

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

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Pastor David Ax, Star Calvary Chapel
3. **ROLL CALL**
4. **PRESENTATIONS**
 - A. Police Chief Report
 - B. Fire Chief Report
5. **CONSENT AGENDA (ACTION ITEM)** **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
 - A. **Approval of Claims**
 - B. **Approval of Minutes: May 14, 2024**
 - C. **Approval of Minutes: June 4, 2024**
 - D. **Approval of Minutes: June 11, 2024**
 - E. **Approval of Minutes - June 18, 2024**
 - F. **Approval of Minutes: July 2, 2024**
 - G. **Approval of Minutes: July 16, 2024**
 - H. **Approval of Minutes: August 6, 2024**
 - I. **Approval of Minutes: August 20, 2024**
 - J. **Approval of Minutes: September 3, 2024**
 - K. **Approval of Minutes: October 15, 2024**
 - L. **Fountain Park Subdivision Preliminary Plat Time Extension (TE-24-09)**
 - M. **Addington Subdivision Preliminary Plat Modification Findings of Fact/Conclusions of Law (PP-22-02 MOD)**
 - N. **Dowdy's Automotive Conditional Use Permit Findings of Fact/Conclusions of Law (CU-24-06)**
 - O. **Oliver Estates Subdivision Final Plat Phase 2 (FP-24-11)**
 - P. **Springtree Estates Subdivision Final Plat (FP-24-13)**
 - Q. **Grace Lane Right of Way Vacation (Recommendation to Highway District #4)**
6. **ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
7. **PUBLIC HEARINGS with ACTION ITEMS:** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **PUBLIC HEARING: Legado Subdivision Preliminary Plat Modification/Private Street (PP-22-15 MOD/PR-24-05)** The applicant is requesting approval of a Preliminary Plat Modification and Private Street with gates for a proposed residential subdivision consisting of 71 single-family residential lots and 12 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.77 acres with a proposed density of 2.99 dwelling units per acre. The property is currently zoned Residential R-5. The original preliminary plat was previously approved by City Council on March 23, 2023. **(ACTION ITEM)**
8. **ADJOURNMENT**



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The meeting can be viewed via a link posted to the City of Star website at staridaho.org. 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



October 2024 Police Report

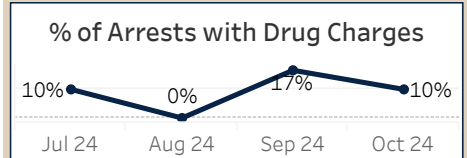
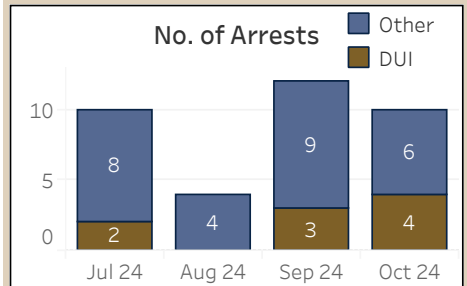
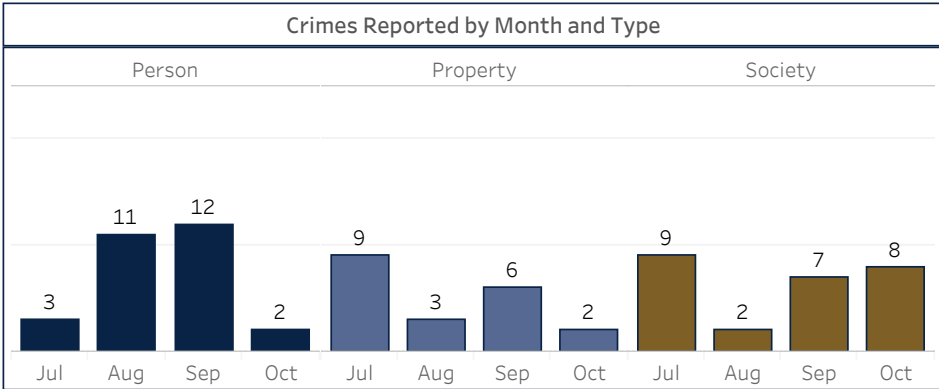
Release Date 2024-11-08

Offenses Reported¹

Types	2021	2022	2023 ²	2024 YTD
Person	74	110	96	72
Property	59	92	117	52
Society	52	67	134	83
Total Crimes	185	269	347	207
Crimes/1,000 Pop	13.8	17.7	19.6	

Case Report Types

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



Police Activity³

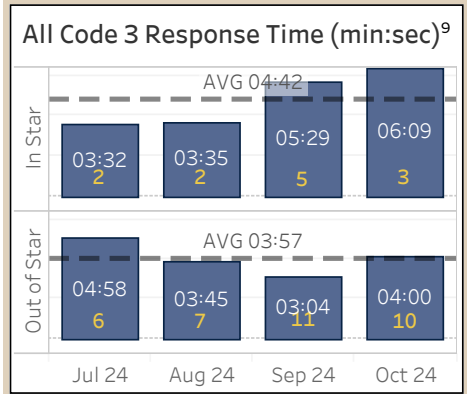
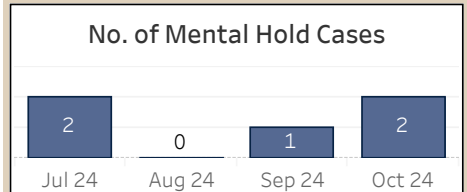
	2024 Monthly Avg ⁴	Jul 24	Aug 24	Sep 24	Oct 24	October 2023
Citizen Calls for Service (CFS)	310	308	348	350	318	307
Proactive Policing	1,764	1,243	1,754	1,570	1,825	1,611

Citations⁸

	Jul 24	Aug 24	Sep 24	Oct 24
Infraction	32	46	36	28
Misdemeanor	13	3	13	9

Select Call Types

	2024 Monthly Avg ⁴	Jul 24	Aug 24	Sep 24	Oct 24	October 2023
Crash Response	31	30	25	38	26	22
Crisis/Mental Health ⁵	11	15	7	8	9	15
Domestic Violence	5	1	10	6	2	5
Juvenile Activity	18	14	18	18	19	19
Location Checks ⁶	339	254	283	263	282	394
Property Crime Calls ⁷	17	21	17	20	18	26
School Checks	42	15	38	44	50	49
Traffic Stops	323	163	275	284	261	254
Welfare Checks	20	21	20	19	16	24



¹Offense Reports are compiled from NIBRS RMS. ²Counts updated to reflect NIBRS audit update. ³Police Activity reflects calls in the City of Star and all calls dispatched with a Star deputy. ⁴Monthly averages are based on all prior months of the current year. ⁵Calls are for Crisis/Mental Hold/Suicidal Subject/Attempted Suicide. ⁶Location checks include Construction Site, Property, and Security checks. ⁷Property Crime Calls include Theft, Vandalism, Burglary, Fraud. ⁸Infraction and Misdemeanor Citations issued by a Star deputy as listed in the current Patrol schedule. ⁹Code 3 Calls represent all incidents routed at Priority 3, where Priority 3 calls require an immediate emergency response.



****Note: Call data for July 14th - 19th is not complete due to a network outage.****

Vendor Name	Doc #	Invoice #/Description	Date	Warrant	Amount	Inv Date	Period	Fund	Org	Account	Object
ADA COUNTY HIGHWAY DISTRICT	CL 4337	18840 ACHD Impact Fees Oct 202	11/12/24	-99507	250,232.00	10/31/24	10/24	10	0	40000	791
ADA COUNTY LANDFILL	CL 4350	14276 Landfill Fees	11/12/24	23658	15.00	10/08/24	10/24	10	0	41595	831
ADA COUNTY PROSECUTORS OFFICE	CL 4211	Oct 2024 Prosecutions Contract	10/28/24	-99562	3,541.96	10/03/24	10/24	10	0	41300	327
ADA COUNTY SHERIFF'S OFFICE	CL 4212	122374 Police Services Oct 202	10/28/24	-99561	287,757.88	10/03/24	10/24	10	0	42110	365
ADA COUNTY SHERIFF'S OFFICE	CL 4351	122412 Police Services Nov 202	11/12/24	-99500	287,757.92	11/01/24	11/24	10	0	42110	365
ALYSON LIKES	CL 4280	Oct 2024 Rise HIIT Instruction	10/31/24	23606	168.00	10/27/24	10/24	10	158	44022	352
AMAZON CAPITAL SERVICES	CL 4316	1*4JH6-LTM3 Veterans Return Potato Fee	11/07/24	-99520	29.99	11/01/24	10/24	10	56	45000	598
AMAZON CAPITAL SERVICES	CL 4316	1*FK9F-CPWN Return Photo Booth	11/07/24	-99520	-23.48	11/01/24	10/24	10	101	44022	611
AMAZON CAPITAL SERVICES	CL 4316	1*H7NR-LDKL Return Foldable Table	11/07/24	-99520	-348.00	11/01/24	10/24	10	301	44022	611
AMAZON CAPITAL SERVICES	CL 4316	1*DXXK-9L6D Return Bouquet Pins	11/07/24	-99520	-9.99	11/01/24	10/24	10	103	44022	611
AMAZON CAPITAL SERVICES	CL 4316	*6D6C-JRV4 Desk Converter	11/07/24	-99520	142.49	11/01/24	10/24	10	0	41810	611
AMAZON CAPITAL SERVICES	CL 4316	*7DH4-N731 Magazine Floor Display	11/07/24	-99520	457.90	11/01/24	10/24	10	0	41810	611
AMAZON CAPITAL SERVICES	CL 4316	*P7N7-P4DK Trunk or Treat Event	11/07/24	-99520	684.99	11/01/24	10/24	10	55	45000	598
AMAZON CAPITAL SERVICES	CL 4316	*NRQK-Q63Q IT Equipment	11/07/24	-99520	648.15	11/01/24	10/24	10	0	42200	371
AMAZON CAPITAL SERVICES	CL 4316	*CHM9-PMQT Office Supplies	11/07/24	-99520	187.05	11/01/24	10/24	10	0	41810	611
AMAZON CAPITAL SERVICES	CL 4316	*R6QR-PD3V Planner	11/07/24	-99520	12.59	11/01/24	10/24	10	0	41810	611
AMAZON CAPITAL SERVICES	CL 4316	*DYMT-NVTX Frames City Hall	11/07/24	-99520	68.94	11/01/24	10/24	10	0	41810	611
AMAZON CAPITAL SERVICES	CL 4316	*VNNX-K4T9 B/A School Program/	11/07/24	-99520	12.99	11/01/24	10/24	10	101	44022	611
AMAZON CAPITAL SERVICES	CL 4316	*WMW1-P6XY Paper Trimmer	11/07/24	-99520	99.99	11/01/24	10/24	10	0	41810	611
AMAZON CAPITAL SERVICES	CL 4316	1*DXXK-9L6D Return Tablecloths	11/07/24	-99520	-19.39	11/01/24	10/24	10	103	44022	611
AMAZON CAPITAL SERVICES	CL 4316	1*DXXK-9L6D Return Hat	11/07/24	-99520	-58.99	11/01/24	10/24	10	103	44022	611
ANNIE PEW	CL 4246	Daddy Daughter Supplies	10/29/24	23607	178.93	10/20/24	10/24	10	103	44022	611
ANNIE PEW	CL 4246	B/A School Prog Supplies	10/29/24	23607	86.60	10/20/24	10/24	10	101	44022	611
ANNIE PEW	CL 4246	Recreation Supplies	10/29/24	23607	55.57	10/20/24	10/24	10	0	44022	611
ANNIE PEW	CL 4246	Parent Night Out Supplies	10/29/24	23607	42.23	10/20/24	10/24	10	107	44022	611
ANNIE PEW	CL 4246	HALO Event Supplies	10/29/24	23607	15.89	10/20/24	10/24	10	0	47001	594
ASSOCIATION OF IDAHO CITIES	CL 4210	12541 FY 2025 AIC Membership Dues	10/28/24	-99563	7,156.40	07/01/24	10/24	10	351	48990	570
AUSTIN HALL	CL 4261	Riverhouse Deposit Refund	10/31/24	23608	500.00	10/28/24	10/24	10	0	40700	882
BASALT ROCK COMPANY LLC	CL 4207	23-276 Landscape Rock	10/23/24	23604	12,920.00	07/19/24	9/24	10	0	41540	435
BATTERIES PLUS BULBS	CL 4294	P77275848 Batteries - Passport	11/01/24	23643	36.64	10/30/24	10/24	10	0	41810	611
BILLS MACHINE SHOP	CL 4309	24-1744 Shade Structure Dog Park	11/01/24	-99525	9,675.00	11/01/24	10/24	10	0	45100	738
BILLS MACHINE SHOP	CL 4323	24-1759 HC Park Skatepark Inserts	11/07/24	-99521	13,000.00	11/05/24	9/24	10	0	45110	735
BRANDEE MANDIS	CL 4279	Oct 2024 Homeschool/PE	10/31/24	23609	434.00	10/27/24	10/24	10	157	44022	352
BUILDING STEAM	CL 4348	000002 Ornament Christmas at RH	11/12/24	23659	1,590.00	10/30/24	10/24	10	57	45000	598
CANON FINANCIAL SERVICES, INC	CL 4217	35885015 Leases for 2 Copiers	10/31/24	-99542	256.24	10/12/24	10/24	10	0	42200	374
CANYON COUNTY CLERK	CL 4336	Oct 2024 Prosecution Services	11/12/24	23660	100.00	11/08/24	10/24	10	0	41300	328
CATHERINE COSTA	CL 4213	Before/After School Program	10/28/24	23610	58.82	10/20/24	10/24	10	101	44022	611
CHERYL GOUGH	CL 4262	Riverhouse Deposit Refund	10/31/24	23611	500.00	10/28/24	10/24	10	0	40700	882
CIVIC PLUS	CL 4215	316981 Website Subscription	10/31/24	-99543	5,000.00	10/01/24	10/24	10	0	42200	375
CIVIC PLUS	CL 4215	314560 Archive Social	10/31/24	-99543	4,397.40	10/11/24	10/24	10	0	42200	375
CIVIC PLUS	CL 4333	312752 Municode Mtngs Annual	11/08/24	-99514	3,800.00	10/01/24	10/24	10	0	42200	375
CLEARWATER FINANCIAL LLC	CL 4318	3191 Police Impact Fee Proj Add 1	11/07/24	-99519	1,475.00	10/31/24	10/24	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL 4318	3191 Park Impact Fee Project Add 2	11/07/24	-99519	1,475.00	10/31/24	10/24	10	0	48960	593
COMMUNITY PLANNING ASSOCIATION	CL 4216	0202 FY 2025 Annual Membership	10/31/24	-99560	8,981.00	10/01/24	10/24	10	353	48990	570
DAN'S PUMP AND FILTER LLC	CL 4253	9239 Replace Pump Motor Pavillion	10/29/24	23612	7,724.46	09/11/24	9/24	10	0	45110	738
DANA PARTRIDGE	CL 4304	Services 10/18/24 to 10/31/24	11/01/24	-99527	3,179.43	11/01/24	10/24	10	0	41740	565
DANIEL W LANE	CL 4283	Oct 2024 Robotics/Design Play	10/31/24	23613	172.20	10/27/24	10/24	10	108	44022	352
DENIELLE REDONDO	CL 4277	Oct 2024 Barre Instruction	10/31/24	-99547	336.00	10/27/24	10/24	10	156	44022	352
DENIELLE REDONDO	CL 4277	Oct 2024 High Fitness Instruction	10/31/24	-99547	101.50	10/27/24	10/24	10	160	44022	352
DEX IMAGING	CL 4218	AR12120705 Monthly Copier Lease	10/31/24	-99541	197.86	10/16/24	10/24	10	0	42200	374
DOCUTOPIA	CL 4219	1005-63 Annual Renewal Docuphase	10/31/24	-99540	11,883.00	09/09/24	10/24	10	0	42200	375
ECI CONTRACTORS	CL 4298	Oct 2024 Electrical Inspection	11/01/24	-99529	21,187.61	11/01/24	10/24	10	0	40500	454
ECO ELECTRIC LLC	CL 4312	Refund Circuit Fee	11/05/24	23652	8.00	11/04/24	11/24	10	0	40700	884
EMCR	CL 4221	80125 FY 2025 Annual Membership	10/31/24	23614	7,815.00	10/01/24	10/24	10	350	48990	570
FATBEAM LLC	CL 4220	48634 Fiber Optic Internet Service	10/28/24	-99539	3,987.50	10/01/24	10/24	10	0	41100	419
FISHER'S TECHNOLOGY	CL 4247	1392354 Copier City Hall	10/31/24	-99535	120.36	10/01/24	10/24	10	0	42200	374
FISHER'S TECHNOLOGY	CL 4247	1392355 Copier Rec Center	10/31/24	-99535	48.71	10/01/24	10/24	10	0	42200	374
FISHER'S TECHNOLOGY	CL 4341	1407593 Copier Rec Center	11/12/24	-99505	38.70	11/01/24	11/24	10	0	42200	374
FISHER'S TECHNOLOGY	CL 4341	1407592 Copier City Hall	11/12/24	-99505	173.20	11/01/24	11/24	10	0	42200	374

