

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho
Tuesday, March 19, 2024 at 7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Pastor David Ax, Calvary Star Church
3. **ROLL CALL**
4. **PRESENTATIONS**
 - A. **PROCLAMATION** - Daughters of the American Revolution Hidden Heroes
 - B. **Star Police Chief Monthly Report Presentation & K9 Presentation**
 - C. **Star Fire Chief Monthly Report Presentation**
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 Provided & Previously Approved:**
 - B. **Approval of Minutes:** January 30, 2024
 - C. **Findings of Fact / Conclusion of Law** - Frontier Credit Union Conditional Use Permit (**FILE # CU-23-09**)
 - D. **Findings of Fact / Conclusion of Law** - Starpointe 2 Subdivision, Preliminary Plat & Private Street (**FILE#'s AZ-23-03, DA-21-09MOD, PP-23-02, PR-23-02 & PP-21-10 Amended**)
 - E. **Final Plat** - Naismith Commons Subdivision Phase 2 (**FILE:FP-23-20**)
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. **Pavilion Park Phase 2 Basketball Irrigation Project** - Approval and Authorization of Project Cost of \$23,151.47 (**ACTION ITEM**)
 - B. **Pavilion Park Phase 2 Pickleball East Irrigation Project** - Approval and Authorization of Project Cost of \$20,530.55 (**ACTION ITEM**)
 - C. **Resolution 2024-010 - Star City Hall Public Art Exhibit Master Plan:** Approval of Resolution to create City Hall Public Art Exhibit (**ACTION ITEM**)
 - D. **Ordinance 399-2024 (Keely Rezone & Development Agreement)** - AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 856 S. STAR ROAD IN STAR, IDAHO (ADA COUNTY PARCEL R1842701822); THE PROPERTY IS OWNED BY CLINT & JILL KEELY; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS CENTRAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (CBD-DA) ON APPROXIMATELY 1.06 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**)
 - E. **Ordinance 400-2024 (Talega Village Annexation, Rezone & Development Agreement)** - AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 58 N. TRUMAN PLACE AND 8370 W. SHULTS COURT (ADA COUNTY PARCELS R3720002880, R3720003030, R3720002500, R3720002480, R3720001505, R3720002412, & S0409417201); THE PROPERTY IS OWNED BY CIG ENTERPRISES LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-10-DA), AND ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-10-DA), WITH A TOTAL OF APPROXIMATELY 55.68 ACRES, AND RE-ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS GENERAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (C-2-DA) OF APPROXIMATELY 18.93 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**)
7. **ADJOURNMENT**

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

CITY OF STAR *Idaho*



PROCLAMATION

IN SUPPORT OF THE CITY OF STAR'S MILITARY CAREGIVERS
IN COLLABORATION WITH IDAHO'S DAR AND HIDDEN HEROES

WHEREAS, the series of wars and conflicts in which our nation has been engaged over time, since World War II, has resulted in 5.5 million military and veteran caregivers who are parents, spouses, siblings and friends, caring for those wounded, ill or injured who have served our nation, as documented by the 2014 RAND study commissioned by the Elizabeth Dole Foundation; and

WHEREAS, the daily tasks of these military and veteran caregivers can include bathing, feeding, dressing and caring for the injuries of wounded warriors, administering medications, providing emotional support, caring for the family and the home, and working outside the home to earn essential income; and

WHEREAS, the nation provides multi-faceted support to our wounded, ill and injured veterans and service members through public, private and philanthropic resources, but their caregivers receive little support or acknowledgement; and

WHEREAS, most military and veteran caregivers consider the challenging work they do as simply carrying out their civic and patriotic duty, without realizing they are, in fact, caregivers, and do not identify themselves as such; and

WHEREAS, an alarming number of military and veteran caregivers, according to research, are suffering numerous debilitating mental, physical and emotional effects as a result of their caregiving duties; and

WHEREAS, the City of Star desires to recognize and support those who are serving in these vital roles in our own community;

NOW, THEREFORE, BE IT RESOLVED

That the City of Stas announces its support of military and veteran caregivers in our communities.

That the City of Star seeks to identify military and veteran caregivers residing in our communities and determine the unique challenges they face.

That the City of Star will work to ensure that our government, organizations, employers and non-profits are aware of the unique challenges of military and veteran caregivers and are encouraged to create supportive environments and opportunities for assistance.

That the City of Star encourages all who care for and support veterans and service members to extend that support to their caregivers.

That the City of Star shall designate a point of contact for our community, for citizens and organizations wanting to offer support and caregivers seeking that support.

That the City of Star uses the Elizabeth Dole Foundation's Military Caregiver Experience Map to understand the state of the military caregiver journey and use it as a tool to encourage community understanding and support.

That the City of Star shall work in concert with the Idaho State Society, Daughters of the American Revolution (ISSDAR) to execute these tasks, thereby ensuring Idaho's Military Caregivers are identified, acknowledged for their service, and supported wherever possible.

ADOPTED by the City of Star, on this 19th day of March, 2024

Mayor Trevor A. Chadwick



February 2024 Police Report

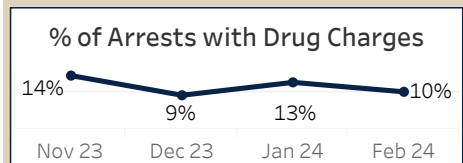
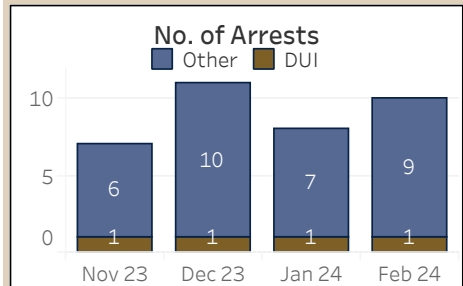
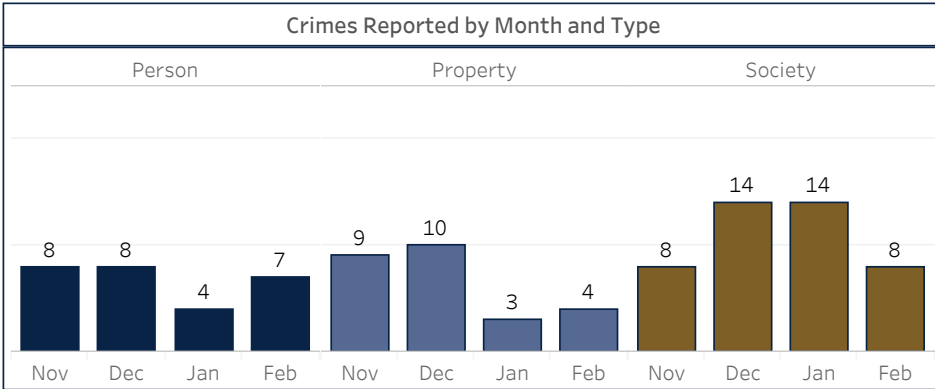
Release Date 2024-03-14

Offenses Reported¹

Types	2021	2022	2023	2024 YTD
Person	74	110	86	11
Property	59	92	106	7
Society	52	67	132	22
Total Crimes	185	269	324	40
Crimes/1,000 Pop	13.8	17.7	18.3	

Case Report Types

- Person Crimes** = murder, manslaughter, rape/sodomy, assault, intimidation and kidnapping offenses
- Property Crimes** = robbery, burglary, larceny/theft, arson, destruction of property, counterfeiting, fraud, embezzlement, blackmail and stolen property offenses
- Society Crimes** = drugs/narcotics, gambling, pornography, prostitution and weapons law violations



Police Activity²

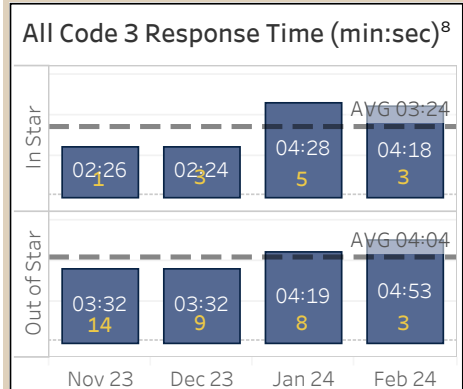
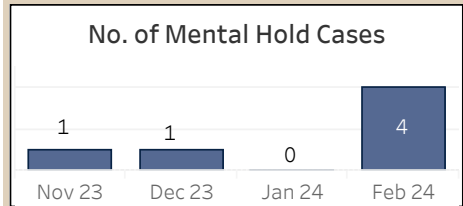
	2024 Monthly Avg ³	Nov 23	Dec 23	Jan 24	Feb 24	February 2023
Citizen Calls for Service (CFS)	237	276	255	255	218	227
Proactive Policing	1,815	1,688	1,341	1,633	1,996	1,048

Misdemeanor Citations⁷

Month	Count
Jan 24	18
Feb 24	14

Select Call Types

	2024 Monthly Avg ³	Nov 23	Dec 23	Jan 24	Feb 24	February 2023
Crash Response	27	25	27	35	19	14
Crisis/Mental Health ⁴	10	13	9	9	10	12
Domestic Violence	3	5	4	4	2	3
Juvenile Activity	17	18	12	15	19	7
Location Checks ⁵	411	351	322	427	394	343
Property Crime Calls ⁶	12	16	20	11	12	16
School Checks	54	43	37	65	43	53
Traffic Stops	346	401	279	251	440	261
Welfare Checks	21	28	16	20	22	21



¹Offense Reports are compiled from NIBRS RMS. ²Police Activity reflects calls in the City of Star and all calls dispatched with a Star deputy. ³Monthly averages are based on all prior months of the current year. ⁴Calls are for Crisis, Mental Holds, and Suicidal Subjects. ⁵Location checks include Construction Site, Property, and Security checks. ⁶Property Crime Calls include Theft, Vandalism, Burglary, Fraud. ⁷Misd. Citations issued by a Star deputy as listed in the current Patrol schedule. ⁸Code 3 Calls represent all incidents that are routed at Priority 3, where Priority 3 calls require an immediate emergency response.



Star Police K9 Deputy Program Overview

Agenda

- Introduction
- Current ACSO K9 program overview
- Uses for K9 in your community
- Cost to add K9 to the Star Police Department
- Questions?

Current ACSO K9 Unit



Ada County Sheriff's Office K9 Unit Overview

- Currently made up of 10 K9 teams
- 5 teams are single purpose narcotic detection teams
- 5 teams are dual purpose narcotic/apprehension teams
- 160-hour class, 16/month of training, yearly certification
- Great working relationship with neighboring agencies

2023 Deployments

- Vehicles: 742 total
- Residences: 32 total
- Schools: 41 total
- Demos: 56 total
- Other: 165 total
- Total deployments: 1,036
- Marijuana: 28,752g/\$287,527.00 (7,793g/\$77,939)
- Methamphetamine: 8,385g/\$839,519 (911g/\$91,100)
- Cocaine: 164g/\$16,407 (100g/\$10,000)
- Heroin: 62g/\$6,200
- Paraphernalia: 1983 pieces/\$18,785
- Money: \$42,652.00
- 12 firearms, 8 warrants, 109g mushrooms, 881 fentanyl pills and 969g powdered fentanyl



Uses for a K9

Where can we use a K9?

Where can K9's be utilized?

- Traffic stops
- Calls for service
- Probation and Parole
- School Searches
- Community events

Where can K9's NOT be utilized?

- Private property
- Certain calls for service



Cost to add K9

Adding a K9 Deputy (one-time costs)

- Single purpose drug detection K9: approximately \$9,000.00
- K9 equipment set up: approximately \$1,500.00
- Total cost for start up: approximately \$10,500.00

Adding a K9 Deputy (reoccurring costs)

- K9 Deputy: \$151,930.00/year
- Vehicle cost: approximately \$15,503/year for 5-year lease
- Vehicle maintenance/gas: \$632.00/month or \$7,580/year
- Food/veterinarian/boarding: approximately \$4,720.00/year
- K9 compensation: approximately \$8,500.00/year
- K9 conference and training: approximately \$3,500.00/year
- Total approximate cost yearly: \$191,733.00
- Total approximate cost for the first year: \$202,233.00

Questions?

Thank you

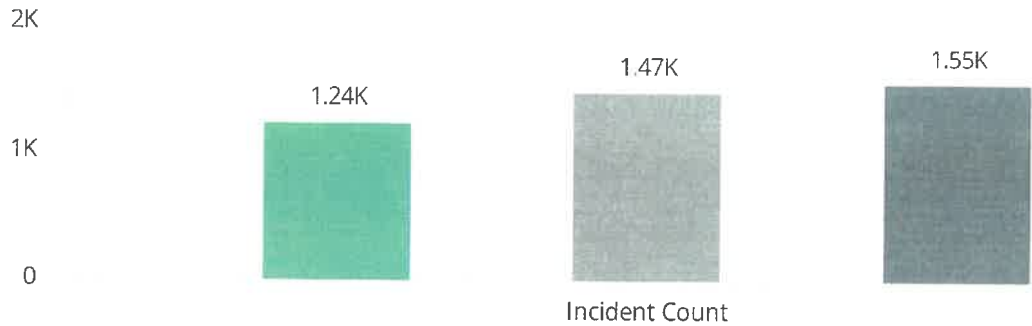
Lieutenant Kevin Lowry

208-919-8659

klowry@adacounty.id.gov

YTD	AVG Response Time...	Acres Burned	Dollar Loss
Count: 223	6.27	#N/A	Total Es... 5,000 Total E... #N/A

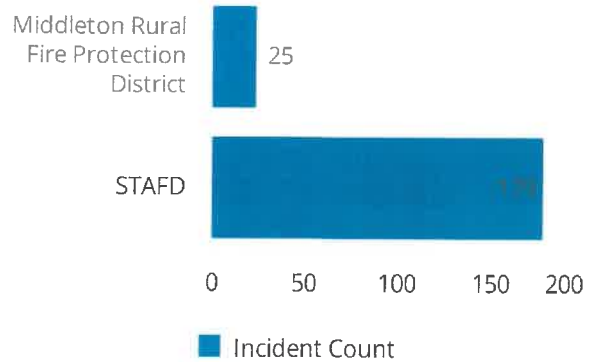
Incident Count By Year Group Comparison



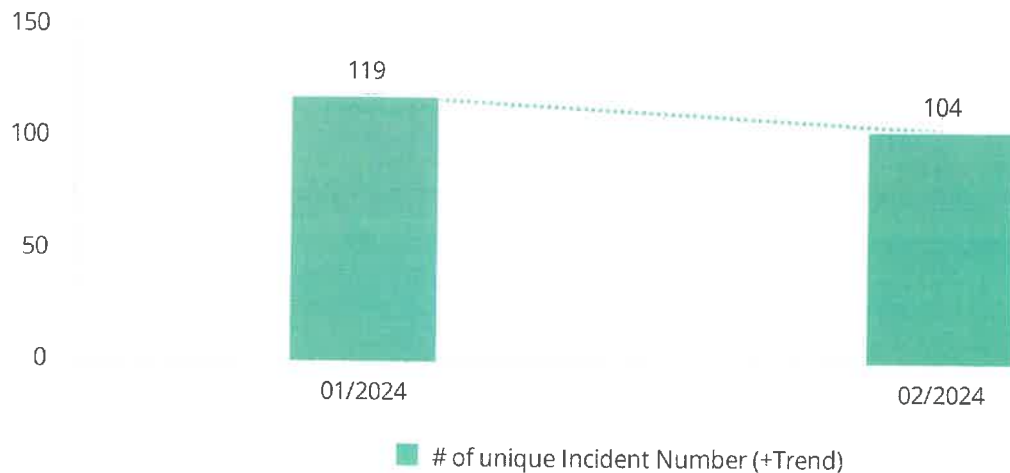
Count By Specific Call Types

Incident Type Group	Count
100 - Fire	9
300 - Rescue & EMS	133
400 - Hazardous Condition	11
500 - Service Call	33
600 - Good Intent Call	26
700 - False Alarm	10
Other	1
Count	223

District (Star and Middleton Only)



Incident County by Month



CITY OF STAR
Claim Approval List
For the Accounting Period: 2/24
For Pay Date: 03/01/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3191	03/01/24	231 DANA PARTRIDGE Services Feb 16 - Feb 29, 2024	2,672.24 2,672.24*			10 41140	351		10110
		Total for Vendor:	2,672.24						
3197	Feb 2024 03/01/24	271 ECI CONTRACTORS Electrical Inspections, 60% of Total Electrical Inspections	15,558.18 15,558.18*			10 41510	454		10110
		Total for Vendor:	15,558.18						
3193	42279 03/01/24	302 FATBEAM LLC Fiber Optic Internet Service	2,597.50 2,597.50*			10 41810	419		10110
		Total for Vendor:	2,597.50						
3194	3086668 02/28/24 3086668 02/28/24	331 GEM STATE PAPER & SUPPLY COMPANY Vandalism Stain Remover Garbage Bags	596.78 228.38* 368.40*			10 41540 10 41540	611 611		10110 10110
		Total for Vendor:	596.78						
3198	9612-001 02/27/24 6313-001 02/28/24 2622-001 02/28/24 7041-001 02/22/24 7327-003 02/22/24 7327-002 02/22/24	777 HERITAGE LANDSCAPE SUPPLY GROUP PVC Pipe Pinlanbox Fabric/Sod Hunter Wifi Kit Barb, Pipe, Clamp Battery PVP Primer	986.98 381.64* 61.22* 117.82* 61.60* 178.00* 186.70*			10 41540 10 41540 10 41540 10 41540 10 41540 10 41540	435 435 435 435 435 435		10110 10110 10110 10110 10110 10110
		Total for Vendor:	986.98						
3196	Monthly Plumbing Inspections, 60% of Total Feb 2024 03/01/24	1073 INSPECT LLC Plumbing Inspections	14,327.09 14,327.09*			10 41510	453		10110
		Total for Vendor:	14,327.09						
3199	248 02/13/24	502 KEELY ELECTRIC LED Lights at City Hall	4,641.41 4,641.41*			10 45110	741		10110
		Total for Vendor:	4,641.41						

CITY OF STAR
 Claim Approval List
 For the Accounting Period: 2/24
 For Pay Date: 03/01/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
P		1405 MANNING CIVIL, LLC	743.75						
	1135	02/28/24 City Boat Ramp - No Rise Cert	743.75*			10 710 43000	336		10110
		Total for Vendor:	743.75						
3201		642 NAPA AUTO PARTS	40.99						
	102476	02/28/24 Reducer Sleeve	40.99*			10 41540	437		10110
		Total for Vendor:	40.99						
3203		1513 OPERATION GRATEFUL HEARTS INC	1,300.00						
	03/01/24	Veterans Banner Project	1,300.00*			10 618 45130	586		10110
		Total for Vendor:	1,300.00						
3202	E	685 PITNEY BOWES	182.58						
	1024828800	02/16/24 Printer Cartridge	182.58*			10 41810	641		10110
		Total for Vendor:	182.58						
3205		1140 RCX SPORTS LLC	80.00						
	31524-1	03/01/24 Uniforms	80.00*			10 216 44021	615		10110
		Total for Vendor:	80.00						
3195		1037 RIMI INC	12,147.05						
		Mechanical Inspections, 60% of total							
	Feb 2024	03/01/24 Mechanical Inspections	12,147.05*			10 41510	455		10110
		Total for Vendor:	12,147.05						
3204		1514 RYAN MORGAN	180.00						
	02/26/24	Reimburse Floodplain Mgr Memb	180.00*			10 41810	570		10110
		Total for Vendor:	180.00						
3192		811 STAR FIRE DEPARTMENT	309,888.00						
	Feb 2024	03/01/24 Star Fire Impact Fees	309,888.00*			10 41510	734		10110
		Total for Vendor:	309,888.00						

CITY OF STAR
Claim Approval List
For the Accounting Period: 2/24
For Pay Date: 03/01/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3206		825 STATE OF IDAHO FEDERAL SURPLUS	130.50						
	7781	02/08/24 Non-powered Shop Tools	130.50*			10 41540	613		10110
		Total for Vendor:	130.50						
3209		915 ULINE	7,050.87						
	173969791	02/02/24 Foam	273.00*			10 41540	435		10110
	173969791	02/02/24 Receptacle	5,940.00*			10 41540	435		10110
	173969791	02/02/24 17 Gal Tote	240.00*			10 41540	435		10110
	173969791	02/02/24 27 Gal Tote	192.00*			10 41540	435		10110
	173969791	02/02/24 Freight/Handling	405.87*			10 41540	435		10110
		Total for Vendor:	7,050.87						
3190		1030 WHITE PETERSON	9,074.25						
	Account number 26749-001M								
	161627	01/31/24 Keith Hill-First Church of God	9,074.25*			10 41310	323		10110
		Total for Vendor:	9,074.25						
3207		952 WHITMAN & ASSOC INC	163,672.94						
	2024-2	03/01/24 Building Inspections	163,672.94*			10 41510	452		10110
		Total for Vendor:	163,672.94						
3208		1308 YOUNG ELEVATOR INC	150.00						
	1064	02/23/24 Service Maintenance	150.00*			10 41810	431		10110
		Total for Vendor:	150.00						
		# of Claims	20	Total:				# of Vendors	19
		Total Electronic Claims		546,021.11					
		Total Non-Electronic Claims		182.58					
				545838.53					

CITY OF STAR
 Claim Approval List
 For the Accounting Period: 2/24
 For Pay Date: 03/04/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3225	03/01/24	50 ALYSON H LIKES February Rise HIIT	252.00 252.00*			10 44022	352		10110
		Total for Vendor:	252.00						
3226	03/01/24	1067 ANNIE PEW Reimburse Before/After School	341.45 106.98*			10 101 44022	611		10110
	03/01/24	Reimburse Ion Summer Grant	188.61*			10 300 44022	611		10110
	03/01/24	Reimburse Rec Bldg Supplies	45.86*			10 44022	611		10110
		Total for Vendor:	341.45						
3220	03/01/24	1288 DANIEL W LANE February Robotics/Bricks/STEM	745.50 745.50*			10 44022	352		10110
		Total for Vendor:	745.50						
3223	03/01/24	1318 DENIELLE REDONDO February Barre Strength	420.00 420.00*			10 44022	352		10110
		Total for Vendor:	420.00						
3228	03/01/24	363 HEIDI PRIGGE February Iyenger Yoga	245.00 245.00*			10 44022	352		10110
		Total for Vendor:	245.00						
3215	202850 02/27/24	1170 IWORQ Software Management	250.00 250.00*			10 41810	751		10110
		Total for Vendor:	250.00						
3227	03/01/24	1517 JEAN HENSCHIED February Introductory Yoga	220.50 220.50*			10 44022	352		10110
		Total for Vendor:	220.50						
3211		1515 KNOWBE4, INC	14,775.00						
		Start Date: 02/28/24							
		End Date: 02/27/27							
	INV311896 02/28/24	Security Awareness 3 Years	8,943.00*			10 41810	751		10110
	INV311896 02/28/24	Phisper Plus Subscription 3	5,832.00*			10 41810	751		10110
		Total for Vendor:	14,775.00						

CITY OF STAR
Claim Approval List
For the Accounting Period: 2/24
For Pay Date: 03/04/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3216	03/01/24	1480 KRISTINA SCHMID February Hiking Classes	436.00 436.00*			10 44022	352		10110
		Total for Vendor:	436.00						
3224	03/01/24	1354 LARA YOUNGMAN February Mat Pilates	308.00 308.00*			10 44022	352		10110
		Total for Vendor:	308.00						
3222	03/01/24	524 LARRY BEARG February Tai Chi/Eve Tai Chi	644.00 644.00*			10 44022	352		10110
		Total for Vendor:	644.00						
3218	03/01/24	1374 MADYSSON JUNGENBERG February Interstellar Cheer	2,327.40 2,327.40*			10 44022	352		10110
		Total for Vendor:	2,327.40						
3221	03/01/24	1452 MARSHA LEANN BEFFA February Evening Yoga	224.00 224.00*			10 44022	352		10110
		Total for Vendor:	224.00						
3219	03/01/24	649 NIKI DEAN February Yoga Instruction	1,109.50 1,109.50*			10 44022	352		10110
		Total for Vendor:	1,109.50						
3202	E 1024828800	685 PITNEY BOWES 02/16/24 Printer Cartridge	182.58 182.58*			10 41810	641		10110
		Total for Vendor:	182.58						
3230		737 RYAN FIELD	305.08						
		Reimburesment for Daunt's Retirement							
	02/23/24	Daunt's Retirement Albertsons	229.97*			10 41810	699		10110
	02/23/24	Daunt's Retirement Albertsons	36.99*			10 41810	699		10110
	02/23/24	Daunt's Retirement Costco	38.12*			10 41810	699		10110
		Total for Vendor:	305.08						

CITY OF STAR
Claim Approval List
For the Accounting Period: 2/24
For Pay Date: 03/04/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3214		857 TATES RENTS	137.00						
	653114-000	02/28/24 Trencher	137.00*			10 41540	442		10110
		Total for Vendor:	137.00						
3217		1370 TAYLOR HAMMRICH	2,103.36						
	03/01/24	February Tumbling	2,103.36*			10 44022	352		10110
		Total for Vendor:	2,103.36						
3212		898 TREASURE VALLEY COFFEE	199.36						
	10265687	02/27/24 City Hall Coffee/Water	110.87*			10 41810	610		10110
	10265696	02/27/24 Bldg Maint Coffee	88.49*			10 41540	610		10110
		Total for Vendor:	199.36						
3210		963 YORGASON LAW OFFICES PLLC	3,720.00						
	Contract	03/01/24 City Attorney Monthly Servic	3,500.00*			10 41310	322		10110
	2024-Feb	03/01/24 City Attorney Additional Svc	220.00*			10 41310	322		10110
		Total for Vendor:	3,720.00						
		# of Claims	20	Total:				# of Vendors	19
		Total Electronic Claims		28,945.73					
		Total Non-Electronic Claims		182.58					
				28763.15					

CITY OF STAR
Claim Approval List
For the Accounting Period: 3/24
For Pay Date: 03/06/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
			*** Claim from another period (2/24) ****						
3231		20 ADA COUNTY HIGHWAY DISTRICT	373,751.00						
	18305	03/03/24 ACHD Impact Fees Feb 2024	373,751.00*			10 41510	731		10110
		Total for Vendor:	373,751.00						
			*** Claim from another period (2/24) ****						
3202		685 PITNEY BOWES	182.58						
	1024828800	02/16/24 Printer Cartridge	182.58*			10 41810	641		10110
		Total for Vendor:	182.58						
		# of Claims	2	Total:	373,933.58	# of Vendors	2		

CITY OF STAR
 Claim Approval List
 For the Accounting Period: 3/24
 For Pay Date: 03/11/24

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3247		22 ADA COUNTY PROSECUTORS OFFICE	2,630.14						
	Mar 2024	02/21/24 Prosecutions Contract	2,630.14*			10 42110	322		10110
		Total for Vendor:	2,630.14						
3254		23 ADA COUNTY SHERIFF'S OFFICE	243,235.57						
	122082	03/01/24 Police Services Mar 2024	243,235.57*			10 42110	365		10110
		Total for Vendor:	243,235.57						
3259		1467 ANDRU MALDONADO	1,200.00						
	03/10/24	League Stipend Football/Soccer	1,200.00*			10 44021	614		10110
		Total for Vendor:	1,200.00						
3245		106 BLACK MOUNTAIN SOFTWARE	18,725.00						
	30167	03/01/24 Cloud Hosting	4,175.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support Accounting	2,820.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support ACH Credits	115.00*			10 41810	751		10110
	30167	03/01/24 SAAS Credit Card Manager	1,465.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support Purchase Orders	625.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support Rem Requisitions	625.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support Payroll	1,980.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support ACH Direct Dep	125.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support Time Clock Intfc	120.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support Accounts Rec	655.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support Budget Prep	1,045.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support Asset Mnger	1,305.00*			10 41810	751		10110
	30167	03/01/24 Svc/Support Cash Receipting	1,355.00*			10 41810	751		10110
	30167	03/01/24 SAAS Publicview	2,315.00*			10 41810	751		10110
		Total for Vendor:	18,725.00						
3265		159 CANYON COUNTY CLERK	100.00						
	Feb2024	03/06/24 Prosecution Services	100.00*			10 42110	322		10110
		Total for Vendor:	100.00						

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

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3235		1261 CARTER COMFORT SYSTEMS	3,040.00						
		For Police Station and Rec Center							
		i42431 03/05/24 Maintenance HVAC Unit	3,040.00*			10 41540	434		10110
		Total for Vendor:	3,040.00						
3232		247 DENICE VANDOREN	2,560.33						
		03/05/24 Refund - Duplicate Permit	2,560.33*			10 41510	698		10110
		Total for Vendor:	2,560.33						
		*** Claim from another period (2/24) ****							
3240		1512 DEPARTMENT OF ADMINISTRATION	130.50						
		iN399 02/22/24 Pliers, Wrenches, Ratchets Etc	130.50*			10 41540	613		10110
		Total for Vendor:	130.50						
3243		1519 DONNA TURNER	500.00						
		03/08/24 Riverhouse Deposit Return	500.00*			10 41810	698		10110
		Total for Vendor:	500.00						
3261		302 FATBEAM LLC	718.97						
		42279 03/01/24 Internet Svc Blake Haven Park	695.00*			10 41810	419		10110
		42751 02/29/24 Pro-rated Svc Blake HP Feb	23.97*			10 41810	419		10110
		Total for Vendor:	718.97						
3252		1428 FISHER'S TECHNOLOGY	123.81						
		1295887 03/01/24 Copier City Hall	52.42*			10 41810	324		10110
0385		1295888 03/01/24 Copier Rec Center	71.39*			10 44021	324		10110
		Total for Vendor:	123.81						
3266		777 HERITAGE LANDSCAPE SUPPLY GROUP	5,076.28						
		7539-001 03/01/24 Wire Stripper/Cutter	22.75*			10 41540	613		10110
		3362-001 02/29/24 Upper Bottle Filling Station	5,053.53*			10 41540	433		10110
		Total for Vendor:	5,076.28						

CITY OF STAR
Claim Approval List
For the Accounting Period: 3/24
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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3239		413 IDAHO TRACTOR INC	102.02						
	550	02/06/24 Shoe Skid, Rivet, Bushing	102.02*			10 41540	437		10110
		Total for Vendor:	102.02						
3237		421 INTERMOUNTAIN GAS COMPANY	917.28						
	3000 1	03/01/24 City Hall	61.41			10 41810	414		10110
	3000 2	03/01/24 B&G Shop-1310 N Little Camas	331.70			10 41540	414		10110
	1000 1	03/01/24 Outreach Building	190.50			10 41810	414		10110
	7251 2	03/01/24 Star Police Station	333.67			10 42010	414		10110
		Total for Vendor:	917.28						
3260		1520 JAXON WOODWARD	185.00						
	03/11/24	Refund - Cancelled Permit	185.00*			10 41510	698		10110
		Total for Vendor:	185.00						
3242		1518 JIM DELAPENA	500.00						
	03/08/24	Event Rental Deposit Return	500.00*			10 41810	698		10110
		Total for Vendor:	500.00						
3264		1521 KINZIE ROBINS	150.00						
	03/11/24	Refund - Cancelled Permit	150.00*			10 41510	698		10110
		Total for Vendor:	150.00						
3258		1468 MATTHEW KENDALL	1,200.00						
	03/10/24	League Stipend Football/Soccer	1,200.00*			10 44021	614		10110
		Total for Vendor:	1,200.00						
3251		635 MOUNTAIN ALARM	300.00						
	4446146	03/07/24 Truck Charge - Commercial	50.00*			10 41810	344		10110
	4446146	03/07/24 Elevator Service Labor	250.00*			10 41810	344		10110
		Total for Vendor:	300.00						
3256		1420 PARK POINTE DEVELOPMENT	1076,077.84						
	App 2	03/11/24 Freedom Park App 2	1076,077.84*			10 708 45110	741		10110
		Total for Vendor:	1076,077.84						

CITY OF STAR
 Claim Approval List
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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3253		686 PORTAPROS LLC	515.00						
	112049AU-1	03/01/24 River Walk Park	515.00*			10 41540	411		10110
		Total for Vendor:	515.00						
3233		1140 RCX SPORTS LLC	5,127.00						
		Jerseys	3,060.00*		24	10 215 44021	615		10110
		Shorts	252.00*		24	10 215 44021	615		10110
		Youth Shorts	830.00*		24	10 216 44021	615		10110
		Sleeves	110.00*		24	10 216 44021	615		10110
		Socks	210.00*		24	10 216 44021	615		10110
		Gloves	90.00*		24	10 216 44021	615		10110
		Mouthguard	105.00*		24	10 216 44021	615		10110
		Coach Shirts	375.00*		24	10 216 44021	615		10110
		Belts	25.00*		24	10 216 44021	615		10110
		Mini Football	70.00*		24	10 216 44021	615		10110
		Total for Vendor:	5,127.00						
3263		707 REPUBLIC SERVICES INC	792.74						
	001346827	02/29/24 Hunters Creek Park	352.42*			10 41540	411		10110
	001346891	02/29/24 Star River Access 1000 S Ma	86.29*			10 41540	411		10110
	001346900	02/29/24 River Park 1000 S Main St	117.70*			10 41540	411		10110
	001347185	02/29/24 Star City Hall	128.67*			10 41540	411		10110
	001347201	02/29/24 Blake Haven Park	107.66*			10 41540	411		10110
		Total for Vendor:	792.74						
3255		1238 ROYALTY ELECTRIC LLC	5,840.00						
	24001-3	03/01/24 Phone Service March	1,045.00*			10 41810	416		10110
	24005-8	03/01/24 Computers and Monitors	4,552.00*			10 41810	742		10110
	24005-7	02/21/24 Headset Adapters	166.00*			10 41810	416		10110
	24005-6	02/16/24 Mounting Network Gear Blake P	77.00*			10 41810	742		10110
		Total for Vendor:	5,840.00						
3257		772 SHERWIN WILLIAMS	134.65						
	2042-8	03/08/24 Paint Kevin Pitt's Office	134.65*			10 41540	434		10110
		Total for Vendor:	134.65						

CITY OF STAR
 Claim Approval List
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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3236		805 STAR CHAMBER OF COMMERCE	150.00						
	2095	03/01/24 Membership Pub Utilities 2024	150.00*			10	41810	570	10110
		Total for Vendor:	150.00						
3238		812 STAR MERCANTILE INC	345.95						
		Charges from 2/1/24 to 2/29/24							
		Multiple 03/01/24 Bldg & Grounds Supplies	345.95*			10	41540	611	10110
		Total for Vendor:	345.95						
3249		818 STAR STORAGE LLC	75.25						
	03/08/24	Unit C06 March 2024 Balance	75.25*			10	41810	699	10110
		Total for Vendor:	75.25						
3250		889 TITAN EXCAVATION & CONSTRUCTION	79,384.75						
	03/01/24	Pavilion Park Restroom App 1	79,384.75*			10	45110	738	10110
		Total for Vendor:	79,384.75						
3248		1295 VALLEY OFFICE SYSTEMS	220.99						
	AR1271547	03/08/24 Monthly Lease - Copier	163.93*			10	41810	610	10110
	AR1271547	03/08/24 Contract Overage Charge	57.06*			10	41810	610	10110
		Total for Vendor:	220.99						
		*** Claim from another period (2/24) ****							
3262		930 VALLEY WIDE COOP	956.00						
	A72497	02/16/24 Gas	1,018.40*			10	41540	626	10110
	D38287	02/26/24 Gas Credit	-62.40*			10	41540	626	10110
		Total for Vendor:	956.00						
3267		935 VERIZON WIRELESS	846.20						
		Charges for 19 Phone Lines and 1 Jetpack							
	9958091678	03/01/24 Montly Cell Phone Charge	846.20*			10	41810	416	10110
1		Total for Vendor:	846.20						

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Section 5, Item A.

