

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho
Tuesday, January 18, 2022 at 7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Bishop Jason Meyers – Star 1st Ward, Church of Jesus Christ of Latter-Day Saints
3. **ROLL CALL**
4. **PRESENTATIONS:**
 - A. **III-A Annual Progress Report** - Amy Manning
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. June 15, 2021 City Council Meeting Minutes
 - C. Findings of Fact & Conclusion of Law: **East River Ranch Subdivision**
 - D. Final Plats: **AMERICAN STAR PHASE 3 (FP-21-29)**
6. **ACTION ITEMS:**
 - A. **Ordinance TBD-2022:** AN ORDINANCE Amending Chapter 9 of Title 1 OF THE STAR CITY CODE; DESIGNATING an OFFICIAL Newspaper; REPEALING ordinances IN CONFLICT; CREATING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.
 - B. **ORDINANCE 352-2022 ROOSTER HOLLOW SUBDIVISION ANNEXATION & DEVELOPMENT AGREEMENT (RZ-21-03 / DA-21-18):** AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR; MORE SPECIFICALLY LOCATED AT 6794 W. STATE STREET (HWY 44); CANYON COUNTY PARCELS R3401500000 & R3401501000, IN STAR, IDAHO; REZONING THE PROPERTY FROM MIXED-USE (MU-DA) TO COMMERCIAL (C-2-PUD- DA) AND RESIDENTIAL (R-5-PUD-DA) WITH A DEVELOPMENT AGREEMENT: THE PROPERTIES ARE OWNED BY DON E. BODIFORD AND BARBARA BODIFORD AND CONTAINS APPROXIMATELY 14.38 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.
7. **PUBLIC HEARINGS with ACTION ITEMS:**
 - A. **PUBLIC HEARING: LANGTREE BUNGALOWS SUBDIVISION (AZ-21-11, DA-21-16, PP-21-15 & PR-21-08)** The City Council of the City of Star, Idaho, will hear comments from the public concerning an application for Annexation and Zoning, a Development Agreement, Preliminary Plat and a Private Street for a proposed residential subdivision consisting of 103 residential lots and 21 common lots / common drive lots. The property is located at 9670 & 10090 West Floating Feather Road in Star, Idaho and consists of 27.09 acres with a proposed density of 3.8 dwelling units per acre. Oral testimony may be offered at the hearing. Written testimony may be submitted up to the time of the or at the hearing. (PREVIOUSLY TABLED)
 - B. **PUBLIC HEARING SPRINGTREE ESTATES SUBDIVISION (AZ-21-16, DA-21-24, PP-21-19)** The City Council of the City of Star, Idaho, will hear comments from the public concerning an application for annexation, zoning, a development agreement and preliminary plat for a proposed residential subdivision consisting of 14 residential lots and 2 common lots. The property is located 9220 West Beacon Light Road in Star, Idaho, and consists of 5 acres with a proposed density of 2.8 dwelling units per acre. Oral testimony may be offered at the hearing. Written testimony may be submitted up to the time of or at the hearing. **(NOTE: THIS ITEM MAY BE TABLED TO FEBRUARY 15, 2022 TO ALLOW FOR ADDITIONAL TIME FOR ACHD AND ITD TO PROVIDE THEIR REVIEW AND COMMENTS ON THE DEVELOPMENT)**
 - C. **Executive Session 74-206(f):** To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.
8. **ADJOURNMENT**



CITY OF STAR, IDAHO
CITY COUNCIL REGULAR MEETING AGENDA

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

Land Use Public Hearing Process

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

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

Council can ask the applicant questions and staff questions

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

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

Applicant rebuttal (**10 minutes**)

Council can ask the applicant and staff questions

Mayor closes the public hearing

Council deliberates

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

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

Thank you for your participation.

Mayor Trevor Chadwick

FUTURE MEETING TOPICS – GO TO WWW.STARIDAHO.ORG FOR ADDITIONAL INFORMATION ON FUTURE PUBLIC HEARINGS AND TOPICS!



Shared Strength · Trusted Care



2020-21 Annual Report

MISSION: To provide the best quality and structure of health benefits plans and services to our agency's employees by directly managing the costs and administration of those benefit plans through a cooperative pool in a manner that will be more efficient, economical, and competitive than what the market can offer through traditional insurance providers.



LETTER FROM THE EXECUTIVE DIRECTOR

Dear Trustees,

It's been another busy, productive, and inspiring year for the Trust!

- The continuous growth and increase in membership allows us the opportunity to provide outstanding benefits and customer service to more hard-working public employees.
- Financially, the Trust finished the year in a positive position and much better than anticipated due to a few factors outlined within the report.
- Benefit enhancements implemented on October 1st demonstrate the Trustees' commitment to offering the best benefits to our members.
- Innovative programs were implemented to create savings in claims expenses while assisting enrolled members with deductible reimbursements. The III-A Mental Health Program has become a trusted resource for agencies and members and is improving lives.
- Additional team members have been added to assure excellent, personal customer service and support, which is the most valuable benefit provided to III-A members.

As the Trust continues to grow, having a vision for the future is vital. I am excited to share the goals the team has developed. I hope that you will take a moment to reflect on the progress of the Trust and celebrate the program that you committed to build—not only has it worked—it is thriving.

Best,
Amy

4,810
Total Members Served

83
Total Agencies Served
Retention: 100%

\$7,753,015
Total Liabilities & Net Position

2
Members Detected Early-Stage Cancers from Wellness Screenings

\$516,329
Total Savings from New Programs

III-A AGENCIES

IDAHO CITIES (42)

Aberdeen
American Falls
Arco
Athol
Blackfoot
Bonners Ferry
Cascade
Council
Dalton Gardens
Declo
Donnelly
Dover
Downey
Dubois
Emmett
Firth
Fruitland
Grangeville
Hayden
Homedale
Kamiah
Ketchum
Kooskia
Lava Hot Springs
Marsing
McCall
Menan
New Meadows
New Plymouth
Nezperce
Oakley
Parma
Paul
Payette
Potlatch
Preston
Rupert
Salmon
St. Anthony
Troy
Victor
Wilder

HIGHWAY DISTRICTS (8)

Buhl Highway
East Side Highway
Filer Highway
Grangeville Highway
Hillsdale Highway
Minidoka Highway
Power County Highway
Worley Highway

FIRST RESPONDERS (21)

Bear Lake Co. Fire
Blackfoot Police & Fire
Cascade Rural Fire
Eagle Fire
East Side Fire
Kootenai County EMS
Kuna Fire
McCall Fire
Meadows Valley Rural Fire
Minidoka County Fire
Nampa Fire
Nampa Police
Northern Lakes Fire
Sagle Fire
Sandpoint Fire
Shoshone County Fire #2
Spirit Lake Fire
St. Maries Fire
Star Fire
Teton County Fire & Rescue
Westside Fire

IRRIGATION DISTRICTS (2)

Lewiston Orchards Irrigation
Minidoka Irrigation

LIBRARY DISTRICT

American Falls Library

TRANSPORTATION AUTHORITY

Mountain Rides

ABATEMENT DISTRICTS (2)

Payette County Gopher
Twin Falls Pest Abatement

RECREATION DISTRICTS (2)

Middleton Parks & Recreation
Payette County Recreation

WATER & SEWER DISTRICTS (2)

Southside Water & Sewer
Star Sewer & Water

GROUNDWATER DISTRICT

American Falls-Aberdeen

LHTAC

BOARD OF TRUSTEES

- Rick Watkins, Chair, City of Fruitland
- Dan Hammond, Vice-Chair, City of American Falls
- Ruth Bailes, Secretary, Minidoka Irrigation District
- Gilbert Hofmeister, Power County Highway District
- Lisa Enourato, City of Ketchum
- Tyler Lewis, Eagle Fire Protection District
- Traci Malvich, City of McCall
- Suzanne McNeel, City of Blackfoot
- Danielle Painter, City of New Plymouth
- Patty Parkinson, City of St. Anthony
- Kyla Gardner, City of New Meadows
- Pat Riley, Northern Lakes Fire Protection District
- Lori Yarbrough, City of Athol

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YOUR III-A TEAM

Serving You 24/7

Executive Director, Amy Manning: Executive Leader & Decision Maker, Onsite Annual Report, Rating, Proposals, & Implementation of New Agencies, Board of Trustees & Committee Meetings/ Issues, Contact for DOI, Contractors, TPAs, Creates Budget

Operations Manager, Susan Lasuen: COBRA Administration & Retiree Program, Bill Approval & Invoice Payments/Budget Tracking, Payment/Tracking of III-A Internal Claims, Financial Reports for Accountant & Consultant, Policies & Manuals, Monthly Agency Billing, Back Up to Executive Director

Benefits Manager, Lisa Fritz: Medical, Dental, Vision & Rx Claims Issues, Member PA Issues, Benefits Meetings/Open Enrollment Meetings, Research New Benefits, Acupuncture Provider Network, Review of TPA & PBM Plan Documents

Wellness Manager & Data Analyst, Megan Smith: Medical, Dental, Vision & Prescription Claims, Reports for Trustees & Committees, Reports Regarding Benefits, Utilization, Rate Impact, Processing of Claims Reports, Payments, Wellness Programs

Benefits Specialist, Nicole Tuttle: Medical, Dental, Vision & Rx Claims issues, Member PA Issues, Open Enrollment Meetings, Enrollment Forms Processing, EAP Program & Mental Health Training Coordinator

Marketing Specialist, Kandice Dickinson: Marketing & Public Relations, Administrative Assistant, Agendas, Minutes, Materials for Trustees, Program Promotion & Educational Materials, Website, Social Media, Newsletter, COBRA Letters



"III-A is so lucky to have the admin team they do - you ladies are an invaluable asset!"

"Nicole just finished our benefits workshop. I want you to know III-A is not paying her enough! She did a very thorough presentation of our benefits, wasting no time. She was friendly, approachable and just plain wonderful. I can't tell you enough how impressed I was with her."

"Just wanted to say thank you to you, Lisa and your amazing team. Lisa is a top notch representative of III-A and gave us a very comprehensive review today."

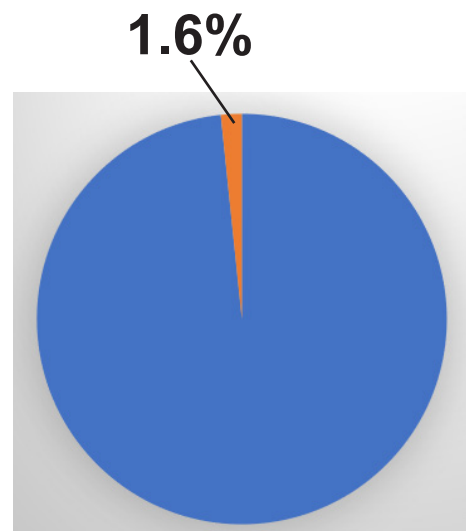
ADMINISTRATIVE:

- Total number of policies added/amended: 8
- New programs created: 4
- Internally administered benefits: 9
- Conferences attended: 5
- Staff training hours: 110
- Total hours worked: 10,393 (5% over FT)
- Joined Self-Insurance Institute of America (SIIA) for continued education

MEMBERSHIP:

- Total members served: 4,810
- Total COBRA members: 21
- Total Retirees: 22

STAFF ANALYSIS



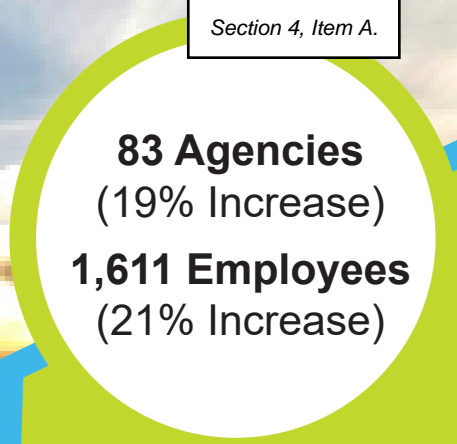
GROWTH



9/30/19



9/30/20



9/30/21

Agencies joined—13
Agencies provided info—37
Agencies provided rates—26

AGENCY CHANGES:

ADDED VISION 2

ADDED ORTHODONTIA 1

ADDED DENTAL 1

SMALL AGENCIES NOW OFFERING BENEFITS TO EMPLOYEES 5

DROPPED BENEFITS 0

PROGRAMS

"I'm so excited about this program! I can't wait to see how far it goes! But yeah the treatment was awesome, the people are great... This has been the easiest thing I have ever done as far as this illness is concerned. Actually, I don't even really think about it much. Just to make sure my meds are on the way and I am there on time! You have no idea how nice that feels!!!"

-Infusion Program Participant



Medication Infusion Benefit Program

Launched December 1, 2020

In an effort to help lower III-A's overall healthcare costs, the III-A created an internal Medication Infusion Benefit Program for eligible members. The program will reimburse eligible members for their deductible and out of pocket maximum, up to \$10,000 annually, and allowed travel expenses to have their infusion at a III-A Preferred Infusion Facility. The program is available for medically necessary infused medications covered under the ProAct/III-A formulary treating the following conditions:

- Multiple Sclerosis (MS)
- Crohn's
- Lupus
- Psoriasis
- Rheumatoid Arthritis (RA)
- Inflammatory Bowel Disease
- Colitis

If a member chooses to participate in the program, the member will receive a reimbursement after each qualifying infusion.

Reimbursement will cover deductible and out of pocket expenses, it may not exceed actual medical expenses, or \$10,000 for the calendar year.

\$472,081

**Total Savings
in Year 1**

St. Alphonsus Maternity Benefit Program

- Launched January 1, 2021.
- III-A offers members an additional benefit if the member participates in the III-A St Alphonsus Maternity Benefit Program. If a member chooses to deliver their baby at a St. Alphonsus hospital, they will receive an incentive reimbursement for their deductible and coinsurance in the amount of **\$1,500**.
- Program Promotion: In March 2021, a postcard with details of the program was mailed to every household that has a member on the plan of child bearing age.



\$44,296

Estimated Program Savings

Wellness

69

AGENCY
Wellness
Screening
Participation
(96%, up from 94% in
2019)

1,436

Telehealth
Calls

782

MEMBERS
Wellness
Screening
Participation
(56%, down from 70%
in 2019)

“Last year the wellness screening event probably saved my life and if it wasn’t for this event, I probably wouldn’t have caught my cancer in an early stage.

~ Ill-A Member



Wellness Screening Highlights:

- 1 early-stage Prostate Cancer caught
- 1 early-stage Colon Cancer caught
- Our providers referred 11 positive Cologuard's and 5 elevated PSA for further testing.
- Our providers identified several prediabetic and diabetic members as well as members with abnormal thyroid function to be further evaluated.
- Wellness Screening providers are also our Telehealth providers which ensures better follow-up on elevated results and medical care. Telehealth is \$95/per visit.



“I was a petrified, emotional mess...

*I truly believe that Nicole taking calls on a Saturday afternoon and Dusty being as attentive and invested as he was, **may have saved my life**, or at the very least my quality of life, this weekend. So I just wanted to say thank you to both of them, as well as III-A in general.”*

- III-A Member

Total Spend:

	<u>2020</u>
Wellness Screenings	\$ 223,712.39
Wellness Reimbursements	\$ 20,160.00
Mental Health Screenings	<u>\$16,468.94</u>
Grand Total	<u>260,341.33</u>
Per Screening	\$332.92

Mental Health Informational Sessions:

Twenty agencies offered a session providing members resources on III-A's EAP Program and gave them a chance to meet and speak with an III-A in-network provider.

EAP

*“The First Responder Helpline gave our family so much peace of mind as they assisted us with finding a treatment facility for [family member].”
- Ill-A Member*

176

Provider
Total

35

First
Responder
Providers

66

Providers
Used



“I want to say that of all the EAP Programs I work with, this one has been the best experience. Your communication is wonderful and the care I see for clients has been evident. Thank you.” - EAP Provider



98

1st Responder
Helpline Calls
Since Feb 1, 2021
(12 were crisis calls)

*EAP Visits
Since Feb 1, 2021

530

*Prior EAP charged \$3.14 PEPM, III-A \$3.78 PEPM (III-A is paying providers an additional \$15-20 per visit).

15

Total
Inpatient

Agency Purchased
EAP for their
Volunteers

1

INPATIENT DETAILS:

Enrollee: 4

Spouse: 2

Child: 9

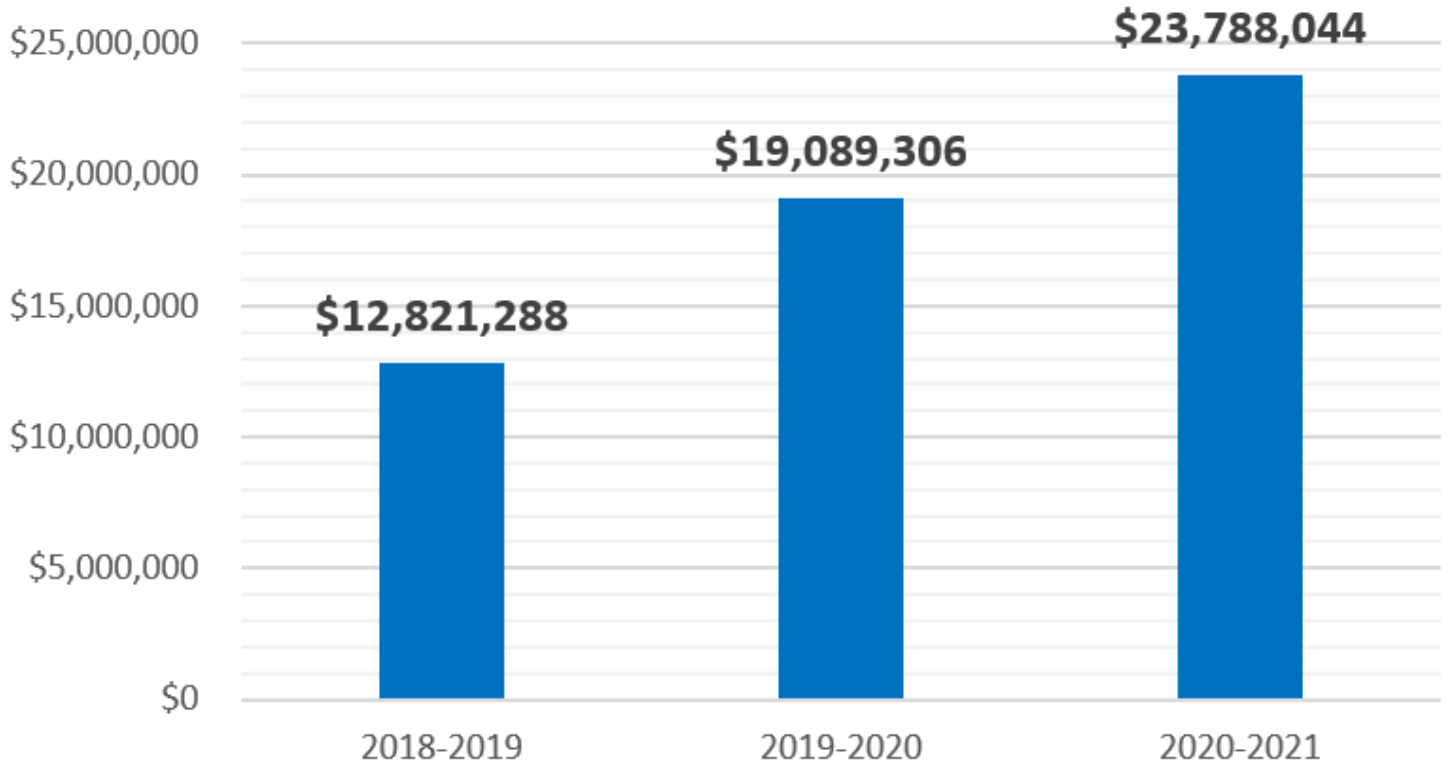
Agencies that
Participated
in Peer Support
Since Feb 1, 2021

17

*“Out of all of the doctors, psychologists, psychiatrists, that our family has seen over the last 8 years, Dr. Odom is by far the best. There was no BS, no beating around the bush. He cut right to the chase and he’s helping me create a plan. I finally feel relieved.”
~ III-A Member*

“I finally feel relieved.”

BUDGET GROWTH



The Trust ended the year positive \$79,652

Due to new agency contributions, revenue is 10.6% **higher** than budgeted.

Rx rebates are **142% higher** than budgeted due to renegotiated contracts.

State of Idaho COVID-19 reimbursement of **\$782,500.**



\$1,628,581

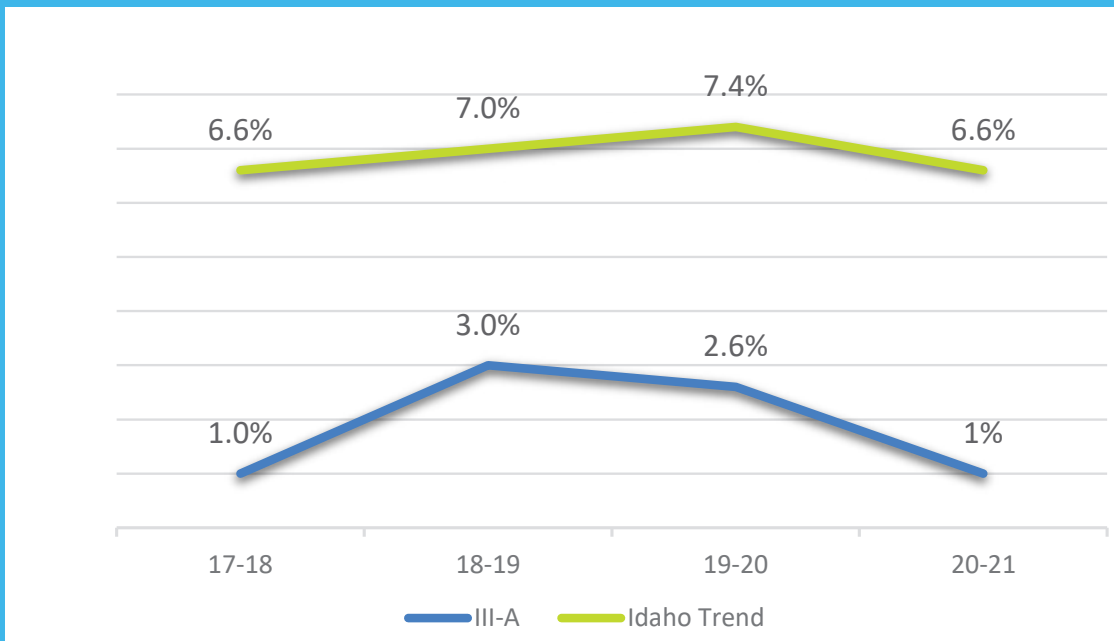
**IBNP
Reserves**



30 CDs

CDs
(.4 - 3% interest rates)

4-Year III-A Medical Renewal Rate vs Idaho Medical Trend



Snapshot of High Claimants:

**0 Reached
Stop Loss**

**13 Member
Claims
Over \$100k**

Member	Relationship	Total Paid	Diagnosis
1	Member	\$250,670.49	Cancer
2	Member	\$241,532.34	Cancer
3	Member	\$230,757.34	Blood Disorder
4	Member	\$206,215.72	Cancer
5	Member	\$197,734.51	Infection
6	Member	\$174,072.08	Cancer
7	Member	\$164,362.56	Cancer
8	Member	\$149,538.30	Cancer
9	Member	\$143,027.25	Cancer
10	Member	\$140,904.11	MSK
11	Member	\$135,192.01	MSK
12	Member	\$125,122.07	Cancer
13	Member	\$100,908.84	Sepsis

Member	Relationship	Est. Pending Claims	Diagnosis
14	Member	\$342,000.00	Respiratory Failure
15	Member	\$218,000.00	COVID-19

\$2,820,037.62



Pharmacy Benefit Manager (PBM)

Since 2018, the Trust has utilized ProAct as our PBM. ProAct is a smaller PBM that is able to provide the individual service and attention the Trust expects.

Medical Third-Party Administrator (TPA)

The Trust contracts with Blue Cross of Idaho (BCI) to serve as TPA for the Trust. BCI provides access to superior contracts in the medical service industry. **Additional Services provided by BCI include:**

- Rental of BCI PPO Network
- Processing of Medical EOBs
- Prior Authorization Processing
- Subrogation or Collection of Funds for Third Party Liability Issues
- Underwriting or Rating and Creating Raw Claim Projection for New Agencies
- Case Management

III-A staff meet weekly with BCI internal team to address any issues or concerns.

- Admin Medical Fee Change: 3%
- Admin Dental and Vision Fee Change: 3%
- Specific Stop Loss Fee: (-)3% reduction, but the benefit remained the same: \$325k with a \$50k corridor

COVID-19

March 2020, COVID-19 was declared a pandemic and national emergency. The Trustees voted to have the Trust cover 100% of the cost of COVID testing and treatment for its members. Effective until September 30, 2021.

2019-20 PY:	\$399,500.05
2020-21 PY:	\$1,193,685.35
Total COVID spend:	\$1,593,185.40
CARES Act:	(\$782,500.00)
COVID-19 spend after CARES ACT reimbursement:	\$810,685.40

This does NOT include pending claims.



CITY OF STAR CLAIMS

December 30, 2021 - January 10, 2021

VENDOR NAME	MEMO	AMOUNT
A-Gem Supply	Camera Hunter's Creek Park and City Hall	\$ 4,293.38
Ada County Emergency Mgmt	Q2 Membership	\$ 1,105.50
Ada County Landfill	Debris, limb, shrubs, etc	\$ 45.00
Ada County Prosecutor's Office	Prosecuting Attorney services	\$ 2,500.00
Air Care	HVAC Blower Motor	\$ 676.00
Boise Valley Economic Partnership	Membership Dues	\$ 1,000.00
Century Link	Telephone Services	\$ 194.48
Cintas	Rug cleaning services	\$ 154.80
Clearly	Telephone services	\$ 223.26
Column Software	Notices in Statesman	\$ 482.19
FatBeam	Fiber optic internet service	\$ 1,640.50
Gem State Paper & Supply	Recycle containers	\$ 33.54
Idaho Correctional Industries	Envelopes	\$ 150.00
Intermountain Gas Company	Gas services	\$ 757.68
Julie Olsen	Mayor's Youth Council reimbursement	\$ 26.09
Keller Associates	Engineering services	\$ 54,005.25
Mountain Alarm	Fire alarm/security monitoring	\$ 70.00
Star Fire Department	Impact fees - Greyloch Property	\$ 36,480.00
Star Merc	Buildings and Grounds supplies	\$ 222.24
Stroth General	Pavilion and Blake Haven Parks	\$ 94,231.45
Terminex	Pest control services	\$ 133.00
Treasure Valley Coffee	Coffee supplies and water	\$ 170.40
Vanguard	Cleaning services park restrooms	\$ 1,275.00
Western Records Destruction	Record destruction	\$ 60.00
Yorgason Law Offices	Attorney Services Dec 2021	\$ 4,760.00
	TOTAL EXPENSES	\$ 204,689.76



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7:00 PM

1. CALL TO ORDER

Mayor Chadwick called the City Council Meeting to order at 7:01pm

2. INVOCATION

Bishop Aaron Warren, Star 2nd Ward, Church of Jesus Christ of Latter-day Saints

3. ROLL CALL

PRESENT: Mayor Trevor Chadwick, Council President David Hershey, Council Member Jennifer Salmonsén, Council Member Kevin Nielsen. Council Member Michael Keyes attended remotely.

STAFF PRESENT: City Attorney Chris Yorgason, City Planner Shawn Nickel, Assistant City Planner Ryan Field, City Clerk/Treasurer Jacob Qualls, Deputy City Clerk Meredith Hudson, Executive Assistant Barbara Norgrove, Star Police Chief Jake Vogt

4. PUBLIC INPUT

Mayor Chadwick and Police Chief Jake Vogt met with Matt and Whitney Blazek from the Beer Guys Saloon and discussed some concerns the public had reported. The Blazeks were receptive to trying to fix those challenges and Whitney suggested meeting with the Chief on a monthly basis to address any further issues. There was a short discussion with City Attorney Chris Yorgason regarding the public commenting on consent agenda items. Yorgason mentioned that there are state statutory standards on license renewals and the City has determined that the requirements have been met in this instance, so public comment would not be relevant to the renewal process but if there were comments regarding any issues, it would be acceptable. Council Members Nielsen and Keyes expressed interest in hearing from the public.

Donna Rhoten, 131 N Main Street, Star ID

Rhoten's home is near the Beer Guys Saloon she mentioned that until they opened there were no noise issues. Since the opening, she and her neighbors have experienced excessive noise and language concerns. She addressed rumors that citizens were trying to shut the saloon down or interfere with their license renewal and assured that was not the intent. They are only asking for the Beer Guys to show responsibility and respect for their residential neighbors.

Council Member Hershey asked how many in attendance were in favor of the testimony. Rhoten mentioned that she had about 28 signatures from neighbors and those in the area. She acknowledged that they had gotten much better and hopes it continues.

Linda Holland, 205 S Knox St, Star ID

Holland expressed support of Beer Guys. She agreed with the neighbors regarding the noise needing to calm down, but she has not personally experienced any language or problems with them.



5. COMMITTEE REPORTS

Transportation & Pathways Committee – Council Member Keyes presented a report by Chair John Tensen

The Transportation committee has two new members, Steve Greene and Richard Girard. The committee is waiting to hear from ACHD regarding the 5-year Integrated Workplan project request and expect the first draft the middle of July.

The Pathways Committee is working on a Master Pathways Plan which consists of inventorying existing pathways, identifying future possible routes and drafting pathway implementation recommendations to bring to the Council for review late summer or early fall.

COMPASS grant opportunities – Four projects were identified and submitted. 1) Pathway design from Floating Feather to Star Middle School, 2) Riverwalk pathway extension and paving evaluation, 3) Downtown parking study, 4) State Hwy 44 sidewalk feasibility study.

Four subcommittees have been formed: ACHD Citizen Advisory Committee, chaired by Jon Turnipseed, Pathways Subcommittee chaired by John Tensen, Transportation Subcommittee co-chaired by Steve Greene and Richard Girard, Development Review Subcommittee chaired by Chris Todd. The next meeting will be held July 7 at 9:00 am.

Mayor Chadwick confirmed the proposed completion timeframe of the pathways map and that it would include a Capital Improvement Plan. Keyes gave some further detail regarding the process.

Parks, Art & Beautification Committee – Christopher Cox, 1140 N Mira, Star ID, on behalf of Matt Vraspir.

Mural update – They pressure washed the side of building and will start painting tomorrow. The committee is still reviewing the Comprehensive Plan to make adjustments to the parks, they will be involved in the 4th of July parade, they are moving forward with the stoplight boxes and looking for input on artwork. Council Member Salmonsens will be putting out a call for artists and creating a formal process for submission.

There was a suggestion to have exercise equipment installed at the dog park. They are ready to being installing life preservers at the ponds, working with City Clerk Jacob Qualls on the Pack it in, Pack it out program and getting signs installed at the Riverwalk. They are also working on the volunteer Park Ranger Program.

Council Member Salmonsens asked about the process of ordering the life preservers. Mayor Chadwick shared that Justin Ivan, owner of the Firehouse Subs got a \$6,000 donation to buy the units and they will be ordered and installed. A member of the audience suggested that we put some life preservers by the bridge where a lot of people swim.



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Historical Committee – Chip Sutton, 1095 N Culver Creek Pl, Star ID

Sutton outlined some of the projects the committee will be concentrating on. These include creating a collection of oral histories of long-time residents of Star, identifying historic buildings, cemetery records, and areas where the Oregon Trail went through Star. They will also be focusing on canal construction and would like to take a field trip to the Idaho State Historical Archives. Mayor Chadwick expressed the importance of preserving Star's history and Sutton mentioned wanting to start a museum in the future.

Mayor's Youth Council Committee – Jack Bodmer, 12125 W Fox Haven, Star ID

Bodmer noted that at their last meeting they had 11 student participants and two advisors. They were preparing for the Hometown Celebration fundraiser and set a goal to sell 2000 raffle tickets, which will be sold in markets, concerts, and businesses throughout the month. They have received several donations from local businesses as well. So far they have made \$634 toward scholarship funds. There was a short discussion regarding the purchase of a credit card reader for the committee and the Mayor reminded everyone that we were the first city to become a 2nd Amendment Sanctuary City in the state of Idaho and that the MYC will be selling 2nd Amendment hats.

Activities Committee – Mayor Chadwick reported on behalf of Dana Partridge

Mayor Chadwick reiterated that the Mayor's Youth Council will be fundraising at local businesses and markets, mentioned some of the raffle prizes and encouraged businesses to contribute to the raffle prizes. Registration for the fun run is open, and they are accepting parade applications. There is a \$1000 grand prize for the fan favorite float. Southwest Idaho Business Alliance will be hosting a Saturday market at the Riverwalk on July 3.

There are details, applications, and registration links on the city website, www.staridaho.org/hometown.

6. POLICE BUDGET PRESENTATION – Star Police Chief Jake

Vogt recognized Patrol Services Financial Analyst Nolan ??? who prepared the presentation and was available to answer any questions.

Vogt presented the proposed Star Police budget for the fiscal year 2022. He reminded the Council that there were two variables he can't speak about yet because they are set by the County Commissioners during county-wide budget deliberation. Those two variables are COLA and any potential medical insurance increase premium rates. Vogt did a review of where they are now and what he is proposing for the year 2022. He gave an overview of the current number of officers, (nine officers - six patrol officers, two detectives and himself) and their current services, schedules, and shifts.

Vogt presented an overview of the contract with updated budgeted costs, including employee wages and overtime, vehicles, equipment (including guns, belts, uniforms, on-body video and storage), shared services credit with Eagle, Star, Kuna and unincorporated Ada County, and additional benefits and specialized



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resources such as SWAT and narcotics teams provided at no additional cost to the city. Vogt presented the proposed budget numbers of what the cost would be with a 3% COLA and adding in two additional detectives, another vehicle and an administrative assistant. He discussed some statistics regarding the ratio of police officers per number of citizens.

Council Member Hershey asked for clarification whether the 1 officer per 1000 citizens was just for patrol officers or if it included everyone - detectives, chiefs and sergeants. Vogt responded that the statistics are both ways. Hershey asked about the crime rate per capita. Vogt did not have those statistics but said that the types of crimes are more violent and taking longer to deal with, so the additional officers help with safety for both officers and the public. Council Member Nielsen asked if Vogt could provide numbers specific to Star, rather than the national average. Mayor Chadwick provided some of the statistics for 2018, 2019 and 2020 with just the patrol officers. Nielsen then asked about the equipment and if there was any equipment, they were not currently using that they feel would be of use. Vogt responded that they were well equipped at this time. Council Member Salmonsens asked if the reason for adding two officers was for them to better cover the 24-hour period, or to work together at the same time. Vogt responded that it was more for a full 24-hour coverage. Council Member Keyes asked about how House Bill 389 would affect this request and Mayor Chadwick mentioned that it was on the agenda for later and they could discuss it then.

7. CONSENT AGENDA (ACTION ITEM)

Mayor Chadwick noted that the minutes would be removed off the consent agenda.

- A. Approval of Claims Provided & Previously Approved: June 1 – June 15, 2021
- B. Minutes (removed)
- C. Moyle Village/ Heights Subdivision (PP-21-06/DA-21-05/PR-21-05) Finding of Fact
Cranefield Subdivision (RZ-21-02/DA-21-04/PP-21-05/PR-21-04) Finding of Fact
- D. 2021 Beer, Wine and Alcoholic Beverage Licenses: See Attached Report
- E. Star Transportation Committee Additional Members: Steve Greene, Richard Girard

- Council Member Salmonsens moved to approve the consent agenda. Council Member Nielsen seconded the motion. Council Member Keyes clarified that the findings of facts had been amended. Voice vote indicated all Council Members signifying aye. Motion carried.

8. PUBLIC HEARINGS & INDIVIDUAL ACTION ITEMS

A. PUBLIC HEARING – Annexation of Stonebriar Subdivision Annexation and Zoning, and Development Agreement

Mayor Chadwick opened the public hearing at 7:57 pm. All Elected Officials reported they had no ex parte' contact.

Applicant

City Planner Shawn Nickel on behalf of the Stonebriar Homeowners Association

The Applicant is seeking approval of an Annexation and Zoning (R-R-DA) and a Development Agreement



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for the annexation of the existing Stonebriar Subdivision into the City of Star. The annexation of the subdivision includes a total of 13 existing residential lots and associated common lots and an out-parcel. Nickel gave a brief summary of the application. City Attorney Chris Yorgason asked for a clarification of how the contiguous conditions of annexation were met. Nickel further explained the map that was displayed. Council Member Nielsen asked if the applicant had asked for conditions in addition to the development agreement. Nickel responded that they had not, but annexations were generally “as is” properties but additional items could be discussed.

There was a discussion regarding a public easement or greenbelt on the common lot and possibly putting some conditions regarding a connection and non-conforming accessory structures.

Public Testimony

Kevin Amar 1580 W Cayuse Creek Dr, Meridian, ID

Amar is a neighbor of the applicant and is here to support them in their quest for annexation.

Daniela Hansell, HOA President 7353 N Stonebriar Ln, Star, ID

Hansell summarized the annexation request, citing two reasons for the request. First was to use the Star Sewer and Water services, and second that they love the city and they want to share in vision of the Comprehensive Plan and maintain the current rural feeling of the neighborhood. Mayor Chadwick asked about the pathways and Hansell replied that they haven’t discussed it but she would be supportive on an easement on the common area but not on Kaufman property unless it was discussed with the owner.

Jay Kevin Brunk 7795 N Stonebriar Ln, Star, ID

Brunk is on the Board of Directors and Design Review Committee. He is also a real estate developer, broker, and general and engineering contractor. He was concerned about the liability issues with the path. Currently they are a private community so their insurance recognized that and if public access was brought in, it could create potential issues as far as anything happening to the public. Brunk requested that the application be tabled. Council Member Nielsen suggested that instead of tabling, we could have our city attorney address the insurance concerns. City Attorney Chris Yorgason explained that there is a state statute that if a private property agreed to be accessed for recreational purposes, free of charge, that there is no liability if someone gets hurt but he encouraged them to have their attorneys or insurance agents review the statute. Brunk replied that in the past they had trouble with people coming through their subdivision before they put up their gates and would have no problem giving access as long as there was no connectivity into their subdivision to ensure their resident’s safety. Nielsen suggested a code type access so they would not have to give up their common area.

Nate Kaufman 8151 N Stonebriar Ln, Star, ID

Kaufman owns property that could be affected and has not been in discussions regarding a pathway on his property. He was open to talk about it but it was determined by staff and Council that the easement would stop at Kaufman’s property and a negotiation could be discussed at a later date.

Daniela Hansell asked if they would have a chance to see the amended development agreement. She was assured that they would have a chance to review it before signing. Kevin Brunk added that he would



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like to negotiate the actual wording regarding the connectivity and liability in the development agreement, so everyone was comfortable with it. There was a discussion on how to proceed with the annexation and looking at several options other than just the easement.

Mayor Chadwick closed the hearing at 8:33 and moved to Council deliberations.

- Council Member Nielsen moved to approve the annexation and zoning of the application with a direction for staff to work with the applicants to come up with an acceptable method of conveying a pathway for connectivity to the greenbelt at such a time as there is a connection available, and accept and acknowledge the existence of non-conforming conditions and uses. Council Member Salmonsén seconded the motion. Voice vote indicated all Council Members signifying aye. Motion carried.

Mayor Chadwick called a recess at 8:36 pm and reconvened the meeting at 8:40 pm.

B. PUBLIC HEARING – Stargazer Subdivision Annexation and Zoning, Development Agreement and Preliminary Plat

Mayor Chadwick opened the public hearing at 8:40 pm. All Elected Officials reported they had no ex parte contact.

Applicant

Jane Suggs with Gem State Planning, 9839 Cable Car St, Boise, ID

The Applicant is seeking approval of an Annexation and Zoning (R-3), a Development Agreement, and a Preliminary Plat for a proposed residential subdivision consisting of 125 residential lots and 10 common lots. Suggs reviewed the staff report and ACHD's report, and agreed with the conditions of approval. Suggs gave an overview of the project and outlined the amenities, common area, open space, and landscape plan and access points and showed some examples of the houses.

Council Member Keyes asked about Open Door Rentals and if the subdivision was intended to be a built to rent subdivision. Suggs responded that the property would be single family detached residential for sale and explained further about the Open Door Rental procedures. Council Member Hershey asked about the proportionate share and the two homes on adjacent properties and Suggs replied that they would be part of the plat. Mayor Chadwick requested that a paved path along the stub instead of being just grass. Council Member Salmonsén asked if the open space area would be private for residents only or if they would be open to the public. Suggs explained that they are private property, meant for the subdivision but it won't be restricted.

Public Testimony

Zach Bruneel 3035 Hamlet Ln, Star, ID

Bruneel is the owner of the retained 3-acre parcel and was pleased with the drawings but expressed two concerns. First, he would be opposed to turning the large grass area into a public park that will be adjacent to their land. Secondly, he wants to be assured that the 3-acre land could be developed into



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smaller lots that match the neighborhood, and possibly put a public road in as well. There was a discussion on whether Bruneel's property was included in the plat and the zoning density calculation, how it meets the comprehensive plan and whether the plat or development agreement would need to be adjusted.

Jason Arey 12086 W Wetland Park Dr, Star, ID

Arey expressed concern with the number of subdivisions that are being approved, the infrastructure might not be keeping up with it. He also mentioned concern with policing, the schools being pushed to capacity, lack of sidewalks for the kids, and increased traffic. Mayor Chadwick responded with a brief explanation of how things were being put in place to address those concerns but gave Array his card and said he would meet with him, or any of his neighbors to further answer those questions.

Applicant Rebuttal

Jane Suggs stated that the possible density issue was a surprise to her and started a discussion on tabling the application in order to work with staff, Mr. Bruneel and Mr. Barton to work out the issues. She asked for a continuation of the hearing to July 20, 2021.

- Council Member Nielsen moved to table the public hearing until July 20, 2021 and directed the applicant to work with all owners involved to come up with a density that is representative of the entire area, preserving the density for each owner so it equals out to be that R-3, and only taking public testimony on information that is new coming from this discussion and discussing potential conditions of the development agreement. Council Member Salmonsens seconded the motion. Voice vote indicated all Council Members signifying aye. Motion carried. 9:19pm.

C. Action – Ordinance 337 River Park Subdivision Annexation and Development Agreement

- Council Member Hershey moved to dispense with the rules requiring an ordinance to be read on three different days with one reading to be in full and that Ordinance 337 be considered after reading once by title only. Council Member Keyes seconded the motion.
Roll Call: Hershey aye, Keyes aye, Salmonsens aye, Nielson aye. Motion carried.
- Council Member Salmonsens moved to approve Ordinance 337, River Park Subdivision Annexation. Council Member Keyes seconded the motion.
Roll Call: Hershey aye, Keyes aye, Salmonsens aye, Nielson aye. Motion carried.

D. Action – Borton-Lahey Agreement – An Agreement to contract for legal services

City Attorney Chris Yorgason briefly explained the purpose of the agreement.

- Council Member Nielsen moved to approve the agreement. Council Member Keyes seconded the motion. Voice vote indicated all Council Members signifying aye. Motion carried.



E. Action – West Ada School District Agreement – An agreement to waive certain fees and to have certain fees waived.

- Council Member Salmonsens moved to approve the agreement. Council Member Hershey seconded the motion. Salmonsens inquired if we got a new school, if the fees would need to be waived again. City Attorney responded that because the schools are specifically listed, we would do an amendment to add more schools. Voice vote indicated all Council Members signifying aye. Motion carried.

9. TABLED NOTICED PUBLIC HEARINGS

- A. **PUBLIC HEARING – Rivermoor Subdivision** Annexation and Zoning, Development Agreement, Preliminary Plat, Private Street (AZ-21-06/DA-21-08/PP-21-09/PR-21-08)
 - i. **Action** Rivermoor Subdivision – **Tabled to July 20**
- B. **PUBLIC HEARING – East Star River Ranch Subdivision** Rezone, Development Agreement, Preliminary Plat, Conditional Use Permit and Private Street (RZ-20-12/DA-20-28/PP-21-03/CU-21-01/PR-21-02)
 - i. **Action** of East Star River Ranch Subdivision – **Tabled to July 20**
- C. **PUBLIC HEARING – Landyn Village Subdivision** Annexation and Zoning, Development Agreement, Preliminary Plat, Planned Unit Development and Private Street (AZ-20-04/DA-21-14/PP-20-04/PUD-20-03/PR-21-07)
 - i. **Action** of Landyn Village Subdivision – **Tabled to July 20**
- D. **PUBLIC HEARING – Comprehensive Plan Amendment / South of the River Plan**
 - i. **Action** on Comprehensive Plan Amendment / South of the River Plan – **Tabled to July 6**
 - ii. **Action** Adoption of South of the River Plan Architectural Overlay – **Tabled to July 6**
- Council Member Nielsen moved to table the public hearing for Rivermoor Subdivision to July 20, table the public hearing for East Star River Ranch Subdivision to July 20, table the public hearing for Landyn Village Subdivision to July 20, table the public hearing for the Comprehensive Plan Amendment/South of the River Plan to July 6. Council Member Hershey seconded the motion. Council Member Keyes suggested having a workshop to look at it before adopting. Voice vote indicated all Council Members signifying aye. Motion carried.

10. DISCUSSION ITEM:

A. House Bill 389 (2020 Legislative Session) – An item to discuss impacts of House Bill 389 and its effects on the budget for FY 2021/2022 and future years.

Mayor Chadwick and City Clerk/Treasurer Jacob Qualls have a workshop scheduled with the Association of Idaho Cities to discuss impacts. The Mayor explained the caps and the increases on revenue sharing and restrictions. Council Member Keyes confirmed that the revenue sharing would enable us to cover the new police officers and staffing. Mayor Chadwick discussed issues regarding property tax, taxing districts and tax relief. Council Member Nielsen mentioned old laws that were in place that need to be



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corrected at a state level. Keyes asked about Caldwell’s moratorium and there was a discussion regarding the differences in what the cities were responsible for and how each were impacted, and there was a further discussion on moratoriums, foregone monies, tax relief and growth paying for growth.

Keyes offered a quote from the author of House Bill 389.

B. Horizontal Apartments – An item to discuss information received regarding developments with a single corporate ownership

Council Member Keyes talked about the concept of built to rent neighborhoods, which he says are essentially horizontal apartments. He discussed putting reasonable conditions on how they operate as has been done with apartments, or adding additional ordinances in terms of managing, while being conscientious of State and Federal laws. Keyes asked the questions “what can we do and what should we do?” Council Member Nielsen talked about defining the difference between apartments and horizontal apartments, being conscious of regulating construction types and businesses and adhering to our own codes, as well as State and Federal.

Keyes mentioned that the term “horizontal apartments” is a term of art that has a relatively specific definition being single-family residential units that are all contiguous to each other and said that he would just like to discuss the concept further. Mayor Chadwick agreed to set up a workshop and Keyes asked for staff to notify the council if any subdivisions are coming before them that might fit that definition.

C. Development Cost Analysis Tool – A discussion

Mayor Chadwick mentioned that Eagle developed a Cost Analysis Tool and asked Council Member Salmonsén to talk about exploring this option to show what the cost impacts are of developments in long terms for the city. Salmonsén was a part of the tech subcommittee compass hired high level agency tool Compass developed a tool based on criteria from each city where if a development comes in at a certain number of units, it triggers a response to use this tool. It is specific to each city. Data points are entered and when the development is entered, it tells what the cost will or will not be in 20 years and allows you to build off that. Council Member Keyes asked if a staff member was need full-time to operate the model on top of the initial cost. He had asked ACHD to provide data on roads and adequate facilities ordinance begin using the compass model as soon as it becomes available and then after a period of time create an ordinance or see how we want to use the tool but Salmonsén said they are working on a web based so agencies can enter Nielsen mentioned that it does take a staff person to

11. REPORTS

A. Elected Official Reports



STAR CITY COUNCIL REGULAR MEETING

Section 5, Item B.

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Council Member Keyes – He reported in his Transportation Committee report earlier

Council Member Hershey – Nothing to report

Council Member Salmonsén – She did her first ride along with Deputy Austin Eckert for about 4 hours and had a wonderful experience. She complimented the community and the police force. She also did Fire Ops Training. She was successful at rescuing her victim from the smoke-filled room and gained a new respect for firemen.

Council Member Nielsen – He attended the Mayor’s Youth Scholarship Award dinner

Mayor Trevor Chadwick – He mentioned that we gave out five scholarships to seniors and would like to reach out to the community to take advantage of this opportunity to further their education. The Boise River Enhancement Network is doing a river cleanup on Saturday, June 26.

B. Staff Reports – Nothing to report

12. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 10:06 pm.

Trevor A. Chadwick, Mayor

ATTEST: _____
Jacob M. Qualls, City Clerk / Treasurer

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
EAST STAR RIVER RANCH
FILE NO. PP-21-03/CUP-21-01/PR-21-02**

The above-entitled Preliminary Plat, Conditional Use Permit and Private Street application came before the Star City Council for their action on November 16, 2021, 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 Preliminary Plat for a proposed residential and commercial subdivision consisting of 266 residential lots, 21 commercial lots and multiple common lots, a Conditional Use Permit for a Senior Living Facility and Single-Family Dwellings in an existing L-O zone and Private Streets. The property is located at 8874 W. Wildbranch Street and 855 S. Calhoun Place in Star, Idaho and consists of a total of 52.29 acres. The subject property is generally located on the south side of W. State Street between S. Moyle Avenue and Highway 16. Ada County Parcel No's. S0416212640, S0416212620, S0416212422, S0416212470, S0416212660, S0416212552, S0416212580 & S0416244220.

These applications were submitted and accepted on March 8, 2021. Due to delays with ACHD and ITD reviewing the applications, staff has been postponing the public hearing a number of times from its original hearing date of May 4, 2021.

EXISTING APPROVALS AND CONDITIONS:

The existing zoning designations of R-8 and L-O that are part of the residential portion of these applications were approved by Council in 2018 and 2010 respectively (see History above). In the R-8 approval, Council deliberated on an appropriate density and zoning based on review and testimony at the public hearing (see attached Minutes dated April 23, 2018). The commercial rezone from C-1 to C-2 was recently approved by Council with a Development Agreement that placed specific conditions on the property. The remaining applications for Preliminary Plat, Conditional Use Permit and Private Streets will complete the entitlement process and allow the applicant to move forward with development.

Proposed Residential Density Breakdown

Southern 24.02 Acres (Zoned R-8) – 179 Total Units = 7.45 DU/ACRE
Central 10.14 Acres (Zoned L-O) – 80 Total Units = 7.89 DU/ACRE

Total Residential Acreage – 34.16 Acres – 259 Total Units = 7.58 DU/ACRE

CONDITIONAL USE PERMIT:

The proposed Conditional Use Permit will approve the retirement home and allowance for residential uses in the existing L-O zone. The Development Agreement that was included with the annexation and L-O zoning of the center 10-acre parcel locked in the specific uses allowed in the L-O zoning district at the time of approval. Single-family dwellings were included as an allowed use in the Development Agreement as a Conditional Use. In addition, the current Comprehensive Plan Land Use Map designates the 10-acres as Compact Residential. The proposed density of 7.89 dwelling units per acre is within the 5-10 du/acre density range of Compact Residential. Future details and design specifics for the proposed retirement home and clubhouse/event center will be required and approved as part of the Certificate of Zoning Compliance. This will include specific details including parking, landscaping and amenities and building elevations. The applicant has requested approval of a 38'6" height for the retirement home structure.

PRELIMINARY PLAT AND PRIVATE STREETS:

The Preliminary Plat contains both residential and commercial uses. The commercial will primarily be on the northern portion of the property along Highway 44. The applicant is proposing 20 commercial lots that will be marketed and filled by tenants as the Market dictates. Specific conditions in the approved Development Agreement will address specific commercial uses and allowances. Zoning Certificates will be required for all future uses. This review will include specific details including parking, landscaping and amenities and building elevations.

To provide a buffer for Heron River residents, the applicant proposed 6, single family detached residential lots along W. Wildbranch Street directly abutting the Heron River Subdivision. This was approved as part of the Rezone (RZ-20-12) in August 2021. These lots will range in size from 6,796 square feet to 8,899 square feet, with the average lot being 7,428 square feet.

Moving south from Highway 44, the applicant is proposing townhomes, a retirement home and 2 single family residential lots.

The Preliminary Plat is calling for 257 single family, attached, townhome units. These units will be accessed via private streets that will be gated, coming off W. Wildbranch Street and S. Calhoun Place. The residential attached units will be two (2) stories and have two (2) car garages. They will be built in several configurations from 2 attached unit to 6 attached units. Each home will be on an individual lot, allowing for individual ownership of each home. The applicant is providing a minimum of 45 designated guest parking spaces for these homes which satisfies the intent for guest parking (.25 per unit) in Section 8-4B-3 (B) of the Unified Development Code. Additional guest parking may be available through shared parking agreements with the Retirement Home and Clubhouse/Events Center. Roads within the residential portion of the

development are proposed to be private with gated access. A private street maintenance plan, including proposed funding, shall also be required by Staff prior to final plat signature. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat.

The single-family detached residential lots in the southern portion of the development adjacent to the Boise River consist of one existing home and one new lot created by this plat. It is the intention of the owner that the new lot will be utilized by a family member. These two lots are part of the overall lot count and density calculations listed on the Preliminary Plat.

The applicant is proposing 5.07 acres (15%) of usable open space which satisfies the Unified Development Code. The open space breakdown includes:

- Pond Areas = 1.77 acres
- Pond Area Open Space/Pathways = .88 acres
- Lawrence-Kennedy Lateral Easement Open Area = .72 acres
- Regional Pathway = .45 acres
- Street Buffer Pathway = .29 acres
- Open Grass Area Next to Clubhouse = .96 acres

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 4 amenities. Applicant is proposing a central clubhouse/event center with a large open park area and walking paths and picnic areas throughout the community. There will also be exercise stations along the walking paths and a large pond in the center of the property. Access will also be provided to the Boise River and the Star River Walk through a public, regional pathway.

ADDITIONAL DEVELOPMENT FEATURES:

- Private Streets
The private streets are proposed to be 28' in width with no parking. The internal streets will act as fire lanes and will be subject to approval by Star Fire District, including no parking signs and maintenance plans to address illegally parked vehicles and snow removal. A private street maintenance plan, including proposed funding, shall also be required by Staff prior to final plat signature.
- Lighting
Streetlights and parking lot lighting shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire portions of the development. The applicant has submitted a lighting design/cut sheet that contains the preferred light of the City of Star. A lighting plan has also been submitted that meets City requirements.

- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required prior to signing the final plat. Names shall conform to the appropriate naming convention for private roads.

- Subdivision Name
Applicant has provided a letter from Ada County that the subdivision name originally requested was not approved as it began with a compass direction. Ada County did reserve the name with the compass direction dropped. Unfortunately, this name is already in use by another development in the City of Star. The Applicant will need to obtain another name for this development and provide documentation that it has been accepted by Ada County.

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan appears to satisfy these requirements. The client has also detailed trees in the commercial portion of the development that appears to satisfy code.

- Setbacks – Applicant is requesting the following set-back waivers for the Townhomes:
 - Street Side Yard requirement from 20' to 5'.
 - Front Yard requirement from 15' to 10' (facing mews and open space)
 - All other setbacks and will adhere to the requirements of the R-8 zone.

- Mailbox Cluster – Star Postmaster, Mel Norton has provided approval for 2 locations in the development, one for the commercial side and one for the residential portion. A map of these locations and the approval letter were included with the application materials.

- Phasing – The development is proposing to be built out in multiple phases.

- Signs – The applicant has submitted a concept sign plan for the advertisement of the development with frontages on W. State Street and Hwy 16. A maximum height of 75' and size of 768 square feet is proposed.

- **Participation in Moyle Ave Signal Light :**

As part of the review and analysis for this area south of W. State Street and west of Hwy 16, all property owners will be responsible for additional fees regarding access

onto W. State Street (Hwy 44), more specifically, participation in the Moyle Avenue signal light that is planned for access to the area. The total percentage amount for each property will be determined by Council during the entitlement process of each project.

- **Emergency Access:**

Staff has required as part of the proposed East Star River Ranch Subdivision an emergency only access east/west to provide the Landyn Village and East Star River Ranch each with access for emergency vehicles. This access point will be located in a location to be coordinated between the two developments and will be provided with Star Fire District approved gates.

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. **Staff recommends that the conditions of approval for the Residential and Conditional Uses approved in this application be incorporated into the Development Agreement for the recently approved C-2 Rezone** (Items that can be considered by the applicant and Council include the following:

- Density;
- ITD Proportionate Share Fees;
- Private Road Maintenance Plan;
- Moyle Ave Signal Light Participation;
- Emergency Access;
- Future Development options;
- Setback Waivers;
- Height waiver for Retirement Home to 38'6";
- Sign Height and Location;
- Private Street Width

B. Application Submittal:

A neighborhood meeting was held on October 1, 2020, 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 March 8, 2021.

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 October 28, 2021. 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 March 8, 2021 & October 28, 2021. Notice was sent to agencies having jurisdiction in the City of Star on March 8, 2021. The property was posted in accordance with the Star Unified Development Code on April 23, 2021 & November 4, 2021.

D. *History of Previous Actions:*

- March 2, 2010 Council approved Annexation and Zoning (AZ-09-01) of the Sundance & Laraway Properties (Ordinance 211) which included the L-O zoned property of approximately 10-acres that is part of this CUP Application for single-family dwellings. A Development Agreement was included as part of the annexation approval. A copy of the Development Agreement is included as an exhibit.

- April 3, 2018 Council approved Comprehensive Plan Map Amendment (CPA-18-03), changing designation from Mixed Use to Commercial and Residential and annexation and zoning (AZ-18-03), of 9.437 acres as Commercial (C-1) and 24.02 acres as Residential (R-8). Total acreage of this request was 33.46 acres. Minutes from the hearing are included as an exhibit.

- August 24, 2021 Council approved the rezone application from C-1 to C-2 with a development agreement. Findings are scheduled for approval on the November 16, 2021 consent agenda.

E. **Existing Site Characteristics:** The property is currently improved with an existing home and outbuildings. Portions of the property were previously in agricultural production.

F. **Irrigation/Drainage District(s):** - Farmer’s Union Ditch Company, LTD
P.O. Box 1474, Eagle, ID 83616

G. **Flood Zone:** The development is located outside a special flood hazard zone and in Zone X.

H. *On-Site Features:*

- ⊛ Areas of Critical Environmental Concern – No known areas.
- ⊛ Evidence of Erosion – No evidence.
- ⊛ Fish Habitat – No known areas.
- ⊛ Mature Trees – Yes.
- ⊛ Riparian Vegetation – No known areas.
- ⊛ Steep Slopes – None

- ✧ Stream/Creek – The open water is limited to the irrigation ditch.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.
- ✧ Unstable Soils – No known issues.
- ✧ Wildlife Habitat – No wildlife other than local birds have been observed.
- ✧ Historical Assets – No historical assets have been observed.

I. *Agencies Responding:*

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

Keller and Associates	March 25, 2021
Central District Health Dept	March 16, 2021
Star Fire District	August 17, 2021
ITD	November 16, 2021
ACHD	November 15, 2021 Draft
ITD Right of Way Manager	May 27, 2021
IDWR	March 10, 2021

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

Jason Dickman	Letter	November 1, 2021
Baron Properties	Letter	November 15, 2021

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Compact Residential

Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multi-family. Densities range from 5.01 units per acre to 10 units per acre.

Mixed Use

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

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

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:

- Preserve the family friendly feel of Star.
- Implement the Land Use Map and associated policies as the official guide for development.
- 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.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Discourage development within the floodplain.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

C. Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.

D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be

dispersed throughout the community and should not be located along the Boise River.

E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.

F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.7 Policies Related Mostly to The Mixed-Use Planning Area

A. Council, at their sole discretion, shall determine what mix of uses are appropriate for any Mixed-Use area considering existing property owners rights.

B. Development within the Mixed-Use Designation is to proceed through the CUP, PUD, and/or Development Agreement process, and a concept plan must be included with any such proposed use.

C. In general, mixed-use areas along state highways should be predominantly commercial with a very minor component of residential unless the residential is placed on upper floors as part of a Mixed-Use building.

D. Mixed Use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.

E. Mixed use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these Mixed-Use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- 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.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

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

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.

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.

L-O LIMITED OFFICE DISTRICT: To provide for the establishment of groupings of professional, research, executive, administrative, accounting, clerical, limited commercial and similar uses. Development shall not be traffic intensive and research facilities shall not involve heavy testing operations of any kind. The L-O district is designed to act as a buffer between other more intense nonresidential uses and is thus a transitional use.

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

<u>ZONING DISTRICT USES</u>	R	L-O	
Accessory structure	A		
Dwelling:			
Multi-family 1	C		
Secondary 1	A		
Single-family attached	P	N	
Single-family detached	P		
Two-family duplex	P		
Retirement Home	C	C	
Event Center, public or private (indoor/outdoor)	N		

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

Zoning	Maximum	Minimum Yard Setbacks

District	Height Note Conditions	Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-6 to R-11 Attached Housing	35'	15' to living area 20' to garage 10' if alley load	15' 4' if alley load	0' for common walls at end of building	20' 5'

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

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

A. Design Standards:

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

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);
2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.

5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists.

6. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.

7. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.

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

1. Private Road Reserve Study Requirements.
 - a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
 - b. The study required by this section shall at a minimum include:
 - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
 - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
 - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
 - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
 - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.

- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

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

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

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

8-4E-2: 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.

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

- A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):
 - 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
 - 2. Each development is required to have at least one site amenity.
 - 3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
- B. Qualified Open Space: The following may qualify to meet the common open space

requirements:

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

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

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

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

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

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

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

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

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

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

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

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, or conditioned by the jurisdiction, 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.*

8-1B-4: 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 uses 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 of the .
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 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.

8-4D-4: PRIVATE STREET FINDINGS:

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

Council finds that the proposed private street meets the design standards in the Code.

- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity:

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

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

Council finds that the use is not in conflict with the comprehensive plan and/or regional transportation plan.

Public Hearing of the Council:

- a. A public hearing on the application was heard by the City Council, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.
- b. Oral testimony regarding the application was presented to the City Council by:
 - Paul Larson
 - Nicollette Womack
 - Jeff Riggs, Baron Properties
 - Jerry Arbiter
 - David Ray
 - Jason Dickman
- 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 preliminary plat, conditional use permit and private street 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 platting of the development. Review and discussion included development layout, access and street configuration, density, setbacks, building height, open space, pathways and landscaping, transportation and emergency access. The Council concluded that the Applicant’s request meets the requirements for a preliminary plat, conditional use permit and private street. Council hereby incorporates the staff report dated November 16, 2021 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 added to the Preliminary Plat and Development Agreement the following conditions of approval to their decision to approve the original rezone application (RZ-21-12/DA-20-28) to include the following:

- The applicant’s contribution of a maximum of 35% of the costs towards the Moyle Road traffic signal;
- Retirement Home height allowance of 38’6” is hereby approved;
- Large, regional signage proposed by the applicant are not approved as part of this application;
- A landscape berm/buffer and privacy fencing shall be provided along the north boundary of the property located at 351 S. Crystal Springs Lane (Arbiter property) on the applicants property;
- Existing irrigation to all adjacent properties shall be provided at all times;
- A public pathway easement shall be provided to the City for all pathways with connection to the east, west and south to the future public pathway and bridge system;
- Private gates are approved for this development;
- Building setbacks for the attached townhome units are approved as proposed;
- Include future architectural design guidelines into Development Agreement;
- Provide emergency access at the entrance to Crystal Springs Lane;
- The Development Agreement will remain open until a future date and brought back to Council for review and approval as the pending details are worked out.

Council Decision:

The Council voted 3-0 to approve the Preliminary Plat, Conditional Use Permit and Private Street for East Star River Ranch on November 16, 2021.

Dated this 18th day of January 2022.

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 *Shen T. Muth*
MEETING DATE: **January 18, 2022**
FILE(S) #: FP-21-29 Final Plat, American Star Subdivision Phase 3

REQUEST

Applicant requests approval of the American Star Subdivision Final Plat, Phase 3. The phase is located at the southeastern area of the approved preliminary plat, on the east side of Plummer Road in Star, Idaho. The subject property is generally located on the southeast corner of Plummer Road and Floating Feather Road in Star, Idaho. Ada County Parcel No. S0409223003.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE

Becky McKay
Engineering Solutions, LLP
1029 N. Rosario Street Suite 100
Meridian, Idaho 83642

OWNER/APPLICANT

AMH Development, LLC
30601 Agoura Road, Suite 200
Agoura Hills, CA 91301

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3)
Acres -	16.01
Residential Lots -	37
Common Lots -	8
Commercial -	N/A

HISTORY

May 16, 2006 Council denied an application for a Comprehensive Plan Map Amendment. The application also included Annexation and Zoning.

September 5, 2006 The Applicant provided an amended application for Comprehensive Plan Map Amendment, Annexation and Zoning. Council tabled the application to September 19, 2006.

- September 19, 2006 Council unanimously approved annexation, zoning of Residential (R3), a Comprehensive Plan Map Amendment of Medium Low Density Residential and a Preliminary Plat. Montelena Estates was an 80-acre subdivision consisting of 239 residential lots, 13 common lots and a 9-acre school site.
- October 19, 2007 The entitlements for the Montelena Estates expired.
- February 6, 2018 A Preliminary Plat for the American Star Subdivision was submitted. All notices to agencies and neighbors were sent along with publication in the paper. On July 20, 2018, the City received notice that the owner of the property had hired a new planning/engineering firm. New and additional information was provided by the new firm and an additional neighborhood meeting were held.
- October 2, 2018 Council approved the Preliminary Plat for American Star Subdivision.
- October 1, 2019 Council approved Phase 1 Final Plat for American Star Subdivision with 56 residential lots and 7 common lots on 21.70 acres
- August 18, 2020 Council approved Phase 2 Final Plat for American Star Subdivision with 45 residential lots and 8 common lots on 15.59 acres.

GENERAL DISCUSSION

The Final Plat complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

No special setbacks were requested with this subdivision. Setbacks are as follows:

Setbacks for Residential (R3):

Street Frontage:	35'
Front:	15' Living Space / 20' Garage
Rear:	15'
Interior:	5' per story
Streets:	
Arterial – Collector	20'
Entry Way	40'
Building Height:	35'

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

- The subdivision proposes building lots ranging from 6,150 sq. feet to the largest at about 12,092 sq. feet. The applicant has provided a variety of lot widths and depths for several different housing plans and types. Amenities within this phase will include landscaped common areas, pathways, and playground equipment.

The property is affected by several irrigation canals and ditches: the Klondike Drain located on the eastern boundary, Drainage District #2 drain traverses the property and the Middleton Mill canal is located at the southeast corner of the property. Drainage District #2's drain will be used as an amenity for the residents with connecting pathways and a pedestrian/bridge crossing north to south.

- Public Streets

The Applicant proposed all streets to be public streets, which means that all roads will be 36' from back of curb to back of curb in width.

A Traffic Impact Study has been done for this subdivision.

There are four ingress/egress points shown: two connecting to Plummer Road - one at W. Millcreek and one at W. Patmore. One access will be from W. Millcreek Street connecting to N. Pollard Lane and one south by way of N. Garnet Creek connecting the Rockport Subdivision.

There are no private streets within this subdivision.

Blocks Lengths not to exceed 500'

The Applicant has requested a waiver of the block length requirement of 500' on four roadways. All other block lengths comply with the Unified Development Code.

Sidewalks

Sidewalks are proposed at five-foot (5') widths.

Lighting

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development.

Street Names

Street names will be approved by the Ada Street Naming Committee prior to submittal of a final plat application.

- *Public Uses Proposed:*

The owner has provided a 2.02-acre site for a future Fire Station. Several pathways have also been included in the application for access to the general public.

- The Council voted 4 to 0 to approve PP-18-02 Preliminary Plat for the American Star Subdivision with the 15 Conditions of Approval with the addition of 1) to direct staff that

occupancy not be allowed/approved until signalization at Plummer Road and Highway 44, 2) the condition of the elimination of flag lots as specified by the Fire Department is completed, 3) condition that a stub street be added to the northeast portion of the property for future connection, 4) piping for delivery of water to accommodate the request of the neighbors to the west and also over to the Klondike drainage be installed as well, and 5) a barricade be placed at Ringle Creek and only to be removed by ACHD. The 500' block length requirement was waived. – The traffic signal has been installed and is operational.

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 240 residential lots. Including Phase 3, 138 residential lots have been final platted, leaving a total of 102 for remaining phases.

Common/Open Space and Amenities – The amenities for the subdivision that are included in Phase 1 include landscaped common areas, pathways, pool facility, playground equipment and a sport court.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted does not detail the street trees as required under Condition of Approval #5 with the preliminary plat approval. Staff will place a condition of approval requiring submittal and staff approval of this items prior to final plat signature. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code.

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the previous phases.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on December 21, 2021.

TBD	Keller Associates	Checklist with Conditions
December 21, 2021	Central District Health	Standard Letter
December 30, 2021	DEQ	Standard Letter

FINDINGS

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

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

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

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

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

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

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

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

Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

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

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

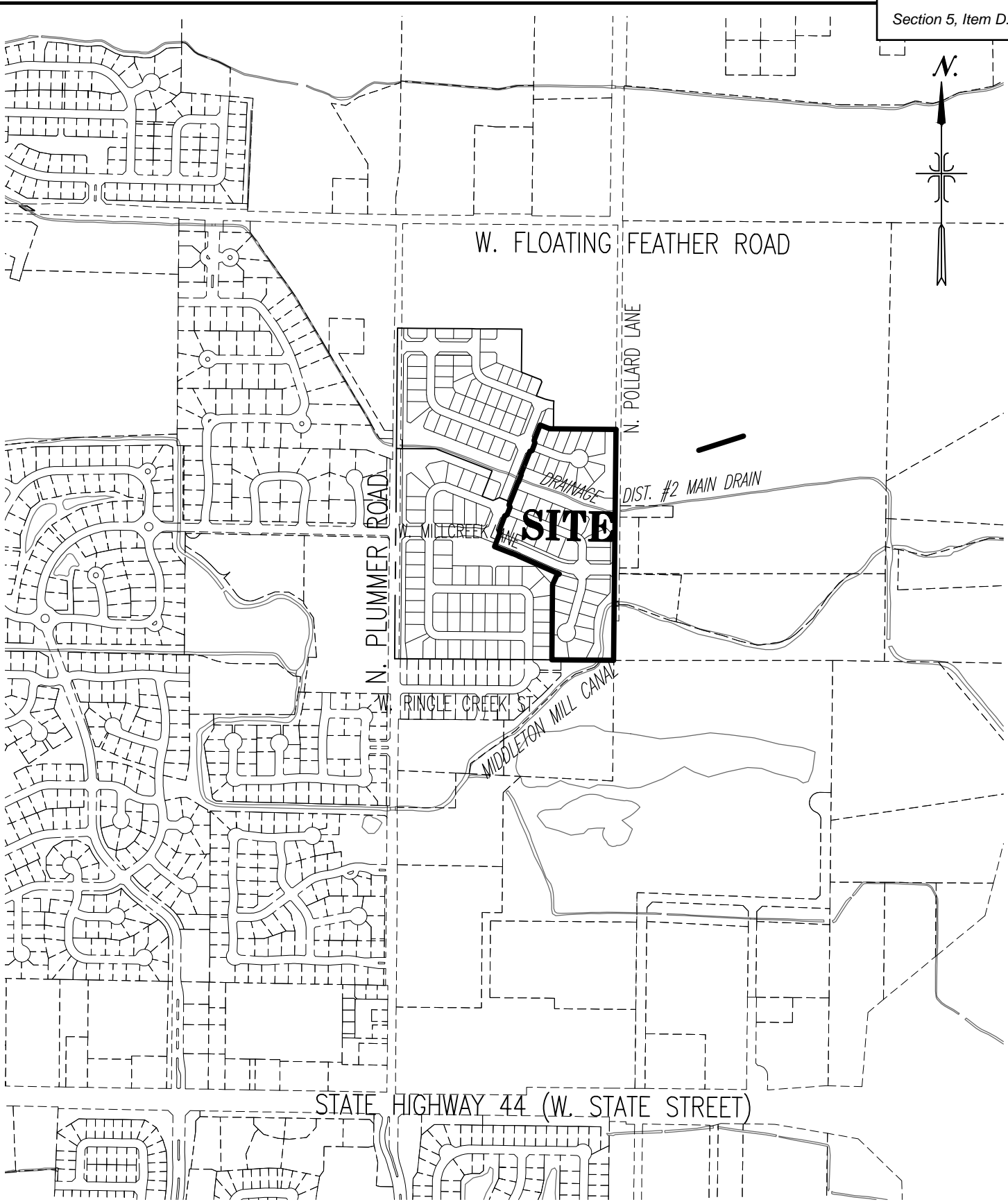
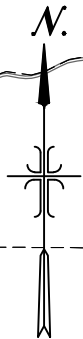
CONDITIONS OF APPROVAL

1. The final plat for the American Star Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
3. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
4. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
5. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
6. The Mylar of this 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.
7. All common areas shall be maintained by the Homeowner's Association.
8. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Home-Owners Association. Streetlights shall be installed prior to any building occupancy.
9. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees as indicated on the approved landscape plan.
10. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**

11. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.
12. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
13. A sign application shall be submitted to the City for any subdivision signs.
14. 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 any construction.**
15. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
16. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
17. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
18. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
19. All common areas shall be maintained by the Homeowners Association.
20. A barricade is required to be placed at the south end of N. Garnet Creek Avenue, to be removed only by ACHD.
21. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-21-29 American Star Subdivision, Final Plat, Phase 3 on _____, _____. 2022.



AMERICAN STAR SUBDIVISION NO. 3

1" = 800'

LOCATED IN THE NW 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M. STAR, ADA COUNTY, IDAHO

American Star Subdivision No. 3 Project Narrative

AMH Development, LLC., hereby applies for Final Plat approval for American Star Subdivision No. 3, consisting of 37 single-family residential lots and 8 common lots on 16.01 acres of land. Located at 1078 N. Plummer Road, the land was annexed with a zoning of R-3 in 2006. The gross density of this phase is 2.31 units per acre, with lots ranging in size from 6,720 square feet to 15,437 square feet. The landscaped/common area for this phase totals 5.19 acres, 32.4 percent of the total site. The amenities within this phase include landscaped common areas and pathways.

The final plat complies with the approved preliminary plat and meets all requirements and/or standard conditions of approval thereof. The project conforms with acceptable engineering, architectural and surveying practices and local standards.

The property can be served adequately by essential public facilities and services, as the developer will extend sanitary sewer and water mains to and through the proposed development, thereby making them available to adjacent properties. Road improvements will be made in accordance with Ada County Highway District standards, and impact fees will be paid to Ada County Highway District with each building lot.



FINAL PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: AMH Development, LLC
 Applicant Address: 23975 Park Sorrento, Suite 300, Calabasas, CA 91302-4012 Zip: 91302-4012
 Phone: (208) 960-2436 Fax: _____ Email: kwelburn@ah4r.com

Owner Name: AMH Development, LLC
 Owner Address: 23975 Park Sorrento, Suite 300, Calabasas, CA Zip: 91302-4012
 Phone: (208) 960-2436 Fax: _____ Email: kwelburn@ah4r.com

Representative (e.g., architect, engineer, developer):
 Contact: Becky McKay Firm Name: Engineering Solutions, LLP
 Address: 1029 N. Rosario Street, Suite 100, Meridian, ID Zip: 83642
 Phone: (208) 938-0980 Fax: (208) 938-0941 Email: beckym@engsol.org

Property Information:

Subdivision Name: American Star Subdivision Phase: 3

Parcel Number(s): S0409223025

Approved Zoning: R3 Units per acre: 2.31

Total acreage of phase: 16.01 Total number of lots: 45

Residential: 37 Commercial: _____ Industrial: _____

Common lots: 8 Total acreage of common lots: 5.19 Percentage: 32.4

Percent of common space to be used for drainage: (underground) Acres: _____

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>37</u>	<u>37</u>
Number of Common Lots:	<u>8</u>	<u>8</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>Public - ACHD</u>	<u>Public - ACHD</u>

Amenities: Landscaping and pathways _____ Landscaping and pathways _____

Flood Zone Data:

Subdivision Name: American Star Subdivision Phase: 3

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.: 16001C0130J
 FIRM effective date(s): mm/dd/year 6/19/20
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
x	Completed and signed Final Plat Application	
x	Fee	
x	A statement of compliance with approved Preliminary Plat or substantial compliance.	
x	Legal description of the property (paper and electronic version with engineer's seal): <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy 	
x	Recorded warranty deed for the subject property	
x	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
x	Copy of subdivision name approval from Ada County Surveyor's office.	
x	Copy of the "final" street name evaluation/approval from Ada County.	
x	A signed statement from the Star Sewer & Water District that subdivision information will be submitted to the District in GIS format. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements.	
x	A letter from the US Postal Service stating the development is in compliance with the Postal Service and they approve the mail box location.	
x	Three (3) 11" X 17" vicinity maps showing the location of the subject property	
x	Three (3) 24" X 36" copy of the Final Plat	
x	One (1) 8 1/2" X 11" copy of the Final Plat	
x	Three (3) 24" X 36" copy of the landscape plan, including natural features	
x	One (1) 8 1/2" X 11" copy of the landscape plan (<i>colored copy</i>)	
x	Three (3) 24" X 36" copies of the site grading and drainage plans	
x	Three (3) 8 1/2" X 11" copies of originally approved Preliminary Plat	
x	One (1) 24" X 48" copy of a Plat with all phases marked with changes to date	

X	One (1) set of final engineering construction drawings, stamped and signed by a registered engineer/surveyor (EC)
N/A	Storm drainage calculations must be submitted for <u>private</u> drives and parking areas within subdivisions (EC)
X	Two (2) copies of streetlight design and location information
N/A	Special Flood Information
N/A	Copy of <u>signed</u> agreements with irrigation companies
On File	Two (2) copies of the Covenants, Conditions, & Restrictions (CC&R's)
X	Two (2) Electronic versions of submitted application including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, color copy of 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 in pdf format submitted on a disk with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.
To be provided	Submit (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat to the Star City Planning Department prior to any building permits being issued.
X	Set of plans needs to be submitted to Ada County Highway District. Date Submitted: <u>October 18, 2021</u>

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.*

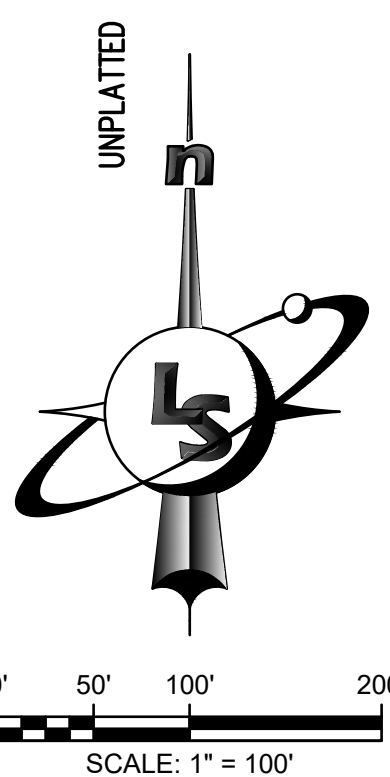
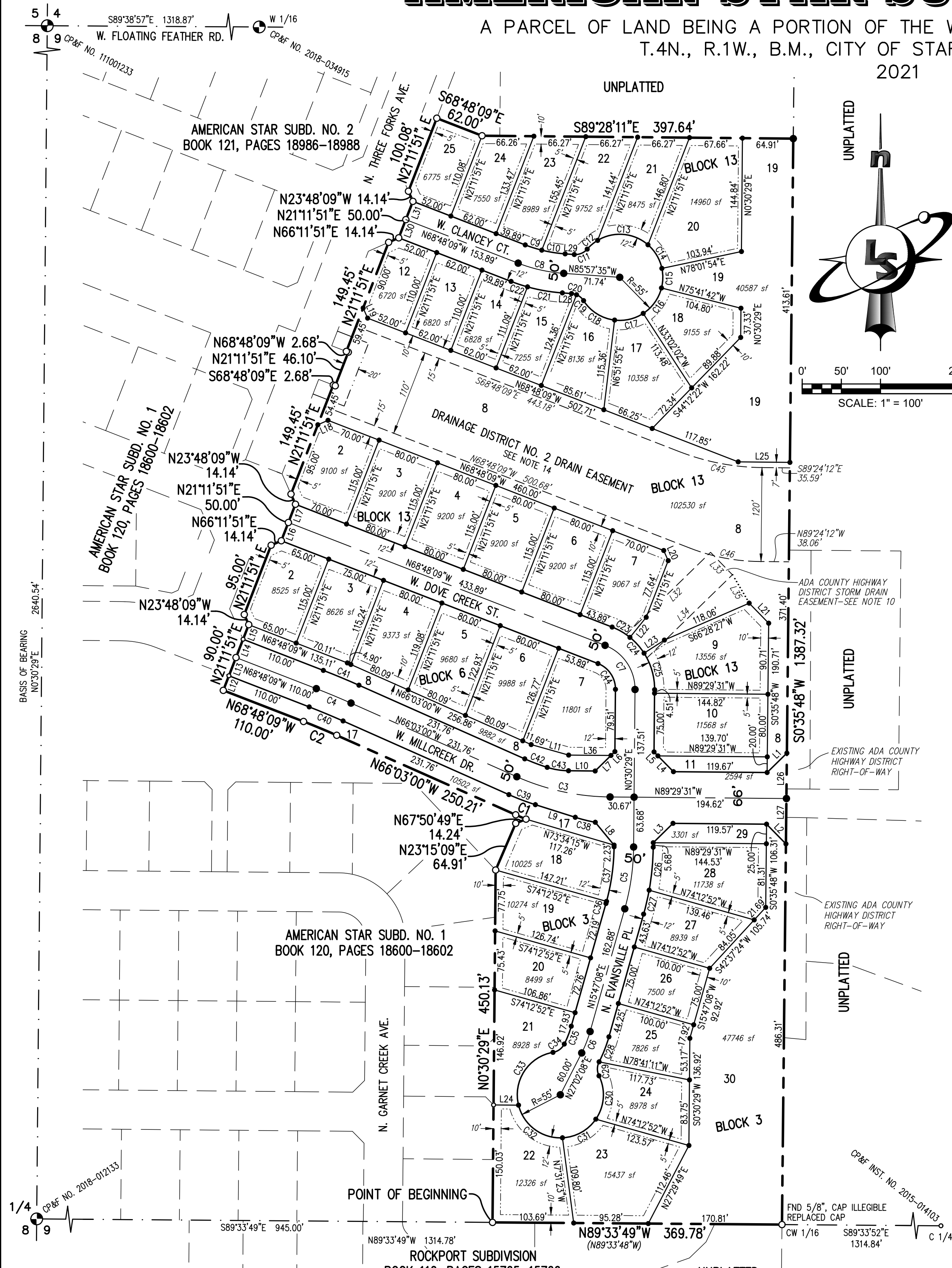


Applicant/Representative Signature

November 9, 2021
Date

AMERICAN STAR SUBDIVISION NO. 3

A PARCEL OF LAND BEING A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 9,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2021



LINE #	LENGTH	DIRECTION
L1	35.38'	S45°33'08"W
L2	35.33'	N44°26'52"W
L3	35.36'	N45°30'29"E
L4	28.28'	N44°29'31"W
L5	7.07'	N44°29'31"W
L6	7.07'	S45°30'29"W
L7	28.28'	S45°30'29"W
L8	37.75'	N39°25'31"W
L9	53.41'	N72°26'27"W
L10	34.04'	N89°29'31"W
L11	49.82'	N74°18'33"W
L12	20.00'	N21°11'51"E

LINE #	LENGTH	DIRECTION
L13	25.00'	N21°11'51"E
L14	25.00'	N21°11'51"E
L15	20.00'	N21°11'51"E
L16	25.00'	N21°11'51"E
L17	25.00'	N21°11'51"E
L18	14.14'	N66°11'51"E
L19	14.14'	N23°48'09"W
L20	14.14'	N23°48'09"W
L21	35.72'	N44°14'29"W
L22	33.02'	N39°00'47"E
L23	30.92'	S57°18'19"W
L24	31.93'	N89°29'31"W

LINE #	LENGTH	DIRECTION
L25	66.10'	S89°24'12"E
L26	58.00'	S0°35'48"W
L27	58.00'	S0°35'48"W
L28	11.74'	S85°57'35"E
L29	11.74'	S85°57'35"E
L30	25.00'	N21°11'51"E
L31	25.00'	N21°11'51"E
L32	150.52'	S45°45'31"W
L33	40.00'	N44°14'29"W
L34	152.46'	N45°45'31"E
L35	42.17'	N30°31'22"W
L36	54.04'	N89°29'31"W

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	14.30'	353.00'	2°19'14"	N67°12'37"W	14.30'
C2	45.88'	955.00'	2°45'09"	N67°25'35"W	45.87'
C3	122.74'	300.00'	23°26'31"	S77°46'16"E	121.89'
C4	48.04'	1000.00'	2°45'09"	N67°25'34"W	48.03'
C5	79.99'	300.00'	15°16'39"	N08°08'49"E	79.76'
C6	29.45'	150.00'	11°15'00"	N21°24'38"E	29.41'
C7	72.58'	60.00'	69°18'38"	N34°08'50"W	68.24'
C8	59.89'	200.00'	17°09'26"	S77°22'52"E	59.67'
C9	22.17'	175.00'	7°15'30"	S72°25'54"E	22.15'
C10	30.23'	175.00'	9°53'56"	S81°00'37"E	30.20'
C11	18.55'	20.00'	53°07'48"	N67°28'31"E	17.89'
C12	17.40'	55.00'	18°07'43"	S49°58'28"W	17.33'
C13	69.01'	55.00'	71°53'13"	N85°01'04"W	64.57'
C14	35.62'	55.00'	37°06'22"	N30°31'16"W	35.00'
C15	25.22'	55.00'	26°16'23"	N1°10'06"E	25.00'
C16	40.95'	55.00'	42°39'41"	N35°38'08"E	40.01'
C17	38.30'	55.00'	39°53'57"	N76°54'57"E	37.53'
C18	48.29'	55.00'	50°18'18"	S57°58'56"E	46.75'
C19	11.94'	20.00'	34°11'37"	N49°55'35"W	11.76'
C20	6.61'	20.00'	18°56'11"	N76°29'29"W	6.58'
C21	45.23'	225.00'	11°31'04"	S80°12'03"E	45.15'
C22	22.15'	225.00'	5°38'21"	S71°37'20"E	22.14'
C23	26.43'	85.00'	17°48'56"	S59°53'41"W	26.32'
C24	27.14'	85.00'	18°17'32"	N41°50'27"W	27.02'
C25	49.26'	85.00'	33°12'10"	N16°05'36"W	48.57'
C26	55.24'	325.00'	9°44'17"	N5°22'38"E	55.17'
C27	31.42'	325.00'	5°32'22"	N13°00'57"E	31.41'
C28	34.36'	175.00'	11°15'00"	N21°24'38"E	34.31'
C29	18.55'	20.00'	53°07'49"	S0°28'14"W	17.89'
C30	58.16'	55.00'	60°35'07"	N41°15'33"E	55.49'
C31	50.61'	55.00'	52°43'30"	N60°51'11"E	48.85'
C32	75.68'	55.00'	78°50'09"	S53°22'00"E	69.85'
C33	90.34'	55.00'	94°06'52"	S33°06'31"W	80.52'
C34	18.55'	20.00'	53°07'49"	N53°36'02"E	17.89'
C35	24.54'	125.00'	11°15'00"	N21°24'38"E	24.50'
C36	2.81'	275.00'	0°35'08"	N15°29'34"E	2.81'
C37	70.52'	275.00'	14°41'31"	N75°15'15"E	70.32'
C38	26.42'	209.00'	7°14'32"	S76°03'43"E	26.40'
C39	36.25'	325.00'	6°23'27"	S69°14'44"E	36.23'
C40	46.84'	975.00'	2°45'09"	N67°25'34"W	46.83'
C41	49.24'	1025.00'	2°45'09"	N67°25'34"W	49.24'
C42	30.67'	275.00'	6°23'27"	S69°14'44"E	30.66'
C43	27.68'	93.00'	17°03'04"	S80°57'59"E	27.57'
C44	42.34'	35.00'	69°18'38"	N34°08'50"W	39.80'
C45	107.87'	300.00'	20°36'03"	S79°06'11"E	107.29'
C46	89.89'	250.00'	20°36'03"	N79°06'11"W	89.41'

- LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - LOT LINE
 - EXISTING PARCEL LINE
 - SURVEY TIE LINE
 - PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
 - EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO.
 - ADA COUNTY HIGHWAY DISTRICT BRIDGE/CULVERT MAINTENANCE EASEMENT - INSTR. NO. 2021-066523
 - OTHER EASEMENT LINE AS NOTED
 - FOUND ALUMINUM CAP AS NOTED
 - SET 5/8"x30" REBAR w/PLASTIC CAP
 - SET 1/2"x24" REBAR w/PLASTIC CAP
 - FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
 - FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
 - 11 LOT NUMBER

NOTES

1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
5. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, AND FOOT HILL DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND INDIVIDUAL LOTS SHALL REMAIN SUBJECT TO ASSESSMENTS FROM MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, AND FOOT HILL DITCH COMPANY, TO BE PAID THROUGH FEES ASSESSED BY THE HOMEOWNERS ASSOCIATION. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE AMERICAN STAR HOMEOWNERS ASSOCIATION.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
7. LOTS 17, 21, 29 AND 30, BLOCK 3; LOT 8, BLOCK 6; AND LOTS 8, 9 AND 11, BLOCK 13 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE AMERICAN STAR HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE.
8. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
9. DIRECT LOT OR PARCEL ACCESS TO W. MILLCREEK DRIVE IS PROHIBITED.
10. PORTIONS OF LOTS 7, 8 AND 9 OF BLOCK 13 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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 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.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
12. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR AMERICAN STAR SUBDIVISION, RECORDED AS INSTRUMENT NO. 2021-080803, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE SUBSEQUENTLY AMENDED.
13. REFER TO RECORD OF SURVEY NO. 11363, ADA COUNTY RECORDS, FOR ADDITIONAL SURVEY INFORMATION.
14. A PORTION OF LOT 8, BLOCK 13 IS SUBJECT TO AN EASEMENT FOR OPERATION AND MAINTENANCE OF A DRAINAGE DISTRICT NO. 2 DRAIN AS SHOWN HEREON.
15. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A LICENSE AGREEMENT WITH DRAINAGE DISTRICT NO. 2 RECORDED AS INSTRUMENT NUMBER 2020-140981 AND ADDENDUM INSTRUMENT NO. 2021-073562, RECORDS OF ADA COUNTY, IDAHO.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY OF AMERICAN STAR SUBDIVISION NO. 1, AMERICAN STAR SUBDIVISION NO. 2, ROCKPORT SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBERS 11363, 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.



ENGINEERING SOLUTIONS LLP
MERIDIAN, IDAHO

LandSolutions
Land Surveying and Consulting
231 E. 5th St. Ste. A, Meridian ID 83642
(208) 288-2040 - (208) 288-2557 fax

AMERICAN STAR SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT AMH DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL LOCATED IN W ½ OF THE NW ¼ OF SECTION 9, 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 SAID SW ¼ OF THE NW ¼, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 9 BEARS N 0°30'29" E A DISTANCE OF 2640.54 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID W ½ OF THE NW ¼, ALSO BEING THE SOUTHERLY BOUNDARY OF AMERICAN STAR SUBDIVISION NO. 1, AS SHOWN IN BOOK 120 OF PLATS ON PAGES 18600 THROUGH 18602, RECORDS OF ADA COUNTY, IDAHO, AND THE NORTHERLY BOUNDARY OF ROCKPORT SUBDIVISION, AS SHOWN IN BOOK 110 OF PLATS ON PAGES 15765 THROUGH 15766, RECORDS OF ADA COUNTY, S 89°33'49" E A DISTANCE OF 945.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID AMERICAN STAR SUBDIVISION NO. 1, THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 0°30'29" E A DISTANCE OF 450.13 FEET TO A POINT;

THENCE N 23°15'09" E A DISTANCE OF 64.91 FEET TO A POINT;

THENCE N 67°50'49" E A DISTANCE OF 14.24 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 14.30 FEET ALONG THE ARC OF A 353.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 2°19'14" AND A LONG CHORD BEARING N 67°12'37" W A DISTANCE OF 14.30 FEET TO A POINT OF TANGENCY;

THENCE N 66°03'00" W A DISTANCE OF 250.21 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 45.88 FEET ALONG THE ARC OF A 955.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 2°45'09" AND A LONG CHORD BEARING N 67°25'35" W A DISTANCE OF 45.87 FEET TO A POINT OF TANGENCY;

THENCE N 68°48'09" W A DISTANCE OF 110.00 FEET TO A POINT;

THENCE N 21°11'51" E A DISTANCE OF 90.00 FEET TO A POINT;

THENCE N 23°48'09" W A DISTANCE OF 14.14 FEET TO A POINT;

THENCE N 21°11'51" E A DISTANCE OF 95.00 FEET TO A POINT;

THENCE N 66°11'51" E A DISTANCE OF 14.14 FEET TO A POINT;

THENCE N 21°11'51" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 23°48'09" W A DISTANCE OF 14.14 FEET TO THE SOUTHEASTERLY CORNER OF AMERICAN STAR SUBDIVISION NO. 2, AS SHOWN IN BOOK 121 OF PLATS ON PAGES 18986 THROUGH 18988, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 1, AND ALONG THE EASTERLY BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 21°11'51" E A DISTANCE OF 149.45 FEET TO A POINT;

THENCE S 68°48'09" E A DISTANCE OF 2.68 FEET TO A POINT;

THENCE N 21°11'51" E A DISTANCE OF 46.10 FEET TO A POINT;

THENCE N 68°48'09" W A DISTANCE OF 2.68 FEET TO A POINT;

THENCE N 21°11'51" E A DISTANCE OF 149.45 FEET TO A POINT;

THENCE N 66°11'51" E A DISTANCE OF 14.14 FEET TO A POINT;

THENCE N 21°11'51" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 23°48'09" W A DISTANCE OF 14.14 FEET TO A POINT;

THENCE N 21°11'51" E A DISTANCE OF 100.08 FEET TO A POINT;

THENCE S 68°48'09" E A DISTANCE OF 62.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID BOUNDARY AND THE EXTENSION THEREOF S 89°28'11" E A DISTANCE OF 397.64 FEET TO A POINT ON THE WEST BOUNDARY OF SAID W ½ OF THE NW ¼ OF SECTION 9;

THENCE ALONG SAID WEST BOUNDARY S 0°35'48" W A DISTANCE OF 1387.32 FEET TO THE SOUTHEAST CORNER OF SAID W ½ OF THE NW ¼;

THENCE ALONG THE SOUTH BOUNDARY OF SAID W ½ OF THE NW ¼ BEING PARTIALLY ALONG THE NORTHERLY BOUNDARY OF SAID ROCKPORT SUBDIVISION N 89°33'49" W (FORMERLY N 89°33'48" W) A DISTANCE OF 369.78 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 16.01 ACRES.

CERTIFICATE OF OWNERS (CONT.)

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE-DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC; HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. SAID DISTRICT HAS AGREED, IN WRITING, TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

BRENT JOHNSON
VICE PRESIDENT – LAND DEVELOPMENT

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRENT JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE VICE PRESIDENT OF LAND DEVELOPMENT OF AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

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





Ada County Transmittal
Division of Community and Environmental Health

Section 5, Item D.

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat FP-21-19

American Star 3

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- 14. _____

Reviewed By: [Signature]

Date: 12/21/2021



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

December 30, 2021

By e-mail: snickel@staridaho.org

City of Star
P.O. Box 130
Star, Idaho 83669

Subject: American Star Subdivision Final Plat Phase 3, FP-21-19

Dear Mr. Nickel:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

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

4. SURFACE WATER

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

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment

December 30, 2021

Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,



Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK280



Statement of Ownership, Management, and Control

Section 6, Item A.

(All Periodicals Publications Except Requester Publications)

1. Publication Title Idaho Press Tribune	2. Publication Number <table border="1" style="width: 100%; text-align: center; border-collapse: collapse;"> <tr> <td style="width: 12.5%;">2</td> <td style="width: 12.5%;">5</td> <td style="width: 12.5%;">5</td> <td style="width: 12.5%;">-</td> <td style="width: 12.5%;">8</td> <td style="width: 12.5%;">6</td> <td style="width: 12.5%;">0</td> </tr> </table>	2	5	5	-	8	6	0	3. Filing Date 10/01/2021
2	5	5	-	8	6	0			
4. Issue Frequency Daily (Tue-Sun)	5. Number of Issues Published Annually 313	6. Annual Subscription Price \$416							
7. Complete Mailing Address of Known Office of Publication (Not printer) (Street, city, county, state, and ZIP+4®) 1618 N Midland Blvd, PO Box 9399 Nampa, ID 83652		Contact Person Dave Williams Telephone (Include area code) (208) 467-9251							

8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not printer)
 PO Box 9399, Nampa, ID 83652

9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor (Do not leave blank)

Publisher (Name and complete mailing address)
 Matt Davison, PO Box 9399, Nampa, ID 83652

Editor (Name and complete mailing address)
 Teddy Feinberg, PO Box 9399, Nampa, ID 83652

Managing Editor (Name and complete mailing address)
 Teddy Feinberg, PO Box 9399, Nampa, ID 83652

10. Owner (Do not leave blank. If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.)

Full Name	Complete Mailing Address
Adams Publishing Group LLC	29088 Airpark Dr, EAston, MD 21061

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box None

Full Name	Complete Mailing Address
Wilmington Trust, NA	1100 N Market St, Wilmington, DE 19890

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one)
 The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes:
 Has Not Changed During Preceding 12 Months
 Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement)

13. Publication Title Idaho Press		14. Issue Date for Circulation Data 09/26/2021	
15. Extent and Nature of Circulation General Interest Daily Newspaper		Average No. Copies Each Issue During Preceding 12 Months	
		No. Copies of Single Issue Published Nearest to Filing Date	
a. Total Number of Copies (<i>Net press run</i>)		17,955	
		20,520	
b. Paid Circulation (<i>By Mail and Outside the Mail</i>)	(1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	29	35
	(2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (<i>Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies</i>)		
	(3) Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	16523	19558
	(4) Paid Distribution by Other Classes of Mail Through the USPS (e.g., First-Class Mail®)		
c. Total Paid Distribution [Sum of 15b (1), (2), (3), and (4)]		16552	19593
d. Free or Nominal Rate Distribution (<i>By Mail and Outside the Mail</i>)	(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541	1	1
	(2) Free or Nominal Rate In-County Copies Included on PS Form 3541		
	(3) Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g., First-Class Mail)		
	(4) Free or Nominal Rate Distribution Outside the Mail (<i>Carriers or other means</i>)	946	926
e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4))		947	927
f. Total Distribution (Sum of 15c and 15e)		17499	20520
g. Copies not Distributed (See Instructions to Publishers #4 (page #3))		454	0
h. Total (Sum of 15f and g)		17953	20520
i. Percent Paid (15c divided by 15f times 100)		94.59	95.48

* If you are claiming electronic copies, go to line 16 on page 3. If you are not claiming electronic copies, skip to line 17 on page 3.



16. Electronic Copy Circulation	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Paid Electronic Copies	1345	1496
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)	17897	21089
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)	18844	22016
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c × 100)	94.97	95.79

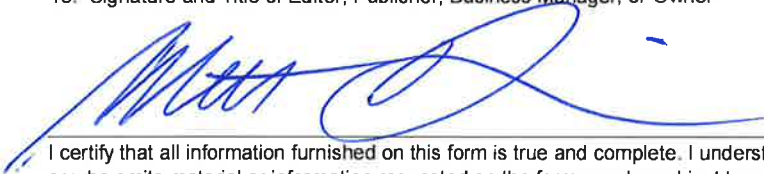
I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership

If the publication is a general publication, publication of this statement is required. Will be printed Publication not required.
in the 10/3/21 issue of this publication.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner

Date



10/01/2021

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).



Statement of Ownership, Management, and Circulation
(All Periodicals Publications Except Requester Publications)

1. Publication Title Idaho Statesman	2. Publication No. 256020	3. Filing Date: September 16, 2021
4. Issue Frequency Sunday-Friday	5. No. Of Issues Published Annually 313	6. Annual Subscription Price \$1,300.00
7. Complete Mailing Address of Known Office of Publication (Street, City, County, State, an +4) (Not Printer) 10400 W Overland Road, PMB 385 Boise, Idaho 83709-1433		Contact Person Lynn Powers Telephone 817-390-7711
8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not Printer) 1601 Alhambra Blvd, Suite 100, Sacramento CA, 95816-7165		
9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor (Do Not Leave Blank) Publisher and President (Name and Complete Mailing Address) Jerry Hug 4253 W 24th Ave #120 Kennewick WA 99338-2319 Executive Editor and Senior Vice President (Name and Complete Mailing Address) Chadd Cripe 10400 W Overland Road, PMB 385 Boise, Idaho 83709-1433 Managing Editor (Name and Complete Mailing Address)		

10. Owner (Do not leave blank. If publications is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.

Full Name	Complete Mailing Address
SIJ Intermediate, LLC	1601 Alhambra Blvd, Suite 100, Sacramento CA, 95816-7165

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check here. None

Full Name	Complete Mailing Address

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one)
The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes

- Has Not Changed During Preceding 12 months
 Has changed during the preceding 12 months (Publisher must submit explanation of change with this statement)

13. Publication Name Idaho Statesman	14. Issue Date for Circulation Data Below 8/29/2021	
15. Extent and Nature of Circulation	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Total No. Copies (Net Press Run)	15,023	15,074
b. Paid Circulation (By Mail and Outside Mail)	(1) Mailed Outside-County Paid Subscriptions stated on Form 3541 (include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	68
	(2) Mailed In -County Paid Subscriptions stated on PS Form 3541 (include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	6
	(3) Paid Distribution Outside the Mails Including Sales through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside -USPS	13,638
	(4) Paid Distribution by Other Classes of Mail through the USPS (e.g. First-Class Mail)	0
c. Total Paid Distribution (Sum of 15b (1), (2), (3) and (4))	13,587	13,712
d. Free Nominal Rate Distribution (By Mail and Outside the Mail)	(1) Free or Nominal Outside-County Included on PS Form 3541	0
	(2) Free or Nominal In-County Copies Included on Form 3541	0
	(3) Free or Nominal Rate Copies Mailed at Other Classes Mailed through the USPS (e.g. First-Class Mail.)	0
	(4) Free or Nominal Rate Distribution Outside the Mail (Carriers or other means)	79
e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4))	79	79
f. Total Distribution (Sum of 15c and 15e)	13,785	13,791
g. Copies Not Distributed (See Instructions to Publishers #4 (Page #3).	1,238	1,283
h. Total (Sum of 15f, and g.	15,023	15,074
i. Percent Paid (15c divided by 15f times 100)	98.56%	99.43%

If you are claiming electronic copies, go to line 16 on page 3. If you are not claiming electronic copies, skip to line 17 on page 3

Statement of Ownership, Management, and Circulation
(Only for Requester and General Category Periodicals Publications)

16. Electronic Copy Circulation

PS FORM 3526 WORKSHEET

If you are using PS Form 3526 and claiming electronic copies compete below:

a. Paid Electronic Copies	11,688	13,310
b. Total Paid Print Copies (Line 15C) + Paid Electronic Copies	25,275	27,022
c. Total Print Distribution (Line 15F) + Paid Electronic Copies	25,473	27,101
d. Percent Paid (Both Print & Electronic Copies)	99.22%	99.71%
<input checked="" type="checkbox"/> I certify that 50% of all my distributed copies (Electronic & Print) are paid above a nominal price.		

17. Publication of Statement of Ownership

If the publication is a general publication, publication of this statement is required. Will be printed in **Sunday, September 26, 2021** issue of this publication.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner

Jeffrey K Dorsey Date: **Sept. 9, 2021**

Name: **Jeffrey K Dorsey**
Title: **Chief Operating Officer**

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and civil sanctions (including civil penalties).

AN ORDINANCE AMENDING THE CHAPTER 9 OF TITLE 1 OF THE STAR CITY CODE; DESIGNATING AN OFFICIAL NEWSPAPER; REPEALING ORDINANCES IN CONFLICT; CREATING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1: “1-9-1: Official Newspaper Designated” (Amended)

Amended is hereby amended as follows: “The ~~Idaho Statesman~~ Press Tribune, a daily newspaper published within ~~Ada~~ Canyon County is hereby designated as the official newspaper of the City of Star within Ada and Canyon Counties, pursuant to Idaho Code section 50-213.”

SECTION 2: REPEALER CLAUSE All ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from date of passage, publication, and signature of the Mayor according to law.

PASSED AND APPROVED BY THE CITY OF STAR MAYOR AND CITY COUNCIL
 _____, 2022.

	Aye	Nay	Absent	Abstain
Kevan Wheelock				
David Hershey				
Jennifer Salmonsens				
Kevin Nielsen				

 Trevor A Chadwick, Mayor

ATTEST: _____
 Jacob M Qualls, City Clerk / Treasurer

**ORDINANCE NO. 352
(ROOSTER HOLLOW SUBDIVISION REZONE)**

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR; MORE SPECIFICALLY LOCATED AT 6794 W. STATE STREET (HWY 44); CANYON COUNTY PARCELS R3401500000 & R3401501000, IN STAR, IDAHO; REZONING THE PROPERTY FROM MIXED-USE (MU-DA) TO COMMERCIAL (C-2-PUD-DA) AND RESIDENTIAL (R-5-PUD-DA) WITH A DEVELOPMENT AGREEMENT: THE PROPERTIES ARE OWNED BY DON E. BODIFORD AND BARBARA BODIFORD AND CONTAINS APPROXIMATELY 14.38 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 303, adopted on March 3, 2020 and subsequently amended; and

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

WHEREAS, the Mayor and Council, held a public hearing on October 12, 2021, and determined that the requested change in zoning classification should be granted, and that the property should be rezoned Commercial with a Development Agreement (C-2-DA) and Residential with a Development Agreement (R-5-DA) pursuant to the Unified Development Code of the City of Star.

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

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

Section 2: The real property, described in the attached “Exhibit A”, situated in Canyon County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations,

taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Commercial with a Development Agreement (C-2-DA), and Residential with a Development Agreement (R-5-DA) as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Commercial with a Development Agreement (C-2-DA) and Residential with a Development Agreement (R-5-DA) land use classifications.

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

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

DATED this ____ day of _____, 2021.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

EXHIBIT A

SILVER STAR DEVELOPMENT LLC
0 HWY 44
STAR, ID 83669

BASIS OF BEARING
N89°52'38"W - 1356.17'

N89°52'38"W - 677.70'

Section 6, Item B.

R-5 RESIDENTIAL

R34022010A0
TAMBORNINI NICOLAS A
REVOCABLE LIVING TRUST
22492 BLESSINGER RD
STAR, ID 83669

R3402201100
TAYLOR CARSON AND
NICOLE REVOCABLE TRUST
22464 BLESSINGER RD
STAR, ID 83669

R3401600000
WELLESSEFERT
22374 BLRDDINHRT RD
STAR, ID 83669

"AS NOTED"
"AS NOTED"

R

R3401700000
DELBERT L & THERESA A
ELWOOD
6926 HWY 44
STAR, ID 83669

CLEAN OUT

RY LINE

NT

R3401801000
MELVIN & LISA
JACKSON
6820 HWY 44
STAR, ID 83669

LOTS 1-6 IN THIS BLOCK
ARE LIVE-WORK UNITS

R3401801000
EDWARD R & CHERYL A
CHENEY
6852 HWY 44
STAR, ID 83669

PLS 5617

R-5-PUD-DA
Zoning 9.94 acres

C-2-PUD-DA
Zoning 4.44 acres

FIRE DEPARTMENT NO-BUILD
AREA - 150' FROM ROAD -
TYPICAL

R3401900000
KELLEY FAMILY REVOCAB
LIVING TRUST
6684 HWY 44
STAR, ID 83669

P.O.B.
C-2 COMMERCIAL

LOTS 1-4 IN THIS BLOCK ARE
FOR LIGHT-MANUFACTURING

COMMERCIAL AREA
APPROX. 0.46 AC.

COMMERCIAL AREA
APPROX. 0.80 AC.

NOTE:

RESIDENTIAL AREA = 433,202 sqft. - 9.94 ac.
COMMERCIAL AREA = 193,368 sqft. - 4.44 ac.
TOTAL AREA = 626,570 sqft. - 14.38 ac.