FLAKE DITCH COMPANY	CL	4302	4 shares Assessment - Blake Park	11/01/24	23644	44.00	10/31/24	10/24	10	0	41810	417
FLAKE DITCH COMPANY	CL	4302	8.5 shares Assessment - Pristine	11/01/24	23644	93.50	10/31/24	10/24	10	0	41810	417
FLAKE DITCH COMPANY	CL	4302	29.68 share Assessment - Hunters	11/01/24	23644	326.48	10/31/24	10/24	10	0	41810	417
FLAKE DITCH COMPANY	CL	4302	2 shares Assessment - City Hall	11/01/24	23644	22.00	10/31/24	10/24	10	0	41810	417
GAMEFACE ATHLETICS	CL	4245	320448 Building Department Stickers	11/05/24	-99523	660.00	10/17/24	10/24	10	0	41810	611
GAMEFACE ATHLETICS	CL	4245	320481 Volleyball Youth & Adult	11/05/24	-99523	1,229.40	10/29/24	10/24	10	3	44021	615
GAMEFACE ATHLETICS	CL	4310	320593 Fleece Hooded Sweatshirt	11/01/24	-99524	35.00	10/31/24	10/24	10	0	41590	615
GAMEFACE ATHLETICS	CL	4317	320313 Mayors Youth Council Hats	11/05/24	-99522	1,214.58	10/07/24	9/24	10	0	45130	590
GARRETT PARKS AND PLAY	CL	4223	3915 Excavation Pavillion Park	10/28/24	23615	22,000.00	10/18/24	10/24	10	0	45100	738
GEM STATE PAPER & SUPPLY COMPANY	CL	4269	3096355-01 Janitorial Supplies	10/29/24	-99551	86.92	10/16/24	10/24	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL	4269	3096355-02 Janitorial Supplies	10/29/24	-99551	35.56	10/23/24	10/24	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL	4269	3096355 Janitorial Supplies	10/29/24	-99551	1,411.11	10/09/24	10/24	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL	4269	3096449 Janitorial Supplies	10/29/24	-99551	36.24	10/16/24	10/24	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL	4320	3097850 Janitorial Supplies	11/07/24	-99511	465.84	11/04/24	11/24	10	553	41540	434
GREYLOCH	CL	4257	5924 DMV License Office Cabinets	10/29/24	23616	8,330.11	10/21/24	10/24	10	0	45110	719
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	1*2203-001 Irrigation Materials	10/31/24	-99532	143.94	10/10/24	10/24	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	*5885-001 Irrigation Materials	10/31/24	-99532	1,208.02	10/09/24	10/24	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	*6757-002 Dawn Parts Tray	10/31/24	-99532	12.24	10/09/24	10/24	10	0	41570	613
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	*2472-001 Shear Blade Replacement	10/31/24	-99532	45.72	10/15/24	10/24	10	0	41570	613
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	*2328-00 Irrigation Materials	10/31/24	-99532	-131.52	10/11/24	10/24	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	*8217-001 Irrigation Materials	10/31/24	-99532	271.16	10/25/24	10/24	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	1*0472-001 Irrigation Materials	10/31/24	-99532	19.85	10/21/24	10/24	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	*0716-001 Irrigation Materials	10/31/24	-99532	294.74	10/10/24	10/24	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	*2244-001 Irrigation Materials	10/31/24	-99532	275.62	10/09/24	10/24	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	*6757-001 Irrigation Materials	10/31/24	-99532	531.38	10/09/24	10/24	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4293	*8843-001 Irrigation Materials	10/31/24	-99532	418.04	10/04/24	10/24	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	4355	*8867-001 LED Lights for Christmas	11/12/24	-99498	2,094.60	10/30/24	10/24	10	57	45000	598
ICRMP	CL	4237	0220320251 Policy Annual Premium	10/29/24	23617	16,640.00	09/01/24	10/24	10	0	41000	511
IDAHO CORRECTIONAL INDUSTRIES	CL	4270	046822 Envelopes	10/29/24	23618	198.00	10/18/24	10/24	10	0	41810	611
IDAHO HUMANE SOCIETY INC	CL	4308	FY25IHSSta Animal Control Svcs	11/01/24	23645	82,432.00	10/31/24	10/24	10	0	42150	364
IDAHO POWER COMPANY	CL	4331	0033207655 11665 W State St A1	11/08/24	-99515	175.53	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	0033207654 11665 W State St A	11/08/24	-99515	317.01	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	20032863988 960 S Main Street	11/08/24	-99515	26.31	10/15/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	2Adjustment	11/08/24	-99515	50.00	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	0030885171 11665 W State St C	11/08/24	-99515	136.44	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	10030980194 Floating Feather/Pl	11/08/24	-99515	1.16	10/31/24	10/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4331	0033022594 1000 S Main St Pump	11/08/24	-99515	89.78	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	20030968905 W Picket Cr/Pollard	11/08/24	-99515	10.38	10/31/24	10/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4331	0030943198 11665 W State St 41	11/08/24	-99515	8.55	10/31/24	10/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4331	20030966304 10405 Otter Rock Dr	11/08/24	-99515	3,176.18	10/30/24	10/24	10	0	41810	412
IDAHO POWER COMPANY	CL	4331	0033157130 11380 W Hidden Brook	11/08/24	-99515	46.88	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	0033022589 10769 W State St CT	11/08/24	-99515	766.68	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	0033022576 11225 W Blake Dr B1	11/08/24	-99515	51.22	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	0033022563 10775 W State St St	11/08/24	-99515	164.51	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	10033075641 Highbrook/Hwy 44 St	11/08/24	-99515	41.06	10/31/24	10/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4331	10033022554 1250 N Star Rd HC Pk	11/08/24	-99515	954.45	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	10030204591 Hunters Creek Street	11/08/24	-99515	14.82	10/31/24	10/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4331	10033022587 1500 N Star Rd CT	11/08/24	-99515	567.58	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	10033022596 Blake Park Sprinklers	11/08/24	-99515	3.66	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	10033022592 1300 N Star Rd HC Entry	11/08/24	-99515	63.47	10/31/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	20030204606 Street Lights Blake	11/08/24	-99515	17.30	10/31/24	10/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4331	20032863989 960 S Main Street	11/08/24	-99515	284.91	10/15/24	10/24	10	0	41100	412
IDAHO POWER COMPANY	CL	4331	20033022584 Street Lights Star	11/08/24	-99515	379.47	10/31/24	10/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4331	10033022580 State/Plummer Street	11/08/24	-99515	12.36	10/31/24	10/24	10	0	41100	413
IDAHO POWER COMPANY	CL	4331	10033022572 1310 N Little Camas	11/08/24	-99515	102.19	10/31/24	10/24	10	0	41100	412
IDAHO PRESS	CL	4295	49877 Legal/Pub Notice Ord 412	11/01/24	-99531	201.66	10/26/24	10/24	10	0	41810	530
IDAHO PRESS	CL	4295	49876 Legal/Pub Notice Ord 411	11/01/24	-99531	198.00	10/26/24	10/24	10	0	41810	530
IDAHO TENTS & EVENTS	CL	4338	2034255 Tent for Christmas Eve	11/12/24	-99506	5,000.00	11/07/24	11/24	10	57	45000	598
INSPECT LLC	CL	4297	Oct 2024 Plumbing Inspections	11/01/24	-99530	24,982.15	11/01/24	10/24	10	0	40500	453
INTERIOR SYSTEMS, INC	CL	4291	2815 Acoustical Ceiling DMV	10/31/24	-99534	5,810.00	10/20/24	10/24	10	0	45110	719
INTERMOUNTAIN GAS COMPANY	CL	4229	*3000 2 B&G Shop-1310 N Little	10/28/24	23619	15.45	10/03/24	10/24	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	4229	*1000 1 Outreach Building	10/28/24	23619	15.45	10/03/24	10/24	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	4229	*3000 1 City Hall	10/28/24	23619	16.12	10/03/24	10/24	10	0	41100	414

INTERMOUNTAIN GAS COMPANY	CL	4229	*7251 2 Star Police Station	10/28/24	23619	15.45	10/04/24	10/24	10	0	41100	414
JASAN BRACKNEY	CL	4267	Riverhouse Deposit Refund	10/31/24	23620	200.00	10/07/24	10/24	10	0	40700	882
JEAN HENSCHIED	CL	4285	Oct 2024 Intro Yoga Instruction	10/31/24	23621	168.00	10/27/24	10/24	10	153	44022	352
JUB ENGINEERS	CL	4208	0177792 Freedom Park Annex & Lot Cons	10/28/24	23605	10,580.00	10/16/24	9/24	10	0	41810	747
JUB ENGINEERS	CL	4208	0177791 BLM Prop Annex & ROS	10/28/24	23605	1,430.00	10/16/24	9/24	10	0	41810	741
KHALILIA MITREVSKI	CL	4231	Reimburse B/A School Supplies	10/28/24	23622	21.19	10/20/24	10/24	10	101	44022	611
KIMLEY-HORN AND ASSOCIATES, INC	CL	4236	*0000-0924 Star Pathway Master	10/29/24	-99536	387.41	09/30/24	9/24	10	0	45110	741
KRISTEN ROBB	CL	4268	Riverhouse Deposit Refund	10/31/24	23623	500.00	10/28/24	10/24	10	0	40700	882
L&W SUPPLY CORPORATION	CL	4313	*17014-001 Acoustic Ceiling Tiles	11/05/24	23655	203.77	11/01/24	11/24	10	555	41540	434
LARA YOUNGMAN	CL	4287	Oct 2024 Mat Pilates Instruction	10/31/24	-99544	224.00	10/27/24	10/24	10	151	44022	352
LARRY BEARG	CL	4281	Oct 2024 Tai Chi Instruction	10/31/24	-99546	616.00	10/27/24	10/24	10	152	44022	352
LAURA BRADSHAW	CL	4340	Refund 2 Mos Gentle Yoga	11/12/24	23664	80.00	11/08/24	11/24	10	0	44022	698
LIFESPRING CHURCH	CL	4347	1007 2024 State of City Facility	11/12/24	23661	315.00	10/23/24	10/24	10	0	45050	585
MERIDIAN TROPHY	CL	4252	M1162687 Rush Charge	10/29/24	23624	75.35	10/22/24	10/24	10	0	45050	585
MERIDIAN TROPHY	CL	4252	M1162687 Staff Name Tags	10/29/24	23624	19.90	10/22/24	10/24	10	0	45050	585
MERIDIAN TROPHY	CL	4252	M1162687 Awards State of the City	10/29/24	23624	356.85	10/22/24	10/24	10	0	45050	585
MODERN PRINTERS	CL	4344	31791 Business Cards Ryan Field	11/12/24	-99504	176.24	08/31/24	9/24	10	0	41810	610
MODERN PRINTERS	CL	4345	32288 Business Cards City Staff	11/12/24	-99503	738.72	11/06/24	11/24	10	0	41810	611
MOUNT OLYMPUS WATER	CL	4251	24331811 Water City Hall	10/29/24	-99553	103.00	10/12/24	10/24	10	0	41810	611
MOUNT OLYMPUS WATER	CL	4251	24335904 Water Rec Center	10/29/24	-99553	70.30	10/12/24	10/24	10	0	41810	611
MOUNTAIN ALARM	CL	4232	5236291 Fire Alarm/Monitoring	10/28/24	-99559	92.50	10/01/24	10/24	10	327	48900	333
MOUNTAIN ALARM	CL	4232	5236290 Security Backup/Monitor	10/28/24	-99559	42.50	10/01/24	10/24	10	327	48900	333
MOUNTAIN VIEW EQUIPMENT COMPANY	CL	4288	7542.01 2023 GRA PT 672 Lawnmower	10/29/24	23625	15,320.62	09/30/24	10/24	10	0	45110	744
MOUNTAIN VIEW EQUIPMENT COMPANY	CL	4288	7542.01 2024 GRA PS 48 Lawnmower	10/29/24	23625	9,967.27	09/30/24	10/24	10	0	45110	744
MTM WOODWORKS	CL	4314	190843 Cabinet Install Dr License	11/05/24	23650	2,772.00	10/27/24	10/24	10	719	45110	755
NAMPA FLOORS & INTERIORS INC	CL	4311	Bid Carpet Public Meeting Room	11/01/24	23646	5,866.86	10/30/24	10/24	10	555	41540	434
NAPA AUTO PARTS	CL	4272	114009 Dielectric Grease & Silicone	10/29/24	23626	43.97	10/22/24	10/24	10	568	41560	437
NAPA AUTO PARTS	CL	4272	114253 High Beam Headlight	10/29/24	23626	15.29	10/26/24	10/24	10	568	41560	437
NAPA AUTO PARTS	CL	4272	112987 Battery & Locks	10/29/24	23626	208.47	10/01/24	10/24	10	568	41560	437
NAPA AUTO PARTS	CL	4272	114377 Brake Cleaner	10/29/24	23626	10.98	10/29/24	10/24	10	568	41560	437
NAPA AUTO PARTS	CL	4272	114071 Dielectric Grease & Silicone	10/29/24	23626	28.48	10/23/24	10/24	10	568	41560	437
NAPA AUTO PARTS	CL	4272	114337 Brake Pad & Rotor	10/29/24	23626	371.97	10/28/24	10/24	10	568	41560	437
NAPA AUTO PARTS	CL	4272	113013 Coupler Lock	10/29/24	23626	52.99	10/01/24	10/24	10	568	41560	437
NAPA AUTO PARTS	CL	4352	114459 Dielectric Grease	11/12/24	23662	25.98	10/30/24	10/24	10	568	41560	437
NAPA AUTO PARTS	CL	4352	114388 Oil/Filter Change Silverado	11/12/24	23662	38.77	10/29/24	10/24	10	0	41580	449
NIKI DEAN	CL	4286	Oct 2024 Gentle Yoga Instruction	10/31/24	23627	952.00	10/27/24	10/24	10	153	44022	352
PARK POINTE DEVELOPMENT	CL	4324	Freedom Park App 6	11/07/24	23656	846,993.34	11/07/24	11/24	10	0	45100	747
PATHWAY CONCRETE & LANDSCAPING LLC	CL	4203	193 Trucking Asphalt Millings	10/16/24	-99566	8,300.00	09/17/24	9/24	10	0	45110	748
PATHWAY CONCRETE & LANDSCAPING LLC	CL	4203	198 Additional Asphalt Millings	10/16/24	-99566	6,918.79	10/09/24	9/24	10	0	45110	748
PORTAPROS LLC	CL	4238	133464C-1 960 S Main Port Restroom	10/29/24	-99558	839.90	10/11/24	10/24	10	567	41550	435
PORTAPROS LLC	CL	4238	128708N-1 960 S Main Port Restroom	10/29/24	-99558	271.05	10/11/24	10/24	10	567	41550	435
PORTAPROS LLC	CL	4238	133217C-1 960 S Main Port Restroom	10/29/24	-99558	1,335.20	10/08/24	10/24	10	567	41550	435
PORTAPROS LLC	CL	4238	133295C-1 Star MidSchl Port Restroom	10/29/24	-99558	169.20	10/10/24	10/24	10	567	41550	435
PORTAPROS LLC	CL	4238	112049BC-1 River Walk Port Restroom	10/29/24	-99558	793.60	10/11/24	10/24	10	567	41550	435
PORTAPROS LLC	CL	4326	133217D-1 960 S Main Port Restroom	11/08/24	-99509	1,335.20	11/05/24	11/24	10	567	41550	435
PORTAPROS LLC	CL	4349	112049BD-1 River Walk Port Restroom	11/12/24	-99501	793.60	11/08/24	11/24	10	567	41550	435
PORTAPROS LLC	CL	4349	133295D-1 Star Middle Sch Port Rstrm	11/12/24	-99501	169.20	11/07/24	11/24	10	567	41550	435
PRIME ELECTRIC	CL	4256	Cancelled Electrical Permits	10/29/24	23628	104.00	10/10/24	10/24	10	0	40700	884
QUALITY TRAILER SALES	CL	4292	31089 C&B Trailer	10/31/24	-99533	10,410.00	10/01/24	10/24	10	718	45110	744
QUALITY TRAILER SALES	CL	4292	31090 C&B Trailer	10/31/24	-99533	8,110.00	10/01/24	10/24	10	718	45110	744
REPUBLIC SERVICES INC	CL	4239	001371741 Star River Access 10	10/29/24	-99557	89.39	09/30/24	10/24	10	0	41100	411
REPUBLIC SERVICES INC	CL	4239	001371460 Hunters Creek Park	10/29/24	-99557	365.03	09/30/24	10/24	10	0	41100	411
REPUBLIC SERVICES INC	CL	4239	001375375 Blake Haven Park	10/29/24	-99557	111.51	09/30/24	10/24	10	0	41100	411
REPUBLIC SERVICES INC	CL	4239	001375015 Star City Hall	10/29/24	-99557	220.83	09/30/24	10/24	10	0	41100	411
RIMI INC	CL	4299	Oct 2024 Mechanical Inspection	11/01/24	-99528	19,810.37	10/01/24	10/24	10	0	40500	455
RIVER VALLEY WOODWORKS	CL	4248	9-30-2024 Tree House Maintenance	10/29/24	23629	850.00	09/30/24	10/24	10	550	41540	434
ROE PAINTING INC	CL	4289	*082421A01 City Hall Exterior	10/31/24	23630	28,970.00	10/08/24	10/24	10	717	45110	755
ROYALTY ELECTRIC LLC	CL	4234	24001-10 Phone Service	10/31/24	-99538	1,080.00	10/03/24	10/24	10	0	41100	416
ROYALTY ELECTRIC LLC	CL	4234	24070-1 Cameras for Hunters Cr	10/31/24	-99538	27,440.00	10/16/24	10/24	10	0	45100	735
ROYALTY ELECTRIC LLC	CL	4234	24005-19 Cisco Meraki Switch	10/31/24	-99538	5,000.00	10/04/24	10/24	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	4234	24053-3 Control Access Doors CH	10/31/24	-99538	3,650.00	10/15/24	10/24	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	4235	24053-2 Hardware Access Control	10/29/24	-99537	4,858.00	09/03/24	9/24	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	4325	24001-11 Phone Service	11/07/24	-99510	1,080.00	11/06/24	11/24	10	0	41100	416

Section 5, Item A.