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
3269		1524 WATTS HYDRAULICS ACQUISITION	102.24						
	02/06/24	Pressure Washer Repair	102.24*			10 41540	433		10110
		Total for Vendor:	102.24						
3234		949 WESTERN RECORDS DESTRUCTION	62.00						
Services	02/01/24 - 02/29/24								
	0685938	03/01/24 02-64 Gallon City Hall	62.00*			10 41810	411		10110
		Total for Vendor:	62.00						
3268		1451 WESTERN STATES EQUIPMENT CO	1,007.25						
	002708064	03/01/24 Tilt Trailer Rental	1,007.25*			10 41540	442		10110
		Total for Vendor:	1,007.25						
3246		1308 YOUNG ELEVATOR INC	175.00						
	1075	03/01/24 Elevator Down - Service Call	175.00*			10 41810	431		10110
		Total for Vendor:	175.00						
		# of Claims	36			Total:	1453,207.76	# of Vendors	36

**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 30, 2024 at 6:30 PM

1. CALL TO ORDER

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

2. ROLL CALL

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

STAFF PRESENT – City Clerk / Treasurer Jacob Qualls, Public Information Officer Dana Partridge, Star Police Chief Zach Hessing, MidStar Deputy Fire Chief Victor Islas, City Planner / Zoning Administrator Shawn Nickel, Assistant City Planner / Code Enforcement Official Ryan Field, and City Engineer Ryan Morgan were present.

3. PRESENTATIONS:**A. Workshop Presentation:** Discussion on Commercial Improvement Districts & Local Improvement Districts

The first workshop presentation of the evening focused on the two types of Improvement Districts, Commercial Improvement Districts (CIDs) and Local Improvement Districts (LIDs).

Presenter Pam Gyss from Launch Development Finance Advisors explained she works on special districts and financing for developments across the United States. She stated she was present this evening with Inspirado. Gyss said Randy Clarno of Pinnacle Development and Elizabeth Koeckeritz of Givens Purseley, Attorneys-at-Law were also in attendance. Mayor Chadwick affirmed the Council was here for educational purposes, to learn more about LIDs and CIDs.

Presentation summary:

Ms. Gyss summarized the current problem developers are trying to figure out is how to make projects work in rapid-growth regions. Gyss noted a common question people have is why is the developer not paying for public infrastructure; she asserted developers do not pay for such infrastructure. Determining how to get the project paid for and a source of income is the problem. Ms. Gyss explained all homebuilding costs, including infrastructure, were ultimately paid by the homebuyer unless a city or county agreed to contribute in some way.

Gyss provided an overview of three primary sources of revenue for Master-Planned Communities: private equity, traditional bank loans, and publicly financed districts such as Local Improvement Districts (LID) and Community Infrastructure Districts (CID). Her points included: developers are trying

**CITY COUNCIL SPECIAL MEETING MINUTES**

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to get private equity off their books due to the expense resulting from rate increases, traditional bank loans are difficult to get for land development, expensive at 15-20% and tend to be shorter-term.

For districts, Ms. Gyss discussed CID and LID Special Assessment Bonds, which are one-time assessments on each property (lot or acre) imposed by a special taxing jurisdiction. In such cases, the special taxing jurisdiction would be created by another taxing jurisdiction like a city. Rates for special assessment bonds currently run 5.5 to 6%, making them much less expensive debt. Basically, a Local Improvement District is formed in accordance with Idaho State Statutes and a CID is a geographic boundary within a city, county, highway district, or water/sewer district in which the governing body of the entity creating the district is granted the power to acquire or construct improvements to be paid for through the imposition of special assessment liens on the benefiting property and the issuance of special assessment bonds. The presenter clarified bond obligations are not the obligation of existing city residents, but only of residents within the geographic boundary of the LID.

Gyss explained one thing that a CID can do that an LID cannot do is issue a General Obligation Bond (GO Bond), which is a special municipal bond that is backed by the credit and taxing power of the issuing municipality.

Gyss said a project like Willowbrook would be a potential candidate for a CID given its size. She noted Eagle has two CID projects, Spring Valley and Avimor, which require a larger project. Attorneys, accountants, and an annual audit are required for CIDs.

Mayor Chadwick asked if there are any LIDs in the Treasure Valley area; Gyss replied there are several, but they are older. She said she thinks cities may see more requests for LID's in the future because they are versatile.

Elizabeth Koeckeritz of Givens Pursley said for other local examples, she believes Gateway East in Nampa may have an LID and both Nampa and Caldwell have set up LIDs to help with things like frontage improvements in front of residential homes.

Gyss summarized the goal of creating such a district is to set up an entity which can tax and spend, with the outcome of creating infrastructure that benefits residents of a certain community rather than the general public at large. She said the special districts are a tool for "growth to pay for growth." Gyss noted the bond obligations do not belong to current residents, and it is not the City's responsibility but rather the property owners of the specific neighborhoods.

**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho
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Gyss listed several types of public infrastructure projects which could be paid for using improvement districts, including parks, trails, streets, bridges, alleys, sidewalks, and signalization. She noted, however, one cannot finance dry utilities or private sewer/water using these mechanisms.

Per Gyss, the overall benefits of LIDs include growth paying for growth; allowing for the comprehensive planning and development of large land areas at one time and in advance of growth; providing a lower cost of infrastructure financing; and providing the district with an additional financing tool for public improvements. She said a major benefit is accomplishing all this off the balance sheets and it does not harm a city, county, or district.

Mayor Chadwick called a brief recess at 7:45 p.m. The City Council reconvened at 7:55 p.m.

B. Code Updates Discussion: Discussion about Code Updates

Ryan Field referred City Council Members to the Municipal Code Updates packet (on file), noting since this was a continued topic, for them to reference the last 7-8 pages of the document. He explained the task at hand is considering the creation of Section E of Building Code 7.1.5. to require heat detectors in garages.

Field explained that Staff worked with Deputy Chief Victor Islas of Star Fire on this update. He said the Fire Department has tracked many fires originating in the garage area of house and noted garages have become so tight in modern structures, the fires now move too fast and can be so far along that the entire home will become engulfed. Field noted the common presence of lithium-ion batteries in garages adds to the problem. Field said it is efficient to place heat detectors into the garage and plug into the house so that the building's smoke detector would be triggered in the event of a garage fire starting to take hold. He finished by mentioning Mountain Home, Idaho has recently proposed an ordinance on this same topic and said Staff's proposed text is similar to this proposal.

Council Member Nielsen said he believed the City Council could all agree on this, so in terms of being able to move along to the next topics at hand, recommended just saying yes and moving on.

Council Member Wheelock inquired about false alarms. Deputy Fire Chief Islas replied there are not currently many false alarms. Islas said the Fire Department is seeing fast-rising temperatures of 175 degrees and up in garage fires. Islas reiterated Field's point that the common presence of lithium-ion batteries combined with tightly built new construction was a root cause of the rapid-movement garage fires. Islas added that citizens commonly use garages as shops, so rags and other combustibles tend to be present.

**CITY COUNCIL SPECIAL MEETING MINUTES**

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Field pointed to Section 7.1.6. and explained the current code with respect to wiring. Field recommended striking the current wording: "wiring: commercial educational, institutional, and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department." He said this was put into the code many years ago. The proposal to strike wording would allow the current Electrical Code and Building Code to allow when raceways and armored cables be used. The policy was enacted by Ordinance 261, so Mr. Field explained the ordinance would need to be updated as well.

Field noted the next change, adopting the International Fire Code, was proposed and needed to be added. Council members discussed they thought it might have already been addressed under a prior Council, but Field noted it had not been followed through on yet and pursuing this to completion will allow the Council to vote and adopt a revised 7.1.8. and new Section 7.1.9. and allow the Fire Department to have these standards to rely on.

Council Member Nielsen asked about some items he had requested the Council to review; Mayor Chadwick explained there would be at least one more meeting so the additional items can still be considered.

With respect to the Animals section of the City Code, the Council discussed citizen interest in raising chickens and pigs. Field explained the City recently distributed a survey which received over 40 citizen responses and Staff researched how other cities are handling the topic. Many of the responses were from citizens who wanted to have chickens; Field noted about 90-95% of the homes in the city were restricted from having chickens. He said the proposal would be to change the farm animal restriction on chickens to be re-worded as not having roosters. From a City perspective, he recommended allowing laying hens, but acknowledging that Homeowners Associations (HOA's) will likely have their own restrictions. Field said this would also take the responsibility for responding to citizen complaints about chickens off of Star Police and place the responsibility with the Idaho Humane Society, which the City contracts with.

Field showed a sample of a possible chicken permit application so laying hens could be kept in a residential yard. Recommendations included a minimum yard size of 5,000 square feet (no town homes or apartments would qualify), structures intended to house chickens could only be in the back yard, at least ten feet from fencing, fees to be collected by City Clerk / Treasurer, and lay out standards for cleanliness.

Council Member Nielsen asked about the language on fencing versus being able to properly keep them contained. Council discussion ensued on potential wording for containing the chickens and how to properly note that the chickens were for personal use rather than agribusiness.



CITY COUNCIL SPECIAL MEETING MINUTES

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Deputy Fire Chief Islas expressed concern about heat lamps and chicken coops designed to be housed under a deck/patio area in terms of potential fire. He asked for specific wording to be developed on how close to residential structures the coops could be built.

Council Member Salmonsens asked if prior Homeowners Association approval needed to be addressed on the permit; Mayor Chadwick noted the permit would not override an HOA rule, but the form could include a disclaimer for citizens to acknowledge they understand they need to verify their HOA rules first.

For the issue of residents wishing to raise swine, City Planner / Zoning Administrator Nickel recommended looking at the City as a whole entity rather than as individual subdivisions. Nickel said the City could possibly examine the designation of R.2. or R.2.A to create a zone for two units per acre or allow for an exemption for youth projects (FFA, 4H, etc.). Field noted Staff was trying to get in front of this issue, as the State Legislature was starting to consider it.

Council discussion ensued on subdivision lot size and zoning classification for the ability to raise agricultural animals. Nickel suggested the Planning Staff come back with more information and possible wording, now that they have received Council input.

C. UDC & Municipal Code Workshop Documents

City Planner / Zoning Administrator Nickel provided an overview of the proposed changes to Article C of the Unified Development Code (UDC) and Municipal Code documents with respect to the Central Business District and Riverfront Center area. In summary, "big box commercial" was proposed to be generally a single story, single use building over 50,000 square feet and anything of this size or greater would require a Council Approval Process. He recommended commercial buildings and centers/shopping centers which are adjacent to State Street and Star Road would have the buildings fronting the roadway with parking in back and limitations on access points. Single buildings could have side street parking if approved, and existing alleyways would be utilized. In summary, overall discussion focused on how to support what the Business District would look like and keeping it positive for the public.

Council discussion ensued on handling of drainage ditches / irrigation canals. Proposed wording was irrigation and drainage ditches shall not be covered, tiled, or re-routed as part of any new commercial development unless specifically approved by the City Council and applicable irrigation and/or drainage district.



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Other proposed changes to the code listed in the overview discussion by the City Council included the following: a proposed policy for building permits to not be issued on any property which does not have an address assigned; prohibiting chain link fencing in residential areas; the grading of a property should take into consideration the grading of adjacent properties; various proposed improvements to shelters/lighting/car access/foot access to mailbox clusters; time and location limits on Fireworks and Christmas Tree Lots; and the requirement for a Conditional Use Permit, stacking lanes, lighting mitigation, and noise mitigation to be necessary for drive-through establishments; wording for a definition for “Mixed Use Development”; wording for a definition for “Live/Work Unit”; wireless antennas for public safety to require a Certificate of Zoning Compliance; changes in wording to Article B with respect to Common/Shared Driveways; and a prohibition on Flag Lots in residential areas greater than R-1.

Public Comment:

Ron Irish, 16176 Ansonia, said the Council spent more time talking about chickens than fire alarms. Mr. Irish expressed the opinion that heat detectors are not life saving devices and one has to be careful putting them in garages. He said there are different types and there have to be a certain number per bay or size structure.

Deputy Fire Chief Islas thanked Mr. Irish and replied this evening was just an introduction the topic. Islas said there would be more information and recommendation forthcoming.

As next steps, Mayor Chadwick suggested having another review meeting in either February or March, with the goal of bringing forward a vote on recommended changes in April.

4. ACTION ITEMS

No actions were taken.

5. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:40 p.m.

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
FRONTIER CREDIT UNION CONDITIONAL USE PERMIT
FILE NO. CU-23-09**

The above-entitled Conditional Use Permit land use applications came before the Star City Council for their action on February 6, 2024, 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 seeking approval of a Conditional Use Permit to construct a drive through within a new banking facility. The property is located at 11368 & 11352 W. State Street in Star, Idaho. The property is currently zoned Central Business District (CBD). The subject property is generally located on the northeast corner of W. State Street and N. Union Street in Star, Idaho. Ada County Parcel Numbers R8108000008 & R8108000055

B. Application Submittal:

A neighborhood meeting was held on November 28, 2023, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on December 19, 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 January 9, 2024. 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 December 19, 2023. Notice was sent to agencies having jurisdiction in the City of Star on December 19, 2023. The property was posted in accordance with the Star Unified Development Code on January 26, 2024.

D. History of Previous Actions:

The property was previously zoned Central Business District (CBD).

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

	Zoning Designation	Comp Plan Designation	Land Use
Existing	CBD	Central Business District	Vacant Land
Proposed	CBD	Central Business District	Credit Union Bank

F. *Development Features.*

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for a drive-through within a banking facility. The property is currently zoned Central Business district (CBD), and a financial institution is a principally permitted use. The Unified Development Code, Section 8-3A-3 requires all drive-throughs to be approved through a Conditional Use Permit.

This Conditional Use Permit is for approval of the drive through only.

Section 8-4B-3 requires banks and financial institutions to provide a queue for (4) four cars per drive-up window. The applicant is proposing three drive-up service lanes. It appears that the proposed queue space will accommodate the required 4 average sized cars.

Access is proposed to be taken from N. Union Street and W. State Street using the currently established ingress and egress. There is also an alleyway on the north of the property that runs east and west from N. Union Street to N. Star Road that will also provide access to the site. The property is adjacent to the currently developing Jackson’s Food and Gas and is separated by an existing valley gutter. The Applicant shall work to secure a cross access agreement with this property owner. This shall be in place and recorded prior to final occupancy.

The Unified Development Code (UDC), Section 8-4B-2 requires “all drive aisles adjacent to a building shall be a minimum of 25’ 0” or as required by the fire code...” The proposed site plan appears to call out 26 feet at the narrowest section of the drive aisle, satisfying this portion of the UDC. feet widths on the north and south of the building.

All signage, including building, drive through and monuments will need separate permits and approval from Staff.

The current site plan shows the drive-through canopy crosses onto another lot line. The Applicant is working on a lot line adjustment to correct this situation. This will need to be completed prior to issuing a building permit.

The development is part of two separate parcels. The City Engineer has recommended to the applicant to merge the two parcels into one to avoid any portions of the structures from being within a lot line. Staff is in agreement and has included it as a condition of approval.

ITD has recommended that the access to W. State Street be abandoned, and access be taken from the east and west. Staff has included this as a condition of approval for the Council to consider.

H. *On-Site Features:*

Vacant Land

I. *Agencies Responding:*

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

Fire District	January 30, 2024
City Engineer	January 17, 2024
ACHD	January 25, 2024
ITD	January 8, 2024

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

No public comments have been received.

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Central Business District

The Central Business District is planned to be a vibrant downtown center for the community. Uses encouraged are commercial, retail, civic, private offices, and entertainment. High density housing is encouraged on the upper floors of mixed-use buildings and at the fringes of the land use designation. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility.

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.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.5 Policies Related Mostly to The Central Business District Planning Areas:

- The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- The city should develop a street improvement plan for the CBD identifying drainage and street improvements with a functional grid system and use public private partnerships to assure the system is built and that “ad hoc” development of parcels within the CBD do not block good planning.
- The city should develop a downtown grid system, in part, planning for the easterly extension of Tempe Lane and easterly extension of West First Street to help provide better downtown access and parking facilities.
- The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.
- Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.
- The city should encourage assemblage of the smaller properties where appropriate.

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

- Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star’s role as the urban core while protecting existing property rights. B. Encourage commercial facilities to locate on transportation corridors. C. Locate neighborhood services within walking distance to residential development. D. Discourage the development of strip commercial areas. E. Maintain and develop convenient

access and opportunities for shopping and employment activities. F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.8.5.9 Additional Land Use Component Policies:

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

Unified Development Code:

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.

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.

8-3A-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:

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. High density housing is encouraged on the upper floors of mixed-use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district.

Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Special emphasis shall be placed on development in the central downtown area to encourage and create a vibrant, walkable downtown community that incorporates the Boise River as an active amenity.

8-3A-3: USES WITHIN ZONING DISTRICTS

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

ZONING DISTRICT USES	CBD
Drive-through establishment/drive-up service window	C
Financial Institution	P

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
CBD	35'	0'	0'	0' 4	0'

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.

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

Banks/Financial Institutions	1 for each 200 square feet of gross floor area; plus queue for 4 cars per drive up window.
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8-5-13: DRIVE-THROUGH ESTABLISHMENT:

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately

adjacent to a residential district or an existing residence, unless approved through a planned unit development.

B. All establishments providing drive-through service shall identify the stacking lane, menu and speaker location (if applicable), and window location on applicable permit applications.

C. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons;
 2. The stacking lane shall be a separate lane from the circulation lanes needed for access and parking;
 3. The stacking lane shall not be located within ten feet (10') of any residential district or existing residence;
 4. Any stacking lane greater than one hundred feet (100') in length shall provide for an escape lane;
 5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required.
- D. The applicant shall provide a six-foot (6') sight obscuring fence where a stacking lane or window location adjoins a residential district or an existing residence.
- E. Menu boards are considered as signs.
- F. Approval from the Fire District is required for the location and access of the drive-thru facility.

8-1B-4E CONDITIONAL USE FINDINGS:

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 finds nothing in the record indicating that the site of the proposed use would not 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 finds 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 meets the intent or purpose.

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 finds that 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 finds 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 finds that the proposed use can 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 finds 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. The City has not received notice from any agency having jurisdiction stating that this application will create excessive additional costs for the public facilities and services as the development will pay for all changes in services.

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 finds 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 finds 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.

Public Hearing of the Council:

- a. A public hearing on the application was heard by the City Council on January 16, 2024, at which time testimony was heard and the public hearing was closed, and the Council made their decision at that time.
- b. Oral testimony regarding the application was presented to the City Council by:
- Shawn L Nickel, City Planning Director gave Staff Presentation
 - Henry Prendergast

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

None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed conditional use permit application 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 proposed land use. Review and discussion included site plan/layout, access and circulation and cross-access. The Council included Staff recommended conditions of approval and added additional conditions to address these concerns. Council concluded that the Applicant's request, as conditioned, meets the requirements for conditional use. Council hereby incorporates the staff report dated February 6, 2024 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 included the following additional conditions of approval as part of the approval of this application request:

- **Grading elevations of building and site, including sidewalk, will match centerline elevation of State Street.**

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. **Prior to issuance of a building permit, the applicant shall receive a certificate of zoning compliance and design review for compliance with the Architectural Design Guidelines.**
3. **Applicant shall provide a recorded cross access agreement with the property to the east prior to issuance of a certificate of occupancy.**
4. **The Applicant shall complete the lot line adjustment combining the two parcels and have it recorded with the County prior to issuance of a building permit.**
5. 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.

6. 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.
7. 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.**
8. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
9. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
10. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
11. A Certificate of Zoning Compliance will be required prior to the start of construction.
12. Any additional Condition of Approval as required by Staff and City Council.
13. Any Conditions of Approval as required by Star Fire Protection District.

Council Decision:

The Council voted 4-0 to approve the Conditional Use for Frontier Credit Union on February 6, 2024.

Dated this 19th day of March, 2024.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

FINDINGS OF FACT AND CONCLUSIONS OF LAW
STARPOINTE 2 SUBDIVISION ANNEXATION, PRELIMINARY PLAT & PRIVATE STREET
AZ-23-03/DA-21-09MOD/PP-23-02/PR-23-02/PP-21-10 AMENDED

The above-entitled Annexation and Zoning, Development Agreement Modification, Preliminary Plat, Private Street and Preliminary Plat Amendment came before the Star City Council for action on February 20, 2024, 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. Proposed Project Summary:

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

B. Application Submittal and Agency Transmittal:

A neighborhood meeting was held on April 17, 2023, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1A-6C). The Land Use applications were accepted by the City on July 14, 2023. Original notice was sent to agencies having jurisdiction in the City of Star on September 7, 2023.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star City Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code, and the Star Unified Development Code on September 12, 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 September 7, 2023. The property was posted in accordance with the Star Unified Development Code on September 21, 2023.

D. Property History:

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

June 7, 2022 Council approved Final Plat (FP-22-01) of Starpointe Subdivision for 69 residential lots and 15 common lots.

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

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

F. Development Features:

ANNEXATION & REZONE:

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

PRELIMINARY PLAT AND AMENDED STARPOINTE PRELIMINARY PLAT:

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

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

ADDITIONAL DEVELOPMENT FEATURES:

- Pathways
Landscape plan shows some pathways within a portion of the common area. It does not show a pathway along the Phyllis Canal out to Star Road. **Council shall review and consider the need for a pathway along the canal.**
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight location plan and but not a street light design. **Applicant shall provide a streetlight design style for City approval. This will be required at submittal of the final plat.**
- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat application.
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as

adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan does not show street trees. **A revised landscape plan shall be submitted at final plat application.**

- **Setbacks – The applicant is requesting zero-lot-lines for the attached single-family dwelling lots within the development.** The applicant is also requesting reductions in the front yard setbacks to 10’ for living area and 5’ street side setbacks for several internal lots. Per the UDC, this can be requested and approved as part of the Development Agreement process.
- **Fencing – The applicant has not indicated safety fencing of the Phylis Canal. Council should consider any needed fencing of the canal.**
- **Mailbox Cluster – Applicant has not submitted a mailbox review from the Meridian Postmaster. The applicant shall provide this information to the City prior to signing the final plat. The mailbox cluster shall be covered with an architectural structure.**

DEVELOPMENT AGREEMENT

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

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

G. On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – None.
- ✪ Floodplain – No.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – None.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – No.

- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – No known sensitive wildlife habitat observed.

H. Agencies Responding:

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

DEQ	July 19, 2023
ACHD	January 30, 2024
Ada County Development Services	July 31, 2023

I. Staff received the following letters & emails in support and opposition of the development application:

Email from Robert and Joanne Ax Trust February 7, 2024

J. Comprehensive Plan and Unified Development Code Provisions:

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

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

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

21.1 – South of the River Planning Area

Refer to the South of the River Area Document

UNIFIED DEVELOPMENT CODE (UDC):

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and

zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.

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

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

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

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

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

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

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family

detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

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

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

Notes:

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

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

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

A. Design Standards:

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

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);
2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.
5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets may request a waiver of sidewalks to be approved by Council.
6. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.
7. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.

C. The applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. This shall be a requirement in a development agreement and/or as part of a planned unit development. A reserve account condition shall be included in the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

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

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

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

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

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

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

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

- 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
- 2. Each development is required to have at least one site amenity.
- 3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
- 4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.

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

requirements:

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:

- a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
- b. Qualified natural areas;
- c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
- d. A plaza.

2. Additions to a public park or other public open space area.

3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.

4. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

- a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.
- b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

- 1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
- 2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
- 3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

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

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

- 1. Clubhouse;

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

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

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

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

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

The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides

an assortment of amenities within walking distance of a residential development. The Council finds that this annexation is in compliance with the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district.
The Council finds that that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
The Council finds that there is no indication from the material and testimony submitted that the rezoning 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.
The Council finds that the City has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows. Emergency services were reviewed and mitigation recommended by the Star Fire District.
5. The annexation is in the best interest of the city.
The Council finds the annexation request is reasonably necessary for the continued, orderly development of the City.

8-6A-7: PRELIMINARY PLAT FINDINGS:

1. The plat is in conformance with the Comprehensive Plan;
The Council finds that the Preliminary Plat, as approved and conditioned meets all requirements associated with Section 8-6A-3 of the UDC and is consistent with the Comprehensive Plan and will meet the intent of the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development. Emergency services were reviewed and mitigation recommended by the Star Fire District.

3. There is public financial capability of supporting services for the proposed development;
The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.

4. The development will not be detrimental to the public health, safety or general welfare;
The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use and are compatible with other residential uses in the immediate area.

5. The development preserves significant natural, scenic or historic features;
The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.

Public Hearing of the Council:

- a. A public hearing on the application was heard by the City Council on February 20, 2024, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

- b. Shawn L Nickel, City of Star Planning and Zoning Director presented the application.

- c. Oral testimony in favor of or opposing the application was presented to the City Council by:
 - Teller Bard
 - Cody Daffer
 - Victor Islas

- d. Additional testimony from City Staff, Agencies
None

- e. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:
None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed annexation and zoning and preliminary plat application 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 annexation, rezoning and platting of the development. Review and discussion included development layout, access and street configuration, setbacks, open space, pathways and landscaping. The Council concluded that the Applicant’s request meets the requirements for annexation and preliminary plat. Council hereby incorporates the

staff report dated February 20, 2024, together with the hearing minutes into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

Council finds and concludes that the Applicant has met all requirements of the applicable Unified Development Code and the intent and purpose of the applicable Comprehensive Plan and Map requirements for annexation and zoning, and preliminary plat.

Council added the following requirements to their decision to approve the annexation and zoning application that will be part of the Development Agreement and Preliminary Plat conditions of approval to include the following:

1. The applicant shall provide a public easement along the canal, if accepted by the Irrigation District;
2. The development is approved to include paved, private streets measuring 28 feet from back of curb to back of curb. Sidewalks are approved for 5 feet wide attached throughout the development;
3. No parking signs (fire lane) signs shall be placed on the private streets and shall be included as part of the CC&R's;
4. Trees located on the corners shall be of a variety that will accommodate large vehicles, including fire equipment and trash trucks;
5. Setbacks are approved for zero-lot-lines for the attached single-family dwelling lots, front yard setbacks to 10' for living area and 5' street side setbacks for internal lots within the development;
6. The applicant shall work with staff on the reconfiguration of the private street providing access to Lots 11 & 12. This shall be completed at the time of submittal of the final plat.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Starpointe Subdivision Phase Two shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$12,000.00. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
3. **All private streets shall have a minimum street width of 36' with detached sidewalks, and shall be constructed to ACHD standards, unless a waiver is granted by Council.**
4. **A revised landscape plan shall be submitted at the time of final plat showing any proposed or required fencing and pathways within the development. Street trees**

along the private streets shall be shown on the revised plan and installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees.

5. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits. Applicant shall submit a streetlight design at Final Plat submittal. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
6. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
11. A letter from Ada County shall be provided approving the street names in the development and all names shall be reflected correctly on all pages of the final plat, before the mylar will be signed.
- 12. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service, including mailbox cluster location. The mailbox cluster shall be covered with an architectural structure to be approved by Staff prior to signature of final plat.**
- 13. The Applicant shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
14. Private street shall be maintained by the Homeowners Association.
15. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
18. All common areas shall be owned and maintained by the Homeowners Association.
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
20. A sign application is required for any subdivision signs.

- 21. Owner/Developer will agree to install a 2” (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
- 22. All additional Condition of Approval as required by Council within the modified Development Agreement.**

Council Decision:

Councilmember Hershey made a motion, seconded by Councilmember Nielson for approval. The Council voted 4-0 to approve the Annexation and Zoning, Development Agreement Modification, Preliminary Plat, Private Street and Preliminary Plat Amendment applications on .

Dated this 19th day of March 2024.

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 & Zoning Department

MEETING DATE: March 19, 2024

FILE(S) #: FP-23-20, Final Plat, Naismith Commons Subdivision Phase 2

REQUEST

The Applicant is requesting approval of a Final Plat for Naismith Commons Subdivision Phase 2, consisting of 92 residential lots and 13 common lots on 20.95 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

APPLICANT:

Lennar Homes of Idaho, LLC
408 S. Eagle Road, Ste. 100
Eagle, Idaho 83616

OWNER:

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

REPRESENTATIVE:

Ian Connair
Kimley-Horn & Associates
1100 W. Idaho Street, Ste. 210
Boise, Idaho 83702

PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

Phase 2

Acres - 20.95 acres

Residential Lots - 92

Common Lots - 13

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 52.54 acres and consisting of 206 residential lots and 26 common lots.
- November 21, 2023 Council approved the Final Plat (FP-23-19) for Naismith Commons Subdivision, Phase 1 consisting of 89 single family residential lots and 14 common lots on 21.76 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 2 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. Phase 1 contained 89 residential and Phase 2 contains 92 lots, leaving 25 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 2 is 3.92 du/acre.

Common/Open Space and Amenities – This phase will include 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' ⁽²⁾	20'

Streetlights – Streetlight design specifications submitted with the final plat application for Phase 1 & 2 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 provided documentation from Ada County that the proposed street names have been approved.

Subdivision Name – The Applicant has provided a letter from Ada County that 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. If these are to be placed by the builder, occupancy may be held up until street trees have been verified installed per code.** 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 February 1, 2024.

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 a revised landscape plan showing the correct spacing of street trees.**
 - E. 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.

F. 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 2 has 92 residential lots for a fee of \$92,000 (92 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

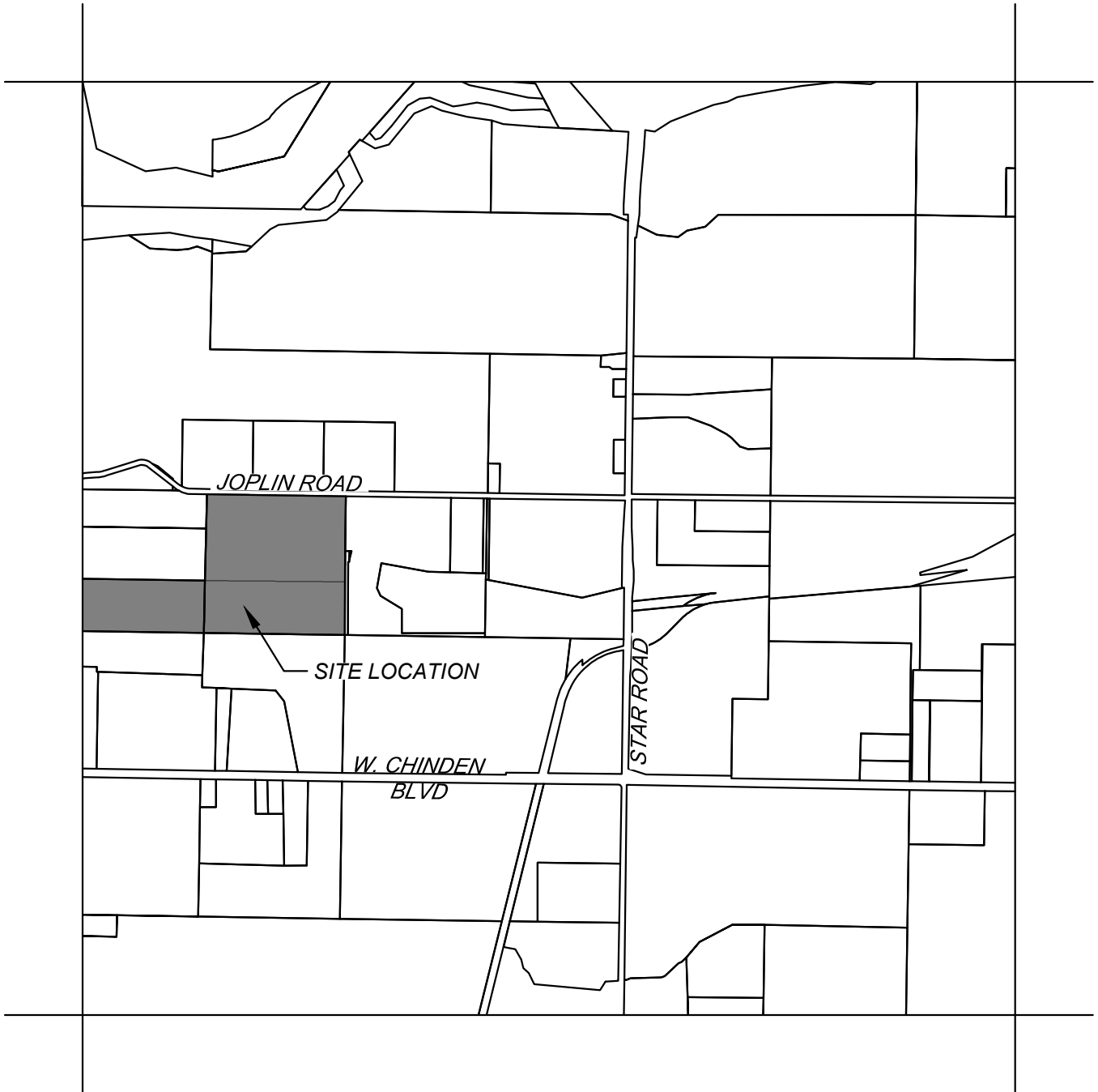
picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least 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-23-20 Naismith Commons Subdivision, Final Plat, Phase 2 on _____, ____ 2024.



T4N, R1W, SEC. 19



November 9, 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 2. 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.

Thanks for your review and assistance with this application,

A handwritten signature in black ink, appearing to read 'Ian Connair'.