- ACK OF CURB
- FRONT OF CURB
- CONCRETE SIDEWALK
- PRESSURE IRRIGATION
- SEWANTY SEWER MAINLINE
- SEWER SERVICE
- SEWANTY SEWER MANHOLE
- DOMESTIC WATER MAIN
- WATER SERVICE
- FIRE HYDRANT

TOTAL SINGLE FAMILY RESIDENCE LOTS = 26
TOTAL 4-PLEX LOTS = 20
TOTAL DWELLING UNITS = 46

RESIDENTIAL DENSITY = 46/9.94 ac. = 4.6 DU/AC

TOTAL LIVE/WORK UNITS = 6
TOTAL DWELLING UNITS ENTIRE SITE = 52
RESIDENTIAL DENSITY ENTIRE SITE = 52/14.38 ac. = 3.6 DU/AC

REZONE EXHIBIT MAP FOR ROOSTER HOLLOW SUBDIVISION N.T.S.

SW 1/16
NOTHING FOUND
OR SET

**LEGAL DESCRIPTION FOR
ROOSTER HOLLOW SUBDIVISION
RESIDENTIAL AREA ZONED R-5-PUD-DA**

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The North line of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 89°52'38" West with the distance between monuments found to be 1355.17 feet.

BEGINNING at the Center West 1/16 Corner of said Section 12, Township 4 North, Range West, Boise Meridian;

Thence along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 12, South 00°46'18" West, a distance of 639.70 feet;

Thence leaving said East line, North 88°36'23" West, a distance of 688.30 feet;

Thence North 00°56'30" East, a distance of 339.28 feet;

Thence North 02°41'54" East, to a point on the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 12, distance of 285.44 feet;

Thence along said North line, South 89°52'38" East, a distance of 677.70 feet to the **POINT OF BEGINNING**.

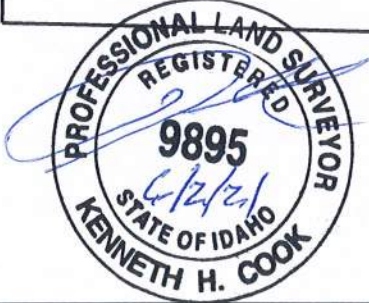
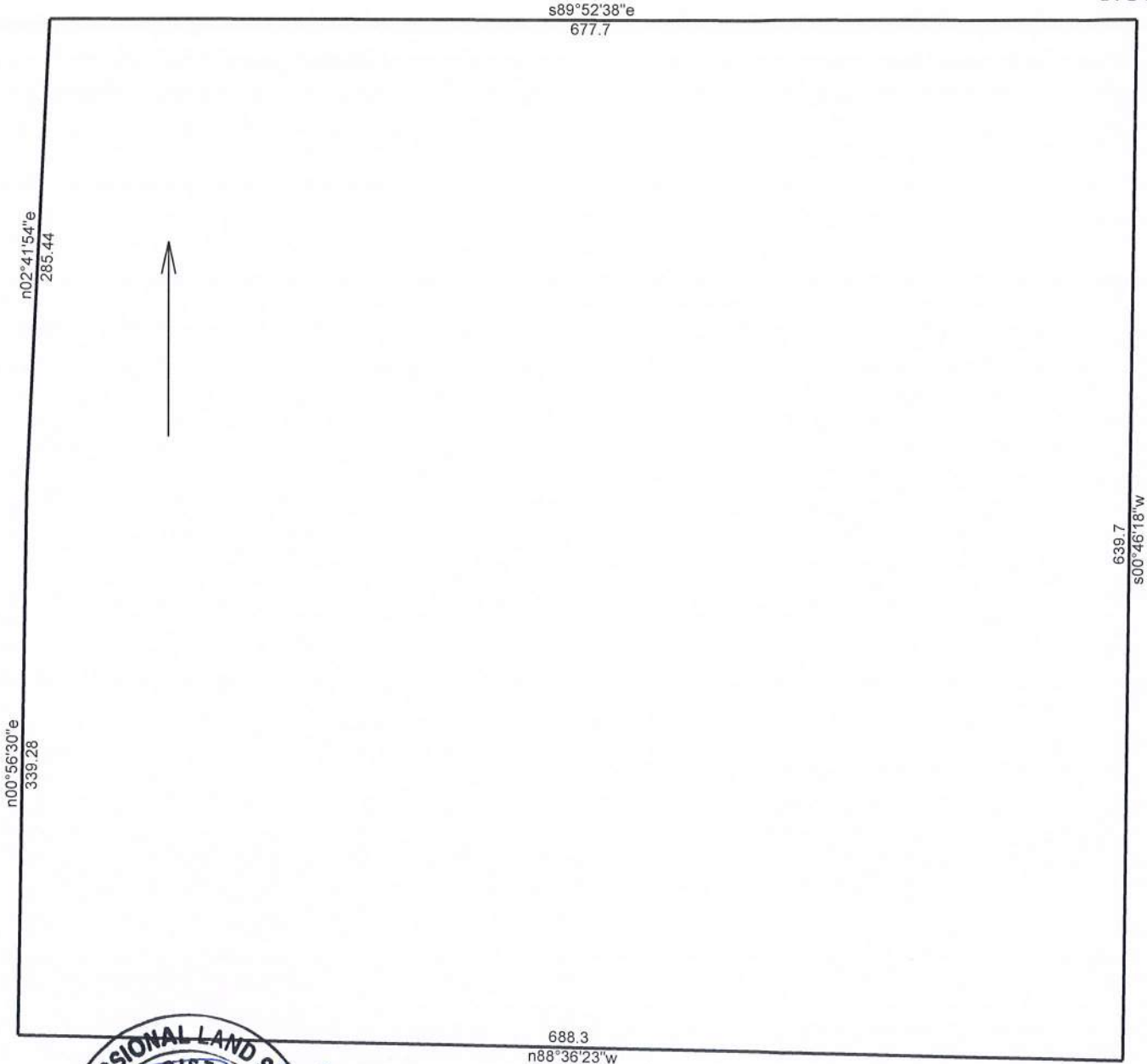
Said Parcel containing 433,202 square feet or 9.94 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



P.O.B.



6/2/2021

Scale: 1 inch= 100 feet

File: RESIDENTIAL AREA ZONED R-5.ndp

Tract 1: 9.9449 Acres (433201 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/762486), Perimeter=2630 ft.

- 01 s00.4618w 639.7
- 02 n88.3623w 688.3
- 03 n00.5630e 339.28
- 04 n02.4154e 285.44
- 05 s89.5238e 677.7

**LEGAL DESCRIPTION FOR
ROOSTER HOLLOW SUBDIVISION
COMMERCIAL AREA ZONED C-2-PUD-DA**

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The North line of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 4 North, Range 2 West, Boise Meridian, derived from found monuments and taken as North 89°52'38" West with the distance between monuments found to be 1355.17 feet.

BEGINNING at a point on the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 12, Township 4 North, Range 2 West, Boise Meridian from which the Center West Corner of said Section 12 bears North 00°46'18" East a distance of 639.70 feet;

Thence along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 12, South 00°46'18" West, to a point on the North Right-of-Way line of State Highway 44, a distance of 482.04 feet;

Thence along said Right-of-Way line, from a tangent which bears North 80°27'32" West, along curve to the right with a radius of 6,815.49 feet, and having a central angle of 03°43'37" an arc length of 443.34 feet with a chord bearing of North 78°35'43" West, and a chord distance of 443.26 feet;

Thence leaving said Right-of-Way line, North 01°24'26" East, a distance of 404.95 feet;

Thence South 88°36'23" East, a distance of 431.18 feet to the **POINT OF BEGINNING.**

Said Parcel containing 193,368 square feet or 4.44 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



s88°36'23"e
431.18

P.O.B.

n01°24'26"e
404.95



482.04
s00°46'18"w

A = 443.34
R = 6815.49



6/2/2021

Scale: 1 inch= 60 feet

File: COMMERCIAL AREA ZONED C-2.ndp

Tract 1: 4.4391 Acres (193367 Sq. Feet), Closure: n36.2322w 0.01 ft. (1/197675), Perimeter=1762 ft.

- 01 s00.4618w 482.04
- 02 Rt, r=6815.49, delta=003.4337, arc=443.34, chord=n78.3543w 443.25
- 03 n01.2426e 404.95
- 04 s88.3623e 431.18

**DEVELOPMENT AGREEMENT
ROOSTER HOLLOW 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 Don E. Bodiford and Barbara Bodiford, hereinafter referred to as "Owner" and 6794 SH44, LLC, hereinafter referred to as "Developer".

WHEREAS, Owner owns a parcel of land of approximately 14.38 acres in size, currently located within Canyon County, zoned Commercial and more particularly described in **Exhibit A** of Ordinance 352, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner has requested that the Property be rezoned and 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 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 rezoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Rezone of the Property and Zoning of C-2-PUD-DA & R-5-PUD-DA, as File No. RZ-21-03/DA-21-18, 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;

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

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

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

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcel shown on **Exhibit A**, Owner is allowed to develop 14.38 acres as follows:

- Zoning Classification: The zoning classification shall be a C-2-PUD-DA and R-5-PUD-DA.
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

2.2 Site Design. The Preliminary Plat/Concept Plan, as set forth in **Exhibit B**, is hereby approved.

2.3 Uses. The development is hereby approved for a Planned Unit Development for Commercial, Light Industrial and Residential with a maximum of 46 single-family dwellings.

2.4 Setbacks. The development shall follow the setbacks required in the C-2 and R-5 zoning district for the Commercial and Residential Uses (as approved by Council). Council approved 0-lot line side yard setbacks for the dwellings.

2.5 Additional Requirements:

- Open space shall meet minimum requirements for the UDC.
- Lighting shall be consistent with the Dark Sky/Fugitive Lighting requirements of the UDC. Architectural guidelines shall be established for all uses in the development.
- The residential streets shall be public unless a waiver is granted by CHD4 for the design standards. If this is not possible, the streets shall be allowed to be private.

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 traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer will pay the total fee determined by ITD at final plat for the residential portion of the development and individually for the commercial uses prior to issuance of individual building permits. 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 fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

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

Section 3. Affidavit of Property Owner. 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 its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation 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 the Applicant. 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 owner 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, Idaho 83669

Owner: Don-Bar Enterprises, LLC
Don E. Bodiford & Barbara Bodiford
10081 N. Palisades Way
Garden City, Idaho 83714

Developer: 6794 SH44, LLC
13945 W. Wainwright Drive Suite 106
Boise, Idaho 83713

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 _____, 2021.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

DEVELOPER:

6794 SH44 LLC,
an Idaho limited liability company

By: _____
Name: Don Bodiford, Manager

By: _____
Name: Tim Jessen, Manager

By: _____
Name: Adam Barker, Manager

By: _____
Name: Russ Van Wagenen, Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this ____ day of January, 2022, before me _____, personally appeared Don Bodiford, Manager of 6794 SH44 LLC, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as a Manager of 6794 SH LLC.

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

STATE OF IDAHO)
) ss.
County of Ada)

On this ____ day of January, 2022, before me _____, personally appeared Tim Jessen, Manager of 6794 SH44 LLC, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as a Manager of 6794 SH LLC.

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

STATE OF IDAHO)
) ss.
County of Ada)

On this ____ day of January, 2022, before me _____, personally appeared Adam Barker, Manager of 6794 SH44 LLC, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as a Manager of 6794 SH LLC.

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

STATE OF IDAHO)
) ss.
County of Ada)

On this ____ day of January, 2022, before me _____, personally appeared Russ Van Wagenen, Manager of 6794 SH44 LLC, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as a Manager of 6794 SH LLC.

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

PUD SITE PLAN & PRELIMINARY PLAT FOR ROOSTER HOLLOW SUBDIVISION

A PORTION OF NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO -2021-

PROFESSIONAL ENGINEERING SERVICES

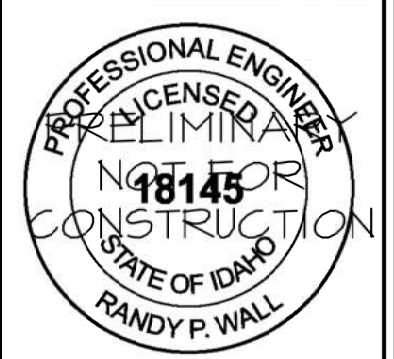
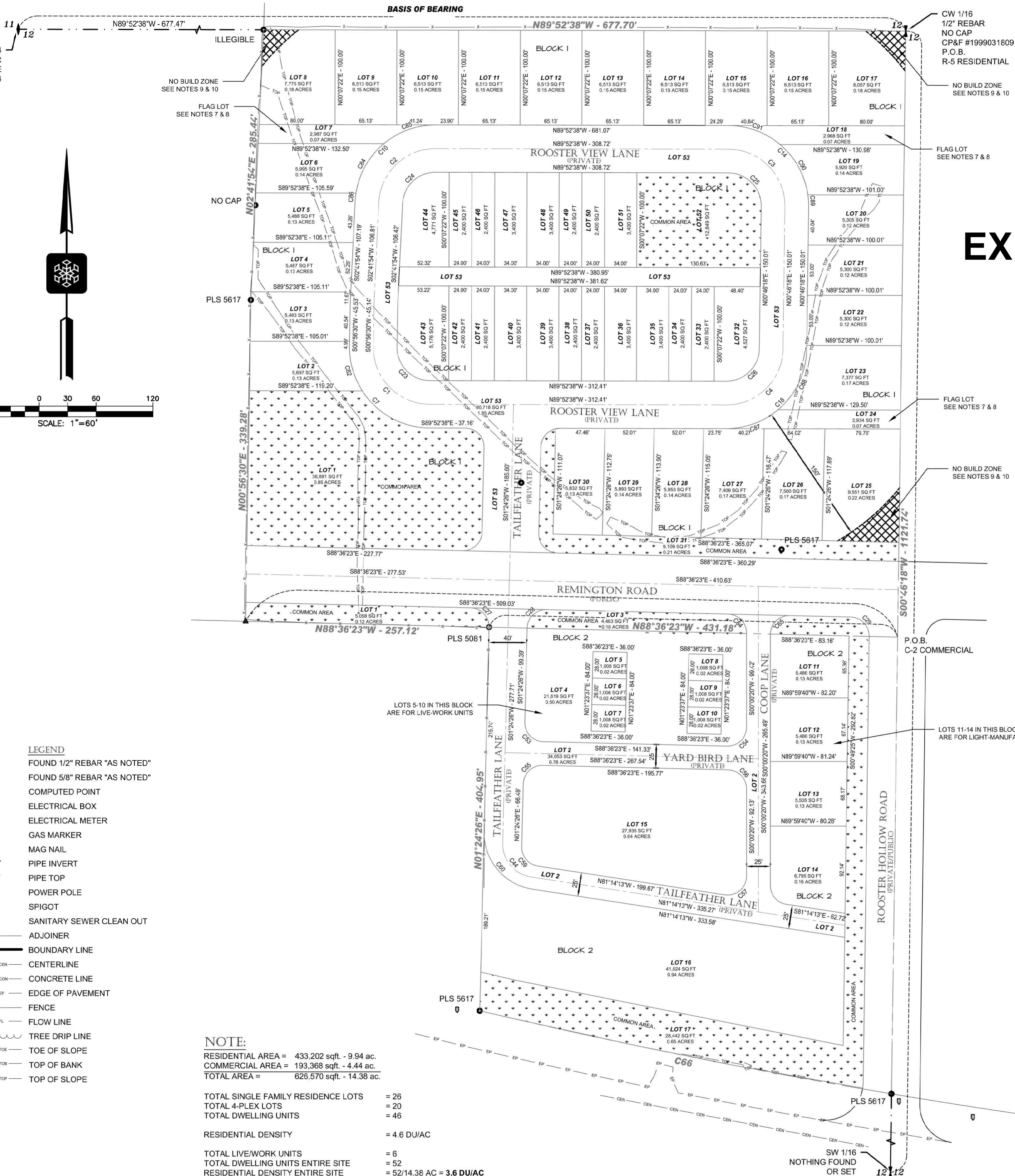


EXHIBIT B

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	95.11'	60.00'	90°49'08"	60.86'	85.46'	S44° 28' 04"E
C2	91.55'	60.00'	87°25'28"	57.36'	82.92'	S46° 24' 38"W
C3	94.93'	60.00'	90°38'56"	60.68'	85.33'	N44° 33' 10"W
C4	93.57'	60.00'	89°21'04"	59.32'	84.37'	N45° 26' 50"E
C7	134.73'	85.00'	90°49'08"	86.22'	121.06'	S44° 28' 04"E
C10	129.70'	85.00'	87°25'28"	81.26'	117.48'	S46° 24' 38"W
C14	134.48'	85.00'	90°38'56"	85.97'	120.89'	N44° 33' 10"W
C18	132.56'	85.00'	89°21'04"	84.04'	119.53'	N45° 26' 50"E
C23	55.48'	35.00'	90°49'08"	35.50'	49.85'	S44° 28' 04"E
C24	53.40'	35.00'	87°25'28"	33.46'	48.37'	S46° 24' 38"W
C25	55.37'	35.00'	90°38'56"	35.40'	49.78'	N44° 33' 10"W
C26	54.58'	35.00'	89°21'04"	34.61'	49.22'	N45° 26' 50"E
C27	31.42'	20.00'	90°00'49"	20.00'	28.29'	N43° 35' 59"W
C28	31.41'	20.00'	89°59'11"	20.00'	28.28'	S46° 24' 01"W
C29	31.20'	20.00'	89°22'41"	19.78'	28.13'	N43° 55' 03"W
C44	50.48'	35.00'	82°38'39"	30.77'	46.22'	S39° 54' 54"E
C53	31.42'	20.00'	90°00'49"	20.00'	28.29'	S43° 35' 59"E
C54	31.90'	20.00'	91°23'17"	20.49'	28.62'	N45° 41' 58"E
C55	31.41'	20.00'	89°59'11"	20.00'	28.28'	S46° 24' 01"W
C56	30.93'	20.00'	88°36'43"	19.52'	27.94'	N44° 18' 02"W
C57	34.47'	20.00'	98°45'27"	23.32'	30.36'	N49° 23' 03"E
C59	28.85'	20.00'	82°38'39"	17.58'	26.41'	S39° 54' 54"E
C64	30.93'	20.00'	88°36'43"	19.52'	27.94'	N44° 18' 02"W
C65	31.42'	20.00'	90°00'00"	20.00'	28.28'	S46° 23' 37"W
C66	443.34'	6,815.49'	3°43'37"	221.75'	443.26'	N78° 35' 43"W
C82	49.82'	85.00'	33°34'58"	25.65'	49.11'	N15° 50' 59"W
C84	61.15'	85.00'	41°13'11"	31.97'	59.84'	N29° 23' 37"E
C85	59.52'	85.00'	40°07'09"	31.04'	58.31'	N70° 03' 47"E
C86	9.03'	85.00'	6°05'08"	4.52'	9.02'	N5° 44' 28"E
C87	59.52'	85.00'	40°07'09"	31.04'	58.31'	S70° 03' 47"W
C88	73.04'	85.00'	49°13'55"	38.94'	70.81'	S25° 23' 15"W
C89	13.00'	85.00'	8°45'53"	6.51'	12.99'	S3° 36' 39"E
C90	61.96'	85.00'	41°45'54"	32.43'	60.60'	S28° 52' 32"E
C91	59.52'	85.00'	40°07'09"	31.04'	58.31'	S69° 49' 04"E



- LEGEND**
- FOUND 1/2" REBAR "AS NOTED"
 - FOUND 5/8" REBAR "AS NOTED"
 - ▲ COMPUTED POINT
 - ELECTRICAL BOX
 - ELECTRICAL METER
 - GAS MARKER
 - MAG NAIL
 - PIPE INVERT
 - PIPE TOP
 - POWER POLE
 - SPIGOT
 - SANITARY SEWER CLEAN OUT
 - ADJOINER
 - BOUNDARY LINE
 - CEN CEN CENTERLINE
 - CON CON CONCRETE LINE
 - EP EP EDGE OF PAVEMENT
 - F FENCE
 - FL FL FLOW LINE
 - TREE TREE TREE DRIP LINE
 - TOE TOE TOE OF SLOPE
 - TOB TOB TOP OF BANK
 - TOP TOP TOP OF SLOPE

NOTE:
 RESIDENTIAL AREA = 433,202 sqft. - 9.94 ac.
 COMMERCIAL AREA = 193,368 sqft. - 4.44 ac.
 TOTAL AREA = 626,570 sqft. - 14.38 ac.

TOTAL SINGLE FAMILY RESIDENCE LOTS = 26
 TOTAL 4-PLEX LOTS = 20
 TOTAL DWELLING UNITS = 46

RESIDENTIAL DENSITY = 4.6 DU/AC

TOTAL LIVELINE UNITS = 6
 TOTAL DWELLING UNITS ENTIRE SITE = 52
 RESIDENTIAL DENSITY ENTIRE SITE = 52/14.38 AC = 3.6 DU/AC

- NOTES:**
- ALL LOT LINES COMMON TO ANY PUBLIC RIGHT OF WAY, REAR LOT LINES AND EXTERIOR BOUNDARY LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT TEN FOOT WIDE (10') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE. THESE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
 - THE INTERIOR SIDE YARD LOT LINE SHALL HAVE A FIVE FOOT (5') WIDE PERMANENT PUBLIC UTILITIES, AND PROPERTY DRAINAGE EASEMENT UNLESS DIMENSIONED OTHERWISE. SAID DRAINAGE EASEMENTS ARE RESERVED FOR HOMEOWNERS ASSOCIATION (HOA) AND ASSIGNS.
 - BLOCK 2, LOT 2 IS DESIGNATED AS A PRIVATE ROADWAY.
 - DIRECT VEHICULAR DRIVEWAYS AND ACCESS TO LOTS ALONG REMINGTON ROAD AND ROOSTER HOLLOW ROAD ARE PROHIBITED.
 - A SEPARATE HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE RESIDENTIAL ZONE NORTH OF REMINGTON ROAD.
 - A SEPARATE PROPERTY OWNERS ASSOCIATION (POA) SHALL BE ESTABLISHED FOR THE COMMERCIAL ZONE SOUTH OF REMINGTON ROAD.
 - "NO PARKING" SIGNS SHALL BE INSTALLED AS APPROVED BY THE FIRE DEPARTMENT AT ALL FLAG LOTS (BLOCK 1 LOTS 7, 18 & 24).
 - A SECTION WILL BE PROVIDED IN THE THE RESTRICTIVE COVENANTS AND ENFORCED BY THE HOA THAT STATES THERE WILL BE ABSOLUTELY NO PARKING AT ANY TIME IN FLAG LOTS (BLOCK 1 LOTS 7, 18 & 24).
 - A SECTION WILL BE PROVIDED IN THE RESTRICTIVE COVENANT AND ENFORCED BY THE HOA THAT STATES THERE WILL BE ABSOLUTELY NO CONSTRUCTION IN THE "FIRE DEPARTMENT NO BUILD ZONES" SHOWN ON BLOCK 1, LOTS 8, 17 & 25.
 - THE "FIRE DEPARTMENT NO BUILD ZONES" SHALL BE RECORDED ON THE FINAL PLAT WITH CANYON COUNTY.
 - WATER AND SEWER SERVICES SHALL BE PROVIDED BY STAR SEWER AND WATER DISTRICT.

DATE: 10/12/2021 9:04 AM [AUTHOR: csmarda] [PLOTTER: Adobe PDF] [STYLE: BLD Bw.ctb] [PATH: s:\projects\2021\21009_15 ac star\CAD\21009_xPP.dwg] [LAYOUT: 22x34 BLD]

ROOSTER HOLLOW SUBDIVISION

PROFESSIONAL ENGINEERING SERVICES

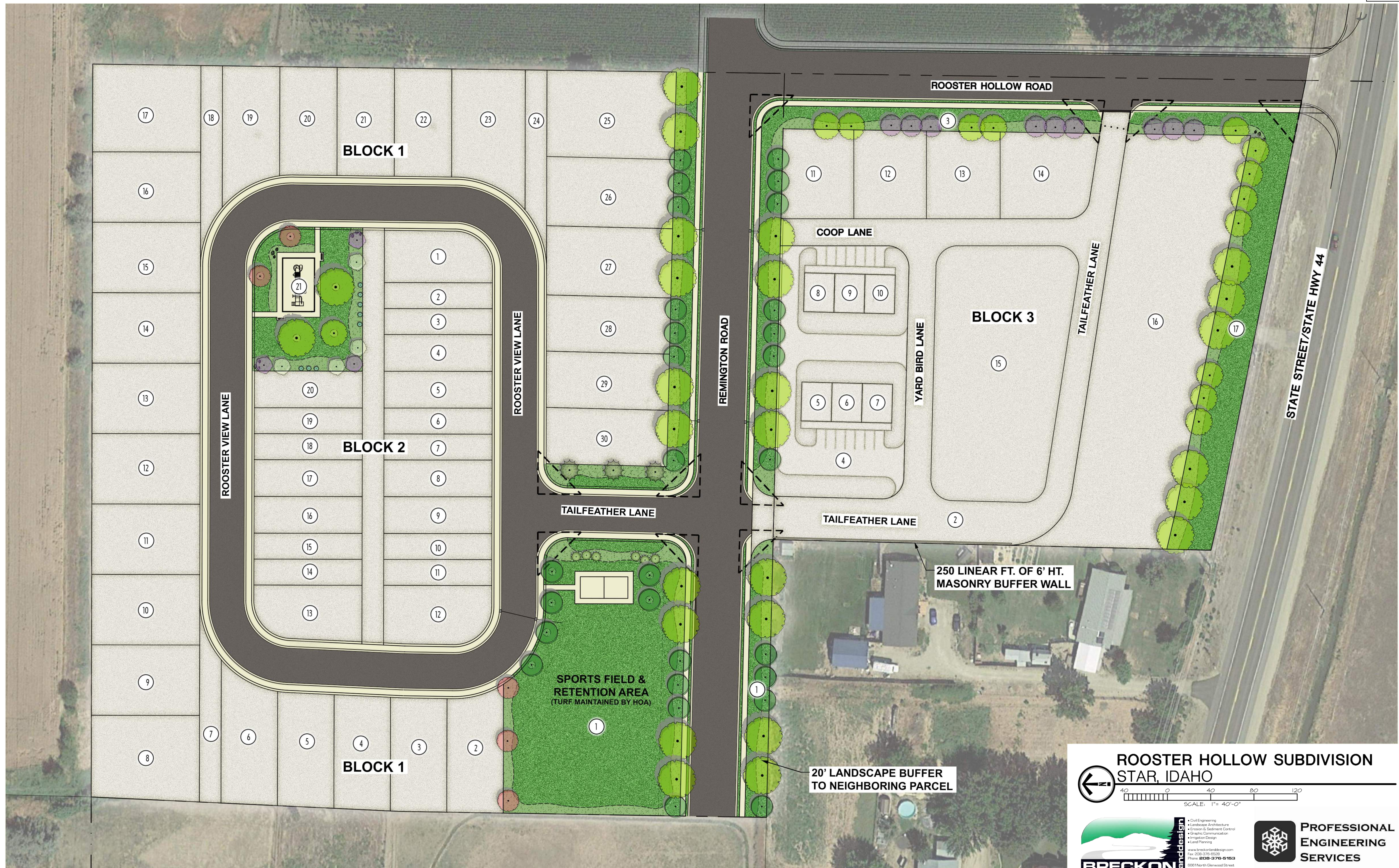
15 ACRE PARCEL

PROJECT NUMBER 20-22

DRAWING FILE NAME 21009_XPP

SHEET NUMBER **PP1.0**

SCALE 1:60



ROOSTER HOLLOW SUBDIVISION
STAR, IDAHO

40 0 40 80 120
 SCALE: 1" = 40'-0"

BRECKON landesign
 • Civil Engineering
 • Landscape Architecture
 • Erosion & Sediment Control
 • Graphic Communications
 • Irrigation Design
 • Land Planning
 www.breckonlandesign.com
 Fax: 208-376-6503
 Phone: 208-376-5153
 8881 North Glenwood Street
 Garden City, Idaho 83714

PROFESSIONAL ENGINEERING SERVICES



LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **October 5, 2021**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard. **COVID-19 UPDATE: Please see City Website www.staridaho.org for Public Hearing instructions for Virtual Public Hearings if necessary.**

Application: Langtree Bungalows Subdivision
Files #'s AZ-21-11 Annexation-Zoning
DA-21-16 Development Agreement
PP-21-15 Preliminary Plat
PR-21-08 Private Street

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

Owner: Walsh Group

Action: The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat and a Private Street for a proposed residential subdivision consisting of 103 residential lots and 21 common lots/common drive lots. The property is located at 9670 & 10090 W. Floating Feather Road in Star, Idaho, and consists of 27.09 acres with a proposed density of 3.8 dwelling units per acre.

Property Location: The subject property is generally located on the north side of W. Floating Feather Road, approximately ¼ mile west of N. Pollard Lane. Ada County Parcel No's. S0405449100 & S0405449010.

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

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

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



CITY OF STAR
LAND USE STAFF MEMO

TO: Mayor & Council

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

MEETING DATE: **January 18, 2022 PUBLIC HEARING – Tabled from October 19, 2021, November 16, 2021**

FILE(S) #: AZ-21-11 Annexation & Zoning
DA-21-16 Development Agreement
PP-21-15 Preliminary Plat for **Langtree Bungalows Subdivision**
PR-21-08 Private Street

OWNER/APPLICANT/REPRESENTATIVE

Property Owner: Brian & Marie Pecht 10090 W. Floating Feather Road Star, Idaho 83669	Applicant: Walsh Group P.O. Box 1297 Eagle, Idaho 83616	Representative: Stephanie Hopkins KM Engineering, LLP Boise, Idaho 83713
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REQUEST

The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, a Preliminary Plat and a Private Street for a proposed residential subdivision consisting of 103 residential lots and 21 common lots/common drive lots. The property is located at 9670 and 10090 W. Floating Feather Road in Star, Idaho, and consists of 27.09 acres with a proposed density of 3.8 dwelling units per acre.

UPDATE

The applicant has submitted a revised preliminary plat showing secondary emergency access east through the Welton Estates Subdivision. The revised plan also indicates a 100' Landscape Buffer Easement along the south side of the adjacent northern properties, providing a buffer between the northern boundary of Langtree Bungalows with the two lots within the Schreiner Subdivision. Note that all properties are owned by the same person, the developer of Langtree Bungalows. A landscape easement will need to be provided as a condition if Council approves this concept.



TRANSITION ZONE

100'
LANDSCAPE
BUFFER
EASEMENT

N. BLACK ELM LANE

N. GREEN ALDER LANE

N. DEL SOL LANE

W. WHITE WILLOW LANE

W. STONE OAK LANE

FOOTHILL DITCH

W. VIRGINIA CITY LANE

N. BLACK ELM LANE

N. RED PINE LANE

W. SNOW WOLF LANE

N. LANGTREE LANE

W. FLOATING FEATHER ROAD



LANGTREE BUNGALOWS

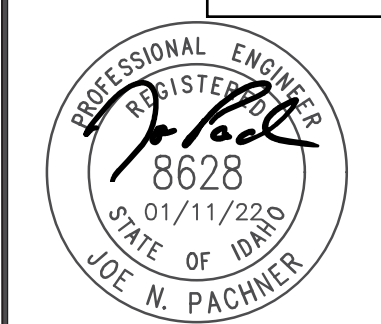
CONCEPTUAL,
SUBJECT TO CHANGE

LANGTREE BUNGALOWS SUBDIVISION

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

PRELIMINARY PLAT

JANUARY 2022



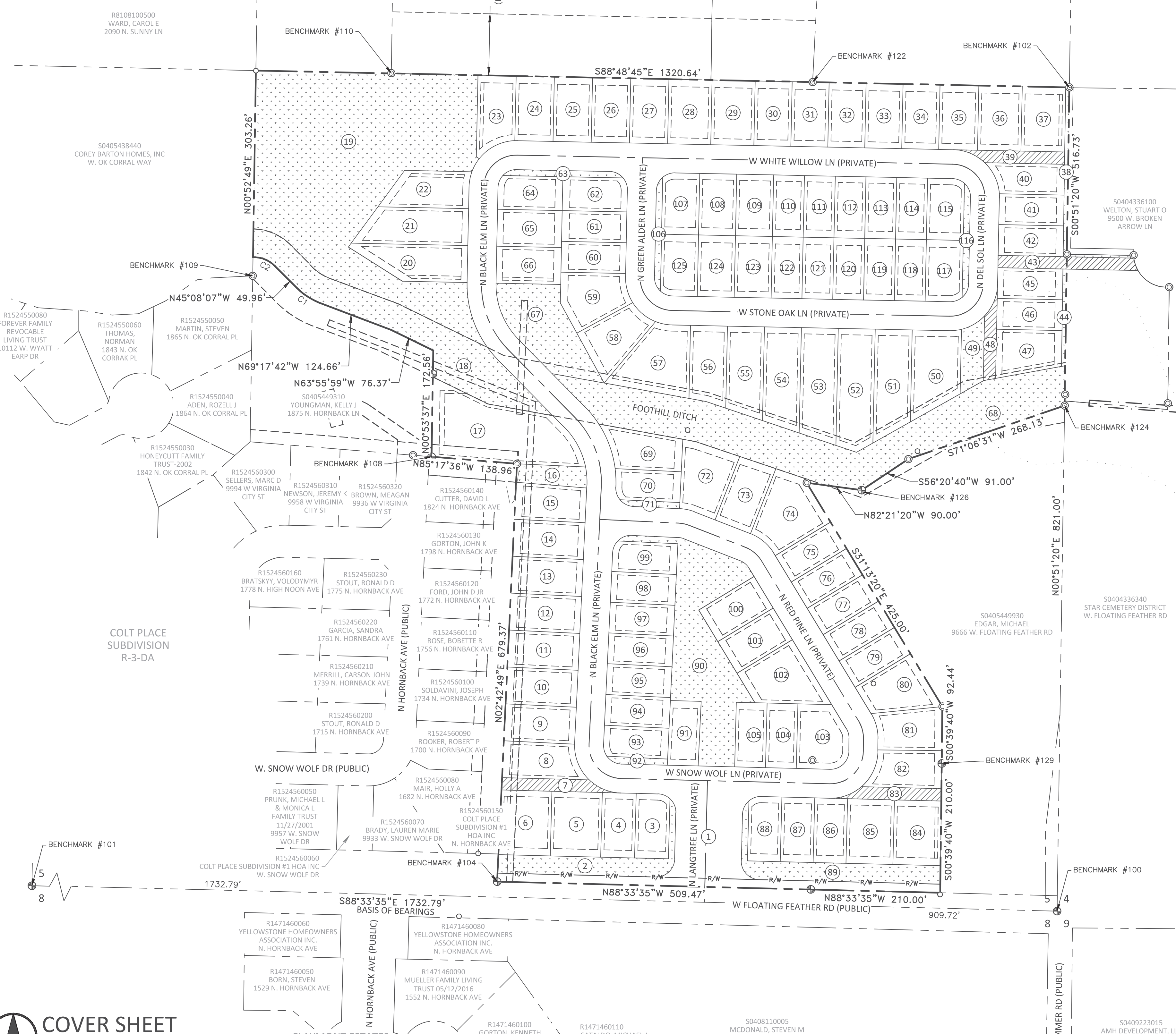
Digitally signed by Joe Pachner, P.E.
Date: 2022.01.12 16:56:31 -0700

BENCHMARK

POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	⊕	744174.0460	2433411.7090	2487.668'	ALUMINUM CAP
101	⊕	744240.4630	2430770.0250	2475.362'	ALUMINUM CAP
102	⊕	745511.6010	2433431.7310	2518.713	5/8" REBAR
104	⊕	744221.9640	2432502.9370	2479.054	ALUMINUM CAP
108	⊕	745046.3550	2432398.7400	2491.809	5/8" REBAR
109	⊕	745205.6570	2432106.1610	2493.104	5/8" REBAR
110	⊕	745534.8550	2432331.2460	2507.491	5/8" REBAR
122	⊕	745520.3320	2433014.9650	2519.607	5/8" REBAR
124	⊕	744995.0280	2433424.0590	2507.079	5/8" REBAR
126	⊕	744857.6710	2433094.6360	2495.434	ALUMINUM CAP
129	⊕	744413.8490	2433224.5860	2488.646	ALUMINUM CAP

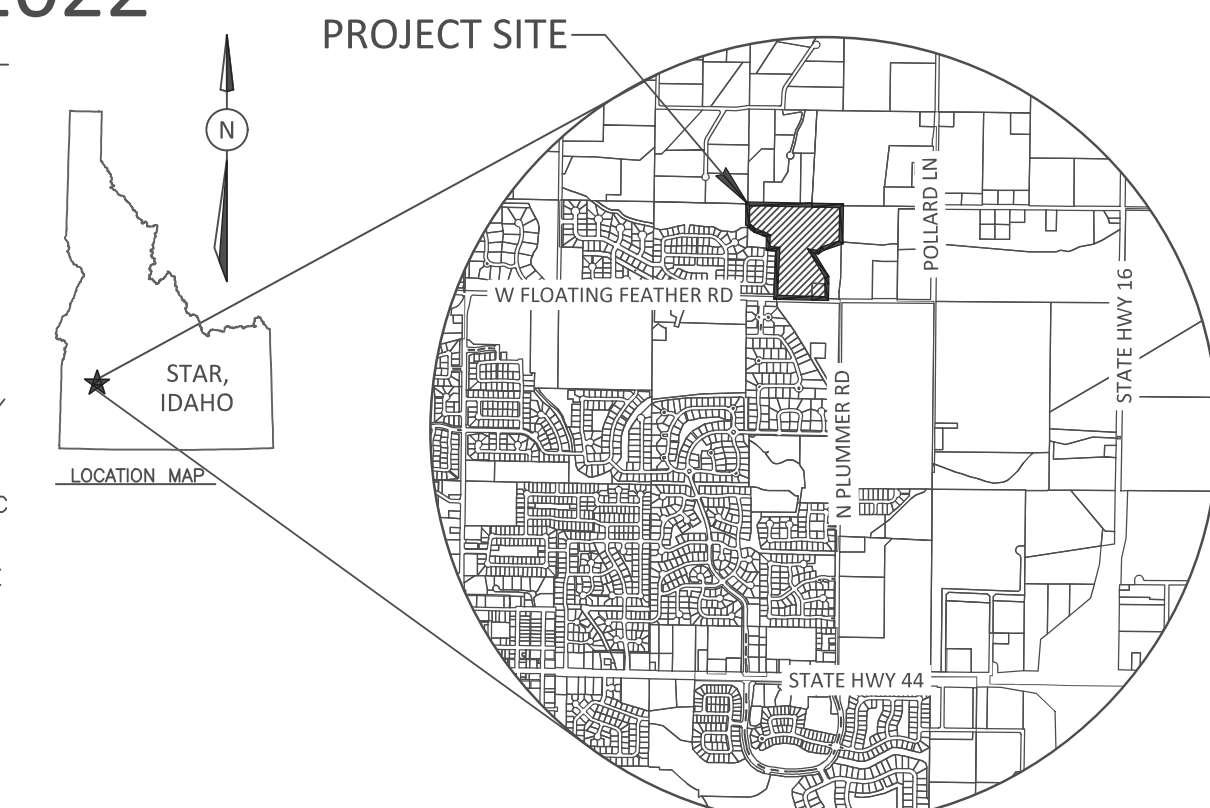
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	112.58'	44.16'	22°28'33"	N56°22'27"W	43.88'
C2	46.53'	39.31'	48°24'09"	N68°14'39"W	38.15'



PRELIMINARY PLAT NOTES

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE THE MIDDLETON MILL DITCH COMPANY AND THE FARMER'S UNION DITCH CO. LTD. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
- ALL LOT LINES COMMON TO PRIVATE STREET LOT LINES AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE EASEMENT, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- LOTS 2, 16, 18, 19, 38, 44, 49, 63, 67, 68, 71, 89, 90, 92, 106, AND 116 BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOT 1, BLOCK 1 IS A COMMON LOT WHICH WILL CONTAIN THE PRIVATE ROADWAY FOR THE SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOTS 7, 39, AND 48, BLOCK 1, ARE SUBJECT TO BLANKET EASEMENTS FOR CROSS ACCESS, PUBLIC UTILITIES, DRAINAGE AND IRRIGATION. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE LOTS TAKING DIRECT ACCESS FROM THEM.
- LOT 43, BLOCK 1, IS SUBJECT TO A BLANKET EASEMENT FOR EMERGENCY ACCESS. THIS LOT IS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION.
- LOT 83, BLOCK 1, IS SUBJECT TO BLANKET EASEMENTS FOR EMERGENCY ACCESS, CROSS ACCESS, PUBLIC UTILITIES, DRAINAGE AND IRRIGATION. THIS LOT IS TO BE OWNED AND MAINTAINED BY THE LOTS TAKING DIRECT ACCESS FROM IT.



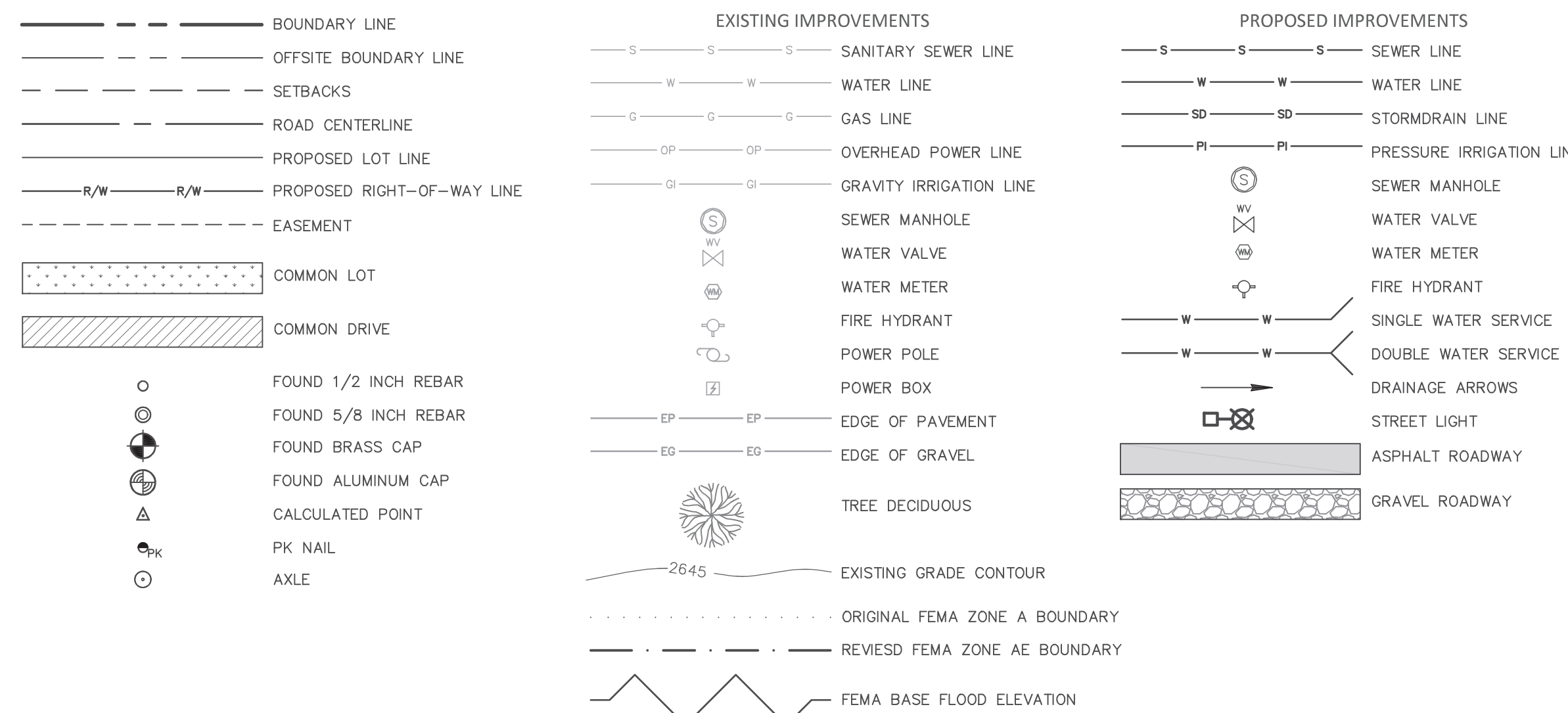
PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT PURSUANT TO THE INFRASTRUCTURE AGREEMENT. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. THE PROPERTY WILL BE SERVED BY THE CONNECTION TO N. HORNBACK AVE THROUGH BLACK ELM LN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND STAR SEWER AND WATER DISTRICT REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO PONDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE PONDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO PRIVATE STREET LOT LINE.

PRELIMINARY PLAT DATA

SITE DATA	
PROPOSED ZONING	R-5
COMPREHENSIVE PLAN DESIGNATION	SINGLE FAMILY HOUSING
AREA CALCULATIONS	
TOTAL R-5 AREA	27.10 ACRES
RESIDENTIAL BUILDABLE LOT AREA	16.02 ACRES
COMMON DRIVE AREA	5.97 ACRES
ROAD AREA	0.31 ACRES
W. FLOATING FEATHER RD R.O.W.	4.57 ACRES
	0.23 ACRES
TOTAL AREA OF SITE	27.11 ACRES
OVERALL LOT DATA	
TOTAL LOTS	125
R-5 ZONING	
SINGLE FAMILY RESIDENTIAL LOTS	103
COMMON LOTS	16
COMMON DRIVE LOTS	5
ROADWAY LOTS	1
MINIMUM PROPERTY SIZE	
	5,000 SQ. FT.
AVERAGE PROPERTY SIZE	
	6,772 SQ. FT.
GROSS DENSITY	
	3.80 UNITS/ACRE
NET DENSITY	
	6.43 UNITS/ACRE

LEGEND



INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP 1.0	PRELIMINARY PLAT COVER SHEET
PP 1.1	PRELIMINARY PLAT LOT DIMENSIONS PHASE 1 - SOUTH
PP 1.2	PRELIMINARY PLAT LOT DIMENSIONS PHASE 2 - NORTH
PP 2.0	PRELIMINARY PLAT PRELIMINARY ENGINEERING

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

CONTACT INFORMATION

APPLICANT	ENGINEERING & SURVEYING CONSULTANT
WALSH GROUP, LLC. P.O. BOX 1297 EAGLE, IDAHO 83713 PHONE: (208) 639-5715 EMAIL: kell@walshgrp.com	KM ENGINEERING, LLP 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 FAX: (208) 639-6930 CONTACT: DAVID ZUBIZARETA, P.E. JOE PACHNER, P.E. EMAIL: dzubizareta@kmengrp.com joe@kmengrp.com

SURVEY CONTROL NOTES

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

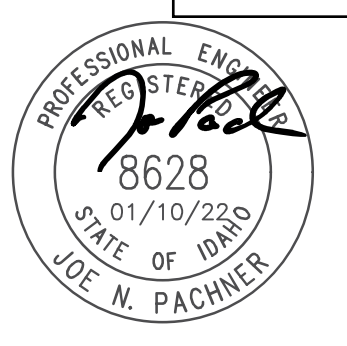


LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
COVER SHEET



DESIGN BY: JNP
DRAWN BY: DMZ
CHECKED BY: JNP
DATE: 1/10/22
PROJECT: 20-222

SHEET NO. PP 1.0

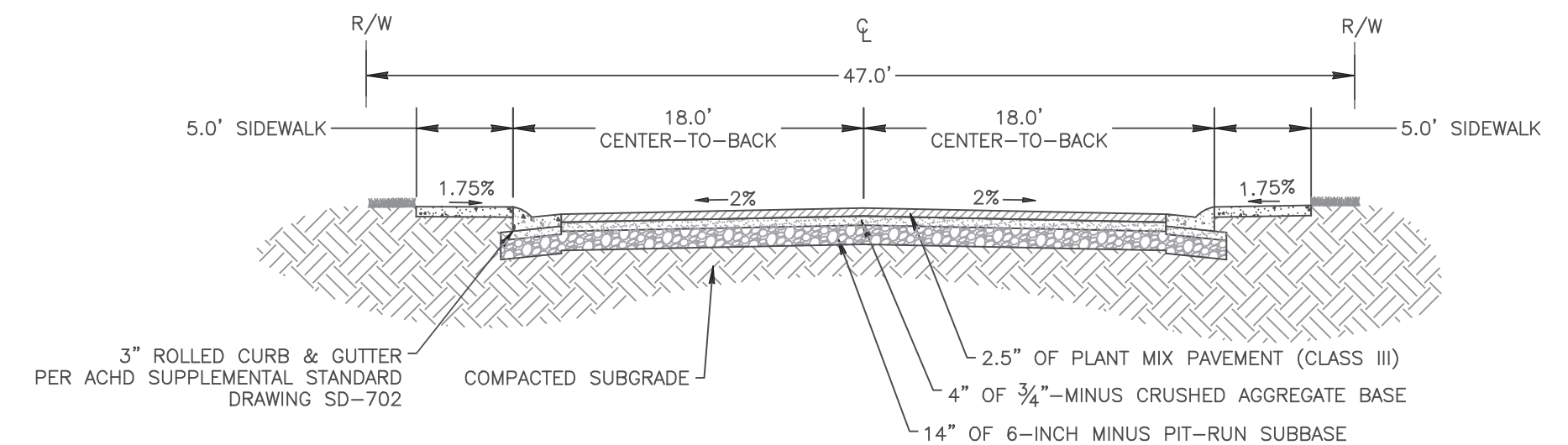


UTILITIES

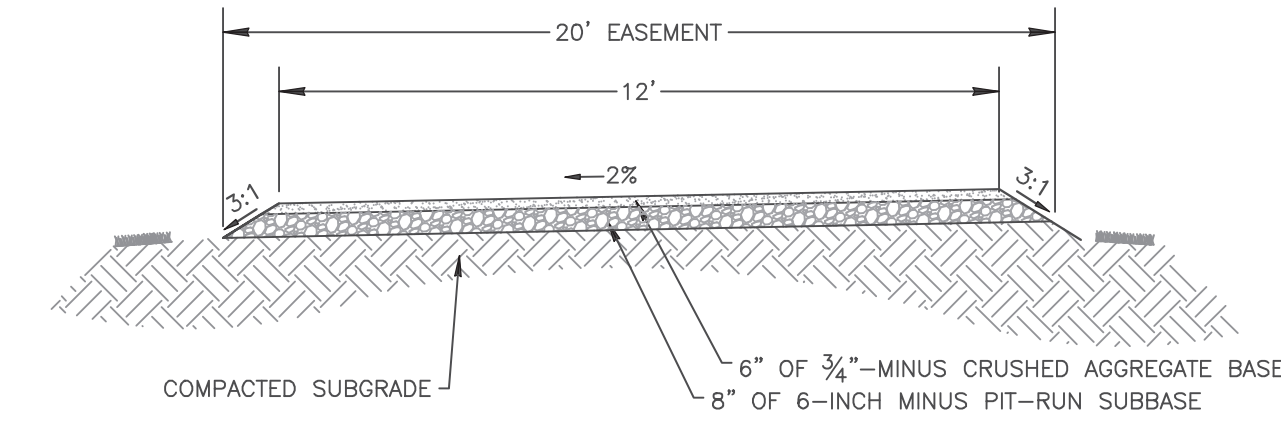
WATER: STAR SEWER AND WATER
 SEWER: STAR SEWER AND WATER
 POWER: IDAHO POWER COMPANY
 NATURAL GAS: INTERMOUNTAIN GAS COMPANY
 TELEPHONE: CTC TELECOM, INC
 IRRIGATION: MIDDLETON DITCH COMPANY