ROYALTY ELECTRIC LLC	CL	4329	24052-4 Sprinkler Wires/Install	11/08/24	-99517	680.00	10/14/24	10/24	10	0	45100	747
SBI CONTRACTING INC	CL	4342	24121ABP RH/Freedom Park Letters	11/12/24	23665	3,975.00	11/05/24	11/24	10	0	45100	747
SBI CONTRACTING INC	CL	4342	24144ABP City Hall PMR Letterings	11/12/24	23665	2,165.00	11/05/24	11/24	10	555	41540	434
SELLWOOD PROPERTIES, LLC UMPQUA	CL	4290	Overpayment Prop Share Fees	10/31/24	23631	16,993.00	10/08/24	10/24	10	0	40700	884
SELLWOOD PROPERTIES, LLC UMPQUA	CL	4290	Bond Release Sellwood #1	10/31/24	23631	571,022.79	10/23/24	10/24	10	0	40600	881
SHERWIN WILLIAMS	CL	4273	2349-7 Paint for Sports Fields	10/29/24	-99550	951.65	10/05/24	10/24	10	561	41550	435
SHERWIN WILLIAMS	CL	4354	3523-6 Paint Samples	11/12/24	-99499	80.24	10/30/24	10/24	10	555	41540	434
SHERWIN WILLIAMS	CL	4354	8749-3 Paint Samples	11/12/24	-99499	48.76	10/31/24	10/24	10	555	41540	434
SIMPLOT TURF & HORTICULTURE	CL	4275	216076267 Lawn Fertilizers HC	10/29/24	-99549	6,630.00	10/17/24	10/24	10	560	41550	435
STAR FIRE DEPARTMENT	CL	4300	Oct 2024 Star Fire Impact Fees	11/01/24	23647	176,850.48	11/01/24	10/24	10	0	40000	734
STAR MERCANTILE INC	CL	4327	02-3820080 Building Exterior Repair	11/08/24	23657	2.68	10/21/24	10/24	10	552	41540	434
STAR MERCANTILE INC	CL	4327	103-1771291 Nuts/Bolts/Screws	11/08/24	23657	10.73	10/23/24	10/24	10	0	41580	447
STAR MERCANTILE INC	CL	4327	03-1768475 Paint for Fields	11/08/24	23657	63.92	10/14/24	10/24	10	561	41550	435
STAR MERCANTILE INC	CL	4327	102-12900 Electrical Repair	11/08/24	23657	15.08	10/31/24	10/24	10	556	41540	434
STAR MERCANTILE INC	CL	4327	102-13210 Foam Insulation IT Room	11/08/24	23657	7.99	10/31/24	10/24	10	555	41540	434
STAR MERCANTILE INC	CL	4327	102-13246 Drill Bit IT Room	11/08/24	23657	12.99	10/31/24	10/24	10	0	41570	613
STAR MERCANTILE INC	CL	4327	02-3810477 Hardware	11/08/24	23657	23.99	10/12/24	10/24	10	0	41580	447
STAR MERCANTILE INC	CL	4327	02-3801504 Nuts/Bolts/Screws	11/08/24	23657	29.98	10/04/24	10/24	10	0	41580	447
STAR MERCANTILE INC	CL	4327	02-3799614 Nuts/Bolts/Screws	11/08/24	23657	8.99	10/02/24	10/24	10	0	41580	447
STAR MERCANTILE INC	CL	4327	02-3814820 Marking Paint	11/08/24	23657	18.99	10/16/24	10/24	10	561	41550	435
STAR MERCANTILE INC	CL	4327	02-3802567 Nuts/Bolts/Screws	11/08/24	23657	11.99	10/05/24	10/24	10	0	41580	447
STAR MERCANTILE INC	CL	4327	02-3806878 Box Knife	11/08/24	23657	16.98	10/09/24	10/24	10	0	41570	613
STAR MERCANTILE INC	CL	4327	02-3815726 Paint for Fields	11/08/24	23657	47.94	10/17/24	10/24	10	561	41550	435
STAR SEWER & WATER DISTRICT	CL	4296	2024-102 Splash Pad Water Usage	11/01/24	23648	4,000.00	10/30/24	9/24	10	0	41810	420
STAR STORAGE	CL	4242	Unit C04	10/29/24	23632	175.00	10/29/24	10/24	10	549	41540	434
STAR STORAGE	CL	4242	Unit C08	10/29/24	23632	155.00	10/29/24	10/24	10	549	41540	434
STAR STORAGE	CL	4242	Unit C06	10/29/24	23632	175.00	10/29/24	10/24	10	549	41540	434
STATE INSURANCE FUND	CL	4259	POL 562308 Installment Premium	10/29/24	23633	4,900.00	10/15/24	10/24	10	0	41740	555
SUBURBAN PROPANE	CL	4271	071720 Equipment Rent 1 Year	10/29/24	23634	90.00	10/14/24	10/24	10	0	41560	626
SUMMIT PORTABLE RESTROOMS	CL	4249	18211 Daddy/Daughter Port Restroom	10/29/24	-99555	345.60	10/04/24	10/24	10	103	44022	442
SUMMIT PORTABLE RESTROOMS	CL	4346	18625 Trunk or Treat Port Restroom	11/12/24	-99502	300.00	10/31/24	10/24	10	55	45000	598
SUSAN DYSON	CL	4339	Refund Oct Restorative Yoga	11/12/24	23666	15.00	11/08/24	11/24	10	0	44022	698
SW IDAHO BUSINESS ALLIANCE	CL	4343	3291 Sponsorship Reindeer Ramble	11/12/24	23663	100.00	10/30/24	10/24	10	0	45050	582
SYDNEY GREEN	CL	4265	Riverhouse Deposit Refund	10/31/24	23635	500.00	10/07/24	10/24	10	0	40700	882
TANNER CHAGOLLA	CL	4264	Riverhouse Deposit Refund	10/31/24	23636	500.00	10/17/24	10/24	10	0	40700	882
TAYLOR HAMMRICH	CL	4284	Oct 2024 Tumbling Instruction	10/31/24	-99545	1,829.10	10/27/24	10/24	10	159	44022	352
TAYLOR HAMMRICH	CL	4284	Oct 2024 Tots Instruction	10/31/24	-99545	308.70	10/27/24	10/24	10	111	44022	352
TITAN EXCAVATION & CONSTRUCTION	CL	4322	Pr No 3365 Balance of App 3	11/07/24	23651	63.00	09/30/24	10/24	10	0	45100	752
TITAN EXCAVATION & CONSTRUCTION	CL	4322	Pr No 3365 Riverhouse Parking	11/07/24	23651	81,127.19	10/31/24	10/24	10	0	45100	752
TOM SULLIVAN	CL	4263	Riverhouse Deposit Refund	10/31/24	23637	500.00	10/28/24	10/24	10	0	40700	882
TREASURE VALLEY BOUNCE N SLIDE	CL	4227	3325 Trunk or Treat Inflatables	10/28/24	23638	1,035.62	09/26/24	10/24	10	55	45000	598
TREASURE VALLEY COFFEE	CL	4250	10761520 Coffee - B&G	10/31/24	-99554	59.65	10/17/24	10/24	10	0	41810	611
TREASURE VALLEY COFFEE	CL	4250	10785193 Coffee/Tea & FA - B&G	10/31/24	-99554	137.40	10/25/24	10/24	10	0	41810	611
TREASURE VALLEY COFFEE	CL	4250	10785221 Coffee/Tea & FA - CH	10/31/24	-99554	145.95	10/25/24	10/24	10	0	41810	611
TREASURE VALLEY PARTNERSHIP	CL	4222	2416 Membership Dues	10/28/24	23639	1,112.00	10/10/24	10/24	10	357	48990	570
VALLEY WIDE COOP	CL	4330	A83248 Gas	11/08/24	-99516	1,287.88	10/07/24	10/24	10	0	41560	626
VALLEY WIDE COOP	CL	4330	A83872 Gas	11/08/24	-99516	860.64	10/21/24	10/24	10	0	41560	626
VALLEY WIDE COOP	CL	4330	E43943 Gas Credit	11/08/24	-99516	-75.63	10/31/24	10/24	10	0	41560	626
VERIZON WIRELESS	CL	4260	9975269539 Monthly Cell Phone	10/31/24	23640	1,031.78	10/01/24	10/24	10	0	41100	373
WESTERN HEATING & AIR CONDITIONING	CL	4335	197603371 Replace HVAC Sytem CH	11/08/24	-99512	101,461.00	10/31/24	10/24	10	716	45110	755
WESTERN RECORDS DESTRUCTION	CL	4204	0717652 02-64 Gallon City Hall	10/16/24	-99565	62.00	10/01/24	9/24	10	0	41810	411
WESTERN RECORDS DESTRUCTION	CL	4319	0722226 02-64 Gallon Extra Pick-up	11/07/24	-99518	248.00	11/01/24	10/24	10	0	41100	411
WESTERN RECORDS DESTRUCTION	CL	4319	0722226 02-64 Gallon City Hall	11/07/24	-99518	124.00	11/01/24	10/24	10	0	41100	411
WESTERN STATES EQUIPMENT CO	CL	4276	002956745 Truck Excavator	10/29/24	-99548	954.43	10/11/24	10/24	10	0	41570	442
WESTERN STATES EQUIPMENT CO	CL	4334	002977844 Mini Excavator	11/08/24	-99513	651.75	10/30/24	10/24	10	0	41570	442
WHITE PETERSON	CL	4225	165256 Keith Hill-First Church	10/28/24	23641	1,634.91	09/30/24	10/24	10	0	41300	323
WILLIAM FINKE	CL	4266	Riverhouse Deposit Refund	10/31/24	23642	500.00	10/07/24	10/24	10	0	40700	882
YORGASON LAW OFFICES PLLC	CL	4306	261 City Attorney Additional Svcs	11/01/24	-99526	306.80	11/01/24	10/24	10	0	41300	322
YORGASON LAW OFFICES PLLC	CL	4306	261 City Attorney Monthly Services	11/01/24	-99526	3,500.00	11/01/24	10/24	10	0	41300	322
YOUNG ELEVATOR INC	CL	4255	1306 Routine Service/Maintenance	10/29/24	-99552	150.00	10/25/24	10/24	10	331	48900	333
YOUNG ELEVATOR INC	CL	4328	1303 Routine Service/Maintenance	11/08/24	-99508	150.00	10/18/24	11/24	10	331	48900	333
ZD FENCING	CL	4307	305 Fence - Middle School Pathway	11/01/24	23649	3,250.00	10/30/24	10/24	10	0	45210	337

Section 5, Item A.

**CITY COUNCIL SPECIAL MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, May 14, 2024 at 6:30 PM

1. Welcome/Pledge of Allegiance

Mayor Chadwick called the workshop to order at 6:30 p.m. and led the Pledge of Allegiance. He stated staff and two committees will be present to make presentations. No decisions will be made tonight.

2. INVOCATION – Council Member Kevan Wheelock offered the invocation.**3. ROLL CALL**

Elected Officials Present: Mayor Trevor Chadwick, Council Member Jennifer Salmonsens, Council Member Kevan Wheelock. No quorum present. Council President Hershey and Council Member Neilsen absent/excused.

Staff Present: Clerk/Treasurer Jacob M Qualls, Assistant City Planner/Code Enforcement Officer and Sports & Recreation Director Ryan Field, Buildings & Grounds Superintendent Bob Little, Sports Coordinator Ron Weston, Youth Recreation Coordinator/Grant Writer Annie Pew, Public Information Officer Dana Partridge, Information Technology Director Shane Dale, Building Official Kevin Pitt and Police Chief Zach Hessing.

4. PRESENTATIONS:**A. Budget Workshop** - Mayor, Council and Department Heads will discuss FY 2024 / 2025 Budget requests.

Buildings & Grounds Superintendent Bob Little explained the roles and responsibilities of the Buildings & Ground Department and reviewed the facilities he is maintains including buildings and parks as well as snow removal for parking lots and sidewalks; approximately 7 miles of sidewalks are maintained. Maintenance also includes the splash pad, raking the dog park, inspection of playground equipment, greenbelt, flags & banners. Christmas lights at the park go up around October, they will change it up so that it is not a stagnant display each year. Bob has a staff of eight persons, he stated that he could not do it without these people. One of the employees is shared with the IT department. Bob reviewed his budget request stating that many items increased because of inflation, he is looking at a rekeyable padlock system, standardizing refuse/trash cans, seal coating the parking lot is on a rotation basis, it is now time for Hunters Creek. Fencing is being added at Riverhouse; it will be split rail to border it off near the new parking lot and some of the fencing is showing its age at River Walk Park. Additional portable toilets are needed due to an increase in events. Fuel increased because of inflation, with a tally system for logging it as well. He discussed the need for replacement and additional tool needs and safety equipment for employees. Vandalism repair increased from 8k to 10k possibly more. They have been successful in catching some with the new cameras. Bob discussed his capital items wish list which included a tilt trailer, 2 Kabota 520's (asking for two to put more snow blades on them to move snow), grass landscape trailer – currently only able to haul one mower. Also included were a 48" mower pro, Kabota SCL – multiple attachments for them, bucket and claw digger, post hole auger and trencher. Not looking to get all of



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the parts but add through time for development of future parks. Bob mentioned HVAC units at City Hall that have issues and recommended repainting City Hall as it is faded and cracks in the stucco collect water.

Councilmember Salmonson asked about funding for painting as well as a tree grant.

Sports Coordinator Ron Weston discussed his budget request. He said the fields are getting overloaded, Hunters Creek was modified for parking through the housing complex. Sports participation is increasing. He discussed resident versus non-resident fees. Uniforms are being revamped; they have remained the same for some time. They are getting new uniforms they were \$40 and have gone up to \$52; he ran a sponsorship campaign that helped with the cost of the uniforms. Ron discussed his wish list item which is a foul ball net at Hunters Creek, it is also a shade structure, providing safety as well as comfort for the fans. Ron discussed cornhole teams and stated Pickleball will be as a new program with leagues and tournaments as requested by the public. Restrictions due to manpower. There are three people working for a sport type (football, soccer, cornhole, volleyball, softball) at Star Middle, Hunters Creek, Blake Park. Additional land/grass/space options were discussed.

Recreation Coordinator & City Grant Writer Annie Pew discussed youth programs. She said she is trying to represent each age group; she is starting to see some age groups that don't have offerings and are having to go to other communities for options. Types of classes and camps currently offered and being looked at were reviewed. Annie discussed Education multi-week classes; Before / After School Program; Camps and Recreation Fitness Adult Programs. She discussed registration numbers for some of the classes and camps. Annie discussed donations, sponsorships and grants that were obtained to help offset costs. She employs a lot of teenagers and stated that employee appreciation is part of the work life skills, she gives gift cards as motivation and encouragement. She likes to attend training including behavior management and STEM classes.

Sports & Recreation Director Ryan Field mentioned the science trailer and bus or van that are on the wish list; he requested that the bus/van be purchased right away. He said there had been an arranged met with a neighboring community that was going to rent one to the city, but they sold it. He said they are running out of room. Utilizing all locations and moving kids, they have a need to move people around the community. Mayor Chadwick stated coming in June a van is being discussed to be purchased which will also be utilized for multiple city needs.

Annie discussed the science trailer stating that STEM (science, technology, electronics and mathematics) is not offered in a lot of schools, they don't have the budget for it. It would be helpful to provide the programs through grants; however, grants won't pay for transportation. The trailer would be a basic enclosed trailer to transport the STEM equipment.

Councilmember Salmonsens asked about the profit of \$66,000. Mayor Chadwick said the goal is to get that to cover the two employee salaries. She also asked about adult classes that have a low number

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of participants. Annie said these programs were already in place that she took over. Increasing participation was discussed. Ryan stated that if minimum enrollment isn't met the classes do not move forward.

Information Technology Director Shane Dale reviewed his budget request. He put his budget together based on where growth has been in the last 9 months since he started with the city. He discussed the hardware needed including replacing 4-5 older computers, network switches, wireless access to have WIFI at every park, cameras the police have requested to help with vandalism, routers and other miscellaneous items. He is looking to upgrade to key card entry and Point of Sale devices to allow for sales at the Riverhouse, Mayor's Youth Council to sell t-shirts, etc. Shane discussed software licensing including additional email accounts, permitting review software, Adobe licenses, remote access for computers, IWORQ could be used for more departments, UKG time management system and other miscellaneous software. He discussed ARCGIS mapping software, phone and data services, VOIP digital phone system and cell service that covers iPads and cell phones. Copier leases were discussed. There was discussed about the public information software programs used by the city including Municode, Archive Social, Docuphase and Retention System.

