83669. Alternatively, responses may be mailed to City Hall, c/o, Ryan Morgan P.O. Box 130, Star, Idaho 83669. Five (5) paper copies of the response and one memory stick with a PDF of the response shall be delivered together in an envelope addressed to Ryan Morgan, City Engineer with the words “City of Star Professional Services Roster SOQ” clearly written on the envelope.

After the response has been submitted, please email Ryan Morgan at [rmorgan@staridaho.org](mailto:rmorgan@staridaho.org) to confirm the response has been received.

### QUESTIONS AND CLARIFICATIONS

All questions and requested clarifications from individuals or firms shall be made in writing via email to Ryan Morgan at the following address: [bids@staridaho.org](mailto:bids@staridaho.org). Questions and clarifications shall be submitted no later than 5:00 PM January 4, 2023. Questions and clarifications will be shared, if pertinent, along with their responses on the City’s website at <https://www.staridaho.org/rfps>.

### ADDENDA

If the RFQ needs to be revised, revisions will be posted on the City’s website; <https://www.staridaho.org/rfps>. It is the sole responsibility of firms to check for any revisions to the RFQ.

### ADMINISTRATIVE INFORMATION

*Objective:* The objective of this RFQ is to provide sufficient information to enable qualified respondents to submit written SOQs. This RFQ is not a contractual offer or commitment to purchase services. Contents of this RFQ and the respondent’s SOQ will be used to establish an on-call roster of consultants. It is to be understood that this RFQ and the respondent’s SOQ may be attached or included in an agreement between the City and successful respondent.

*Utilization of Selected Firms:* The City does not guarantee utilization of agreements resulting from this RFQ. Actual utilization will be based upon demand for services or other

factors deemed important to the City. Any work under a master agreement will be by a task order to that master agreement.

*Funding Availability:* By responding to this RFQ, your firm acknowledges that for any agreement signed as a result of this RFQ, the authority to proceed with the work is contingent upon the availability of funding.

*Agreement and Insurance Requirements:* If selected for award, respondent agrees to execute and deliver to the City a master agreement and a copy of the applicable insurance certificates. The City reserves the right to request insurance certificates naming the City as an additional insured on subsequent task orders.

## **PROPOSER'S COST**

The Proposer will be responsible for all costs incurred in preparing or responding to this RFQ. All materials and documents submitted in response to the RFQ become the property of the City and will not be returned.

## **RIGHTS TO PERTINENT MATERIALS**

All responses, inquiries, and correspondence relating to the RFQ and all reports, charts, coverage maps, displays, schedules, exhibits, and other documentation produced by the proposer that are submitted as part of the proposal shall become the property of the City after the submission deadline.

## **PUBLIC RECORDS**

The City is a public agency. All documents in its possession are public records. Submissions are public records and, except as noted below, will be available for inspection and copying by any person. If any Proposer claims any material to be exempt from disclosure under the Idaho Public Records Law, the Proposer will expressly agree to defend, indemnify and hold harmless the City from any claim or suit arising from the City's refusal to disclose any such material. No such claim of exemption will be valid or effective without such express agreement. The City will take reasonable efforts to protect any information marked "confidential" by the Proposer, to the extent permitted by the Idaho Public Records Law. Confidential information must be submitted in a separate envelope, sealed and marked "Confidential Information" and will be returned to the Proposer upon request after the award of the contract. It is understood, however, that the City will have no liability for disclosure of such information. Any proprietary or otherwise sensitive information contained in or with any submission is subject to potential disclosure.

## **GUIDELINES**

To be considered responsive, proposals should address all items identified in Part 3. Please note: Some items require that the Proposer provide a detailed response and/or

attachments. Failure to provide a complete response may be grounds for rejection of the proposal. Furthermore, proposals should be prepared in such a way as to provide a straightforward and concise discussion of the Proposer's ability to provide the services that can best satisfy the requirements herein and the needs of the City.

Elaborate or unnecessarily lengthy documents are discouraged. Emphasis should be concentrated on conformance to the RFQ instructions, responsiveness to the RFQ requirements and on completeness and clarity of content.

The SOQ shall include a completed Service Category Checklist (attached) at the beginning of each SOQ. The SOQ shall contain a separate response to Section 3 described in Part 3 for each category being submitted for.

## **FORMAT**

In order to facilitate evaluation and comparison, proposals should be submitted in the format described below. Format instructions must be adhered to. Failure to comply with this requirement may be cause for rejection.