LEGEND

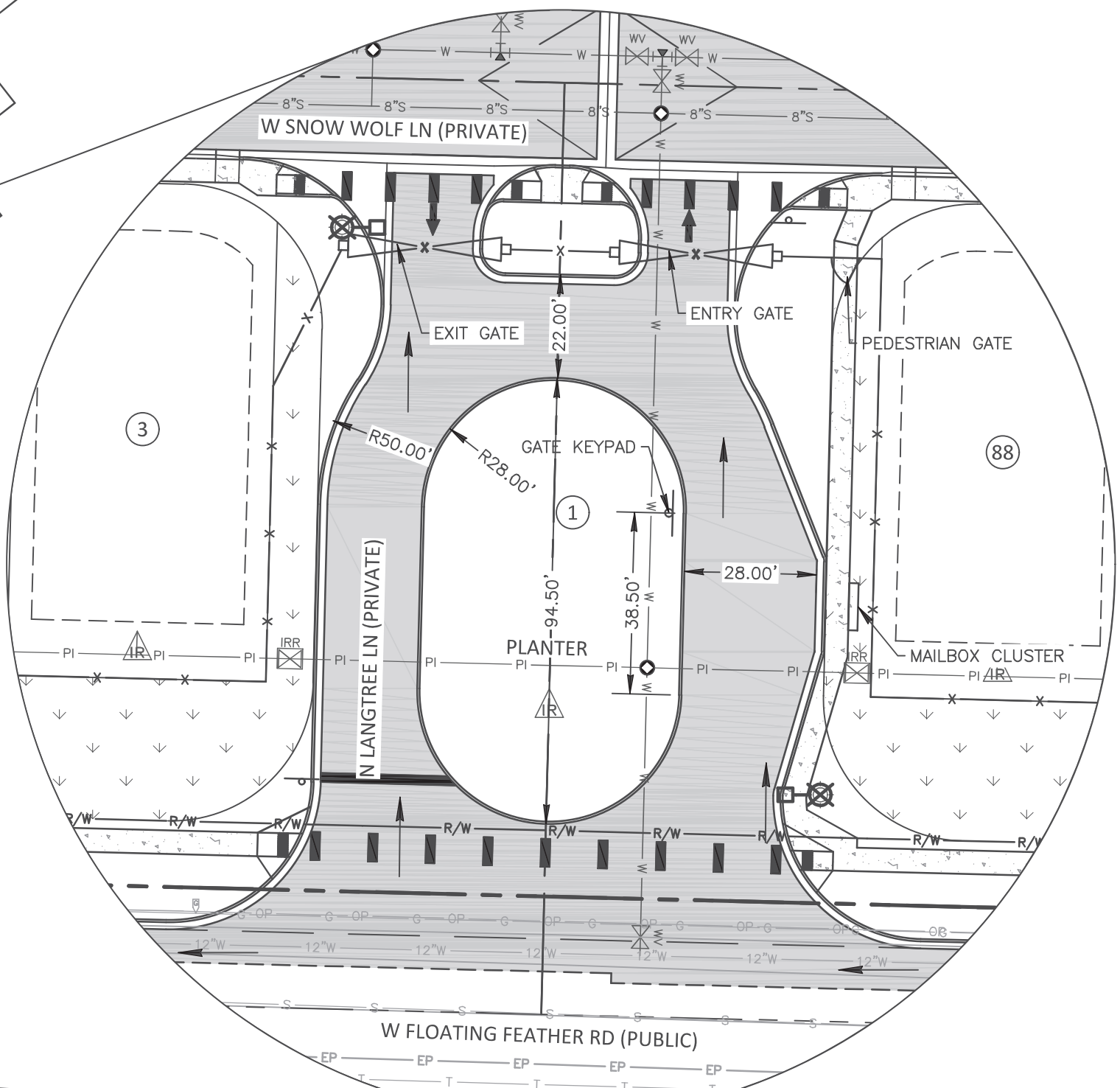
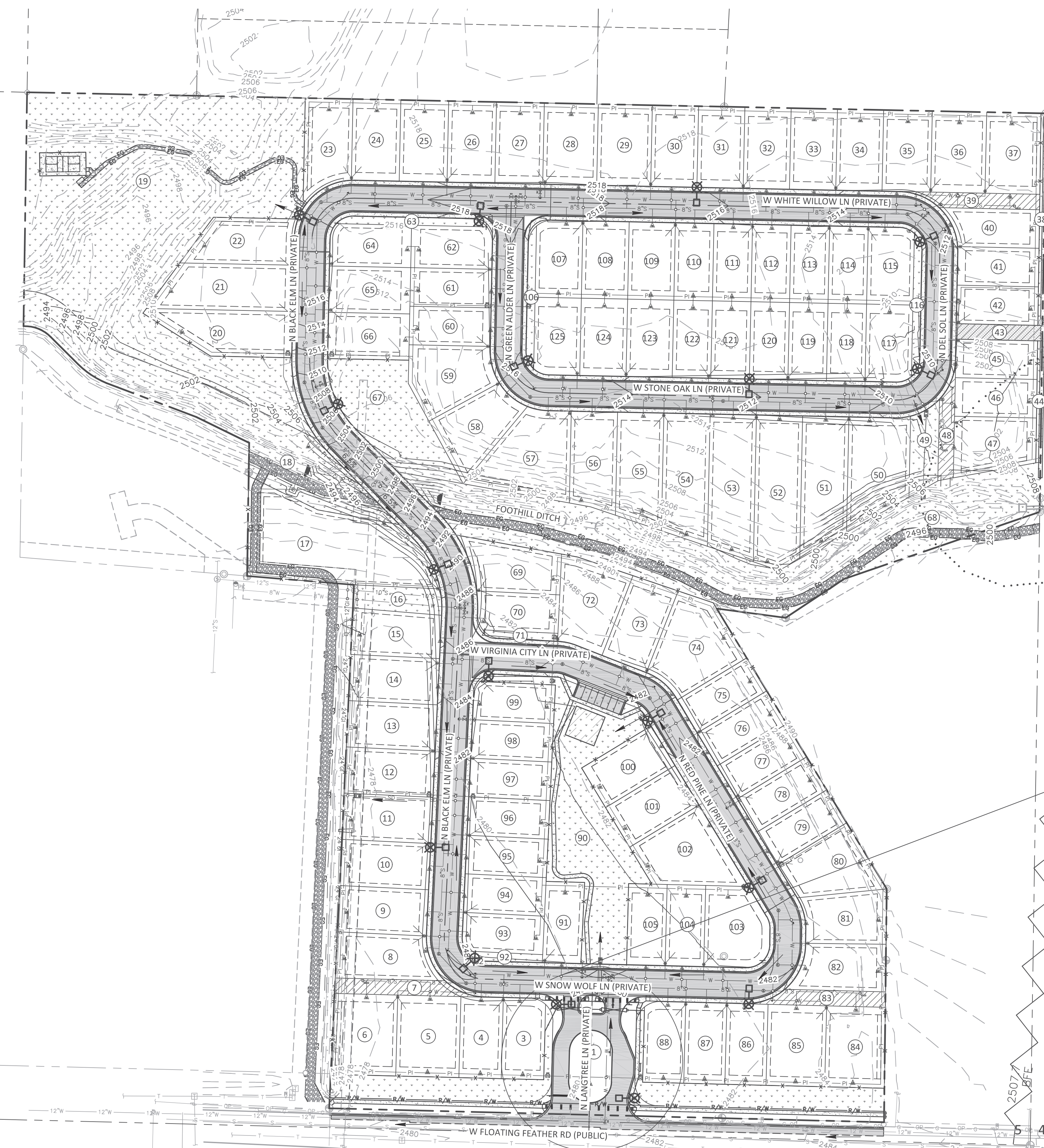
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- SETBACKS
- ROAD CENTERLINE
- PROPOSED LOT LINE
- R/W R/W PROPOSED RIGHT-OF-WAY LINE
- EASEMENT
- COMMON AREA LOT
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- CALCULATED POINT
- PK NAIL
- AXLE
- WETLAND AREA



PRIVATE ROAD SECTION
SCALE: NTS



ALL-WEATHER GRAVEL ACCESS ROAD SECTION
SCALE: NTS



EXISTING IMPROVEMENTS

- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TREE DECIDUOUS
- EXISTING GRADE CONTOUR
- ORIGINAL FEMA ZONE A BOUNDARY
- REVISED FEMA ZONE AE BOUNDARY
- FEMA BASE FLOOD ELEVATION

PROPOSED IMPROVEMENTS

- SEWER LINE
- WATER LINE
- STORMDRAIN LINE
- PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- DRAINAGE ARROWS
- STREET LIGHT
- FENCE
- LIFT GATE
- ASPHALT ROADWAY
- GRAVEL ROADWAY
- GRASSCRETE EMERGENCY ACCESS ROADWAY

NOTES

- DOMESTIC AND FIRE PROTECTION WATER SERVICE WILL BE PROVIDED BY STAR SEWER AND WATER. AN 8" WATER MAIN WILL BE CONNECTED TO THE EXISTING 12" MAIN ON W FLOATING FEATHER RD. AND THE WATER MAIN EXTENDING FROM COLT PLACE SUBDIVISION.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY MINIMUM STANDARDS INCLUDING SEPARATION FROM SANITARY SEWER LINES AND STORM WATER INFILTRATION SWALES.
- ALL STREETS SHALL BE PRIVATE. ROADWAYS WILL BE CONSTRUCTED TO COMPLY WITH ACD STANDARDS, AT A MINIMUM SEE THE PRELIMINARY ROADWAY CROSS-SECTION ON THIS SHEET. ALL STREETS WILL HAVE A POSTED SPEED LIMIT OF 15 MPH.
- STORM DRAINAGE FROM THE ROADWAYS SHALL BE COLLECTED IN PONDS LOCATED IN THE COMMON LOTS AS INDICATED OR ROUTED INTO FOOTHILL DITCH.
- STORM DRAINAGE RUNOFF FROM FLOATING FEATHER ROAD EAST OF THE PROPOSED LANGTREE LN ENTRANCE, AS WELL AS RUNOFF FROM VIRGINIA CITY LN, RED PINE LN, AND BLACK ELM LN, WILL BE ROUTED THROUGH SAND AND GREASE TRAPS INTO LOT 90. STORM DRAINAGE RUNOFF FROM FLOATING FEATHER ROAD WEST OF THE PROPOSED LANGTREE LN ENTRANCE WILL CONTINUE TO FLOW ALONG THE CURB AND GUTTER TO COLT PLACE SUBDIVISION TO THE WEST. LOT 90 WILL BE CONSTRUCTED AS AN INFILTRATION POND.
- STORM DRAINAGE RUNOFF FROM STONE OAK LN, GREEN ALDER LN, DEL SOL LN, AND WHITE WILLOW LN, WILL BE ROUTED THROUGH A SAND AND GREASE TRAP AND A SWALE THROUGH LOT 49 INTO FOOTHILL DITCH.
- SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
- PROPERTY IS WITHIN THE MIDDLETON IRRIGATION DISTRICT. A PRESSURIZED IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE IRRIGATION TO ALL BUILDING AND COMMON AREA LOTS. LOCATION AND SIZE OF THE PRESSURE IRRIGATION SYSTEM WILL BE DETERMINED DURING FINAL DESIGN.
- THE UTILITY AND GRADING AND DRAINAGE SHOWN ON THIS PLAN IS CONCEPTUAL AND SUBJECT TO MODIFICATION THROUGH FINAL DESIGN AND CONSTRUCTION.
- STREET LIGHTING SHALL CONFORM TO THE CITY OF STAR'S STREETLIGHT STANDARDS/DARK SKY ORDINANCE, THE ISPOC, AND THE CITY OF STAR SUPPLEMENTS. CUT SHEETS FOR LIGHTS AND LIGHT POLES SHALL BE APPROVED IN WRITING BY THE CITY PRIOR TO INSTALLATION.

PRELIMINARY ENGINEERING

0 80 160 240
Plan Scale: 1" = 80'

REVISIONS

NO.	DATE	DESCRIPTION

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO

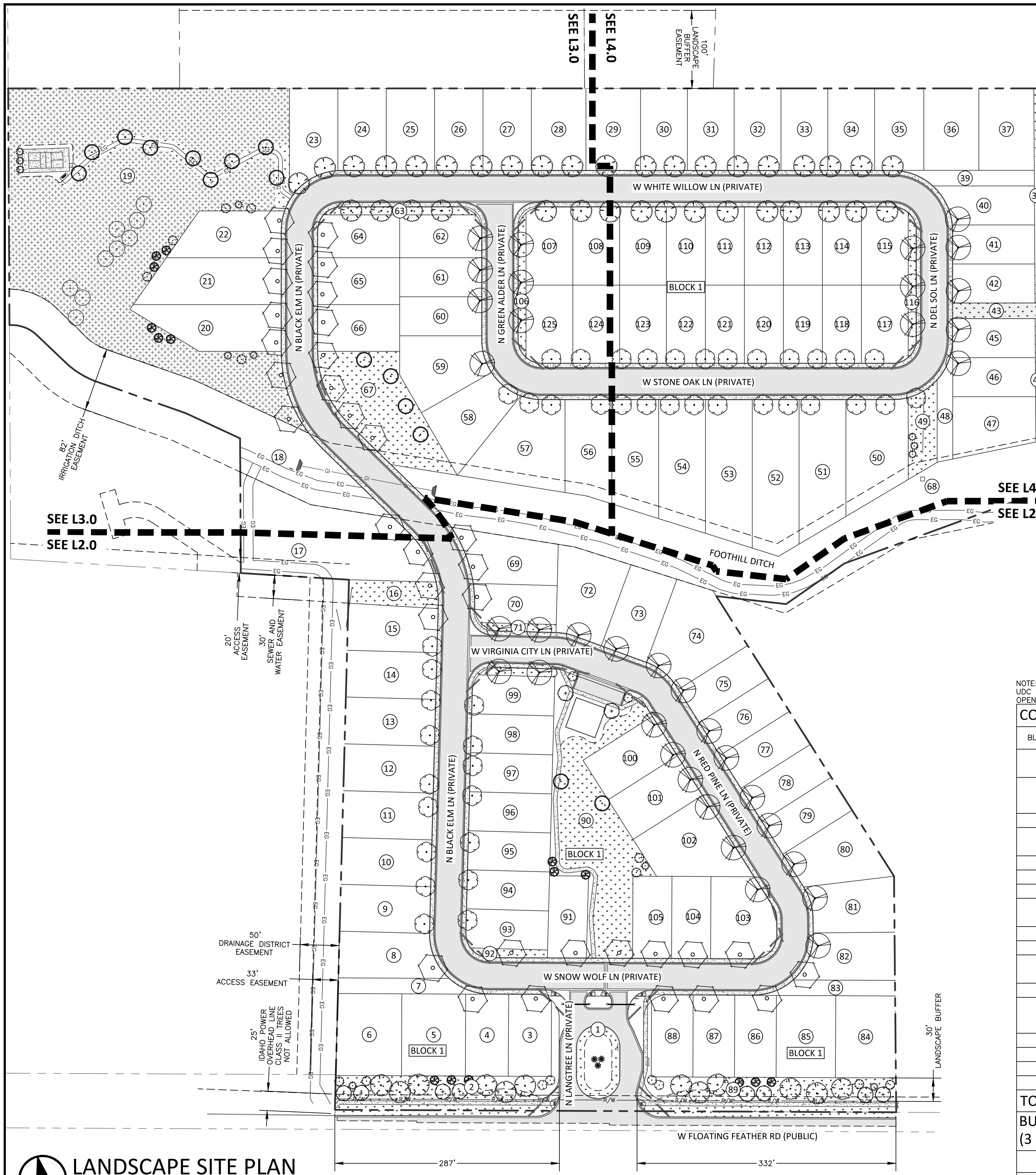
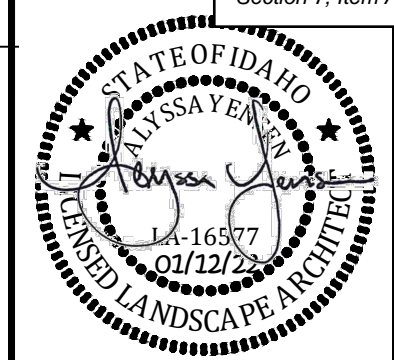
PRELIMINARY PLAT
PRELIMINARY ENGINEERING

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DESIGN BY: JNP
 DRAWN BY: DMZ
 CHECKED BY: JNP
 DATE: 1/10/22
 PROJECT: 20-222

SHEET NO. PP 2.0

P:\20-222\CAD\PLAT\PRELIMINARY\20-222-PP-1\DWG\20-222-PP-1-01.DWG TO PP-1-01.DWG (1/10/22)



ACHD LANDSCAPE NOTES

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

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.542.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

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

TREE PROTECTION NOTES

- THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
- PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
- BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN THE CRITICAL ROOT ZONE.
- COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
- MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.

NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF STAR UDC AND ARE NOT OPEN SPACE CALCULATIONS. REFER TO THE OPEN SPACE EXHIBIT FOR OFFICIAL QUALIFIED OPEN SPACE CALCULATIONS.

BLOCK #	LOT #	LOT AREA (SF)	OPEN SPACE TREE CALCULATION	REQUIRED	PROVIDED
1	1	199098	4576	1	3
			EXCLUDES PRIVATE ROADWAYS		
1	2	9305	907	0	0
			EXCLUDES 30' LANDSCAPE BUFFER ALONG W. FLOATING FEATHER RD.		
1	16	3645	3645	1	0*
1	18	27180	0	0	0
1	19	96155	96155	24	26
1	38	1650	0	0	0
1	44	945	0	0	0
1	49	3801	3382	1	3
			EXCLUDES IRRIGATION EASEMENT		
1	63	1810	1810	0	0
1	67	14874	14874	4	4
1	68	55352	0	0	0
			EXCLUDES IRRIGATION EASEMENT		
1	71	905	905	0	0
1	89	10425	893	0	0
			EXCLUDES 30' LANDSCAPE BUFFER ALONG W. FLOATING FEATHER RD.		
1	90	29534	29534	7	10
1	92	1006	1006	0	0
1	106	1710	1710	0	0
1	116	1710	1710	0	0

TOTAL COMMON LOT TREES 38 46

BUFFER REQUIREMENTS (3 DECIDUOUS, 2 EVERGREEN, AND 8 SHRUBS/100 LF)

STREET NAME	LF	CALCULATION	REQUIRED	PROVIDED
W. FLOATING FEATHER RD.	619	DECIDUOUS = (619/100)*3	19	
		CLASS II DECIDUOUS		16
		CLASS I ORNAMENTAL (8 TOTAL)		4
		TOTAL DECIDUOUS		20
		EVERGREEN = (619/100)*2	12	12
		SHRUB = (619/100)*8	50	94

TOTAL STREET BUFFER TREES 31 32

TOTAL TREES REQUIRED/PROVIDED 69 78

* TREES RELOCATED TO BLOCK 1 LOT 21 DUE TO SEEPAGE BED EASEMENT.

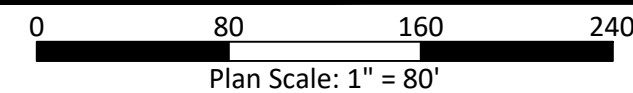
PLANT SCHEDULE NOTE: SEE PPL5.0 FOR FULL PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
	ACER PLATANOIDES 'CRIMSON KING' / CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II
	ACER TRUNCATUM 'PACIFIC SUNSET' TM / PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II
	CARPINUS BETULUS / EUROPEAN HORNBEAM	2" CAL. B&B	50'X40'	CLASS II
	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	2" CAL. B&B	25'X35'	CLASS I
	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' / MORAINÉ SWEET GUM	2" CAL. B&B	55'X45'	CLASS II
	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	2" CAL. B&B	55'X25'	CLASS III
	PYRUS CALLERYANA 'CAPITAL' / CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
	CEDRUS DEODARA 'AUREA' / GOLDEN DEODAR CEDAR	6'-8" B&B	35'X15'	EVERGREEN
	PICEA GLAUCO PENDULA / WEEPING WHITE SPRUCE	6'-8" B&B	25'X8'	EVERGREEN
	PICEA OMORIKA 'BRUNS' / BRUNS SPRUCE	6'-8" B&B	30'X10'	EVERGREEN
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	6'-8" B&B	25'X15'	EVERGREEN
EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
	EXISTING TREES TO BE PRESERVED	EXISTING	VARIES	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	
	CARYOPHTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SHRUB	2 GAL.	3'X3'	
	PINUS MUGO 'MOPS' / MOPS MUGO PINE	2 GAL.	3'X3'	
	ROSA X 'DOUBLE KNOCKOUT' (RED) / RED DOUBLE KNOCKOUT ROSE	2 GAL.	4'X4'	
	VIBURNUM CARLESII 'SMVCB' TM / SPICE BABY KOREANSPICE VIBURNUM	2 GAL.	4'X6'	
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	
	MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS	1 GAL.	5'X4'	
	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	1 GAL.	3'X3'	
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	
	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL.	1.5'X1.5'	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL.	2'X3'	
	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR BLACK-EYED SUSAN	1 GAL.	1.5'X1.5'	
SOD/SEED	BOTANICAL / COMMON NAME	CONT.		
	NATIVE VEGETATION TO REMAIN PRESERVE AND PROTECT EXISTING NATIVE VEGETATION TO REMAIN. REPAIR AND PATCH BACK AS NECESSARY AFTER CONSTRUCTION. SEE KEY NOTES.	NONE		
	TURF SOD RHIZOMATOUS / RHIZOMATOUS TALL FESCUE	SOD		

NO.	REVISIONS	DATE

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE COVER

LANDSCAPE SITE PLAN



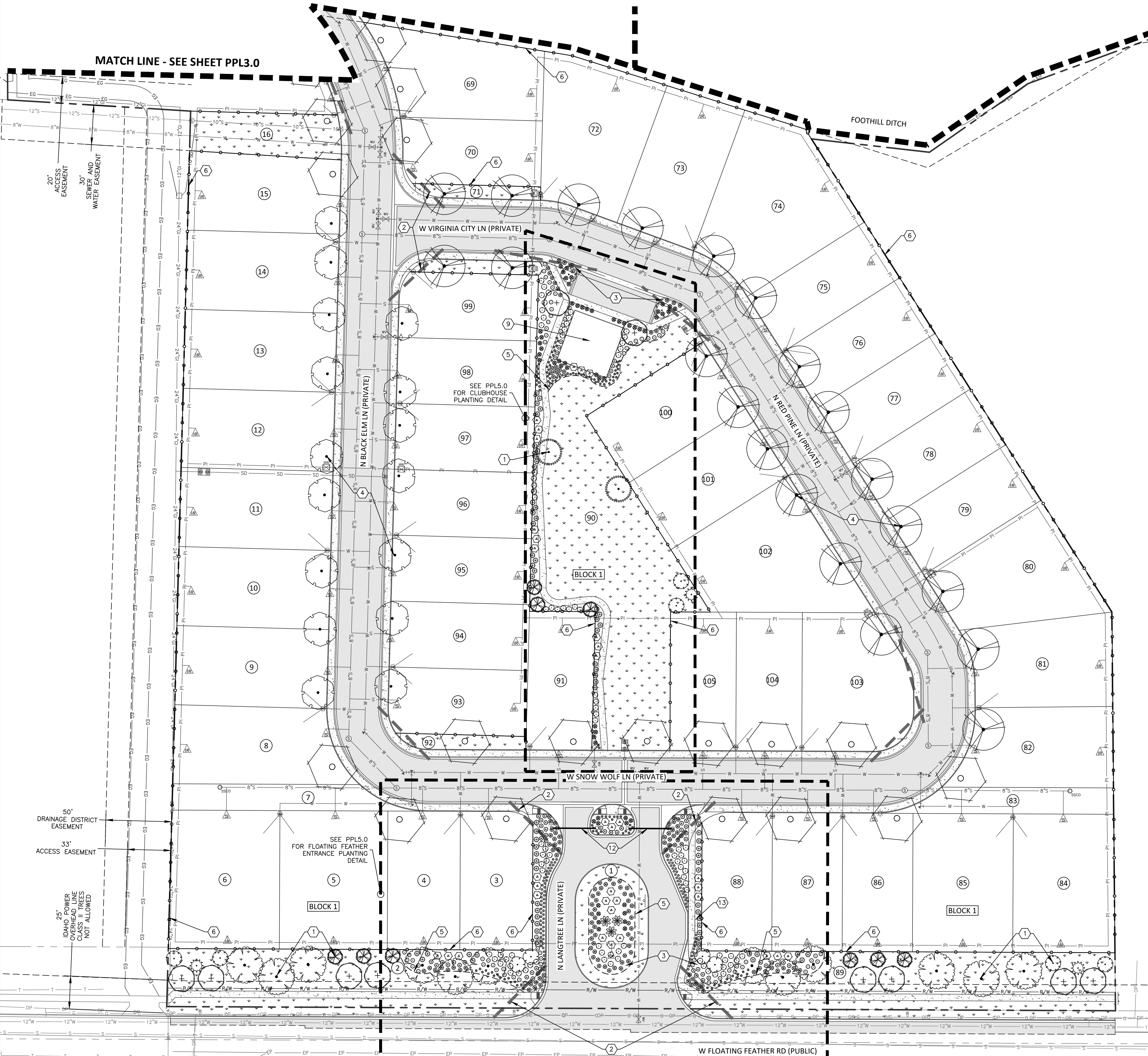
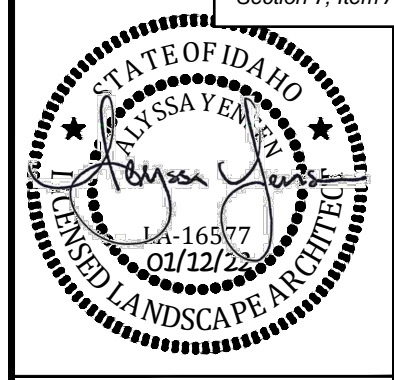
CONTACT INFORMATION

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 DATE: 1/10/22
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 SHEET NO.

PPL1.0



MATCH LINE - SEE SHEET PPL4.0

MATCH LINE - SEE SHEET PPL3.0

PLANT SCHEDULE NOTE: SEE PPL5.0 FOR FULL PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE		CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB
	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE		PINUS MUGO 'MOPS' MOPS MUGO PINE
	CARPINUS BETULUS EUROPEAN HORNBEAM		ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK		VIBURNUM CARLESII 'SMVCB' TM SPICE BABY KOREANSPICE VIBURNUM
	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	GRASSES	BOTANICAL / COMMON NAME
	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM EMERALD CITY TULIP TREE		MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR		SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
EVERGREEN TREES	BOTANICAL / COMMON NAME	PERENNIALS	BOTANICAL / COMMON NAME
	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR		HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY
	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE		LAVANDULA ANGSTUFOJLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER
	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE		RUDEBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	SOD/SEED	BOTANICAL / COMMON NAME
	EXISTING TREES		NATIVE VEGETATION TO REMAIN PRESERVE AND PROTECT EXISTING NATIVE VEGETATION TO REMAIN. REPAIR AND PATCH BACK AS NECESSARY AFTER CONSTRUCTION. SEE KEY NOTES.
	EXISTING TREES TO BE PRESERVED SEE KEY NOTES		TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

KEY NOTES (TYPICAL) (#)

- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL6.0-2.
- 6-FOOT HEIGHT SOLID VINYL FENCE. SEE PPL6.0-3.
- 5-FOOT HEIGHT OPEN VISION METAL FENCE. SEE PPL6.0-4.
- 4-FOOT HEIGHT OPEN VISION METAL FENCE. SEE PPL6.0-4.
- CLUBHOUSE. SEE ARCHITECTURAL PLANS. PLANTINGS AROUND CLUBHOUSE ARE SCHEMATIC. FINAL LAYOUT TO BE APPROVED AS A PART OF A SEPARATE SUBMITTAL.
- PICKLE BALL COURT. SEE PPL6.0-6, PPL6.0-7, AND PPL6.0-8.
- BENCH SEATING. SEE PPL6.0-9.
- ENTRANCE GATE. FINAL DESIGN TO BE PROVIDED AND APPROVED AS SEPARATE SUBMITTAL. SEE REFERENCE PHOTO PPL6.0-10.
- MAILBOX CLUSTER. SEE ARCHITECTURAL PLANS.
- EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES AND PLANT SCHEDULE.
- EXISTING NATIVE VEGETATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION.
- PATHWAY. SEE CIVIL PLANS.
- GRASSCRETE. CONTRACTOR TO INSTALL SOD ON TOP. SEE CIVIL PLANS.

NO.	REVISIONS	DATE

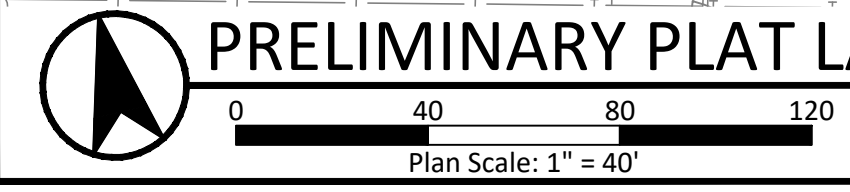
LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN



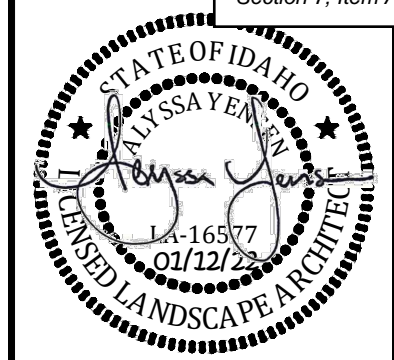
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 PROJECT: 20-222

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PRELIMINARY PLAT LANDSCAPE PLAN

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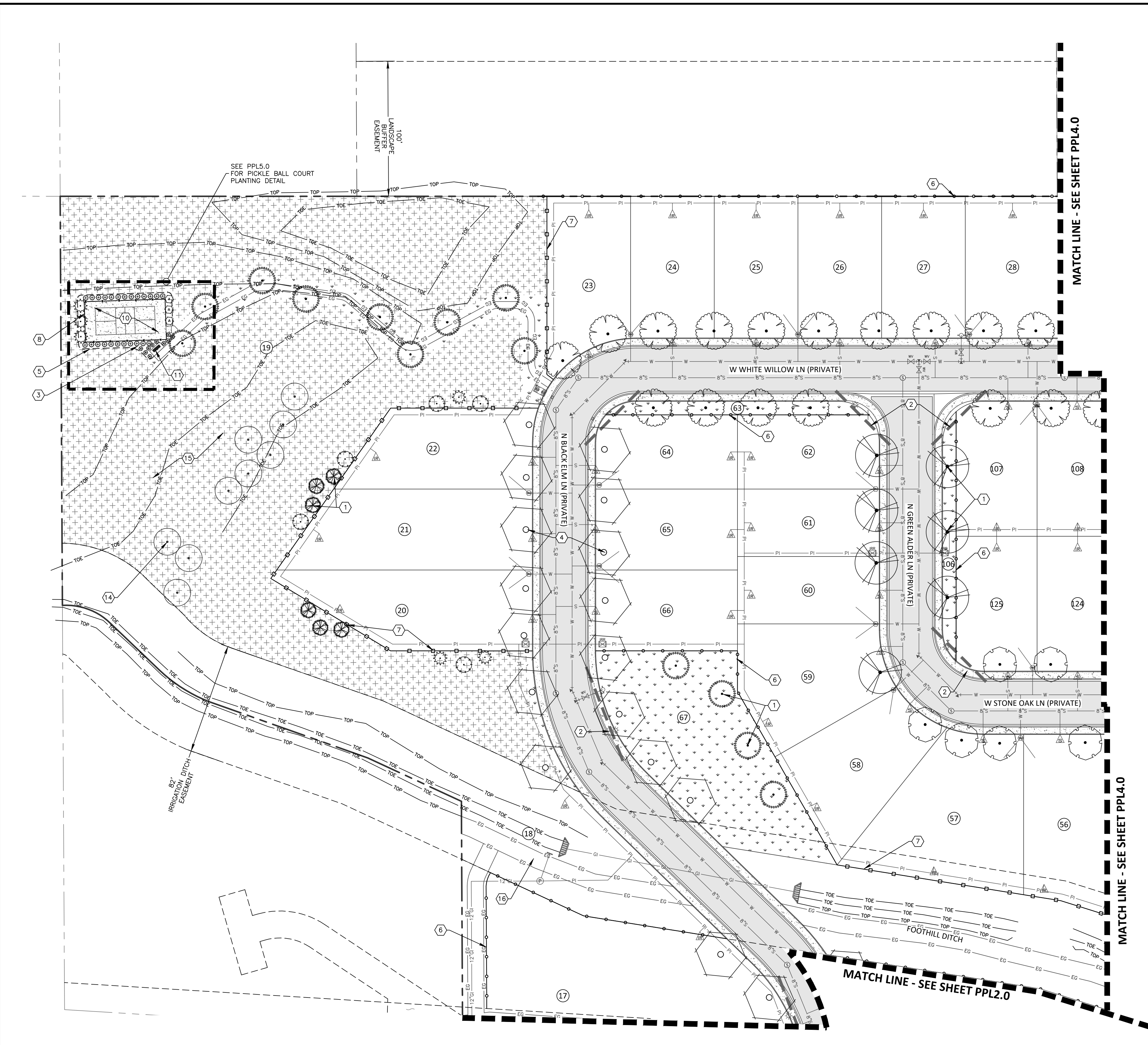


PLANT SCHEDULE NOTE: SEE PPL5.0 FOR FULL PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SHRUBS	BOTANICAL / COMMON NAME
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE		CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB
	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE		PINUS MUGO 'MOPS' MOPS MUGO PINE
	CARPINUS BETULUS EUROPEAN HORNBEAM		ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK		VIBURNUM CARLESII 'SMVCS' TM SPICE BABY KOREANSPICE VIBURNUM
	LIQUIDAMBAR STYRACIFLUA 'MORAIN' MORAIN SWEET GUM	GRASSES	BOTANICAL / COMMON NAME
	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM EMERALD CITY TULIP TREE		MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR		SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
EVERGREEN TREES	BOTANICAL / COMMON NAME	PERENNIALS	BOTANICAL / COMMON NAME
	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR		HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY
	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE		LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER
	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE		RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	SOD/SEED	BOTANICAL / COMMON NAME
EXISTING TREES	BOTANICAL / COMMON NAME		NATIVE VEGETATION TO REMAIN PRESERVE AND PROTECT EXISTING NATIVE VEGETATION TO REMAIN. REPAIR AND PATCH BACK AS NECESSARY AFTER CONSTRUCTION. SEE KEY NOTES.
	EXISTING TREES TO BE PRESERVED SEE KEY NOTES		TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

KEY NOTES (TYPICAL) (7)

- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
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- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL6.0-2.
- 6-FOOT HEIGHT SOLID VINYL FENCE. SEE PPL6.0-3.
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- CLUBHOUSE. SEE ARCHITECTURAL PLANS. PLANTINGS AROUND CLUBHOUSE ARE SCHEMATIC. FINAL LAYOUT TO BE APPROVED AS A PART OF A SEPARATE SUBMITTAL.
- PICKLE BALL COURT. SEE PPL6.0-6, PPL6.0-7, AND PPL6.0-8.
- BENCH SEATING. SEE PPL6.0-9.
- ENTRANCE GATE. FINAL DESIGN TO BE PROVIDED AND APPROVED AS SEPARATE SUBMITTAL. SEE REFERENCE PHOTO PPL6.0-10.
- MAILBOX CLUSTER. SEE ARCHITECTURAL PLANS.
- EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES AND PLANT SCHEDULE.
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- PATHWAY. SEE CIVIL PLANS.
- GRASSCRETE. CONTRACTOR TO INSTALL SOD ON TOP. SEE CIVIL PLANS.



PRELIMINARY PLAT LANDSCAPE PLAN

0 40 80 120
Plan Scale: 1" = 40'

NO.	REVISIONS	DATE

**LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO**

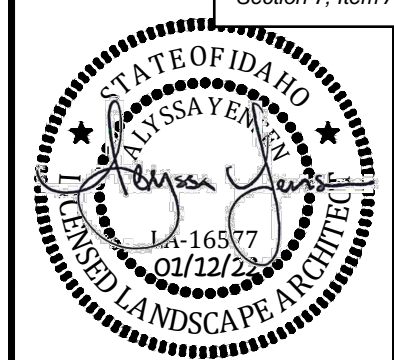
PRELIMINARY PLAT LANDSCAPE PLAN



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DRAWN BY:	KAC
CHECKED BY:	AY
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SHEET NO.
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NO.	REVISIONS	DATE

LANGTREE BUNGALOWS SUBDIVISION
 STAR, IDAHO
 PRELIMINARY PLAT LANDSCAPE PLANTING DETAIL

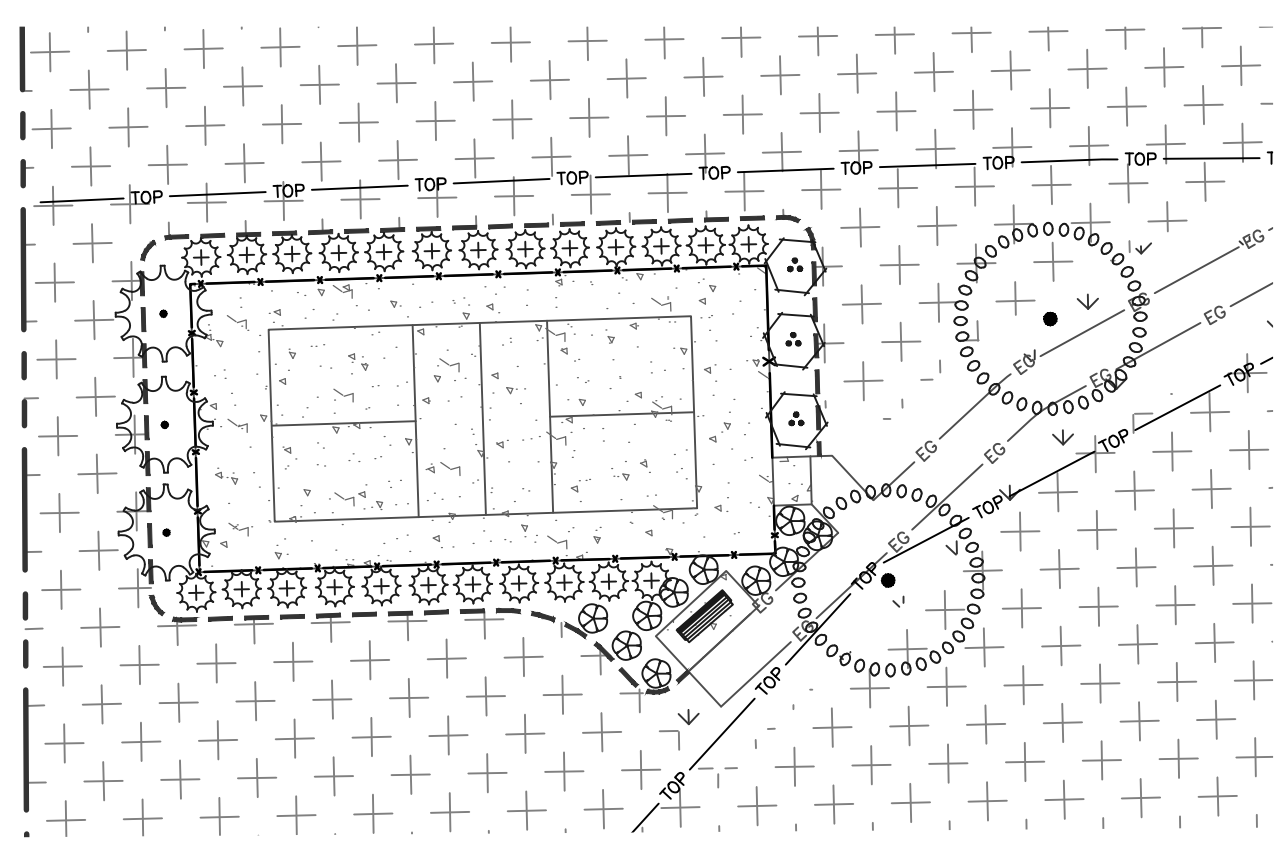


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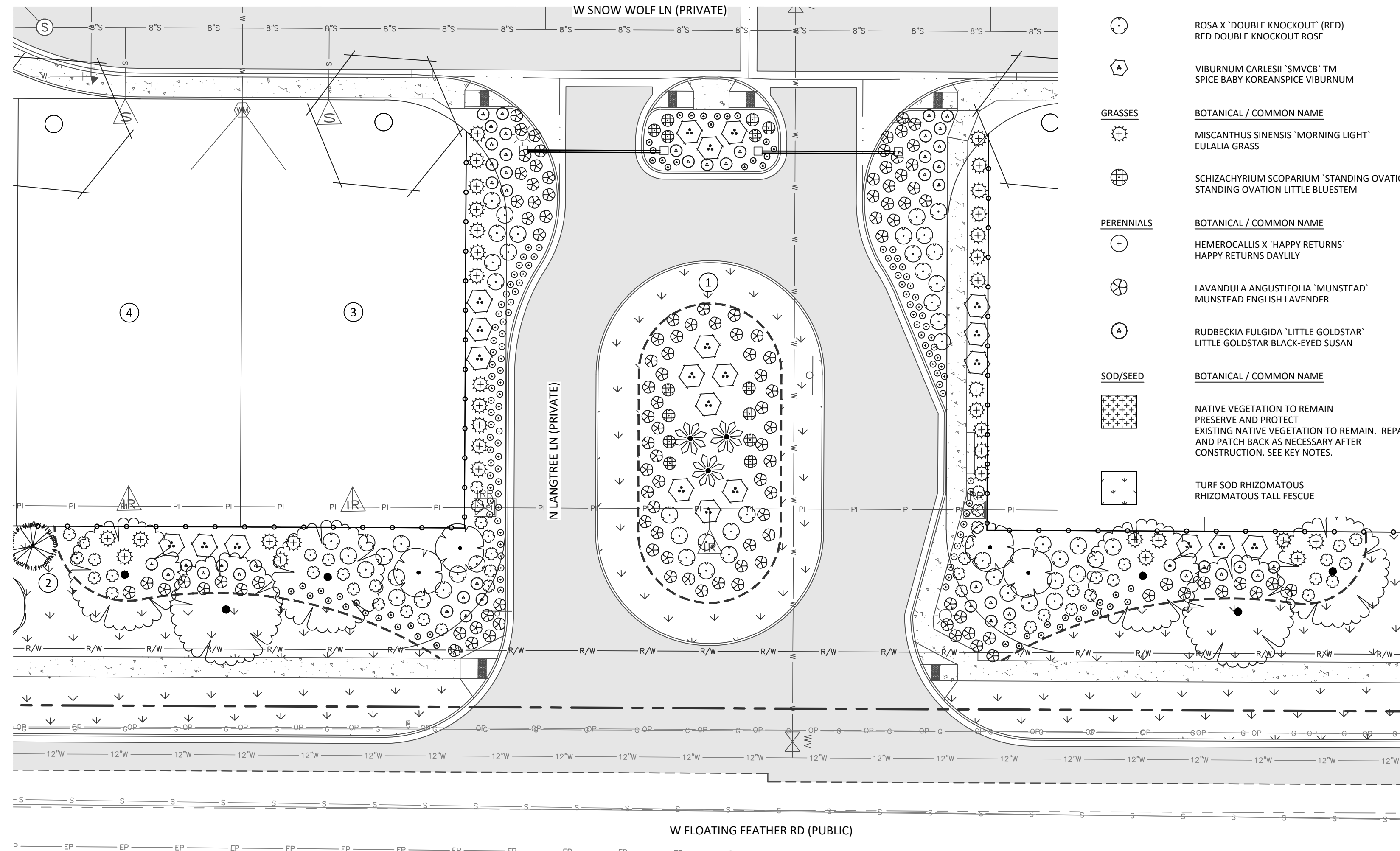
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PLANT SCHEDULE

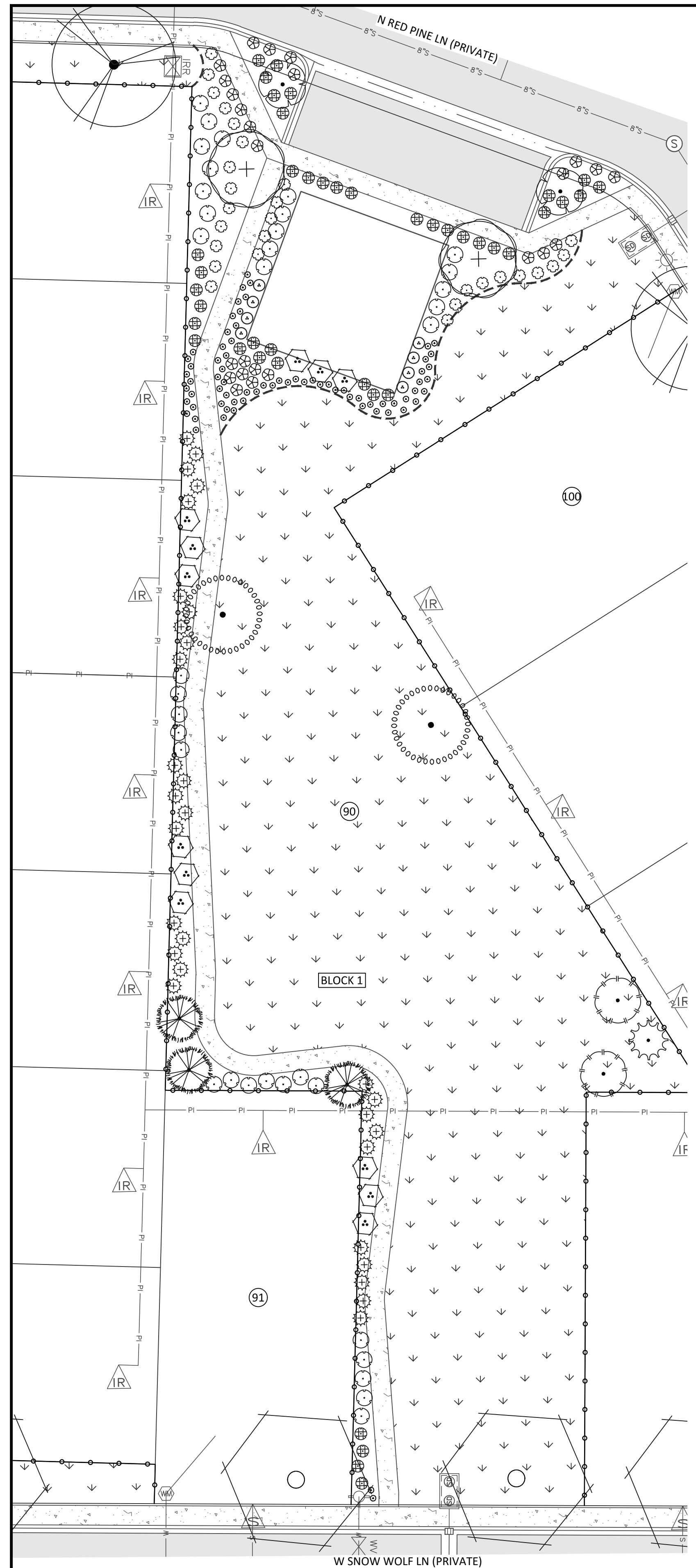
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWK	CLASS	QTY
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL B&B	35'X30'	CLASS II	48
	ACER TRUNCATUM 'PACIFIC SUNSET'™ PACIFIC SUNSET MAPLE	2" CAL B&B	35'X30'	CLASS II	43
	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL B&B	50'X40'	CLASS II	36
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	2" CAL B&B	25'X35'	CLASS I	10
	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL B&B	55'X45'	CLASS II	35
	LIRIODENDRON TULIPIFERA 'EMERALD CITY'™ EMERALD CITY TULIP TREE	2" CAL B&B	55'X25'	CLASS III	15
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL B&B	35'X15'	CLASS II	6
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWK	CLASS	QTY
	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8" B&B	35'X15'	EVERGREEN	15
	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE	6'-8" B&B	25'X8'	EVERGREEN	3
	PICEA OMORICA 'BRUNS' BRUNS SPRUCE	6'-8" B&B	30'X10'	EVERGREEN	12
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8" B&B	25'X15'	EVERGREEN	11
EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HWK	CLASS	QTY
	EXISTING TREES TO BE PRESERVED SEE KEY NOTES	EXISTING	VARIES		9
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HWK		
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	2 GAL	3'X3'		75
	PINUS MUGO 'MOPS' MOPS MUGO PINE	2 GAL	3'X3'		56
	ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE	2 GAL	4'X4'		85
	VIBURNUM CARLESII 'SMVCB'™ SPICE BABY KOREANSPICE VIBURNUM	2 GAL	4'X6'		37
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HWK		
	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL	5'X4'		90
	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL	3'X3'		56
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	MATURE HWK		
	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	1 GAL	1.5'X1.5'		96
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	1 GAL	2'X3'		149
	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN	1 GAL	1.5'X1.5'		122
SOD/SEED	BOTANICAL / COMMON NAME	CONT			
	NATIVE VEGETATION TO REMAIN PRESERVE AND PROTECT EXISTING NATIVE VEGETATION TO REMAIN. REPAIR AND PATCH BACK AS NECESSARY AFTER CONSTRUCTION. SEE KEY NOTES.	NONE			86,611 SF
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			86,349 SF



PICKLEBALL COURT PLANTING DETAIL
Plan Scale: 1" = 20'

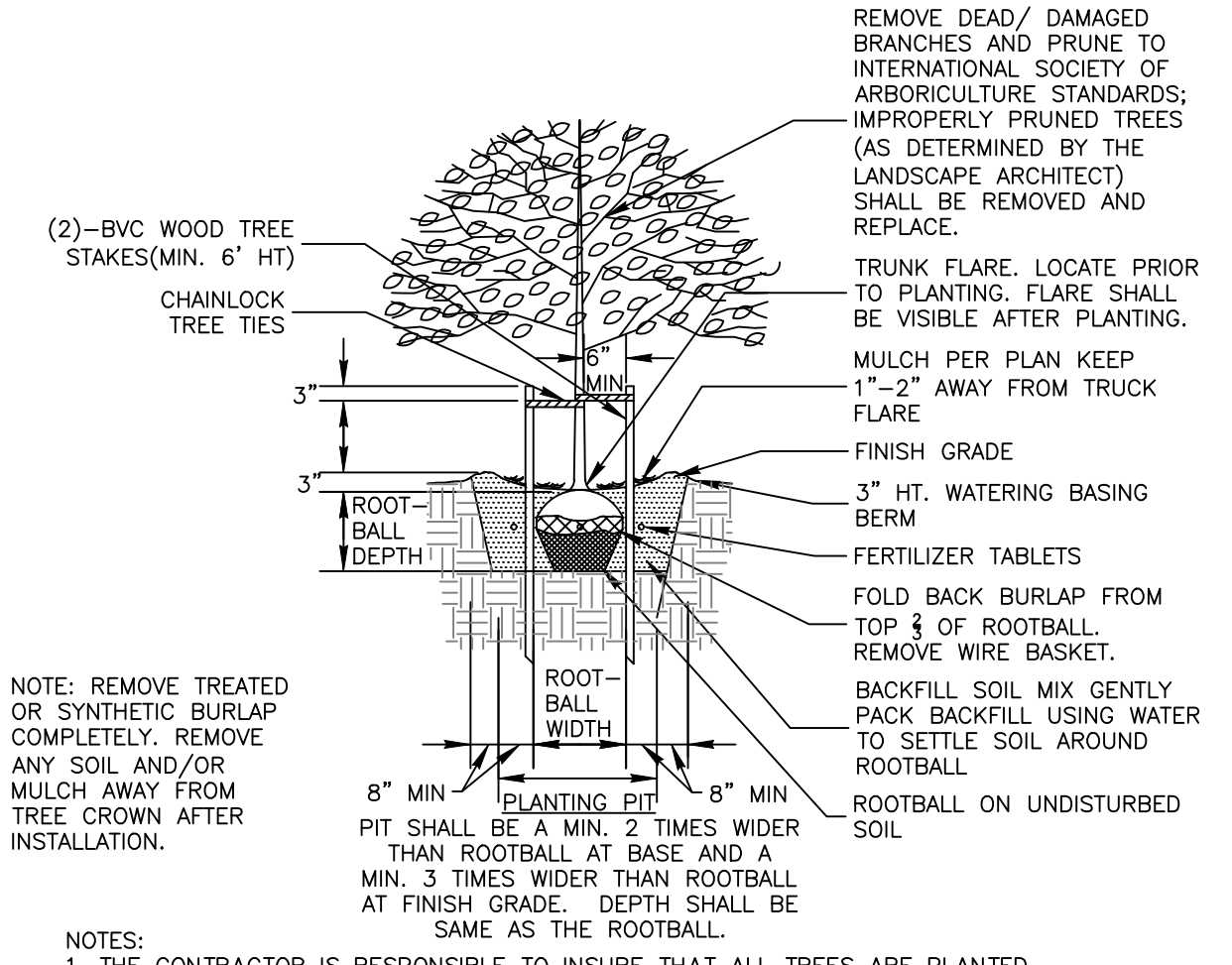
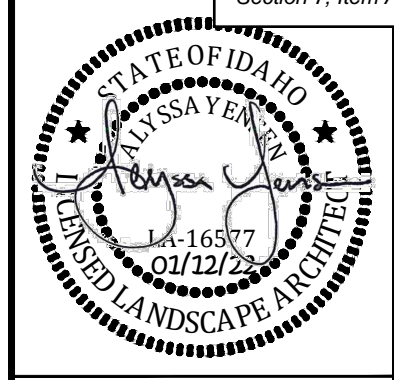


FLOATING FEATHER ENTRANCE PLANTING DETAIL
Plan Scale: 1" = 20'

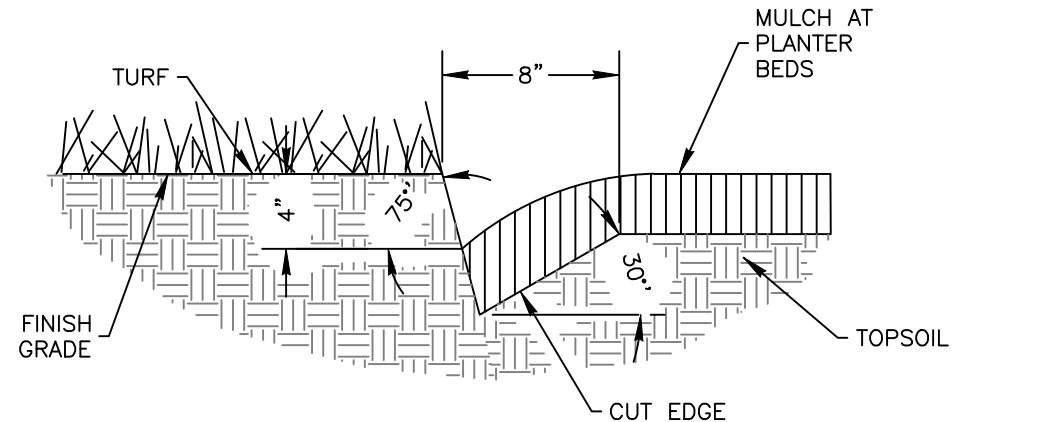


CLUBHOUSE SCHEMATIC PLANTING DETAIL
Plan Scale: 1" = 20'