Ian Connair, P.E.
Project Engineer



11/27/2023 8:21:47 AM

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

FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-23-20</u>
Date Application Received: <u>11-27-2023</u> Fee Paid: <u>\$3350.00</u>
Processed by: City: <u>Barbara Norgrove</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Lennar Homes of Idaho, LLC
 Applicant Address: 408 S Eagle Road #100 Eagle, Idaho Zip: 83616
 Phone: (208) 501-3967 Email: jamie.parker@lennar.com

Owner Name: Beacon Crossing, LLC
 Owner Address: 839 S. Bridgeway Place Eagle, Idaho Zip: 83616
 Phone: (208) 994-2255 Email: jbottles@markbottles.com

Representative (e.g., architect, engineer, developer):
 Contact: Ian Connair, PE Firm Name: Kimley-Horn & Associates
 Address: 1100 W Idaho Street, Suite 210, Boise, ID Zip: 83702
 Phone: 208-510-6287 Email: ian.connair@kimley-horn.com

Property Information:

Subdivision Name: Naismith Commons Subdivision Phase: 2

Parcel Number(s): S0419325800 & S0419314950

Approved Zoning: R-4 Units per acre: 4.39

Total acreage of phase: 20.95 Total number of lots: 105

Residential: 92 Commercial: N/A Industrial: N/A

Common lots: 13 Total acreage of common lots: 1.42 Percentage: 6.78%

Percent of common space to be used for drainage: 28.87% Acres: 0.41

Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>47*</u>	<u>92</u>
Number of Common Lots:	<u>11*</u>	<u>13</u>
Number of Commercial Lots:	<u>0*</u>	<u>0</u>
Roads:		<u>No Change</u>

**Values shown are based on original phasing proposed with Pre-Plat. A revised*

phasing plan has been provided as part of this application.

Amenities: _____ No Change _____

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

Subdivision Name: Naismith Commons Subdivision Phase: 2

Special Flood Hazard Area: total acreage 0 number of homes 0

- 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.: 16001C0120J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 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 (√)
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"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	
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 original 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	Section 5, Item E.
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 design and location 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>	
	<p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • 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. 	
	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

FEE REQUIREMENT:

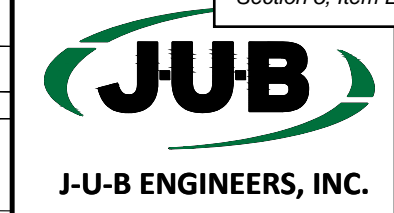
*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary 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

10/27/2023

Date



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

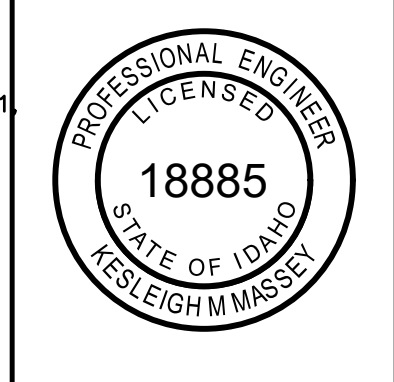


Table with columns: NO., REVISION, DESCRIPTION, BY, DATE

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

PRELIMINARY PLAT FOR NAISMITH COMMONS SUBDIVISIONS

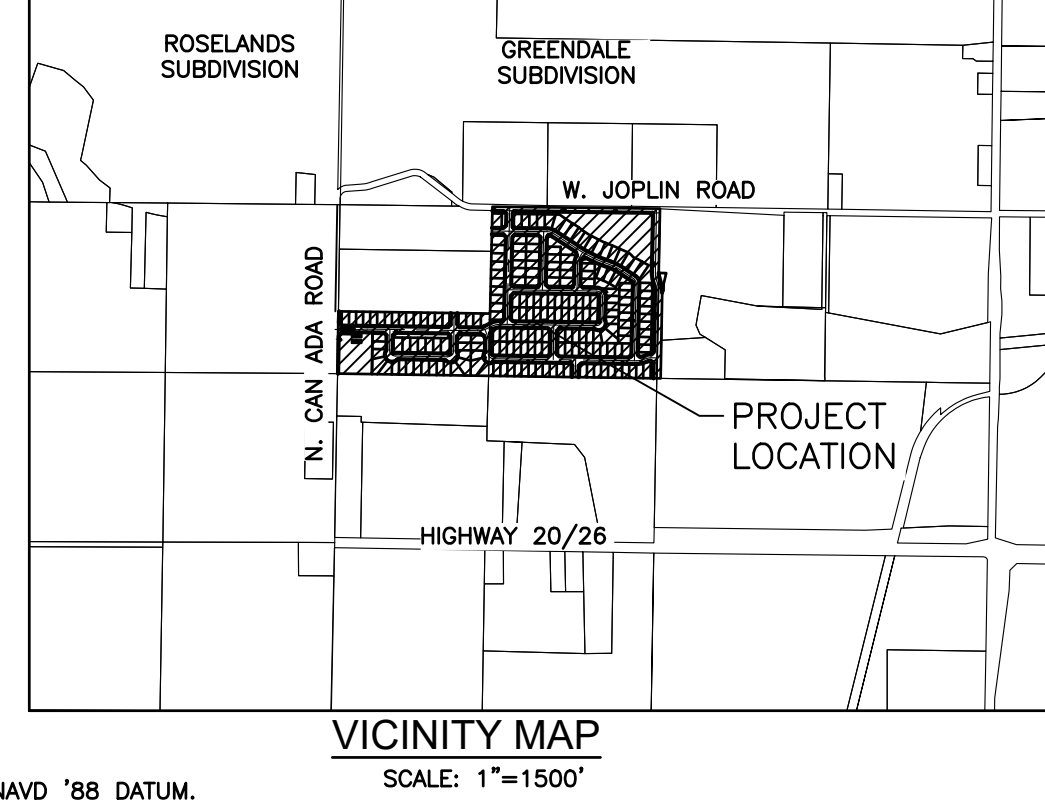
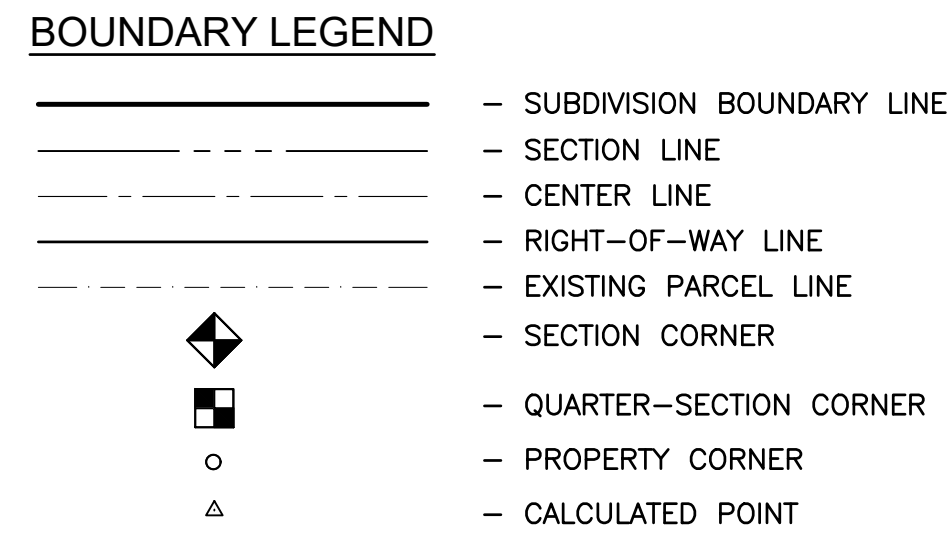
SITUATED IN A PORTION OF GOV'T. LOT 2, THE NE 1/4 OF THE SW 1/4
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
STAR, IDAHO
2023

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

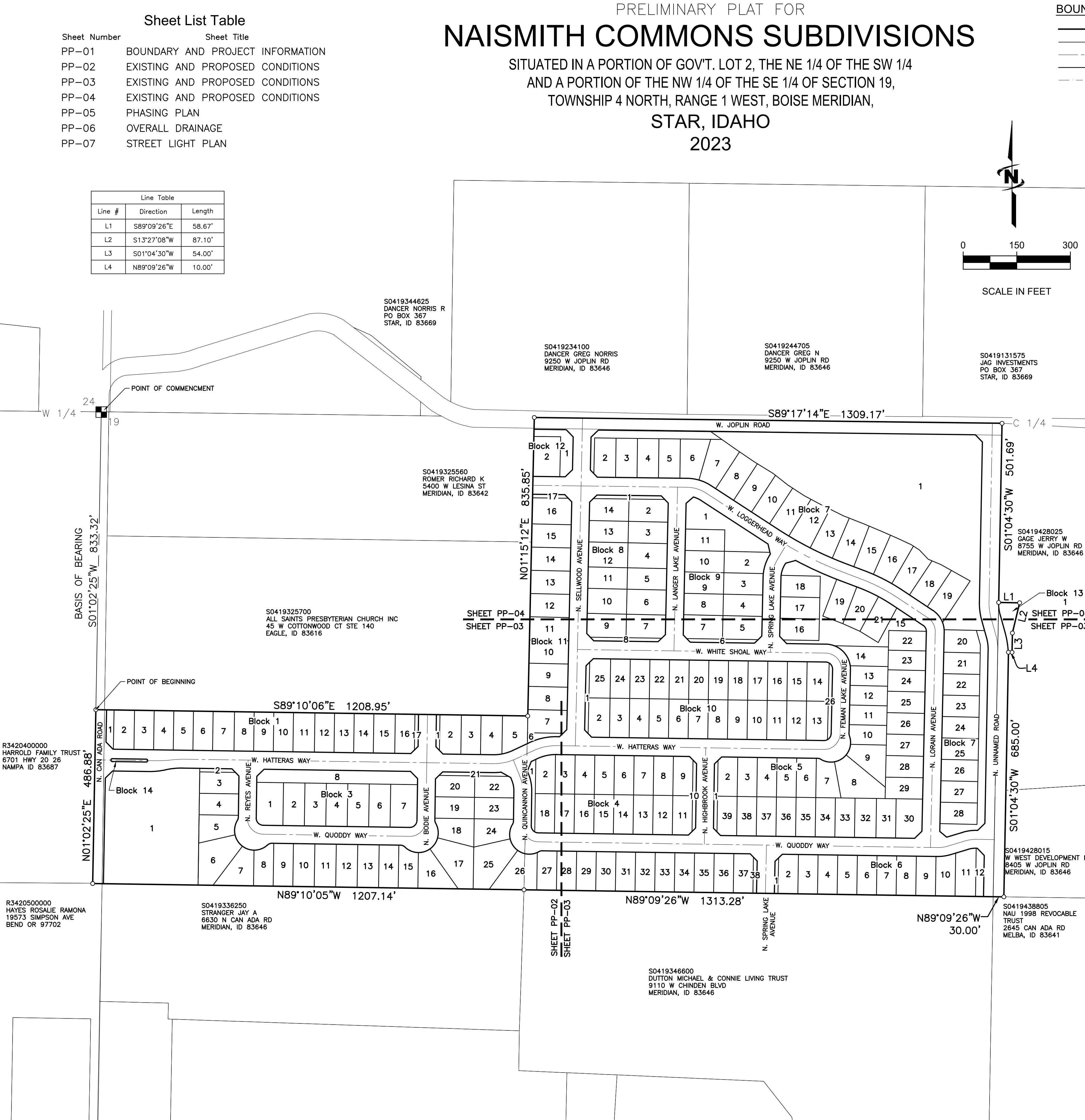
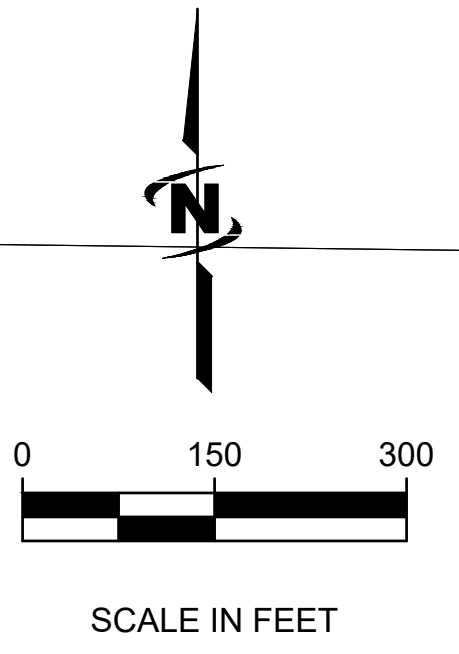
EUREKA WATER COMPANY
6820 JOPLIN ROAD
MERIDIAN, ID 83646

R-4 LOT SETBACKS

FRONT SETBACK	15'	LIVING
(FACE OF SIDEWALK)	20'	GARAGE
REAR SETBACK	15'	
INTERIOR SIDE SETBACK	7.5'	
STREET SIDE SETBACK	20'	

BOUNDARY CERTIFICATION

PROFESSIONAL LAND SURVEYOR
8077
BERT J. NOWAK
STATE OF IDAHO

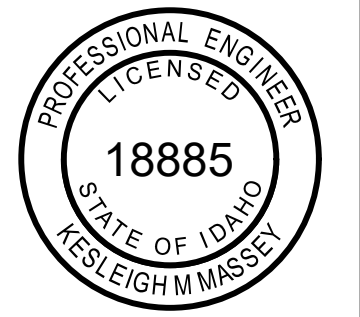


Plot Date: 11/02/23 1:06 PM Plotted By: Ewren Emsell
Date Created: 10/20/23 JUB.COM\CENTRAL\CALCULATORS\PROJECTS\10-21-108-NAISMITH COMMONS SUBDIVISIONS\PP-01-108-NAISMITH COMMONS SUBDIVISIONS PRE-PLAT.DWG



J-U-B ENGINEERS, INC.

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



REUSE OF DRAWINGS

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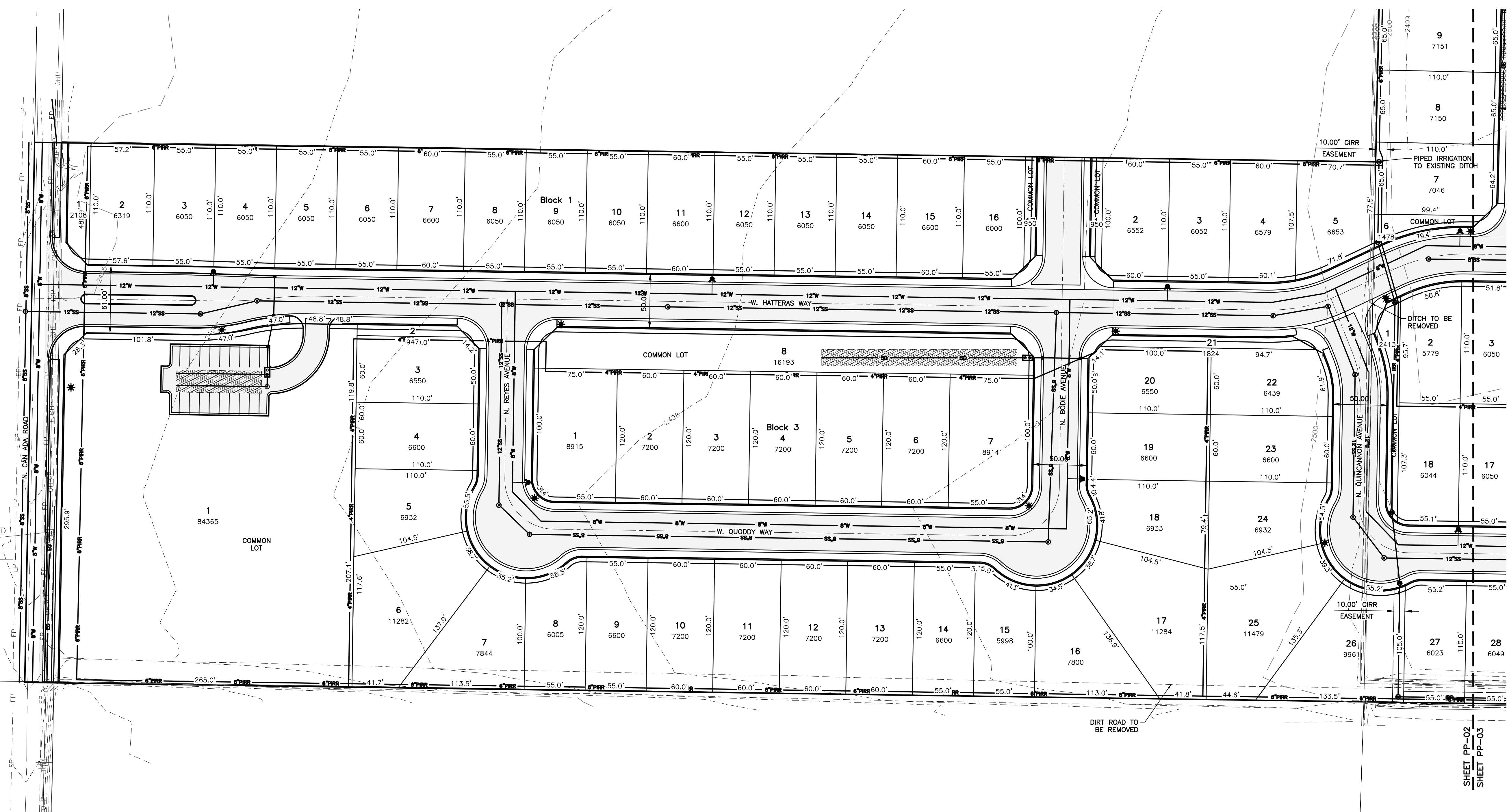
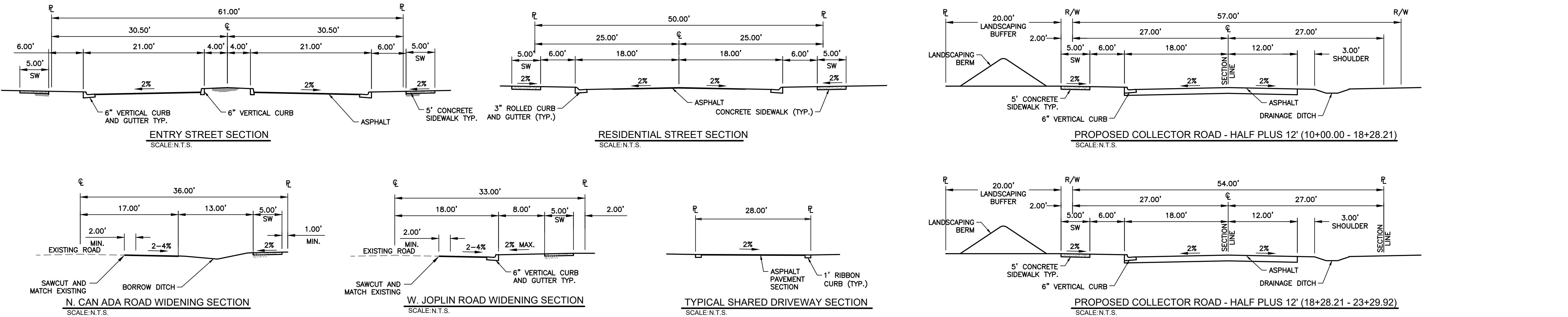
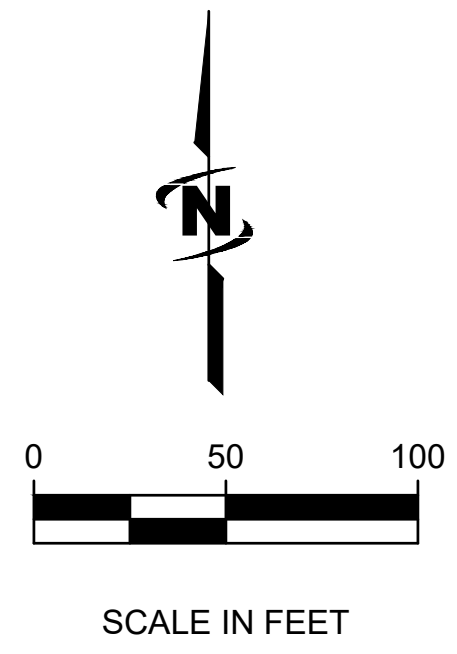
NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

EXISTING AND PROPOSED CONDITIONS

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

SHEET NUMBER:
PP-02



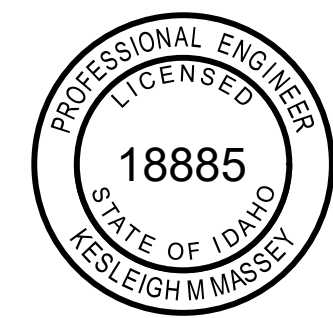
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 Date Created: 10/20/23 JUB.COM\CENTRAL\CUSTOMER\MARKG\BOTTLES\REAL\ESTATE\PROJECTS\10-21-108_BEACONCROSSING\PLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG

SHEET PP-02
SHEET PP-03



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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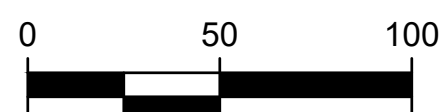
NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO
EXISTING AND PROPOSED CONDITIONS

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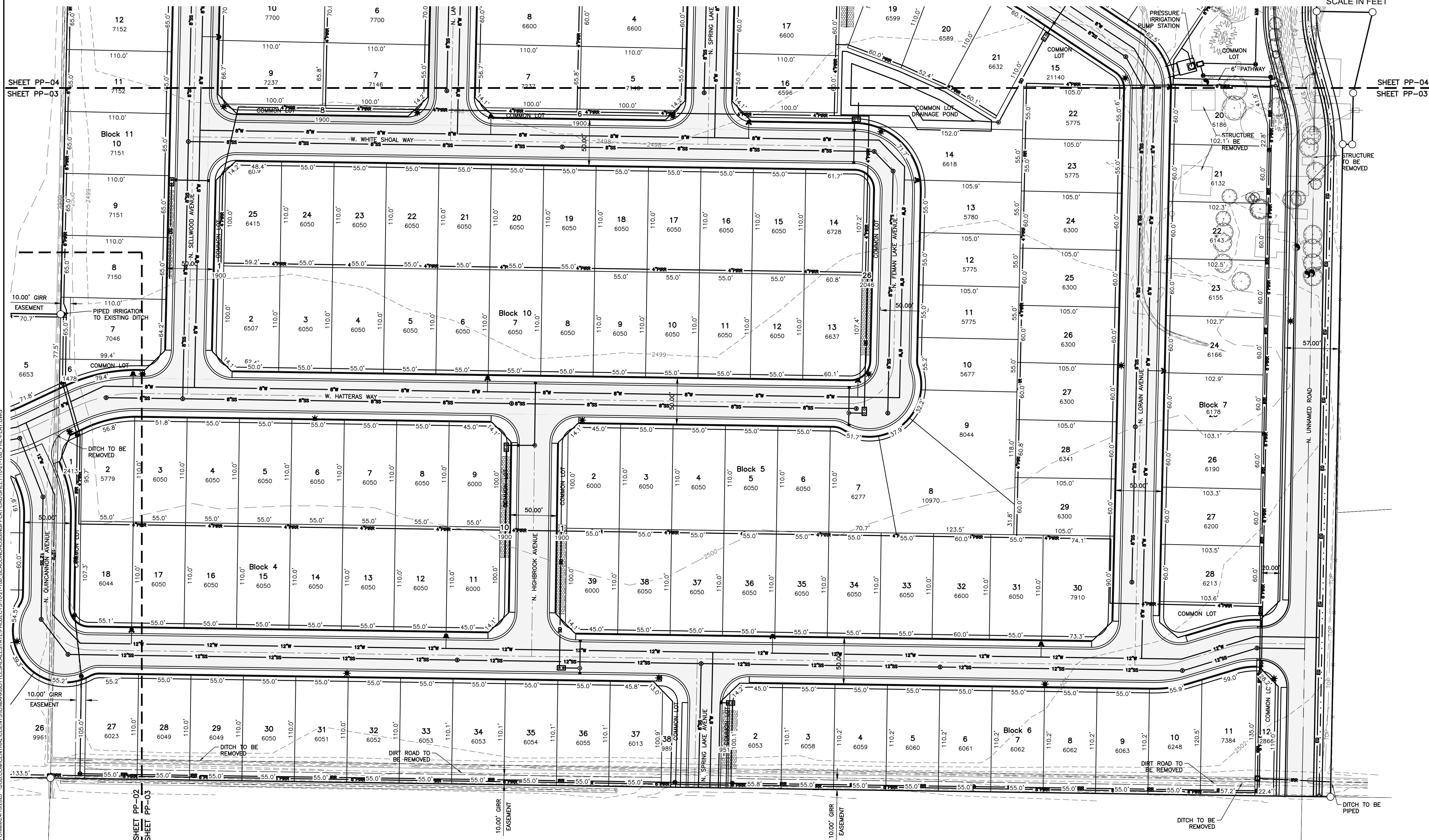
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LAST UPDATED: 4-10-2023

SHEET NUMBER:

PP-03



SCALE IN FEET



Plot Date: 10/20/23 1:07 PM Plotted By: Everett Emswell
Date Created: 10/20/23 JUB\COMMONS\SUBDIVISIONS\STAR\PROJECTS\10-21-108_BEACONCROSSING\PLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG

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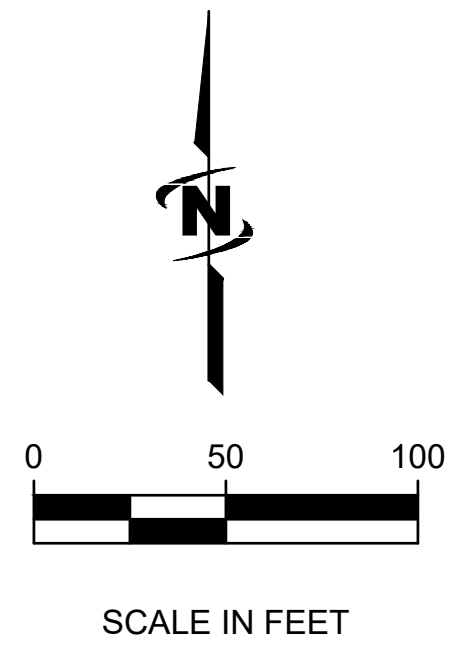
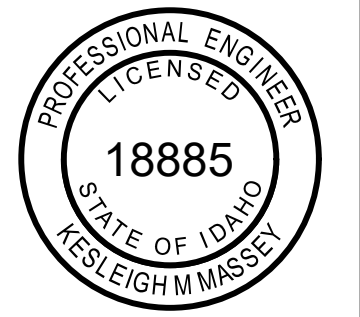
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SHEET PP-03

SHEET PP-04
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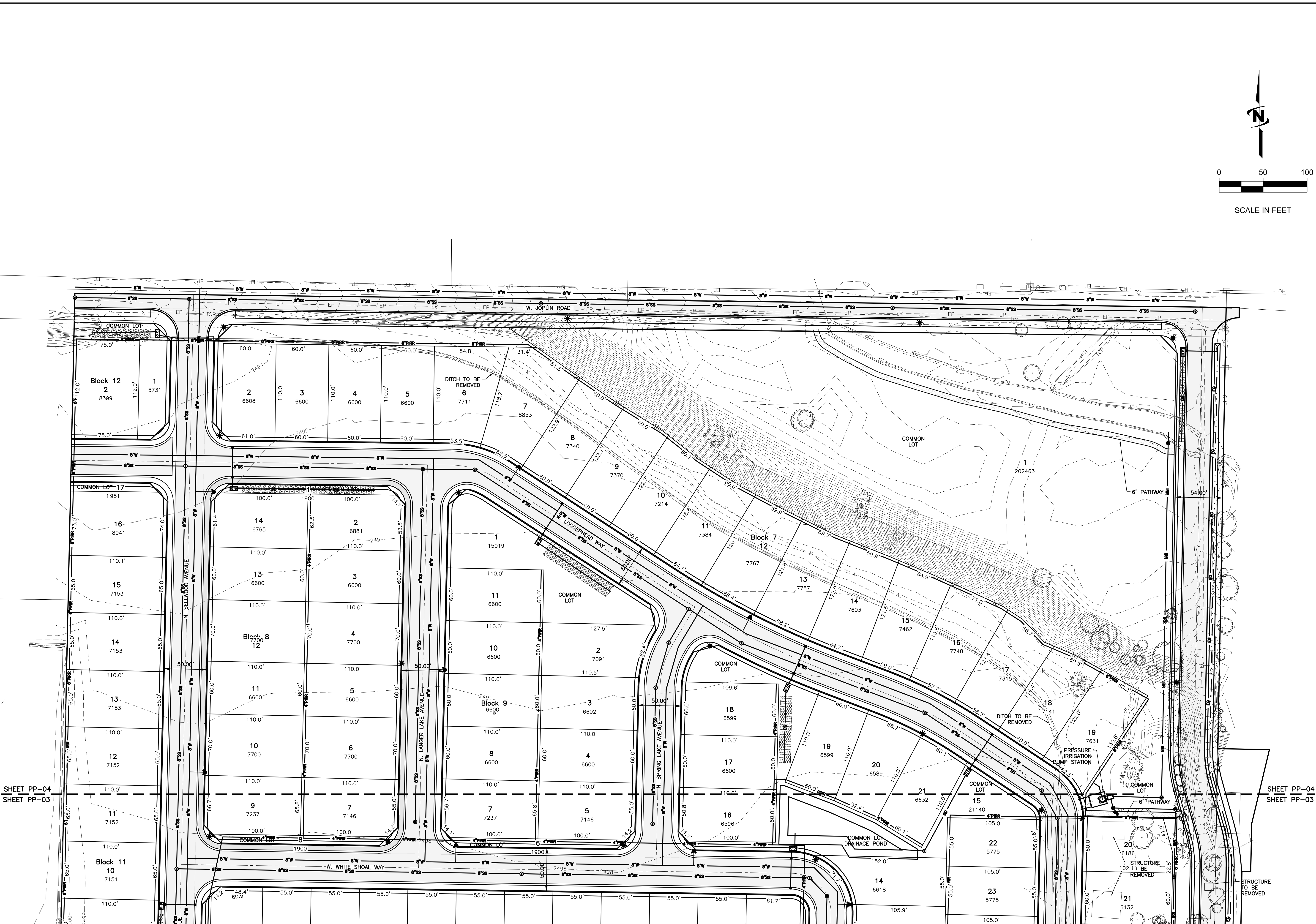


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Plot Date: 11/02/23 1:07 PM Plotted By: Ewert Emswiler
Date Created: 11/02/23 JUB\COMMON\CALCULATED\MARKG\BOTTLES\REAL\STATE\PROJECTS\10-21-108-BEACON\CONROSSING\PLAT\CA\DRAWING\10-21-108-PRE-PLAT.DWG



SHEET PP-04
SHEET PP-03

SHEET PP-04
SHEET PP-03

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NO.	REVISION	DESCRIPTION	BY	APP.	DATE

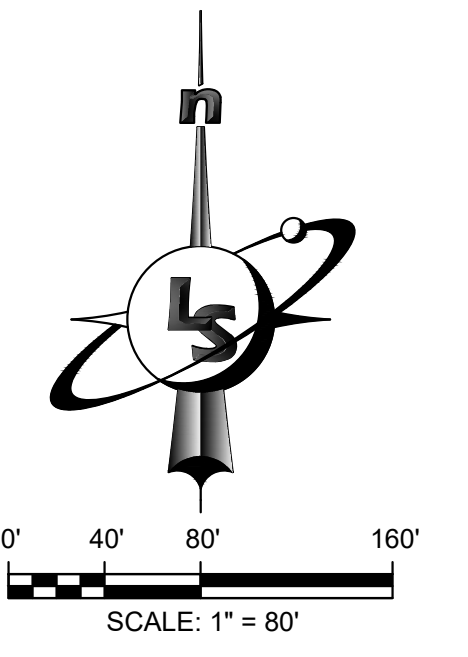
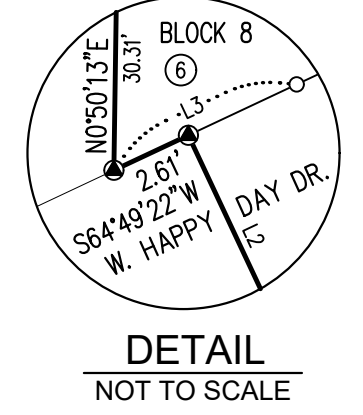
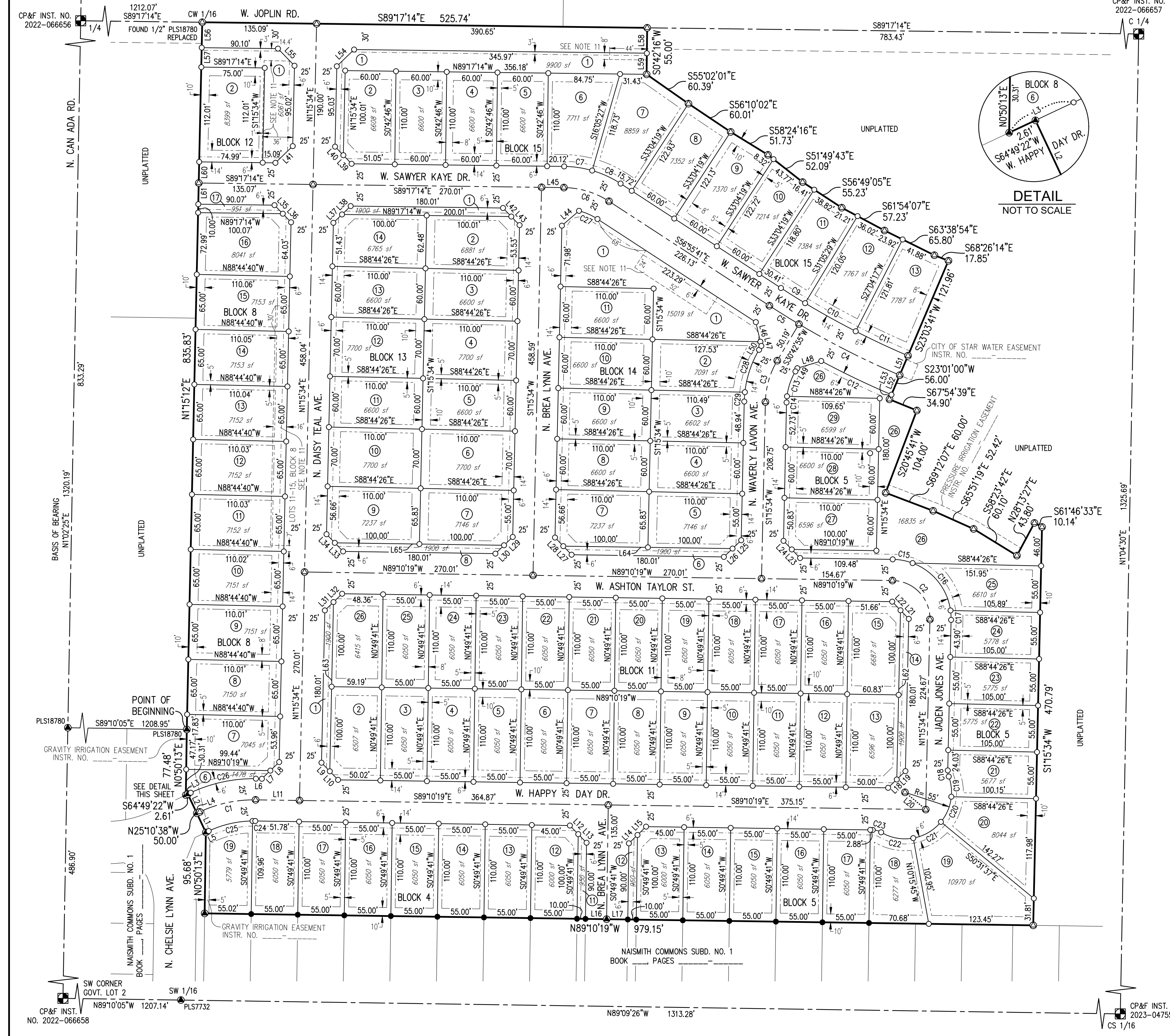
NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO
EXISTING AND PROPOSED CONDITIONS