- Submittal shall be on 8 ½ x 11-inch paper, single sided
- Type shall be no smaller than 12 point
- SOQ contents and page limits discussed in Part 3
- Include the Service Category Checklist as the first page after the cover page

All proposals submitted in response to this request shall use the following headings and sequence listed in Part 3 to assist with developing an accurate evaluation of the proposer's firm.

## **EVALUATION AND AWARD**

The RFQ will be reviewed and evaluated by a selection committee. Within 45 days of submittal deadline, the selection committee may recommend to the City Council an agreement be awarded by the City. The time for awarding an agreement may be extended at the sole discretion of the City.

Per Idaho Statue 67-2320, the City will contract with a minimum of two (2) consultants to have a valid roster. However, the selection committee may recommend an agreement be awarded to up to four (4) firms in each category. The selection committee will use, but will not be limited to, the criteria listed in Part 3 as a basis to rank the SOQs received. The points associated with each section are provided in Part 4 of this RFQ. The City reserves the right to not award a contract for any or all the service categories.

## **RATE SCHEDULE**

The firms selected for the master service agreement roster will be required to submit a current rate table for services. The rate table shall include the key personnel, their



respective job title, billable rate, and the billable rate multiplier. The billable rate multiplier is the ratio between an individuals billable rate and gross hourly pay. Master agreement rates will remain fixed throughout the life of the agreement unless a rate change request is received and approved by the City in writing. No more than one rate change annually will be accepted.

# Request for Qualifications

## On Call Professional Services Roster



### 3. Scope of Services

---

#### General Scope of Services

The following is a description of each of the categories included in this RFQ.

Category 1. Architectural: New building design, existing building remodel, and code compliance evaluation.

Category 2. Electrical Engineering: Evaluation, planning, and design of municipal (public parks), commercial (city buildings), building and street lighting, controls and instrumentation, and emergency power.

Category 3. Mechanical Engineering: Evaluation, planning, and design of heating, ventilating and air conditioning, plumbing, and associated instrumentation and control systems for municipal buildings.

Category 4. Civil Engineering – General Site Work and Storm Drainage: Evaluation, planning, and design of storm water collection and disposal facilities including piping, storage, and infiltration basins. General site layout includes parking lots, building locations parks and other site features.

Category 5. Civil Engineering – Roadway and Traffic: Evaluation, planning, and design for roadways, streets, curb and gutter, sidewalks, bicycle and pedestrian facilities, traffic signals, culverts and drainage systems, transportation system evaluation and planning. Showcase previous projects working with ITD, ACHD, and HD4.

Category 6. Civil Engineering – Structural: New building design, existing building remodel, fencing, retaining walls, foundation, and other structural elements.

Category 7. Geotechnical Engineering: Geotechnical analysis; foundation evaluation and design; slope stability analysis; pavement design; retaining systems; field exploration services. Percolation rates and depth to groundwater.

Category 8. Water Resource Engineering – Hydraulic Modeling and Analysis/Floodplain Support: Evaluation and planning of development in the floodway areas. May include the creation and evaluation of hydraulic models of water bodies in the area to support LOMRs No Net Rise analysis or other items. Showcase previous projects working with FEMA. Evaluate irrigation canal and drainage ditch design ponds and other water features.

Category 9. Landscape Architecture: Evaluation, planning, and design of existing and future green areas. Includes landscape plans, planting plans, landscape and park and irrigation system plans. Irrigation systems include both sprinkler layout and pump design.

Category 10. Land Use Planning: Includes planning efforts to help support the long-term visions defined in the Comprehensive Plan and South of the River Plan, both available on the City's website, and the ongoing Parks and Pathways Master Plan. May involve support securing funding in the forms of grants or loans and support negotiating agreements for easements or land dedications for parks and pathways. Includes updates to the comprehensive plan.

Category 11. Surveying: Topographic surveys for design work, boundary surveys, legal descriptions, platting, monuments, easements, and construction staking.

Category 12. Construction Engineering and Inspections: Construction administration may include preconstruction conferences, progress meetings, agency and utility coordination, contract compliance, public relations, submittal reviews, filing, contract changes, change orders, pay application preparation, progress estimates, project closeout, and record drawings. Inspection services may include preconstruction site condition documentation, inspection diaries, payment quantity verifications, identify and recommend corrections for substitutions or deficiencies in contractor work, punch list preparations, material testing compliance, and record drawings. This task includes roadway, site, and building CE&I

Proposers shall have personnel, materials and equipment and offer the services necessary to perform and accurately record the work described above. Proposer personnel, including sub-consultants if applicable, shall have the technical knowledge and skills to professionally perform the work as well as current professional registrations or certifications in the State of Idaho.