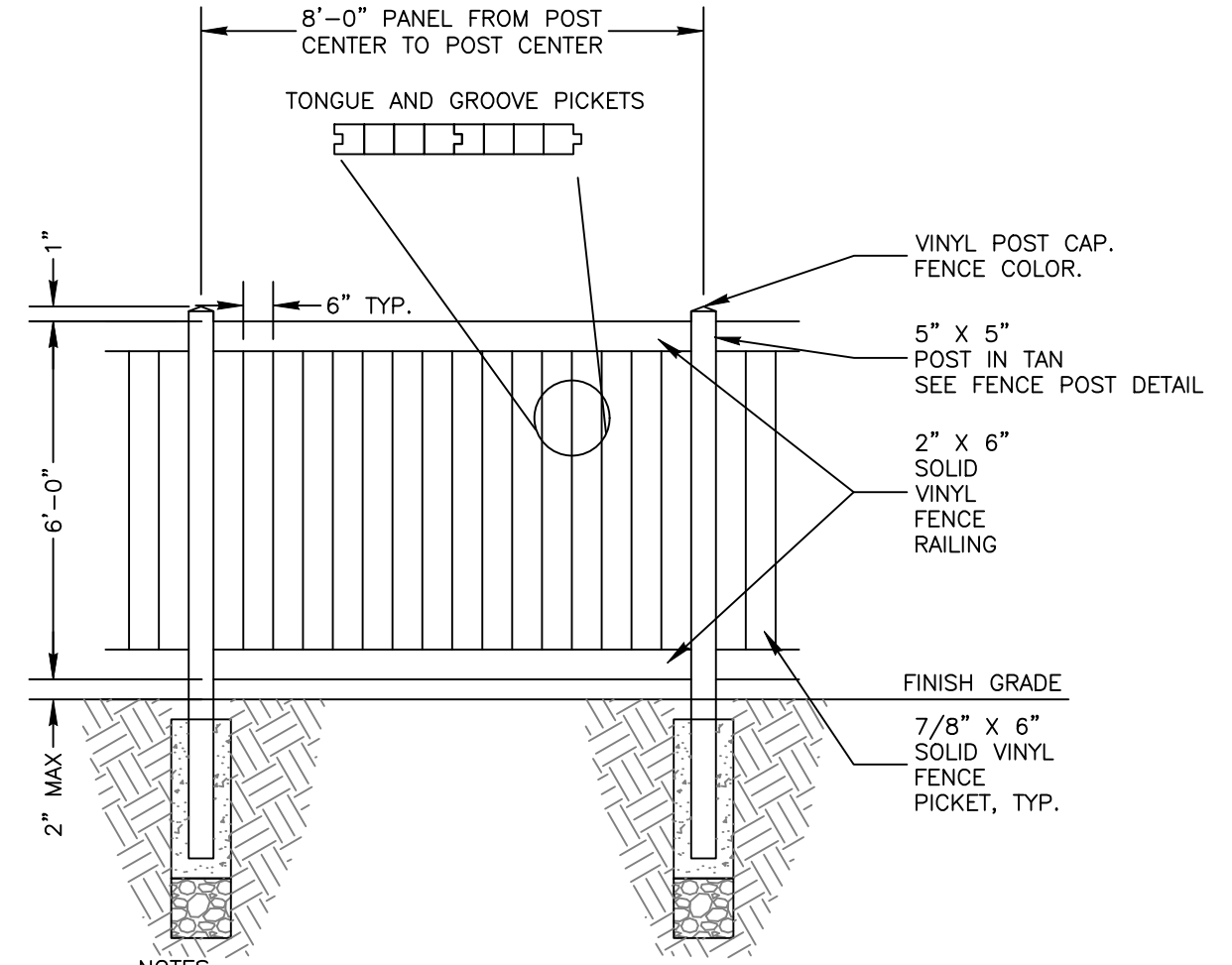
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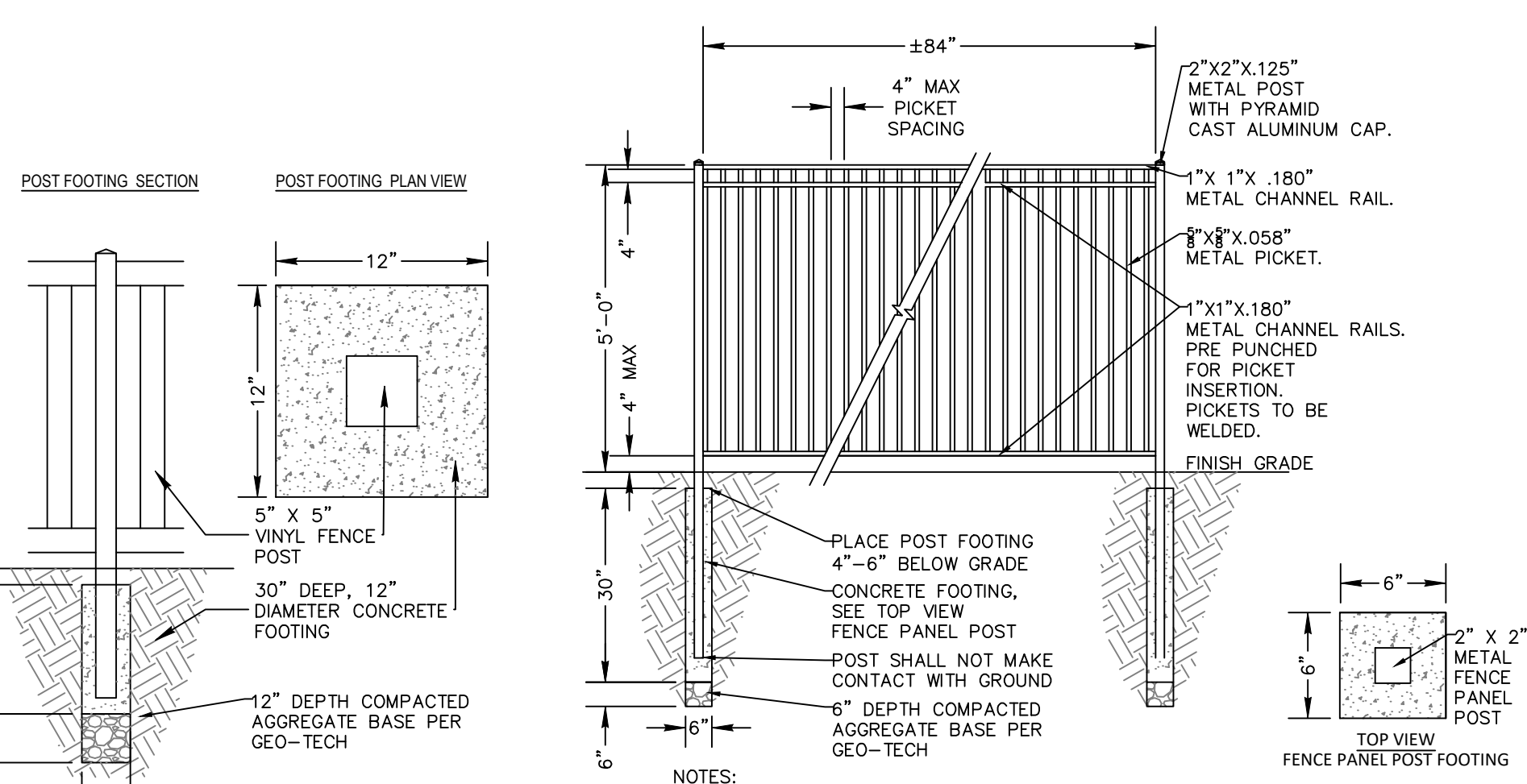
1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



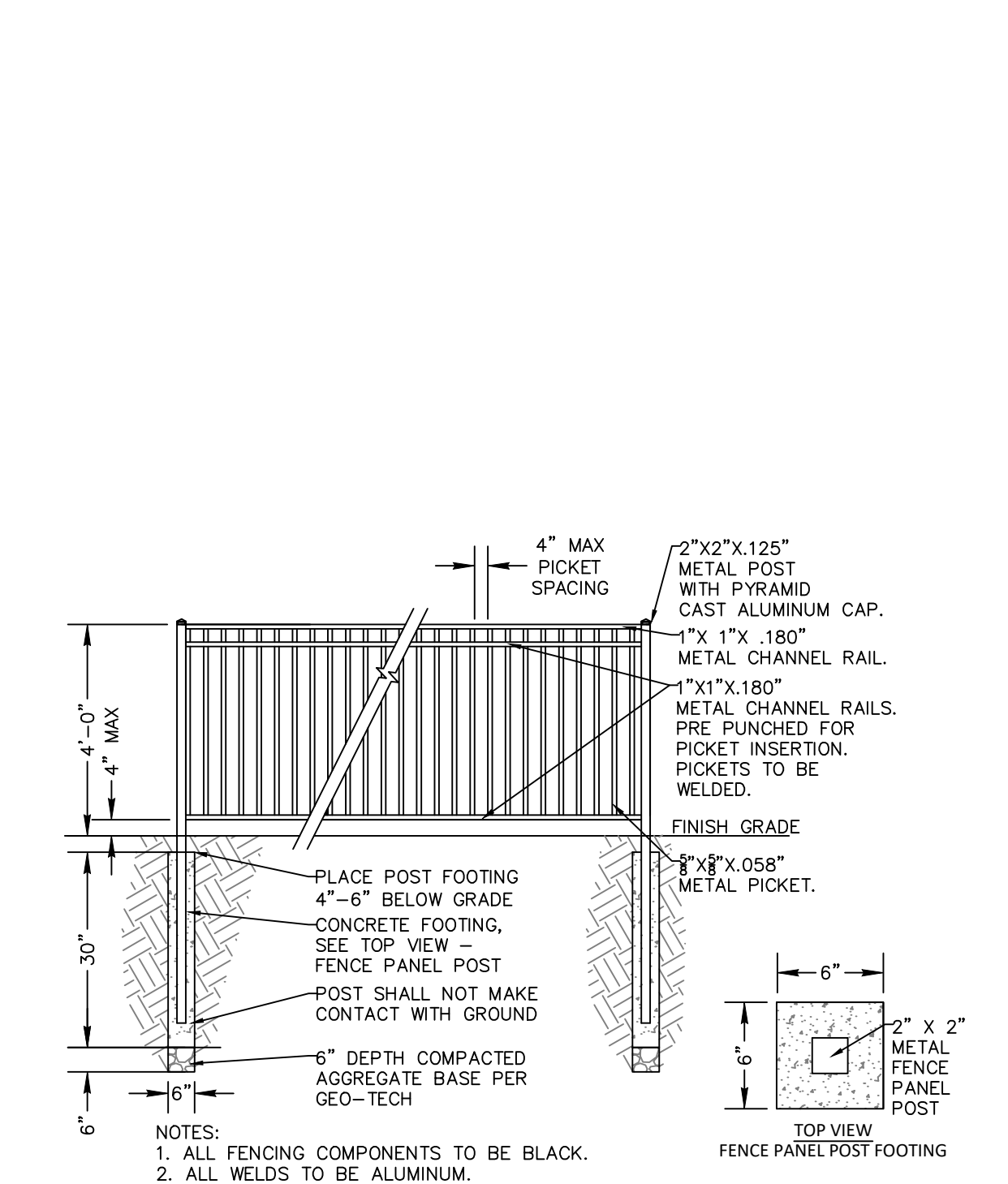
2 SHOVEL CUT EDGE
NTS



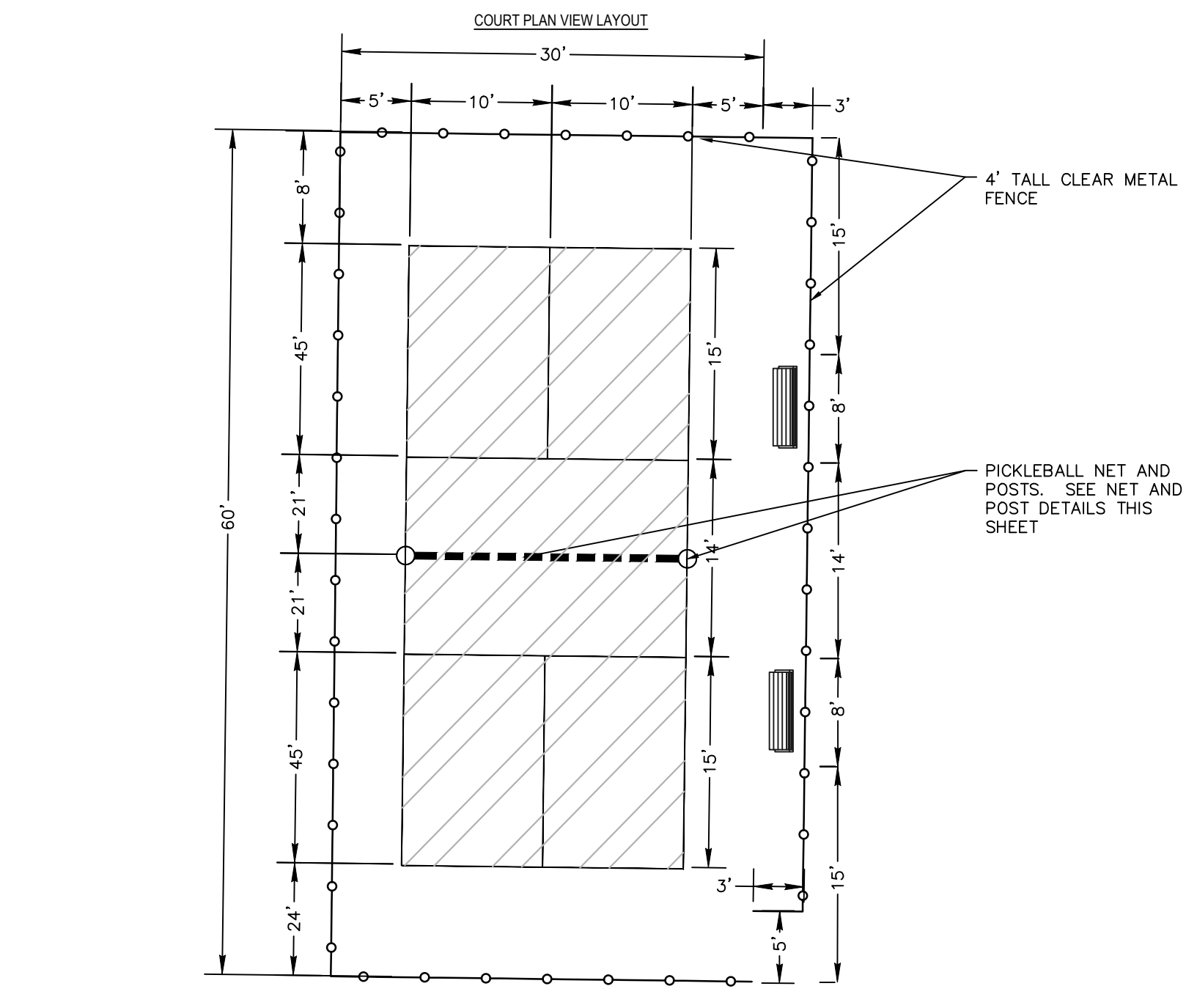
3 6' VINYL FENCE AND POST
NTS



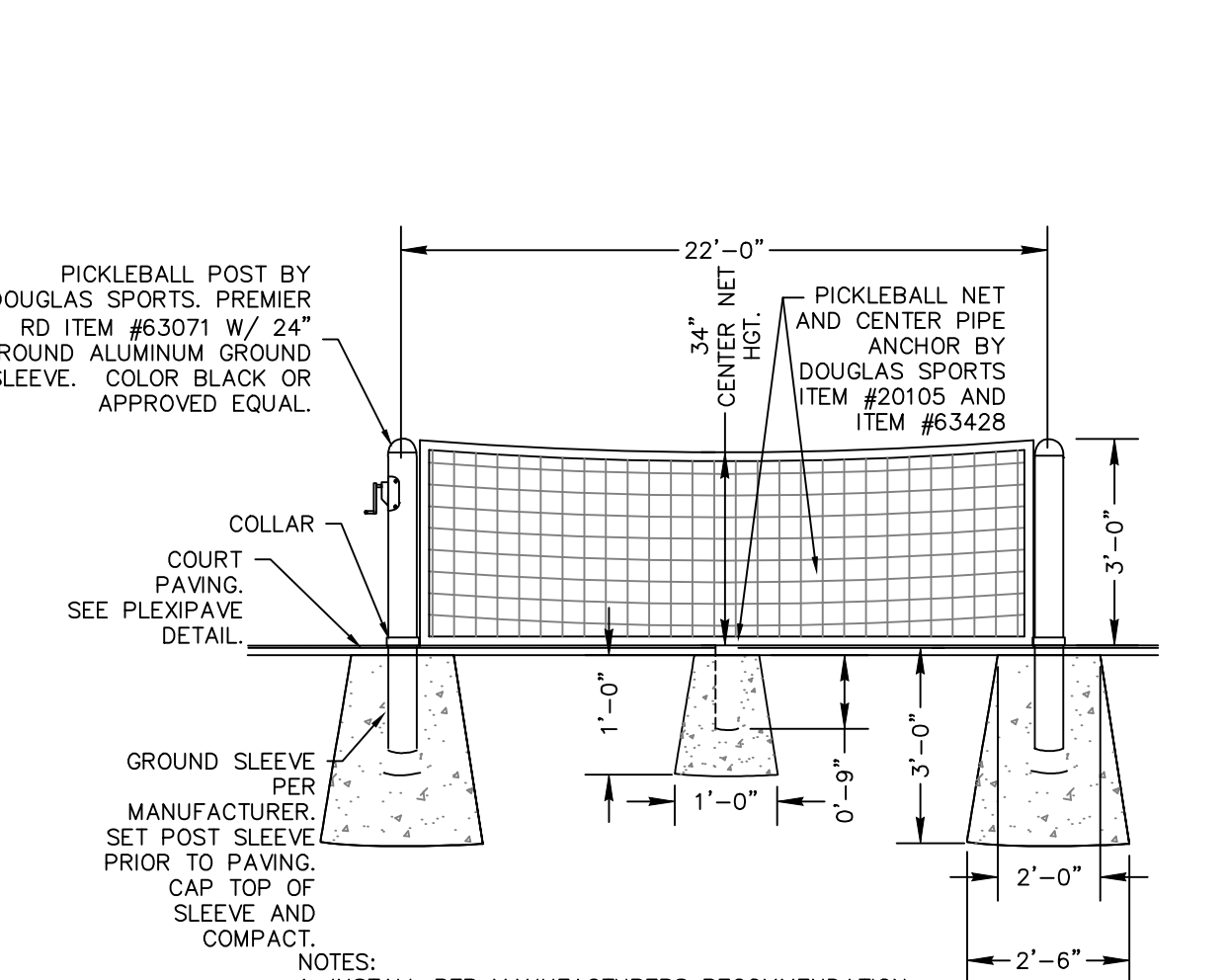
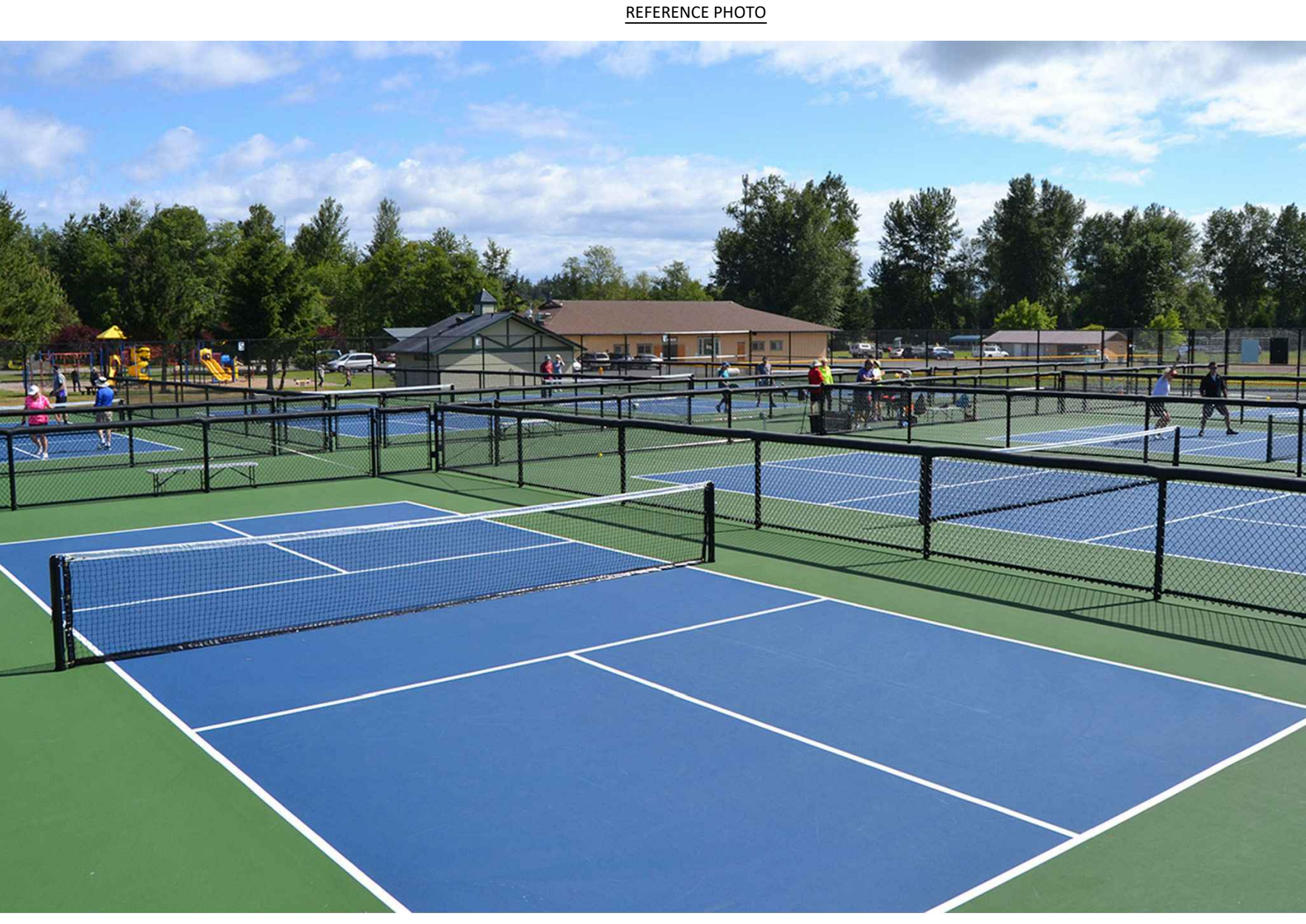
4 5' METAL FENCE
NTS



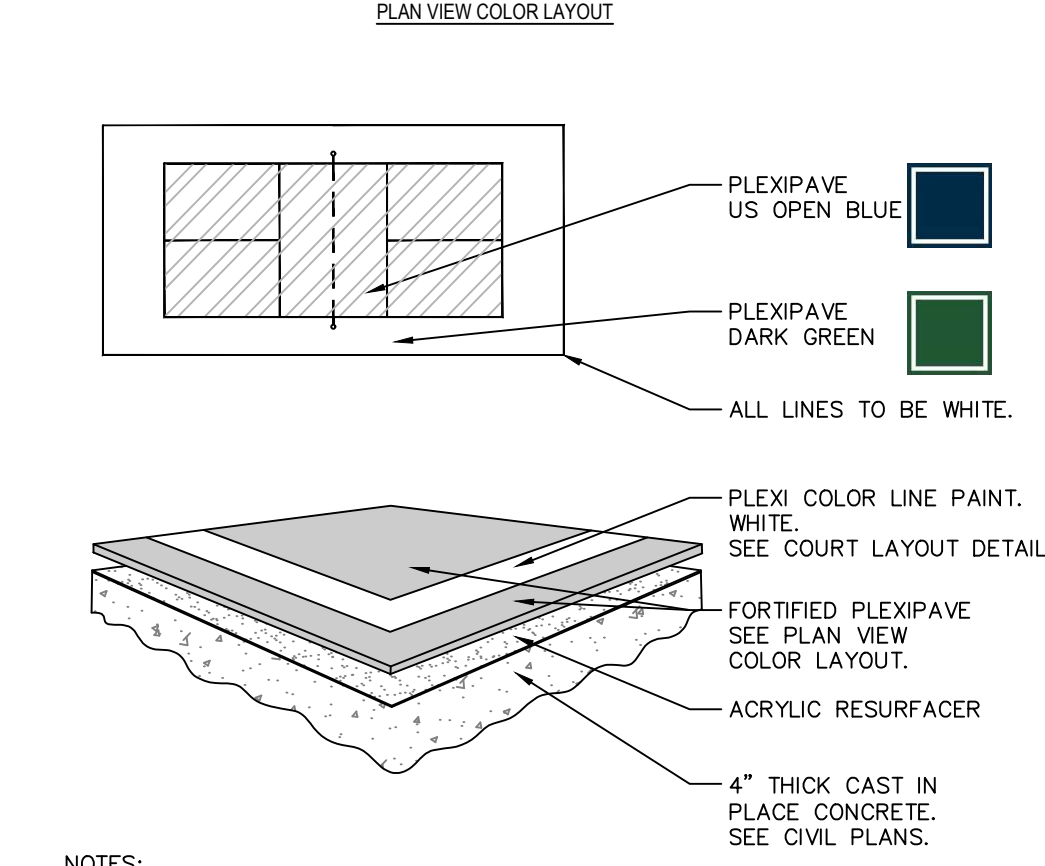
5 4' METAL FENCE
NTS



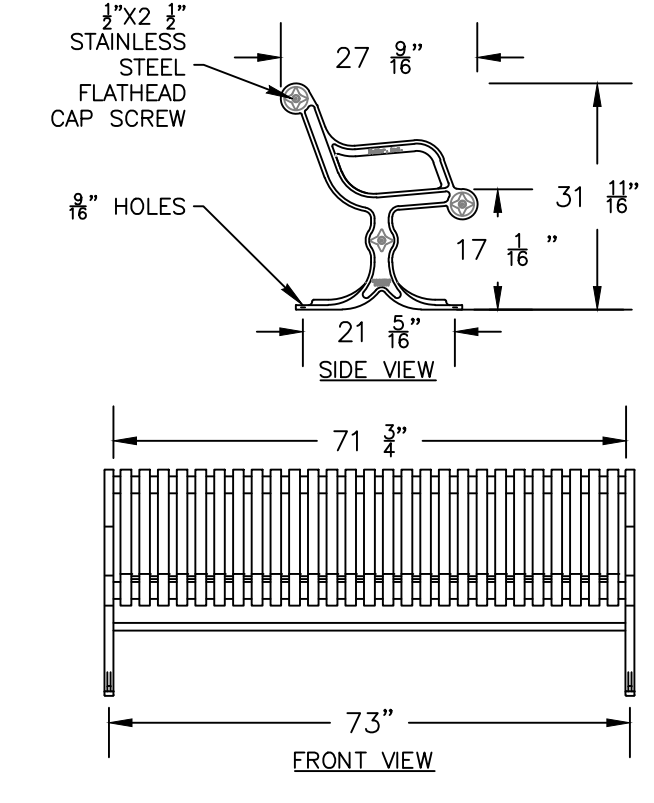
6 PICKLEBALL COURT LAYOUT
NTS



7 PICKLEBALL COURT POSTS AND NET
NTS



8 PLEXIPAVE COLOR LAYOUT
NTS



9 BENCH DETAIL
NTS



10 ENTRANCE GATE EXAMPLE PHOTO
NTS

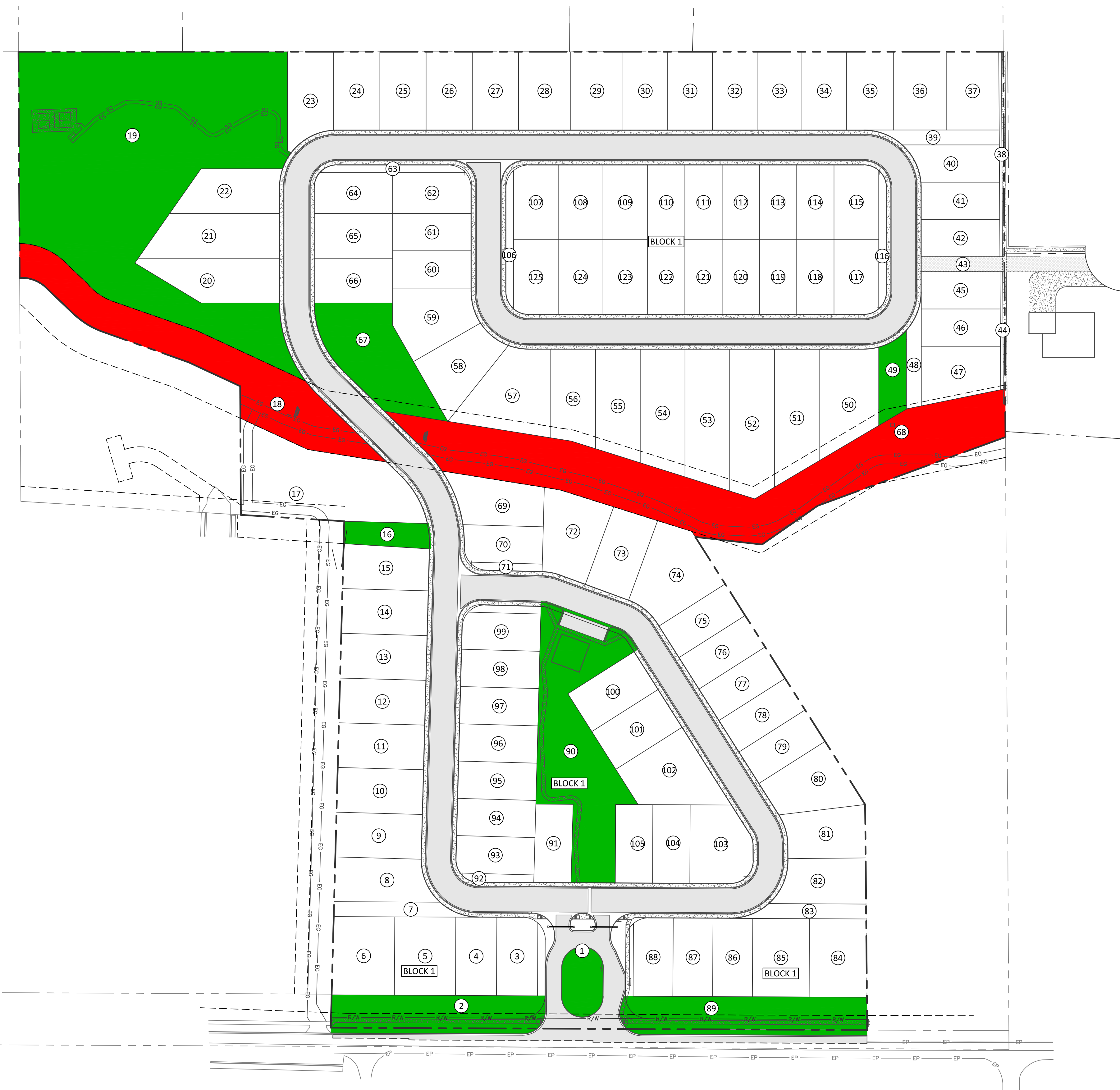
NO.	REVISIONS	DATE

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE DETAILS

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

DESIGN BY: KAC
DRAWN BY: KAC
CHECKED BY: AY
DATE: 1/10/22
PROJECT: 20-222
SHEET NO. PPL6.0

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OPEN SPACE INFORMATION

OPEN SPACE DATA

TOTAL AREA OF SITE	27.10 ACRES
REQUIRED OPEN SPACE	04.06 ACRES 15.00%
QUALIFIED OPEN CALCULATIONS	
ACREAGE OF QUALIFIED OPEN SPACE	05.03 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE	18.56%

LEGEND

- IRRIGATION DITCH (QUALIFIED OPEN SPACE UP TO 20% REQUIRED)
- COMMON LOT (QUALIFIED BUFFER AND GENERAL OPEN SPACE)

COMMON LOT AREAS

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED OPEN SPACE (SF)	QUALIFIED OPEN SPACE (ACRES)
1	1	199,098	4,495	0.10
1	2	9,305	14,452 *	0.33
1	7	3,160	0	0.00
1	16	3,645	3,645	0.08
1	18	27,180	3,136	0.07
1	19	96,155	96,155	2.21
1	38	1,650	0	0.00
1	43	2,232	0	0.00
1	44	945	0	0.00
1	48	2,389	0	0.00
1	49	3,801	3,801	0.09
1	63	1,810	0	0.00
1	67	14,874	14,874	0.34
1	68	55,352	32,235	0.74
1	71	905	0 *	0.00
1	83	2,929	0	0.00
1	89	10,425	16,675	0.38
1	90	29,534	29,534	0.68
1	92	1,006	0	0.00
1	106	1,710	0	0.00
1	116	1,710	0	0.00
TOTAL			219,002	5.03

* AREA INCLUDES 100% OF BUFFER ALONG W. FLOATING FEATHER ROAD MEASURED FROM EDGE OF PAVEMENT

OPEN SPACE EXHIBIT

Plan Scale: 1" = 80'

**LANGTREE BUNGALOWS
STAR, IDAHO
OPEN SPACE EXHIBIT**

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

DATE:	04/28/21
PROJECT:	20-222
SHEET NO.	EX. 1.0



CITY OF STAR
LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Ryan B. Field, Asst. City Planner *Shen T. Field*

MEETING DATE: **October 5, 2021 - PUBLIC HEARING**

FILE(S) #: AZ-21-11 Rezone
DA-21-16 Development Agreement
PP-21-15 Preliminary Plat for Langtree Bungalows Subdivision
PR-21-08 Private Street

OWNER/APPLICANT/REPRESENTATIVE

Property Owner: Brian & Marie Pecht 10090 W. Floating Feather Road Star, Idaho 83669	Applicant: Walsh Group P.O. Box 1297 Eagle, Idaho 83616	Representative: Stephanie Hopkins KM Engineering, LLP Boise, Idaho 83713
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REQUEST

The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, a Preliminary Plat and a Private Street for a proposed residential subdivision consisting of 103 residential lots and 21 common lots/common drive lots. The property is located at 9670 and 10090 W. Floating Feather Road in Star, Idaho, and consists of 27.09 acres with a proposed density of 3.8 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. Floating Feather Road, approximately ¼ mile west of N. Pollard Lane. Ada County Parcel No. S0405449100.

Existing Site Characteristics: The property is currently in agricultural use with a single-family home and outbuildings.

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

Middleton Mill Ditch Company
PO Box 848
Middleton, ID 83644

Flood Zone: A small portion of the eastern edge of the property is in a Special Flood Hazard Area. The rest of the parcel is NOT located in a Special Flood Hazard Area.
FEMA FIRM Panel: 16001C0130J
FIRM Effective Date: 06/19/2020
Flood Zone: Zone A

LOMR 20-10-1292P has been filed with FEMA and becomes effective on October 14, 2021 that will remove this portion of the development from the Special Flood Hazard Area.

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – Yes, Mitigation is TBD.
- ✪ Riparian Vegetation – No known areas.
- ✪ Steep Slopes – No.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	January 14, 2021
Neighborhood Meeting Held	April 19, 2021
Application Submitted & Fees Paid	May 18, 2021
Application Accepted	June 17, 2021
Residents within 300' Notified	September 14, 2021
Agencies Notified	June 17, 2021
Legal Notice Published	September 16, 2021
Property Posted	September 17, 2021

HISTORY

This parcel does not have any history of land use applications with the City of Star.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Rural Urban Transition (RUT)	Neighborhood Residential	Single Family Residential/Agricultural
Proposed	R-4-DA	Neighborhood Residential	Single Family Residential
North of site	Rural Urban Transition (RUT) County Residential (R-3)	Neighborhood Residential	Single Family Residential/Agricultural/Star Middle School
South of site	Residential (R-2) Rural Urban Transition (RUT) County	Neighborhood Residential	Single Family Residential/Agricultural
East of site	Residential (R-3)	Neighborhood Residential	Single Family Residential/Agricultural/Approved Welton Estates
West of site	Residential (R-3-DA) Rural Urban Transition (RUT)	Neighborhood Residential	Single Family Residential/Agricultural Colt Place Subdivision

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

B. Standards:

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

original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

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

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

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

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

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

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

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

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-3: USES WITHIN ZONING DISTRICTS

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front(1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	5' per story (2)	20'
R-5	35'	15' to living area/side load garage 20' to garage face	15'	5'	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. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.

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

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

A. Design Standards:

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

B. Construction Standards:

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

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

the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

1. Private Road Reserve Study Requirements.
 - a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
 - b. The study required by this section shall at a minimum include:
 - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
 - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
 - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
 - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
 - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
 - c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

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

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

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

8-4E-2: 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.

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

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

minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.

3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

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

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

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

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

E. Maintenance:

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

8-1E-1: DEFINITIONS - TERMS DEFINED

TRANSITIONAL LOT OR PROPERTY: The size of a new residential lot when being proposed adjacent to an established residential use. The ratio for lots adjacent to properties shall be determined on a case-by-case basis, when considering the size of the development potential for the existing use. This shall not be required if separated by an existing roadway or large canal where the distance between new structures and existing structures equal or exceed 100 feet.

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

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

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 units per acre to 5 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

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

8.4 Objectives:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.

- Retain and encourage rural areas where it will not result in increased costs for urban service.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

- A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where
- C. Site layout within the Special Transition Overlay Area is to provide for a transition in density and lot sizing. Base densities may be significantly reduced or home sites may be clustered to increase open space within a portion of a site when property is within this overlay.

8.5.4 Policies Related to The Special Transition Overlay Areas:

- A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. This may include new abutting lots to be one acre in size or may include buffering.
- B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.
- C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.
- D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include the provision of a buffer strip avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include setbacks within the urban lots similar to the Special Transition Overlay Area lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the Special Transition Overlay Area lots.
- E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

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

PROJECT OVERVIEW

ANNEXATION & REZONE:

The annexation and zoning request of Residential (R-4) on the applicant’s property will allow for the subdivision of the property to develop with urban densities that will be consistent with the current Comprehensive Plan Map. The overall gross density of the proposed development is 3.80 dwelling units per acre. The current Comprehensive Plan Land Use Map designates this property as Neighborhood Residential, with an anticipated density of 3 to 5 dwelling units per acre. The requested density is within this designation. The requested zoning designation and density meets the intent of the Comprehensive Plan.

PRELIMINARY PLAT & PRIVATE STREET:

The application submitted is for an age restricted, private, gated community, regulated by restrictive CC&R’s. The Preliminary Plat submitted contains 103 residential lots, 17 common lots, 4 common drive lots and 1 private road lot for a total of 125 lots with a density of 3.80 dwelling units per acre. The buildable, residential lots range in size from 5,202 square feet to 15,625 square feet with an average buildable lot of 6,841 square feet. The applicant has indicated that the development will contain a total of 4.43 acres (15.4%) of open space. The applicant states that useable open space, not including street buffers and endcaps equal 3.67 acres (13.55%) exceeding the requirement for usable open space in the current Unified Development Code, Section 8-4E-2. The development will be accessed from a single ingress/egress off W. Floating

Feather Road. An emergency access is proposed at the far north end of the development that will connect through the Star Acres Subdivision lot owned by the applicant. This access shall have appropriate traffic control devices as approved by the Star Fire District to prevent full time access to the north. The applicant states they have worked out an emergency access agreement with the property owner to the east to allow a secondary access through a common driveway.

Internal streets are proposed to be private and proposed to measure 33 feet from back of curb to back of curb with a right of way of 47 feet. This does not satisfy Section 8-4D-34B (4) of the UDC which calls for roads to be 36 feet from back of curb to back of curb in a 50 foot right of way. The applicant is requesting a reduction in the width of the roadway.

The development will have a thirty (30) foot buffer along Floating Feather Road with a minimum of five (5) feet high berm/fence satisfying the Unified Development Code section 8-8C-2, J4b. There will also be a five (5) foot detached sidewalk along Floating Feather which will satisfy section 8-4A-17 of the UDC.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 3 site amenities. The applicant is proposing a central park with a clubhouse, pickleball court, connected pathways throughout the development and if approved by the irrigation district, a pathway along the canal that bisects the property. There is also a 2.7-acre park in the northwest corner of the property.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Applicant is proposing five (5) foot wide attached sidewalks throughout the development.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. **The applicant has not submitted a streetlight plan. The applicant has not provided a streetlight design/cut sheet with the application, this will be required and must be approved by Staff before final plat approval.**
- Street Names
Applicant has provided verification from Ada County that the proposed street names have been approved. There were changes required of the applicant and all changes are reflected on the submitted preliminary plat.
- Subdivision Name
Applicant has provided a letter from Ada County that the 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 landscape plan as submitted appears to meet the requirements for trees in the street buffer along W. Floating Feather Road and the common open area.
- School Pathway Lot– The City had requested that the Applicant provide a 6-foot common lot along the eastern boundary of the subdivision to allow for the future school pathway from W. Floating Feather Road to the Star Middle School. The Welton Estates Subdivision to the east has also provided a 6-foot lot for the other half of the future pathway. The submitted preliminary plat indicates Lot 42 as that common lot. Staff is requiring that the lot be dedicated to the City of Star at final plat and that the lot be extended through Lot 68 and to the southeast corner of the development. Staff is also recommending that rear lot fencing along the future pathway common lot be open style fencing to enhance student safety on the pathway.
- Setbacks – Client is requesting a front set back of ten (10) feet to living area, as opposed to the fifteen (15) feet in the R-4 code. All other setbacks in the R-4 zoning district shall be met.
- Mailbox Cluster – Star Postmaster, Mel Norton, has authorized the mailbox cluster to be placed on the east side of the main entry in front of the gate and facing N. Langtree Lane. This letter is part of the applicant packet.

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:

- Density;
- ITD Proportionate Share Fees;
- Private Road Maintenance;
- Private Road Study Every Three (3) Years;
- Fencing and Berming Adjacent to Existing Neighborhoods

- Fencing along School Pathway
- Dedication of Pathway Lot to the City
- Emergency Access/Easements
- Future Development

AGENCY RESPONSES

Keller and Associates	July 13, 2021; Follow up Letter Pending
ITD	Pending
ACHD	August 11, 2021
DEQ	June 25, 2021
Star Fire District	September 23, 2021
Ada County Dev. Services	June 18, 2021
Central Dist. Health	June 25, 2021
ID Dept. Water Resources	June 21, 2021

PUBLIC RESPONSES

No public comments have been received at this time.

STAFF ANALYSIS & RECOMMENDATIONS

TRANSITIONAL LOTS:

The northern boundary of the subdivision is immediately adjacent to Star Acres Subdivision, an Ada County approved 5-acre lot subdivision that is in Un-Incorporated Ada County. The majority of the houses built within the Star Acres Subdivision are located to the west end of the lots and along N. Wing Road. The Star Comprehensive Plan designates the area within this subdivision as a Special Transition Overlay Area. The Unified Development Code provides a definition for transitional Lots or Properties and states the following: *The size of a new residential lot when being proposed adjacent to an established residential use. The ratio for lots adjacent to properties shall be determined on a case-by-case basis, when considering the size of the development potential for the existing use. This shall not be required if separated by an existing roadway or large canal where the distance between new structures and existing structures equal or exceed 100 feet.* It appears from the submitted preliminary plat that the developer has made an effort to design the development with this requirement in mind (see exhibit attached). The northwest corner of the property is proposed to be a 2.7-acre open park area. This provides a buffer to the one property that borders the development. There is approximately 700 feet abutting the property to the north that is owned by the developer of Langtree Bungalows Subdivision. The developer plans to use a portion of these two lots as a buffer when and if a home is built on the property. There has been testimony before the Council during past subdivision reviews (Canvasback, Sunfield, Sellwood, Greendale/Greendale Grove, Rivercreek)

from owners in Star Acres Subdivision that the CC&R's for the subdivision prohibit future re-subdivision of the existing Star Acre lots. It is Staff's interpretation that this proposed buffer meets the intent of the Comprehensive Plan and the Unified Development Code. Council should consider this when making its decision on the application.

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed annexation, zoning, development agreement, preliminary plat and private road meets the requirements, standards, and intent for development as they relate to the Unified Development Code and the Comprehensive Plan. The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

- 1. The map amendment complies with the applicable provisions of the Comprehensive Plan.
 - The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:*
 - ✓ *Protection of property rights.*
 - ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
 - ✓ *Ensure the local economy is protected.*
 - ✓ *Encourage urban and urban-type development and overcrowding of land.*
 - ✓ *Ensure development is commensurate with the physical characteristics of the land.*
 - The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The City must find compliance with the Comprehensive Plan.*
- 2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.
 - The City must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent*

of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

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

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

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

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

PRIVATE STREET FINDINGS:

- A. The design of the private street meets the requirements of this article;
The City must find that the proposed private streets meet the design standards in the Code.

- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity:

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

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

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

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

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

CONDITIONS OF APPROVAL

- 1. The approved Preliminary Plat for the Langtree Bungalows Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. **All private streets shall have a minimum street width of 36’ and shall be constructed to ACHD standards unless a reduced width is approved by Council.**
- 3. 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. These fees will be collected by the City of Star, by phase, prior to final plat signature. The

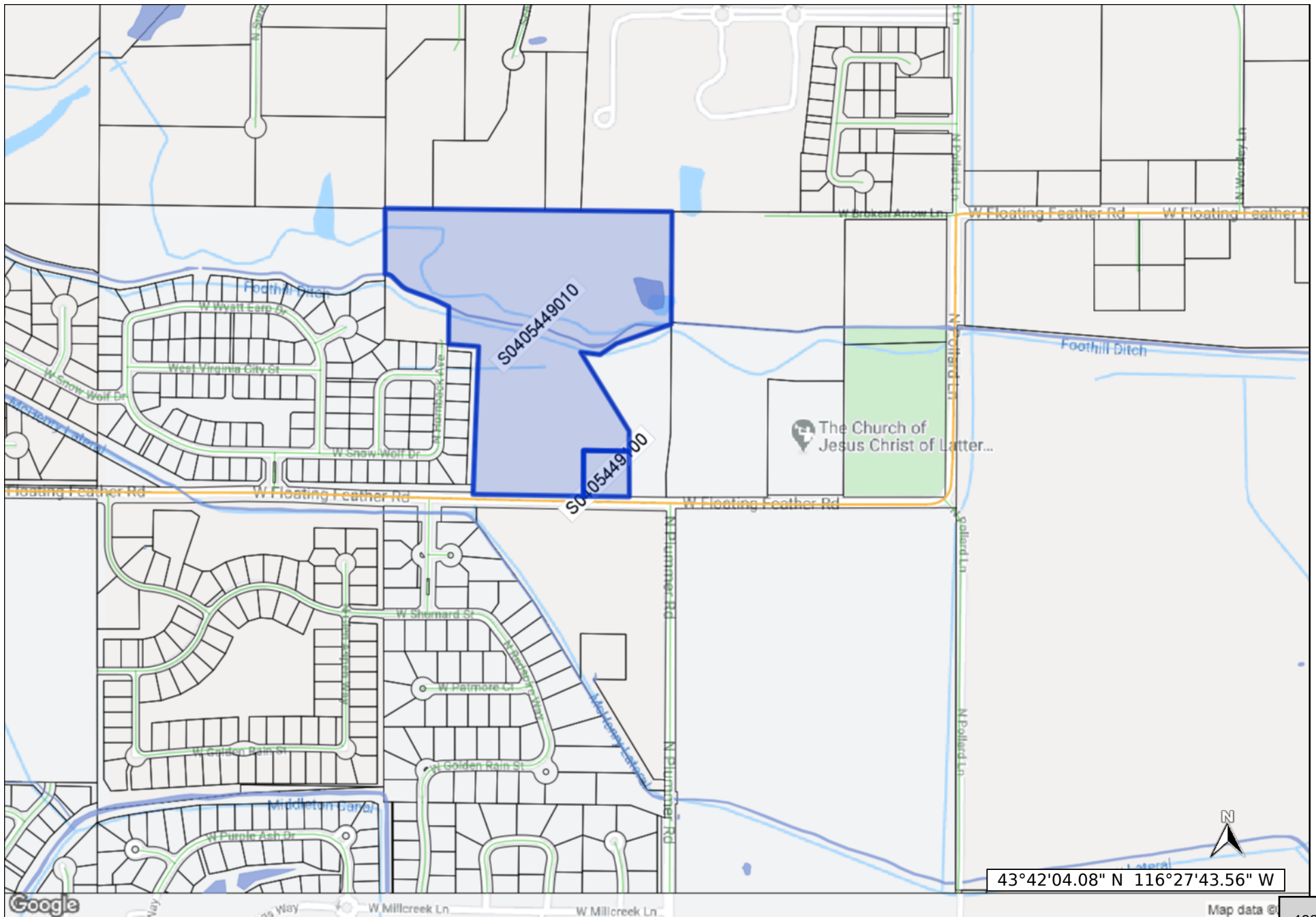
development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.

4. **Applicant shall satisfy all ACHD requirements prior to issuing building permits.**
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 any building permits being issued.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight design/cut sheet for approval by city staff prior to Final Plat approval.**
6. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet.
7. **A revised landscape plan shall be submitted to the City showing open style fencing along the eastern back yards of all lots adjacent to school pathway lot prior to approval of the Final Plat.**
8. Common area trees shall be provided as stated in Section 8-8C-2, J5, including one (1) tree per four thousand (4,000) square feet.
9. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
10. The entrance to W. Floating Feather Road shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
11. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and or work stoppage.
12. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
13. 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.
14. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
16. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
17. 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.
18. 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.
19. 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.

- 20. All common areas shall be owned and maintained by the Homeowners Association.
- 21. 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.**
- 22. A sign application is required for any subdivision signs.
- 23. 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 telecommunication cables.**
- 24. Any additional Conditions of Approval as required by Staff and City Council.

COUNCIL DECISION

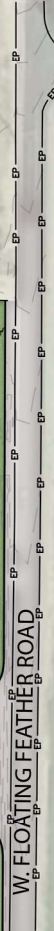
The Star City Council _____ File #AZ-21-11/DA-21-16/PP-21-15/PR-21-08 for Langtree Bungalows Subdivision on _____, 2021.





LANGTREE BUNGALOWS

CONCEPTUAL, SUBJECT TO CHANGE





May 18, 2021
Project No.: 20-222

Mr. Shawn Nickel
City of Star
Planning & Zoning Department
10769 West State Street
Star, ID 83669



LANGTREE
BUNGALOWS

**RE: Langtree Bungalows – Star, ID
Annexation and Zoning, and Preliminary Plat Narrative**

Dear Mr. Nickel:

On behalf of the Walsh Group, LLC, we are pleased to submit the attached applications and required supplements for annexation, zoning, development agreement, preliminary plat, private road, and floodplain development review applications for the Langtree Bungalows Subdivision. As part of this application, we also request flexibility be permitted on the front setback to living space for lots within the subdivision. Please accept this letter as our written narrative detailing the proposed project.

Site Information

The subject property is approximately 27 acres, is located north of Floating Feather Road, west of Pollard Lane and is currently zoned RUT (Rural-Urban Transition) in Ada County. The Colt Place Subdivision, zoned R-3 (residential) with a Development Agreement (DA) is adjacent to the west; the Schreiner Subdivision and Star Middle School, zoned RUT and R-3 respectively, are located to the north; a proposed subdivision is located to the east; and various subdivisions exist or are in the process of entitlement and construction to the south. We have included an exhibit demonstrating adjacent zoning districts and development on the following page.

Background Information

The developer chose this site due to its unique location, and proximity to services, amenities, and existing and proposed subdivisions. We believe the project that we are proposing aligns with the Comprehensive Plan while accommodating surrounding development and providing a valuable residential product not commonly available in Star. In researching this property and preparing the subject proposal we held two neighborhood meetings, participated in a pre-application meeting with City staff and researched adjacent projects and recent approvals. We have also completed a wetlands study, floodplain study and have coordinated with the various agencies and jurisdictions responsible for reviewing development in the area. Through these discussions and research, our preliminary plat has been adapted to accommodate adjacent property owners to the west and north, to meet topographic and environmental conditions and to incorporate various City requirements.



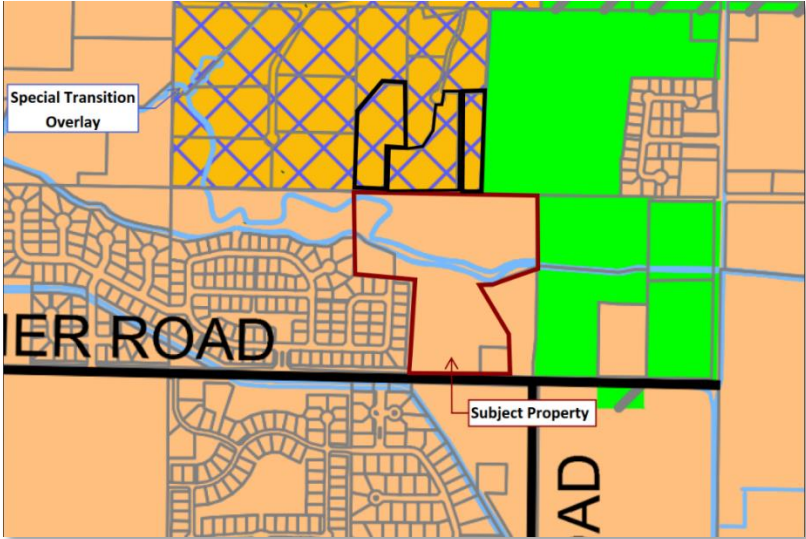
Comprehensive Plan

According to the City’s Comprehensive Plan, the future land use designation for this property is *Neighborhood Residential*. The north portion of the property is adjacent to a *Special Transition Overlay Area* within the Schreiner Subdivision.

In an effort to creatively utilize the property while embracing the natural features and existing site constraints, we propose the R-4 (residential) zoning district. Our goal is to develop a premiere age-restricted community to provide options for current and future Star residents, in alignment with *Implementation Policy 15.5* within Star’s Comprehensive Plan. Our proposed zoning designations and enclosed preliminary plat for future development support the intent of the land use designation and the Comprehensive Plan, as further discussed below.

Special Transition Overlay Area

Approximately 900 linear feet of the subject property’s north boundary abuts the City’s *Special Transition Overlay Area*. A little over 200 feet of that boundary is the southern property boundary of a developed parcel containing a single-family residence within the Schreiner Subdivision. We propose to observe and fulfill the intent of the special transition overlay area by incorporating approximately 2.7 acres of open space on the west part of the site adjacent to that existing home and property. The other approximately 700 feet abutting the property comprises the southern property lines of two undeveloped parcels within the Schreiner Subdivision. The developer is acquiring these two parcels within the *Special Transition Overlay* zone and plans to use a portion of those parcels as a buffer to the proposed subdivision.



Annexation and Zoning

As mentioned, the current zoning designation for the project site is RUT in Ada County. We propose to annex and zone the property to the R-4 zoning district to accommodate single-family detached homes within an age-restricted community. This annexation and the zoning district requested is consistent with the intent and goals of the Star City Zoning Ordinance and the Comprehensive Plan.

The proposed project supports *Goal 8.3* within the Comprehensive Plan by providing a product type and housing option that is not widely available in the City of Star. This will help to encourage a diverse community with options available to existing and future residents.

This site is unique given the topography of the area, and the noted wetland and floodplain areas, both of which have been studied as part of this project. In accord with *Goal 9.3* we have made an effort to recognize and protect the natural beauty and resources of the area by preserving and protecting open space within the subdivision. This goal will be further supported with the R-4 district, which will allow for a density that is conducive to clustering homes and caters to the housing product sought after by an older age group.

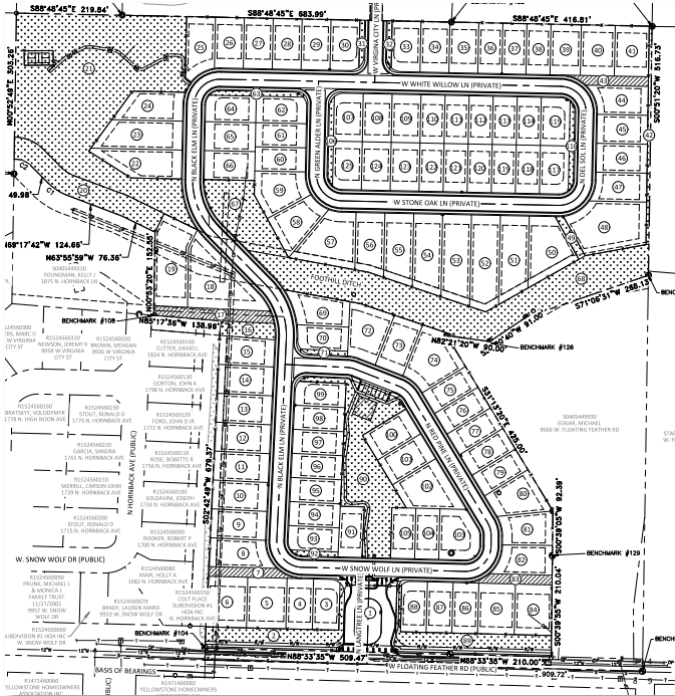
In conjunction with annexation and zoning of the property we propose to enter into a development agreement to guide future development of the site. A development agreement will not only support the design and standards the City of Star would like to see in this area, but will also provide a foundation for the type of community that best serves this large age group of homeowners.