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SHEET NUMBER:
PP-04

NAISMITH COMMONS SUBDIVISION NO. 2

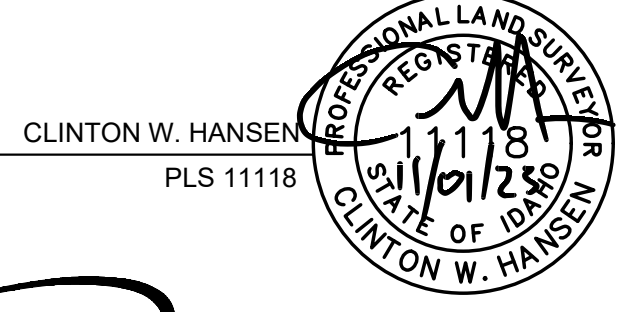
LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 19, T4N, R1W, B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2023



- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR, PLS 11118
- 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

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARIES OF NAISMITH COMMONS SUBDIVISION NO. 1, 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. 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	68.08'	150.00'	26°00'19"	S77°49'32"W	67.50'
C2	71.02'	45.00'	90°25'53"	S43°57'22"E	63.88'
C3	51.41'	100.00'	29°27'21"	N15°59'15"E	50.85'
C4	133.60'	1000.00'	7°39'18"	S63°06'44"E	133.51'
C5	41.13'	1000.00'	2°21'23"	S58°06'23"E	41.13'
C6	56.48'	100.00'	32°21'33"	N73°06'28"W	55.73'
C7	33.55'	125.00'	15°22'41"	N81°35'54"W	33.45'
C8	37.05'	125.00'	16°58'52"	N65°25'07"W	36.91'
C9	33.70'	975.00'	1°58'50"	S57°55'06"E	33.70'
C10	68.41'	975.00'	4°01'11"	S60°55'07"E	68.39'
C11	68.24'	975.00'	4°00'36"	S64°56'01"E	68.22'
C12	92.03'	1025.00'	5°08'39"	S64°22'14"E	92.00'
C13	31.28'	75.00'	23°53'41"	S18°46'05"W	31.05'
C14	7.28'	75.00'	5°33'40"	S4°02'24"W	7.28'
C15	24.01'	70.00'	19°39'13"	N79°20'43"W	23.89'
C16	75.33'	70.00'	61°39'21"	N38°41'25"W	71.74'
C17	11.14'	70.00'	9°07'19"	N3°18'05"W	11.13'
C18	7.34'	20.00'	21°02'22"	S9°15'37"E	7.30'
C19	24.25'	55.00'	25°15'34"	N7°09'01"W	24.05'
C20	32.63'	55.00'	33°59'36"	N22°28'35"E	32.15'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C21	38.65'	55.00'	40°15'52"	N59°36'19"E	37.86'
C22	39.37'	55.00'	41°01'02"	S79°45'15"E	38.54'
C23	10.45'	20.00'	29°55'35"	N74°12'31"W	10.33'
C24	3.22'	125.00'	1°28'32"	S89°54'35"E	3.22'
C25	53.52'	125.00'	24°31'47"	N77°05'16"E	53.11'
C26	79.43'	175.00'	26°00'19"	S77°49'32"W	78.75'
C27	23.94'	75.00'	18°17'07"	N66°04'15"W	23.83'
C28	53.18'	125.00'	24°22'42"	S18°31'34"W	52.78'
C29	11.08'	125.00'	5°04'40"	S3°47'54"W	11.07'

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N25°10'38"W
L2	25.00'	N25°10'38"W
L3	6.41'	S64°49'22"W
L4	3.80'	N64°49'22"E
L5	3.80'	N64°49'22"E
L6	7.10'	N89°10'19"W
L7	13.89'	S46°02'38"W
L8	14.50'	S46°02'38"W
L9	14.09'	N43°57'22"W
L10	14.09'	N43°57'22"W
L11	51.91'	S89°10'19"E
L12	14.14'	S44°10'19"E
L13	14.14'	S44°10'19"E
L14	14.14'	N45°49'41"E
L15	14.14'	N45°49'41"E
L16	25.00'	N89°10'19"W
L17	25.00'	N89°10'19"W
L18	14.19'	S46°02'38"W
L19	14.20'	S46°02'38"W
L20	31.90'	N50°20'38"W
L21	14.09'	S43°57'22"E
L22	14.09'	S43°57'22"E

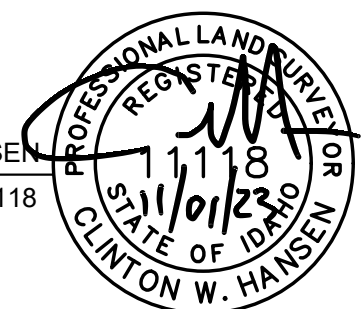
LINE TABLE		
LINE	LENGTH	BEARING
L23	14.09'	N43°57'22"W
L24	14.09'	N43°57'22"W
L25	14.19'	S46°02'38"W
L26	14.20'	S46°02'38"W
L27	14.09'	N43°57'22"W
L28	14.09'	N43°57'22"W
L29	14.19'	S46°02'38"W
L30	14.20'	S46°02'38"W
L31	14.20'	N46°02'38"E
L32	14.19'	N46°02'38"E
L33	14.09'	N43°57'22"W
L34	14.09'	N43°57'22"W
L35	14.08'	S44°00'50"E
L36	14.07'	S44°00'50"E
L37	14.21'	N45°59'10"E
L38	14.21'	N45°59'10"E
L39	14.07'	N44°00'50"W
L40	14.08'	N44°00'50"W
L41	28.42'	S45°59'10"W
L42	14.08'	S44°00'50"E
L43	14.07'	S44°00'50"E
L44	26.79'	N49°13'03"E

LINE TABLE		
LINE	LENGTH	BEARING
L45	26.40'	S89°17'14"E
L46	23.77'	S13°06'23"E
L47	5.09'	S13°06'23"E
L48	29.51'	N73°10'21"E
L49	4.40'	N30°42'55"E
L50	5.36'	S30°42'55"W
L51	25.00'	S23°01'00"W
L52	25.00'	S23°01'00"W
L53	6.00'	S23°01'00"W
L54	28.38'	N45°58'55"E
L55	28.13'	S44°01'05"E
L56	30.00'	N1°15'12"E
L57	23.00'	N1°15'12"E
L58	30.00'	S0°42'16"W
L59	25.00'	S0°42'16"W
L60	25.00'	N1°15'12"E
L61	25.00'	N1°15'12"E
L62	200.00'	N1°15'34"E
L63	200.00'	S1°15'34"W
L64	200.00'	S89°10'19"E
L65	200.00'	S89°10'19"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.
- LOT 11, BLOCK 4; LOTS 12 AND 26, BLOCK 5; LOTS 6 AND 17, BLOCK 8; LOTS 1 AND 14, BLOCK 11; LOTS 1 AND 2, BLOCK 12; LOTS 1 AND 8, BLOCK 13; LOTS 1 AND 6, BLOCK 14 AND LOT 1, BLOCK 15 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.
- LOT 26, BLOCK 5, AND PORTIONS OF LOTS 11, 12, 13, 14 AND 15, BLOCK 8; LOTS 1 AND 2, BLOCK 12, LOT 1, BLOCK 14, AND LOT 1, BLOCK 15 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, AND AS MAY BE AMENDED.
- DIRECT LOT ACCESS TO W. JOPLIN ROAD IS PROHIBITED.

CLINTON W. HANSEN
PLS 11118



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

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. 2:

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

COMMENCING 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 5/8 INCH DIAMETER IRON PIN MONUMENT MARKING AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF NAISMITH COMMONS SUBDIVISION NO. 1, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 19, AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY BOUNDARY N 1°15'12" E A DISTANCE OF 835.83 FEET TO THE NORTHWEST CORNER OF SAID NE ¼ OF THE SW ¼;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NE ¼ OF THE SW ¼ S 89°17'14" E A DISTANCE OF 525.74 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°42'16" W A DISTANCE OF 55.00 FEET TO POINT;

THENCE S 55°02'01" E A DISTANCE OF 60.39 FEET TO A POINT;

THENCE S 56°10'02" E A DISTANCE OF 60.01 FEET TO A POINT;

THENCE S 58°24'16" E A DISTANCE OF 51.73 FEET TO A POINT;

THENCE S 51°49'43" E A DISTANCE OF 52.09 FEET TO A POINT;

THENCE S 56°49'05" E A DISTANCE OF 55.23 FEET TO A POINT;

THENCE S 61°54'07" E A DISTANCE OF 57.23 FEET TO A POINT;

THENCE S 63°38'54" E A DISTANCE OF 65.80 FEET TO A POINT;

THENCE S 68°26'14" E A DISTANCE OF 17.85 FEET TO A POINT;

THENCE S 23°03'41" W A DISTANCE OF 121.96 FEET TO A POINT;

THENCE S 23°01'00" W A DISTANCE OF 56.00 FEET TO A POINT;

THENCE S 67°54'39" E A DISTANCE OF 34.90 FEET TO A POINT;

THENCE S 20°45'41" W A DISTANCE OF 104.00 FEET TO A POINT;

THENCE S 69°12'07" E A DISTANCE OF 60.00 FEET TO A POINT;

THENCE S 65°51'19" E A DISTANCE OF 52.42 FEET TO A POINT;

THENCE S 58°23'42" E A DISTANCE OF 60.10 FEET TO A POINT;

THENCE N 28°13'27" E A DISTANCE OF 43.80 FEET TO A POINT;

THENCE S 61°46'33" E A DISTANCE OF 10.14 FEET TO A POINT;

THENCE S 1°15'34" W A DISTANCE OF 470.79 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID NAISMITH COMMONS SUBDIVISION NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89°10'19" W A DISTANCE OF 979.15 FEET TO A POINT;

THENCE N 0°50'13" E A DISTANCE OF 95.68 FEET TO A POINT;

THENCE N 25°10'38" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 64°49'22" W A DISTANCE OF 2.61 FEET TO A POINT;

THENCE N 0°50'13" E A DISTANCE OF 77.48 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 20.95 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 _____

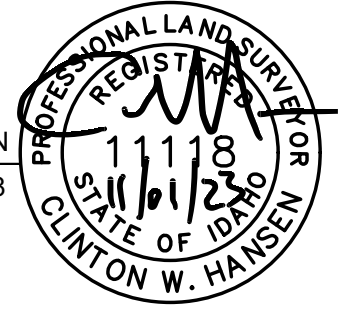
RESIDING AT _____

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



LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

NAISMITH COMMONS SUBDIVISION NO. 2

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

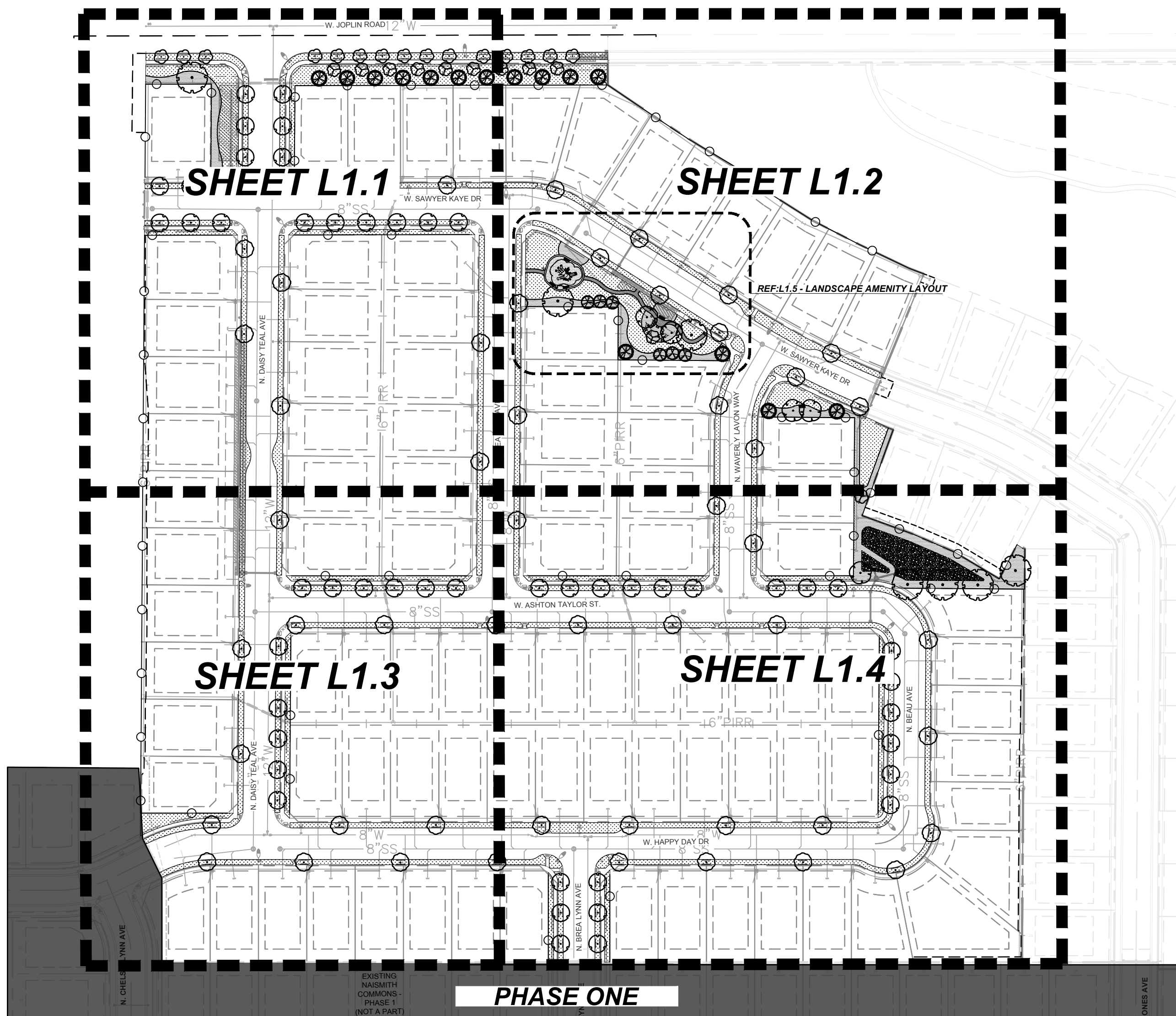
FEE: _____

CLINTON W. HANSEN
PLS 11118



231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
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LANDSCAPE PLANS FOR NAISMITH COMMONS - PHASE 2



LANDSCAPE REQUIREMENTS

8-8D-2 (C) LANDSCAPE AS A PERCENT OF SITE

GROSS LAND AREA*	904,972 SF (21.38 Ac)
OPEN SPACE REQUIRED:	135,745 SF (15%)
USEABLE OPEN SPACE PROVIDED:	19,562 SF (10%)**
TOTAL OPEN SPACE PROVIDED:	102,679 SF (11.3%)

*LAND AREA AND OPEN SPACE FOR PROJECT PHASE 1
**USEABLE OPEN SPACE INCLUDES OPEN PARK AREAS AND RECREATION AREAS

8-8D-2 (F) TREE SPECIES MIX	REQUIRED	PROVIDED
TYPES OF TREE SPECIES	5	6

8-8D-2 (J4.A) BUFFER AREAS	REQUIRED	PROVIDED
JOPLIN RD BUFFER WIDTH	20'	35'*
PLANTS PER 100 LF:		
- 2 EVERGREEN TREES	11	11
- 2 SHADE TREES	11	11
- 5' BERM / WALL / FENCE	REQUIRED	PROVIDED

*BUFFER VARIES FROM 35' UP TO 37'

8-8D-2 (M) STREET TREES *	REQUIRED	PROVIDED
JOPLIN RD TREES REQUIRED (1 PER 35 LF)	15 (525 LF, PHASE 2)	15

*NOT INCLUDING TREES PROVIDED WITHIN BUFFER AREAS.

ALL OTHER STREETS ARE CLASSIFIED AS LOCAL RESIDENTIAL STREETS INTERNAL TO THE SUBDIVISION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
CLASS I TREES					
	AG	11	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	2" Cal.	B&B
	CF	6	Cornus florida 'Cherokee Chief' Cherokee Chief Dogwood	2" Cal.	B&B
CLASS II TREES					
	CB	15	Carpinus betulus 'Columnaris' Columnar European Hornbeam	2" Cal.	B&B
	TC	51	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" Cal.	B&B
	UA	5	Ulmus americana 'Princeton' Princeton American Elm	2" Cal.	B&B
	UC	51	Ulmus x 'Frontier' Frontier Elm	2" Cal.	B&B
CLASS III TREES					
	PA	7	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree	2" Cal.	B&B
EVERGREEN TREES					
	PP	15	Picea pungens 'Glaucia' Blue Colorado Spruce	6' HT.	B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
SHRUBS					
	BW	6	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood	3 gal.	Pot
	CS	62	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	2 gal.	
	EC	55	Euonymus alatus 'Compactus' Compact Burning Bush	3 gal.	
	JH	17	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	2 gal.	
	LV	55	Ligustrum x vicaryi Golden Privet	3 gal.	Pot
	PB	32	Physocarpus opulifolius 'Monlo' Diabolus Ninebark	3 gal.	Pot
	PC	11	Pinus mugo 'Compacta' Dwarf Mugo Pine	3 gal.	
	RG	31	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	
GRASSES					
	FI	13	Festuca idahoensis Idaho Fescue	2 gal.	
	PH	44	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	2 gal.	
	PK	69	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass	3 gal.	Pot

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE
GROUND COVERS					
	RR	4,397 sf	Rip-Rap Rock 4"-6" Angular, Warm Tan Color, 6" Depth		
	RM	18,335 sf	Rock Mulch 3/4" Screened, Warm Tan Color, 3" Depth		
	TB	85,409 sf	Turf Sod Parks Blend Ryegrass Sod		

REFERENCE NOTES SCHEDULE

SYMBOL	VINYL FENCING DESCRIPTION	QTY
	Solid Vinyl Privacy Fence, 6' Ht. Avimore Traditional w/ T&G Composite Infill, Frame Color: Black, Composite Color: Tan, Butte Fence (Meridian, ID) 208-953-2043.	4,399 lf
	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 lf

LANDSCAPE NOTES

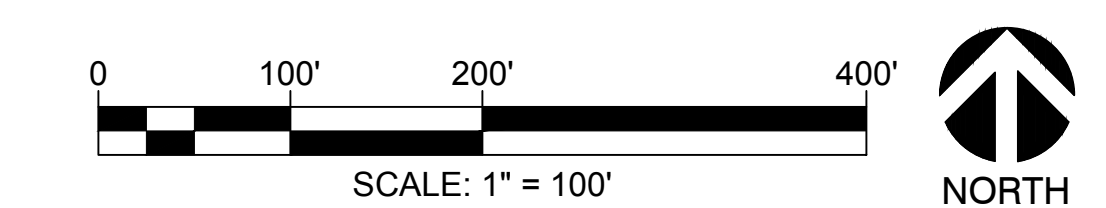
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF STAR ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANT LIST WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). LAWN TO BE SEED AT A RATE OF 8 LBS. PER 1,000 SQ. FT. OR PER SEED MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE (AT TIME OF BID) AN ADD/ALTERNATE PRICE PER SQ. FT. FOR SOD IN PLACE OF LAWN SEEDING.
- ALL SODDED AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL. TOPSOIL SHALL BE LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A pH FROM 5.5 TO 7.0. TOPSOIL FROM SITE SHALL BE USED IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SEED AND 3" IN PLANTING BED AREAS.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS, 21 GRAM, QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS, NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- NO TREES SHALL BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION WITH PROTECTIVE FENCING.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS FOR ALL NEWLY-PLANTED TREES THAT ARE LOCATED LESS THAN FOUR (4) FEET FROM PAVING OR CURBS, INCLUDING ALL PARK STRIPS LESS THAN 8' IN WIDTH. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

DATE: 11/13/2023 1:39 PM
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 PATH: K:\01_CIVIL\09353006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 2\LP-PH2.DWG
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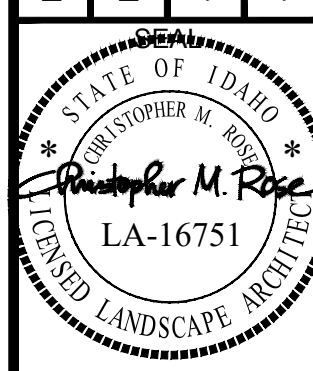
CAUTION: NOTICE TO CONTRACTOR
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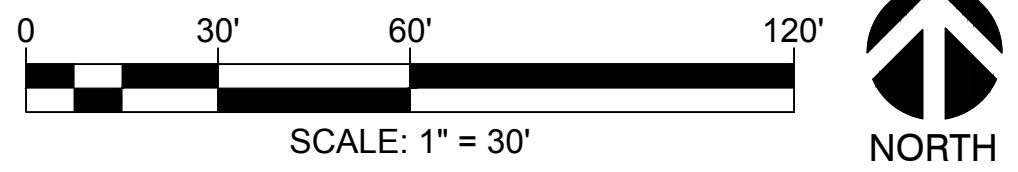
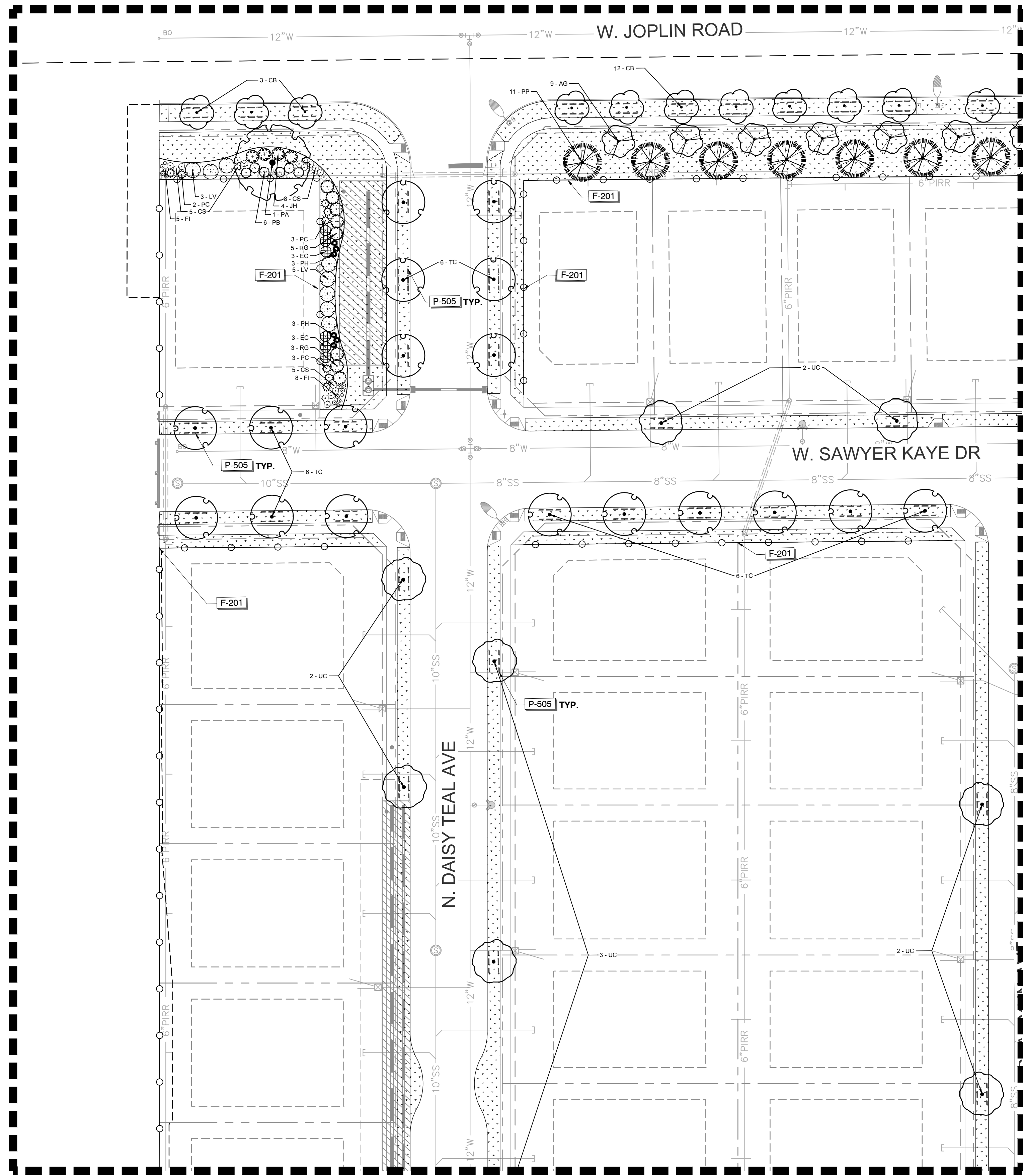
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 1100 W. Idaho Street, Suite 210
 Boise, Idaho 83702 (208) 297-2888

NAISMITH COMMONS - PHASE 2
 OVERALL LANDSCAPE PLAN
 STAR, IDAHO

DRAWING NAME: LP-PH2.DWG
 PROJECT No.: 09353006
 SCALE (H): SEE SHEET
 SCALE (V): N/A
 DRAWN BY: TL
 CHECKED BY: CMR
 DESIGNED BY: LE



SHEET NO.
L1.0
 1 OF 9



PLANT SCHEDULE

CLASS I TREES	CODE	BOTANICAL / COMMON NAME
	AG	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry
	CF	Cornus florida 'Cherokee Chief' Cherokee Chief Dogwood
CLASS II TREES	CODE	BOTANICAL / COMMON NAME
	CB	Carpinus betulus 'Columnaris' Columnar European Hornbeam
	TC	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
	UA	Ulmus americana 'Princeton' Princeton American Elm
	UC	Ulmus x 'Frontier' Frontier Elm
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	PP	Picea pungens 'Glauca' Blue Colorado Spruce
CLASS III TREES	CODE	BOTANICAL / COMMON NAME
	PA	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree
SHRUBS	CODE	BOTANICAL / COMMON NAME
	BW	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood
	CS	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood
	EC	Euonymus alatus 'Compactus' Compact Burning Bush
	JH	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper
	LV	Ligustrum x vicaryi Golden Privet
	PB	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark
	PC	Pinus mugo 'Compacta' Dwarf Mugo Pine
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
GRASSES	CODE	BOTANICAL / COMMON NAME
	FI	Festuca idahoensis Idaho Fescue
	PH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
	PK	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	RR	Rip-Rap Rock 4"-6" Angular, Warm Tan Color, 6" Depth
	RM	Rock Mulch 3/4" Screened, Warm Tan Color, 3" Depth Over Weed Filter Fabric (DeWitt Pro-5 or approved equal)
	TB	Turf Sod Parks Blend Ryegrass Sod The Turf Company 208.888.3760

REFERENCE NOTES SCHEDULE

SYMBOL	VINYL FENCING DESCRIPTION	QTY
F-201	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.	4,399 If
P-505	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 If



KEYMAP
N.T.S.

User: LARSEN, TATE
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CAUTION: NOTICE TO CONTRACTOR

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DATE	DESCRIPTION

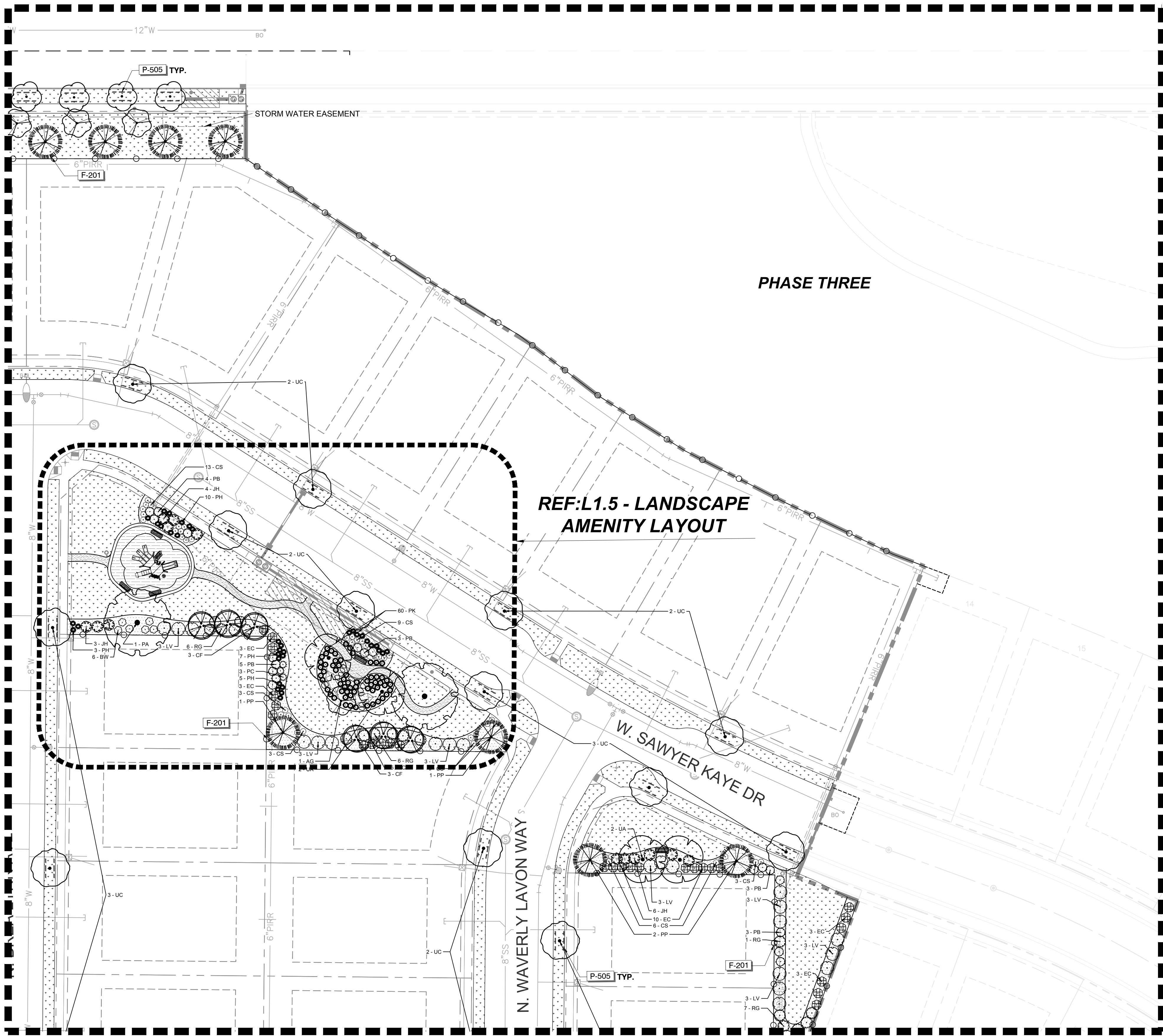
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 Boise, Idaho 83702 (208) 297-2885

NAISMITH COMMONS - PHASE 2
 LANDSCAPE PLAN
 STAR, IDAHO

DRAWING NAME: LP-PH2.DWG	DRAWN BY: TL
PROJECT No.: 093833006	CHECKED BY: CMR
SCALE (H)/SEE SHEET	DESIGNED BY: LE
SCALE (V)/N/A	