The SOQ shall include the following sections.

**Section 1: Cover Letter (2 pages maximum)**

A cover letter shall accompany the SOQ. The letter should include the name, title, address, and telephone number of the primary contact for the SOQ. Identify the category or categories that you are applying for. Briefly summarize the firm's qualifications and experience relevant to the scope and categories you are applying for.

**Section 2: Overall Firm Structure and History (4 pages maximum)**

The selection committee will review the structure of the firm, including subconsultants and other teaming partners.

1. **Firm Structure and History:** Responder shall include a history of the firm, including a history of its presence in Idaho and the Treasure Valley. Responders shall include office locations, number of staff, including licensed professionals, administrative and other support staff.

2. **Project Manager's Relevant Experience:** Identify the project manager who would be responsible for the work. Provide a description for relevant experience consulting for Idaho public entities and include references (3 minimum). Public entity engineering and project experience is required, along with the appropriate licenses. Discuss the project manager's approach and how it will ensure the City gets the optimum product or service for the tax payer money spent. If submitting for more than one category, the responder shall provide a single point of contact regardless of the category.

### **Section 3: Evidence of Firm's Ability to Perform Services (5 pages maximum)**

The selection committee will use, but will not be limited to, the following criteria for consultant selection. Consultants are encouraged to identify and clearly label in their SOQ how each criteria is being fully addressed. History from the current and previous projects and customers of the respondent may be used to evaluate some of the criteria. **A separate Section 3 shall be submitted for each category the responder would like to be considered for. Each category shall have a cover sheet to separate them, this sheet will not count toward the overall page count and any information included on this sheet shall not be included as items for consideration.**

1. **Related Work:** Briefly describe or list projects executed by your firm that demonstrate relevant experience. Projects your firm has performed for Idaho public entities should be emphasized. Provide at least five (5) Idaho public entity projects completed in the last five (5) years relevant to the scope of work. Provide a more detailed description and include the name, address, email address, and phone number of a person (currently with the public entity) who can be contacted regarding your performance on the project. When submitting projects for which your firm worked in an auxiliary capacity or in a joint venture or partnership, include the name of the lead firm. List experience in design and construction projects incorporating the Idaho Standards for Public Works Construction (ISPWC). Include any experience your firm has in design and managing projects funded by a variety of grant funds.
2. **Personnel Experience:** Describe the relevant project team key personnel (including any important sub-consultants). Describe key personnel's proposed roles and responsibilities and relevant experience working with Idaho public entities. List key projects the project team has worked on in the past 5 years.
3. **Personnel Location and Availability:** Describe the location and availability of qualified personnel who will be involved in potential future projects.

### **Section 4: Attachments**

1. **Other.** Relevant information the consultant wishes to include that is not listed above. (One Page Maximum)
  
2. **Resumes.** Include resumes of all key personnel that will work directly with the City or on projects. Resumes shall be limited to no more than one page per person and are not counted as part of the overall page count.

## 4. Scoring Criteria

Firms will be scored individually for each category and may be selected for between one and all the categories submitted for. Scoring for each category will include the score from Section 2 plus the score from that category for a total of 150 points. Up to 10 additional bonus points may be awarded to each category based on the information provided in Section 4. These points may be added to each category, or only to categories relevant to the information provided.

### 2023 SOQ Scoring Guide

<b>Firm:</b>		
<b>Service Category:</b>		
<b>Criteria</b>	<b>Points</b>	<b>Comments</b>
Section 1: Cover Letter (Yes/No)		
Section 2:	-	
Project Manager’s Relevant Experience	25	
Related Work	30	
Section 3:	-	
Related Work	45	
Personnel Experience	35	
Personnel Location and Availability	20	
<b>Service Category Total Points</b>	<b>/ 100</b>	
Additional Notes:		

## Service Category Checklist

The following is the list of service categories included in this RFQ. Mark the box beside each category for which you are submitting a proposal and attach this form to your SOQ.