As part of the development agreement, we request a waiver to the front setback to living space. Typically, the R-4 district requires a 15' setback from living space, however, we propose a 10' setback from living space to allow for flexibility to accommodate a specific housing product type. This waiver will allow the homes proposed for the community to adhere to the front driveway setback while placing the living space closer to the sidewalk and streets. This orientation provides a pedestrian-oriented and walkable feel for the community with easily manageable front yards (fully maintained by the HOA). This footprint and product style has worked well in other communities designed by the developer and is highly sought-after by the demographic being targeted.

Preliminary Plat

As noted, the subject request includes a preliminary plat for the approximately 27 acres comprising the Langtree Bungalows Subdivision boundary. Overall, 103 buildable lots, 17 common lots, 4 common driveway lots, and 1 lot for the private roadway are proposed for 125 lots total.

The average lot size is 6,841 square feet, with a minimum lot size of 5,202 square feet in accord with R-4 code requirements. The gross density of the project is 3.80 du/acre which is below the maximum density permitted in the R-4 district.



In accord with City code, this subdivision will utilize City services upon annexation. Water and sewer will be extended from Floating Feather north via the proposed entrance to Langtree Bungalows. As the project progresses, we will work with the remaining public utilities to ensure that adequate services are provided.

Open Space and Amenities

Overall, this development contains approximately 4.43 acres, or 16.53%, open space exceeding the City's requirement of 15% total open space and 10% useable open space. In accord with City Code, a landscape buffer is being provided along Floating Feather.

A central park has been included as a focal point and gathering place for residents with a clubhouse and ancillary parking. Pedestrian walkways are included within the central open space and throughout the development to allow for interconnectivity and easy access to amenities. In addition, there will be a pickleball court, internal walkways and green space located in the north part of the development.

In accord with the City of Star’s request, we have included a 6-foot easement on our east boundary to allow for extension of a walkway from Floating Feather to Star Middle School. In addition, we have been coordinating with the irrigation district to determine whether we will be able to place a pathway within their easement along the Foothill Ditch that bisects the property and hope to include that amenity should it be permitted. The developer also plans to include a walking path within the 2.7-acre open space at the northwest part of the site to provide an active and natural amenity for future residents.

All common space will be owned and maintained by the homeowners’ association.



Project Phasing

We propose to construct the proposed preliminary plat in two phases, as depicted on the enclosed phasing exhibit.

The first phase will include construction of the proposed primary access point, Langtree Lane, as well as 46 single-family residential lots, 5 common lots and 3 common driveway lots. The first phase was configured to facilitate development of land closest to Floating Feather frontage and to accommodate extending services available to the site. Phase 2 includes the remainder of the single-family homes proposed, with 57 buildable lots and 11 common lots. Phase 2 includes over 4 acres of open space including a large open space area on the west part of the site, preserved open space adjacent to the Foothill Ditch, a pathway to a planned subdivision to the

east and a pathway lot along the eastern border of the Langtree Bungalows Subdivisions to be dedicated to the City.

Access and Connectivity

The primary entrance for the subdivision will be a full access point via Floating Feather Road and will extend through the Langtree Bungalows Subdivision. We have coordinated with the property owner to the east to facilitate an emergency access via a common driveway for the first phase of development. We have also included a stub street to the north to act as an emergency access for the Fire Department for the northern half of the development. Otherwise, no vehicular connections are proposed to adjacent subdivisions or residences.

Private Street & Gated Entry

In lieu of a public roadway, we propose to include a private roadway within the community along with a functioning gate at the main entrance. The developer wishes to include private streets to emphasize the unique community feel and exclusivity of the Langtree Bungalows Subdivision. In speaking with adjacent neighbors, it was also understood that there is no desire for connectivity or stub streets to surrounding communities. As such, private streets internal to the subdivision presented a viable solution.

The private street will provide access and frontage for 103 single-family residences; 6 lots will take access via common driveways as depicted on the preliminary plat.

We believe the age-restricted community will best function with a private street and that a gate will enhance safety and security for future residents. The community will benefit from this design as it will decrease potential cut-through traffic by creating a clear path of travel for residents and visitors of the Langtree Bungalows Subdivision. This design will also adhere to adjacent neighbors’ requests to minimize and prevent traffic entering existing neighborhoods.

Roadways will be improved to ACHD’s standards and will be coordinated with the City to ensure we are meeting all requirements. A private street and common driveway maintenance agreement will be included within the CC&Rs for the development to ensure the roadway is managed appropriately and repaired as necessary.

Fire Department Emergency Access

Per the Fire Department’s request, we plan to include two points for emergency access within the project site. One point of access will be located near the southeast part of the site and will connect via a common driveway (Lot 8, Block 2) to a road planned within the adjacent property (Parcel No. S0405449930). This point of access will serve as the secondary emergency access for the first phase of development. The second emergency access proposed will be via a stub street at the north part of the property. Details regarding connection and requirements for this access point need to be determined, however, the intent is for this point of access to serve the second phase of development for the subdivision.

Floodplain Study

Unstudied floodplain crosses a portion of the northeast part of the property according to the existing FEMA FIRM panel 160236. In accord with City Code and FEMA requirements, we hired a consultant to study the area to determine a base flood elevation for the property. Ms. Angie Michaels, P.E., with Engineering with a Mission, LLC. has since finished the study and submitted the information to FEMA on March 29, 2021. Ultimately, she recommended that the Floodzone A be removed for this portion of the Foothill Ditch based on her findings. Her full report is enclosed with this application for reference. The previous and recommended base flood elevation

have been indicated on our preliminary plat. We will continue to coordinate with the City and FEMA to complete any requirements associated with the floodplain study.

Irrigation Districts

The Foothill Ditch bisects the property and a drainage ditch is located on the west boundary of the site. The Foothill Ditch is maintained by the Farmers Union Ditch Company, the Middleton Irrigation Association Incorporated, and the Middleton Mill Ditch Company. The drainage ditch is maintained by the Middleton Irrigation Association and the Middleton Mill Ditch Company. We will continue to coordinate with the irrigation companies to ensure their standards are being met throughout the project’s duration.

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

- Middleton Irrigation Association Incorporated: PO Box 848, Middleton, Idaho 83644
- Middleton Mill Ditch Company: PO Box 848, Middleton, Idaho 83644
- Farmers Union Ditch Company: 10389 West Beacon Light Road, Star, Idaho 83669

Housing Style and Similar Projects Completed

Our flagship 55+ active adult subdivision, the Village Bungalows, is located in Meridian, Idaho with 74 single-family homes on a 12-acre site. Our luxury homes are mostly single-level craftsman style homes with front porches, extra wide hallways, 9-10 foot ceilings, roll-in showers, fireplaces and a butler’s pantry. Our community features a clubhouse with a full kitchen, fitness center and yoga room, a central park and walking paths. We designed this neighborhood with community connection in mind and a focus on maintenance-free lifestyle with all yard, snow removal and sprinkler maintenance covered by HOA. Attached to this application as an exhibit are exterior renderings of single-family homes that have been constructed in other communities the developer has completed.



Conclusion

We believe that the proposed annexation, zoning and preliminary plat as conditioned, will complement surrounding uses, fulfill the intent of the Comprehensive Plan, and provide a unique housing opportunity in this beautiful part of Star.

We appreciate the time you and other staff members have spent to help us understand the steps needed to accomplish this project. Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Stephanie Hopkins
Land Planner

cc: Walsh Group, LLC.



PRELIMINARY PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Walsh Group
 Applicant Address: P.O. Box 1297, Eagle, Idaho Zip: 83616
 Phone: 208.329.5715 Email: kelli@walshgrp.com

Owner Name: Bryan & Marie Pecht
 Owner Address: 10090 West Floating Feather Road, Star, Idaho Zip: 83669
 Phone: 208.639.6939 Email: _____

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

Property Information:

Subdivision Name: Langtree Bungalows
 Site Location: 9670 & 10090 West Floating Feather Road, Star, Idaho
 Approved Zoning Designation of Site: RUT
 Parcel Number(s): S0405449100 & S0S405449010

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	Neighborhood Residential	Single-family Residence
Proposed	R-4	Neighborhood Residential	Single-family Residential Subdivision
North of site	RUT	Rural Residential with Transition Overlay	Single-family residences & Star Middle School
South of site	RUT	Neighborhood Residential	Single-family residences
East of site	RUT	Neighborhood Residential & Existing Public Use	Single-family residences
West of site	R-3-DA	Neighborhood Residential	Single-family residential subdivision

SITE DATA:

Total Acreage of Site - +/- 27 acres
 Breakdown of Acreage of Land in Contiguous Ownership - +/- 27 acres
 Total Acreage of Site in Special Flood Hazard Area - TBD
 Dwelling Units per Gross Acre - 3.8 du/acre
 Minimum Lot Size - 5,202 Square Feet
 Minimum Lot Width - 50'

Total Number of Lots - 125
 Residential - 103
 Commercial - 0
 Industrial - 0
 Common - 17 Common Driveway - 4

Total Number of Units - 103
 Single-family - 103
 Duplex - 0
 Multi-family - 0

Percent of Site and Total Acreage of Common Area - 16.35 % / 4.43 acres
 Percent of Common Space to be used for drainage - TBD
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
Central common open space area with clubhouse, pickleball court, linear open space adjacent to
the Foothill Ditch, 6' common lot on east for City pathway, ~3.5 acre open space at NW of site
 Proposed Dedicated Lots & Acreage (school, parks, etc): 6' common lot to be dedicated to City
for pathway to Star Middle School

Public Streets - 0 Private Streets - Throughout subdivision
 Describe Pedestrian Walkways (location, width, material) - Paved pedestrian walkways included along
proposed private street section, working with Irrigation District to place pathway adjacent to ditch, City pathway on east
 Describe Bike Paths (location, width, material) - n/a

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

Total Acreage of Site in Special Flood Hazard Area - TBD - Flood study recommends removal of floodplain

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J
 FIRM effective date(s): mm/dd/year 5.18.2021
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone A - unstudied
 Base Flood Elevation(s): AE .0 ft., etc.: 2507.7 ft - Zone 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.

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

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

Potable Water - Star Water District
 Irrigation Water- Foothill Ditch
 Sanitary Sewer- Star Sewer District
 Fire Protection - Star Fire District
 Schools - Star Middle School, Star High School, Star Elementary School
 Roads - West Floating Feather will serve as primary frontage, ACHD owned and maintained
 Internal roads proposed to be private, will be maintained by HOA

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

Areas of Critical Environmental Concern - No Floodplain - Yes, information provided herein.
 Evidence of Erosion - No Fish Habitat - No
 Historical Assets - No Mature Trees - Yes, mitigation tbd.
 Riparian Vegetation - No Steep Slopes - No
 Stream/Creek - No Unstable Soils - No
 Unique Animal Life - No Unique Plant Life - No

Application Requirements:

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

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

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

FEE REQUIREMENT:

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

Stephanie Hopkins
Applicant/Representative Signature

5.18.2021
Date

LANGTREE BUNGALOWS SUBDIVISION

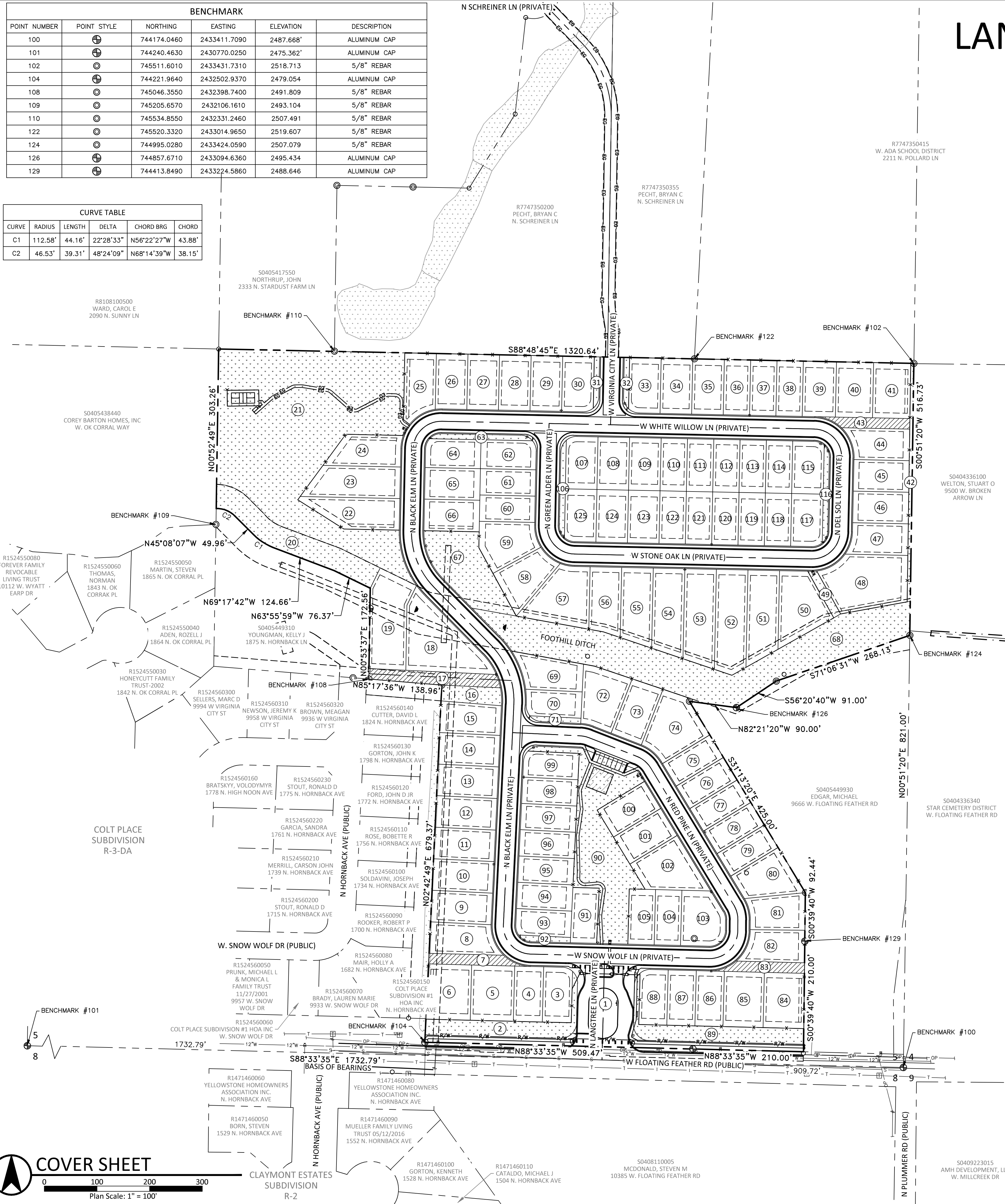
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5, T.4N., R.1W., B.M., ADA COUNTY, IDAHO
PRELIMINARY PLAT
SEPTEMBER 2021



Digitally signed by Joe Pachner, P.E.
Date: 2021.09.21
14:56:22 -06'00'

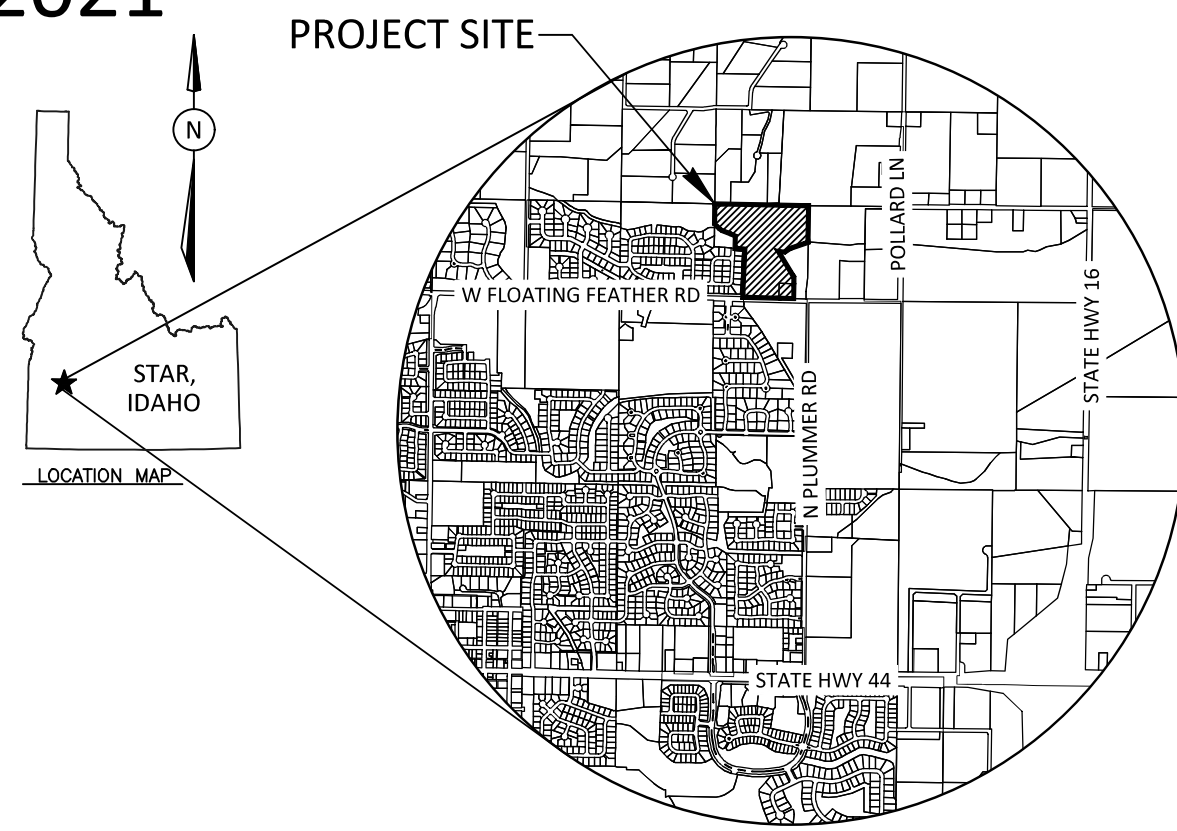
BENCHMARK				
POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION
100	⊕	744174.0460	2433411.7090	2487.668'
101	⊕	744240.4630	2430770.0250	2475.362'
102	⊕	745511.6010	2433431.7310	2518.713
104	⊕	744221.9640	2432502.9370	2479.054
108	⊕	745046.3550	2432398.7400	2491.809
109	⊕	745205.6570	2432106.1610	2493.104
110	⊕	745534.8550	2432331.2460	2507.491
122	⊕	745520.3320	2433014.9650	2519.607
124	⊕	744995.0280	2433424.0590	2507.079
126	⊕	744857.6710	2433094.6360	2495.434
129	⊕	744413.8490	2433224.5860	2488.646

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG
C1	112.58'	44.16'	22°28'33"	N56°22'27"W
C2	46.53'	39.31'	48°24'09"	N68°14'39"W



PRELIMINARY PLAT NOTES

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE THE MIDDLETON MILL DITCH COMPANY AND THE FARMER'S UNION DITCH CO. LTD. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
- ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE EASEMENT, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- LOTS 2, 16, 20, 21, 31, 32, 42, 49, 63, 67, 68, 71, 89, 90, 92, 106, AND 116 BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOT 1, BLOCK 1 IS A COMMON LOT WHICH WILL CONTAIN THE PRIVATE ROADWAY FOR THE SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOTS 7, 16, 43, AND 83, BLOCK 1, ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION.



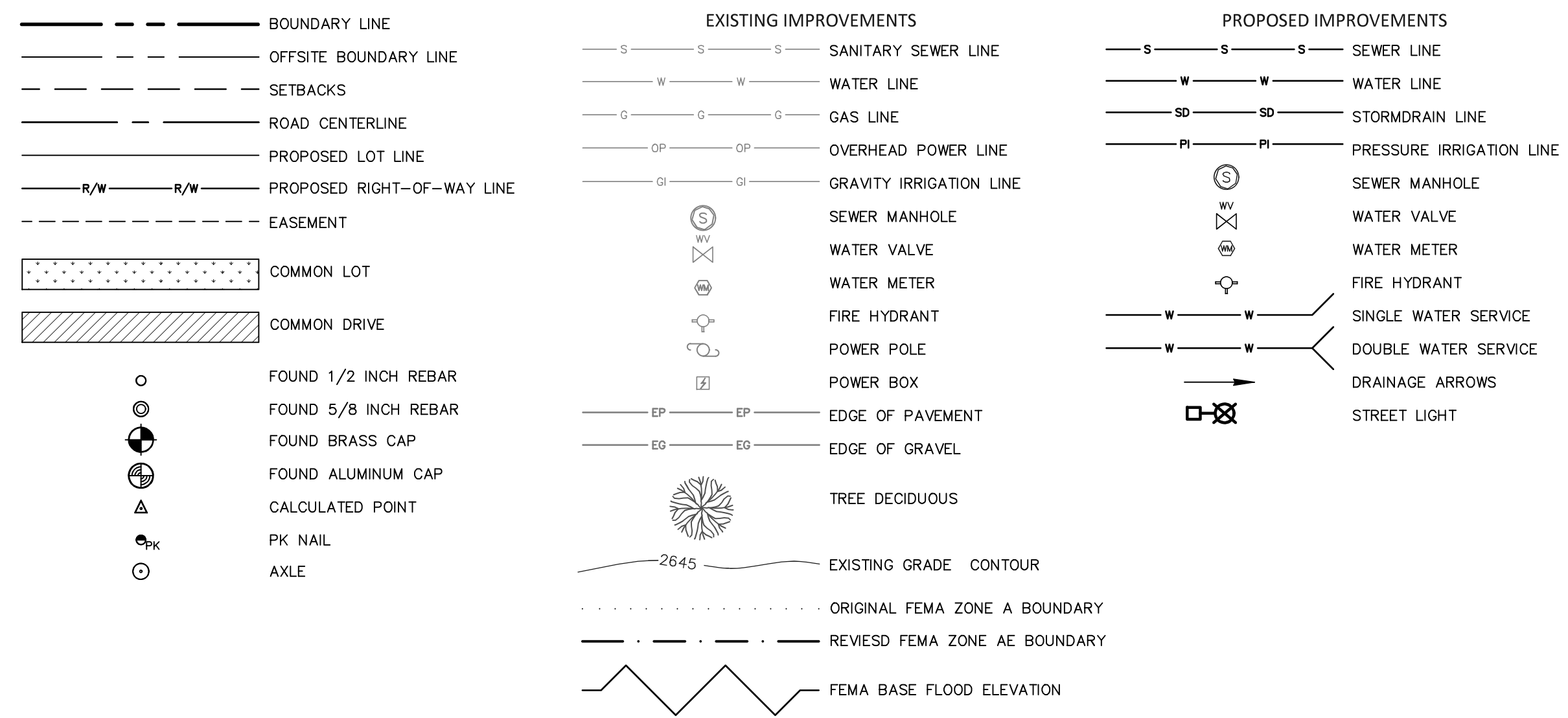
PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT PURSUANT TO THE INFRASTRUCTURE AGREEMENT. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. THE PROPERTY WILL BE SERVED BY THE CONNECTION TO N. HORNBACK AVE THROUGH BLACK ELM LN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND STAR SEWER AND WATER DISTRICT REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO PONDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE PONDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO PRIVATE STREET LOT LINE.

PRELIMINARY PLAT DATA

SITE DATA	
PROPOSED ZONING	R-4
COMPREHENSIVE PLAN DESIGNATION	SINGLE FAMILY HOUSING
AREA CALCULATIONS	
TOTAL R-5 AREA	27.10 ACRES
RESIDENTIAL BUILDABLE LOT AREA	16.18 ACRES
COMMON AREA	5.66 ACRES
COMMON DRIVE AREA	0.34 ACRES
ROAD AREA	4.69 ACRES
W. FLOATING FEATHER RD R.O.W.	0.23 ACRES
TOTAL AREA OF SITE	27.10 ACRES
OVERALL LOT DATA	
TOTAL LOTS	125
R-4 ZONING	
SINGLE FAMILY RESIDENTIAL LOTS	103
COMMON LOTS	17
COMMON DRIVE LOTS	4
ROADWAY LOTS	1
MINIMUM PROPERTY SIZE	
AVERAGE PROPERTY SIZE	5,202 SQ. FT. 6,841 SQ. FT.
GROSS DENSITY	
NET DENSITY	3.80 UNITS/ACRE 6.37 UNITS/ACRE

LEGEND



INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP 1.0	PRELIMINARY PLAT COVER SHEET
PP 1.1	PRELIMINARY PLAT LOT DIMENSIONS PHASE 1 - SOUTH
PP 1.2	PRELIMINARY PLAT LOT DIMENSIONS PHASE 2 - NORTH
PP 2.0	PRELIMINARY PLAT PRELIMINARY ENGINEERING

LEGAL DESCRIPTION

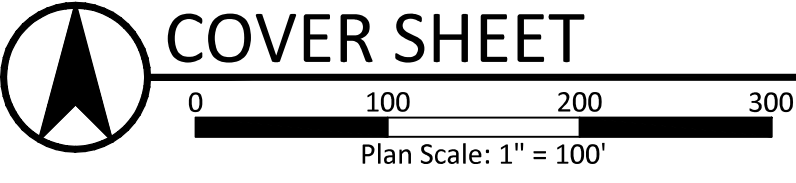
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

CONTACT INFORMATION

APPLICANT	ENGINEERING & SURVEYING CONSULTANT
WALSH GROUP, LLC. P.O. BOX 1297 EAGLE, IDAHO 83713 PHONE: (208) 639-6939 EMAIL: kelli@walshgrp.com	KM ENGINEERING, LLP 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 FAX: (208) 639-6930 CONTACT: DAVID ZUBIZARETA, P.E. JOE PACHNER, P.E. EMAIL: dzubizareta@kmengrp.com joe@kmengrp.com

SURVEY CONTROL NOTES

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



LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
COVER SHEET



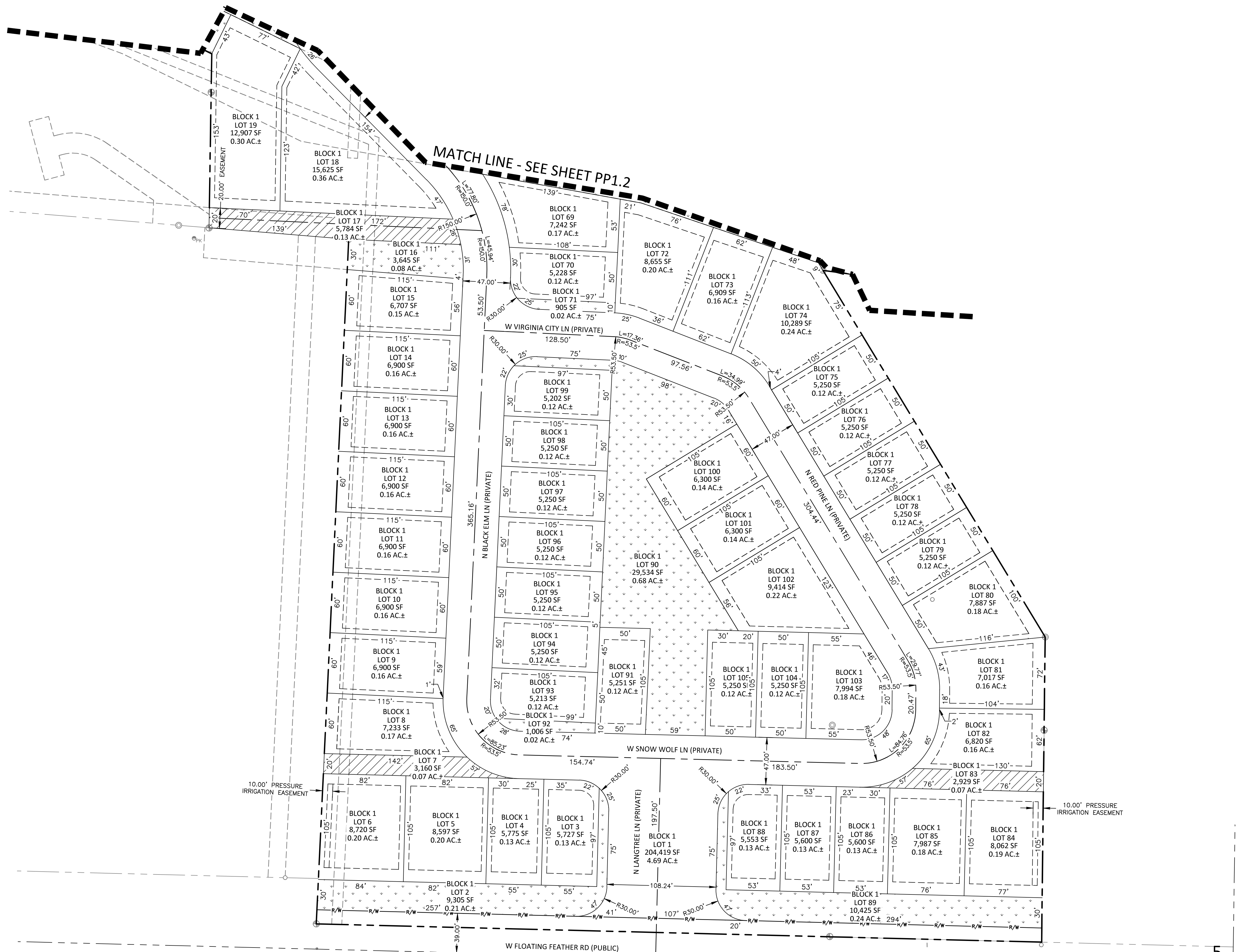
DESIGN BY:	JNP
DRAWN BY:	DMZ
CHECKED BY:	JNP
DATE:	9/20/21
PROJECT:	20-222



NO.	REVISIONS	DATE

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO

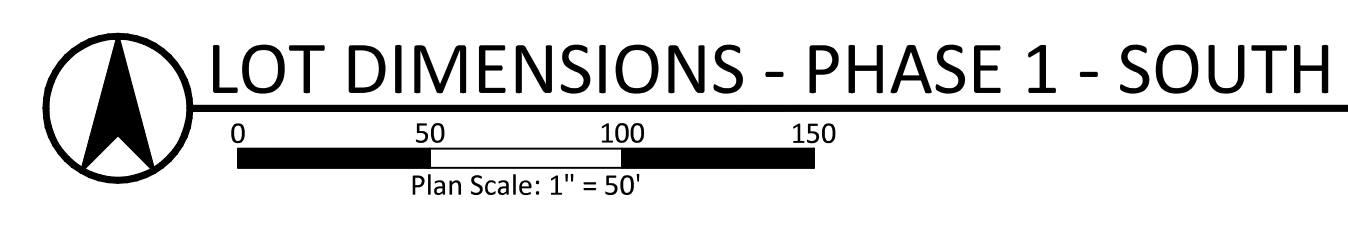
PRELIMINARY PLAT
LOT DIMENSIONS
PHASE 1 - SOUTH



DIMENSIONAL STANDARDS PER ADA COUNTY CODE

FRONT (TO FACE OF GARAGE)	20'
FRONT (TO LIVABLE SPACE)	10'
INTERIOR SIDE	5'
STREET SIDE	20'
REAR	15'
MAXIMUM BUILDING HEIGHT	35'

5 4
8 9



DESIGN BY:	JNP
DRAWN BY:	DMZ
CHECKED BY:	JNP
DATE:	9/20/21
PROJECT:	20-222

SHEET NO.
PP 1.1



OPEN SPACE INFORMATION

OPEN SPACE DATA

TOTAL AREA OF SITE	27.10 ACRES
REQUIRED OPEN SPACE	04.06 ACRES 15.00%
QUALIFIED OPEN CALCULATIONS	
ACREAGE OF QUALIFIED OPEN SPACE	04.43 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE	16.35%

LEGEND

- IRRIGATION DITCH (QUALIFIED OPEN SPACE UP TO 20% REQUIRED)
- COMMON LOT (QUALIFIED BUFFER AND GENERAL OPEN SPACE)

COMMON LOT AREAS

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED OPEN SPACE (SF)	QUALIFIED OPEN SPACE (ACRES)
1	1	204,419	4,576	0.11
1	2	9,305	14,452 *	0.33
1	7	3,160	0	0.00
1	16	3,645	3,645	0.08
1	17	5,784	0	0.00
1	20	14,862	3,136	0.07
1	21	95,248	95,248	2.19
1	31	905	0	0.00
1	32	905	0	0.00
1	43	2,921	0	0.00
1	49	1,456	0	0.00
1	63	1,810	0	0.00
1	67	14,874	14,874 *	0.34
1	68	55,352	10,949	0.25
1	71	905	0	0.00
1	83	2,929	0	0.00
1	89	10,425	16,675	0.38
1	90	29,534	29,534	0.68
1	92	1,006	0	0.00
1	106	1,710	0	0.00
1	116	1,710	0	0.00
TOTAL			193,089	4.43

* AREA INCLUDES 100% OF BUFFER ALONG W. FLOATING FEATHER ROAD MEASURED FROM EDGE OF PAVEMENT

OPEN SPACE EXHIBIT

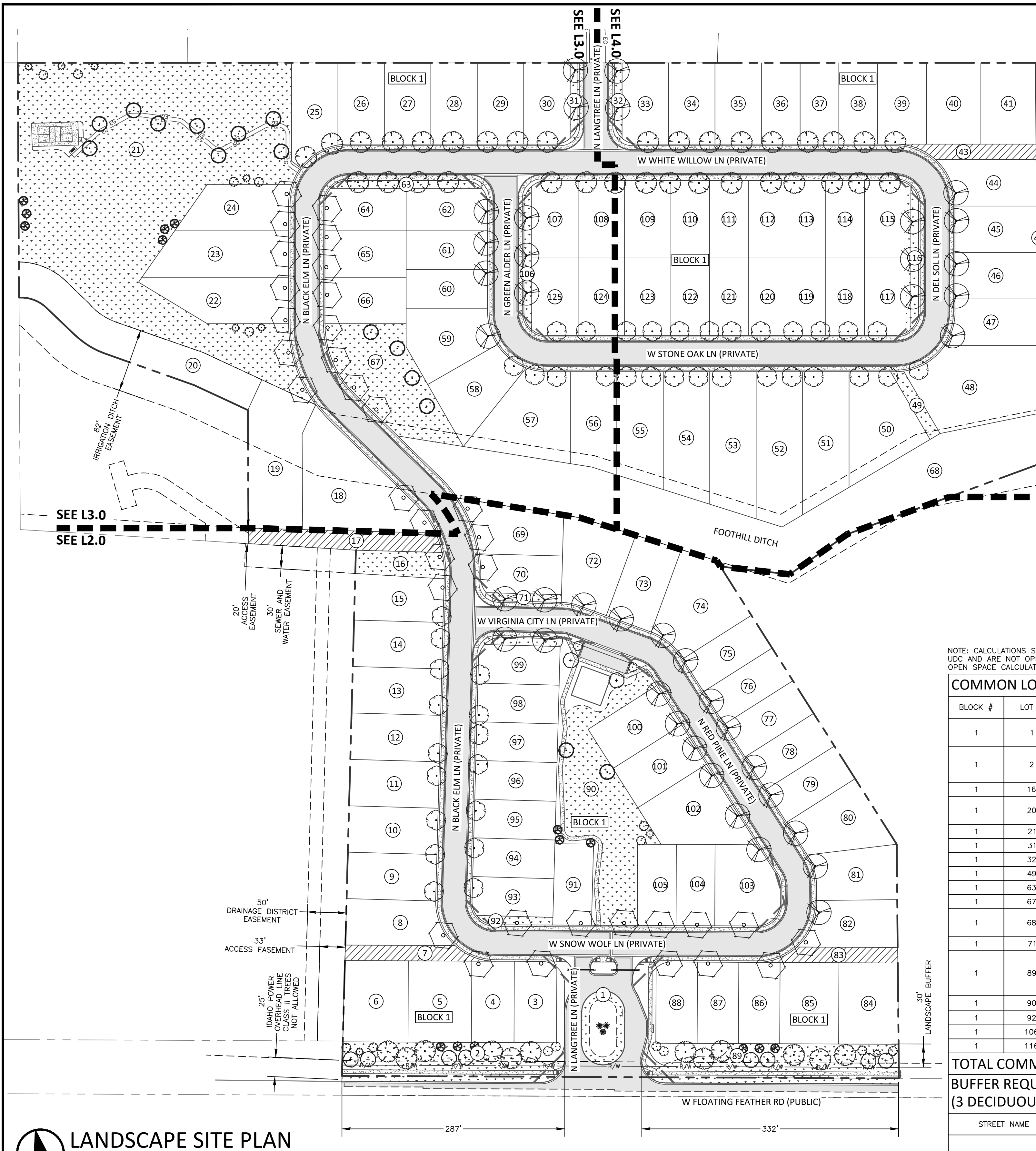
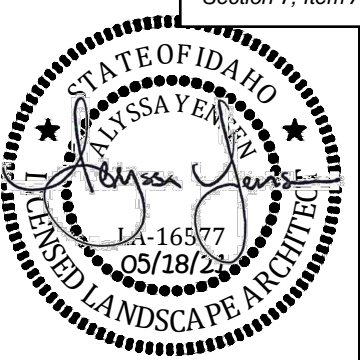
Plan Scale: 1" = 80'

**LANGTREE BUNGALOWS
STAR, IDAHO
OPEN SPACE EXHIBIT**

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

DATE:	04/28/21
PROJECT:	20-222
SHEET NO.	EX. 1.0

P:\20-222\CAD\LANDSCAPE\ITEMS\20-222_PP_LANDSCAPE_PLAN.DWG, KWATEE.CANDRIAN, 5/18/2021, DWG TO PDF, PCL3, 2024L1 (PP1)



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	46
	ACER TRUNCATUM 'PACIFIC SUNSET'™ PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	43
	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL. B&B	50'X40'	CLASS II	40
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	2" CAL. B&B	25'X35'	CLASS I	10
	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	35
	LIRIODENDRON TULIPIFERA 'EMERALD CITY'™ EMERALD CITY TULIP TREE	2" CAL. B&B	55'X25'	CLASS III	15
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II	6
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8" B&B	35'X15'	EVERGREEN	15
	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE	6'-8" B&B	25'X8'	EVERGREEN	3
	PICEA OMORICA 'BRUNS' BRUNS SPRUCE	6'-8" B&B	30'X10'	EVERGREEN	9
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8" B&B	25'X15'	EVERGREEN	11
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	2 GAL.	3'X3'	CLASS II	75
	PINUS MUGO 'MOPS' MOPS MUGO PINE	2 GAL.	3'X3'	CLASS II	56
	ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE	2 GAL.	4'X4'	CLASS II	85
	VIBURNUM CARLESII 'SMVCB'™ SPICE BABY KOREANSPICE VIBURNUM	2 GAL.	4'X6'	CLASS II	37
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'	CLASS II	76
	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL.	3'X3'	CLASS II	56
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	1 GAL.	1.5'X1.5'	CLASS II	96
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	1 GAL.	2'X3'	CLASS II	149
	RUBEBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN	1 GAL.	1.5'X1.5'	CLASS II	122
SOD/SEED	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		CLASS II	168,706 SF

NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF STAR UDC AND ARE NOT OPEN SPACE CALCULATIONS. REFER TO THE OPEN SPACE EXHIBIT FOR OFFICIAL QUALIFIED OPEN SPACE CALCULATIONS.

COMMON LOT TREE REQUIREMENTS (1 TREE/4000 SF)

BLOCK #	LOT #	LOT AREA (SF)	OPEN SPACE TREE CALCULATION	REQUIRED	PROVIDED
1	1	204419	4576 EXCLUDES PRIVATE ROADWAYS	1	3
1	2	9305	907 EXCLUDES 30' LANDSCAPE BUFFER ALONG W. FLOATING FEATHER RD.	0	0
1	16	3645	3645	1	0*
1	20	14862	0 EXCLUDES IRRIGATION EASEMENT	0	0
1	21	95248	95248	24	26
1	31	905	905	0	0
1	32	905	905	0	0
1	49	1456	1456	0	0
1	63	1810	1810	0	0
1	67	14874	14874	4	4
1	68	55352	0 EXCLUDES IRRIGATION EASEMENT	0	0
1	71	905	905	0	0
1	89	10425	893 EXCLUDES 30' LANDSCAPE BUFFER ALONG W. FLOATING FEATHER RD.	0	0
1	90	29534	29534	7	10
1	92	1006	1006	0	0
1	106	1710	1710	0	0
1	116	1710	1710	0	0
TOTAL COMMON LOT TREES				36	40

BUFFER REQUIREMENTS (3 DECIDUOUS, 2 EVERGREEN, AND 8 SHRUBS/100 LF)

STREET NAME	LF	CALCULATION	REQUIRED	PROVIDED
W. FLOATING FEATHER RD.	619	DECIDUOUS = (619/100)*3	19	
		CLASS II DECIDUOUS		16
		CLASS I ORNAMENTAL (8 TOTAL)		4
		TOTAL DECIDUOUS		20
		EVERGREEN = (619/100)*2	12	12
		SHRUB = (619/100)*8	50	94
TOTAL STREET BUFFER TREES			31	32
TOTAL TREES REQUIRED/PROVIDED			67	72

* TREES RELOCATED TO BLOCK 1 LOT 22 DUE TO SEEPAGE BED EASEMENT.

ACHD LANDSCAPE NOTES

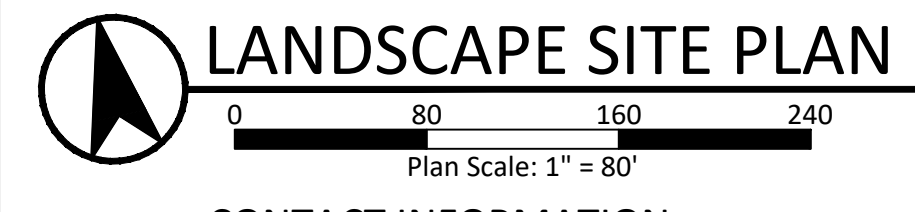
- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1-800-342-1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

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



CONTACT INFORMATION

OWNER
WALSH GROUP
P.O. BOX 1297
EAGLE, IDAHO 83616
PHONE: (208) 329-5715
EMAIL: kelli@walshgroup.com

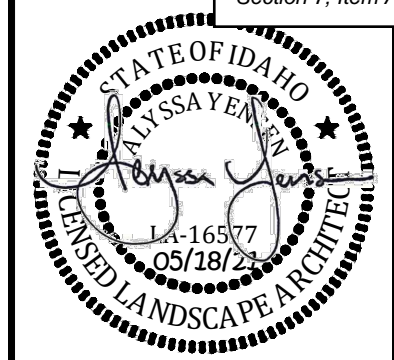
LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengrp.com

NO.	REVISIONS	DATE

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE COVER



DESIGN BY: KAC
DRAWN BY: KAC
CHECKED BY: AY
DATE: 5/14/21
PROJECT: 20-222



NO.	REVISIONS	DATE

**LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO**

PRELIMINARY PLAT LANDSCAPE PLAN



DESIGN BY:	KAC
DRAWN BY:	KAC
CHECKED BY:	AY
DATE:	5/14/21
PROJECT:	20-222

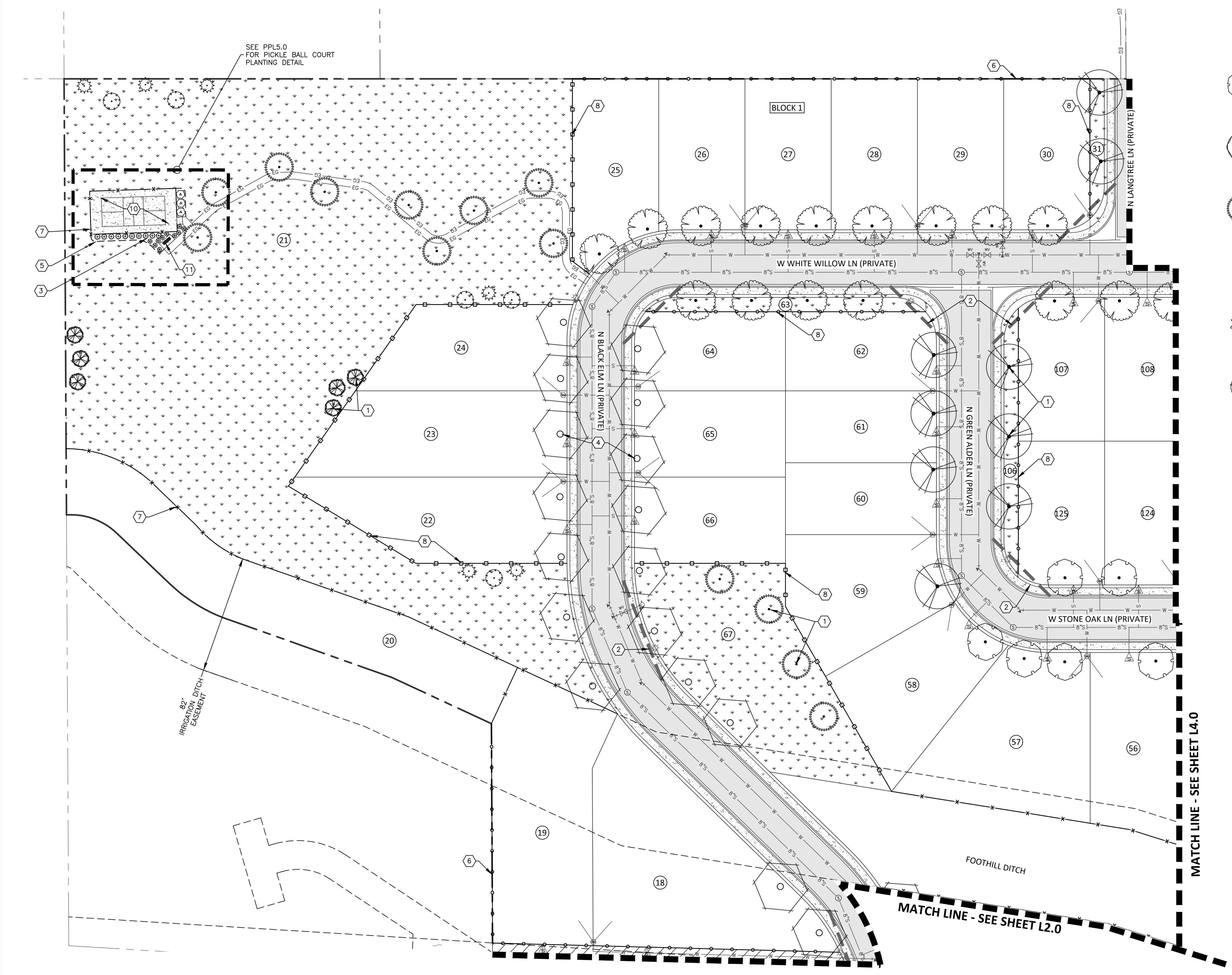
SHEET NO.
PPL3.0

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	46
	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	43
	CARPINUS BETULUS EUROPEAN HORNBEECH	2" CAL. B&B	50'X40'	CLASS II	40
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	2" CAL. B&B	25'X35'	CLASS I	10
	LIQUIDAMBAR STYRACIFLUA 'MORAIN' MORAIN SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	35
	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM EMERALD CITY TULIP TREE	2" CAL. B&B	55'X25'	CLASS III	15
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II	6
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	CEDRUS DEODARA 'AUREA' GOLDEN DEODAR CEDAR	6'-8" B&B	35'X15'	EVERGREEN	15
	PICEA GLAUCA PENDULA WEeping WHITE SPRUCE	6'-8" B&B	25'X8'	EVERGREEN	3
	PICEA OMORICA 'BRUNS' BRUNS SPRUCE	6'-8" B&B	30'X10'	EVERGREEN	9
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8" B&B	25'X15'	EVERGREEN	11
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	2 GAL.	3'X3'		75
	PINUS MUGO 'MOPS' MOPS MUGO PINE	2 GAL.	3'X3'		56
	ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE	2 GAL.	4'X4'		85
	VIBURNUM CARLESII 'SMVCB' TM SPICE BABY KOREANSPICE VIBURNUM	2 GAL.	4'X6'		37
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	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL.	3'X3'		56
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	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	1 GAL.	2'X3'		149
	RUBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN	1 GAL.	1.5'X1.5'		122
SOD/SEED	BOTANICAL / COMMON NAME	CONT	CLASS	QTY	
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		168,706 SF	

KEY NOTES (TYPICAL)

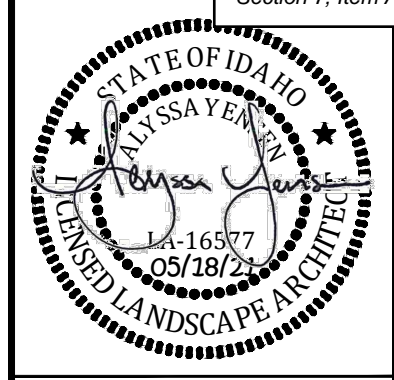
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- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
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- PICKLE BALL COURT. SEE PPL6.0-6, PPL6.0-7, AND PPL6.0-8.
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- ENTRANCE GATE. FINAL DESIGN TO BE PROVIDED AND APPROVED AS SEPARATE SUBMITTAL. SEE REFERENCE PHOTO PPL6.0-10.
- MAILBOX CLUSTER. SEE ARCHITECTURAL PLANS.



PRELIMINARY PLAT LANDSCAPE PLAN

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Plan Scale: 1" = 40'

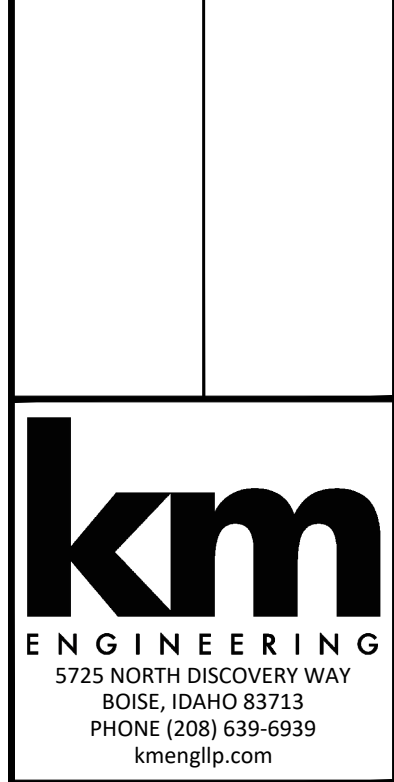
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NO.	REVISIONS	DATE

**LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO**

PRELIMINARY PLAT LANDSCAPE PLAN



DESIGN BY:	KAC
DRAWN BY:	KAC
CHECKED BY:	AY
DATE:	5/14/21
PROJECT:	20-222

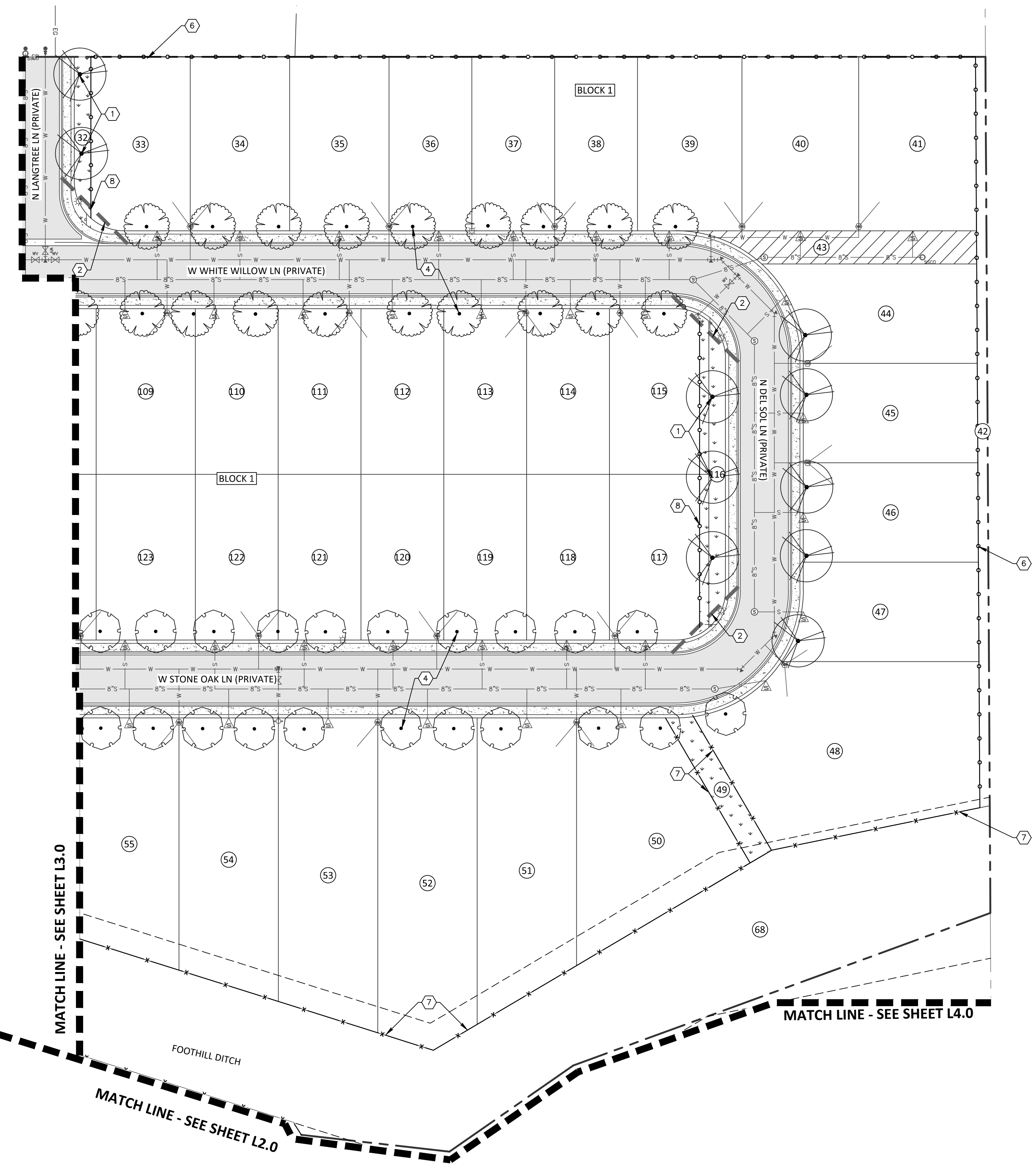
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PLANT SCHEDULE

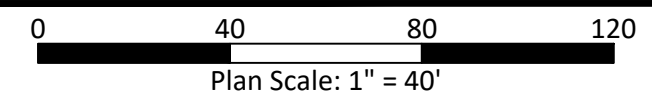
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SOD/SEED	BOTANICAL / COMMON NAME	CONT	CLASS	QTY	
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KEY NOTES (TYPICAL) (#)

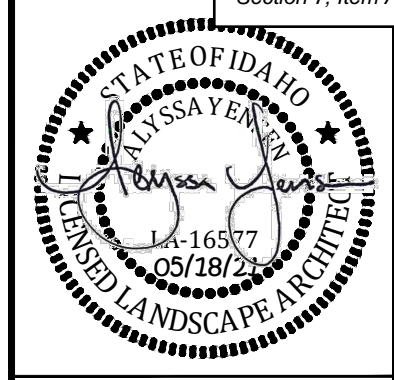
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- MAILBOX CLUSTER. SEE ARCHITECTURAL PLANS.