SHEET NO.
L1.1
 2 OF 9

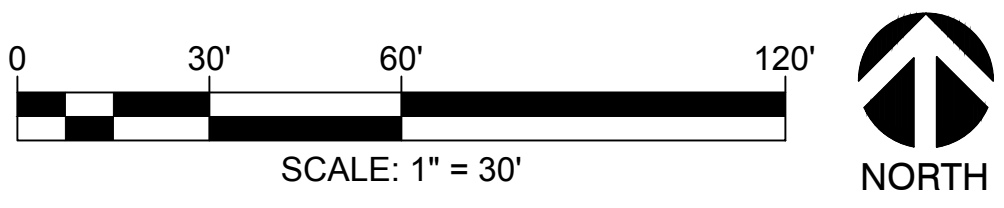


PHASE THREE

REF: L1.5 - LANDSCAPE AMENITY LAYOUT

W. SAWYER KAYE DR

N. WAVERLY LAVON WAY

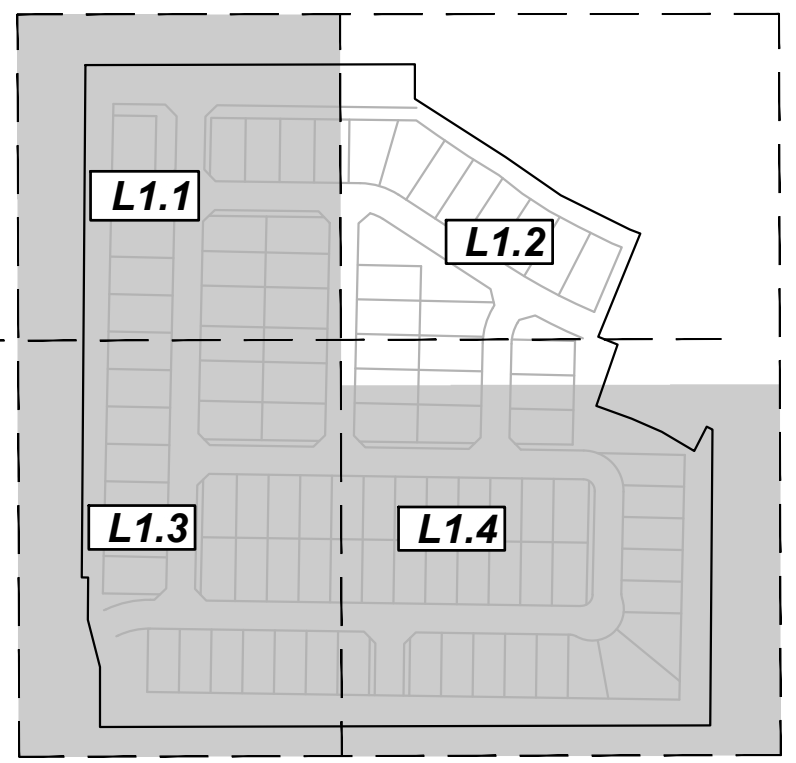


PLANT SCHEDULE

CLASS I TREES	CODE	BOTANICAL / COMMON NAME
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	EC	Euonymus alatus 'Compactus' Compact Burning Bush
	JH	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper
	LV	Ligustrum x vicaryi Golden Privet
	PB	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark
	PC	Pinus mugo 'Compacta' Dwarf Mugo Pine
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
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	RM	Rock Mulch 3/4" Screened, Warm Tan Color, 3" Depth Over Weed Filter Fabric (DeWitt Pro-5 or approved equal)
	TB	Turf Sod Parks Blend Ryegrass Sod The Turf Company 208.888.3760

REFERENCE NOTES SCHEDULE

SYMBOL	VINYL FENCING DESCRIPTION	QTY
	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.	4,399 If
	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 If

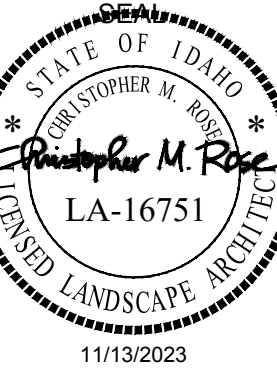


DATE	DESCRIPTION



NAISMITH COMMONS - PHASE 2
LANDSCAPE PLAN
STAR, IDAHO

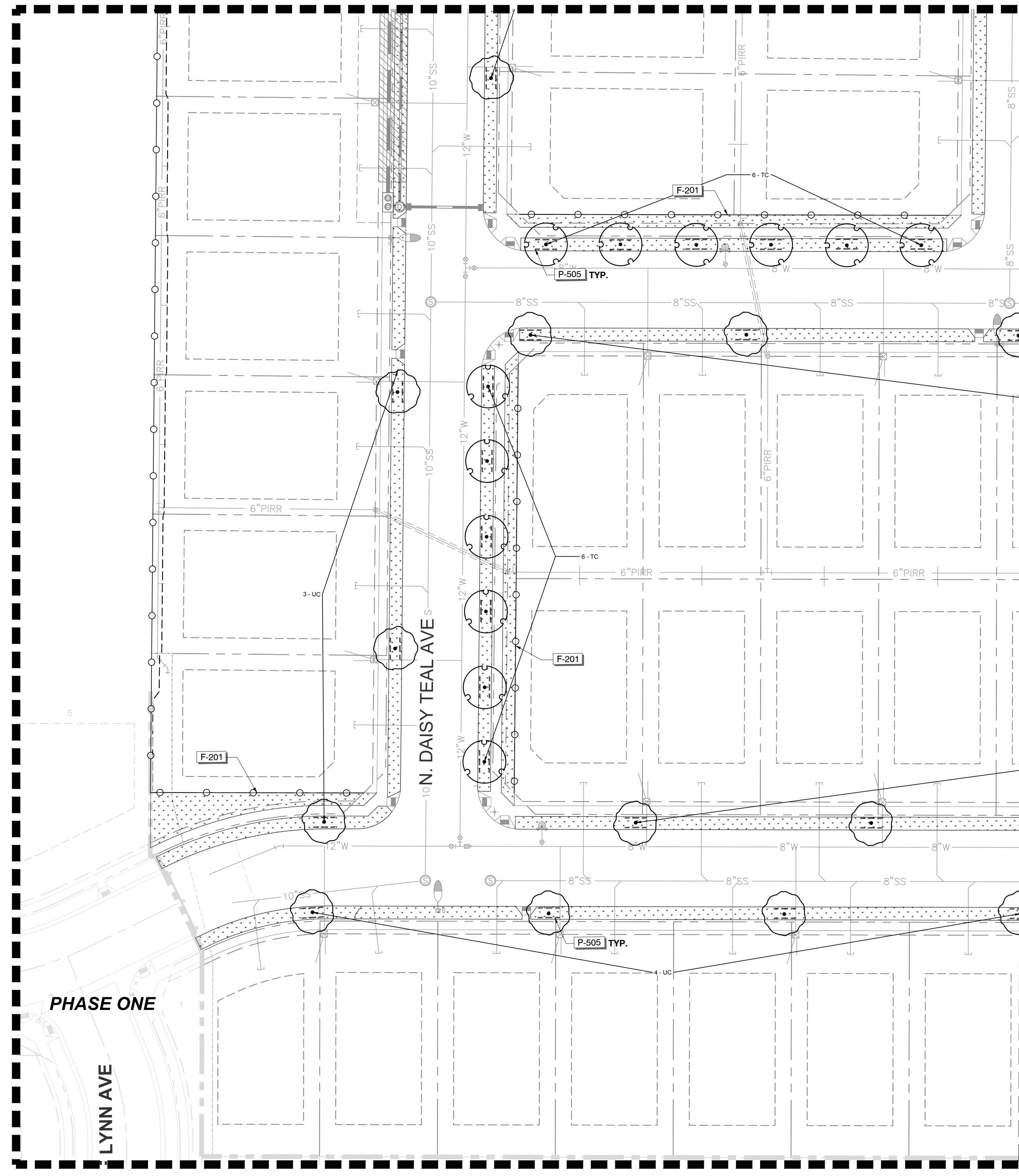
DRAWING NAME: LP-PH2.DWG	DRAWN BY: TL
PROJECT No.: 09393306	CHECKED BY: CMR
SCALE (H)/SEE SHEET	SCALE (V): N/A
DESIGNED BY: LE	



Date: 11/13/2023 1:40 PM
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Path: K:\01_CIVIL\09393306 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 2\LP-PH2.DWG
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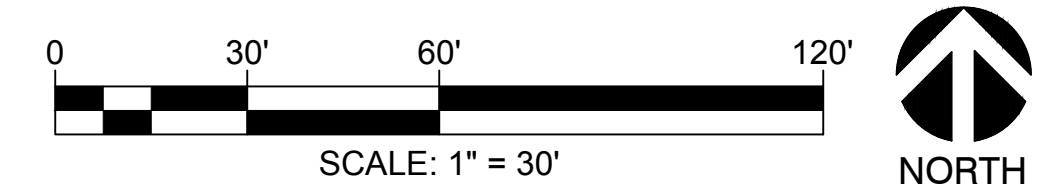
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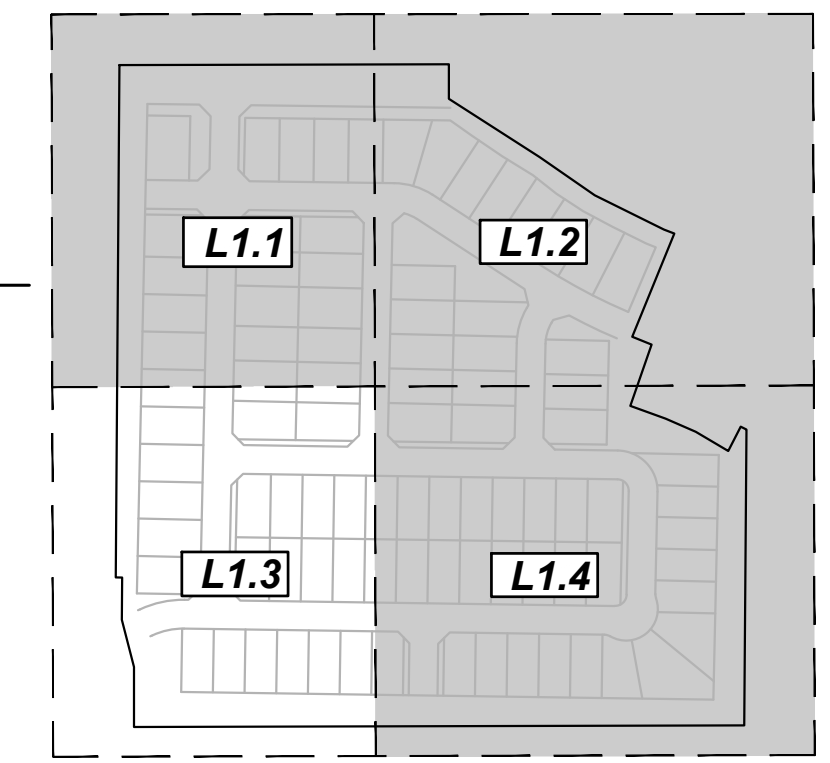
PLANT SCHEDULE

CLASS I TREES	CODE	BOTANICAL / COMMON NAME
	AG	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry
	CF	Cornus florida 'Cherokee Chief' Cherokee Chief Dogwood
CLASS II TREES	CODE	BOTANICAL / COMMON NAME
	CB	Carpinus betulus 'Columnaris' Columnar European Hornbeam
	TC	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
	UA	Ulmus americana 'Princeton' Princeton American Elm
	UC	Ulmus x 'Frontier' Frontier Elm
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	PP	Picea pungens 'Glauca' Blue Colorado Spruce
CLASS III TREES	CODE	BOTANICAL / COMMON NAME
	PA	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree
SHRUBS	CODE	BOTANICAL / COMMON NAME
	BW	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood
	CS	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood
	EC	Euonymus alatus 'Compactus' Compact Burning Bush
	JH	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper
	LV	Ligustrum x vicaryi Golden Privet
	PB	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark
	PC	Pinus mugo 'Compacta' Dwarf Mugo Pine
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
GRASSES	CODE	BOTANICAL / COMMON NAME
	FI	Festuca idahoensis Idaho Fescue
	PH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
	PK	Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	RR	Rip-Rap Rock 4"-6" Angular, Warm Tan Color, 6" Depth
	RM	Rock Mulch 3/4" Screened, Warm Tan Color, 3" Depth Over Weed Filter Fabric (DeWitt Pro-5 or approved equal)
	TB	Turf Sod Parks Blend Ryegrass Sod The Turf Company 208.888.3760



REFERENCE NOTES SCHEDULE

SYMBOL	VINYL FENCING DESCRIPTION	QTY
	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.	4,399 If
	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 If



Date: 11/13/2023 1:40 PM
 User: LARSEN, TATE
 Path: K:\01_CIVIL\09353006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 2\LP-PH2.DWG
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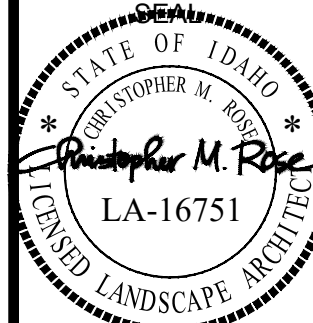
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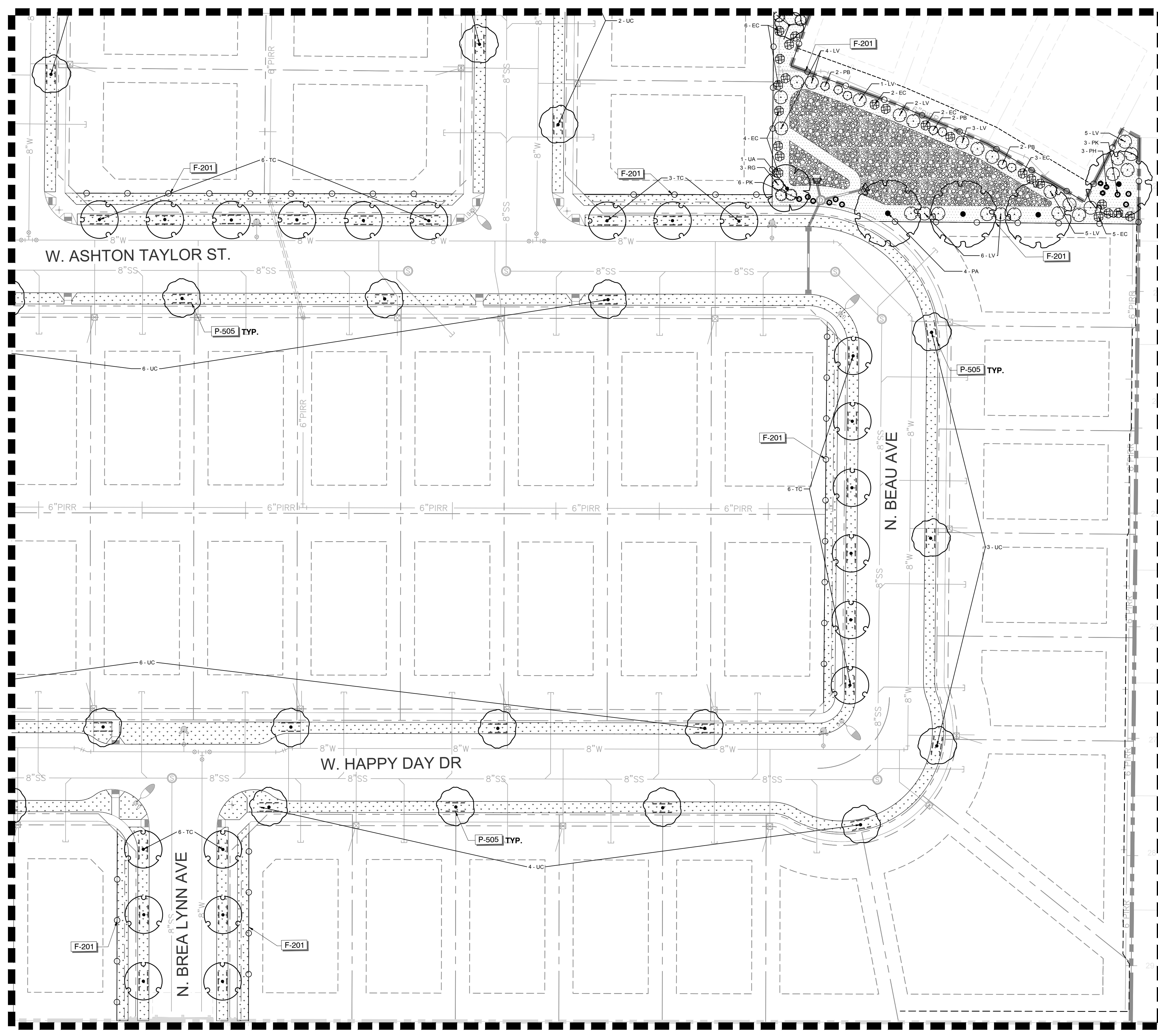


NAISMITH COMMONS - PHASE 2
LANDSCAPE PLAN
STAR, IDAHO

DRAWING NAME: LP-PH2.DWG	DRAWN BY: TL
PROJECT No.: 09353006	CHECKED BY: CMR
SCALE (H): SEE SHEET	DESIGNED BY: LE
SCALE (V): N/A	



11/13/2023
SHEET NO.
L1.3
4 OF 9

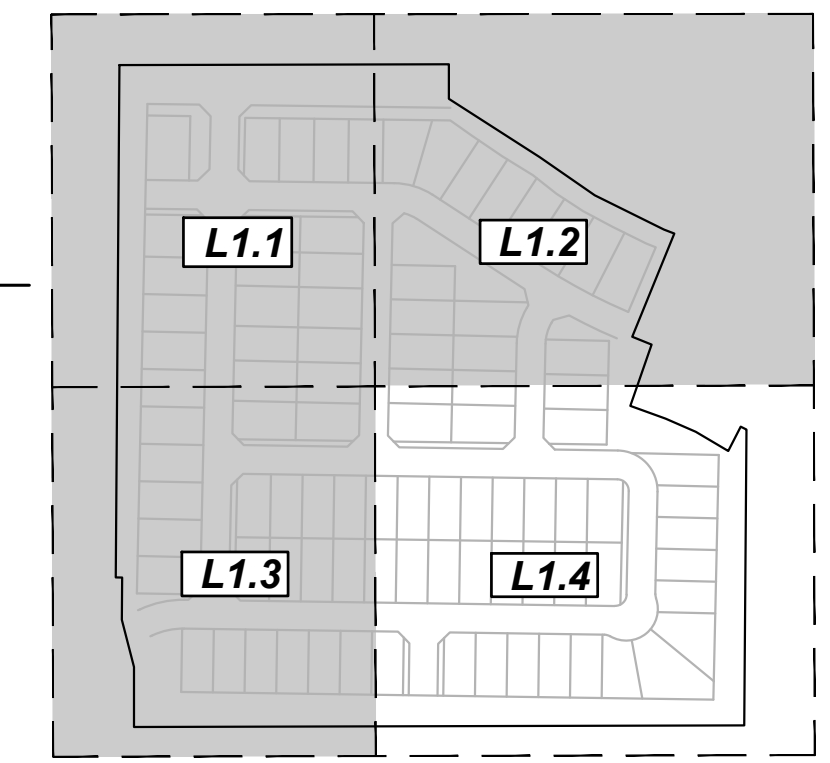
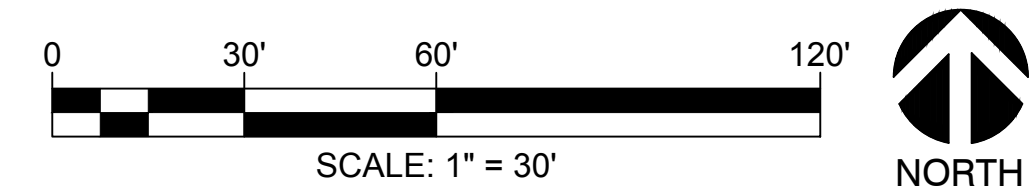


PLANT SCHEDULE

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	CF	Cornus florida 'Cherokee Chief' Cherokee Chief Dogwood
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	JH	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper
	LV	Ligustrum x vicaryi Golden Privet
	PB	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark
	PC	Pinus mugo 'Compacta' Dwarf Mugo Pine
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
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	TB	Turf Sod Parks Blend Ryegrass Sod The Turf Company 208.888.3760

REFERENCE NOTES SCHEDULE

SYMBOL	VINYL FENCING DESCRIPTION	QTY
	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.	4,399 If
	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 If



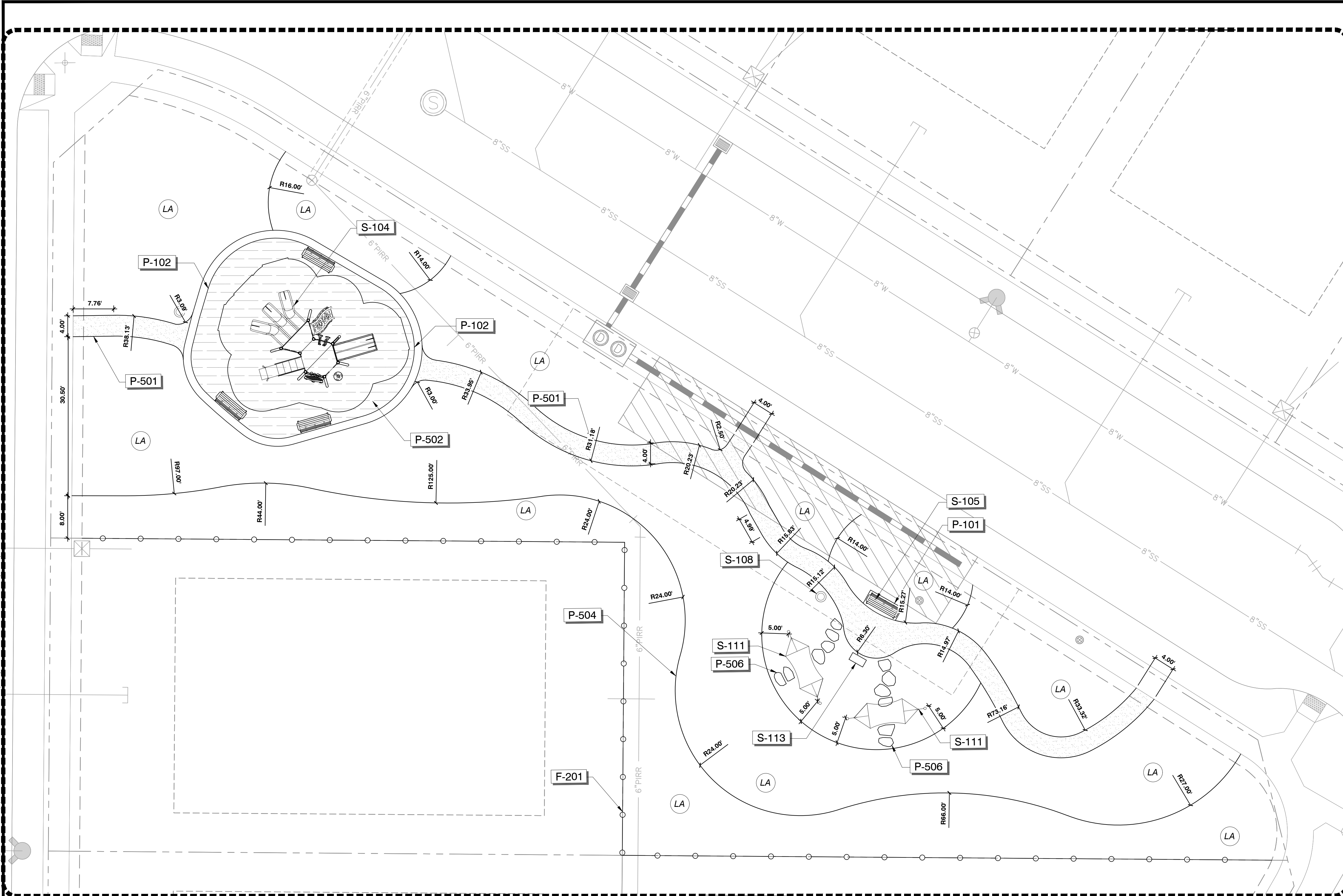
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 User: LARSEN, TATE
 Path: K:\01_CIVIL\093033006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 2\LP-PH2.DWG
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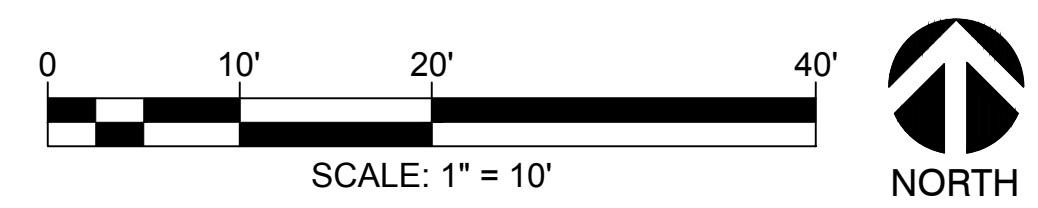
	<p>NAISMITH COMMONS - PHASE 2 LANDSCAPE PLAN STAR, IDAHO</p>
DRAWING NAME: LP-PH2.DWG PROJECT No.: 093033006 SCALE (H)/SEE SHEET SCALE (V)/N/A	DRAWN BY: TL CHECKED BY: CMR DESIGNED BY: LE
	SHEET NO. <p style="font-size: large;">L1.4</p> 5 OF 9



REFERENCE NOTES SCHEDULE

SYMBOL	VINYL FENCING DESCRIPTION	QTY
F-201	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.	4,399 lf
SYMBOL	CONCRETE DESCRIPTION	QTY
P-101	Concrete sidewalk paving, TYP. Reference Civil Plans and ACHD SDT-DET 709	
P-102	6" X 18" Concrete Header w/ turnaround at play surfacing	135 lf
SYMBOL	MISC DESCRIPTION	QTY
P-501	Crusher Fines Path 1/4" Minus, 4" Depth Over Weed Filter Fabric	845 sf
P-502	Rubberized Playground Surfacing Basis of Design: FlexGround, Standard, 3.5" depth, 50/50 color blend from full range, approved through submittal and installed per manufacturers recommendations	1,211 sf
P-504	Metal Edging	1,226 lf
P-505	24" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.	2,380 lf
P-506	Flagstone step stones, approximately 18" x 24", 1" thick, set in concrete. Field layout.	
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY
S-104	PLAY EQUIPMENT, PLAYGROUND, BASIS OF DESGN: Playcraft Model R50CF334A, Fall Height: 4'. Color Selection by Owner	1
S-105	Anova RCPMC6 Madison 6ft. recycled plastic contour bench Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic	5
S-108	Anova TR350T Madison 35 gallon recycled plastic receptacle, open top Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic Lid: Pewter Texture Coated	2
S-111	Hammock - Posts to be installed by Contractor per Details; Hammock selection by Owner.	2
S-112	Dog Waste Station BASIS OF DESIGN: DOGIPOT® ALUMINUM PET STATION (Model # 1003-L)	1
S-113	Take-a-book + Leave-a-book Community Library stand; provided by Owner, installed by Contractor	
LA	Landscape Area (Reference Landscape Planting Plans)	

- ### GENERAL NOTES
- ALL QUANTITIES SHOWN ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN AND PROVIDE MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO INSTALL IMPROVEMENTS AS SHOWN ON THESE PLANS. QUANTITIES SHOWN ON INDIVIDUAL SHEETS ARE FOR THE ENTIRE PROJECT.
 - ALL EQUIPMENT BY MANUFACTURERS IS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.
 - ALL PAVEMENT SCORING SHOWN SHALL BE EQUALLY SPACED BETWEEN REFERENCE POINTS, WHERE SHOWN. INDIVIDUAL SCORING SPACING MAY VARY AS REQUIRED.
 - CONTRACTOR TO PROVIDE SCORING AND JOINTING PLAN FOR REVIEW AND APPROVAL BY OWNER OR REPRESENTATIVE PRIOR TO STAKING FOR CONCRETE FORMS.