Mayor Chadwick mentioned that Shane is shared with Star Fire and Star Water and Sewer.

Gerri McCorkle discussed the Parks Art & Beautification's mission statement and stated the committee has grown since its inception. She discussed income that is brought in which included Art by the River, which has increased, and they are looking at adding sponsors this year, dog bricks that can be purchased and they will be doing a campaign to help fund projects for the dog park. Gerri broke down the \$31,000 budget request including funding for projects including the Paw and Pet Parade, veteran banner projects, Art by the River, Opera by the River, Star Library book drop, Star mural, art on traffic boxes, street banners, holiday light contests, Star Spirit and Courier ads, Hometown Parade

Ryan Field added that the committee is currently using the Riverbarn to store their materials, he would like the PAB to take over a storage unit and have better access.

Chip Sitton presented for the Historical Committee, they have accessed the priorities and production of the 2nd round of oral histories is the highest priority with the second priority being documentation of historical barns in the area. The barns are disappearing, they want to get them documented. He discussed a bid but has found a volunteer that has video equipment that can be used as well as royalty free music track that will reduce the cost if it is done that way rather than with the bid price. Identifying those to interview for the histories was discussed.

Councilmember Wheelock asked Chip to bring a more definite cost for these projects to the June meeting.



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In addition to the oral histories Chip said they would like to get institutional memberships to some associations, State and Local History and California Oregon Trail. They would like to be able to access the resources. The budget proposal includes funding for up to 5 bronze plaques to memorialize structures including the house at 11070 State Street. Mounting of the plaques was discussed.

Building Official Kevin Pitt began with a list of memberships for the city and building department for networking and training for the staff. Additionally, he added some training and continuing education for the clerks to gain confidence and knowledge. He said training train our staff helps residents and builders in working with city standards out of building codes. He included some certifications to help with knowledge and training and plans a lot of cross training to build plan reviews to save the city money and expedite normal residential plan review. He included request for general supplies. It was discussed that revenues would come from permitting and bringing this in house saves a substantial amount of money for the city. Kevin said that around 6,845 inspections have been done since January.

City Engineer Ryan Morgan discussed his budget. He said that half of his salary budget is paid to the Water and Sewer District. His budget includes vehicle fuel, equipment and tools, area imaging and conference training. He discussed FEMA certification and aerial imagery that is completed annually. He discussed Storm Water Pollution Classes. The Water and Sewer District provides the vehicle and half of the fuel, and the city pays for half of the fuel.

City Police Chief Zach Hessing discussed his budget request. He began with employees and the salary portion of his budget and vehicles. He believes the Ada County Sheriff's office is looking at a 3% cost of living increase for salaries. Zach discussed increases in equipment, uniforms and operational expenses. This year he is asking for additional funding for operational items that may be needed during the year. He would like an additional speed trailer to help determine traffic flows and issues. Additionally, he discussed an option to add an administrative Sergeant. This would help for the POP Team to have a more direct supervisor, this admin Sergeant would help with grant writing, traffic safety grants, and grants for equipment could be targeted if they had the time to do that. This Sergeant would also coordinate training and assist with community events.

Councilmember Wheelock discussed the number of officers for Star's population.

Another option Zach discussed was to add the admin Sergeant and a K9 position, he said adding this would help to keep the drugs off of the streets and would fall under the Administrative Sergeant. A 3rd option would be to add the Administrative Sergeant, a K9 and a School Resource Officer. The SRO is paid for 9 months but the other three months works on a county team.

Mayor Chadwick said that property tax is paying for this, and this would put our property tax around \$2M. He said this is why he has been working on the mitigation fee, it would allow the city to cover the cost to get the law changed to get the growth to pay for itself. Property taxes would pay a

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portion, and the Police Mitigation Fee would cover the rest of it. It would cover Option 3, and if we can get the formula changed then the mitigation fees would go away.

Councilmember Salmonsén said it is really important to realize that the property taxes that are collected is all going towards police, plus the city is having to come up with additional income sources to provide that level of service. When we are talking about the large budget a very small piece is coming from property taxes and the rest of our budget is coming other sources. She added that it is very difficult to say no to building and if it meets everything it can't be denied. It is appreciated that the Mayor and the Council is looking to find those sources to cover the police and other portions of our budget. Mayor Chadwick stated that it is only a temporary solution and the state needs to come to the table and help fix the problem.

Councilmember Wheelock asked if an SRO would need a vehicle or if that would be provided by the county. He asked if an electric bike might be something to be used for this position. Chief Hessing said it works great to be able to sneak up on and crimes occurring. Would be nice to get around on and would use the same vehicle he already uses.

Mayor Chadwick reviewed some of the items he is looking to include in the budget. This included a restroom facility at the Riverwalk Park, completing sidewalk at Hunters Park, playground for Pavillion Park that is fully adaptive, development of Roselands Park, plans to work on the center at the River House near the parking lot, plans for Trident Ridge Park in the foothills, fencing at the middle school pathway, electric bike at the River House area for patrol use, adding Treasurer position, middle school pathway park, foul ball net over the snack shack and the bridge over the river for the pedestrian path.

Councilmember Salmonsén said the pathway master plan is being worked on this fiscal year, including it in the budget was discussed. Also discussed was including the impact fee committee and BLM land annexation plan. One more staff member will be added for Parks.

Councilmember Wheelock discussed adding straight roads and may need to add transitions/speed bumps. That is something to be worked on with ACHD.

Ryan Field asked Clint to get information on street light materials to have on hand so they can repair when they break down and make sure we have funds in those to keep them replaced / repaired as necessary, he would like that to be included in the budget. Mayor Chadwick said there is \$5,000 in the budget for streetlights.

4. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:22 p.m.

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 04, 2024 at 7:00 PM

Mayor Chadwick announced a late start to the meeting as there are some technical issues staff is working on.

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7:17 pm and led the Pledge of Allegiance.

2. INVOCATION – Bishop Scott Snelders, 2nd Ward Church of Jesus Christ of Latter-Day Saints

Bishop Snelders offered the invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey, Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Neilsen (via remote).

STAFF: City Attorney Chris Yorgason, City Clerk – Treasurer Jacob M Qualls, City Planning Administrator Shawn Nickel, Public Information Officer Dana Partridge, City Engineer Ryan Morgan, Middleton/Star Fire Chief Victor Islas, Star Police Sergeant Travis De Bie and Assistant City Planner Ryan Field.

4. CONSENT AGENDA (ACTION ITEM) **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*

A. **Approval of Minutes** - April 16, 2024

B. **Approval of Claims**

C. **Findings of Fact / Conclusion of Law** - Milled Olive Reconsideration **(CU-23-06)**

D. **Final Plat** - Naismith Commons Phase 3 **(FP-24-02)**

E. **Easement Vacation** - Star Crest Ranch Apartment Property **(VAC-24-01)**

- Council Member Salmonsens moved to approve the consent agenda with one change to item 4A on page 10 in the Milled Olive deliberation section, food truck hours are Monday to Sunday 8 a.m. to 10 p.m., Approval of Claims minus the Garret Parks and Play claim of \$160,487.80; Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

5. PUBLIC HEARINGS with ACTION ITEMS:

A. **PUBLIC HEARING – UNIFIED DEVELOPMENT CODE Updates** - The Mayor and Council will hear testimony regarding updates to the Unified Development Code: CHAPTER 1 THROUGH CHAPTER 8: UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATIVE AND REGULATORY PROCESSES, APPLICATION CRITERIA, IMPLEMENTATION, PURPOSES, DEFINITIONS, APPLICABILITY, ZONING DISTRICT STANDARDS AND REGULATIONS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS, DESIGN AND DEVELOPMENT STANDARDS FOR SIGNS, BICYCLE PARKING, LANDSCAPE AND BUFFER AREA STANDARDS, LIGHTING AND STREETLIGHT STANDARDS, SIDEWALK STANDARDS UPDATE, DESIGN REVIEW AND DEVELOPMENT STANDARDS **(ACTION ITEM)** *Continued from May 7, 2024*

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 04, 2024 at 7:00 PM

City Planning Administrator Shawn Nickel presented the updates staff had suggested in Title 8 of the Unified Development Code. This hearing is a continuation from previous May hearing where staff was asked to make some minor revisions. Built to Rent Specific References, definitions, zoning district uses, landscape buffering, exterior building elevations and fencing were part of the revisions.

Built to rent and the animal section was removed from the ordinance to be brought back at a later date.

Todd Collins, 4718 N Echo Summit Way addressed concerns with items including the public hearing process, pre-application meetings, neighborhood meetings and posting of public hearing notices. The largest concern for him are the neighborhood meetings because the administrator is given the decision as to whether or not the meetings will take place, if he decides there isn't there isn't the opportunity for public input. The next concern is that the indefinite deferral process should include comprehensive plan changes. In the section regarding annexation and rezones he feels a comprehensive concept plan should be required rather than possible; he wonders how a development agreement can be done without a concept plan. He said another administrator control item is that the administrator may waive standards. He pointed out a type regarding certificates of zoning. Conditional use exceptions and waivers to the standards includes that the use could be changed. He believes public hearings are required for vacation of plats as opposed to vacation of easement. Terms of accessory structure is under administrator control for CBDs which takes away public input. He discussed section 8-3-A4 regarding 5-foot setbacks, he also discussed residential districts stating that this is in administrator control change taking public comment away. Architectural styles, grading and hillside development stabilization and landscaping were discussed. He said that at least 7 new powers of authority have been granted to the administrator that could reduce public input, he feels a planning and zoning commission should be established to protect the interests of the citizens.

Shawn Nickel stated that it is important to understand the administrator control is in no way to remove the process from the public these are administrative applications or intended to provide flexibility for the process, meeting with applicants in advance of application. Same with the neighborhood meetings, there is not an intent to take annexations or subdivisions out, it is for minor applications. Vacation of the plats are allowed under Idaho Code; vacation of utilities go before the council but not a public hearing and will revise it is for utility vacations only, it will be made clear it is for utility vacations only. Accessory setbacks, several of the councilmembers did not want to regulate for a 5' setback and had put should in order to provide the homeowner to have a setback and that are considered mobile, the intent of the council was to allow them to come up to the fence line. It was clarified that nothing under 200 square feet would require a building permit. Shawn said that under the residential district section that administrator refers to staff and that is part of the architectural committee. Regarding dwelling unit design, that has been changed to say exterior elevations. Grading was changed to city engineer for sign off, timing for grading was discussed as being set using the federal requirements.

Councilmember Neilsen questioned the intent on the neighborhood meeting. He also discussed setbacks, he recalled the primary concern was between primary structures rather than accessory structures so there doesn't end up being one or two feet between lot lines. Fire Chief Victor Islas said the concern is shortening the portion between the house and fence and take the allowance for the HVAC utilities and then add the shed and that gives a small pathway. Councilmember Neilsen suggested that maybe some additional language to not allow anything to interrupt the primary setback but still maintain property rights on the back of the property where setbacks don't matter.

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Shawn discussed scenarios where neighborhood meetings wouldn't be necessary, like a development code amendment, as well as applications, such as vacations of utility easements, that come to the council but aren't public hearings. What was trying to be fixed in this section was discussed. Removing that wording and further defining what requires a public hearing was decided as a solution.

Todd Collins discussed concerns with the wording on conditional uses. City Attorney Chris Yorgason said that conditional use applications always have a public hearing there are a number of ways to get alternate standards for a project and a CUP could be used. The way it currently reads it could not be used under the current zoning code, by changing the wording public could still comment and gives more flexibility for landowner and allows public comment. Shawn said this is specific to Planned Use Development ordinance and uses not normally allowed. Examples were discussed. Todd stated the uses are already changed under conditional uses, would now allow light industrial to be brought into R1 zoning, potentially industrial could be put into residential or a PUD. He said every other city he has looked at has "every other use" wording. Chris said it allows applicants to ask but doesn't necessarily allow those to be brought into residential zones. It would still go through the neighborhood meeting and public hearing processes and the council would make the decision. If the council wants the additional flexibility the change should be made. It was clarified this would make the Conditional Use process similar to the Planned Unit Development process. Councilmember Neilsen feels it makes it unclear and more of a gray area. Councilmembers feel it should remain "other than".

Councilmember Salmonsens discussed the Conditional Use Table regarding convenience stores with and without fuel. She also discussed exterior elevation styles, there was discussion about preventing cookie cutter mirrored houses. Definition for differences in floor plans was discussed.

Councilmember Salmonsens reviewed the section regarding Christmas tree, dates regarding when sales can take place will be made consistent.

Mayor Chadwick closed the hearing at 8:08 p.m.

Councilmember Salmonsens reviewed changes to be made included side yard setbacks and concept plans. It was stated that concept plans can change and not every applicant that brings a rezone has the concept planned at that point, the drawings may not be created up front. The public may want to know what will go there but the looking at the property owner's side also, there needs to be flexibility for the smaller projects.

Councilmember Wheelock asked to hear staff's comments regarding residential districts, administrator decides on architectural treatments and overhangs. Shawn said that is decided by the committee rather than the council. The staff process was reviewed.

Shawn read the changed that will be made that included better defining the preapplication meeting / neighborhood meeting to fall into categories, Christmas tree lot standards, change the specific punctuation, staff will number correctly before codifying, conditional use section take out the or and just have "other than use", modify the vacation plats to clarify that only the vacation of utilities would be a consent type of item, modify setback accessory structure wording, grading change to city engineer, punctuation stope vs slope, setback standards, conditional uses on the table correction, convenience stores with and without fuel stations.

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- Councilmember Salmonsensen – moved to approve UDC updates with the changes as stated; Councilmember Hershey seconded the motion. - ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsensen – aye; Neilsen – aye. Motion carried.

B. PUBLIC HEARING - Municipal Code Updates - The Mayor and City Council will hear Public Testimony on updates to Sections of Title 1 through 7 and Title 10 for amendment UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATION, BUSINESS AND LICENCE REGULATIONS, HEALTH AND SANITATION, PUBLIC SAFETY, MOTOR VEHICLES AND TRAFFIC, PUBLIC WAYS AND PROPERTY, BUILDING REGULATIONS AND FLOOD CONTROL **(ACTION ITEM)** *Continued from May 7, 2024*

Mayor Chadwick opened the hearing at 8:22 p.m.

City Planning Administrator Shawn Nickel reviewed Municipal Code Titles 1-7 and 10, changes are to Titles 3-7. Staff worked with the Police Chief after the last meeting to come up with wording for alcohol as well as removing the animal ordinance to be brought back at a later date to allow time to review state guidelines.

Mayor Chadwick said Chief Hessing and the legal team are supportive of the wording for the alcohol changes and feel it is defensible

Councilmember Salmonsensen asked if this means alcohol vendors at events must have their drinks in clear cups and cannot sell cans or bottles. Assistant City Planner Ryan Field said this language came from Terry Derden at Ada County sheriff's office and is currently used in Boise, he doesn't have an answer he will defer and bring an answer back later. Councilmember Salmonsensen said the vendor may want to sell it in the original can rather than pouring it into a cup. Ryan said his interpretation is it would have to be poured into a clear cup. It was clarified that the permit section, and events covered under that section, isn't changing. Unless there is a permit to do something different this would be the rule.

Mayor Chadwick closed the hearing at 8:31 p.m.

- Councilmember Salmonsensen said she is comfortable with all the changes, and moved to approve the municipal code updates as presented with one change in 4-9-3-a with change of to or; Councilmember Wheelock seconded the motion. - ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsensen – aye; Neilsen – aye. Motion carried.

Mayor Chadwick recessed the meeting at 8:33 p.m.

Mayor Chadwick reconvened the meeting at 8:28 p.m.

C. PUBLIC HEARING-Erlebach Properties (FILE: AZ-24-02, DA-24-02 & PR-24-01): The Applicant is requesting approval of an Annexation & Rezone (R1), Development Agreement and private road consisting of 32.64 acres. The property is located at 23853 Can Ada Road, Star, Idaho 83669. The future intent is to create 4 buildable lots. **(ACTION ITEM)**

Mayor opened the public hearing at 8:40 p.m. He reviewed hearing rules asked if there was any ex parte contact to report; none was reported.



CITY COUNCIL REGULAR MEETING NOTES

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City Planning Administrator Shawn Nickel presented the application reviewing zoning and stating that the applicant is requesting to develop 4 residential lots and two private streets. Noticing and site posting has been done in compliance with code. There are no late exhibits, staff is recommending with approval with conditions that would be included in the development agreement if approved. He provided the location and conceptual plan for the property. Shawn discussed the topography being mostly hillside, he said the city engineer has reviewed the application. Councilmember Neilsen mentioned is it quite steep.

Dave Erlebach, 17801 Steel Court Falls, Nampa discussed the development. His family and a friend will own each of the lots. It does have a considerable slope to it. He said at some point additional lots could be put on 1 acre parcels at the bottom of the property.

Councilmember Salmonsens asked about the street being a private street. She asked about the 4 way stop at Can Ada Road and wondered about maintenance of the frontage on the foothill road. Their plan would be to keep that maintained. She said there is a section on Floating Feather owned by ACHD that gets out of control weeds. She asked if he would be open to a condition of maintenance along the road to which Dave said they would agree to that. It was verified there are no fencing restrictions except that there be no barbed wire or chain link. The blind corner in that area was discussed.