PRELIMINARY PLAT LANDSCAPE PLAN



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NO.	ITEM	DATE

LANGTREE BUNGALOWS SUBDIVISION
 STAR, IDAHO
 PRELIMINARY PLAT LANDSCAPE PLANTING DETAIL

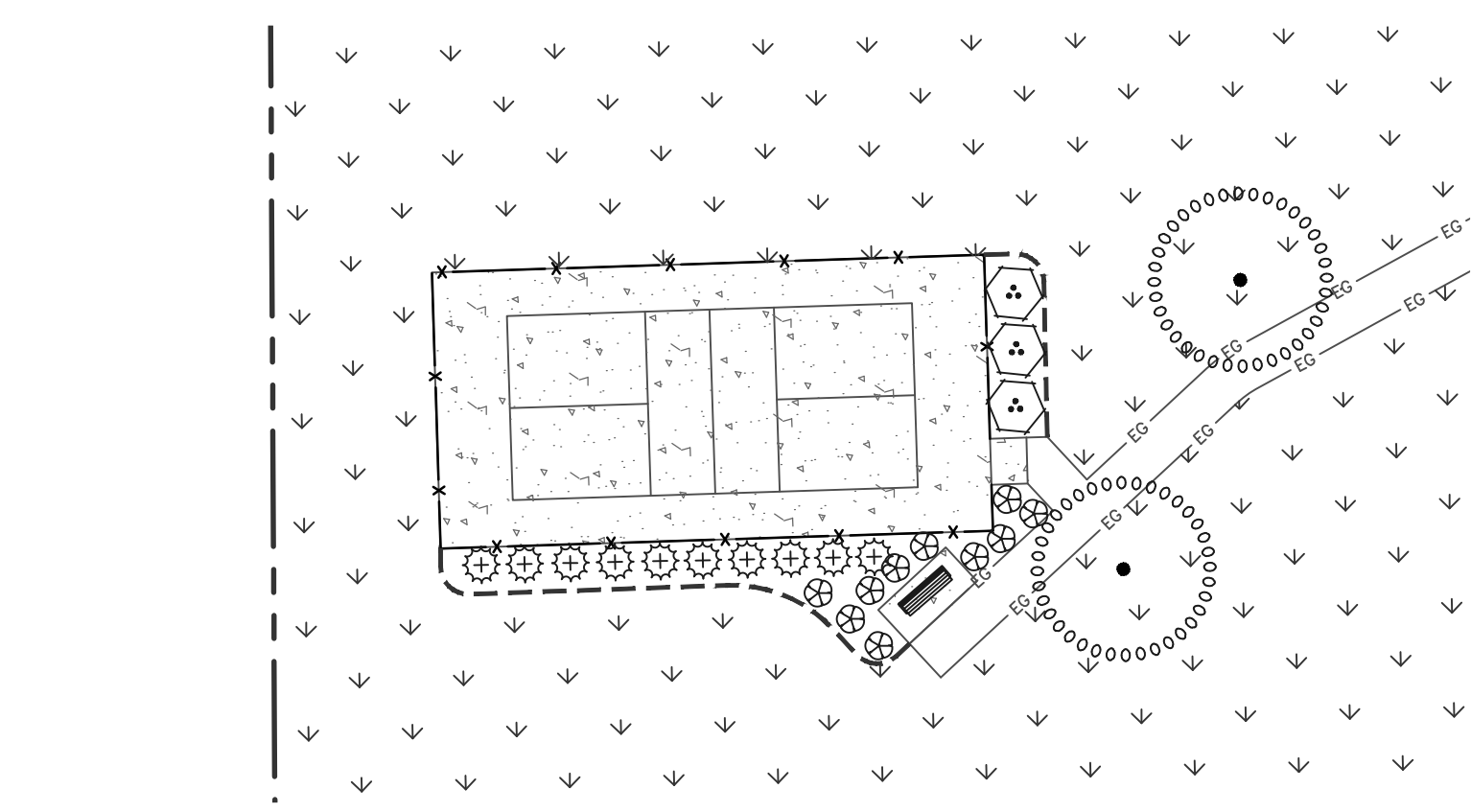


DESIGN BY:	KAC
DRAWN BY:	KAC
CHECKED BY:	AY
DATE:	5/14/21
PROJECT:	20-222

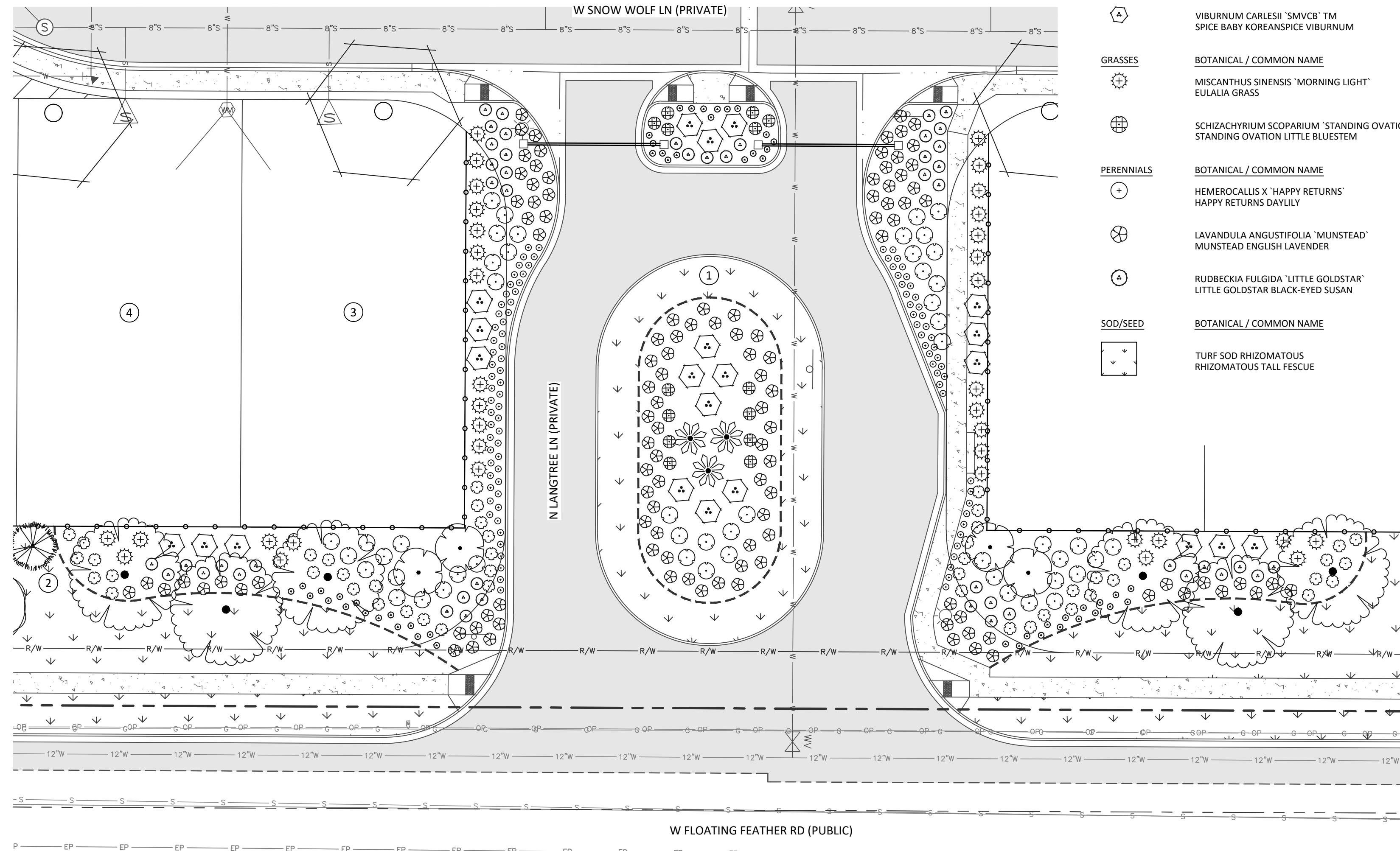
SHEET NO. PPL5.0

PLANT SCHEDULE

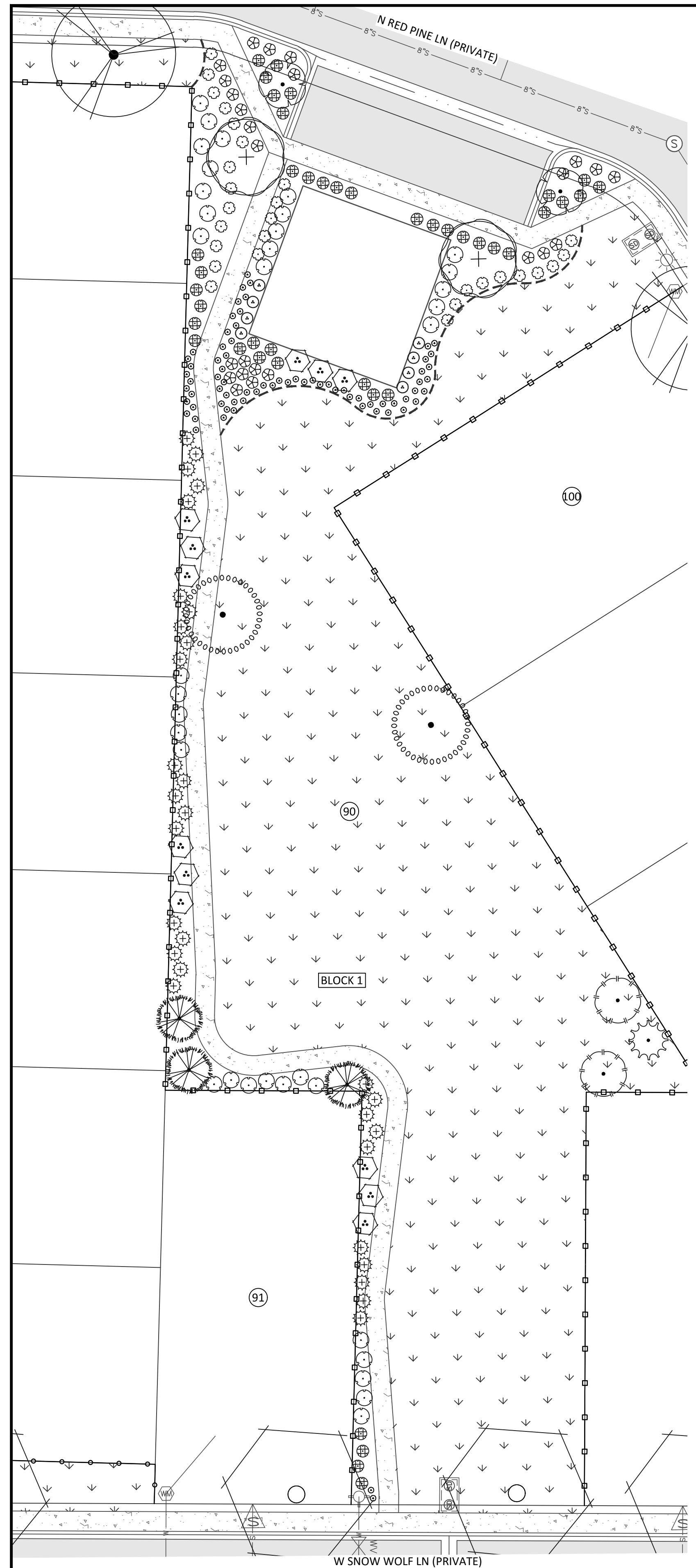
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SOD/SEED	BOTANICAL / COMMON NAME	CONT.	MATURE HWX	CLASS	QTY
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			168,706 SF



PICKLEBALL COURT PLANTING DETAIL
 Plan Scale: 1" = 20'

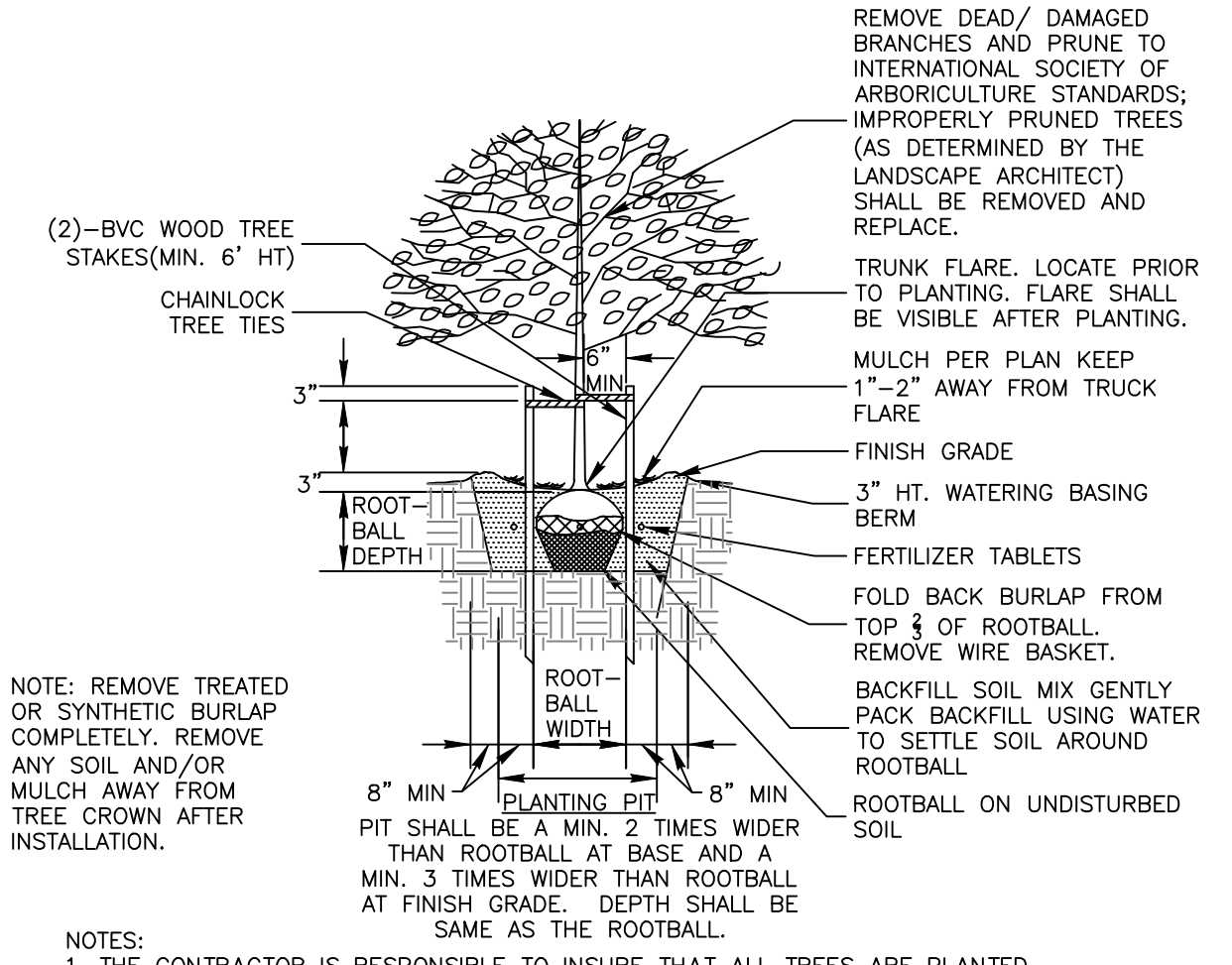
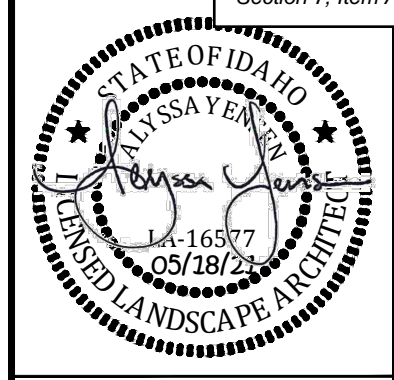


FLOATING FEATHER ENTRANCE PLANTING DETAIL
 Plan Scale: 1" = 20'

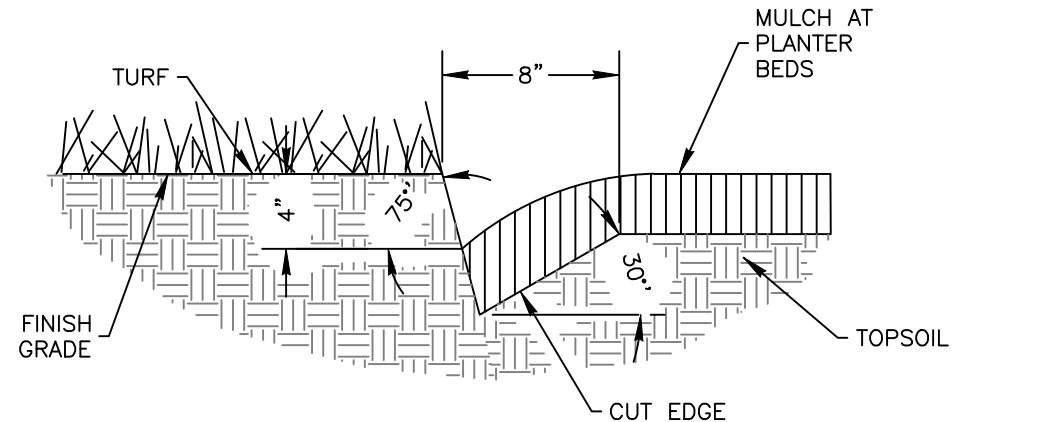


CLUBHOUSE SCHEMATIC PLANTING DETAIL
 Plan Scale: 1" = 20'

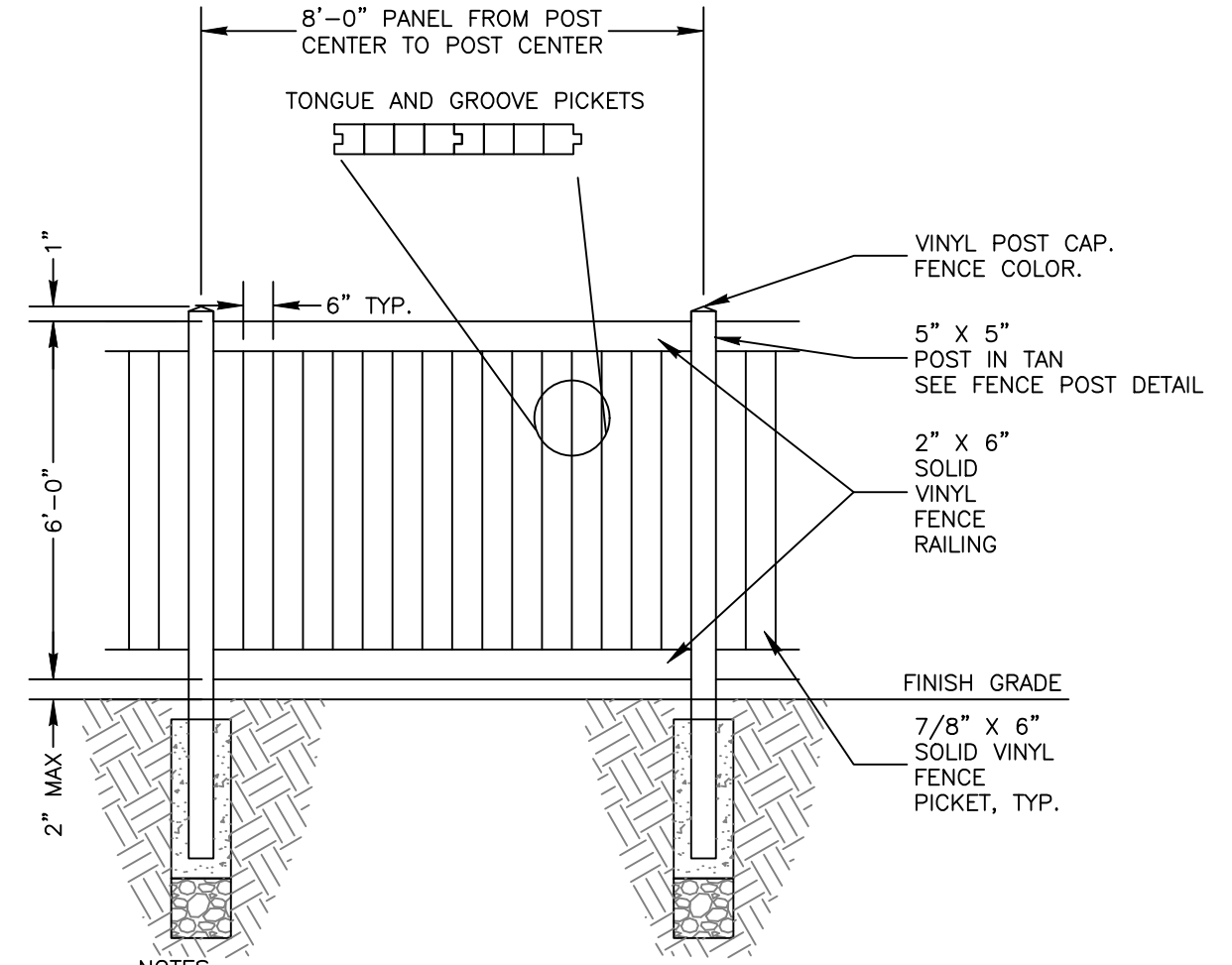
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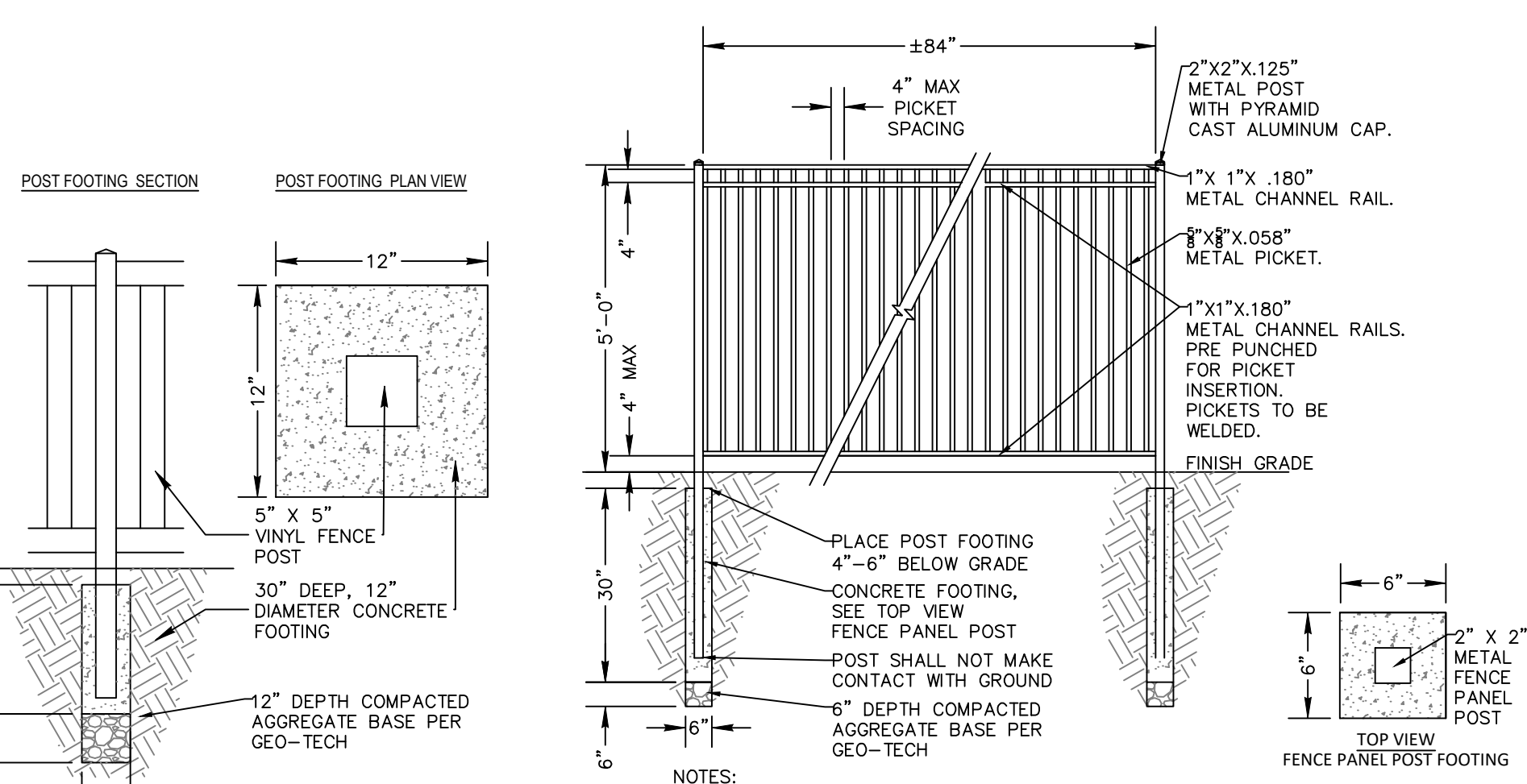
1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



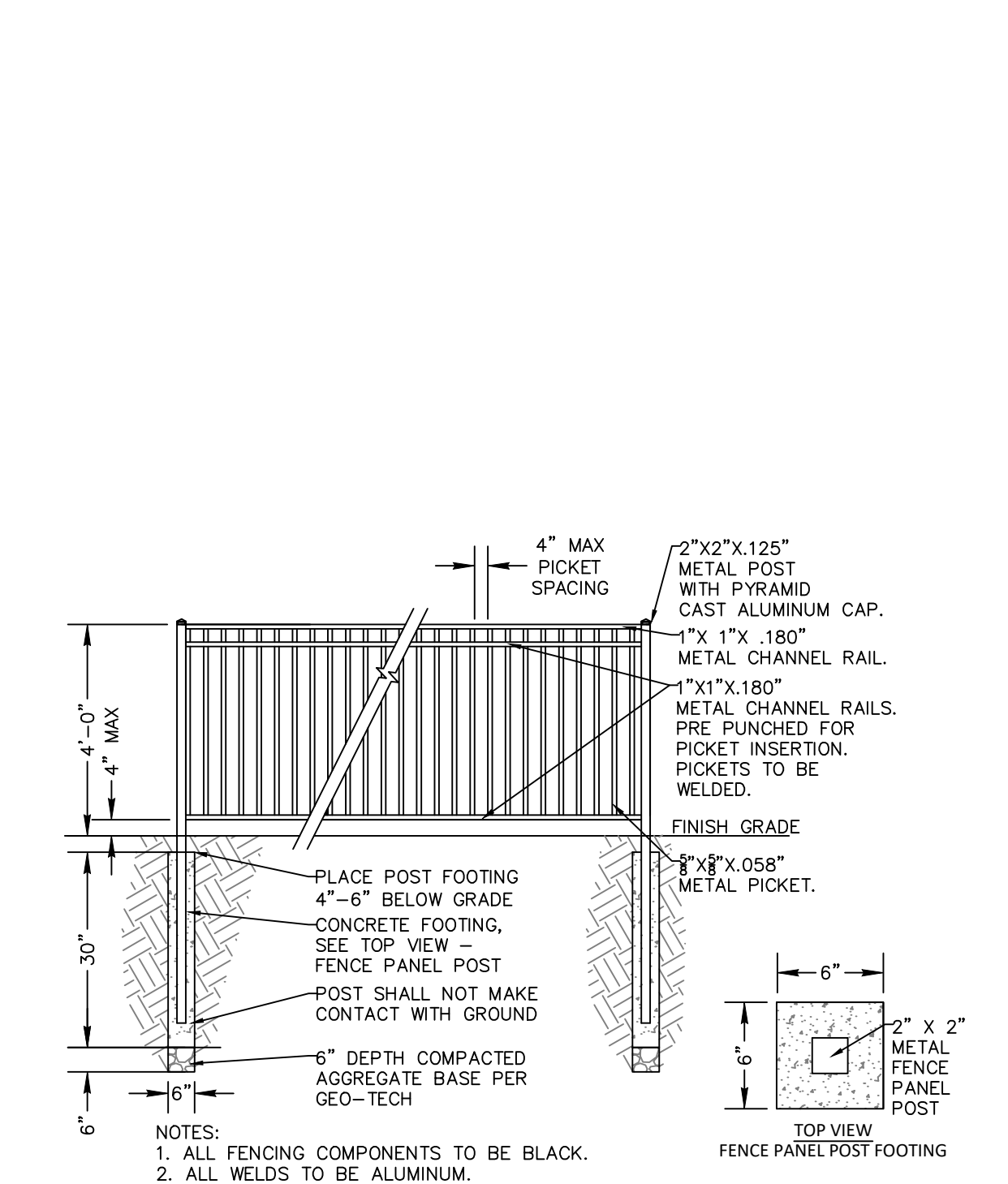
2 SHOVEL CUT EDGE
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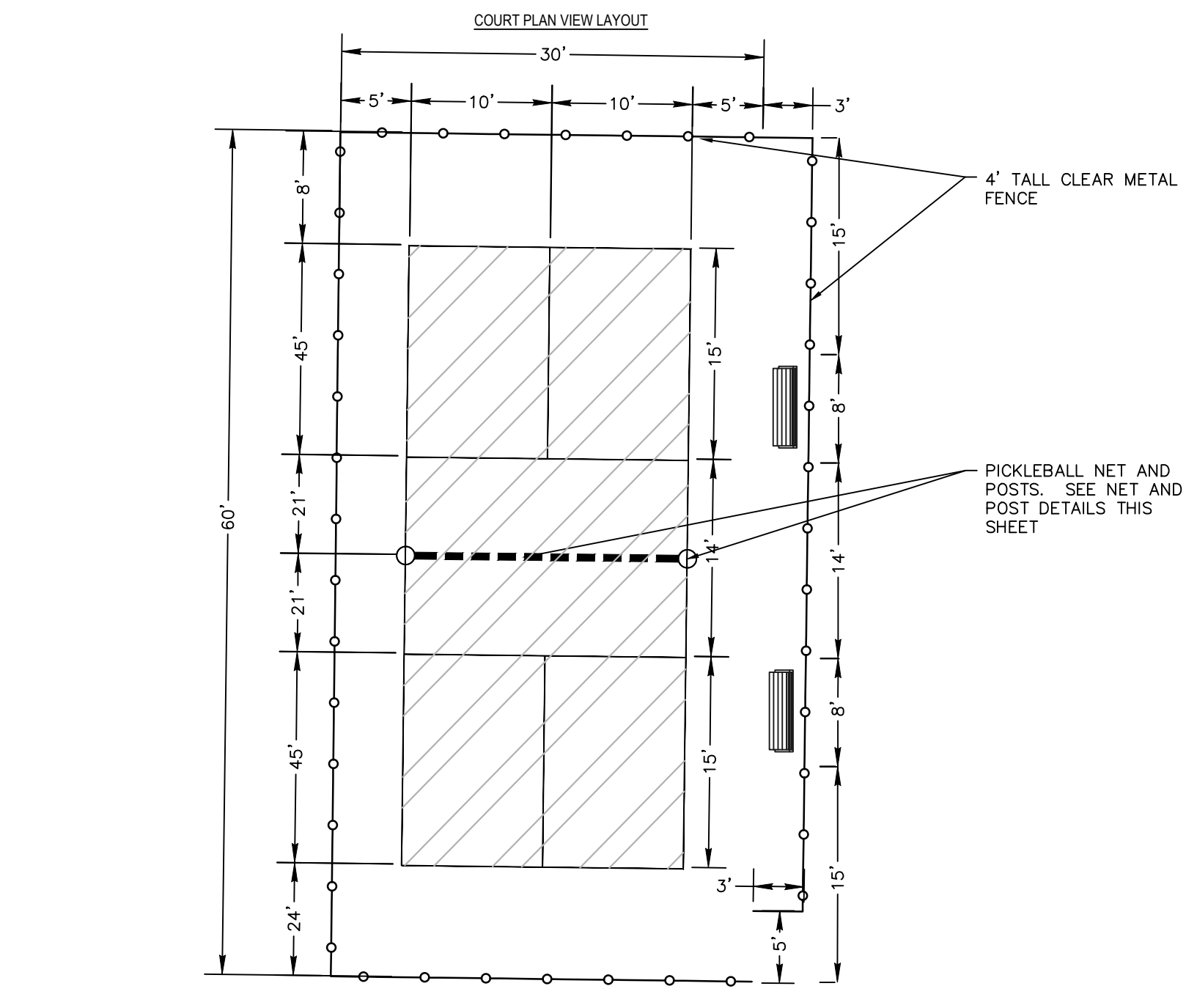
3 6' VINYL FENCE AND POST
NTS



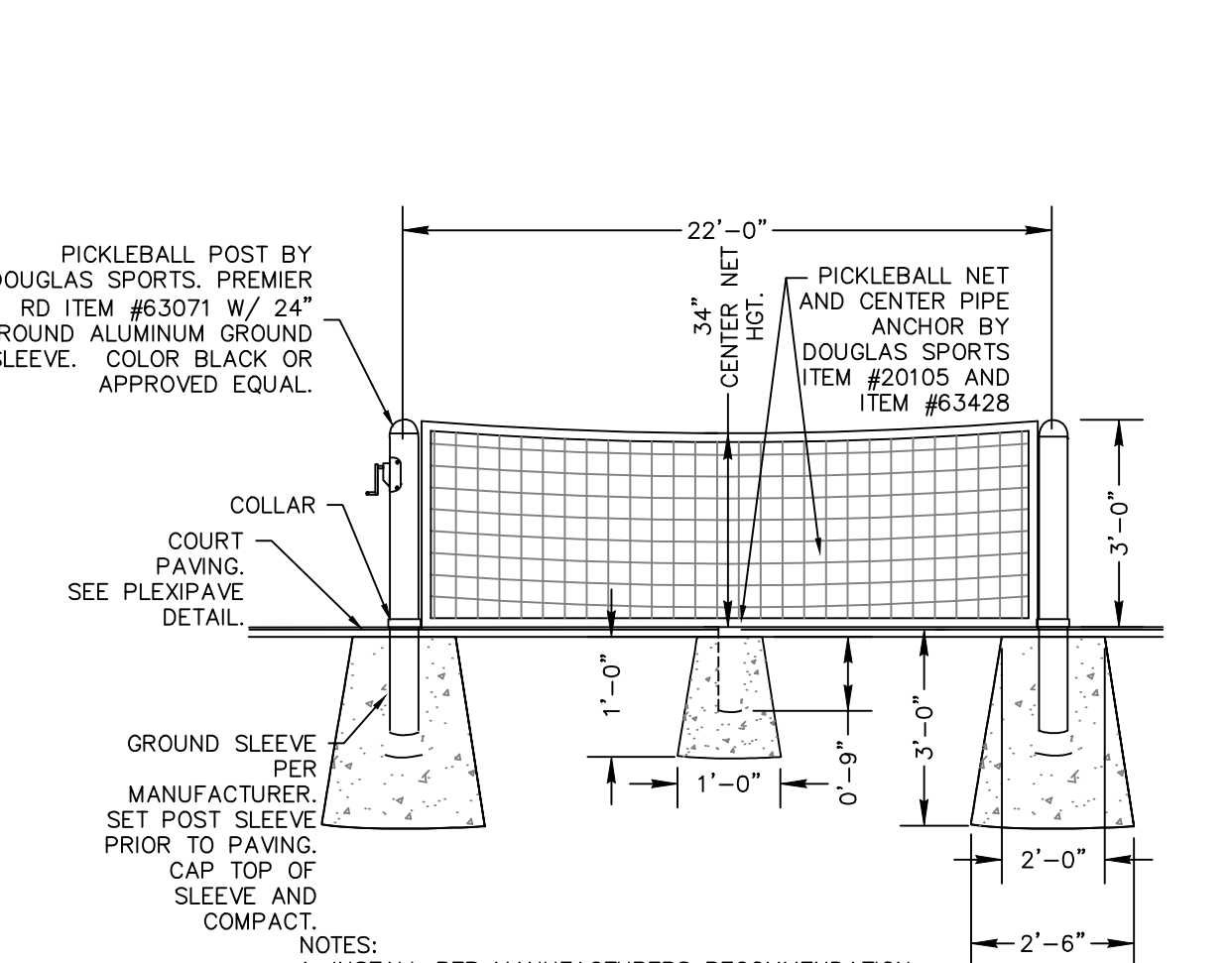
4 5' METAL FENCE
NTS



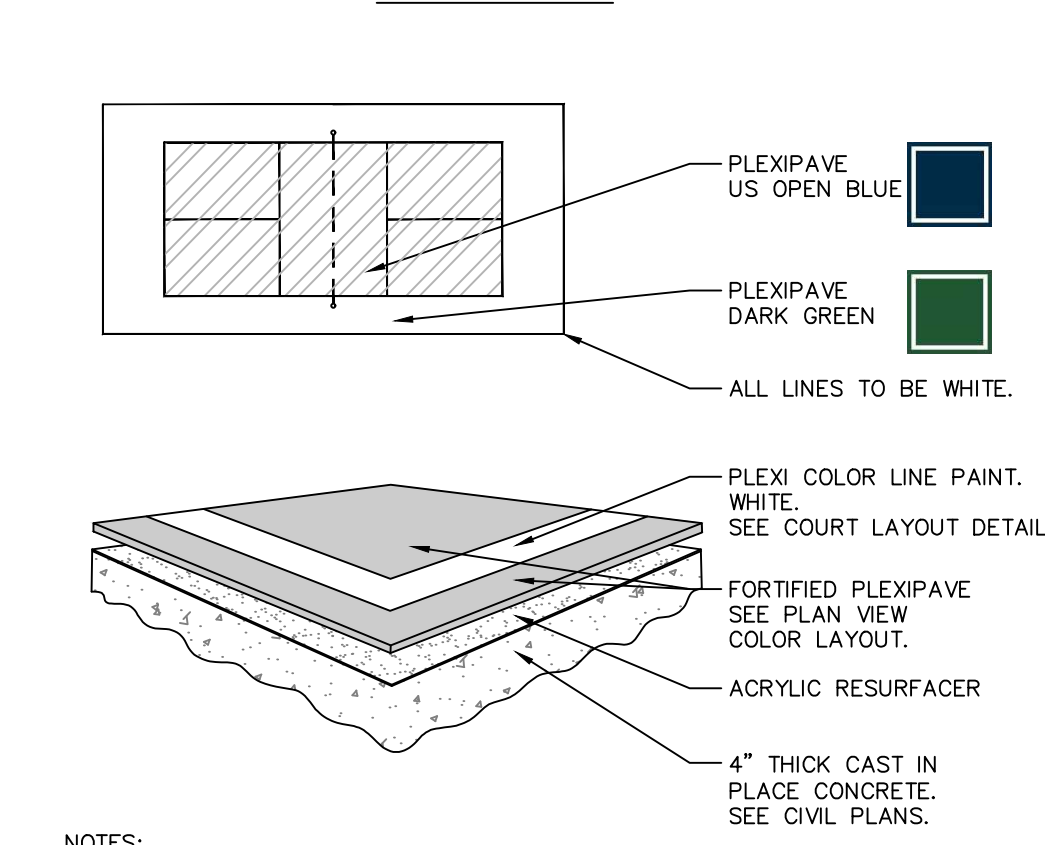
5 4' METAL FENCE
NTS



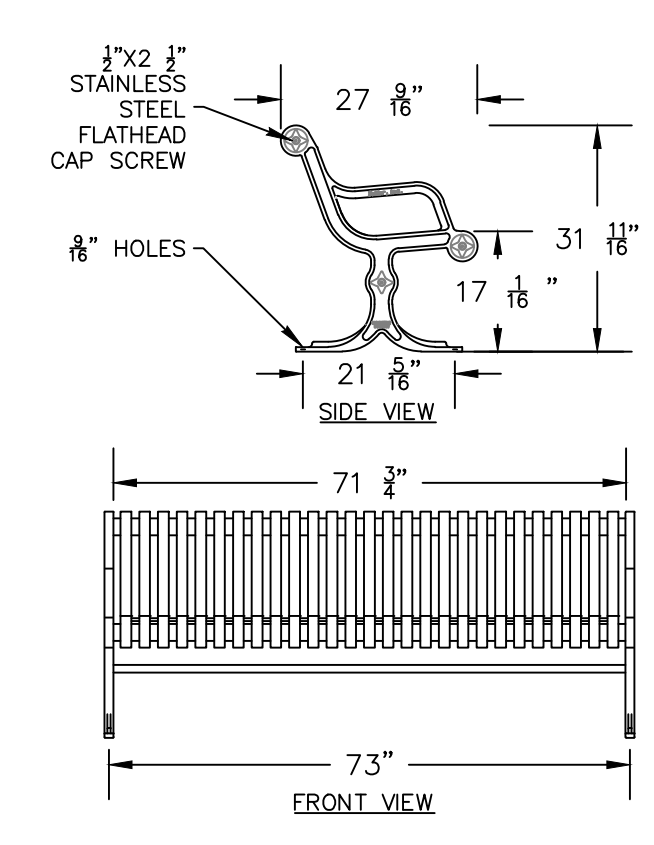
6 PICKLEBALL COURT LAYOUT
NTS



7 PICKLEBALL COURT POSTS AND NET
NTS



8 PLEXIPAVE COLOR LAYOUT
NTS



9 BENCH DETAIL
NTS



10 ENTRANCE GATE EXAMPLE PHOTO
NTS

NO.	REVISIONS	DATE

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE DETAILS

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

DESIGN BY: KAC
DRAWN BY: KAC
CHECKED BY: AY
DATE: 5/14/21
PROJECT: 20-222
SHEET NO. PPL6.0

P:\20-222\20-222\LANDSCAPE\ELEMENTS\20-222-PP-LANDSCAPE PLAN.DWG, KATIEE CANDRIAN, 5/18/2021, DWG TO PDF, PCL3, 2024L1 [P]P1



July 13, 2021

Mayor Trevor Chadwick
City of Star
P.O. Box 130
Star, ID 83669

Re: Langtree Bungalows Subdivision Preliminary Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Langtree Bungalows Subdivision dated May 18, 2021. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and questions based on our review.

1. Several bearings do not match between the legal description and the plans. Additionally, there is a bearing missing between the basis of bearing and the Point of Beginning. Please update the plans to match the legal description.
2. Easements will be required for the sewer and water utilities in Block 1, Lots 7, 16, 43, and 83. These easements will need to be noted on the plans.
3. It appears there are multiple discrepancies with Note 7 and the actual common lots. Please review and update Note 7 accordingly.
4. What is the intent of Lot 42 Block 1? This lot is only 6-foot wide and located behind multiple residential lots. If a buffer is wanted between these lots and adjacent property, we recommend a wider width.
5. There is no landscaping plan included, which is required for preliminary plats. Landscape plans including fencing, buffer areas, and street trees will have to conform to the City subdivision ordinance.
6. There appears to be no plans for a pressure irrigation system. Please include preliminary plans for a pressure irrigation system.
7. The proposed plan for storm drainage is unclear. Please include information about stormwater drainage, including the proposed stormwater disposal plan for Floating Feather Road.
8. It is unclear if the project is proposing offsite stormwater disposal to drain ditches. If so, plan approvals and license agreements from the affected irrigation ditch companies will be required.
9. Lots 18 and 19 appear to overlap the foothills ditch. Is this intentional? Please review, provide clarification, or revise plans.

10. Notes 1 and 2 of the Preliminary Engineering Notes need to be changed to state that the Star Sewer and Water District, not the City of Star, will provide water and sewer services. Note 4 shall reflect the Star Sewer and Water District instead of the City as well.
11. Note 7 of the Preliminary Engineering Notes states that dry utilities will be located adjacent to street right-of-way; all streets are private, and therefore there is no street right-of-way but a common lot. Please revise note.
12. Streetlighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
13. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
14. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
15. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
16. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities. Show all ditch and drainage easements.
17. Easements for sewer/water facilities will be required where placed outside of public right of way.
18. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site.

We recommend that **conditions 1–18 listed above be addressed prior to the approval of the Preliminary Plat**. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.



Ryan V. Morgan, P.E.
City Engineer

cc: File



ADA COUNTY DEVELOPMENT SERVICES

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

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

Section 7, Item A.

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

June 18, 2021

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

RE: AZ-21-11/ PP-21-15 / 9670 & 10090 W Floating Feather Road / Langtree Bungalows Subdivision

Shawn,

The City of Star has requested feedback regarding the proposed annexation and preliminary plat for the Langtree Bungalow Subdivision, which will consist of 103 single-family homes and a private road on 27 acres at 9679 and 10090 W Floating Feather Road. Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

The layout of the subdivision also complies with many of the goals of the Star Comprehensive Plan, as adopted by Ada County. The proposal to set aside over 16% of the site as usable open space, which will include a club house, pickleball court, centralized park, and pedestrian pathways with is compatible with *Residential Policy 3* of the Star Comprehensive Plan, which encourages neighborhood parks and open spaces to be provided within residential areas.

A pathway is proposed to allow for the extension of a walkway from Floating Feather Road to Star Middle School and is supported by *Transportation Policy 10* of the Star Comprehensive Plan which supports developments that complements surrounding communities' pathway systems to improve inter-community access for non-drivers.

Regarding land use, the Comprehensive Plan currently adopted by Ada County for the Star Area of City Impact designates the site as *Medium Density Residential*, which is intended for single-family residential development at densities of up to four units per acre and is consistent with the Land Use Map of the Star Comprehensive Plan, as adopted by Ada County.

Thank you for this opportunity to provide feedback.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

DATE: September 23, 2021
TO: City of Star, Planning & Zoning
FROM: Victor Islas, Deputy Chief
SUBJECT: Fire District Review
PROJECT NAME: Langtree Bungalows Subdivision (AZ-21-11, DA-21-16, PP-21-15, PR-21-08)

Fire District Summary Report:

Overview: This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.

Fire Response Time: This development will be served by the Star Fire Protection District Station 51, located at 11655 W. State St., Star, Idaho. Station 51 is 2.2 miles with a travel time of 5 minutes under ideal driving conditions to the proposed entrance of the development off W. Floating Feather Rd.

Accessibility: Roadway Access, Traffic, Radio Coverage

Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.

Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.

All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.

One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads. Additional access will be required to the north due to the number of lots.

The fire district requires that Autoturn models be submitted for review. Autoturn models should be reflect the utilization of a 36' long fire engine and a 50' long ladder truck.

Traffic calming devices will require approval by the Fire District.

An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.

All electronic gates will be required to be equipped with a knox switch and yelp for emergency services.



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

The applicant shall work with City of Star, Ada County and Fire District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1

Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

Review Note:

As per Star City Code section 8-6B-2H flag lots are not allowed and not approved by the Fire District.

Developer and or HOA will be responsible for maintaining clearance of private roads all year around. This includes but is not limited to snow removal.

Water Supply:

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

1. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.
2. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the Star Sewer & Water District for bacteria testing.
3. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - a. Fire hydrants shall have a Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
 - b. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - c. Fire hydrants shall be placed on corners when spacing permits.
 - d. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
 - e. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
 - f. Fire hydrants shall be provided to meet the requirements of the City of Star and Star Sewer and Water District Standards.
 - g. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

Inspections:

Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued

Additional Comments:

Side Setback as per City Code. Any modification to setback will require review and approval by the Fire District.

Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

June 25, 2021

By e-mail: Snickel@staridaho.org

City of Star
P.O. Box 130
Star, Idaho 83669

Subject: Langtree Bungalows Subdivision, AZ-21-11/DA-21-16/PP-21-15/PR-21-08

Dear Mr. Nickel:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

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

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho’s Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

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

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

6. ADDITIONAL NOTES

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

Response to Request for Comment

June 25, 2021

Page 5

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

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK123



Ada County Transmittal
Division of Community and Environmental Health

Section 7, Item A.

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat PP-21-15

Langtree Bungalows

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- 14. _____

Reviewed By: *Lowrey*
 Date: 6/25/2021



May 17, 2021

Stephanie Hopkins

Land Planner

KM ENGINEERING

5725 N. Discovery Way | Boise, ID 83713

208.639.6939

shopkins@kmengllp.com

Subject: Delivery Method Approval

Stephanie,

Thank you for contacting the Postal Service to update us on the decision to have Star Bungalows Subdivision be a gated community. As the developer has decided to have this be a gated community the previous letter's (sent on May 11th) CBU location will no longer be an acceptable location. I do approve of the new location outside the gates on the attached map to provide enough CBUs for the entirety of the development in all its phases. As this is will be a gated community the post office will not be going past the gates for parcel delivery either, so it is strongly suggested that on top of the CBUs needed to deliver the mail that the developer also places several parcel locker units along with the CBU so that the customer have a place to receive packages.

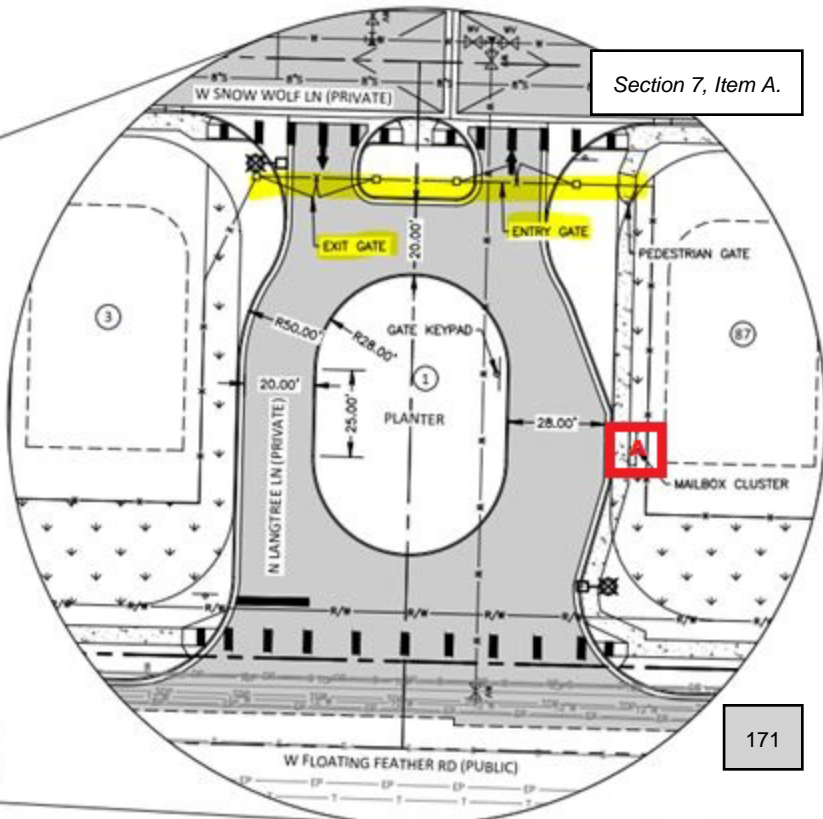
Please keep in mind when ordering your cluster boxes from the manufacturer we request that you ask them to number the boxes consecutively. As an example we would want the boxes to be labeled 1-165 as opposed to multiple units repeatedly numbered 1-16. We also request that the Parcel Lockers on the units also be numbered consecutively, so if there are 11 CBU units needed for the development, and there were two parcel lockers per unit, then the parcel lockers would be numbered 1 through 22. This numbering would also include any additional parcel locker units that were installed on top of the CBUs. If the CBUs are not numbered correctly, we may refuse to deliver until the numbering has been corrected.

Thank you for your assistance.

Mel Norton
Postmaster, Star

Mel Norton
Postmaster
10780 W State St
Star ID 83669-9998
Phone: 208-286-7304

Section 7, Item A.





Kent Goldthorpe, President
Dave McKinney, Vice-President
Jim D. Hansen, Commissioner
Mary May, Commissioner
Alexis Pickering, Commissioner

August 11th, 2021

To: Walsh Group
P.O. Box 1297
Eagle, ID 83616

Subject: SPP21-0017/ AZ-21-11/ DA-21-16/ PP-21-15/ PR-21-08
10090 W Floating Feather Road
Langtree Bungalows Subdivision

On 07/19/2021, the Ada County Highway District approved Langtree Bungalows Subdivision/ SPP21-0009/ AZ-21-11/ DA-21-16/ PP-21-15/ PR-21-08 for a preliminary plat application consisting of 103 residential lots and 21 common lots on 27.09 acres. The site-specific conditions of approval also apply to Langtree Bungalows/ SPP21-0017/ AZ-21-11/ DA-21-16/ PP-21-15/ PR-21-08.

If you have any questions, please feel free to contact me at (208) 387-6132.

Sincerely,

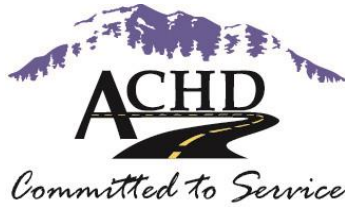
A handwritten signature in black ink, appearing to read 'Kelly Bruner'. The signature is written in a cursive style.

Kelly Bruner
Planner
Development Services

cc: City of Star (Shawn Nickel, via email)
Walsh Group
Stephanie Hopkins

Standard Conditions of Approval

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



Project/File: Langtree Bungalow Subdivision/SPP21-0009/AZ-21-11/DA-21-16/ PP-21-15/PR-21-08

This is an annexation/rezone, private street, and preliminary plat application to allow for the development of 124 lots on 27.09 acres. This site is located north of Floating Feather road between Pollard Road and Hornback Avenue.