User: LARSEN, TATE
 Date: 11/13/2023 1:40 PM
 Path: K:\01_CIVIL\093833006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 2\LP-PH2.DWG
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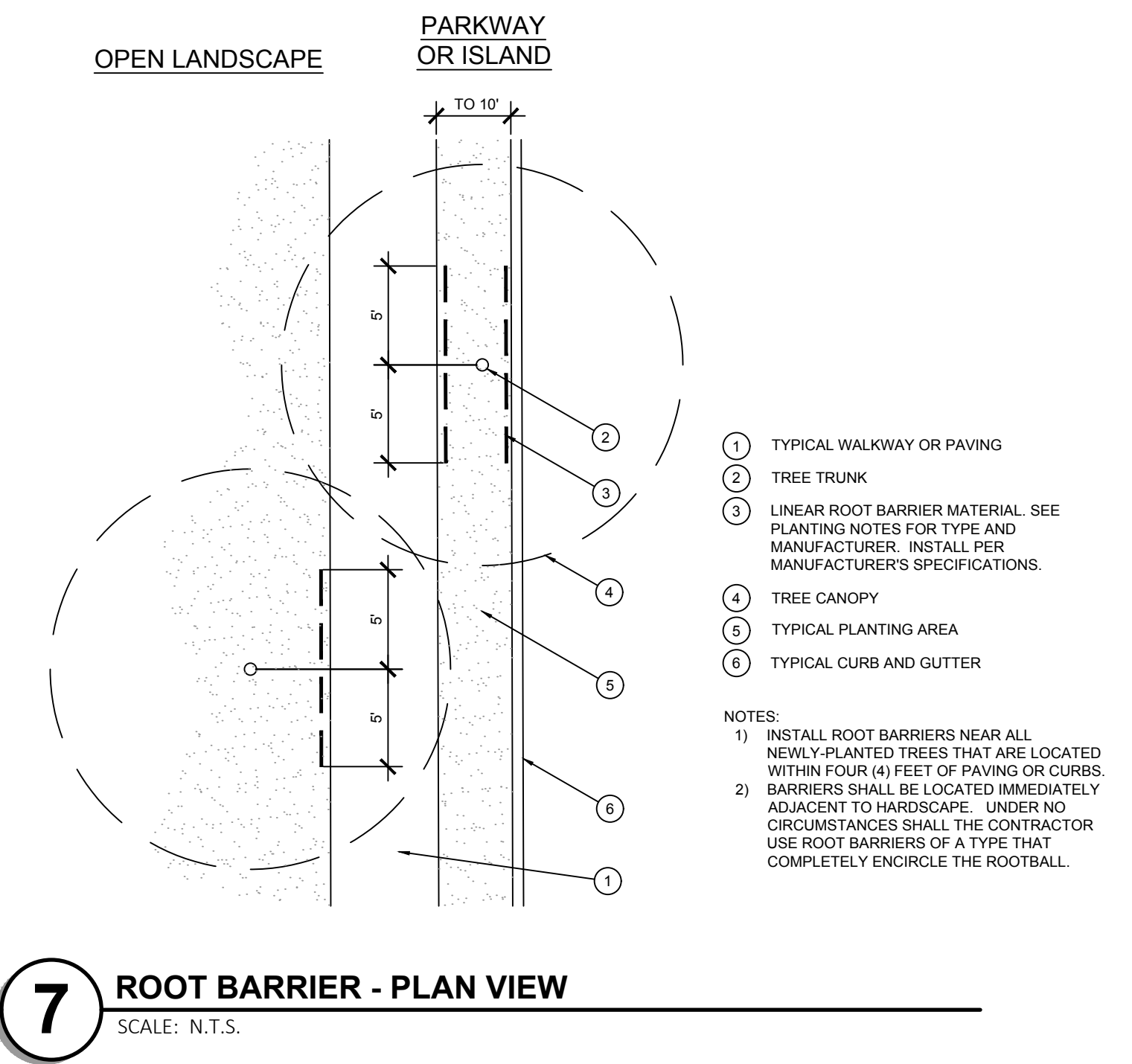
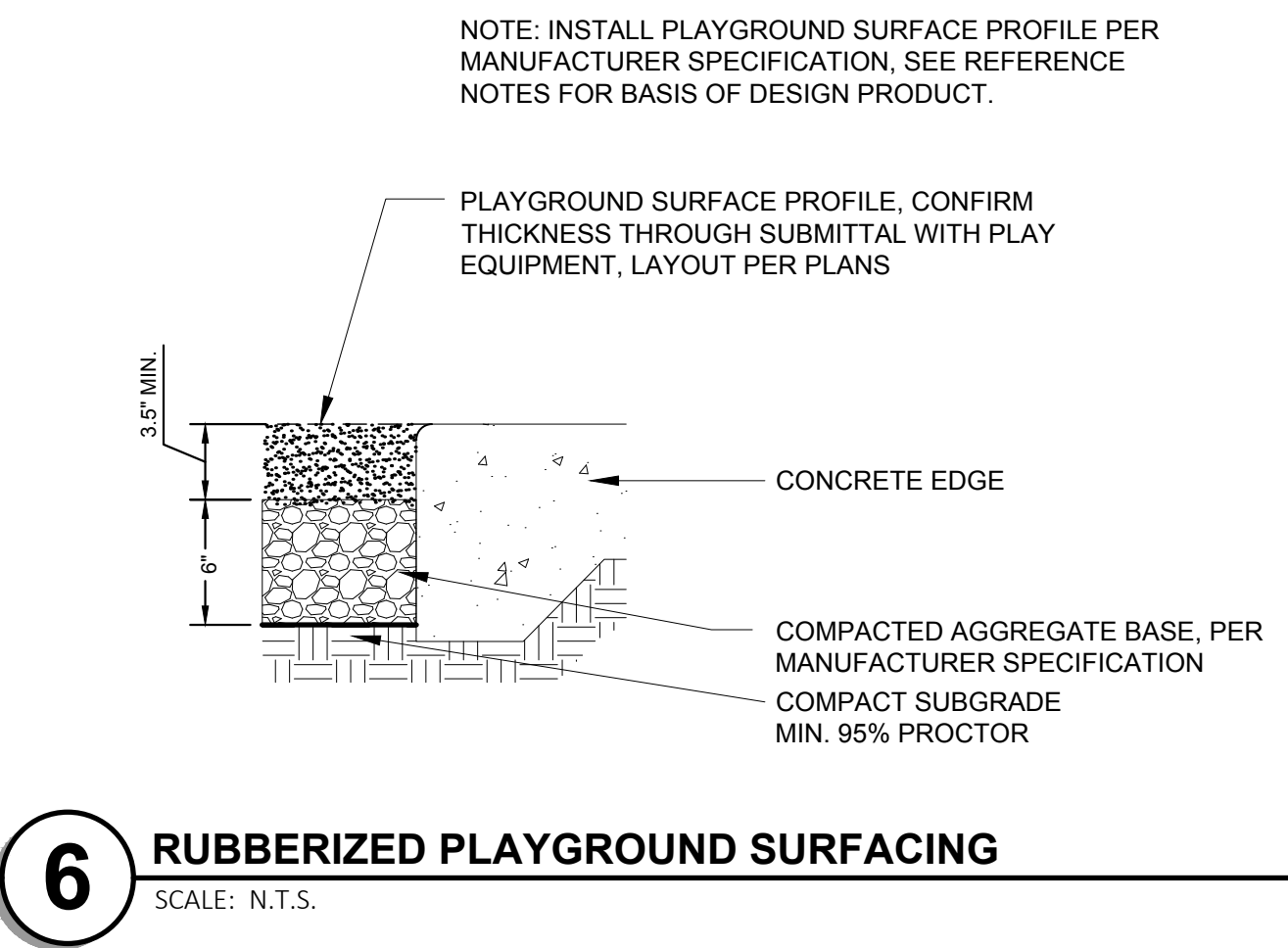
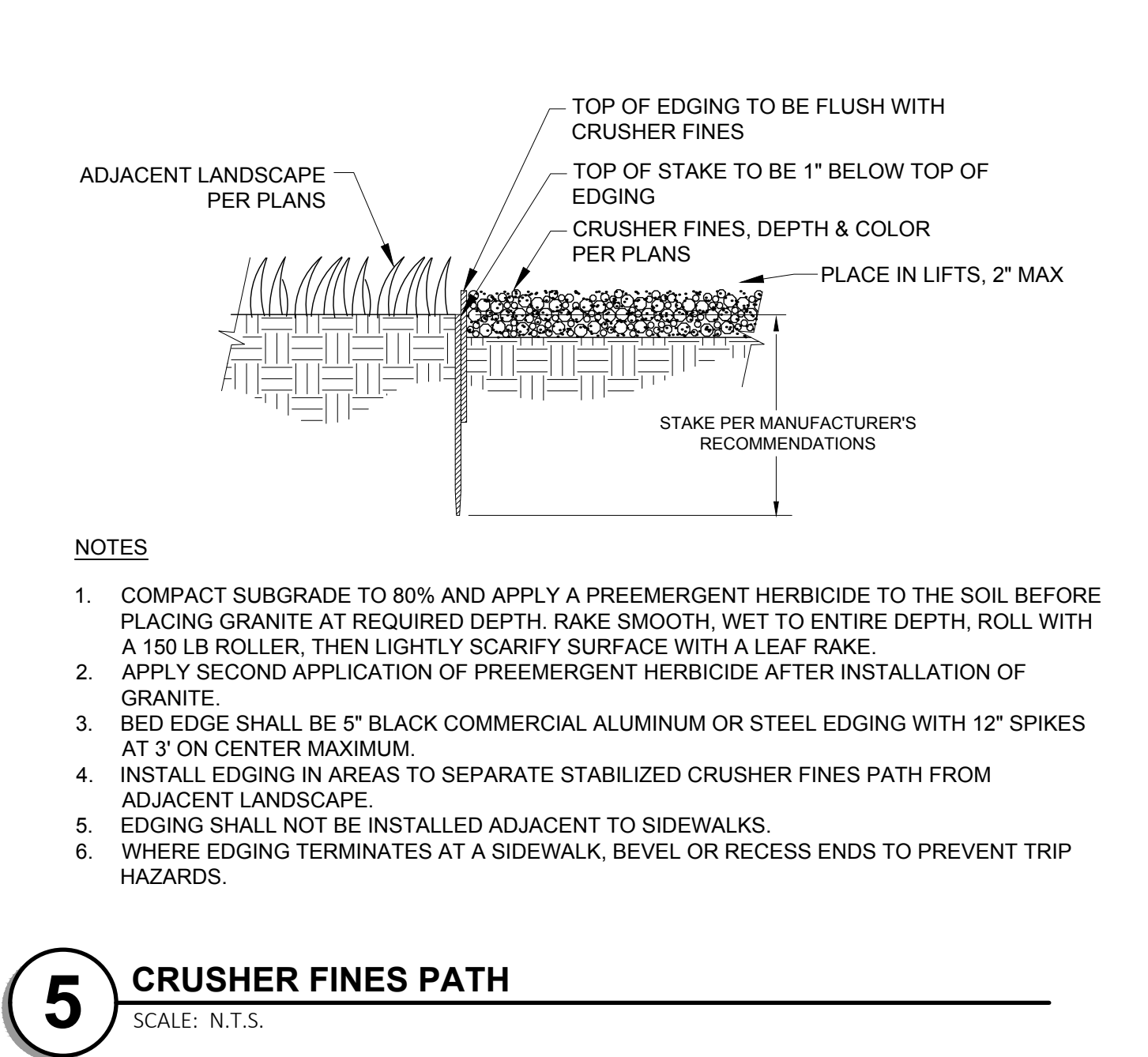
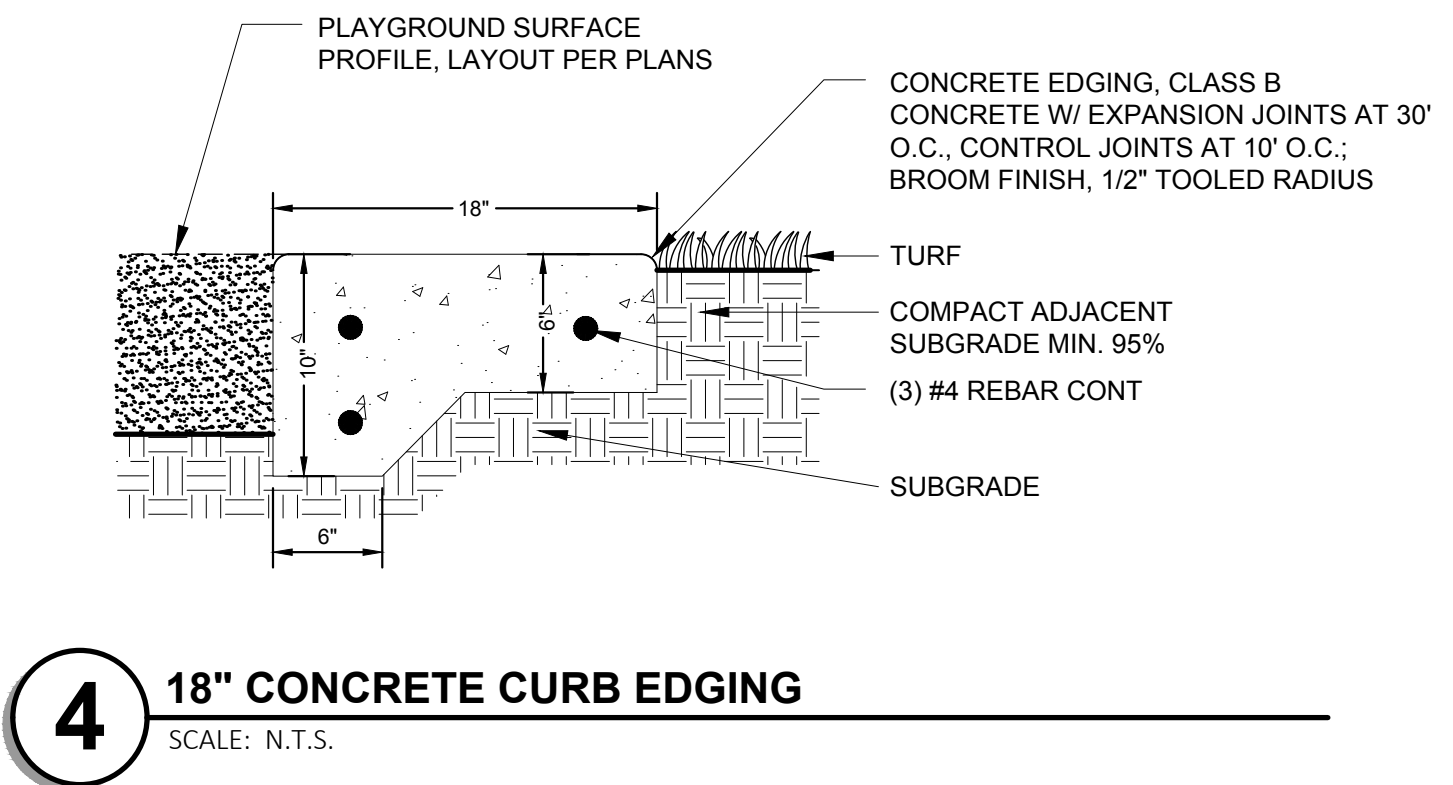
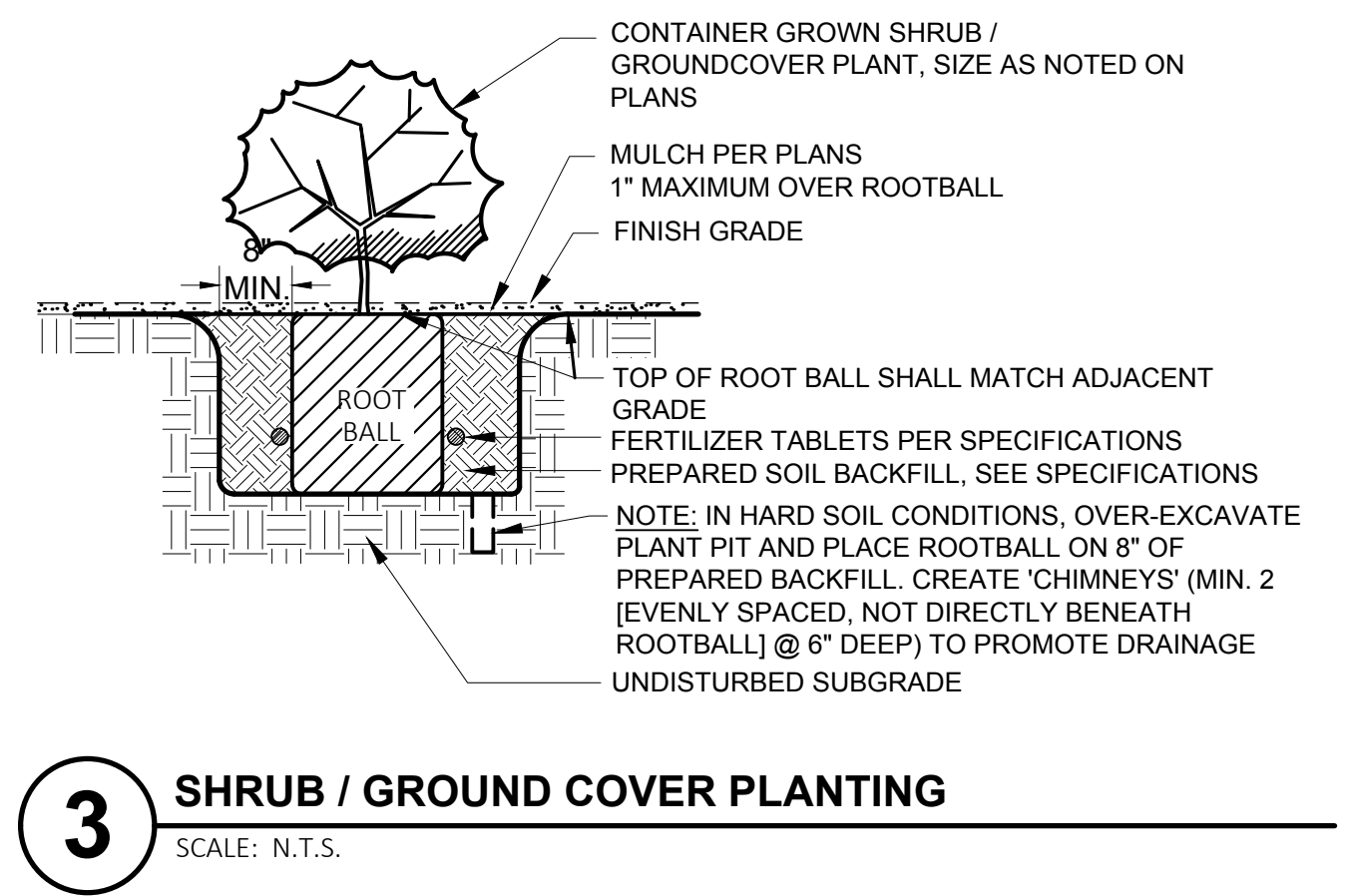
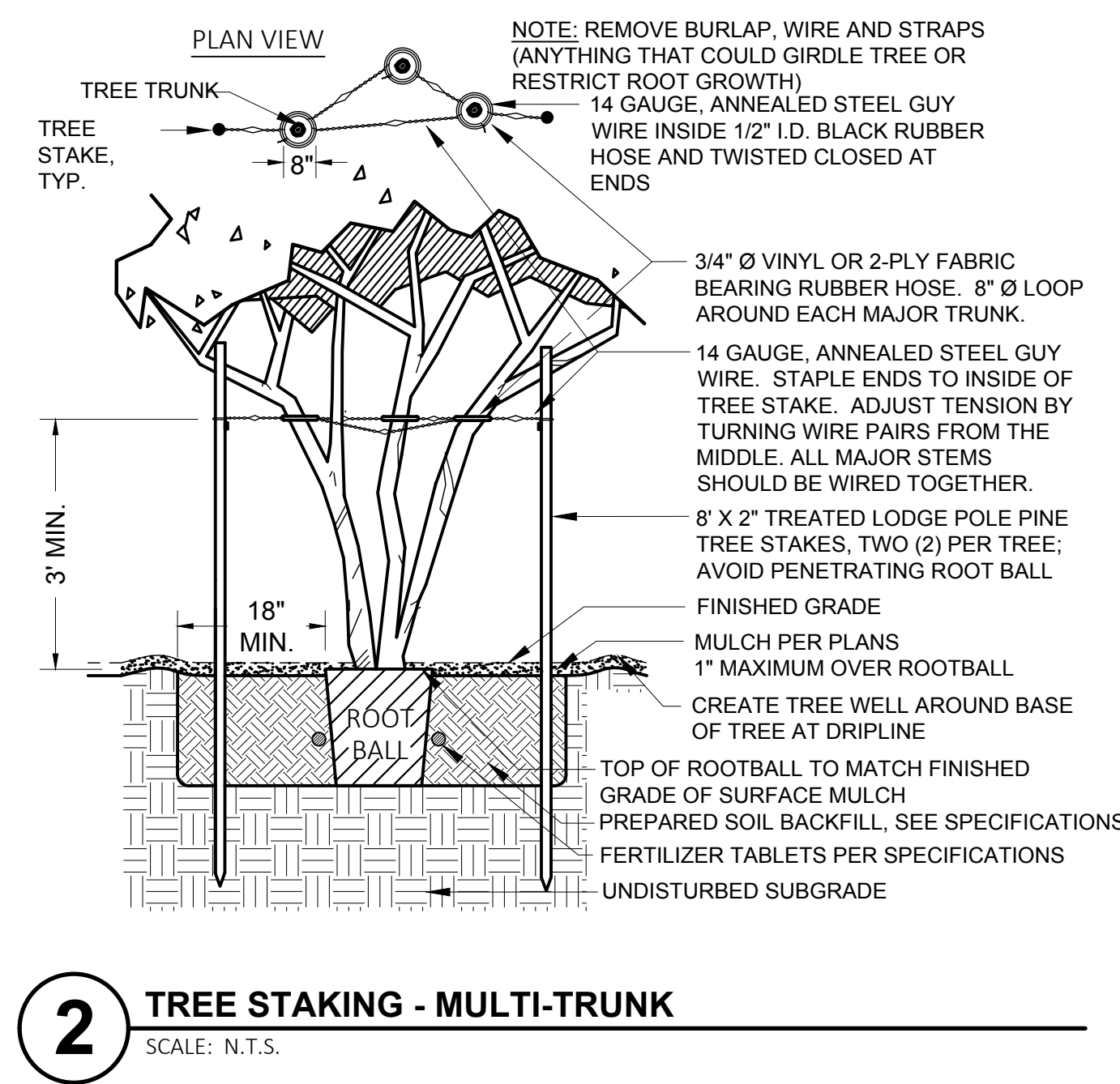
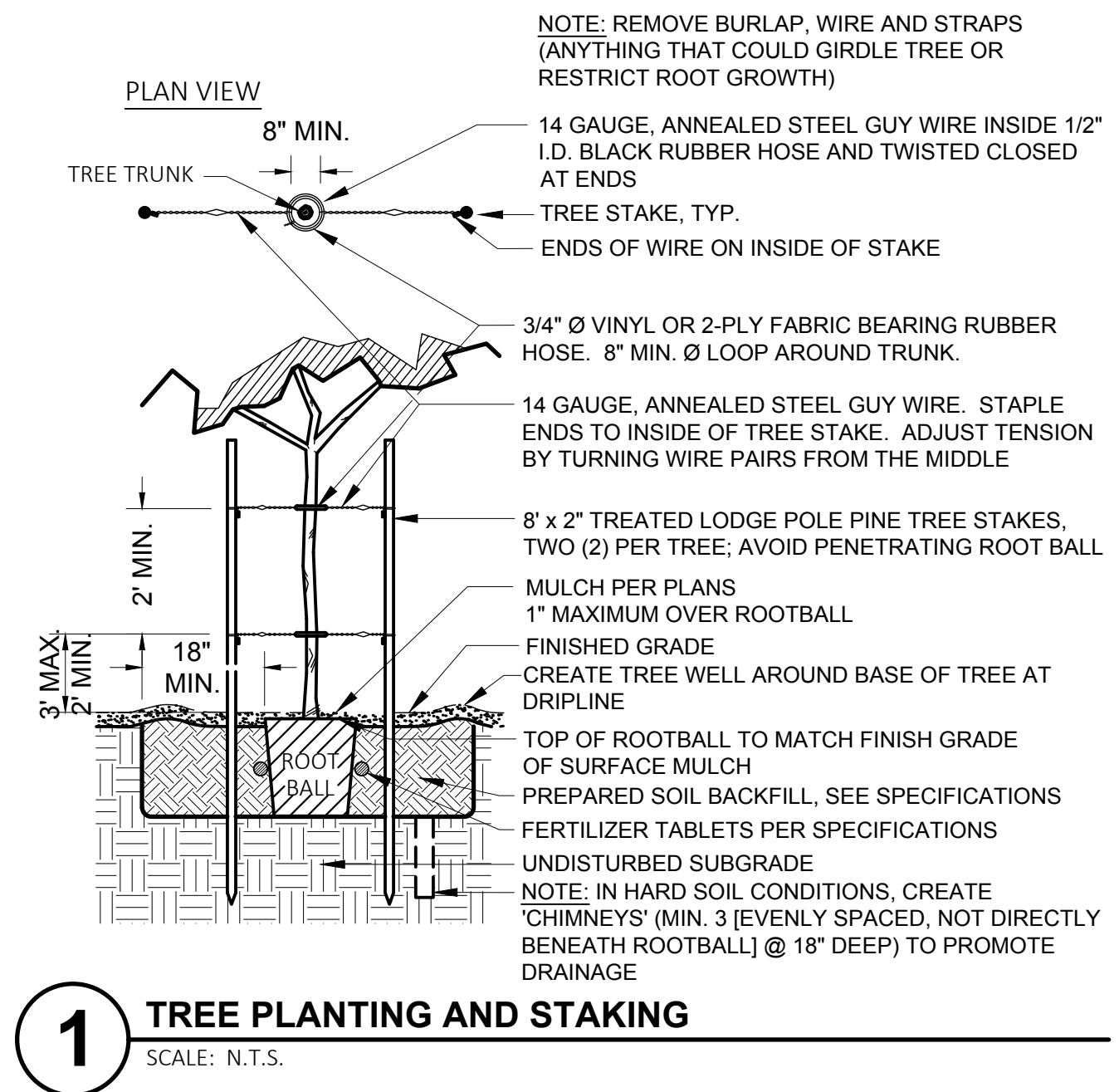
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NAISMITH COMMONS - PHASE 2
 LANDSCAPE AMENITY LAYOUT
 STAR, IDAHO

DRAWING NAME: LP-PH2.DWG	DRAWN BY: TL
PROJECT No.: 093833006	CHECKED BY: CMR
SCALE (H)/SEE SHEET	DESIGNED BY: LE
SCALE (V)/N/A	

11/13/2023
SHEET NO.
L1.5
6 OF 9



CAUTION: NOTICE TO CONTRACTOR

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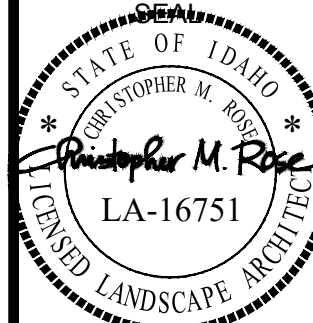


Kimley-Horn

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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 297-2888

NAISMITH COMMONS - PHASE 2
LANDSCAPE DETAILS
STAR, IDAHO

DRAWING NAME: LP-PH2.DWG	DRAWN BY: TL	CHECKED BY: CMR	DESIGNED BY: LE
PROJECT No.: 0935306	SCALE (H)/SEE SHEET	SCALE (V): N/A	



11/13/2023
SHEET NO.
L1.6
7 OF 9

ANOVA Outdoor Furnishings
 ANOVA FURNISHINGS
 1424 TALMAGE AVENUE
 ST. LOUIS, MO 63110-2323
 TOLL FREE: 1-888-535-5005
 PHONE: (800) 231-1327
 FAX: (314) 754-0835
 www.anovafurnishings.com

1 MADISON COLLECTION
 T350T - MADISON 35 GALLON THERMORY TRASH RECEPTACLE, OPEN TOP

REVISION DATE 11/13/2023
 www.CADdetails.com

ANOVA Outdoor Furnishings
 ANOVA FURNISHINGS
 1424 TALMAGE AVENUE
 ST. LOUIS, MO 63110-2323
 TOLL FREE: 1-888-535-5005
 PHONE: (800) 231-1327
 FAX: (314) 754-0835
 www.anovafurnishings.com

2 MADISON COLLECTION
 THM6S - MADISON 6' THERMORY CONTOUR BENCH

REVISION DATE 11/13/2023
 www.CADdetails.com

6' Tall Avimor Traditional with 7/8 x 6" T&G Infill (Mocha Walnut Shown)

Key	Qty.	Description
A	2	3" x 3" x 96" Grooved Post
B	2	1 x 2.75 x 72" Rail
C	2	Bottom Bracket
D	12	7/8 x 6 x 64" T&G

3 6' HT. SOLID PRIVACY VINYL FENCE
 SCALE: N.T.S.

4 HAMMOCK POST
 1/2" = 1'-0"

NOTE: APPROVE THROUGH SHOP DRAWING

P-RE-HAM-01

DOGIPOT
 800.364.7681
 www.DOGIPOT.com

DOGIPOT® PET STATION (ITEM #1003-L)
 SPECIFICATION, INSTALLATION AND OPERATION SHEET

(A) DOGIPOT® PET SIGN (ITEM #1203 / 1204)
 • H: 18" x W: 11.5"
 • 14 gauge reflective aluminum
 • Weight: 1.35 lbs.
 • Forest green on white

(B) ALUMINUM DOGIPOT® JUNIOR BAG DISPENSER (ITEM #1002-2)
 • 12 gauge powder coated forest green aluminum
 • Weight: 7 lbs.
 • 400 bag capacity
 • Two diamond shaped bag dispenser slots
 • Front locking access panel
 • Clearly posted instructions

(C) STEEL TRASH RECEPTACLE WITH LID (ITEM #1206-L)
 • H: 23" x 11.5" diameter
 • 16 gauge powder coated forest green steel
 • Weight: 14.6 lbs.
 • 10 gallon capacity with interior trash liner bag retainer bands
 • Attached stainless steel hinged lid
 • One (1) box 50 count **DOGIPOT®** Smart Liner Trash Bags™ (ITEM #1404) included (5 lbs.)

(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P)
 • 2" x 2" x 8"
 • 11 gauge galvanized steel
 • Weight: 15 lbs.

TOTAL HEIGHT FROM ABOVE GROUND:
 • 6'-6"

SPACE BETWEEN DISPENSER AND SIGN:
 • 1'-0"

SPACE BETWEEN RECEPTACLE AND DISPENSER:
 • 12.5"

SPACE BETWEEN GROUND AND RECEPTACLE:
 • 8'-0"

HOLE:
 • D: 18.0" x W: 9.0"
 • Fill with 40 lbs. "ready to use" cement

TOTAL SHIP WEIGHT: 45 LBS.
 (MOUNTING HARDWARE INCLUDED)

5 PET WASTE STATION
 SCALE: N.T.S.

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 1100 W. Idaho Street, Suite 210
 Boise, Idaho 83702 (208) 297-2888

NAISMITH COMMONS - PHASE 2
 FURNISHING DETAILS
 STAR, IDAHO

DRAWING NAME: LP-PH2.DWG
 PROJECT No.: 09393306
 SCALE (H): SEE SHEET
 SCALE (V): N/A

DRAWN BY: TL
 CHECKED BY: CMR
 DESIGNED BY: LE

STATE OF IDAHO
 CHRISTOPHER M. ROSE
 LA-16751
 LICENSED LANDSCAPE ARCHITECT

11/13/2023
 SHEET NO.
L1.7
 8 OF 9



Phone (208) 884-8036
Fax (208) 898-9711
Idaho License # - RCE 50957
PWL # - 041315-AA-4



Bid Date 2/29/24
Bid is good for 30 days

City of Star
Pavilion Park Ph 2 - Basketball Irrigation
Landscape & Irrigation

Cost Breakdown:

Irrigation - Basketball	23,151.47
Total Project Cost	<u><u>23,151.47</u></u>

Terms:

Please refer to our Quote Addendum for details regarding our bid and warranties.

I authorize Sunshine Landscape, Inc to perform the work in accordance with the prices, terms, and specs outlined above and included in our Quote Addendum.

Client Signature _____ Date _____



Sunshine Landscape

COMMERCIAL LANDSCAPE SERVICES

Phone (208) 884-8036
Fax (208) 898-0711
Idaho License # - RCE 50957
PWL # - 041315-AA-4



Bid Date 2/29/24
Bid is good for 30 days

City of Star
Pavilion Park Ph 2 - Pickleball East Irrigation
Landscape & Irrigation

Cost Breakdown:

Irrigation - Pickleball 20,530.55

Total Project Cost 20,530.55

Terms:

Please refer to our Quote Addendum for details regarding our bid and warranties.

I authorize Sunshine Landscape, Inc to perform the work in accordance with the prices, terms, and specs outlined above and included in our Quote Addendum.

Client Signature _____ Date _____



CALL TO ARTISTS: STAR CITY HALL PUBLIC ART EXHIBIT



The City of Star Parks, Art, & Beautification Committee (PABC) is issuing a call-to-artists for the Star City Hall Public Art Exhibit project. In an attempt to add visual interest to Star City Hall, we are seeking professional or amateur artists working in two dimensional media to apply to the schedule of the rotating public art exhibit at Star City Hall. Exhibits will be in the hallway to the Council Chambers and are scheduled for 12-week periods. More than one artist's works may be exhibited at one time. For each exhibition, artists and their works are publicized by the PABC through press releases sent to local media and on social media.

BACKGROUND

The Star City Hall Public Art Exhibit project is a public art program intended to stimulate awareness and appreciation of the importance of publicly accessible art and its benefits to the community, encourage the growth and preservation of the city's art resources and foster the development of a receptive climate for the arts. This program is under the direction of the City of Star and is facilitated by PABC.

LOCATION OF THE STAR CITY HALL EXHIBIT

The exhibit wall is located inside Star City Hall, more specifically the south wall when entering the building from the North entrance and turning right to go to the Council Chambers. The art exhibit is free and open to the public anytime during normal Star City Hall business hours, which are generally Monday through Friday, 8:00 AM to 5:00 PM excluding holidays.

ELIGIBILITY

Professional and amateur artists living in Idaho working in two dimensional media (video media is not accepted) are invited to apply. All artwork must be mounted and framed and ready to hang. Wire or rings must be mounted 1/3 of the distance from the top of the frame.

SELECTION PROCESS AND REVIEW CRITERIA

The PABC will jury submissions. Selection of work will be based upon artistic excellence and works reflecting history, art, culture, and natural diversity. Compatibility with surroundings and appropriateness for display in a public building are paramount. All artwork must be suitable for display in a public building frequented by persons of all ages. No works that depict nudity, sexual acts, profanity, or obscenity will be selected. The jury may choose specific themes within this general framework, and advertise these themes prior to artwork being submitted for each 12-week cycle.

PROJECT PERIOD

Exhibits are scheduled in advance. Exhibits are displayed for a period of 12 weeks.

SET UP/TAKE DOWN

Delivery and pick up of artwork is by appointment only. Artists are responsible for hanging and taking down their own artwork but may request assistance if needed.

BUDGET

The artist will not be compensated for consideration or placement of their artwork.

COMMISSION

Sale of any artwork is handled by the artists, the City of Star will not sell artwork on the artist's behalf. Artists must provide a biography sheet that includes contact information. The biography sheet will be displayed on the exhibit wall for public information. Artists may create individual labels that include pricing but the labels must look professional and not be hand-written.

HOW TO ENTER

Artists must email their completed *Star City Hall Public Art Exhibit Application* along with five (5) examples of their artwork to info@starpab.org. Examples of artwork must be at least 5" wide when printed at 100% and either .jpg or .pdf file format.

QUESTIONS? Please contact info@starpab.org.

STAR CITY HALL PUBLIC ART EXHIBIT APPLICATION



Artist Name: _____

Mailing Address: _____

City: _____ Zip Code: _____

Contact Phone: _____ Email: _____

I am 18 years of age or older: _____ yes _____ no

(The below parent/guardian consent is required.)

Please tell use about your artwork including the style, medium, and size: _____

I agree to allow the City of Star and the Parks, Art, and Beautification Committee to use a minimum of three of the submitted images (or displayed artwork provided by artist) and other submitted materials for the purpose of promotion and publicity of the event. Submission of one application constitutes agreement to use the artists' materials in this way.

All artwork submitted to the City of Star with this application is original artwork I conceived and created in all respects.

I agree to the general terms and conditions as stated in the 'Call to Artists: Star City Hall Public Art Exhibit.' If selected, I will be required to agree to other specific terms and conditions that shall be set forth in a separate, written Artwork License Agreement between myself and the City of Star. All artwork submitted to the City of Star with this application is public record subject to the Idaho Public Records Act.

Signature

Date

For interested participants under 18 years of age, please recognize that students are encouraged to participate in the project. Parental consent and supervision are requirements for participation, and appropriate signatures must be completed below:

My son/daughter _____ has my permission to participate in this project.

Parent/Guardian Name (please print) _____

Signature

Date

Artists must email their completed *Star City Hall Public Art Exhibit Application* along with five (5) examples of their artwork to info@starpab.org. Examples of artwork must be at least 5" wide when printed at 100% and either .jpg or .pdf file format.



**City of Star
Parks, Art, & Beautification Committee
Star City Hall Public Art Exhibit
Artist Agreement**



The Artist assumes and agrees to hold harmless the City of Star and its employees against any and all claims or losses arising from or caused to Artist's work due to the installation, placement, removal, of the Artist's works displayed on/in City property, excluding any such liability caused by the grossly negligent acts or omissions of the City of Star and its employees.

The Artist acknowledges that the City of Star does not maintain insurance covering the Artist's property or liability. It is the sole responsibility of the Artist to obtain any property damage, liability, business interruption, and any other type of insurance covering any and all losses by the Artist.

I do hereby accept the conditions set forth above.

Artist Name (print): _____

Artist Signature: _____ Date: _____

A RESOLUTION OF THE CITY OF STAR, IDAHO WITHIN ADA AND CANYON COUNTIES CREATING THE STAR CITY HALL PUBLIC ART EXHIBIT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Star City Hall was completed in October 2007 and is one of the central public buildings in the community’s civic life; and,

WHEREAS, the Mayor of the City of Star charges the Parks, Art, and Beautification Committee (PABC) with stimulating awareness and appreciation of the importance of publicly accessible art and its benefits to the community, encouraging the growth and preservation of the City’s art resources, fostering the development of a receptive climate for the arts, and advising the City Council on the aesthetic aspects of art to be installed by the City of Star; and,

WHEREAS, the display of public art in City Hall would not only beautify the building, but it would also increase community pride in City Hall, make the building more accessible to many people, and support the local arts community; and,

WHEREAS, the City of Star will not sell artwork on the artist’s behalf; and,

WHEREAS, the Parks, Art, and Beautification Committee (PABC) is recommending the adoption of the Star City Hall Public Art Exhibit Master Plan that defines the process for an ongoing City Hall exhibit; and,

WHEREAS, the Parks, Art and Beautification Committee recommends their committee oversee implementation of the Star City Hall Public Art Exhibit and to advise the City Council on policies for public art throughout the community; and,

WHEREAS, the Mayor and City Council have reviewed the Star City Hall Public Art Exhibit Master Plan and find that the plan will serve in the best interest of Star’s residents, businesses, and the public;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STAR, IDAHO:

Section 1: That the proposed Star City Hall Public Art Exhibit Master Plan as set forth in *Exhibit A*, is hereby accepted and adopted by the Mayor and City Council of the City of Star.

Section 2: That this Resolution shall be in full force and effective immediately upon its adoption and approval.

ADOPTED by the City Council of the City of Star, Idaho, this ____ day of _____, 2024.

APPROVED by the Mayor of the City of Star, Idaho, this ____ day of _____, 2024.

APPROVED:

ATTEST:

Trevor A. Chadwick, Mayor

Jacob M. Qualls, City Clerk/Treasurer

Exhibit A

Star City Hall Public Art Exhibit Master Plan

The Star City Hall Public Art Exhibit is a public art program intended to stimulate awareness and appreciation of the importance of publicly accessible art and its benefits to the community, encourage the growth and preservation of the city’s art resources, and foster the development of a receptive climate for the arts. This program is under the direction of the City of Star and is facilitated by the Parks, Art, and Beautification Committee (PABC).

This plan is not designed for exhibits that feature multiple amateur artists with less than three pieces of work; for example, a collection of artwork by a variety of Star Elementary artists. The intent of this plan is to provide direction for exhibits that feature one to three professional or amateur artists.

The exhibit wall is located inside Star City Hall, more specifically the south wall when entering the building from the North entrance and turning right to go to the Council Chambers. Professional and amateur artists living in Idaho working in two-dimensional media are invited to apply. Exhibits are scheduled in advance and displayed for a period of 12 weeks. The art exhibit is free and open to the public anytime during normal Star City Hall business hours, which are generally Monday through Friday, 8:00 a.m. to 5:00 p.m excluding public holidays.

Under the direction of the City of Star, PABC is responsible for overseeing the program including, but not limited to, scheduling each exhibit cycle and selecting artists based on their application and artwork examples.

FUNDING AND PROGRAM DETAILS

No additional funding is necessary to start this program.

The GalleryOne professional art hanging system was purchased by the City of Star in Spring 2023. The system is easily adjusted to fit any 2D display configuration without damaging the wall. PABC installed the system in June 2023. Clear acrylic document holders were also purchased to professionally display the artist biography sheet and labels for each artwork piece. The cases are intended to be wall mounted using Command strips. In the future, PABC will need to reorder Command strips on an as-needed basis with funds coming from the PABC budget.

The artist agrees to display their artwork at no cost to them nor will the artist receive a stipend from the City of Star for displaying their artwork. The City of Star will not sell any artwork on behalf of the artist.

The application form will be created and maintained by PABC with support and approval by city staff. The form will be available for download on the city website.

All applications are saved in the PABC digital repository (currently PABC google drive) for a minimum of two years. This allows PABC the ability to choose from a pool of submitted applications at any given time. During the first year of the program, PABC anticipates planning for the next exhibit two months in advance. As the program matures and more artists submit applications, PABC anticipates the ability to schedule exhibits a minimum of six months in advance.

EXHIBIT DISPLAY STANDARDS

All artwork must be the original design of the applicant and suitable for display in a public building frequented by persons of all ages. No works that depict nudity, sexual acts, profanity, or obscenity will be selected.