- Architectural
- Electrical Engineering
- Mechanical Engineering
- Civil Engineering – General Site Work and Storm Drainage
- Civil Engineering – Roadway and Traffic
- Civil Engineering – Structural
- Geotechnical Engineering
- Water Resource Engineering – Hydraulic Modeling and Analysis/Floodplain Support
- Landscape Architecture
- Land Use Planning
- Surveying
- Construction Engineering and Inspections

ORDINANCE NO. 392-2023  
(IRON MOUNTAIN VISTA SUBDIVISION DE-ANNEXATION)

AN ORDINANCE DE-ANNEXING FROM THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN INCORPORATED CITY LIMITS; MORE SPECIFICALLY LOCATED ON W. BROKEN ARROW ROAD (FORMERLY W. FLOATING FEATHER ROAD), IN STAR, IDAHO (ADA COUNTY PARCELS R9545740040 & R9545740050); THE PROPERTY IS OWNED BY TODD CAMPBELL CONSTRUCTION LLC; RE-ESTABLISHING THE ZONING CLASSIFICATION OF THE DE-ANNEXED PROPERTY AS RURAL URBAN TRANSITION (RUT) OF APPROXIMATELY .08 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to de-annex, or exclude territory from the boundaries of the City in the manner provided by Section 50-225, Idaho Code; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 303, adopted on March 3, 2020 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the incorporated areas of the City of Star and particularly described in Section 2 of this Ordinance have requested, in writing, de-annexation of said real property from the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on October 3, 2023 on the proposed de-annexation of the property described in Section 2 below, as required by Section 50-225, Idaho Code, and determined that the requested de-annexation should be granted, and that the property should be zoned Rural Urban Transition (RUT).

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

Section 1: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is within the City and that the owner(s) of said property have requested, in writing, de-annexation of said property from the City, and that the requirements of Section 50-225, Idaho Code, for Exclusion of Territory, have been satisfied.

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in the City of Star, Idaho, is hereby de-annexed to Ada County. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of Ada County as their fellow residents, occupants, and owners within Ada County.



Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Rural Urban Transition (RUT), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to exclude the real property described in Section 2 above.

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

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

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF STAR  
Ada and Canyon County, Idaho

BY: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk

TBD-2023

TITLE 4 – PUBLIC SAFETY

CHAPTER 4 – ANIMAL CONTROL AMENDMENT

AN ORDINANCE AMENDING TITLE 4, CHAPTER 4, DEFINING PURPOSE, MODIFYING 4-4-6 C.1, REMOVING SECTIONS 4-4-6 C.2 AND C.6; MODIFYING 4-4-15 AND CREATING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

**SECTION 1** – Defining Purpose: The purpose of this amendment is to streamline the process for Dog Licenses issued for the City of Star Dog Owners.

**SECTION 2** – amending Title 4, Chapter 4.

4-4-6 Section C.1. shall read:

All dog licenses shall be valid until **the last day of the month of the original licensing month** of each **the following** calendar year. The owner or person having charge of any dog within the city shall make application at council designated locations and pay a license fee according to the schedule of fees adopted by resolution of the city council.

4-4-6 Section C.2. shall be removed:

~~After July 1 of each calendar year, the license fee shall be one half (1/2) of the regular license fee and effective until December 31 of that year.~~

4-4-6 Section C.6 shall be removed:

~~Dog licenses may be purchased starting December 1 of each calendar year.~~

**4-4-15 Shall be modified and read as follows:**

~~A. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of his animal that frequently, excessively, or untimely barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property. Any violation of this section is punishable as defined by resolution of the city council.~~

**A. Prohibition: It shall be unlawful for any person to fail to exercise proper care and control of his animal that barks, yelps, howls, whines, cries or makes other noises that are audible off the owner's property for an extended period of time. Any person who shall violate any of the terms or provisions of this chapter, except as described elsewhere in this ordinance, shall be guilty of an infraction and shall be punishable by a fine of one hundred dollars (\$100.00), excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction, and such trials shall be held before the court without a jury. Any person who shall be found guilty of a second or subsequent violation of any provisions of this chapter within a five (5) year time period, or as described elsewhere in this ordinance, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed three hundred dollars (\$300.00) and/or jail for a period not to exceed one hundred eighty (180) days or both such fine and jail. For purposes of this section "extended period of time" means either:**

TBD-2023

TITLE 4 – PUBLIC SAFETY

CHAPTER 4 – ANIMAL CONTROL AMENDMENT

- 1. Any barking, baying, crying, howling, or other animal noise emitted by one or more animals incessantly for thirty (30) minutes with individual interruptions of less than twenty (20) seconds at a time during the thirty (30) minute period; or
- 2. Any barking, baying, crying, howling or other animal noise emitted by one or more animals intermittently for sixty (60) minutes or more within a twenty-four (24) hour period.