Lead Agency: City of Star

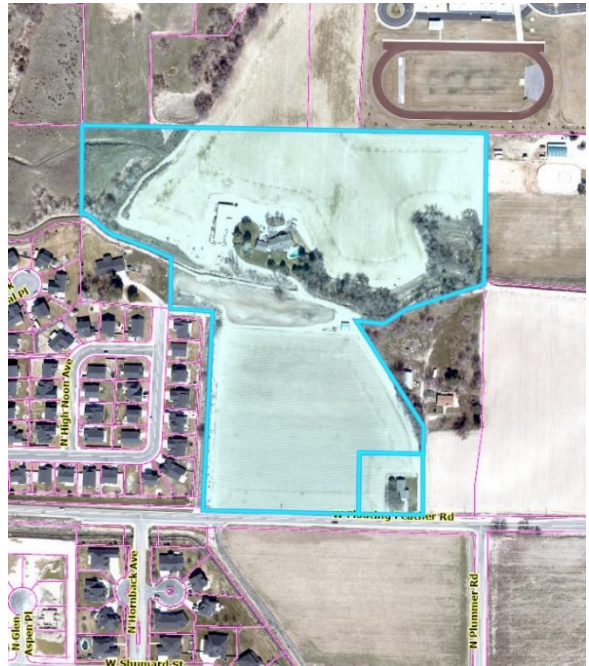
Site address: Northwest of the intersection of Floating Feather Road and Plummer Road

Staff Approval: July 19th, 2021

Applicant: Walsh Group
P.O. Box 1297
Eagle, Idaho 83616

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

Staff Contact: Brenna Garro
Phone: 387-6346
E-mail: bgarro@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a rezone from RUT (Rural Urban Transitioning) to R-4 (Residential), annexation, private street, and preliminary plat for the development of the Langtree Bungalow Subdivision, a development with 103 residential lots and 21 common lots on 27.09 acres.

The proposal is consistent with the City of Star’s future land use map, which designates this area as neighborhood residential.

2. Description of Adjacent Surrounding Area:

Direction	Land Use	Zoning
North	Rural Residential/Existing Public Use	RUT
South	Neighborhood Residential	RUT
East	Rural Residential/Existing Public Use	R-3
West	Neighborhood Residential	R-3-DA

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Welton Estates, located directly east of the site, was approved by ACHD on February 10, 2021 for the development of 14 lots on 10.15 acres.
5. **Transit:** Transit services are not available to serve this site.
 6. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
 7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
 8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - Floating Feather Road is scheduled in the IFYWP for the construction of sidewalk on the north side from Brandon Road to Hornback Avenue in 2023.
 - Floating Feather Road is listed in the CIP to be widened to 3-lanes from Star Road to Plummer Road between 2036 and 2040.
 - The intersection of Floating Feather Road and Plummer Road is listed in the CIP to be widened to 2-lanes on the south leg, 2-lanes east, and 2-lanes on the west leg, and reconstructed as roundabout between 2036 and 2040.
 9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

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

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 421 additional vehicle trips per day (19 existing); 29 additional vehicle trips per hour in the PM peak hour (2 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

A turn lane analysis was conducted for the Langtree Bungalows Subdivision. The analysis found that turn lanes are not warranted on Floating Feather Road at the proposed site access.

2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Floating Feather Road	723-feet	Minor Arterial	242	Better Than "E"

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

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

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

- The average daily traffic count for Floating Feather Road East of Star Road was 3500 on 11/05/19.

C. Findings for Consideration

1. **Floating Feather Road**

a. **Existing Conditions:** Floating Feather is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 61-feet of right-of-way for Floating Feather Road (21 to 25-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Floating Feather Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 49-foot street section within 78-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate additional right-of-way to total 39-feet from the centerline of Floating Feather Road abutting the site.

The applicant is proposing to improve Floating Feather Road with additional pavement widening to total 16-feet from the centerline, curb, gutter, and 5-foot wide detached concrete sidewalk.

- d. **Staff Comments/Recommendations:** The applicant’s proposal to dedicate additional right-of-way to total 39-feet from the centerline of Floating Feather Road abutting the site meets District policy and should be approved, as proposed. Floating Feather Road is listed in the CIP to be widened to 3-lanes within 78-feet of right-of-way, therefore the applicant will be compensated for the right-of-way dedication.

The applicant’s proposal to improve Floating Feather Road with 16-feet from the centerline, curb and gutter does not meet and exceeds ACHD policy and should not be approved, as proposed. Directly west of the site, Floating Feather Road is improved as a 36-foot wide collector street section with vertical curb and gutter abutting the Claymont and Colt Place Subdivisions. When those subdivisions were originally approved in 2005/2006 Floating Feather Road was classified as a collector roadway, which required the construction of curb and gutter on Floating Feather Road adjacent to the site. With the 2008 adoption of ACHD’s Floating Feather Realignment Study and ACHD 2009 Master Street Map, Floating Feather Road was reclassified as an arterial road. Since arterial roadways are impact fee eligible (ACHD constructs full improvements – curb and gutter), the construction of curb and gutter is not required abutting this site.

Consistent with ACHD policy the applicant should be required to widen the pavement on Floating Feather Road to 17-feet from centerline with a 3-foot gravels shoulder abutting the site.

The applicant’s proposal to construct a 5-foot wide detached concrete sidewalk meets District policy and should be approved, as proposed. The sidewalk should be located a minimum of 32-feet from the centerline of Floating Feather Road abutting the site.

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

2. Private Roads

- a. **Existing Conditions:** There are two existing driveways from the site onto Floating Feather Road; a 22-foot wide driveway and a 24-foot wide driveway located approximately 61-feet and 134-feet west of the site’s east property line (measured property line to centerline).

- b. **Policy:**

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

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

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

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

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

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

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 40 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

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

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

- c. **Applicant Proposal:** The applicant is proposing to close both of the existing driveways onto Floating Feather Road, located 61-feet and 134-feet west of the site’s east property line, with curb, gutter, and 5-foot wide detached sidewalk.

The applicant is proposing to construct a 33-foot wide gated private road from the site onto Floating Feather Road located approximately 382-feet west of the site’s east property line.

- d. **Staff Comments/Recommendations:** The applicant’s proposal to close both of the existing driveways onto Floating Feather Road, located 61-feet and 134-feet west of the site’s east property line, meets District policy and should be approved, as proposed. The driveways should be closed with pavement widening, a gravel shoulder, and 5-foot wide detached concrete sidewalk.

The applicant’s proposal to construct a 33-foot wide gated private road from the site onto Floating Feather Road, located 382-feet west of the site’s east property line does not meet the District’s successive driveways policy which requires driveways located on minor arterial roadways with a speed limit of 40 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway. However, staff recommends approval of the driveway location to allow

the private road to be located as proposed due to the fact that the driveway across from the site serves a single family home.

The gate should be located a minimum of 50-feet from the edge of pavement of Floating Feather Road and a turnaround shall be provided.

This private road is approved as temporary full access driveway and may be restricted at any time in the future at discretion of ACHD.

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

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

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

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

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

3. Tree Planters

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

4. Landscaping

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

5. Other Access

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

D. Site Specific Conditions of Approval

1. Dedicate 39-feet of right-of-way from the centerline of Floating Feather Road abutting the site, as proposed. Compensation will be provided for this right-of-way dedication.
2. Widen the pavement on Floating Feather Road total 17-feet from centerline with a 3-foot wide gravel shoulder abutting the site. Construct a 5-foot wide detached concrete sidewalk located a

minimum of 32-feet from the centerline of Floating Feather Road abutting the site. Provide a permanent right-of-way easement to two-feet behind back of sidewalk for detached sidewalks located outside of the dedicated right-of-way

3. Close the existing 22 and 24-foot wide driveways onto Floating Feather Road, located 61 and 134-feet west of the site's east property line.
4. Construct a 33-foot wide gated private road from the site onto Floating Feather Road, located 382-feet west of the site's east property line, as proposed. Locate the gate a minimum of 50-feet from the edge of Floating Feather Road. A turnaround shall be provided.
5. Install street name and stop signs for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
6. Direct lot access to Floating Feather is prohibited and should be noted on the final plat.
7. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. Payment of impact fees is due prior to issuance of a building permit.
9. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

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

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

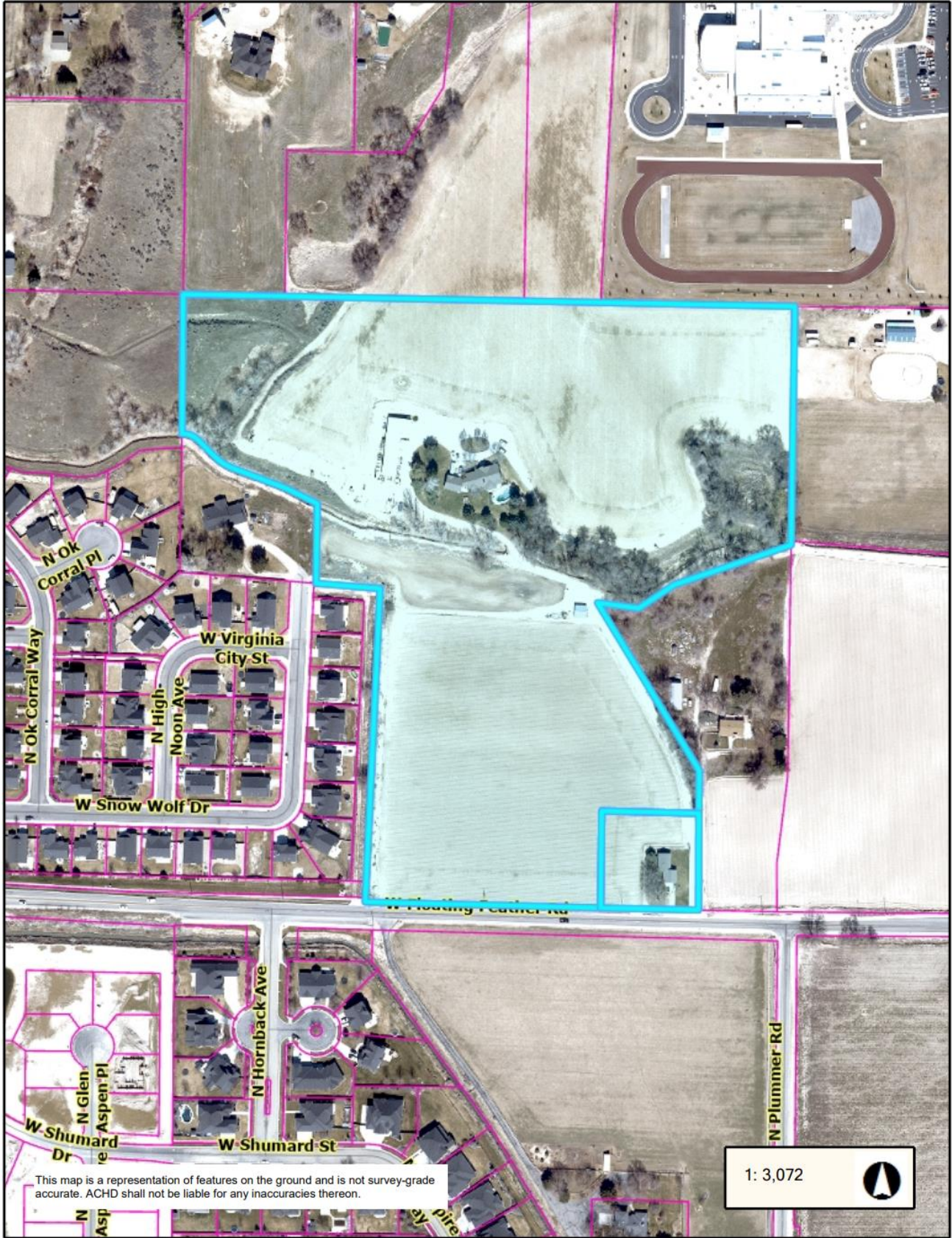
F. Conclusions of Law

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

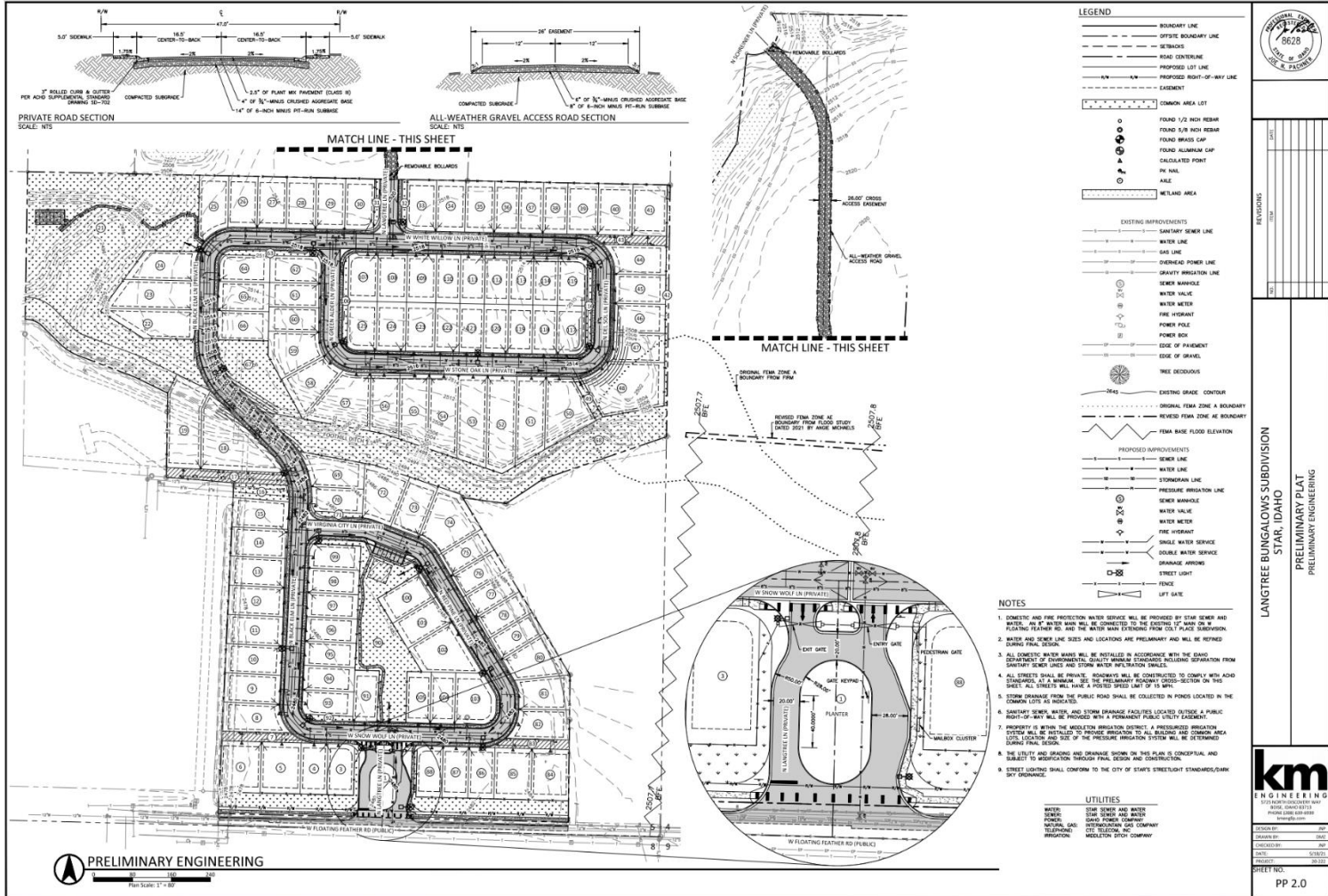
G. Attachments

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

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a **“No Review”** letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a **“No Review”** letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

Shawn Nickel

From: Shawn Nickel
Sent: Wednesday, January 12, 2022 2:02 PM
To: kelli@walshgrp.com
Cc: 'Joe Pachner'; 'Nick Walsh'; 'Ron Walsh'; 'Joshua Jantz'
Subject: RE: Langtree Bungalows: Revised Plans

Kelli. In your email to me below, you stated that ACHD accepted the change and are not requiring deviations to your plans. Do you happen to have an email from ACHD stating this?

Thanks.

Shawn

*Shawn L. Nickel
Planning Director and Zoning Administrator
City of Star
snickel@staridaho.org
208-908-5455*



From: kelli@walshgrp.com <kelli@walshgrp.com>
Sent: Monday, November 8, 2021 5:37 PM
To: Shawn Nickel <Snickel@staridaho.org>
Cc: 'Joe Pachner' <Joe@kmengllp.com>; 'Nick Walsh' <nick@walshgrp.com>; 'Ron Walsh' <ron@walshgrp.com>; 'Joshua Jantz' <jjantz@kmengllp.com>
Subject: Langtree Bungalows: Revised Plans

Hi Shawn,

Please find the revised plans for Langtree Bungalows attached.

In our previous meeting, we mentioned that we were considering switching this to a market-rate subdivision. After hearing feedback from council members and neighbors on the proximity to existing and future schools along with the latest site plan revisions requested by the council, we have re-evaluated the development and have determined that it is best suited for a market-rate, multigenerational community. The subdivision design and amenities will still lend itself to a senior demographic without the age-restricted designation. We've reached out to ACHD to determine what would be

needed with regard to the TIA for a market-rate development and they requested an updated turn lane and traffic engineer completed and submitted that to ACHD and they have accepted it and are not requiring any deviations to our plans.

Let me know if you have any questions or need any other materials.

Thanks,

Kelli Black
208-329-5715
www.walshgrp.com

NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.

Shawn Nickel

From: kelli@walshgrp.com
Sent: Wednesday, January 12, 2022 2:07 PM
To: Shawn Nickel
Cc: 'Elizabeth A. Koeckeritz'; 'Joshua Jantz'; 'Stephanie Hopkins'
Subject: Langtree: ACHD Acceptance

Hi Shawn,

See below.

Thanks,

Kelli Black
208-329-5715
www.walshgrp.com

NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.

From: Paige Bankhead <pbankhead@achdidaho.org>
Sent: Tuesday, October 19, 2021 10:28 AM
To: Beckman, Robert <Robert.Beckman@kimley-horn.com>; Mindy Wallace <Mwallace@achdidaho.org>
Cc: McDougald, Brandon <Brandon.McDougald@kimley-horn.com>; kelli@walshgrp.com
Subject: RE: Star Bungalows

Good Morning,

The updated turn lane analysis is acceptable.

Best,

Paige Bankhead, E.I.
Assistant Traffic Engineer

Ada County Highway District
Development Services
1301 N. Orchard St. Ste. 200
Phone: (208) 387-6293



From: Paige Bankhead
Sent: Monday, October 11, 2021 11:37 AM
To: Beckman, Robert <Robert.Beckman@kimley-horn.com>; Mindy Wallace <Mwallace@achdidaho.org>
Cc: McDougald, Brandon <Brandon.McDougald@kimley-horn.com>; kelli@walshgrp.com
Subject: RE: Star Bungalows

Hi Bob,

Thank you. I will try to get this reviewed within 2 weeks.

Paige Bankhead, E.I.
Assistant Traffic Engineer

Ada County Highway District
Development Services
1301 N. Orchard St. Ste. 200
Phone: (208) 387-6293



From: Beckman, Robert <Robert.Beckman@kimley-horn.com>
Sent: Friday, October 8, 2021 10:31 AM
To: Mindy Wallace <Mwallace@achdidaho.org>
Cc: McDougald, Brandon <Brandon.McDougald@kimley-horn.com>; kelli@walshgrp.com; Paige Bankhead <pbankhead@achdidaho.org>
Subject: RE: Star Bungalows

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mindy -
Updated turn lane analysis attached, as requested. No change for previous TIA memo (i.e. turn lanes not warranted with change in land use). Let me know if anything further is needed.
Thanks,
Bob
PS our client was wondering when they might expect feedback on this.

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Wednesday, October 6, 2021 2:58 PM
To: Beckman, Robert <Robert.Beckman@kimley-horn.com>
Cc: McDougald, Brandon <Brandon.McDougald@kimley-horn.com>; kelli@walshgrp.com; Paige Bankhead <pbankhead@achdidaho.org>
Subject: RE: Star Bungalows

Bob,

We previously required a turn lane analysis for this project assuming the use was senior housing. If you are going to change the use to non-age restricted single family dwelling until we would need any updated turn lane analysis.

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Development Services
208-387-6178

From: Beckman, Robert <Robert.Beckman@kimley-horn.com>
Sent: Wednesday, October 6, 2021 2:51 PM
To: Mindy Wallace <Mwallace@achdidaho.org>
Cc: McDougald, Brandon <Brandon.McDougald@kimley-horn.com>; kelli@walshgrp.com; Paige Bankhead <pbankhead@achdidaho.org>
Subject: RE: Star Bungalows

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mindy –
Just circling back on this. Copying Paige just in case you are out. Thanks for any confirmation you can offer.
Bob

From: Beckman, Robert
Sent: Monday, October 4, 2021 5:13 PM
To: Mindy Wallace <mwallace@achdidaho.org>
Cc: McDougald, Brandon <Brandon.McDougald@kimley-horn.com>; kelli@walshgrp.com
Subject: Star Bungalows

Hi Mindy –
Wanted to followup on the matter we discussed earlier this AM after talking with our client. As we discussed, Chhangs original review assumed 106 units for **55+ community (LU 251)** resulting in 582 daily, 43 AM Peak hour, and 50 PM peak hour trips.

Our client would like to be able to develop this as **single family housing (LU 210)** with 103 units for 1068 daily, 78 AM peak hour, and 105 PM peak hour trips.

As such I wanted to confirm with you that no further effort was needed for this change, as it sounded as if you felt this had already been approved. Thanks for confirming this.
Bob

Robert Beckman, P.E., PTOE
Kimley-Horn | 950 W. Bannock Street, Suite 1100, Boise, ID 83702
Direct: 208.510.6265 | Mobile: 630.200.7782
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

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West Ada

SCHOOL DISTRICT

January 18, 2022

City of Star
P.O. Box 130
Star, ID 83669

RE: Langtree Bungalows, PP-21-15

Dear Planners:

West Ada School District has experienced significant and sustained growth in student enrollment during the last ten years. Based on current enrollment data specific to the area surrounding this proposed development, we estimate a development consisting of 103 single family homes could house approximately **58 school aged children**. Approval of this application will affect enrollments at the following schools in West Ada School District based on attendance areas for the 2021-22 school year. For your information, included in this data is the number of approved preliminary plat parcels and multi-family units approved by this and other agencies.

	<u>Enrollment</u>	<u>Capacity</u>	<u>Approved prelim plat parcels per attendance area</u>	<u>Approved MF units per attendance area</u>	<u>Projected Students from Approved Dev.</u>
Star Elementary	652	650	3337	37	1276
Star Middle School	834	1000	9045	278	913
Owyhee High School	1448	1800	6559	58	1126
<u>School of Choice Options</u>					
Galileo STEM Academy (K-8)	651	775	N/A	N/A	

West Ada School District supports economic growth. The capacity of the elementary schools identified above are projected to be at a maximum capacity upon completion of the 3,337 approved lots. To meet the need for additional school capacity in this area one or more of the following may need to be accomplished:

- Transporting students to an alternate school with available classrooms.
- Attendance area adjustments if there is availability in a nearby school.
- Passage of a bond to build a new elementary school on land already owned by West Ada School District.
- Portable classrooms placed on the property.

We appreciate the developer dedicating land for a path to the school sites providing safe walkways, bike paths and pedestrian access for our students. Future developments will continue to have an impact on the district's capacity.

Sincerely,

Marci Horner
Planning and Development Administrator

MORRIS BOWER & HAWS PLLC

12550 W. Explorer Drive, Suite 100, Boise, Idaho 83713
1305 12th Avenue Rd., Nampa, Idaho 83686
Tel: (208) 345-3333 | Fax: (208) 345-4461

Mo Haws
mohaws@morrisbowerhaws.com

January 18, 2022

Sent via certified mail and email (snickel@staridaho.org)

City of Star
Attn: Shawn L. Nickel
Planning Director and Zoning Administrator
PO Box 130
Star, ID 83669

Re: Langtree Bungalows Subdivision Application

Mr. Nickel,

As you are aware, this firm represents Maxine McCombs, Leroy Swanson, and Maryann Johnson (collectively herein the “Schreiner Residents”), each of which are homeowners in the Schreiner Subdivision immediately north of the Langtree Bungalows Subdivision (“Langtree”) being proposed by the Walsh Group. As you are also aware, Ron Walsh (“Mr. Walsh”) is principal of the Walsh Group and also owns two lots in the Schreiner Subdivision, lots 3 and 6 (“Walsh Lots”). One of the Walsh Lots is a buildable lot approved for a single-family residence, the other is a non-buildable lot. Both of the Walsh Lots border the proposed Langtree. To be clear, this firm represents all of the current homeowners in the Schreiner Subdivision, not Mr. Walsh or the Walsh Group.

You are receiving this letter ahead of the City Council meeting scheduled for Tuesday, January 18, 2022 as notice of the Schreiner Residents’ objection to certain action items related to Langtree which are set to be heard at that meeting. Of primary concern for the Schreiner Residents is: 1) Langtree’s proposed annexation and/or proposed annexation of the Walsh Lots; and 2) Langtree’s proposal that any “buffer” required by City code be absorbed, in any part, by the Walsh Lots rather than Langtree.

Pertinent to each concern held by the Schreiner Residents is the matter of jurisdiction. As you are aware, the Schreiner Subdivision is not within the Star City limits. As such, the City of Star has no jurisdiction with respect to the Schreiner Subdivision whatsoever. “Any county or incorporated city or town may make and enforce, *within its limits*, all such local police, sanitary and other regulations as are not in conflict with its charter or with the general laws.” Idaho Const.

art. XII, § 2 (emphasis added). “[A] city has jurisdictional authority to make zoning decisions including subdivision plat approvals, but only when the subdivision lies within the city limits.” *Blahe v. Eagle City Council* (“Blahe I”), 134 Idaho 768, 770, 9 P.3d 1234, 1236 (2000) (see also, *Blahe v. Bd. of Ada Cty. Comm’rs* (“Blahe II”), 134 Idaho 770, 9 P.3d 1236 (2000)). Obviously, the Walsh Group’s Langtree proposal will be subject to the City’s jurisdiction if annexation of the land underlying the proposed subdivision is approved and new zoning occurs, but such cannot subject the Schreiner Subdivision to the City’s jurisdiction.

In regard to proposed annexation of the Langtree property, the Schreiner Residents make no objection, save that any obligations imposed by the City of Star on Langtree be strictly applied only to it, and not to the Schreiner Subdivision (this issue is addressed below), and that the Walsh Lots not be annexed purely for the purpose of creating a jurisdictional hook to subject them to an burden for the benefit of Langtree. Although the Schreiner Residents are unaware of any proposed annexation of the Walsh Lots, the Schreiner Residents object to any annexation of those lots for two reasons. First, voluntary annexation under Idaho Code § 50-222, would be a direct violation of the Schreiner Subdivision’s CC&Rs, as amended, which could subject the city to a constitutional claim for impairing the obligation of contracts. Idaho Const. art. I, §16. Second, any annexation of the Walsh Lots would not be reasonably necessary to assure the orderly development of the City of Star. Idaho Code § 50-222.

With regard to the Schreiner Residents former objection to annexing the Walsh Lots: the Walsh Group has previously suggested to the City Council that the transition buffer required between the proposed Langtree and the Schreiner Subdivision could be absorbed by the Walsh Lots. However, absent annexation of the Walsh Lots, which are within the City’s Special Transition Overlay and not in the City limits, burdening those lots with the “buffer” required by Star Municipal Code Ordinance 8-3 B-3, would render it unenforceable by the City. “Whatever plans and ordinances are made applicable within the area of city impact would have to be enforced by the county.” *Burns Holdings, LLC v. Teton Cty. Bd. of Comm’rs* (“*Burns Holdings II*”), 152 Idaho 440, 272 P.3d 412 (2012). This is true even if the city’s ordinances are declared applicable, which is necessary because article XII, section 2 of the Idaho Constitution prevents a city from exercising jurisdiction outside its boundaries. See *Reardon v. Magic Valley Sand and Gravel, Inc.*, 140 Idaho 115, 120, 90 P.3d 340, 345 (2004). This enforceability issue should be carefully considered by you and the City Council as it could give rise to a host of claims against the City by current and future landowners in the Schreiner Subdivision, including claims for inverse condemnation.

Notwithstanding the foregoing, Ordinance 8-3 B-3, as well as the City of Star’s Comprehensive Plan¹ Policy 8.5.2, direct that the appropriate transition area be incorporated into the urban development—this makes sense given the purpose of the Special Transition Overlay designation and its express purpose. As such, requiring Langtree to reassess their development to comply with City code, strictly within its development, is the only sensible solution.

¹ It is understood that the comprehensive plan constitutes a guide and is not law until codified.

The Schreiner Residents appreciate your attention to this matter, as well as the attention of the City Council. The Schreiner Residents respectfully request that this letter be shared with the City Council members ahead of the January 18, 2022 meeting.

Please feel free to contact me if you have any questions. I plan to be present at the January 18th City Council meeting and would be willing to speak with you ahead of time about any of the concerns raised in this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Mo Haws". The signature is stylized with a large, sweeping initial "M" and a cursive "Haws".

Mo Haws
MORRIS BOWER & HAWS, PLLC

cc: Client



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

DATE: January 18, 2022
TO: City of Star Planning & Zoning
FROM: Victor Islas, Deputy Chief
SUBJECT: Langtree Bungalows Emergency Access
PROJECT: Langtree Bungalows Subdivision (AZ-21-11, DA-21-16, PP-21-15, PR-21-08)

Update: This is an update to the Fire District Staff Report originally provided to the City of Star, Planning and Zoning dated September 23, 2021. This update is to address Emergency Access ONLY.

As per the original Staff Report - One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads. Additional access will be required to the north due to the number of lots.

The Fire District has reviewed the following documents:

- 1. Tucker_Johnson_Development_Agreement_1-3-22
a. Delivered via email by KM Engineering on January 14, 2021
2. Emergency Cross Access Easement 20-222
a. Delivered via email by KM Engineering on January 17, 2021

After the review of the documents the purposed secondary Emergency Only Access will meet the intent of the Fire Code. Please note that the Emergency Access will always remain unobstructed and usable this will include snow removal during winter months.

Access shall have an unobstructed width of not less than 20 feet exclusive of shoulders with an unobstructed vertical clearance of not less than 13 feet 6 inches. The drivable surface shall be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. The access shall be protected from unauthorized vehicles using MaxiForce collapsible bollards. The access shall also be marked with signs on both ends of the access point reading "Emergency and Authorized Vehicles ONLY".

Examples:



Recording Requested By and
When Recorded Return to:

Justin T. Cranney
Hawley Troxell Ennis & Hawley LLP
P.O. Box 1617
Boise, Idaho 83701

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is entered into on this _____ day of January, 2022 ("**Effective Date**"), by and between Walsh Group, LLC, an Idaho limited liability company ("**Walsh**") and Green Village 2 Development, Inc., an Idaho corporation ("**Green Village**"). Walsh and Green Village are sometimes hereinafter referred to as "**Party**" individually and collectively referred to as the "**Parties**".

RECITALS

A. Walsh is the owner of that certain real property located in the City of Star, Ada County, Idaho, which is approximately depicted in Exhibit A and more particularly described in Exhibit B, both of which are incorporated herein ("**Walsh Project**").

B. Walsh is acquiring that certain real property located in the City of Star, Ada County, Idaho, which is adjacent to the Walsh Project to the east, which is approximately depicted in Exhibit A and more particularly described in Exhibit C, incorporated herein ("**Walsh Parcel**").

C. Green Village is the owner of that certain real property located in the City of Star, Ada County, Idaho, which is adjacent to the Walsh Parcel to the east, which is approximately depicted in Exhibit A and more particularly described in Exhibit D, incorporated herein ("**Green Village Parcel**"). The Walsh Parcel and the Green Village Parcel are sometime collectively referred to as the "**Parcels**".

D. The Parties intend to develop their respective Parcels separately but desire to enter into an agreement to bind the Parties regarding the granting of certain rights and the performance of certain obligations, as more specifically set forth herein.

E. The Parties hereby acknowledge and agree that the aggregate benefit given and received by each Party to this Agreement has been determined in advance through a process of arm's length negotiations.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein and made a part of this Agreement, the mutual exchange of the covenants and agreements hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Emergency Access Easement. Green Village shall grant an easement for emergency access in favor of the Walsh Project and Walsh Parcel ("**Emergency Access Easement**"), in substantially the form set forth in Exhibit E, incorporated herein, over Broken Arrow Lane within the Green Village Parcel, as approximately depicted in Exhibit F, incorporated herein. Ingress and egress between the Walsh Project and the Emergency Access Easement shall be accomplished via an easement over the Walsh Parcel, as is more particularly described and depicted in Exhibit G, incorporated herein. Green Village hereby consents to the location of the easement on the Walsh Parcel, as described in Exhibit G.

2. Covenants, Conditions and Restrictions. Green Village may draft covenants, conditions and restrictions ("**CC&Rs**") for the Green Village Parcel. Following Walsh's approval of the CC&Rs, which approval shall not be unreasonably withheld, conditioned or delayed, Walsh shall execute such documentation required to encumber the Walsh Parcel with the CC&Rs.

3. Utility Stubs.

(a) Extension of Utilities. As part of the development of the Green Village Parcel, Green Village, at its sole cost and expense, shall extend any utilities which are necessary for the construction of a residence on the Walsh Parcel ("**Utilities**") to a location established by mutual agreement of the Parties along the property line between the Walsh Parcel and the Green Village Parcel ("**Stub Location**"). All Utilities shall be of sufficient size or capacity for the anticipated construction of a residence on the Walsh Parcel, or as otherwise agreed by the Parties.

(b) Construction Requirements. The Utilities at the Stub Location shall be installed below ground level, except for improvements which are required to be above ground by the utility company providing such service. All construction shall be in accordance with applicable laws and shall be completed in a good and workmanlike manner.

(c) Liens. Green Village shall not permit any liens to be filed on the Walsh Parcel or Walsh Project as a result of the development or construction of the Utilities. In the event of any lien or other claim being asserted against the Walsh Parcel

or Walsh Project from work performed or materials provided at the insistence of Green Village, the lien or claim shall be immediately satisfied by Green Village. In the event such lien or other claim is disputed in good faith, Green Village shall immediately provide a bond or other assurance reasonably satisfactory to Walsh that shall adequately protect Walsh and the Walsh Parcel from such lien or claim, and Green Village shall diligently proceed to have such lien removed and the claim dismissed or satisfied.

4. Termination. Upon (1) recordation of the Emergency Access Easement, (2) recordation of the CC&Rs against the Walsh Parcel this Agreement shall terminate and be of no further force and effect, and, promptly following receipt of a written request therefor from either Party, the other Party shall promptly execute, acknowledge and deliver a written release of this Agreement in a recordable form reasonably satisfactory to the requesting Party.

5. Continuity. This Agreement shall be a covenant running with the Parcels and is binding upon the Parties and their successors, assigns, grantees and/or representatives.

6. Indemnification. Each Party agrees to indemnify, defend and hold harmless the other Party, its tenants, contractors, employees, agents, licensees and invitees from and against any and all liability, claims, damages, expenses (including reasonable attorney fees including on appeal), judgments, proceedings and causes of action for injury to or death of any person or damage to or destruction of any property resulting from the indemnifying Party's exercise of rights granted herein or performance of obligations imposed herein, except to the extent caused by the negligence or intentional action or omission by the indemnified Party or its tenants, contractors, employees, agents, licensees or invitees.

7. Miscellaneous.

(a) All notices, demands, requests and other communications under this Agreement (provided, however, that where this Agreement requires written approval or consent, e-mail shall suffice) shall be in writing and shall be deemed received, (i) on the day delivered if delivered by hand to the Party to whose attention it is directed, or (ii) when sent, four (4) days after deposit in the U.S. mail, postage prepaid, certified mail, return receipt requested, or (iii) two (2) day after deposit with a nationally recognized air carrier providing next day delivery, or (iv) if sent via e-mail, upon confirmation of receipt by the recipient (which confirmation shall include a response by such recipient), addressed as follows:

Walsh:	Walsh Group, LLC P.O. Box 1297 Eagle, Idaho 83616 Attn: Nick Walsh
Green Village:	Green Village 2 Development, Inc. 372 S. Eagle Road, Suite 328 Eagle, Idaho 83616 Attn: Tucker Johnson

Either Party may change its address by delivering notice to the other Party in accordance with the terms of this Paragraph.

(b) This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties hereto.

(c) This Agreement shall be construed in accordance with the laws of the State of Idaho.

(d) This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

(e) This Agreement may be executed in a number of identical counterparts; each counterpart shall be deemed an original for all purposes.

(f) The individuals executing this Agreement on behalf of the respective Parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the Party for which his or her signature appears. Said individuals further represent that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the Party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

(g) In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(h) In the event any Party initiates or defends any legal action or proceeding to enforce or interpret this Agreement, the prevailing Party in any such action or proceeding shall be entitled to recover from the non-prevailing Party in any such action or proceeding its reasonable costs and attorneys' fees (including its reasonable costs and attorneys' fees on any appeal) as determined by the court in the same or a separate proceeding.

(i) Each signatory represents this Agreement has been read by the Party for which this Agreement is executed and that such Party has had an opportunity to confer with its counsel.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Walsh:

Walsh Group, LLC,
an Idaho limited liability company

DocuSigned by:
Ron Walsh
By: _____
Name: Ron Walsh
Title: member

1/14/2022

Green Village:

Green Village 2 Development, Inc.,
an Idaho Corporation

DocuSigned by:
Tucker Johnson
By: _____
Name: Tucker Johnson
Title: president

1/14/2022

EXHIBIT A
DEPICTION OF WALSH PROJECT, WALSH PARCEL
AND GREEN VILLAGE PARCEL

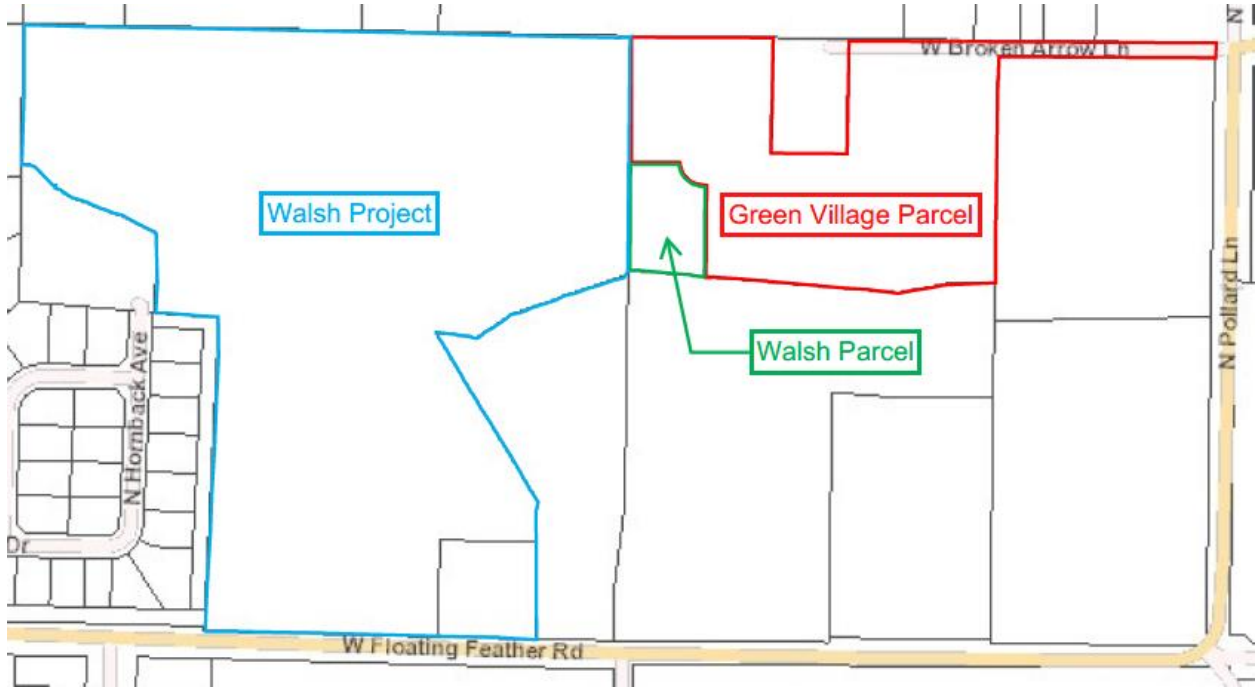


EXHIBIT B
LEGAL DESCRIPTION OF WALSH PROJECT

A parcel of land being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Southeast corner of said Section 5, which bears S88°33'35"E a distance of 2,642.52 feet from a found aluminum cap marking the South 1/4 corner of said Section 5, thence following the easterly line of said Section 5, N00°51'20"E a distance of 821.00 feet to the easterly boundary of a parcel of land as described in Quitclaim Deed per Instrument No. 2016-044292 and being **POINT OF BEGINNING 1**.

Thence leaving said easterly line and following said Quitclaim Deed boundary line the following nineteen (19) courses:

1. S71°06'31"W a distance of 268.13 feet;
2. S56°20'40"W a distance of 91.00 feet;
3. N82°21'20"W a distance of 90.00 feet;
4. S31°13'20"E a distance of 425.00 feet;
5. S00°39'40"W a distance of 92.44 feet to the Northeast corner of a parcel of land as described in Quitclaim Deed per Instrument No. 111003774;
6. Following the northerly line of said Quitclaim Deed per Instrument No. 111003774, N88°33'35"W a distance of 210.00 feet;
7. Thence leaving said northerly line and following the westerly line of said Quitclaim Deed per Instrument No. 111003774, S00°39'40"W a distance of 210.00 feet to the northerly right-of-way line of W. Floating Feather Rd.;
8. Thence following said northerly right-of-way line, N88°33'35"W a distance of 509.47 feet;
9. Thence leaving said northerly right-of-way line, N02°42'49"E a distance of 679.37 feet;
10. N85°17'36"W a distance of 138.96 feet;
11. N00°53'37"E a distance of 172.56 feet;
12. N63°55'59"W a distance of 76.37 feet;
13. N69°17'42"W a distance of 124.66 feet;
14. 44.16 feet along the arc of a circular curve to the right, said curve having a radius of 112.58 feet, a delta angle of 22°28'33", a chord bearing of N56°22'27"W and a chord distance of 43.88 feet;
15. N45°08'07"W a distance of 49.96 feet;
16. 39.31 feet along the arc of a circular curve to the left, said curve having a radius of 46.53 feet, a delta angle of 48°24'09", a chord bearing of N68°14'39"W and a chord distance of 38.15 feet;
17. N00°52'49"E a distance of 303.26 feet to the Southeast corner of Star Acres Subdivision (Book 29 of Plats, Page 1,822) and also being the Southeast 1/16 corner of said Section 5;
18. Following the northerly line of said Southeast 1/4 of the Southeast 1/4, S88°48'45"E a distance of 1,320.64 feet to a found 5/8-inch rebar marking the South 1/16 corner of said Section 5;
19. Leaving said northerly line and following the easterly line of said Southeast 1/4 of the Southeast 1/4, S00°51'20"W a distance of 516.73 feet to **POINT OF BEGINNING 1**.

TOGETHER WITH:

A parcel of land situated in a portion of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 4 North Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Southeast corner of said Section 5, which bears S88°33'35"E a distance of 2,642.52 feet from a found aluminum cap marking the South 1/4 corner of said Section 5, thence following the southerly line of said Section 5, N88°33'35"W a distance of 190.25 feet; Thence leaving said southerly line, N01°26'25"E a distance of 25.00 feet to the Southeast corner of a parcel as described in Quitclaim Deed per Inst. No. 11103774 and being **POINT OF BEGINNING 2.**

Thence following the boundary of said Quitclaim Deed the following four (4) courses:

1. N88°33'35"W a distance of 210.00 feet;
2. N00°39'40"E a distance of 210.00 feet;
3. S88°33'35"E a distance of 210.00 feet;
4. S00°39'40"W a distance of 210.00 feet to **POINT OF BEGINNING 2.**

EXHIBIT C
LEGAL DESCRIPTION OF WALSH PARCEL

BASIS OF BEARINGS is N. 89°39'10" W. between a found aluminum cap PLS 11334, marking the W1/16 corner common top Sections 4 and 9 and a found aluminum cap PLS 11120, marking the southwest corner of Section 4, T. 4 N., R. 1 W., B.M.

A parcel of land located in the SW1/4 of the SW1/4 of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

COMMENCING at a found aluminum cap PLS 11120, marking the southwest corner of said Section 4;

Thence N. 0°51'31" E., coincident with the west line of said SW1/4 of the SW1/4, a distance of 828.40 feet to the centerline of the Middleton Canal and the **POINT OF BEGINNING**, witnessed by a 5/8" rebar with cap PLS 11574, bearing N. 0°51'31" E., 10.00 feet;

Thence continuing, N. 0°51'31" E., coincident with said west line, 238.28 feet to a 5/8" rebar with cap PLS 11574;

Thence S. 89°08'19" E., 108.25 feet to the beginning of a non-tangent curve, marked by a 5/8" rebar with cap PLS 11574;

Thence 86.58 feet along the arc of said curve, having a radius of 54.00 feet, with a central angle of 91°51'56", subtended by a chord bearing S. 48°15'10" E., 77.60 feet to a 5/8" rebar with cap PLS 11574;

Thence S. 0°43'05" W., 198.74 feet to the centerline of said Middleton Canal, witnessed by a 5/8" rebar with cap PLS 11574, bearing N. 0°43'05" E., 10.02 feet;

Thence N. 85°17'39" W., coincident with said centerline, 167.78 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.881 acres, more or less.

EXHIBIT D
LEGAL DESCRIPTION OF GREEN VILLAGE PARCEL

[To be inserted]

EXHIBIT E EMERGENCY ACCESS EASEMENT

[To be replace with Legal Easement once prepared]

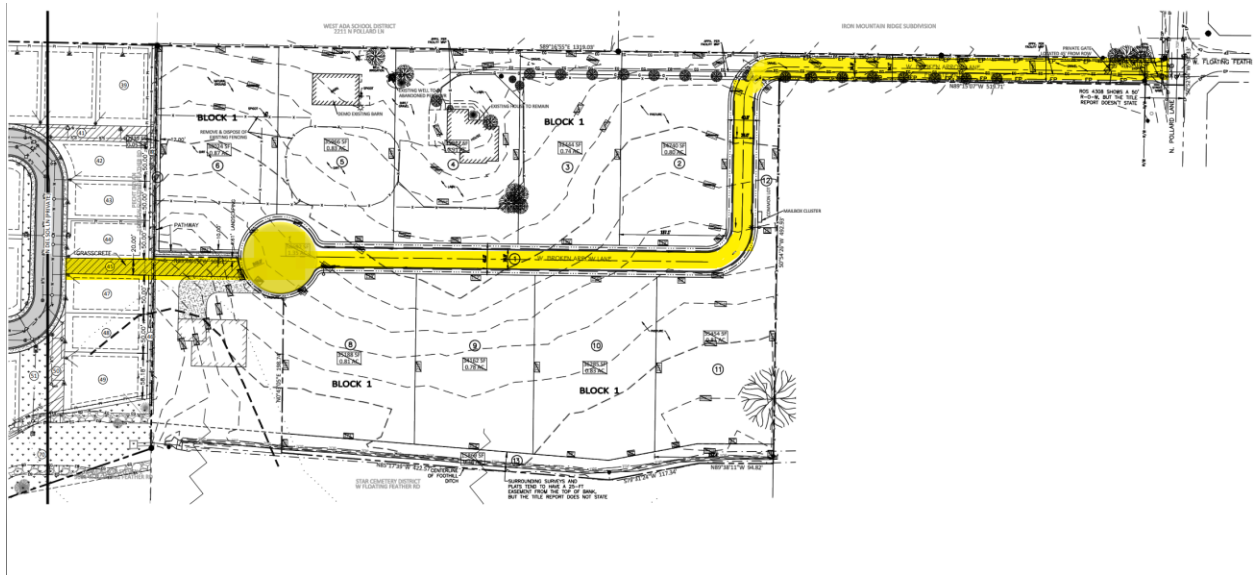


EXHIBIT G
WALSH PARCEL EASEMENT

A parcel of land for an Emergency Vehicle Access Easement over a portion of the Southwest 1/4 of the Southwest 1/4 of Section 4, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 5/8-inch rebar marking the South 1/16 corner common to said Section 4 and Section 5, which bears N00°51'20"E a distance of 1,337.74 feet from a found aluminum cap marking the Southwest corner of said Section 4, thence following the westerly line of said Southwest 1/4 of the Southwest 1/4, S00°51'20"W a distance of 275.00 feet to the **POINT OF BEGINNING**.

Thence leaving said westerly line, S88°48'45"E a distance of 110.33 feet to the easterly boundary line of a parcel of land as described in Quitclaim Deed per Instrument No. 2021-112984;

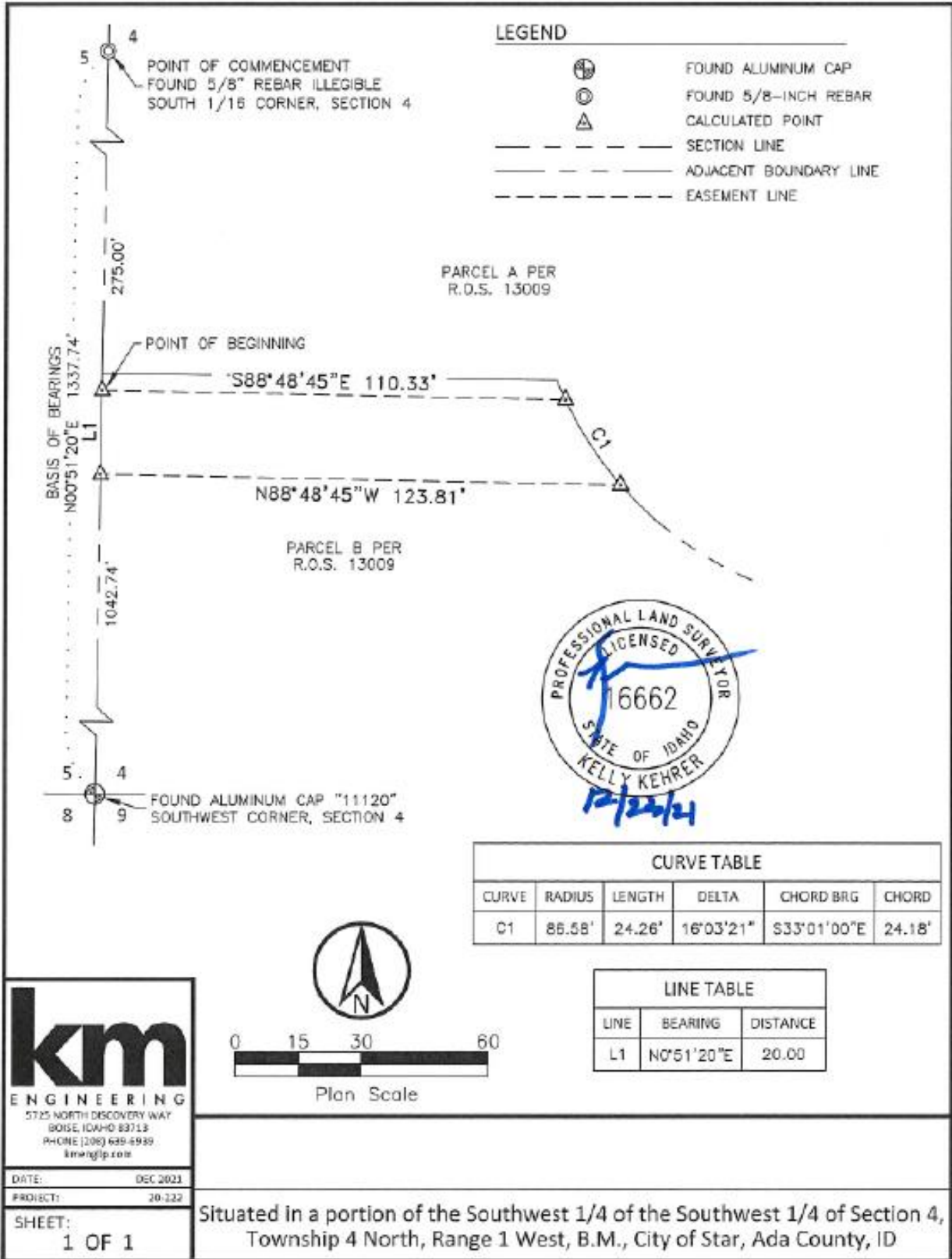
Thence following said easterly boundary line, 24.26 feet along the arc of a non-tangent curve to the left, said curve having a radius of 86.58 feet, a delta angle of 16°03'21", a chord bearing of S33°01'00"E and a chord distance of 24.18 feet;

Thence leaving said easterly boundary line, N88°48'45"W a distance of 123.81 feet to said westerly line;

Thence following said westerly line, N00°51'20"E a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 2,328 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, record of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.





CITY OF STAR
LAND USE STAFF REPORT

TO: Mayor & Council

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

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

FILE(S) #: AZ-21-16 Annexation and Zoning
DA-21-24 Development Agreement
PP-21-19 Preliminary Plat for Springtree Estates Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Representative:
John Price
The Architects Office, PLLC
499 W. Main Street
Boise, Idaho 83702

Applicant/Property Owner:
Marianne Payne
P.O. Box 6964
Boise, Idaho 83707

REQUEST

Request: The Applicant is seeking approval of Annexation and Zoning (RUT to R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 14 residential lots and 2 common lots. The property is located at 9220 W. Beacon Light Road in Star, Idaho, and consists of 5 acres with a proposed density of 2.8 dwelling units per acre.

SUMMARY

The application is being tabled to February 15, 2022 to allow additional time for ACHD and ITD to provide their review and comments on the development.

LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **January 18, 2022** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard. **COVID-19 UPDATE: Please see City Website www.staridaho.org for Public Hearing instructions for Virtual Public Hearings if necessary.**

Application: Springtree Estates Subdivision
Files #'s AZ-21-16 Annexation-Zoning
DA-21-24 Development Agreement
PP-21-19 Preliminary Plat

Applicant/Representative: John Price, the Architects Office, PLLC, 499 W. Main St, Boise, ID 83702

Owner: Marianne Payne, P.O. Box 6964, Boise, ID 83707

Action: The Applicant is seeking approval of an Annexation and Zoning (RUT to R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 14 residential lots and 2 common lots. The property is located at 9220 W. Beacon Light Road in Star, Idaho, and consists of 5 acres with a proposed density of 2.8 dwelling units per acre.

Property Location: The subject property is generally located on the northwest corner of N. Pollard Lane and W. Beacon Light Road. Ada County Parcel No. S0333334020.

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

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

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