Artist must have a minimum of five pieces available for display. All artwork must be mounted, framed and ready to hang. D-rings and/or wire must be mounted 1/3 of the distance from the top of the frame. Artwork must not weigh more than 15 pounds. Command strips may also be used but must be supplied by the artist. The number of artworks to be included in each exhibit depends on the size of the artwork. Artists should plan to have around 12” of space between each artwork to avoid crowding and allow space for labels.

Artists must provide a biography sheet that includes information about them and their contact information. The biography sheet will be displayed on the exhibit wall for public information.

Artists are encouraged to borrow 3”x5” acrylic frames (supplied by PABC) to insert a label they supply which describes individual art pieces. Labels must look professional and not be hand-written. Pricing is allowed on the label.

WHO MAY APPLY

Professional and amateur artists living in Idaho working in two-dimensional media (video media is not accepted) are invited to apply.

SUBMISSION PROCESS

Applicants must submit a completed physical or digital application plus a minimum of 5 artwork examples to info@starpab.org.

PABC will:

- Notify all applicants that the committee has received their application;
- Save all applications in the PABC digital repository;
- Forward all applications to the City Clerk’s Office for appropriate Retention Periods;
- Respond to all public questions in a reasonable timeframe.

The City of Star will:

- Add program information and the application on the City of Star web page and update information on an as-needed basis.
- Forward any applications (and corresponding artwork examples) received to PABC in a reasonable timeframe.
- Answer general questions about the program from the public. If staff is unable to answer a question, they will direct the public to contact PABC (info@starpab.org).

SELECTION PROCESS

PABC will jury the submissions at least two months prior to the next exhibit cycle. Selection of work will be based upon artistic excellence and works reflecting history, art, culture, and natural diversity. Compatibility with surroundings and appropriateness for display in a public building are paramount. All artwork must be suitable for display in a public building frequented by persons of all ages. No works that depict nudity, sexual acts, profanity, or obscenity will be selected. The jury may choose specific themes within this general framework, and advertise these themes prior to artwork being submitted for each 12-week cycle.

PABC will:

- Review applications and select artist/s at least two months prior to new 12-week cycle;
- Notify selected artist/s at least one month prior to the desired installation date; and
- Provide the artwork license agreement to artist/s to be signed and returned.

The City of Star will:

- Receive the artist artwork license agreement; and
- Notify PABC the artist artwork license agreement has been received.

EXHIBIT SET UP PROCESS

PABC will:

- Arrange a date and time for set up with the artist;
- Assist artist during the installation; and
- Ensure exhibit meets all exhibit display standards.

The City of Star will:

- Provide after-hours access to building if needed.

12-WEEK EXHIBIT PERIOD

PABC will:

- Publicize artist and their work through press releases and social media.

The City of Star will:

- Answer general questions about the exhibit from the public. If staff is unable to answer a question, they will direct the public to contact the artist (contact information is provided on artist biography sheet displayed at the exhibit) or PABC (info@starpab.org);
- Periodically view the exhibit to confirm artwork is hanging properly; if artwork needs adjusted, adjust the artwork or notify the artist or PABC to make adjustment.

EXHIBIT TAKE DOWN PROCESS

PABC will:

- Arrange a take down date and time with the artist;
- Assist artist with taking down their artwork; and
- Store cable and hook hardware if next exhibit will not be set up within 3 days.

The City of Star will:

- No action required during this phase.

RECOMMENDATIONS

1. PABC, City staff, and City Council approve this plan.
2. City Council adopts RESOLUTION NO. 2024-011: A RESOLUTION CREATING THE STAR CITY HALL PUBLIC ART EXHIBIT.
3. The City of Star should plan to patch preexisting holes and repaint the exhibit wall in the future.

ORDINANCE NO. 399-2024
(KEELY REZONE)

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 856 S. STAR ROAD IN STAR, IDAHO (ADA COUNTY PARCEL R1842701822); THE PROPERTY IS OWNED BY CLINT & JILL KEELY; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS CENTRAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (CBD-DA) ON APPROXIMATELY 1.06 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 and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

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

WHEREAS, the real property described in Section 2 of this Ordinance is classified as a Residential District (R-1) under the Unified Development Code of the City, and the owners have requested that the zoning classification be changed to a Central Business District with a Development Agreement (CBD-DA); and

WHEREAS, the Mayor and Council, held a public hearing on January 16, 2024, and determined that the requested change in zoning classification should be granted.

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 boundaries of the City, that the owner(s) of said property have requested, in writing, rezone of said property by the City, and that the requirements of Section 67-6511, Idaho Code, and the Star Unified Development Code for rezone of said property, have been satisfied.

Section 2: The real property, described in the attached “Exhibit A” (the “Property”), is hereby rezoned as Central Business District with a Development Agreement (CBD-DA), and the Zoning Map of the City is hereby amended to reflect the change in the land use classification.

Section 3: 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 Assessor of Ada County, Idaho, with regard to the preparation and filing of a map and legal description of the real property rezoned by this Ordinance.

Section 4: 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 _____, 2024.

CITY OF STAR
Ada and Canyon County, Idaho

ATTEST:

BY: _____
Trevor A. Chadwick, Mayor

Jacob M. Qualls, City Clerk

EXHIBIT A

CBD REZONE DESCRIPTION FOR CLINT & JILL KEELY

The following Describes a Parcel of Land being a Portion of Lot 69 of Dickson's Subdivision as Filed for Record in Book 3 of Plats at Page 133, Records of Ada County, Idaho and a Portion of Public Right of Way Lying the in the Southwest 1/4 of Section 17, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 17; from which, the Southwest Corner of said Section 17 bears, South 00°43'46" West, 2636.17 feet; Thence, along the Westerly Boundary Line of the Southwest Quarter of said Section 17, and also being the Centerline of South Star Road, South 00°43'46" West, 102.00 feet to a point on the Northerly Boundary Line of said Lot 69, and its Prolongation, the **POINT OF BEGINNING**;

Thence leaving said Westerly Boundary Line, and along the Northerly Boundary Line of said Lot 69, and its Prolongation, South 88°59'39" East, 412.66 feet to a found 1/2" Iron Pin with "Illegible Cap" Marking the Northeast Corner of said Lot 69;

Thence leaving said Northerly Boundary Line, and its Prolongation, and along the Easterly Boundary Line of said Lot 69, South 00°53'13" West, 111.83 feet to a found 1/2" Iron Pin with "Illegible Cap" Marking the Southeast Corner of Lot 69;

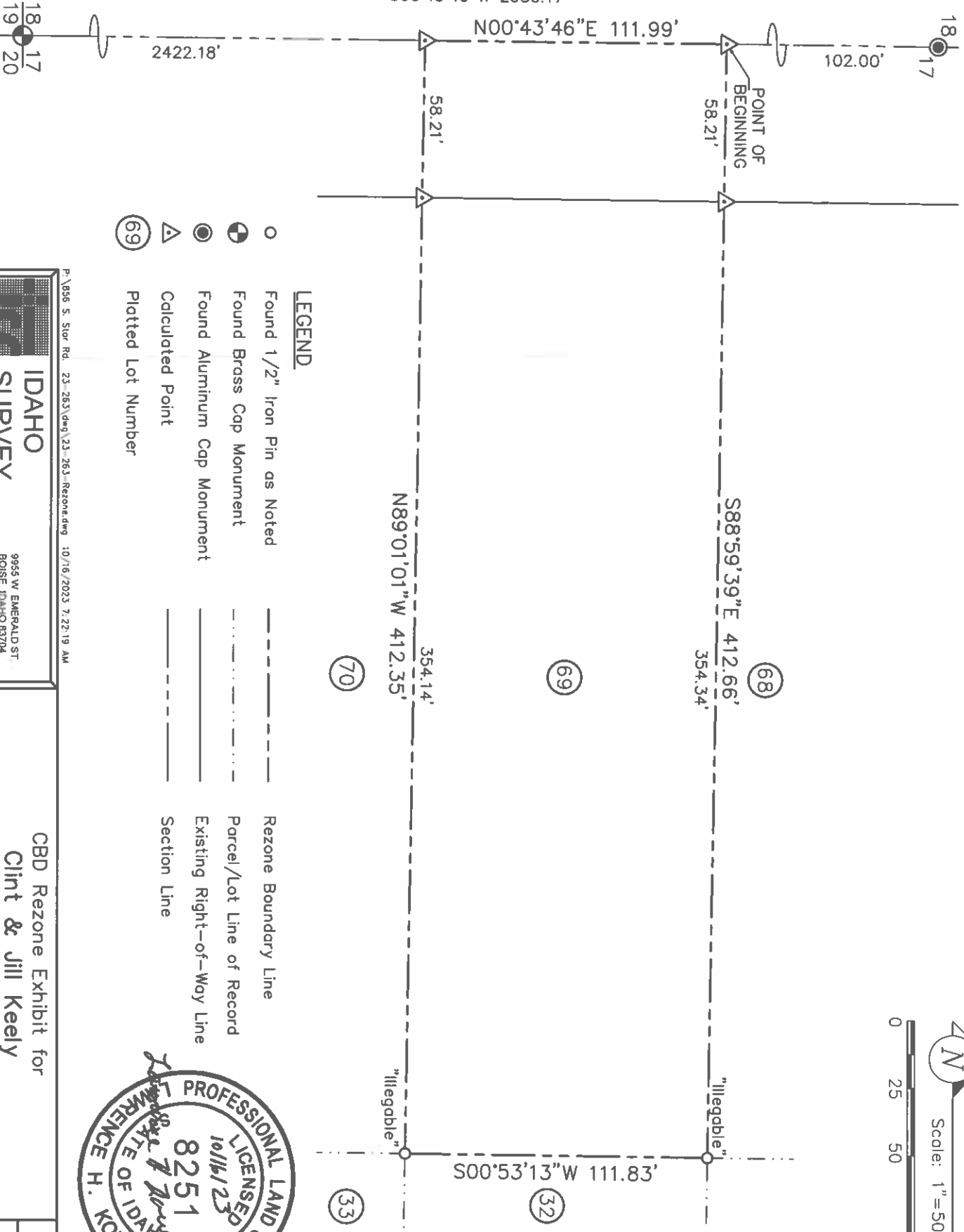
Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line of said Lot 69, and its Prolongation, North 89°01'01" West, 412.35 feet to a point on the Westerly Boundary Line of the Southwest Quarter of said Section 17, and also being the Centerline of South Star Road;

Thence leaving said Southerly Boundary Line, and its Prolongation, and along the Westerly Boundary Line of the Southwest Quarter of said Section 17, and the Centerline of South Star Road, North 00°43'46" East, 111.99 feet to the **POINT OF BEGINNING**;

The above Described Parcel of Land contains 1.06 acres (46,163 Sq. Ft.), more or less.

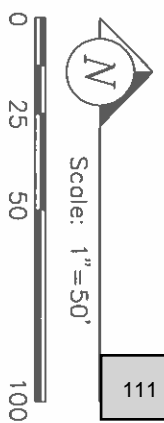


S. Star Rd.
Basis of Bearings
S00°43'46"W 2636.17'



- LEGEND**
- Found 1/2" Iron Pin as Noted
 - Found Brass Cap Monument
 - Found Aluminum Cap Monument
 - △ Calculated Point
 - Ⓢ Plotted Lot Number

- Rezone Boundary Line
- - - Parcel/Lot Line of Record
- - - Existing Right-of-Way Line
- - - Section Line



IDAHO SURVEY GROUP, LLC

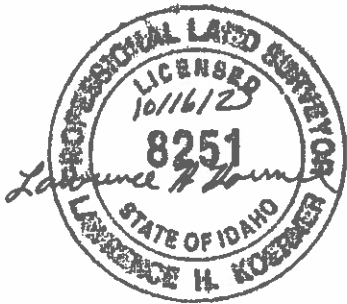
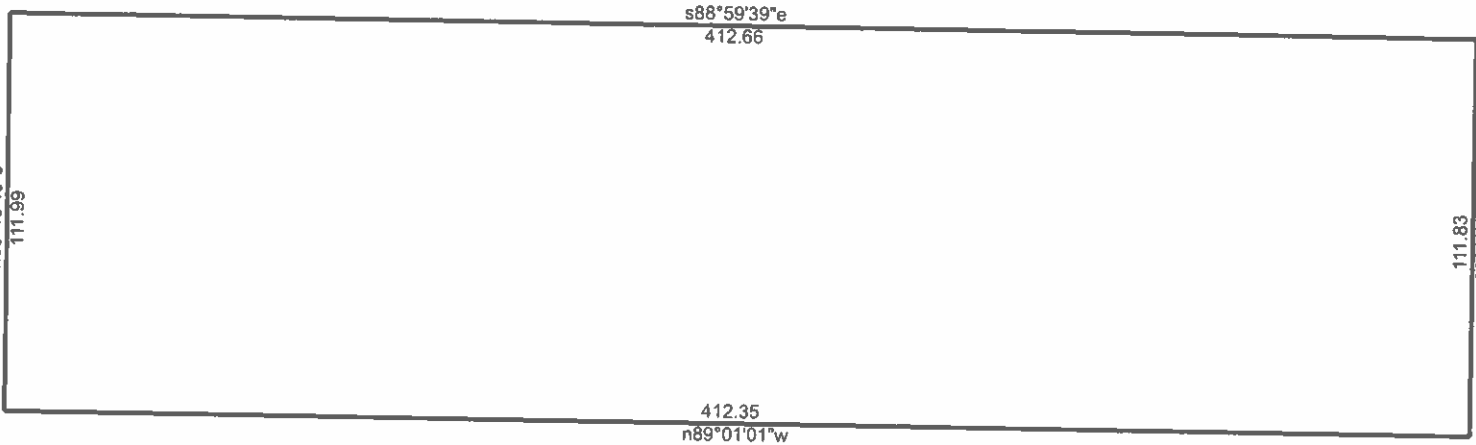
9955 W EMERALD ST
BOISE, IDAHO 83704
(208) 846-8570

CBD Rezone Exhibit for Clint & Jill Keely

Job No. 23-263
Sheet No. 1

Located in the NW 1/4 SW 1/4 of Section 17, T.N., R.1W., B.M., City of Star, Ada County, Idaho.

Dwg. Date 10/12/2023



CLINT KEELY CBD REZONE DESCRIPTION

10/3/2023

Scale: 1 inch= 54 feet

File: Rezone Description.ndp

Tract 1: 1.0598 Acres (46163 Sq. Feet), Closure: n19.2221w 0.01 ft. (1/196961), Perimeter=1049 ft.

- 01 s88.5939e 412.66
- 02 s00.5313w 111.83
- 03 n89.0101w 412.35
- 04 n00.4346e 111.99

**DEVELOPMENT AGREEMENT
KEELY REZONE**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Clint and Jill Keely, hereinafter referred to as "Owner".

WHEREAS, Owner owns a parcel of land of approximately 1.06 acres in size, currently located within Ada County, zoned CBD, and more particularly described in **Exhibit A** of Ordinance 399-2024, which is attached hereto and incorporated by reference herein (the "Property");

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

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

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

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

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

WHEREAS, a Request for Rezone of the Property to CBD-DA, Development Agreement and Conditional Use Permit was made as File No. RZ-23-04/DA-23-06/CU-23-07, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances, which applications were approved;

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

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

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

Section 2. Development/Uses/Standards.

1. **Development Acreage and Uses Permitted.** As to the Property described on **Exhibit A**, Owner is allowed to develop the 1.06 acres as follows:

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

2. **Site Design.** The Property shall be developed in substantial conformance with the approved site plan, dated 10/7/23, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**.

3. **Uses.** The Property is hereby approved for a live/work development.

4. **Setbacks.** The development shall comply with the standard setbacks for the CBD zone as follows:

Central Business District Setbacks:

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	0'	0'	0'	0'

5. **Additional Requirements:**

- The applicant shall provide solid fencing along the entire eastern property line to address neighbor concerns with lights and buffering.
- All lighting shall meet the City’s Dark Sky standards, including downward lighting.
- Applicant shall meet all requirements from the City Engineer letter, dated 2/6/24.
- The applicant shall complete a Zoning Certificate (CZC) and Design Review with City Staff prior to issuance of building permits.

6. **Proportionate Share Agreement for ITD Improvements.** Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$4,000.00 traffic mitigation fee determined, or revised, by the Idaho

Transportation Department as follows: the Developer will pay the City \$1,000.00 per residential unit within each phase prior to issuance of building permits plat for the development. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

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

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

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

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

conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation the event there is a default in the terms and/or conditions of this Agreement.

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

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

Section 7. General Matters.

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

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

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

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other

reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

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

Owner: Clint and Jill Keely
516 S. Star Road
Star, Idaho 83669

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

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

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

Dated this ____ day _____, 2024.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

OWNER:

Clint & Jill Keely

STATE OF IDAHO)
) ss.
County of Ada)

On this ____ day of _____, 2024, before me the undersigned, a Notary Public in and for said state, personally appeared Clint and Jill Keely, known to me to be owners, who subscribed their names to the foregoing instrument, and acknowledged to me that they executed the same in said name.

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

Notary Public for Idaho
Residing at _____
My Commission expires _____

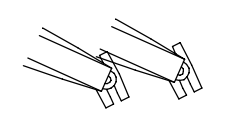
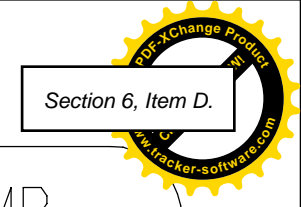
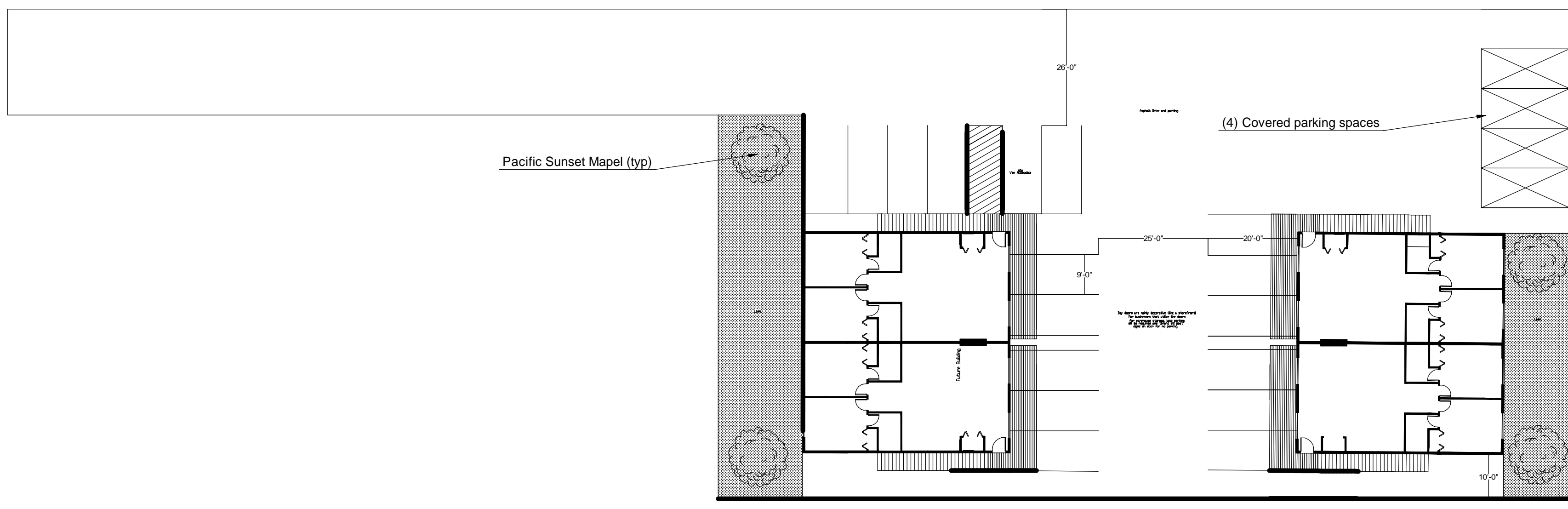


EXHIBIT B



Landscape plan

STAMP	
Clint Anthony Keely and Jill Keely Live/Work	856 South Star Road Star, Idaho 83669
DATE	10/7/2023
SHEET	12 OF 13
Scale = 1/4" to 1'	

**ORDINANCE NO. 400-2024
(TALEGA VILLAGE ANNEXATION & REZONE)**

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 58 N. TRUMAN PLACE AND 8370 W. SHULTS COURT (ADA COUNTY PARCELS R3720002880, R3720003030, R3720002500, R3720002480, R3720001505, R3720002412, & S0409417201); THE PROPERTY IS OWNED BY CIG ENTERPRISES LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-10-DA), AND ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-10-DA), WITH A TOTAL OF APPROXIMATELY 55.68 ACRES, AND RE-ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS GENERAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (C-2-DA) OF APPROXIMATELY 18.93 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Ada County, and real property currently classified as a General Business District (C-2) under the Unified Development Code of the City, and particularly described in Section 2 of this Ordinance have requested, in writing, annexation and rezone of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on January 16, 2024 on the proposed annexation and zoning and rezone of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Residential with a Development Agreement (R-10-DA), and that the requested rezone should be granted and that the property should be zoned Residential with a Development Agreement (R-10-DA) and General Business District with a Development Agreement (C-2-DA) pursuant to the Unified Development Code of the City of Star.

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

Section 1: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is contiguous to the City, that said property can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said property have requested, in writing, annexation of said property by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property, have been satisfied. The Mayor and Council also find and declare that the specific real property described in Section 2 of this Ordinance is within the boundaries of the City, that the owner(s) of said property have requested, in writing, rezone of said property by the City, and that the requirements of Section 67-6511, Idaho Code, and the Star Unified Development Code for rezone of said property, have been satisfied.

Section 2: The specific, real property, described in the attached “**Exhibit A**”, including adjacent right of way, situated in Ada County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star. In addition, the real property, described in the attached “Exhibit A”, is hereby rezoned as Residential with a Development Agreement (R-10-DA) and General Business District (C-2-DA), and the Zoning Map of the City is hereby amended to reflect the changes in the land use classifications.

Section 3: 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 4: 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 _____, 2024.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION
PREPARED FOR
TALEGA VILLAGE
CITY OF STAR, IDAHO
08/03/2023
21-0488
TDS**

CITY OF STAR R10 REZONE DESCRIPTION

A part of Lots 3, 4 & 5 of R.L. Hon Subdivision, according to the official plat thereof, filed in Book 4 of Plats at Page 163, Ada County Records situate in the Southeast 1/4 of Section 9, Township 4 North, Range 1 West, Boise Meridian, located in the County of Ada, State of Idaho, being more particularly described as follows:

Beginning at the East 1/4 Corner of said Section 9;
Running thence along the East line of the Northeast 1/4 of said Southeast 1/4 S.00°34'01"W., a distance of 1,320.09 feet to the South 1/16 Corner of said Section 9;
thence along the East line of the Southeast 1/4 of said Southeast 1/4 S.00°34'58"W., a distance of 605.04 feet;
thence N.89°35'33"W., a distance of 1,294.76 feet to the Easterly Right-Of-Way line of State Highway 16;
thence along said Easterly Right-Of-Way line N.00°55'03"E., a distance of 525.25 feet;
thence S.89°35'32"E., a distance of 137.14 feet;
thence N.00°24'28"E., a distance of 80.00 feet to the South line of said Northeast 1/4 of the Southeast 1/4;
thence on said South line N.89°35'32"W., a distance of 138.41 feet to said Easterly Right-Of-Way line;
thence on said Easterly Right-Of-Way line the following three (3) courses:
N.00°55'03"E., a distance of 371.50 feet;
N.11°54'27"E., a distance of 283.91 feet;
N.01°58'55"E., a distance of 670.57 feet to the North line of said Northeast 1/4 of the Southeast 1/4;
thence on said North line S.89°35'12"E., a distance of 1,218.54 feet to the POINT OF BEGINNING.

Containing 55.68 acres, +/-

MEASURED: S89°35'13"E 2627.68'

E 1/4 OF R1W, B Section 6, Item E.

S89°35'12"E 1218.54'

POINT OF BEGINNING

CENTER CORNER OF S9,T4N, R1W, BM9

N1°58'55"E 670.57'

S0410314840
VIPER INVESTMENTS LLC
N PALMER LN
EAGLE, ID 83616

RUT

PARCEL NO.
S0409417201
55.68 AC. +/-

CL DRY CREEK CANAL

S0410315100
BARTON COREY
621 N PALMER LN
EAGLE, ID 83616

R-5-DA

N11°54'27"E
283.91'

S0°34'01"W 1320.09'

SE CORNER OF NE1/4 OF SE 1/4

N89°35'32"W
138.41'

PARCEL NO.
R3720002850
NOT-A-PART

S0°34'58"W 605.04'

R3720000162
AMAZON FALLS REF
ACQUISITION LLC
7850 W AMAZON DR
EAGLE, ID 83616

R-13

STATE HIGHWAY 16

N0°55'03"E 371.50'

W. SHULTZ CT

W. SHULTZ ST

N0°24'28"E
80.00'

PARCEL NO. R3720002500
8245 W. SHULTZ CT.

PARCEL NO. R3720002480
0 N. TRUMAN PL.

N. HAMLIN AVE.

N0°55'03"E 525.25'

S89°35'32"E
137.14'

PARCEL NO.
R3720002412
0 N. HWY 16

N89°35'33"W 1294.76'

SE CORNER OF S9,T4N, R1W, BM

PARCEL NO.
R3720002880
0 W. STATE ST.

PARCEL NO.
R3720001505
58 N. TRUMAN PL.



(IN FEET)
1 inch = 120ft.



CITY OF STAR R10 REZONE TALEGA VILLAGE

1001 NORTH ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642 PH: (208) 974-0075
www.focus-es.com

Date Created:
03/08/2023
Scale:
1"=120'
Drawn:
TDS
Job:
21-0488
Sheet:

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**LEGAL DESCRIPTION
PREPARED FOR
TALEGA VILLAGE
CITY OF STAR, IDAHO
08/03/2023
21-0488
TDS**

CITY OF STAR C2 REZONE DESCRIPTION

A part of Lots 3, 4 & 5 of R.L. Hon Subdivision, according to the official plat thereof, filed in Book 4 of Plats at Page 163, Ada County Records situate in the Southeast 1/4 of Section 9, Township 4 North, Range 1 West, Boise Meridian, located in the County of Ada, State of Idaho, being more particularly described as follows:

Beginning at the East 1/4 Corner of said Section 9;
Running thence along the East line of the Northeast 1/4 of said Southeast 1/4 S.00°34'01"W., a distance of 1,320.09 feet to the South 1/16 Corner of said Section 9;
thence along the East line of the Southeast 1/4 of said Southeast 1/4, S.00°34'58"W., a distance of 1,259.48 feet to the Northerly Right-Of-Way line of State Highway 44, which point shall be the POINT OF BEGINNING;
thence along said Northerly Right-Of-Way line for the following five (5) courses:
continuing N.89°35'49"W., a distance of 657.34 feet;
S.00°35'43"W., a distance of 50.87 feet;
N.89°39'59"W., a distance of 6.06 feet;
N.63°35'03"W., a distance of 234.19 feet;
N.88°49'44"W., a distance of 422.00 feet to the Easterly Right-Of-Way line of State Highway 16;
thence on said Easterly Right-Of-Way line the following three (3) courses:
N.00°55'03"E., a distance of 542.20 feet;
N.89°35'28"W., a distance of 2.07 feet;
N.00°55'03"E., a distance of 54.87 feet;
thence leaving said Easterly Right-Of-Way line S.89°35'33"E., a distance of 1,294.76 feet to the East line of the Southeast 1/4 of said Southeast 1/4;
thence along said East line S.00°34'58"W., a distance of 654.44 feet to the POINT OF BEGINNING.

Containing 18.93 acres, +/-.

MEASURED: S89°35'13"E 2627.68'

Section 6, Item E.

CENTER CORNER OF S9,T4N, R1W, BM9

E 1/4 OF S9,T4N, R1W, BM

PARCEL NO. R3720002850 NOT-A-PART

S0°34'01"W 1320.09' (TIE)

W. SHULTZ CT

W. SHULTZ ST

PARCEL NO. R3720002500 8245 W. SHULTZ CT.

SE CORNER OF NE 1/4 OF SE 1/4

PARCEL NO. R3720002480 0 N. TRUMAN PL.

R3720000162 AMAZON FALLS REF ACQUISITION LLC 7850 W AMAZON DR EAGLE, ID 83616

R-13

PARCEL NO. R3720002412 0 N. HWY 16

S0°34'58"W 1259.48' (TIE)

N. HAMLIN AVE.

S89°35'33"E 1294.76'

N0°55'03"E 54.87'

N89°35'28"W 2.07'

N0°55'03"E 542.20'

PARCEL NO. R3720002880 0 W. STATE ST.

PARCEL NO. R3720001505 58 N. TRUMAN PL.

R3720000247 OWENS ROBERT CHARLES TRUST 7884 W STATE ST EAGLE, ID 83616

MU

PARCEL NO. R3720003030 0 W. STATE ST.

S0°34'58"W 654.44'

R3720000226 CUTTING EDGE REAL ESTATE LLC 7884 W STATE ST EAGLE, ID 83616

MU

N88°49'44"W 422.00'

POINT OF BEGINNING

N89°35'49"W 657.34'

HIGHWAY 44

N63°35'03"W 234.19'

N89°39'59"W 6.06'

S0°35'43"W 50.87'

SE CORNER OF S9,T4N, R1W, BM

GRAPHIC SCALE



(IN FEET) 1 inch = 250ft.



ENGINEERING AND SURVEYING, LLC 1001 NORTH ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 PH: (208) 974-0075 www.focus-es.com

CITY OF STAR C2 REZONE TALEGA VILLAGE

Date Created: 08/03/2023 Scale: 1"=250' Drawn: CAE Job: 21-0488 Sheet:

\\C:\2021\21-0488 Talega Village\Design\21-0488.dwg User: Bambi C2.dwg

**DEVELOPMENT AGREEMENT
TALEGA VILLAGE SUBDIVISION**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and CIG Enterprises LLC, hereinafter referred to as "Owner".

WHEREAS, Owner owns parcels of land of approximately 74.61 acres in size, currently located within Ada County, zoned RUT, and more particularly described in **Exhibit A** of Ordinance 400-2024, which is attached hereto and incorporated by reference herein (the "Property");

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

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

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

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

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

WHEREAS, a Request for Annexation and Zoning, and Rezone of the Property to R-10-DA and C-2-DA, a preliminary plat, private street and conditional use permit was made as File No. AZ-22-11/RZ-22-03/DA-22-12/PP-22-17/PR-23-08, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances, which applications were approved;

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

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

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

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Property described on **Exhibit A**, Owner is allowed to develop the 74.61 acres as follows:

- Zoning Classification: The zoning classification of the Property shall be a R-10-DA and C-2-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

2.2 Site Design. The Property shall be developed in substantial conformance with the approved preliminary plat and exhibits, dated 12/28/23, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**.

2.3 Uses. The Property is hereby approved for a maximum of 500 residential units, including 69 Single-Family Detached Lots, 91 Townhomes lots and 340 Multi-Family Dwelling Units. All dwelling units shall be consistent with the building elevations illustrated in **Exhibit B**.

2.4 Setbacks. The development shall comply with the standard setbacks for the R-4 zone as follows:

Single-Family Detached Setbacks:

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	15' to living area/ 20' to garage face	15'	7.5'	20'

Townhomes

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	15' to living area/ 20' to garage face/ 10' if alley load	15' 4' or less if alley load or 20' with full driveway	7.5'	20'

2.5 Additional Requirements:

- **Comply with all conditions of approval within the approved Findings of Fact.**
- **All proposed drainage areas within the recognized usable open space shall function as usable area, as defined in Code.**
- **There shall be no parking on Hamlin Lane**
- **All sidewalks within the townhome area shall be 5 feet in width.**
- **All designated pathways and sidewalks within the preliminary plat shall have public access easements recorded with the final plat.**
- **Amazon Falls Drive shall be connected to the approved development in the first phase and shall be approved by Star Fire prior to issuance of building permits.**
- **The applicant shall participate in a pro-rata share of the Palmer Lane signal light. The amount shall be determined in the future by ACHD and ITD.**
- **The applicant shall submit an updated traffic study to ITD with every new phase of the development.**
- **There shall be no storage units allowed within the commercial development.**
- **Phasing of the development shall include the following:**
 - **Horizontal improvements for the multi-family may be constructed as part of the initial phase one.**
 - **ITD and Star Fire District shall review and sign off on each phase of the multi-family prior to occupancy. ITD and Star Fire District shall also sign off on each**

phase additional residential and commercial phase of the development.

- **CCR's for the HOA and/or management agreement shall include an irrevocable clause stating that the sidewalks/pathways will not be gated or otherwise prohibit access.**

2.6 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$500,000.00 traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer will pay the City \$1,000.00 per residential unit (500) within each phase prior to issuance of building permits and/or signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

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

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

2.9 Timeframe for Recordation of Final Plat. Developer shall record the final plat(s) with the office of the Ada County Recorder within the timeframes specified within the Unified Development Code Subdivision Ordinance.

Section 3. Affidavit of Property Owner. At the City's request, Owner shall provide an affidavit agreeing to submit the Property to this Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

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

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

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

Section 7. General Matters.