All four units will have fire sprinklers, Dave understands that is based on square footage. Whatever is required will be done. City Engineer Ryan Morgan said there are currently no fire hydrants in the area and the elevation is higher than water pressure can service so that requires the sprinklers to be included. Fire Chief Victor Islas stated that due to the elevation fire sprinklers will be required in each of the structures on all of the lots. The lower lots wouldn't have restrictions as they would be lower elevation and able to have access to hydrants.

Robert Hime, 23996 Camadrie Lane, Star said his property touches on the north end, he is the president of the Camadrie Heights HOA which owns Camadrie Lane. The map he was sent shows a driveway leading from lot 4 southward to almost Foothill and then jogs to Camadrie Lane. Shawn Nickel verified that is what is in the proposal. Robert stated Camadrie is a private road and they would like to keep it that way rather than allowing other properties to access it. He said a neighborhood meeting was held to discuss the access to the private road. He said the proposal for use of or easement on the private road hasn't been discussed with the owners of the private road, they haven't given consent for an easement. Shawn Nickel stated that one of the proposals would be a driveway along Camadrie Lane and then access the highway district public right of way.

Laura Scott 23945 Camadrie Lane said they were not aware that was public access, her question is that if the rest of the property below lot 4 is divided is that the access they would use. She is only opposed to the access being connected to Camadrie Lane. Shawn Nickel said the proposal is only for the annexation rezone and can adopt a conceptual plan and a private street on lot 4. Any future development would have public process, his understanding is that the highway district would allow another road between Camadrie and Can Ada Road according to the district.

Michael Scott – 23945 Camadrie Lane said one of the things recently talked about was a driveway to cut into Camadrie Lane and though maybe that could be an add on to the HOA to contribute to HOA maintenance of the road, that might help to save money and help with the road. Shawn Nickel said staff would prefer that option if the HOA would allow that. That would require an easement and a contract with the HOA.

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It was verified that a preliminary plat would not be required as there are two parent lots with one split each.

Dave Erlebach said they were originally going to come off Can Ada and city would not allow that so they would need a frontage street. The county suggested the spin off which they don't like, they would much rather come up Camadrie and go somewhere in the middle. Working with the HOA would be the best solution.

Future developed parcels would not access Camadrie, they would tie in to Foothill. Lot 4 is the only parcel that would be allowed access to Camadrie.

Shawn Nickel said the city cannot force access off another private street, it is up to highway district and this is a very unique and with a bit of public right of way along the stretch, that is what the district is recommending.

Councilmember Salmonsens wondered about adding future sidewalk requirements for further development as a condition. That would be recommended if frontage were on Foothill.

Ryan Morgan circled back to discuss slope of the properties, with the exception of one small corner, all are under 25% slope range.

Mayor Chadwick close at 9:15 p.m.

Councilmember Wheelock supports the application and likes that they are going to work with the neighbors to have lot 4 join Camadrie Lane. He said it is a nice open project.

- Councilmember Hershey – moved to approve the Erlebach Properties annexation and rezone to R-1 and Development agreement with a condition of approval to maintain the vision triangle at the intersection of Can Ada Road and Foothill, removing bushes and trees as necessary, and a condition recognizing that the private street for Lot 4 will not be necessary if the developer and the owners of Camadrie Lane come to an agreement on access for Lot 4 only which would include the recordation for an access agreement along that roadway; Councilmember Salmonsens seconded the motion. -
ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

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

A. **Shuttle Bus** - Approve / Authorize Purchase of 2004 E450 Shuttle Bus in the amount of \$16,999 (**ACTION ITEM**)

Mayor Chadwick discussed the shuttle bus; it will be utilized by the parks and recreation department to shuttle kids for various programs. Currently a rental is being used.

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 04, 2024 at 7:00 PM

- Council President Hershey moved to by the E450 Shuttle at the listed price of \$16,999; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

B. ORDINANCE 403-2024 & DEVELOPMENT AGREEMENT - AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED ON STUMP LANE, IN STAR, IDAHO (CANYON COUNTY PARCEL R34001010) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY MARY AND JOSEPH WATSON; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RURAL RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (RR-DA), OF APPROXIMATELY 7.17 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**

- Councilmember Salmonsens moved to introduce Ordinance 403-2024 and development agreement and pursuant to Idaho Code Section 50-902 the rule requiring an ordinance to be read on 3 different days with one reading to be in full be dispensed with and that Ordinance 403-2024 be considered after reading once by title only; Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Councilmember Salmonsens read the title of the Ordinance and moved to approve Ordinance 403-2024 and Development Agreement an ordinance annexing to the City of Star certain real property located in the unincorporated area of Canyon County, Idaho; more specifically located on Stump Lane, in Star, Idaho (Canyon County parcel r34001010) and contiguous to the City of Star; the property is owned by Mary and Joseph Watson; establishing the zoning classification of the annexed property as rural residential with a Development Agreement (rr-da), of approximately 7.17 acres; directing that certified copies of this ordinance be filed as provided by law; providing for related matters; and providing for an effective date; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

7. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:23 p.m.



CITY COUNCIL SPECIAL MEETING / WORKSHOP NOTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 11, 2024 at 6:30 PM

1. CALL TO ORDER – Welcome

Mayor Chadwick called the meeting to order at 6:30 p.m.

2. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey and Council Members Jennifer Salmonsens and Kevan Wheelock. Council Member Kevin Neilsen joined at 6:39 p.m.

STAFF: Clerk/Treasurer Jacob M Qualls, Assistant City Planner & Code Enforcement Officer Ryan Field, Youth Recreation Coordinator & Grant Writer Annie Pew, IT Manager Shane Dale, Public Information Officer Dana Partridge and Star Police Chief Zack Hessing

3. PRESENTATIONS:

A. Budget Workshop FY 2024 / 2025

Mayor Chadwick reviewed the L2 Worksheet and shared the city would have an estimated \$2,014,430.00 available in Property Taxes based on the market value of the city. He said revenue sharing projections provided by the AIC are \$200,000 less for the upcoming year; liquor revenue is projected to increase; power and natural gas franchise fees will increase but cable will reduce. He reviewed revenue from licenses, Home Town Celebrations, park reservations, rentals of riverhouse, ITD Grant – getting another police grant for Star as well as Parks & Pathways Grant and Transportation Grants. He stated that court fines have increased significantly. Building Permit fees are based off of 500 permits, the city may double that. Average collections come from building plan review fees; electrical, plumbing, mechanical, and Reinspection fees, some of these fees are pass throughs. Park impact fees are based on 500, ACHD fees won't change until October, fire impact fees went up earlier this year. ITD Proportionate Share is based on Final Plats, Canyon Highway District #4 fees are based on 50 permits in Canyon County. Zoning administrative fees is going up about \$20,000. Bonding changes are all relative to when projects come in for final plats Ryan Field clarified that few cash bonds are being seen, more are performance bonds or letters of credit. Recreation and sports fees this year are about \$173,000, classes and activities fees are \$194,000, and Ion Grants are about \$5,000. Interest revenue is budgeted at \$210,000, donations of \$9,000, miscellaneous passport and photo revenue. Mayor Chadwick said he may be bringing mitigation fees to the council to triple these fees, because they are not able to pass the bond. He discussed issued created by House Bill 389 creating the need for the mitigation fees, he has discussed this with the BCA and realtors and he stated there is a bill being drafted asking that 100% of new construction be allowed to be collected strictly for police and fire for public safety. \$15,535,000 is the total for the revenue side of the budget.

Mayor Chadwick reviewed the expenditures included in the budget including public retirement and health insurance increase. There was discussion about health care which is currently offered to city employees. Councilmember Neilsen proposed to offer coverage for employee's family members as well as exempting this where employee's family members have other insurance options available with an intent not to provide double coverage but rather to make insurance available to those who don't have it. The exemption for those who have insurance options available may not be legally allowable.



CITY COUNCIL SPECIAL MEETING / WORKSHOP NOTES

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Councilmember Neilson stated for employees to cover dependents it comes out of their check making their wage less livable. The cost to the city to offer coverage to dependents was discussed.

Mayor Chadwick discussed a 3% and 5% increase on each of the department's payroll for cost of living. There will be some for HR adjustments (merit increases), travel and per diem, training for engineers and building officials. The city attorney contract is not increasing, outside legal costs increased by \$30,000. Ada County Prosecuting Attorney is increasing about \$11,000 due to the number of cases from the area as well as salary increases within the county, Canyon County Prosecuting Attorney may double to \$200 per month, student scholarships remain the same. ICRMP insurance cost is doubling this year. There was a substantial increase last year as well as again this year due to claims and underwriting changes. Some IT improvements are needed. Keller Associates and the transportation consultant will be removed. Professional dues are based on population.

The Valley Regional Transit has always paid to be a seat at the table but asking for another \$8,000 in addition to the \$11,000 the city currently pays to help fund them, this is a state agency mandated and not funded by the state with the state limiting city's ability to pay for things. Expansion is being worked on with the new agency Director; however, council members don't see the program being beneficial with the City of Star and surrounding areas not being serviced. State code requires the program to exist but doesn't provide funding, putting the cost on the cities.

Mayor Chadwick reviewed budget for utilities, added VOIP and cellular service. Fiber is being added throughout the city for the parks. Impact fees are a pass through. ACHD has a new director and is good to work with, they are working on a new agreement as the current agreement is expired. The Building Inspector is now in house. Electrical, mechanical and plumbing inspections were discussed. Various parks and facilities projects budgeted for were reviewed. The Downtown Revitalization Plan and lighting for downtown was discussed.

Animal control will remain the same. The law enforcement budget includes the Administrative Sergeant position, K9 and Resource officer that was discussed during the previous budget workshop. Training of police dogs was discussed. Mayor Chadwick said that mitigation fees will cover the Police portion of the budget.

Capital projects including replacing the HVAC at City Hall, repainting City Hall interior, and equipment were reviewed. The benefits and costs of purchasing the equipment versus paying rental costs and staff time were discussed. The Kabota stand on Loader was removed.

Councilmember Neilson would like to add a temporary ice skating rink at the Riverhouse. Mayor Chadwick isn't sure it is feasible. Parking shortage for use of the Riverhouse was discussed, adding a skating rink could make this more difficult as the parking is often full.

Using General funds or increasing the building permit number as ways to balance the budget were discussed. Keeping the permit number low is a conservative approach that allows for a potential cushion that could be used for unanticipated expenses or savings, while increasing it is a potentially more realistic number unless something happens to cause a decrease in development in which case without that budgeted funding some projects may not be fundable. Obtaining a forecast from major developers was discussed. Changes made by the legislature that restricts funding options for cities was also discussed.



CITY COUNCIL SPECIAL MEETING / WORKSHOP NOTES

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Two seasonal and one full time employee position for Parks and Recreation are included in the budget.

4. ADJOURNMENT

Mayor closed the workshop at 8:08 p.m.

**CITY COUNCIL REGULAR MEETING**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 18, 2024 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor opened the meeting at 7:00 p.m. and led the Pledge of Allegiance.

2. INVOCATION – Bishop Cody Larsen, Church of Jesus Christ of Latter-Day Saints - Floating Feather Ward
Bishop Larsen was unavailable and sent 1st Counselor of the Floating Feather Ward Chad Barnes to offer the invocation. 1st Counselor Barnes offered the invocation.**3. ROLL CALL**

Elected Officials: Council President David Hershey; Council Member Kevan Wheelock; Mayor Trevor Chadwick Council Member Jennifer Salmonsens. Council Member Neilsen was excused absent.

Staff: City Attorney Chris Yorgason; City Clerk – Treasurer Jacob Qualls; Information Technology Director Shane Dale; Public Information Officer Dana Partridge; Assistant City Planner / Code Enforcement Officer Ryan Field; Planning & Zoning Administrator Shane Nickel; Mid/Star Fire Marshal Victor Islas; Star Police Chief Zack Hessing; City Engineer Ryan Morgan and Assistant City Engineer Tim Clark

4. PRESENTATIONS**A. Star Police Chief Monthly Report**

Star Police Chief Zach Hessing offered the May monthly report. There were no questions from the City Council.

B. Star Fire Chief Monthly Report

Star Fire Marshal Victor Islas offered the May monthly report. He reported several fires over the weekend. Mayor Chadwick asked about the cause of the structure fires and grass fires, Chief Islas stated that there is a variety of causes from BBQ Grills to batteries for the top causes of fires; most are accidental.

5. CONSENT AGENDA (ACTION ITEM)**A. FINAL PLAT - Selwood Phase 2 (FILE # FP-24-06)****B. FINAL PLAT - Starpointe Phase 2 (FILE # FP-24-04)****C. FINAL PLAT - River Park Phase 2-South (FILE # FP-24-05)****D. FINAL PLAT - Iron Mountain Vista (FILE # FP-24-07)****E. FINDINGS OF FACT / CONCLUSION OF LAW - Erlebach Annexation (FILE # AS-24-02 / DA-24-02 / PR-24-01)**

- Council Member Salmonsens moved to approve the Consent Agenda without Starpointe Phase 2; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING**

City Hall - 10769 W State Street, Star, Idaho
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6. **PUBLIC COMMENT** - Members of the Public may address the Mayor and Council on any item not currently on the agenda or on items currently or potentially set for a Public Hearing. Comments regarding City Staff, Elected Officials and Private Citizens should be set for a private meeting with the Mayor. **(Three Minute Time Limit)**

No public comment offered.

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

- Council Member Hershey moved to introduce and suspend the rules and ordinances 404-2024, 405-2024, 406-2024, 407-2024 and 408-2024 be considered after reading by title only once; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

- A. **Ordinance 404-2024 - Title 8 UDC Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 8 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE. **(ACTION ITEM)**

- Council Member Hershey moved to approve 404-2024 and read the title; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

- B. **Ordinance 405-2024 - Title 3 Health & Sanitation Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 3 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE **(ACTION ITEM)**

- Council Member Salmonsens moved to approve 405-2024 and read the title; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

- C. **Ordinance 406-2024 - Title 4 Public Safety Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 4 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE. **(ACTION ITEM)**

- Council Member Wheelock moved to approve 406-2024 and read the title; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING**

City Hall - 10769 W State Street, Star, Idaho
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- D. **Ordinance 407-2024 - Title 5 Motor Vehicle Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 5 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE. **(ACTION ITEM)**
- Council Member Hershey moved to approve 407-2024 and read the title; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- E. **Ordinance 408-2024 - Title 7 Building Regulation Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 7 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE **(ACTION ITEM)**
- Council Member Salmonsens moved to approve 408-2024 and read the title; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- F. **Discussion: Garnet Subdivision** - Abatement of Property **(ACTION ITEM)**
- Assistant City Planner & Code Enforcement Officer Ryan Field presented the City Council with an email from the property owner indicating they had received the letter from the city requesting the property be cleaned up. The owner explained in his email he has a company coming to remove the junk on the property in the coming days and has spoken to a weed abatement company to have the property abated. The council asked Field to encourage the property be abated by July 3.
- Mayor Chadwick explained staff has had several discussions with the intent to have this item on the agenda to discuss ways to abate if the property owner does not. Additional Council discussion included using city equipment, billing property owners, creating penalties, revoking land use plats as necessary. The council desires to have a Public Hearing to abate the property on July 16 if the property is not cleaned up by July 3. They asked Field to communicate this to them. If the property is cleaned up the hearing can be cancelled.
- Council President Hershey moved to set a Public Hearing for July 16, 2024, for the abatement of the property and revoke the plat concerning the property; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- G. **Vehicle Purchase** - Authorize / Approve of Purchase of 2012 Ford F550 **(ACTION ITEM)**
- Mayor Chadwick explained the prior authorization, but the deal had fallen through. Field explained this van fits more people and has a wheelchair lift, has been test-driven, gas-powered engine and very low miles.
- Council President Hershey moved to authorize the purchase the 2012 Ford F550 in the amount of \$41,221; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- H. **Notice of Award** - Award Riverhouse Paving Project **(ACTION ITEM)**



CITY COUNCIL REGULAR MEETING

City Hall - 10769 W State Street, Star, Idaho
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Ryan Morgan explained the Riverhouse paving project and parking addition which will add 66 stalls at the Riverhouse and much needed parking space. He explained the city received two bids with the low bid being from Titan Excavation.

- Council Member Wheelock moved to award the bid to Titan Excavation; Council Member Hershey seconded the motion. Morgan explained this bid is very comparable and Titan has been in the city and typically good to work with; they have not backed out and he is comfortable moving forward. Mayor Chadwick explained this is a public works bonded project, and the city can exercise the bond if the awardee does not complete the project. Councilmember Wheelock asked if the project has a timeline. Morgan explained they have 75 days to substantially complete the project and has 15 days to from bid notice to get the contract documents and as soon as we have the contract documented in, they will probably start between the end of June and first week of July which is when the 75 days starts.

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

I. **Intergovernmental Agreement** - Approve & Authorize the Mayor to sign the ACHD / City of Star Intergovernmental Agreement for Collection & Waiver of Impact Fees (**ACTION ITEM**)

Mayor Chadwick explained this Agreement has been in the works for some time and said this agreement will allow the city to collect processing fees; it requires ACHD to respond within 30 days of the city’s Public Hearings. Mayor Chadwick also explained this agreement has a ten-year term. Council Member Salmonsens moved to approve & authorize to sign the agreement; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

8. ADJOURNMENT

Mayor adjourned the meeting at 7:45pm

Trevor A Chadwick, Mayor

ATTEST _____
Jacob M Qualls, City Clerk / Treasurer

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, July 02, 2024 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

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

INVOCATION – Council Member Kevan Wheelock offered the Invocation.