**E. Proof of Habitual Barking or Noise Making: The owner or custodian of an animal may be charged with excessive animal noise nuisance when:**

- 1. An officer receives signed complaints alleging an animal noise nuisance, from at least two (20) unrelated adult witnesses residing in different residences; or**
- 2. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness who has a video or audio recording of the alleged violation; or**
- 3. An officer receives a signed complaint alleging an animal noise nuisance from one adult witness and an officer has witnessed the alleged presence of the nuisance.**

**SECTION 3 – SEVERABILITY CLAUSE** Should any part or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance in whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 4 – EFFECTIVE DATE** This ordinance shall be in full force and effective from the date of passage, publication and signature of the Mayor according to law.

Passed and adopted by the City of Star Mayor and City Council \_\_\_\_\_

\_\_\_\_\_

Trevor A Chadwick, Mayor

ATTEST \_\_\_\_\_

Jacob M Qualls, City Clerk - Treasurer

TBD – 2023

TITLE 1 – ADMINISTRATIVE CODE PROVISIONS  
CHAPTER 14 – RECORDS MANAGEMENT POLICIES AND PROCEDURES

AN ORDINANCE CREATING TITLE 1, CHAPTER 14, DEFINING PURPOSE; CREATING DEFINITIONS OF CITY RECORDS; DECLARING CITY RECORDS AS PUBLIC PROPERTY; DECLARING CITY POLICY; ESTABLISHING RECORDS MANAGEMENT DIVISION; DESIGNATING THE CITY ARCHIVIST; ESTABLISHING THE DUTIES OF THE ARCHIVIST; CITY DEPARTMENT HEADS TO BE RESPONSIBLE; RECORDS COORDINATORS RESPONSIBILITIES; CITY OFFICES TO USE RECORDS SCHEDULES; DEVELOPMENT OF RECORDS RETENTION AND DISPOSITION SCHEDULES; ALLOWING ONE TIME DESTRUCTION OF OBSOLETE RECORDS; DEFINING ARCHIVAL OPERATIONS; PRESERVATION OF PERMANENT RECORDS; NONCURRENT RECORD MAINTENANCE; ESTABLISHING AN DIGITIZING PROGRAM; RECORDS TO BE IMAGED ELECTRONICALLY; ACCESSIBILITY OF ELECTRONIC RECORDS; CREATING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

**SECTION 1** – Defining Purpose: The purpose of this amendment is to create a records management policy and procedure.

**SECTION 2** – Title 1, Chapter 14 shall now read as follows:

**CHAPTER 14. RECORDS MANAGEMENT POLICIES AND PROCEDURES**

**1-14-1. Definition of city records.**

All papers, correspondence, memoranda, accounts, reports, maps, plans, photographs, sound and video recordings, files, microform, electronic imaging, magnetic or paper tape, punched card, electronic mail, also known as e-mail, or other documents, regardless of physical form or characteristic, which have been or shall be created, received, filed, or recorded by any city office or department or its lawful successor, or officials thereof in pursuance of law or ordinance or in the conduct, transaction, or performance of any business, duty, or function of public business, whether or not confidential or restricted in use, are hereby declared to be records of the City of Star, and shall be created, maintained, and disposed of in accordance with the provisions of this chapter or procedures authorized by it and in no other manner. Materials acquired solely for reference, exhibit, or display and stocks of publications shall not constitute records for the purposes of this chapter.

**1-14-2. City records declared public property.**

All "city records" as defined in section 1-14-1 of this chapter are hereby declared to be property of the City of Star. No city official or employee has, by virtue of his or her position, any personal or property right to such records even though he or she may have developed or compiled them. The unauthorized destruction, removal from files, or private use of such records is prohibited.

**1-14-3. Policy.**

It is hereby declared to be the policy of the City of Star to provide for efficient, economical, and effective controls over the creation, distribution, organization, maintenance, use, and disposition of all city records through a comprehensive system of integrated procedures for the management of records from their creation to their ultimate disposition. Electronic mail, also known as e-mail, whether created or received, shall be retained for a period of two years and then automatically removed from the city's exchange server. Electronic mail that is related to pending or threatened litigation will be retained until the litigation is concluded or the applicable statute of limitations has

expired. Electronic mail that is the subject of a "litigation hold" shall be retained for such time as indicated in such "hold". Department directors, and heads of divisions, may designate certain electronic mail as semi-permanent or permanent records and must retain those records in a format and location separate from the exchange server. Periodically the city archivist shall review or examine other filing systems in each department / division, make transfers of records, arrange for disposition of outdated records and otherwise assist city officers in complying with the city records policy.