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

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

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

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

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

Owner: CIG Enterprises LLC
2055 S. Pioneer Road
SLC, UT 84104

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

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

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

Dated this ____ day _____, 2024.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

OWNER:

CIG Enterprises LLC

By:
Its:

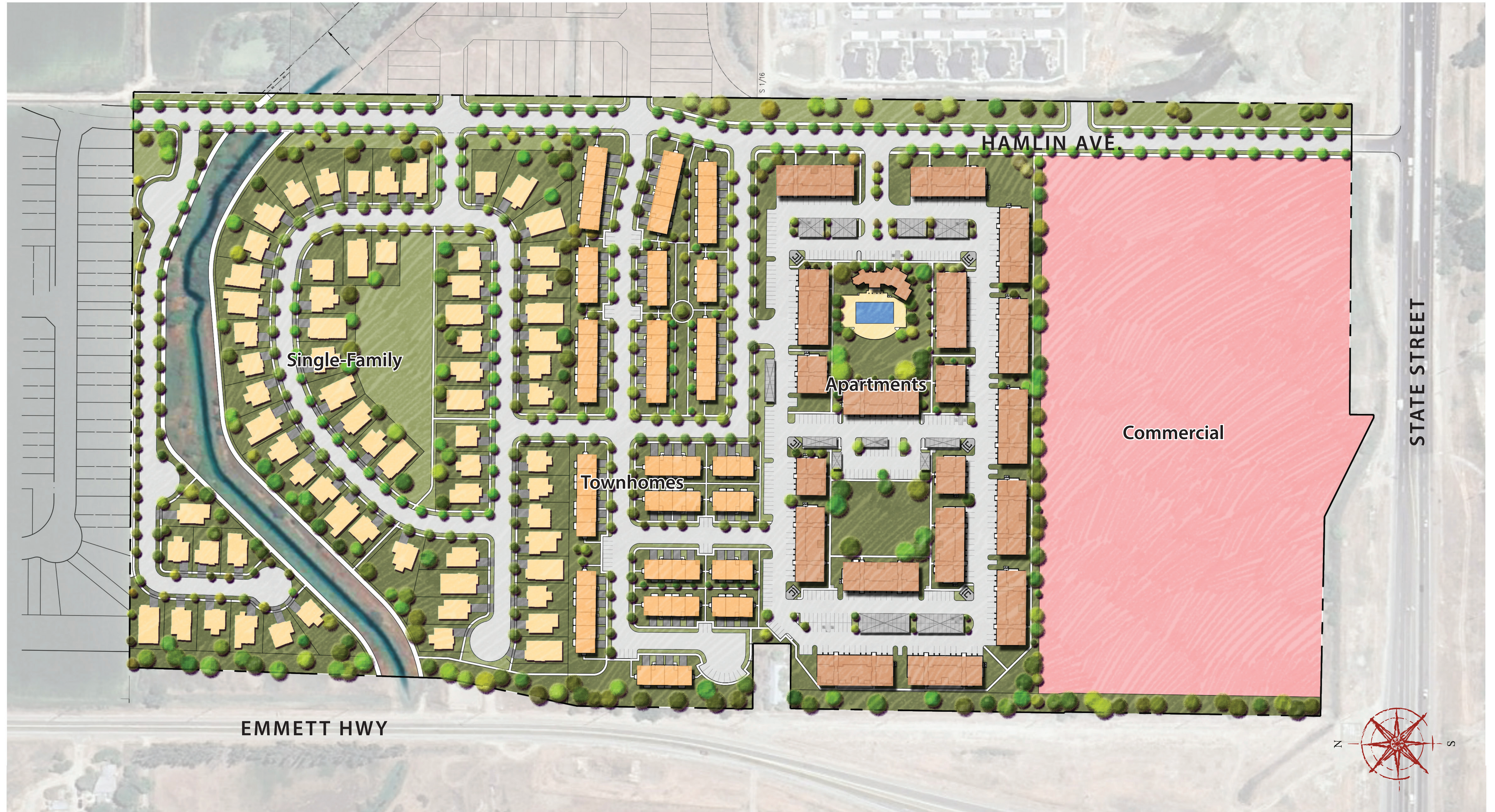
STATE OF _____)
) ss.
County of _____)

On this ____ day of _____, 2024, before me the undersigned, a Notary Public in and for said state, personally appeared _____, known to me to be _____, who subscribed their name to the foregoing instrument, and acknowledged to me that they executed the same in said limited liability company's name.

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

Notary Public for _____
Residing at _____
My Commission expires _____

EXHIBIT B



TALEGA VILLAGE color master plan

FOR REVIEW ONLY

TALEGA VILLAGE
 STAR, IDAHO
 PRELIMINARY SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

PRELIMINARY SITE PLAN

Scale: 1"=100' Drawn: DCJ
 Date: 12/28/2023 Job #: 21-0488
 Sheet: C3

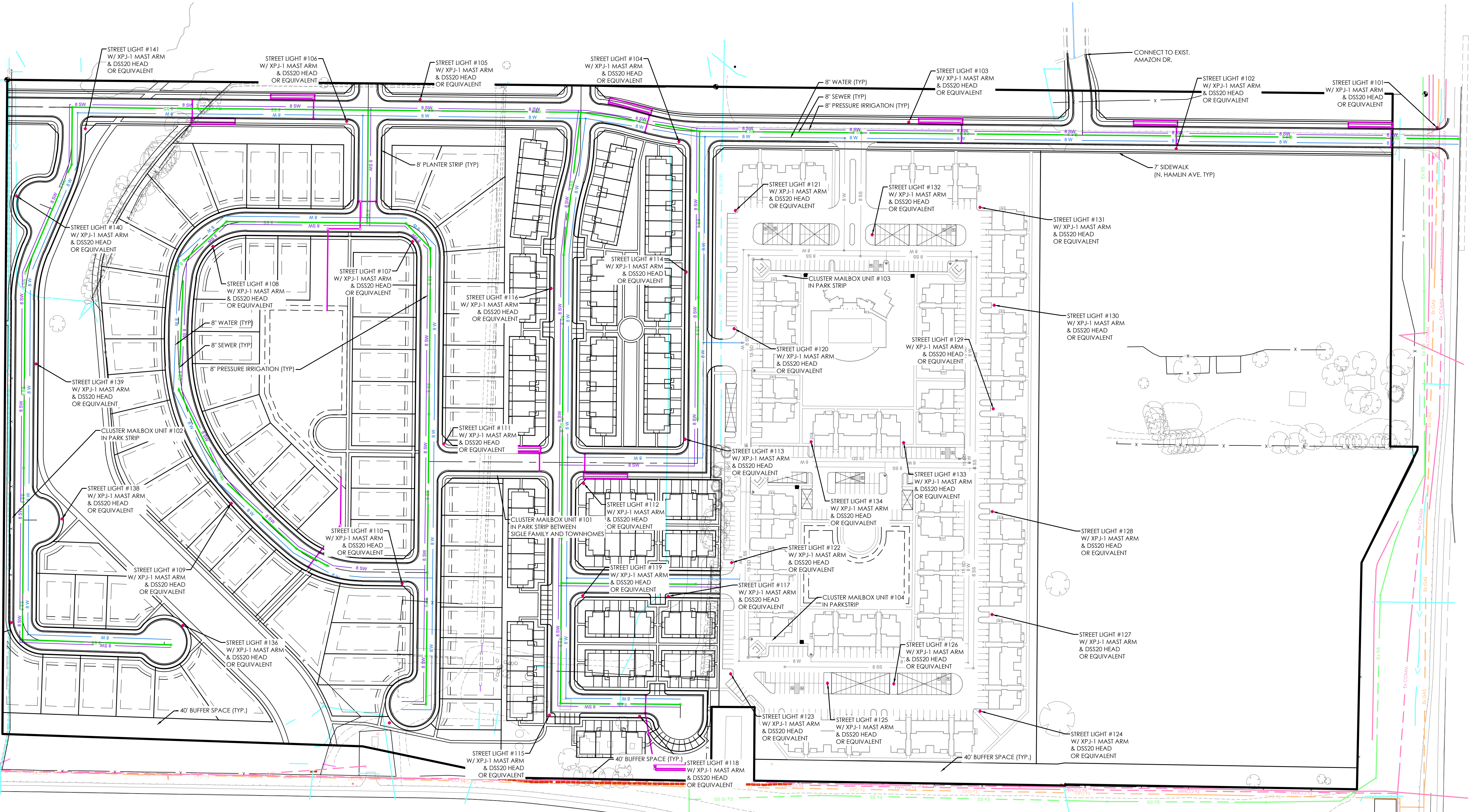


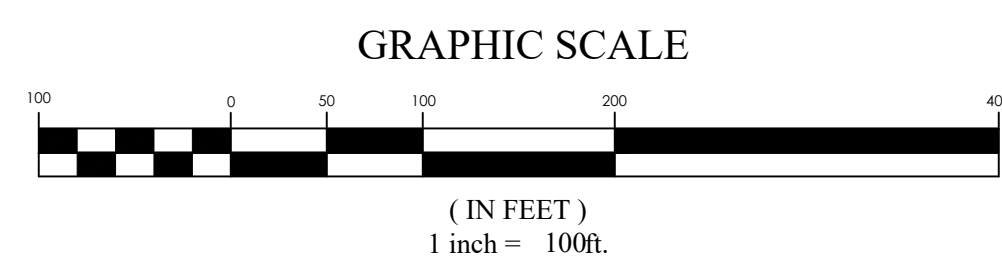
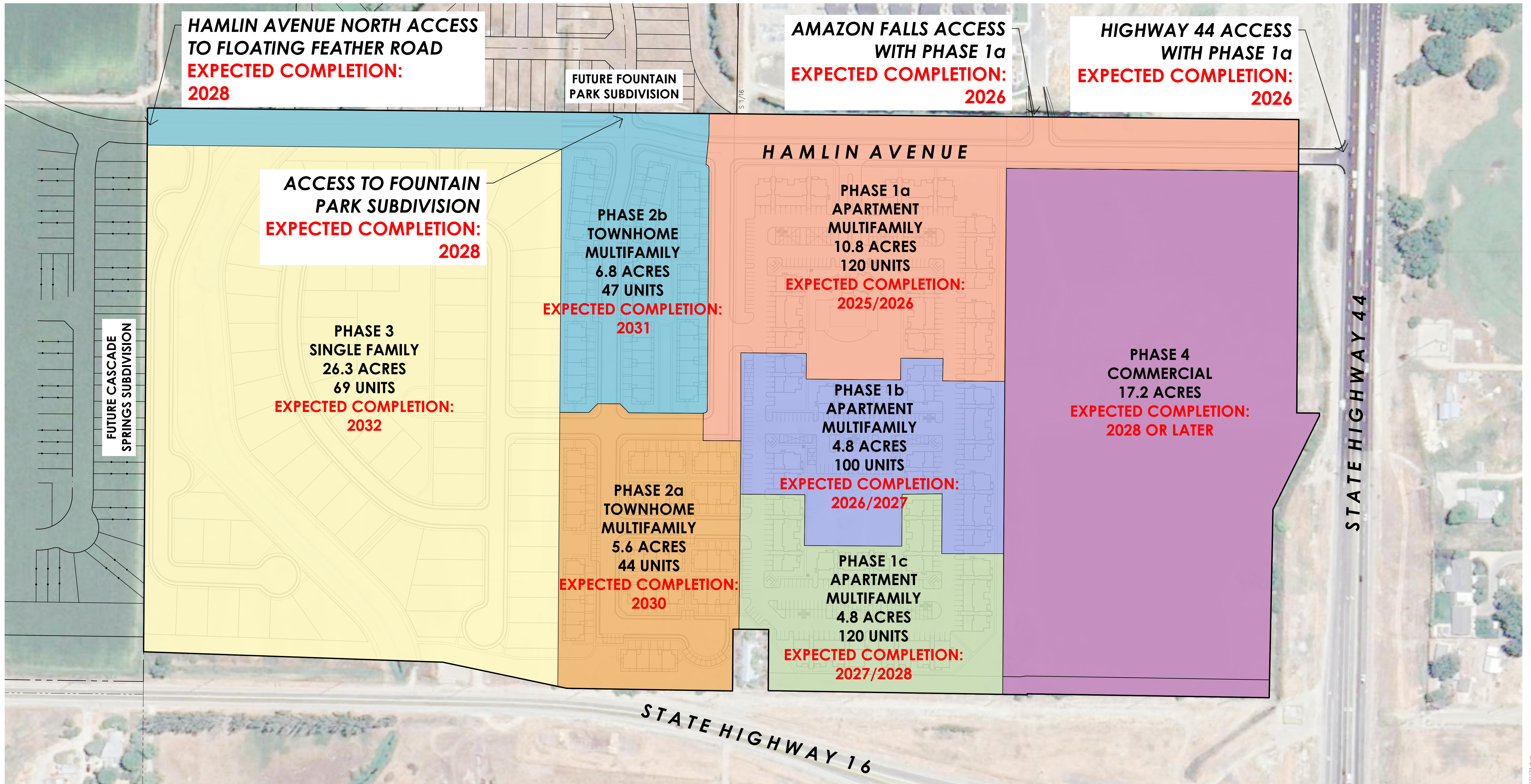
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE, & BEND
- SECONDARY VALVE, TEE, & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
 1 inch = 100 ft.



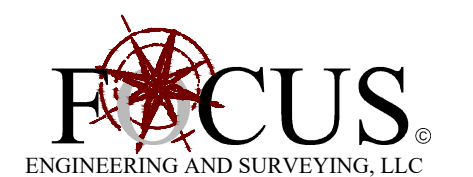


TALEGA VILLAGE overall phasing exhibit

STAR CITY, ADA COUNTY, IDAHO

1/2/2024

21-0488





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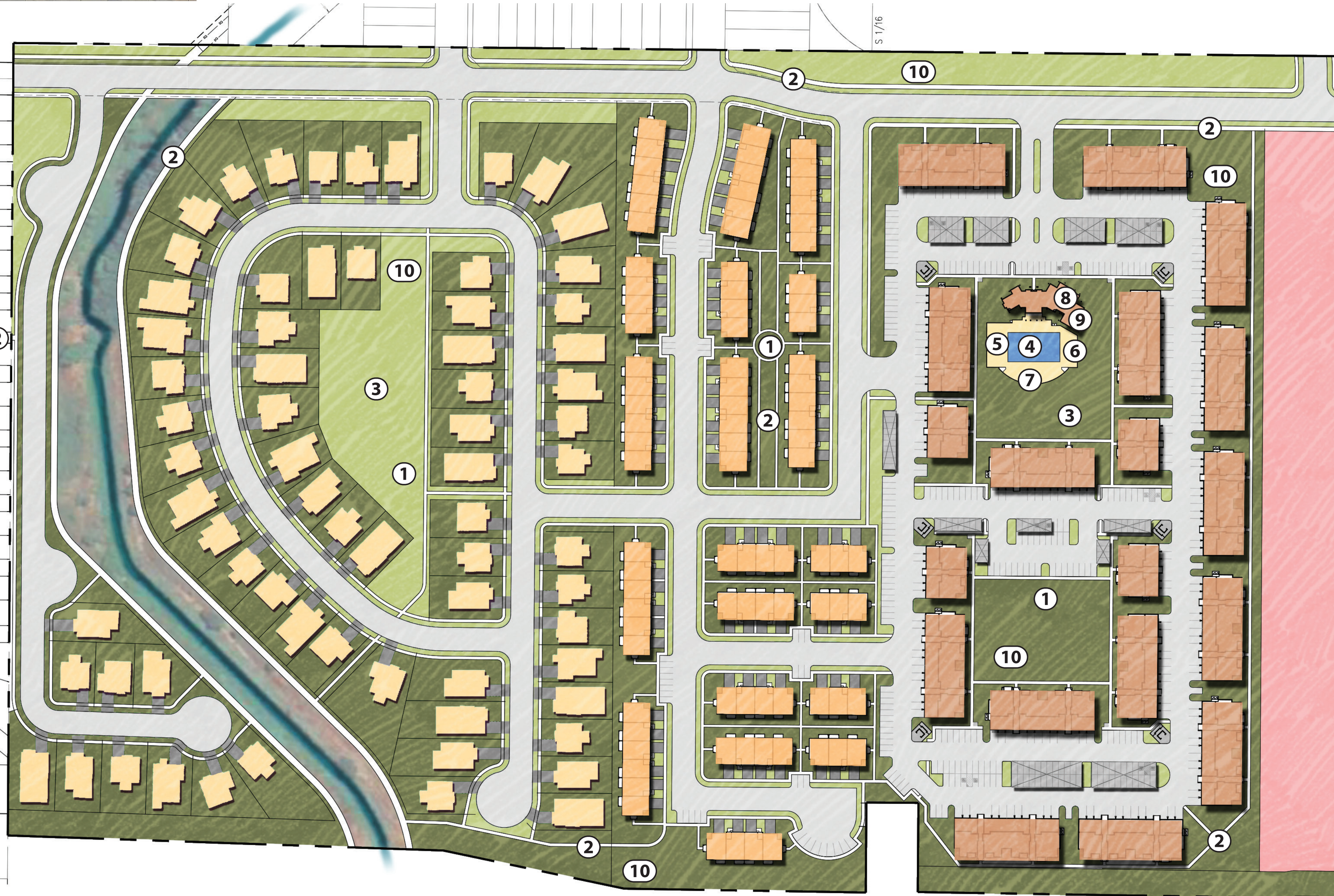
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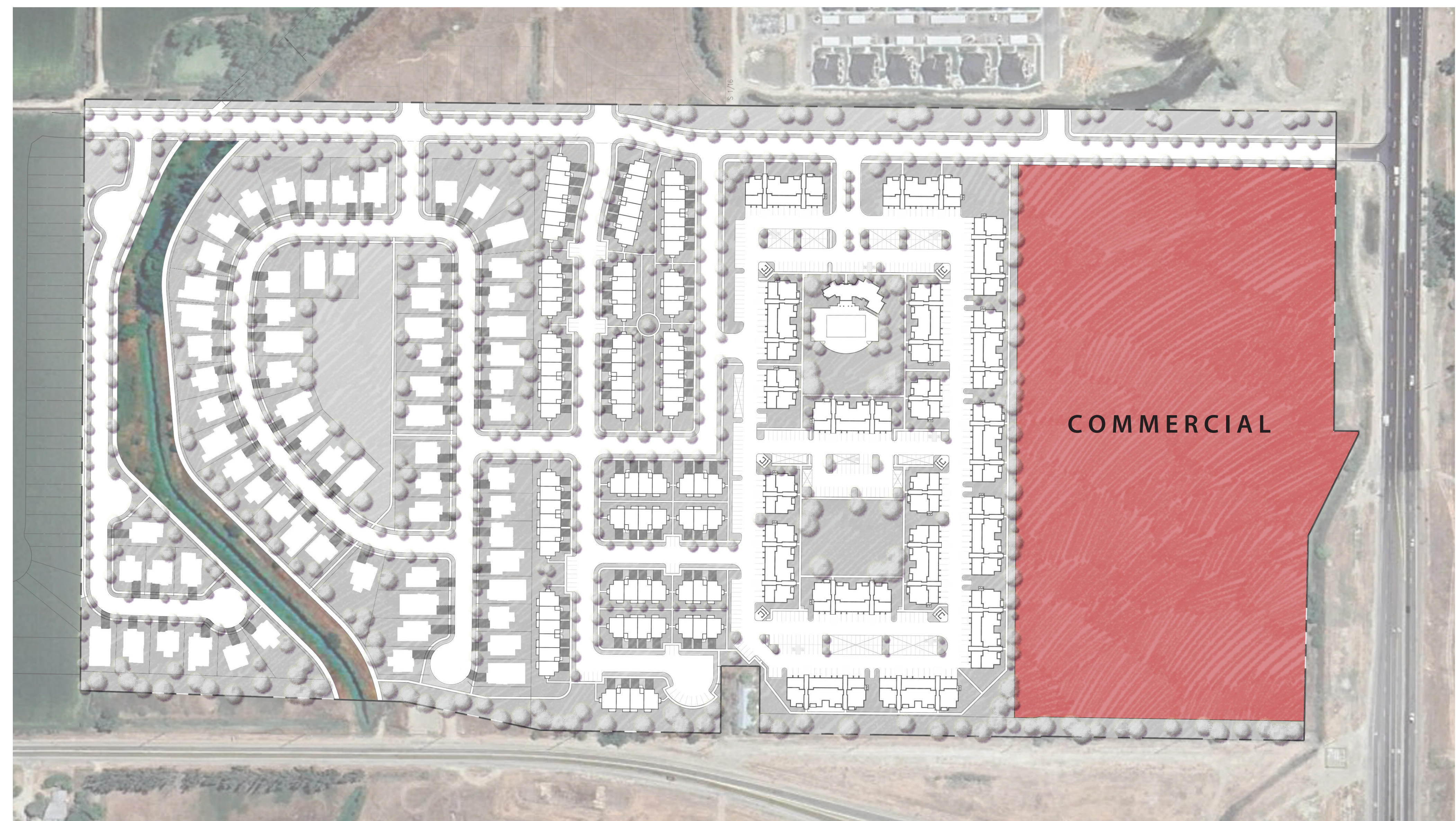
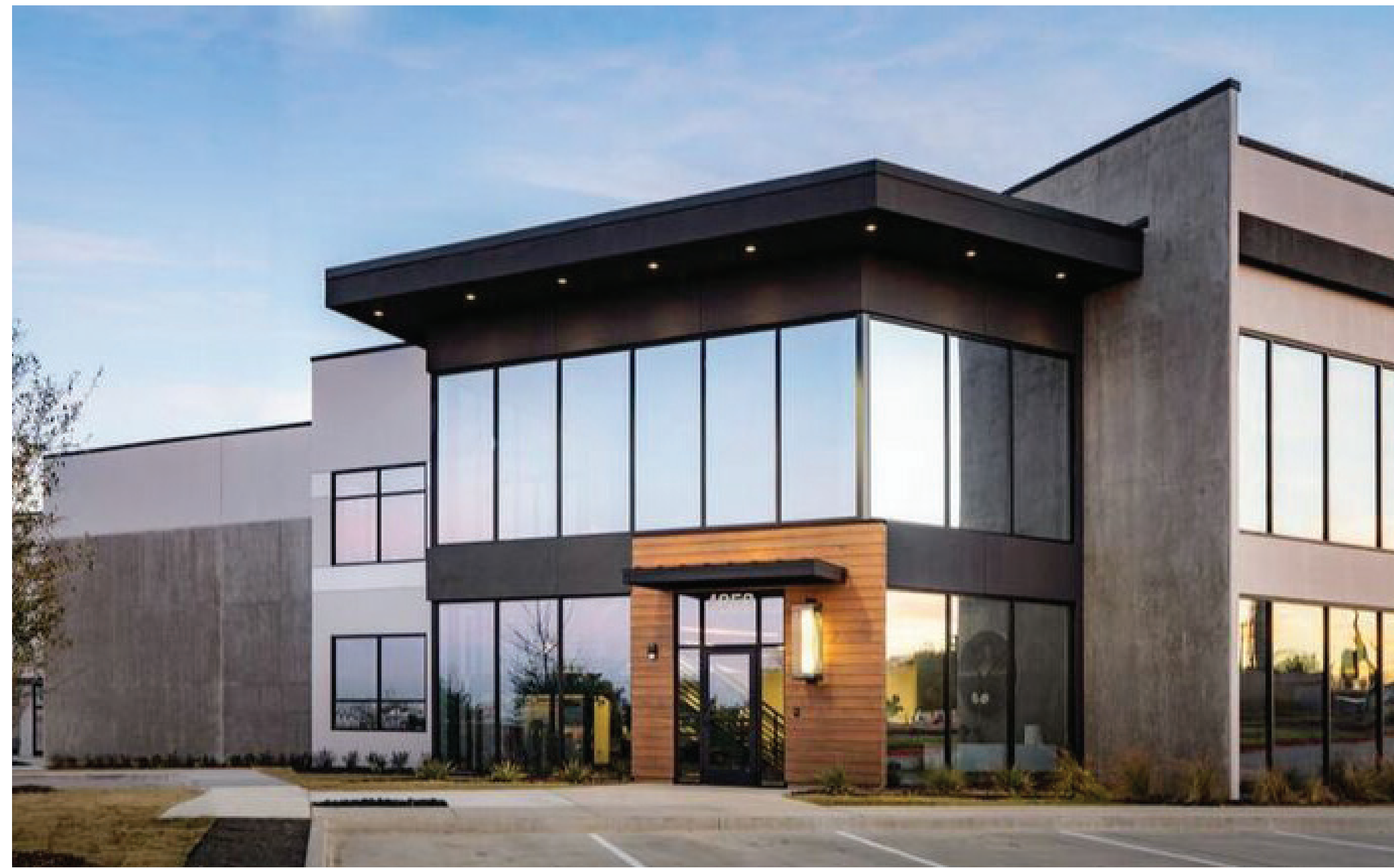


1

- 1 - Playground
- 2 - Trails & Pedestrian Connections
- 3 - Open Play Field
- 4 - Pool Amenity (3,600 sq. ft.)
- 5 - Spa
- 6 - Cabanas with TVs
- 7 - BBQ Areas
- 8 - Clubhouse
- 9 - Indoor Fitness Center
- 10 - Additional Open Space (beyond minimum requirement)



TALEGA VILLAGE amenities



TALEGA VILLAGE commercial

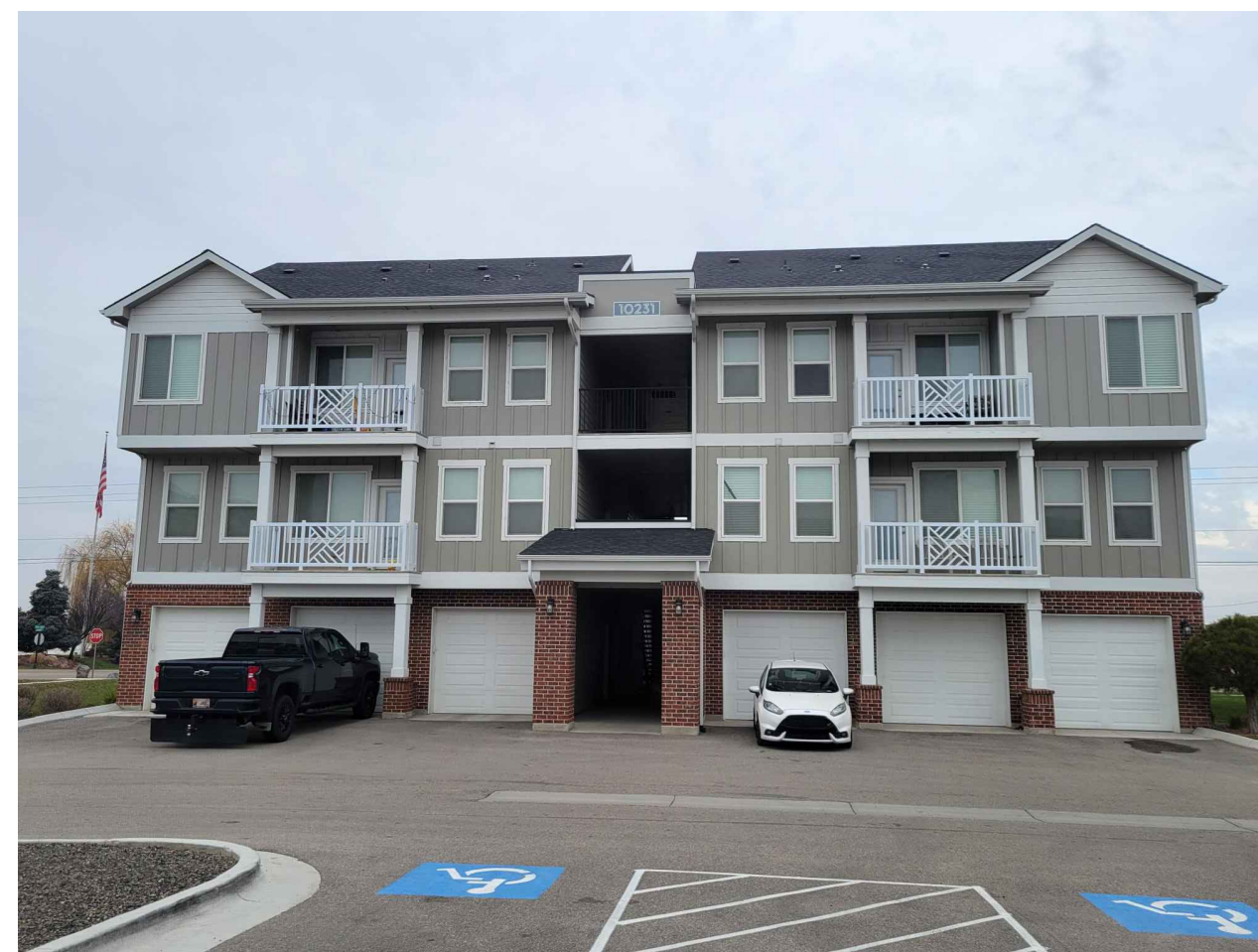
SINGLE FAMILY ELEVATIONS



TOWNHOME ELEVATIONS

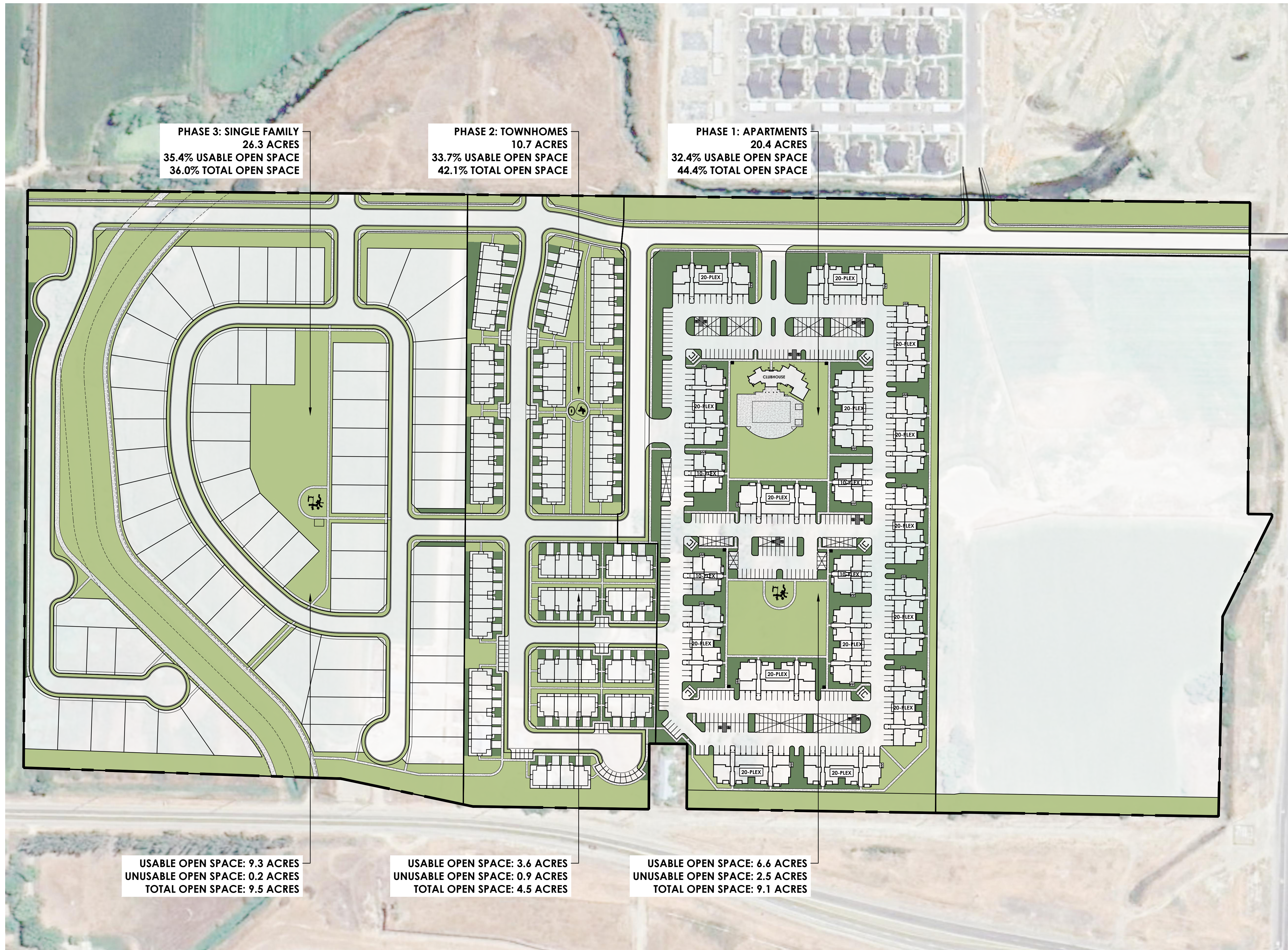


APARTMENT ELEVATIONS



TALEGA VILLAGE home plan elevations exhibit

STAR CITY, ADA COUNTY
12/21/2023
21-0488



PHASE 3: SINGLE FAMILY
 26.3 ACRES
 35.4% USABLE OPEN SPACE
 36.0% TOTAL OPEN SPACE

PHASE 2: TOWNHOMES
 10.7 ACRES
 33.7% USABLE OPEN SPACE
 42.1% TOTAL OPEN SPACE

PHASE 1: APARTMENTS
 20.4 ACRES
 32.4% USABLE OPEN SPACE
 44.4% TOTAL OPEN SPACE

USABLE OPEN SPACE: 9.3 ACRES
 UNUSABLE OPEN SPACE: 0.2 ACRES
 TOTAL OPEN SPACE: 9.5 ACRES

USABLE OPEN SPACE: 3.6 ACRES
 UNUSABLE OPEN SPACE: 0.9 ACRES
 TOTAL OPEN SPACE: 4.5 ACRES

USABLE OPEN SPACE: 6.6 ACRES
 UNUSABLE OPEN SPACE: 2.5 ACRES
 TOTAL OPEN SPACE: 9.1 ACRES

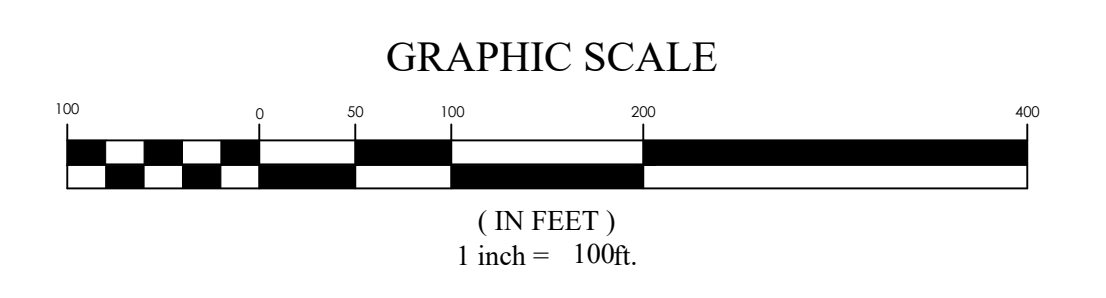
OPEN SPACE

	USABLE OS	UNUSABLE OS	TOTAL OS
APARTMENTS	6.6 ACRES	2.5 ACRES	9.1 ACRES
AREA: 20.4 ACRES	32.4%		44.4%
TOWNHOMES	3.6 ACRES	0.9 ACRES	4.5 ACRES
AREA: 10.7 ACRES	33.7%		42.1%
SINGLE FAMILY	9.3 ACRES	0.2 ACRES	9.5 ACRES
AREA: 26.3 ACRES	35.4%		36.0%

TOTAL OS	19.5 ACRES	3.6 ACRES	23.1 ACRES
AREA: 57.4 ACRES	34.0%		40.2%

LEGEND

- USABLE OPEN SPACE
- UNUSABLE OPEN SPACE



TALEGA VILLAGE *open space exhibit*

STAR CITY, ADA COUNTY
 12/22/2023
 21-0488