2. ROLL CALL

Elected Officials: Mayor Trevor Chadwick, Council President David Hershey (via online), and Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Neilson were present.

Staff: City Attorney Chris Yorgason, Assistant City Planner Ryan Field, City Engineer Ryan Morgan, Public Information Officer Dana Partridge, Police Chief Zach Hessing, Sergeant Travis DeBie, Deputy Dale Morehouse and Clerk-Treasurer Jacob Qualls

3. PUBLIC COMMENT - Members of the Public may address the Mayor and Council on any item not currently on the agenda or on items currently or potentially set for a Public Hearing. Comments regarding City Staff, Elected Officials and Private Citizens should be set for a private meeting with the Mayor. **(Three Minute Time Limit)**

Mary Jane Marlow, 485 S. Winslow Bay, Star Idaho – Mary thanked the Mayor and Council members for adding the public comment section to the agenda. Mary discussed Freedom Park tree layout and design. She loves the park and walks her dog there. She has many years of arborcultural experience and asked that singular trees not be planted in the park. This park can be destined to be one of the best and most unique parks in Idaho and the northwest. It is not a Julia Davis or an Ann Morrison type park; the bones of this park will be the trees. She asked for the council to plan for 500 years of growth and plant the trees in groves. Have plaques at the bottom of the trees dedicated to veterans. Whole groves could be maintained by businesses. She asked that approach and placement of trees, that a landscape architect may not have thought of, be considered. Mayor Chadwick explained the trees will be planted soon based on the current design, perhaps changes can be made for future.

Dana Partridge, 11330 W 2nd Street – She has been working closely with the landscape architect of Freedom Park as part of the planned Veterans Memorial Garden. She said the architect Loring Evans has a degree and has planned some beautiful parks in Idaho that are nationally renowned. Dana discussed some of his projects around the state; she is confident he will do Star proud.

5. PRESENTATIONS / UPDATES:

- A. **Pathway Plan Update** - Council Member Salmonsens offered an update on the Pathway Plan. Kimley Horn is the consultant working on the project. The first meeting was in March. The consultant has attended transportation meetings and have meet regularly with staff to gather information and input. The project is currently at the point to gather community input on the plan. There is information and an interactive map on the city's website, staridaho.org/pathways. She presented the website and how to use it and encouraged the public to look at the plan. There will be two open

**CITY COUNCIL REGULAR MEETING NOTES**

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houses on July 15 and July 25 from 6-8pm at the Riverhouse to see maps and provide additional input. Once all the input is gathered, then a final plan will be presented in October.

6. 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:

- Council Member Salmonsens moved to approve the Claims; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

7. ACTION ITEMS:

A. Resolution 2024-14 Setting Freedom Park Rules - Approve & Adopt Certain Rules for Freedom Park Use (ACTION ITEM)

Mayor Chadwick explained a resolution setting rules for the park has become necessary as the park is getting a lot of use and there is a need to help the police enforce the rules. Council Member Salmonsens would like to add prohibiting the use of glass containers, dogs must be under the control of their handler and animal waste to be deposited in a garbage receptacle, Chief Hessing stated that the city already has a leash requirement that can be enforced. He said many like to allow dogs to swim out to retrieve balls from the pond. Definition of control was discussed. Chief Hessing thinks it is a good idea to list on the sign that dogs be under control to allow it to be enforced. Littering on public property was also discussed, Idaho Code 18-7031 provides a fine for leaving debris. It was stated that all of these concerns are already part of the city's ordinance 6-1-3 so may not be needed to be added to the rules list. Trespass is the potential consequence for violation of the rules. Council Member Salmonsens would like to see them added to the rules list. Council Member Wheelock wondered about what will make enforcement most effective. Ryan mentioned that the long-term plan would be to have staff at the park, if these were included in the rules that would help staff to be able to enforce them. Council Member Neilson doesn't know that extra rules or laws are needed but a reminder could be helpful for people to remember to take care of the park. Mayor Chadwick discussed volunteers who are willing to help at the park. The nice thing about having them included on the sign is having something to show people who argue. Concerns about the park being used before it was completed were discussed. Council Member Wheelock likes the idea of including the concerns on the sign but not in the resolution.

- Council Member Salmonsens moved to approve Resolution 2024-14, the setting of Freedom Park rules, with the addition of the glass containers are prohibited, animals must be under the control of their handler and litter must be picked up as noted in our Star City code; no Council Member seconded the motion.

**CITY COUNCIL REGULAR MEETING NOTES**

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- Council Member Neilsen moved to approve Resolution 2024-14, setting rules in Freedom Park, as it stands; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

B. **Tentative Adoption of FY 2024/2025 Budget** - The Council will tentatively adopt the Fiscal Year 2024/2025 Budget prior to the Public Hearing. **(ACTION ITEM)**

Mayor Chadwick explained the city needed to tentatively adopt the Fiscal Year Budget prior to the Public Hearing on August 6, 2024. He reviewed the revenues and expenditures included in the budget.

- Council Member Salmonsens moved to tentatively approve the FY 2024/2025 Budget as stated; Council Member Neilsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

8. ADJOURNMENT

Mayor Chadwick stated that the city is getting a historic bridge for Freedom Park to go over the slough from the State of Idaho. The city is slated to get a second bridge as well.

Mayor Chadwick adjourned the meeting at 7:36pm.

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, July 16, 2024 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

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

2. INVOCATION – Pastor Tim Nay, LifeSpring Church

Pastor Tim Nay offered the invocation.

3. ROLL CALL

Elected Officials: Mayor Trevor Chadwick, Council President David Hershey, Council Member Kevan Wheelock, Council Member Jennifer Salmonsens, Council Member Kevin Neilsen

STAFF: City Attorney Chris Yorgason, City Clerk/Treasurer Jacob Qualls, City Planner/Zoning Administrator Shawn Nickel, Assistant City Planner/Code Enforcement Official Ryan Field, City Engineer Ryan Morgan, Public Information Officer Dana Partridge, Police Chief Zack Hessing, Fire Chief Greg Timinsky, Deputy Chief/Fire Marshall Victor Islas

4. PRESENTATIONS / REPORTS / UPDATES**A. PRESENTATION - Valley Regional Transit (VRT) - Executive Director Elaine Clegg**

Elaine Clegg offered a presentation on the budget request and services offered by VRT. She discussed staffing, routes, their fleet of vehicles and estimated there were around 3,000 riders in Star in the last year. Beyond Access is a program for older adults and persons with disability that provides door to door pre-booked service. Ride2Wellness is a program funded by the health care sector to help people get to health care appointments. The budget request for Star is \$18,996 for the Fiscal Year 2024/2025; of this request the General Assessment is \$11,812 and a special assessment of \$7,184.

Mayor Chadwick asked about the Rides to Wellness; Clegg explained the medical provider schedules the rides for the patients.

B. REPORT - Law Enforcement - Police Chief Zach Hessing

Chief Hessing offered his monthly report. He explained all the drug crimes came from marijuana and not from other drugs. Response times increased mainly due to the growth in the area.

C. REPORT - Star Fire - Fire Chief Greg Timinsky

Chief Timinsky offered his monthly report. He explained the call volume has been increasing over the last three years. A total of 869 calls with 638 being in the Star response area.

Mayor Chadwick asked how they handled the Star Road closure. Fire Chief Timinsky explained there were few calls, and they were able to get through in an emergency and in a few cases they could call Middleton to get to the 20/26 area.

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho
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D. UPDATE - Garnet Subdivision Complaints - Ryan Field

Ryan Field reviewed weed abatement on this property. He is pleased and saw the area last evening. The junk is gone, and the weeds and tall grass have been removed. The property owner met all the conditions set forth by the Council and no further action needs to be taken.

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:**

- Council Member Salmonsens moved to approve the claims, Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye.; Neilsen – aye. Motion carried.

6. PUBLIC HEARINGS with ACTION ITEMS:**A. PUBLIC HEARING: Amazon Villa Subdivision (FILE # PP-24-02)** - The Applicant is requesting approval of a Preliminary Plat (PP-24-02) for a proposed townhome development subdivision consisting of 94 single-family residential lots and one common lot for a total of 95 lots. The property is located at 7800 W Coyote Flats Lane in Star, Ada County, Idaho, and consists of 6.52 acres. **(ACTION ITEM)**

Mayor Chadwick reviewed hearing rules. He opened the public hearing at 7:27 pm and asked if there was any ex parte contact; none was reported.

Planning & Zoning Administrator Shawn Nickel gave a staff report for Amazon Villas Subdivision, the applicant is requesting 94 single family residential townhome lots and one common lot with 6.52 acres. The council previously approved an annexation with zoning and development agreement. The applicant has met the requirements of the application process. There is a late exhibit from Star Fire District dated July 10, 2024. Staff is recommending approval with conditions.

Applicant Representative Jay Walker, with David Evans Associates made the Preliminary Plat request representing Taylor Cook of RainTree Investment Corporation. He explained the plat previously approved; the request is similar with the original plat being converted to individual lots for single family townhomes. The density remains the same. All access is from private streets that have been approved. He said that there are no environmental concerns and this fits with existing uses of high density residential. Mr. Walker discussed storm water drainage, common area, lighting and amenities. He provided conceptual building elevations.

Council Member Wheelock stated that the previous plat looked like there was better parking, he isn't seeing parking for guests for some of the lots and emergency access. Mr. Walker explained there are individual parking spaces on each of the lots. Taylor Cook explained the original plat had guest parking, so the guest parking has not changed and with the new plat each unit will have two car garages rather than one car that had been included on the original plat. The new plat includes more overall parking.

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Council Member Neilsen recalls discussion about parking during the previous hearing. He verified that street parking is not allowed, so the guest parking is outside of the designated areas. There will be signs posted indicating no parking, they are fire lanes only.

Council Member Salmonsens asked about setbacks in the development agreement. Mr. Walker stated they are zero lot line and ten feet on the rear for setback. Deputy Fire Chief Victor Islas stated that because this is a continuation of what they originally had with a different product he is ok with it.

No members of the public signed up to speak.

Mayor Chadwick closed the public hearing at 7:46 p.m.

- Council Member Neilsen stated that as he looks at this application, the only change is converting from multifamily to single family individual lots. He moves to approve the PP24-02 Amazon Villa Subdivision request with conditions set forth in staff report. Council Member Salmonsens second the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye.; Neilsen – aye. Motion carried.

- B. **PUBLIC HEARING: Lake Haven Estates (FILES: PP-24-02; PR-24-02 & FL-24-01)** - The Applicant is requesting approval of a Preliminary Plat for a proposed residential subdivision consisting of 30 residential lots and 7 common lots with private streets with security gates. The property is located on the east side of Bent Lane in Star, Ada County, Idaho, and consists of approximately 65.30 acres with a proposed density of 0.46 dwelling units per acre. **(ACTION ITEM)**

Mayor Chadwick read the rules and asked if there was any ex parte contact to report; none was reported. He opened the public hearing at 7:47 p.m.

Planning & Zoning Administrator Shawn Nickel reviewed Lake Haven Estates Preliminary Plat and Private Street. The applicant is asking for 30 residential lots, 7 common lots and private streets with security gates. Annexation and Zoning as well as Development Agreement was previously approved. There is a late exhibit from Star Fire dated 7/10/24. Items for consideration include private streets, waiver block length, and waiver of sidewalk on one side of the private street. Staff recommends approval with conditions.

Stephanie Hopkins, 5725 N Discovery Way in Boise presented for the applicant. Originally asking for about 65 acres, south of Hwy 44 and Bent Ln; properties to the west are already annexed and surrounded by agriculture land to the north. Proposing 37 with 30 buildable and one existing, they will transition from 1/3 acre lots and larger. Lots sizes range from 13000 to 380000 and average is just over an acre. Density, excluding the 18-acre section, is about 0.62 dwellings per acre. Request includes a private road with a 60 foot right of way on Koa Ln, Lake Haven Lane will be 49 foot right of way; proposing 5' sidewalk on both sides of Koa Lane and on just the east side of Lake Haven. Chateau Place is an entry to the subdivision with a twelve-foot island at the entrance. Mail will be outside of the gate. Roads will be designed and built to the Star and ACHD requirements but be private roadways. They are in agreement with Fire requirements. Amenities including a pickleball

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court, central pond, pathways along the canal with a connection to the central pond and over 10 acres of open space were discussed. Fencing will have open vision 4 to 6 feet in height along the back of buildable lots and along common lots that entering common area.

Tim Eck, 6357 Buena Vista Ln, Star spoke about the open space along River Ranch Lane and right now the back of the curb drops off about three feet, it will be graded up to the curb and be a benefit for the open space and for the view he thinks it is a great development and he looks forward to seeing it built.

Council Member Salmonsens stated that part of the application is in the flood plain, she asked if that area could be pointed out. Ms. Hawkins explained the location of the flood way and the flood plain in the southern portion near the river. The majority of the 30 parcels out not in the flood plain but they will be working with staff and FEMA to ensure the flood plain development application is completed.

City Engineer Ryan Morgan clarified that most of it is in the flood plain, very little in the flood way. Council Member Salmonsens stated that code says one home per one to two acres and only two or three will be impacted by this.

Council Member Salmonsens asked about the requirement to have four amenities. Ms. Hawkins said that staff is allowing what they have because there is so much open space, they are allowing three with the pickle ball court, pathways, central amenity pond for residents. Shawn Nickel stated that this meets intent of code and stated that the applicant could request a 50% reduction, but they haven't, so it exceed what they are required to do.

Chadwick closed the public hearing at 8:07 p.m.

Council Member Salmonsens discussed pathways along the river.

Council Member Hershey is supportive of the development and feels it is well thought out; he moved to approve the Lake Haven Estates PP24-02 and PR24-02 and FL24-01 with the conditions, and accepting the private streets with the gates, waiver of the block length and the waiver of the sidewalks as presented. Council Member Neilsen second the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye.; Neilsen – aye. Motion carried.

- C. **PUBLIC HEARING:** Fire & Police Mitigation Fee Increase - The City Council and Mayor of the City of Star will hear public testimony regarding a fee increase in excess of 5% for Police and Fire Mitigation Fees. The increased proposed fee increase will be utilized to help offset House Bill 389 enacted during the 2021 Legislative Session. **(PUBLIC HEARING)**

Mayor Chadwick explained that the original mitigation fee was approved in 2022 for personnel. The challenge is for growth to pay for itself with regard to public safety. The mitigation fee increase is not supported by the Building Contractors Association (BCA) as increases create challenges for them. He had discussions with the BCA to help in getting changes to House Bill 389 that provided restrictions on levying on new construction value. Mayor Chadwick reviewed the current fee at \$1200 for Police and \$1120 for Fire and the proposed increase to \$3360 for Police and \$3600 for Fire.

Mayor Chadwick opened the public hearing at 8:16 p.m.

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Council Member Neilsen shared thoughts about the impacts of House Bill 389 as well as those who supported it or could have stood up against it and didn't which includes the BCA. He doesn't like the fees but believes that growth must pay for itself. Pressure needs to be applied to get the changes made. He shared thoughts on the fire station and the need for the city to stay current with services; there is a scenario where people do not want to pay more taxes, but without these fees the people will have to pay higher premiums on homeowners insurance and the fire district could be at risk, pay now or later, HB 389 punishes the citizens of Idaho and especially in those cities that are growing.

Mayor Chadwick stated there is a coalition working on a legislative solution, the issue is not unique to Star and is happening all over the state. Star is the only city in Idaho and completely understand and need to get legislation changed to make sure we can keep the necessary safety. Chuck Lamb, 12236 W Lacerta asked about the fee proposals. Mayor Chadwick stated they are only in discussion mode.

Assistant Planner Ryan Field clarified that building permits slowing down is a unique equation, in the last three months 550 applications have been submitted and only 300 of them have been issued. There is still a significant number to be issued and slowdown in applications submitted and seeing normal numbers before influx. A development just kicked off north of Amazon Falls and another to build 340 apartments all at once. There still are a fair number of permits coming to in with an opportunity to issue those at the higher amount and let growth truly pay for itself.

The letter from the BCA was discussed. Council Member Salmonsens said that unfortunately this additional fee is going to get passed onto the home buyers, she isn't sure how first time homebuyers can buy homes, she couldn't move to Star today. She doesn't like to increase the fees, but as it has been stated our hands are tied. Our citizens want excellent service by fire and police. This is our only tool in order to provide the service and keep our community state. Hopefully the state will change their laws.

Mayor Chadwick said that the BCA is not supportive. It is going to take pressure on the state to make the change.

Council Member Wheelock read from the BCA letter and prepared to engage in acknowledge the problem.

Council Member Hershey discussed needs for first responders including personnel, equipment and technology. This is the only solution available.

Council Member Neilsen said the state requirement for funding the personnel for a fire station is that those funds come through property taxes or fees like this, the state has tied our hands in that funding. Another option is to leverage the public health and safety clause and issue a moratorium and shut down all building in Star which isn't healthy for anyone. The options are limited.