#### **1-14-4. Records management division established.**

There is hereby established a records management division. The city clerk is responsible for directing the division and coordinating records management operations among the city departments.

#### **1-14-5. Office of archivist established.**

The City Clerk shall designate a City Archivist, who shall be responsible for citywide files management and the direction and control of the city's records management and disposition program.

#### **1-14-6. Duties of archivist.**

The archivist shall have the following duties, and others as assigned by the city clerk:

- A. Plan, formulate, and prescribe basic files management and records disposition policies, systems, and standards and procedures.
- B. Prepare records retention and disposition schedules in cooperation with department heads for all city departments; define and identify vital, historical and/or permanent records; and establish retention periods for all records. Retention periods shall be no shorter than desired by the originating office but shall be as long as deemed necessary by the archivist, city clerk, finance director and city attorney.
- C. Review schedules annually and update or amend as needed.
- D. Coordinate the citywide files management and records disposition programs and report annually to the City Clerk on program effectiveness in each city department.
- E. Provide records management advice and assistance to all city departments, by preparation of a policies and procedures manual and by on-site consultation.
- F. Develop, disseminate, coordinate files maintenance, records disposition procedures, and computer assisted retrieval programs including, but not limited to, those prescribed by this chapter, in order to meet the current and long-term information needs of the city.
- G. Train departmental records coordinators and other personnel in the fundamentals of records management and their duties in the records management programs.
- H. Implement at the proper time such actions as destruction, and transfers that are required by records schedules.
- I. Develop a citywide forms design and control system.
- J. Establish in cooperation with other responsible city officials a disaster plan for each city department and the archivist to ensure maximum availability of records for reestablishing operations quickly and with minimum disruption and expense.
- K. Develop procedures to ensure the preservation of the historically valuable records of the city.

#### **1-14-7. Responsibilities of city department heads.**

All city department heads are responsible for the implementation and operation of effective file operations, records transfers and dispositions, and other activities in accordance with the provisions of this chapter within their areas of responsibility. They shall designate records coordinators within their departments and provide the archivist with the names of such designees.

#### **1-14-8. Responsibilities of records coordinators.**

The records coordinator in each office and/or department is responsible for providing coordination between the archivist and personnel in his or her office to ensure compliance with the provision of this records management

chapter. This responsibility shall include supervising the application of records schedules within the office or department.

**1-14-9. City offices to use records schedules.**

All city departments shall adopt records retention and disposition schedules and destroy, transfer, or otherwise dispose of records in accordance with policies set forth by the records schedules.

**1-14-10. Development of records retention and disposition schedules.**

Retention periods to be included in records schedules shall be submitted by the archivist to the city clerk, treasurer and city attorney, who shall notify the archivist within ten working days of the approval or of any objection to a retention period. At the expiration of the ten-day period, if no objection has been submitted, the records schedule shall be adopted and shall have full force as sufficient authorization for records destruction or other action. If objection is made, the archivist shall determine a retention period satisfactory to the office or department concerned, to the city clerk, finance director and the city attorney.

When a records retention and disposition schedule is adopted, it shall constitute full authority to transfer, microfilm/image prepare for destruction or take other actions, with respect to city records. The city council hereby directs that such action be taken by the archivist or under his or her supervision. The archivist shall notify in writing the department and the city council of the intended destruction.

**1-14-11. One time destruction of obsolete records.**

Prior to the implementation of the records management program for a department, a one-time destruction of obsolete records of that department may be made by the department, under the supervision of the archivist. Obsolete records shall include those no longer created by the office or department and no longer are needed for administrative, legal, fiscal, or other research purposes.

**1-14-12. Archives.**

The archival operation shall utilize one or more buildings to store inactive records; to ensure the security of such records from deterioration, theft, or damage during the period of storage; to permit fast, efficient retrieval of information from stored records and to provide facilities for a centralized micrographics and/or electronic imaging program.

**1-14-13. Preservation of permanent records.**

The archivist shall develop procedures to ensure the permanent preservation of the historically valuable records of the city. The archivist shall provide housing for such records in a municipal facility and in such manner that the records, unless their use is restricted by law or regulation, are open to the public for research purposes. In no circumstances shall the permanent records of the city be transferred to private individuals, to private historical societies or museums, or to private or public colleges or universities. Permanent physical records not being housed in city offices may be transferred to the Idaho State Archive after appropriate digitization of said records for ease of retrieval only after approved City Council Resolution indicating each record is being transferred.

**1-14-14. Noncurrent records not to be maintained in office files.**

Records no longer required to support current operations of the city shall be transferred to less costly off-site storage at the archives, or be destroyed, when such action is indicated by an approved records schedule. Such records shall not be maintained in active office files or equipment.

**1-14-15. Digitizing program established.**

A centralized digitized program shall be designed and implemented by the archivist to service all city offices and departments.

**1-14-16. Records to be imaged electronically.**

The archivist shall determine the length of time the various records of the city could be stored before the cost of storage during their retention periods would exceed the cost of preserving them physically. Records determined to be more economically stored electronically imaged and shall include the following types of records:

- A. Those which the archivist determines are of historical value and whose preservation is best ensured by imaging.
- B. Those which, because of the nature of the information they contain, are indispensable to the continued operations of an office and, therefore, should be digitized to provide a secure copy.
- C. Those which, because of high volume retrieval, require frequent and/or large numbers of copies to be made and which could be made more efficiently or economically through electronic image.

**1-14-17. Accessibility electronic records.**

The public is given identical access to digitized records to which they would be entitled under law if the records were in any other medium. A reasonable fee is to be charged for reproduction of physical copies from digitized records.

**SECTION 3 – SEVERABILITY CLAUSE** Should any part or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance in whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 4 – EFFECTIVE DATE** This ordinance shall be in full force and effective from the date of passage, publication and signature of the Mayor according to law.

Passed and adopted by the City of Star Mayor and City Council \_\_\_\_\_

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST \_\_\_\_\_  
Jacob M Qualls, City Clerk - Treasurer

TBD – 2023  
TITLE 1 – ADMINISTRATIVE CODE PROVISIONS  
CHAPTER 15 – SURPLUS PROPERTY

AN ORDINANCE CREATING TITLE 1, CHAPTER 15, DEFINING PURPOSE; CREATING TITLE 1, CHAPTER 15 WITH SECTIONS PROHIBITIONS, DECLARATION OF SURPLUS AND DISPOSAL OF PERSONAL PROPERTY; DECLARATION OF SURPLUS PROPERTY AND DISPOSAL OF REAL PROPERTY; TRANSFER OF SURPLUS PROPERTY TO OTHER GOVERNMENT AGENCIES; DEFINING PUBLIC SALE; DESCRIBING FAILURE TO PRODUCE A BUYER; EXPLAINING NO SALABLE VALUE; DESIGNATION FEDERAL FUNDING; PROCEEDS OF SURPLUS PROPERTY; PROHIBITING CERTAIN INDIVIDUALS AND ENTITIES FROM PURCHASING SURPLUS PROPERTY, DEFINING SALE AT RETAIL AND ALL SALES FINAL; CREATING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

**SECTION 1** – Defining Purpose: The purpose of this ordinance is to authorize, declare, dispose of, and define prohibitions of surplus property.

**SECTION 2** – Title 1, Chapter 15 shall now read as follows:

**CHAPTER 15. SURPLUS PROPERTY MANAGEMENT, POLICIES AND PROCEDURES**

**1-15-01. SURPLUS PROPERTY; AUTHORIZATION; DECLARATION; DISPOSAL; PROHIBITIONS.**

**1-15-1. Prohibitions:**

No employee of the city is authorized to sell, transfer or give away personal or real property of the city except in accordance with this article and state law. The unauthorized sale or transfer of property of the city by any employee, other than by discarding as waste material at the sanitary landfill or similar approved depository for refuse, shall constitute a misdemeanor, punishable as provided in Idaho Code sections 50-302(1) and 18-113, as amended, in addition to any other civil or equitable remedy which might be available to the city or criminal charge that might be appropriate under the circumstances. Only the city council has authority to declare property, whether real or personal, to be surplus. The city clerk shall coordinate the disposal of all surplus property, including land, buildings, equipment, and other city assets no longer required for city use, in the manner which is in the best interests of the city and which is consistent with the requirements of law.

**1-15-2. Declaration Of Surplus; Disposal Of Personal Property:**

- a. For an item or batch of items estimated by the city clerk to be valued at less than one thousand dollars (\$1,000.00), and subject to the prohibitions set forth in subsection (9) of this section, the city clerk shall have full discretion on when and how such an item, or batch of items, shall be disposed of following declaration by the city council that such property is surplus, unless specific dispositive instructions are given by the city council in that declaration. Surplus personal property estimated by the city clerk to have a value of one thousand dollars (\$1,000.00), or more, shall be disposed of in accordance with the provisions set



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TITLE 1 – ADMINISTRATIVE CODE PROVISIONS  
CHAPTER 15 – SURPLUS PROPERTY

forth. The city council may, in any resolution declaring personal property to be surplus, direct the method of disposition. If no method of disposition is set forth in the resolution, such property shall be disposed of in any manner consistent with this code following state and federal law.