Mayor Chadwick closed the public hearing at 8:31 p.m.

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- Council Member Hershey moved to approve the resolution as noted with the rates as discussed at \$3,360 for Police and \$3,600 for Fire, Council Member Neilsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye.; Neilsen – aye. Motion carried.

7. ACTION ITEMS:

- A. **Police & Fire Mitigation Fee Resolution # 015-2024** - A resolution of the city of star, Idaho within Ada and Canyon Counties, updating a policy for the continued issuance of mitigation fees for Star Police and Star Fire Personnel on Residential and multi-family building permits; explaining the reasons for the issuance of mitigation fees; encouraging other entities to repeal and replace or modify house bill 389 (2021) and providing an effective date. **(ACTION ITEM)**

The resolution was approved in the previous motion.

- B. **Golf Cart & Bike Purchase** - Approval of Golf Cart Purchase not to exceed \$10,000 and a ~~Backup Bike not to exceed \$3,500~~ from Eco Motors **(ACTION ITEM)**

Mayor Chadwick stated this is for the golf cart only the bike isn't part of this purchase.

Accessories for the cart was discussed.

- Council Member Hershey moved to approve this purchase not to exceed \$10,000, Council Member Neilsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye.; Neilsen – aye. Motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:34 p.m.

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1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
Mayor Chadwick called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.
2. **INVOCATION** – Associate Pastor Nathan Held Calvary Star Church offered the invocation.
3. **ROLL CALL**
Elected Officials: Mayor Trevor Chadwick; Council President David Hershey; Council Members; Kevan Wheelock, Jennifer Salmonsens & Kevin Nielsen were present.

Staff: City Clerk / Treasurer Jacob M Qualls; City Attorney Chris Yorgason; Assistant City Planner / Code Enforcement Ryan Field; City Engineer Ryan Morgan; Star Police Chief Zach Hessing and Public Information Officer Dana Partridge.
4. **PRESENTATIONS**
There were no presentations.
5. **CONSENT AGENDA (ACTION ITEM)** **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
 - A. **Approval of Claims**
 - B. **Final Plat:** Oliver Estates Subdivision **(FP-24-08)**
 - C. **Vacation of Utility Easements** - Starpointe Subdivision Block 1, Lots 20 & 21 **(File: VAC-24-02)**
 - D. **Vacation of Utility Easements** - Starpointe Subdivision Block 2, Lots 11 **(File: VAC-24-03)**
 - E. **Time Extension:** Rivermoor Subdivision **(TE-24-03)**
 - Council Member Salmonsens moved to approve the Consent Agenda; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.
6. **PUBLIC HEARINGS with ACTION ITEMS:**
 - A. **FY 2024/2025 Budget Hearing:** A Public Hearing pursuant to Idaho Code 50-1002 will be held for consideration of the proposed budget for the Fiscal Year October 1, 2024 to September 30, 2025, in the amount of \$17,467,273.71 with a proposed levy amount of \$2,014,430 from Ada and Canyon County Assessed Property Taxes. **(ACTION ITEM)**

Mayor Chadwick opened the Public Hearing at 7:11 p.m. Mayor Chadwick stated he and the City Council have had public meetings to develop the budget over the last several months. He reviewed the Mandatory Expenses, Pass Through Income versus Pass Through Expenses and Impact Fees. He explained the city has about \$17 million dollars in savings. Property Taxes to be levied are \$2.014 million on a \$6 billion dollar assessed market value. Chadwick explained that commercial is catching up to residential rates.



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Mayor Chadwick explained that House Bill 389 is causing the city is to have to triple the mitigation fees over the amounts assessed previously; the mitigation fees are to help offset public safety costs. Chadwick explained the budget is \$17,467,273.71 and only 11.53% is coming from Property Taxes, with the remainder coming from required state sources, license & passports fees, building permit & land use fees and other user fees.

There were no questions or comments from the public.

Mayor Chadwick closed the public hearing at 7:49 p.m.

Council Member Nielsen congratulated the Mayor, Council and staff, he is proud of the work being done, proud of the state the city is in and feels the budget was put together in a manner that will further the goals of the city.

- Council Member Nielsen moved to approve the FY Budget in the amount of \$17,467,273.71; Council President Hershey seconded the motion. Council Member Wheelock spoke about the success of the workshops to work through budget and being more comfortable with the conservative decisions the city is making stating he is glad to be a part of it. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

The clerk will prepare an ordinance to be approved at a future City Council Meeting for the FY 2024 / 2025 Budget.

7. ACTION ITEMS:

A. Steve's Auto Care Mural (ACTION ITEM)

Council Member Salmonsens stated the Parks, Art & Beautification Committee has been working on a mural project and requests installation on Steve's Auto Care Building, with a stained-glass concept and asked for the City Council's approval.

- Council Member Nielsen moved to approve the Steve's Auto Care Mural Agreement; Council Member Salmonsens seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

B. ORDINANCE 391-2024 INSPIRADO MIXED USE PHASE 5 & ROADWAY ANNEXATION: AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTIES LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 7230 W. CHINDEN BLVD & THE INTERSECTION OF W. OLD SCHOOL DRIVE AND N. MYSTIC CREEK AVENUE, IN STAR, IDAHO (ADA COUNTY PARCELS S0420449210, S0420347000 & S0420347101) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTIES ARE OWNED BY ANTONOV STAR HOLDING, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTIES AS MIXED USE WITH A DEVELOPMENT AGREEMENT (MU-DA) OF APPROXIMATELY 5.04 ACRES & .23 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. (ACTION ITEM)

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- Council President Hershey moved to introduce Ordinance 391-2024 and suspend the rules and read the once by title only; Council Member Salmonsén seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.
- Council President Hershey moved to approve Ordinance 391-2024 and read the Title; Council Member Salmonsén seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.

C. ORDINANCE 409-2024: ERLEBACH ANNEXATION & DEVELOPMENT AGREEMENT: AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 23853 CAN ADA ROAD, IN STAR, IDAHO (CANYON COUNTY PARCELS R33774014 & R33774011) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY ERLEBACH PROPERTIES LP; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-1-DA), OF APPROXIMATELY 32.64 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. (ACTION ITEM)

- Council Member Nielsen moved to introduce Ordinance 409-2024 and suspend the rules and read by title only; Council President Hershey seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.
- Council Member Salmonsén moved to approve Ordinance 409-2024 and read the Title; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsén – aye; Nielsen – aye. Motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 7:52 p.m. and reminded those in attendance there will be a State of the City Address at LifeSpring Church in October.

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1. CALL TO ORDER – Welcome/Pledge of Allegiance

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

2. INVOCATION – Associate Pastor Calvary Star Church, Nathan Held

Associate Pastor Held led the Invocation.

3. ROLL CALL

Elected Officials: Council President Hershey (via remote), Mayor Trevor Chadwick, Council Members Kevan Wheelock, Jennifer Salmonsens & Kevin Nielsen

Staff: City Attorney Chris Yorgason, Clerk/Treasurer Jacob Qualls, City Engineer Ryan Morgan, Assistant City Planner & Code Enforcement Officer Ryan Field, Middleton/Star Fire Chief Victor Islas, City Planning Administrator Shawn Nickel and Public Information Officer Dana Partridge.

4. PRESENTATIONS**A. Staff Report - Star Police**

Police Chief Zach Hessing gave his July 2024 report. He discussed cyber activity that occurred during July causing the Ada County Information Technology Department shut down; this also affected the CAD System for Ada County Dispatch. Due to the system being down and information being manually re-created, the report may not be completely accurate at this time, but when the accurate report can be completed it will be uploaded to the City of Star website. www.staridaho.org.

Councilmember Wheelock asked when the data will be updated. Chief Hessing explained it is hoped for by the end of September.

B. Staff Report - Star Fire

There was not a report provided due to the Cyber Activity from July.

C. Staff Report - Star Sports & Recreation

Sports and Recreation Director Ryan Field gave the Sports & Recreation report. Ryan reviewed activities provided for adults stating there were 153 total participants. Youth sports had 639 youth participants in a few different sports including Cheer, Flag Football and Soccer. There were 3,111 participants in the various summer camps. Councilmember Wheelock asked which school the kids are coming from; it was discussed the youth participants are coming from schools in the surrounding cities. Ryan explained the program is using the schools, all the parks, and suggested as the community grows the council consider where these programs will go and grow. Before and after school programs are available as well. Councilmember Salmonsens asked him to include information on adult yoga and tai chi and would like to have more information on the camp counsellors hired for the summer youth camp programs. Councilmember Wheelock stated he had visited the summer camp cooking program and was impressed.

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D. Concern / Complaint - Douglas Fisher / Republic Services (5 Minutes)

Douglas Fisher 3554 N Tansey Place, Star reported a concern and explained he has been working with Republic Services since May. He said their trucks leak oil; they put an oil absorbent is used where the community complains, it makes the streets look bad and does not fix the issue, it makes a bigger mess. He feels this much oil spilled is an environmental hazard and Republic Services needs to be held accountable and properly clean up the oil spills. He looks forward getting this issue resolved and the streets cleaned up.

Mayor Chadwick stated that this is an ACHD issue and the only thing the city can do is communicate and bring attention to the issue. He explained ACHD's chip seal program that will take place in the next year. City officials will work to see what can be resolved.

Assistant Planner and Code Enforcement Officer Ryan Field mentioned that Adam Van Patten with ACHD and trying to meet this week and can bring an update after that meeting.

Rochelle Cline, with Republic Services and Bruce Smith Operations Manager provided history of their dedication to the community. She said they are working to resolve the issue. They have taken a look at their trucks and pull those that are leaking off the streets. They are going to be using rentals until the issues are fixed. She said the oil is petroleum based so it stains and requires time and weather to lighten it, she stated it is not an environmental hazard. She said the trucks are old and with the higher temperatures they have had more leaks. They have not had this issue in Star before and have a third party to come in and support the technicians. She mentioned there are other companies trucks they have seen with the same issue.

Councilmember Wheelock stated that with the temperature it is tough on seals of the vehicles.

Mayor Chadwick thanked Mr. Fisher for bringing this to the attention of the city.

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 Paid****B. FOF / COL - Amazon Villas Preliminary Plat (FILE: PP-24-02)****C. FOF / COL - Lake Haven Preliminary Plat & Private Road (FILE: PP-24-03 & PR-24-02)****D. Time Extension - Cherished Estates (FILE: TE-24-07)**

- Council Member Salmonsens moved to approve the consent agenda; Council Member Wheelock seconded the motion. Roll Call Vote: Councilmember Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

6. PUBLIC HEARINGS with ACTION ITEMS:**A. PUBLIC HEARING: Joplin Rim Subdivision (FILES: AZ-24-04; DA-24-04; PP-24-01 & PR-24-03):** The Applicant is requesting approval of an Annexation & Zoning (AZ-24-04), Development Agreement (DA-

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24-04) and a Preliminary Plat (PP-24-01) for a proposed residential subdivision consisting of 49 residential lots and 7 common lots, and a Private Street (PR-24-03). The property is located on the southeast corner of Can Ada Road on Joplin Road, Ada County, Idaho, and consists of 13.5 acres with a proposed density of 3.46 dwelling units per acre. The subject property is generally located near the southeast corner of W. Joplin Road and N. Can Ada Road. **(ACTION ITEM)**

Mayor Chadwick opened the Public Hearing at 7:29 p.m. and reviewed the process. He asked if there was any ex parte contact or communication, none was reported.

Planning Administrator Shawn Nickel made a presentation on Joplin Rim Subdivision stating that the application meets the Unified Development Code and Comprehensive Plan. He said that late exhibits included a landscape plan and updated preliminary plat. Shawn said that an item for consideration is a private street without sidewalk and rear yard setbacks. He provided a vicinity map, a copy of the preliminary plat, revised landscape plan and proposed elevations. Staff is recommending approval with conditions.

Emily Muller, 839 S Bridgeway Place presented on behalf of Idaho Holdings. Developer is excited about this product as it brings diversity in lot size, price range of home, realignment of Joplin Road and integration with the adjacent Naismith Commons Development. Emily reviewed the development plan and is requesting not having a sidewalk along the rim lots as there is a multi-use path along the collector streets. She explained life safety issues that will be resolved with the realignment of Joplin Road. She discussed the amenities to be placed in the open space and have incorporated the new code updates in regard to the open space. There are a variety of lot sizes to allow for a range of lot prices; Emily conceptual home renderings. They are requesting a setback variance for some rear yards because most of the housing products include covered patios and the setback and is asking for the option to put in covered patios on the five smaller lots along the rim. Developer is in agreement with staff comments.

There was no public comment offered.

Councilmember Wheelock discussed the setback variance request. He wondered if they could be re-aligned with fewer lots. Emily said the developer has laid out and worked with staff to come up with configuration they have that allows covered patios on those rim lots, they like the configuration they have.

Mayor Chadwick asked about the private road is eaten up in lot 10, then the lot line is coming to the center of the existing Joplin Rd. He wondered if there is a chance that ACHD may give up those easements to the property owners to the north. Emily said they have been in contact with the property owners to the north. Mayor Chadwick verified the fencing along the rim would be wrought iron rather than vinyl for the views.

Councilmember Wheelock is ok with giving up the sidewalk on the north side of the private road but would prefer to have bigger lots and figure out how to realign for more rim estate looking lots and be a nicer long-term amenity, he would lean to having the lots bigger and wider. Councilmember Nielsen clarified that the property line goes to the center of the road so unless the property owner did something along the road it would remain open space. Councilman Wheelock verified the other half of that road would be the old Joplin Road. Katie said the plan would be that the developer would dig up the old road.

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Councilmember Nielson further discussed the setbacks, and it was clarified that there will be nothing developed behind the top lots.

Councilmember Salmonsens asked about the the elevations of the houses. She said of the five different styles two of them look the same except for color, she wondered if there were additional elevations. Emily said that 6 were provided originally, it will be finely checked at building permit to ensure that all code is met regarding layout and architectural requirements.

It was clarified that both sides of Joplin Road will have a multiuse path.

Mayor Chadwick closed the public hearing at 7:56 p.m.

Councilmember Nielsen agrees with staff that it meets UDC and Comp Plan and appreciates it is realigning Joplin Road. He is good with the request of not having a sidewalk and the rear setback requests.

Councilmember Salmonsens agrees that it meets the comprehensive plan and requirements can be met but do have an opportunity for a minimum of our street trees and little shade and wondering if trees can be bumped up on the North side of Joplin. Shawn Nickel said the applicant would be required to meet the street requirement and the trees on the north side of the and front setbacks. Councilmember Salmonsens asked that if additional street trees could be added would make it more pleasant and provide some more shade for those that use the pathways.

- Council Member Salmonsens moved to approve the Joplin Rim Subdivision annexation and zoning development agreement and preliminary plat and private street with the R4 zoning with no more than 48 units adding the ten foot multi-use pathway on both sides of Joplin Road and the east side of Can Ada Road, and also approve the setback waiver that was presented tonight for lots 2,3, 4, 11 and 12 with the conditions listed in the staff report; Council Member Neilsen seconded the motion. Councilman Wheelock said the north side lots really covers the setback but not technically and there is no a way to use the land down below so it will end up being backyard anyway with that being useless land. Salmonsens said the corner lots may be tight with a patio, if the roadway ended up being in that property, she amended her motion to remove the waiver for the setback. It was discussed that the waiver is still needed even though there is no useful use of the land. The lot size will be larger than it says. Councilmember Salmonsens decided that her original motion will stand as will Councilmember Neilsen's second on the motion Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

- B. **PUBLIC HEARING: U-HAUL (Files: AZ-24-05; DA-24-05 & CU-24-03)** - The Applicant is requesting approval of an Annexation & Zoning (Commercial), a Development Agreement and Conditional Use Permit for a U-HAUL moving and storage facility to include U-Box storage warehouse and maintenance and regional business operations facility. The property is located at 7020 and 7190 W. Chinden Blvd (Hwy 20/26) in Star, Idaho, and consists of 14.47 acres. The subject property is generally located on the north side of Chinden Blvd, east of Star Road. **(ACTION ITEM)**

Mayor Chadwick opened the Public Hearing at 8:04 p.m. and stated that the same rules apply for this hearing. He asked if there was any ex parte contact or communication, none was reported.

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Planning Administrator Shawn Nickel made a presentation on U-Haul Annexation, Development Agreement and Conditional Use Permit, stating that the application meets the Unified Development Code and Comprehensive Plan, including the South of the River Plan. There are no late exhibits or special considerations. Staff is recommending approval with conditions.

Brett Gash 345 W Bob White Ct, Boise spoke on behalf of the applicant. He reviewed U-Haul history stating U-Haul has been around since 1945. He reviewed the site including access to the property, provided elevation images and discussed estimated traffic volume.

No public comment was offered.

Councilmember Salmonsens asked about a report from ITD or ACHD. Shawn said that ITD has provided an email saying they had no comment, ACHD did not provide comment. Councilmember Salmonsens asked about a traffic light to which Shawn stated that a traffic light has already been approved for Inspirado subdivision for access on that road and collector. The light will be installed about halfway between Star Road and Highway 16. Necessity and cost share for the traffic light was discussed.

Assess and pathway to and around the area was discussed. Curb, gutter and sidewalk will be required on the easter side. Fire response time was also discussed. Fire Chief Victor Islas said the road constructed through the subdivision will decrease response time. There is a fire department near Owyhee Storm that will help as well.