- b. The city clerk may dispose of personal property through a sale, or may, in the alternative, dispose of said property through exchange for property to be acquired by the city.

**1-15-3. Declaration Of Surplus; Disposal Of Real Property:** When appropriate, the city shall declare city owned real property to be surplus and dispose of such property in accordance with the requirements and procedures set forth in Idaho Code section 50-1403.

**1-15-4. Transfer Of Surplus Property To Other Government Agencies:** When appropriate and in the city's best interest, the city clerk shall recommend to the mayor and city council the transfer or donation of surplus property to other government agencies in accordance with the requirements of Idaho Code.

**1-15-5. Public Sale:** All sales of surplus personal property, except as specifically provided for herein, shall be made through a public sale or auction and shall be preceded by some form of public notice, which shall include, at a minimum, a posting for at least three (3) days on the city's internet website. Except where such procedures or requirements are set forth in Idaho Code, decisions concerning the procedures to be followed for the sale and any additional notice beyond that required above shall be made by the city clerk.

**1-15-6. Failure to Produce a Buyer:** If any sale or auction of surplus personal property fails to produce a buyer at a minimum price set by the city council, if a minimum price was set, or, if no bids are received, the city clerk shall proceed to dispose of the property at his or her discretion, subject to the prohibitions set forth in subsection (10) of this section, in any appropriate manner designed to maximize the financial return to the city, unless otherwise instructed by the city council in its resolution declaring such property to be surplus.

**1-15-7. No salable Value:** In the event items of surplus personal property are determined to have no salable value because of condition, obsolescence or inappropriateness of use for the general public, the city clerk shall dispose of such items in any manner appropriate, subject to the prohibitions set forth in subsection (10) of this section.

**1-15-8. Federal Funding Designation:** When real or personal property is purchased, donated or otherwise conveyed to the city and federal funding designated for the purpose of assisting low to moderate income persons with decent, safe, affordable housing opportunities, has been utilized to obtain or improve the property, it may be offered for public sale. If the property is not sold through a public sale, the property may be sold, donated or otherwise conveyed directly to a low to moderate income person as approved by the city clerk and housing program administrator. In

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TITLE 1 – ADMINISTRATIVE CODE PROVISIONS  
CHAPTER 15 – SURPLUS PROPERTY

either event, the sale or conveyance must be consistent with the requirements of the applicable federal regulations under which the property was obtained initially or improved.

**1-15-9. Surplus Property Proceeds:** All proceeds from the sale or auction of an item or batch of items of surplus property shall be deposited into the miscellaneous revenue account of the department from which such item or batch of items originated.

**1-15-10. Parties Prohibited From Purchasing Surplus Property:** It shall be unlawful for any of the following persons to purchase surplus property at any sale or auction: mayor, city clerk, members of the city council, appointed officials or department heads. It shall likewise be unlawful for any partnership or entity in which any of the foregoing persons have any interest to purchase such property. No employer, business partner, business associate, or immediate family member of one of the aforementioned persons shall be permitted to purchase surplus property at any sale or auction. Finally, no city employee involved in the sale of any specific item or batch of items of surplus property shall be permitted to purchase said property. A knowing violation of this prohibition shall constitute a misdemeanor, punishable as provided in Idaho Code sections 50-302(1) and 18-113, as amended.

**1-15-11. Sale at Retail:** Notwithstanding any other provision of this code, the city may sell personal property to employees and members of the public at retail at city facilities and events. For purposes of this section "facilities and events" shall include, but shall not be limited to, vending machines, snack bars, gift shops, pro shops or other marketing methods catering to city employees or members of the public utilizing city facilities or participation in city sponsored events.

**1-15-12. All Sales Final:** All sales of Surplus Property are sold as is and where it is located at the time of the sale unless a prior written agreement has been made and authorized.

**SECTION 3 – SEVERABILITY CLAUSE** Should any part or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance in whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 4 – EFFECTIVE DATE** This ordinance shall be in full force and effective from the date of passage, publication and signature of the Mayor according to law.

Passed and adopted by the City of Star Mayor and City Council \_\_\_\_\_

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST \_\_\_\_\_  
Jacob M Qualls, City Clerk - Treasurer