A larger map of the area was provided and reviewed.

Mayor Chadwick closed the public hearing at 8:22 p.m.

- Council Member Nielsen is satisfied with the details in the application, he finds it to be compliant with code, the comprehensive plan and South of the River plan and moved to approve the application; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

C. **PUBLIC HEARING: Dieter & Catherine Gruner Variance (FILE: V-24-01)** - Applicant is seeking approval of a variance to the standards of the Flood Plain Application. The property is located at 686 S. Star Road in Star, Idaho . **(ACTION ITEM)**

Mayor Chadwick opened the public hearing at 8:25 p.m. He asked if there was any ex parte contact or communication, none was reported.

Planning Administrator Shawn Nickel reviewed the application for a variance to the Flood Ordinance, submittal requirements are met and the request complies with code. There are no late exhibits, the city's engineer provided a letter and as a result of the letter staff is recommending denial of request.

Bruce Hessing, 2338 W Boulder Bar Drive, Meridian spoke on behalf of the applicant requesting the variance. He said when they are looking add enough room in one bedroom for Mr. Gruner to be able to get around with a walker. They are not asking for an additional bedroom; but are asking for four feet to be added to that room so the occupancy would not change. Additionally, he would like to have an

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entertainment room to the south part of his house and makes sense that could be done, increasing the size of the doors and a few other details and increase his enjoyment of living and asking the city to allow a total of 750 square feet and enhance the neighborhood and will not hinder anyone in the community. He said the city requirement is higher than the national requirement.

Councilmember Nielsen asked if these additions change the elevations of the current structure. Mr. Hessing said it wouldn't change the elevation. He said the engineer would like a ramp the new addition up another 16 inches. A letter from the doctor states it isn't possible for his walker so there is no change to the house in that way.

Councilmember Salmonsens understands how limiting mobility can be and the need to fabricate a home to remain in it. She wonders about ramping for the additional room. Mr. Hessing discussed the changes, there are two sections of the house, one is the bedroom and is a four foot addition, his entertainment room could be raised to meet the elevation of Star code and require an eight foot ramp to go into. It would be difficult to use his walker to go into that entertainment room. Not asking to change the existing elevation.

Mayor Chadwick wondered about what happens on other properties if this variance is approved. City Engineer Ryan Morgan said that FEMA does not like variances. It would be setting a precedence and can have three other requests, FEMA will look at this and would and could put the city back on probation. They could also kick the city out of the flood plain policies and no one in the City of Star would be able to get flood plain insurance. Councilmember Nielsen understands the precedent is not the waiver request but is the building that is already built at the current elevation. He asked if the alternative that we change standard and we do not need the waiver and it doesn't hit the books; he wondered what the path forward would be. Ryan said that FEMA sets the elevations and they leave it to the jurisdictions as to how far above the elevations finished floors can be. The City of Star, per the state's recommendation, has adopted the two foot of finished floor. Councilmember Nielsen stated then the city code has not taken into account existing structures that existed prior to the code. Ryan said the standard process is that existing structures are grandfathered in until they remodel or expansions. Now that they are wanting to expand the building with a substantial improvement, improving the building by more than 50% of the cost requires it to be brought up to current city and state codes. By knocking out a structural wall and expanding the bedroom, per FEMA, then the whole bedroom would need to be elevated to city code. There is a path forward to change city code to bring it back down. In order for their home to be compliant, the city code would have to be changed to only allow for 6 inches of free board which may make it compliant, but at the current any expansions would not be compliant in city code. The 6 inches is based upon elevation of their home.

Councilmember Salmonsens asked about the value of the home. Ryan discussed flood insurance rates with differing free board heights. Councilmember Nielsen said he feels like technicalities are being considered rather than the facts. He would like to know the path forward for approval. Changing the code would be a path forward and then a variance would not be required. Ryan said there are 3 other homeowners that will submit applications. Change over at FEMA was discussed as well as the potential for the city to be placed on probation or receive charges from FEMA if the variance is approved. Star has the right to change the ordinance, the 2" came from the state template.

Tabling the application was discussed.

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City Attorney Chris Yorgason discussed the variance procedure in the ordinance. Sections of the ordinance were reviewed. He is a little nervous to change the code without having some restrictions, there shouldn't be massive additions to existing structures. It is important that each of the items in section 3, relating to variances, of the ordinance should be closely reviewed. He said there is a process in place and steps that need to be followed and standards that need to be met. He doesn't know what FEMA's response will be.

Mr. Hessing stated that Mr. Deiter is 92 and said that one of the issues that has come with these kind of variances is what are you adding in the house; they are adding bedrooms that would populate more on that side. Maybe that is a condition in further variances. There is a difference in adding a bedroom to adding an entertainment room that is 12 x 18. He hopes they can get this variance approved and get construction going. To table it may be the easier thing to do but need to be addressed at some point.

Councilmember Nielsen asked Mr. Hessing if the requirements have been met for each of the items in the code to which Mr. Hessing replied that they have met the requirements. Ryan Morgan stated that he would disagree, information has been provided but not all of it is in compliance with the code. A lot of work is done by staff to have applications meet code prior to bringing it to the council. Ryan discussed conditions of the variance that are not compliant, one being emergency response issues during a major flooding event.

Mayor Chadwick stated that staff's job is to make sure the city is following the code.

Chris Hainer, 720 S Star Road, said he lives at the property just south of the applicant's property. He said that his addition was a want, the applicant's addition is a need, he needs wider hallways and bigger bedroom, they are asking to add 700 square feet to a home that is barely 1000 square feet. He said feels the variance should be approved.

Tom Walls, 745 S Main Street, discussed his property and his research on flood claims. He said that although there have been some flood claims it doesn't seem substantial. He will be looking at an addition to his home in the future. He would ask the variance be granted.

The applicant had no rebuttal.

Mayor Chadwick closed the public hearing at 9:03 p.m.

Councilmember Hershey said he does not want to deny the request, but he understands very well how the federal government works. He would like to have some time to see how this could work. Information gathering, reviewing code and other measures to gain insight was discussed. Change of code will require a public hearing, Attorney Chris Yorgason reviewed the public hearing requirements and timeline.

- Council Member Salmonsens moved to table to September 3rd; Council Member Hershey seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – nay. Motion carried.

Mayor Chadwick recessed the meeting at 9:12 p.m.

Mayor Chadwick called the meeting back into session at 9:21 p.m.

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

A. **Discussion - Moyle Light (Late Comers Reimbursement) (ACTION ITEM)**

Mayor Chadwick said the request is to approve City Attorney Chris Yorgason and Mayor Chadwick to enter into an agreement with Baron Properties who will be building the light at Moyle. He reviewed the request including funding, asking the City of Star to participate with 15%, which comes to \$467,574.25. There is property still to be developed around the light. The light has been a long time coming. The properties that will help pay for the light were reviewed. Baron took the project over rather than waiting for Larson to do it. Councilmember Salmonsens wondered why the cost was being placed on the city. Mayor Chadwick discussed the funding stating the funding is being fronted until the latecomer fees come in to pay it back.

- Council Member Wheelock moved to approve the Mayor to enter into a latecomer agreement with Baron Properties to finish this for \$467,574.25; Council Member Neilsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

B. **Animal Welfare & Enforcement Agreement - Approve & Authorize Signature of Idaho Humane Society and the City of Star for Fiscal Year 2024/2025 (ACTION ITEM)**

- Council Member Wheelock moved to approve the Mayor to enter into the Animal Welfare Enforcement Agreement for the year 2024/2025; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

C. **Impact Fees Financial Contract - Approve & Authorize Agreement with Clearwater Financial Services for Impact Fee Tasks (ACTION ITEM)**

Mayor Chadwick discussed the financial contract to help update parks and police impact fees. The money paid for the contract can be recovered from the fees collected.

- Council Member Nielsen moved to authorize the Mayor to enter into the agreement with Clearwater Financial for Addendum 1 and 2; Councilmember Salmonsens asked about the police impact fee, Mayor Chadwick explained it will help with facilities and initial equipment, it cannot be use to pay for vehicles due to the life expectancy, Council Member Salmonsens seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

D. **Ordinance 410-2024 (FY 24/25 Annual Appropriations): AN ORDINANCE, TO BE TERMED THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF STAR, IDAHO, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2024, AND ENDING ON SEPTEMBER 30, 2025, APPROPRIATING SUMS OF MONEY IN THE AGGREGATE AMOUNT OF \$17,467,273.71 TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF STAR FOR SAID FISCAL YEAR; SPECIFYING THE OBJECT AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT APPROPRIATED FOR EACH OBJECT AND PURPOSE; AUTHORIZING THE CERTIFICATION TO THE COUNTY COMMISSIONERS OF ADA & CANYON COUNTIES,**

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IDAHO, THE AMOUNT OF **\$2,014,430.00** PROPERTY TAXES TO BE LEVIED AND ASSESSED UPON THE TAXABLE PROPERTY IN THE CITY; PROVIDING FOR THE FILING OF A COPY OF THIS ORDINANCE WITH THE OFFICE OF THE IDAHO SECRETARY OF STATE AS PROVIDED BY LAW; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE. **(ACTION ITEM)**

- Council Member Neilsen moved to introduce Ordinance 410-2024 FY 24/25 Annual Appropriations and pursuant to Idaho Code 50-902, a rule requiring an ordinance to be read on two different days with one reading to be read in full, be dispensed and that Ordinance 410-2024 be considered after reading once by title only; Councilmember Salmonsens seconded the motion. Roll call Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Council Member Neilsen moved to approve 410-2024 and ordinance to be termed the annual appropriation ordinance of the City of Star, Idaho, for the fiscal year commencing October 1, 2024, and ending on September 30, 2025, appropriating sums of money in the aggregate amount of \$17,467,273.71 to defray all necessary expenses and liabilities of the City of Star for said fiscal year; specifying the object and purposes for which such appropriations are made and the amount appropriated for each object and purpose; authorizing the certification to the county commissioners of Ada & Canyon counties, Idaho, the amount of \$2,014,430.00 property taxes to be levied and assessed upon the taxable property in the city; providing for the filing of a copy of this ordinance with the office of the Idaho Secretary of State as provided by law; providing for publication; and providing an effective date; Council Member Salmonsens seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:36 p.m.

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1. CALL TO ORDER – Welcome/Pledge of Allegiance

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

2. INVOCATION - Calvary Star Church Associate Pastor Nathan Held led the invocation.**3. ROLL CALL**

Elected Officials: Mayor Trevor Chadwick, Council President David Hershey, Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Neilsen were all present.

Staff: City Attorney Chris Yorgason, City Clerk – Treasurer Jacob Qualls, Assistant City P&Z Administrator Ryan Field, Assistant City Engineer Tim Clark, Public Information Officer Dana Partridge, Star Police Chief Zach Hessing, Star Police Officer Kooler and his K-9 Scout, Mid-Star Deputy Fire Chief Victor Islas.

4. PUBLIC HEARINGS with ACTION ITEMS:

A. **CONTINUATION OF PUBLIC HEARING: Dieter & Catherine Gruner Variance (FILE: V-24-01)** Applicant is seeking approval of a variance to the standards of the Flood Plain Application. The property is located at 686 S. Star Road in Star, Idaho. **(ACTION ITEM) continued from August 20, 2024**

Mayor Chadwick reopened the Public Hearing at 7:04 p.m. as a continuation of the Public Hearing from August 20, 2024.

Assistant City Engineer Tim Clark reported potential actions FEMA could take on the entire community if the variance was approved. Clark explained staff had met with FEMA Coordinators and both FEMA and city staff recommend denial of the application for variance.

City Attorney Chris Yorgason explained the process for reconsideration and variances are discretionary but must be bound in City Code.

Bruce Hessing, developer representing the applicant, summarized his previous testimony. He explained the construction time is about four months. Hessing testified he believes the entire area should be declared a flood hazard and turned into a huge parking area if the city is to follow FEMA's recommendations, but FEMA will not do that. He stated he believed the city was above FEMA. Mr. Hessing stated FEMA requires six inches above the base flood elevation, but the City of Star requires twenty-four inches.

Mayor Chadwick stated variances can only be based on the intended structure, so financial hardship or health cannot be used for fact in approval of a variance. He stated by his estimation, the applicant's flood insurance would jump 25% per hundred dollars of coverage just on the applicant structure, and that would be if FEMA did not cancel the community's flood insurance or put the community on probation.

Mr. Hessing stated the applicant is ok with the increase in the insurance cost.

Mr. Grunder (property applicant) testified he is ok with the increase in price in insurance and would like to build onto their family room and bedroom and the project would not affect the neighbors. He also thanked the Mayor and Council for an opportunity to present his project. He testified the project would not be a nuisance. Mr. Grunder stated he had to call 911 at one point. He stated the ambulance could

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get into his driveway, but the fire truck could not. He also stated he crosses the road every day and the increase in traffic is growing. He also stated people stop and watch for him as he crosses the road.

Mayor Chadwick thanked Mr. Grunder for his testimony and closed the Public Hearing at 7:28 p.m.

Council Member Neilsen thanked the staff for the research and bringing forward the information and expressed empathy for the applicant. He stated the new information, and testimony does not allow for a variance in his opinion and there are laws, rules and obligations that if approved, would affect the entire community negatively.

Council Member Salmonsens stated she wants the applicant to be able to stay in his home for as long as he can, but she cannot approve the variance request because she also believes it would have a negative impact on the entire community.

Council President Hershey stated the city cannot risk being out of compliance with the laws and policies of FEMA.

- Council President Hershey moved to deny the request for variance; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried, variance denied.

Mayor Chadwick directed staff to refund the application fee for variance back to the applicant and to begin to prepare to update Flood Code.

5. ACTION ITEMS:

- A. **Contract Approval - Survey Work / BLM Project** - Approve / Authorize the Mayor to sign contract for Survey Work (**ACTION ITEM**)

Assistant City Engineer Tim Clark said this contract is to survey three parcels of BLM land to allow the city to annex the properties. Mayor Chadwick discussed planned use of the properties. He said BLM doesn't support or oppose either way.

- Council Member Neilsen moved to authorize the Mayor to sign a contract for the survey work on the BLM not to exceed \$60,250; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- B. **Contract Approval - Survey Work / Freedom Park Project** - Approve / Authorize the Mayor to sign contract for Survey Work (**ACTION ITEM**)

Assistant City Engineer Tim Clark discussed two parcels owned by the city that are outside city limits. The survey will provide the legal description so they can be annexed into the city. The second part of the survey will consolidate parcels that are part of the River Walk, River House and Freedom Park removing setbacks and allowing the city to service utilities to multiple structures from one



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account. The third part is to write a legal description for the water main line that was installed with the parking lot which is a requirement of the water district.

- Council Member Salmonsens moved to authorize the Mayor to enter into the agreement with JUB Engineers not to exceed \$28,200 for the contract for Freedom Park; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

6. CONSENT AGENDA (ACTION ITEM)

- Approval of Claims:**
- Findings of Fact / Conclusion of Law - UHaul Annexation / CUP (FILE: AZ-24-05; DA-24-05 & CU-24-03)**
- Findings of Fact / Conclusion of Law - Joplin Rim Subdivision (FILE: AZ-24-04; DA-24-04; PP-24-01 & PR-24-03) – add in conditions CanAda Road on the 4th bullet point on Joplin**

- Council Member Salmonsens moved to approve the Consent Agenda add in condition CanAda Road on the 4th bullet point with Joplin for item 6.C.; Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

7. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 7:43 p.m.

Mayor Trevor A. Chadwick

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer

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1. CALL TO ORDER – Welcome/Pledge of Allegiance
Mayor Chadwick called the meeting to order at 7 p.m.

2. INVOCATION – Bishop Scott Snelders, Church of Jesus Christ of Latter-Day Saints
Bishop Snelders led the invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey (attending remotely) and Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Neilsen.

STAFF: City Attorney Chris Yorgason; City Clerk Shelly Tilton; City Planning Administrator Shawn Nickel; Assistant City Planner / Code Officer Ryan Field; Public Information Officer Dana Partridge; City Engineer Ryan Morgan; Star Police Chief Zach Hessing and Star Fire Chief Victor Islas.

4. PRESENTATIONS**A. Star Police Chief Monthly Report**

Star Police Chief Zach Hessing made his monthly report. He reviewed offenses for September by type. He discussed changes dispatch has made on their reporting in which calls for service and proactive policing calls are combined; he has asked for those to be separated back out. He said that crash responses are increased, discussed arrests and Code 3 calls which are calls with lights and sirens. He said response times are skewed due to a rolling domestic call which was an incident with people in a car, taking some time to locate them. He discussed a water rescue and attempted suicide calls. Councilmember Neilson suggested excluding outliers to have a true number with a separate explanation for the item creating the variance.

B. Star Fire Chief Monthly Report

There was no Fire report.

C. Sports & Recreation Update

Sports and Recreation Director Ryan Field provided an update. He said explained school gyms that are utilized for sports and the recent notification that was received that the city would need to begin paying for the space. Mayor Chadwick worked it out so that payment would not have to be made. Ryan discussed the cost and what that would do to the city's budget if the space were to be taken away. He said it is time to begin looking at planning for indoor facilities. He would like to begin this discussion to protect youth activities. Ryan said space is used 6 days per week. Mayor Chadwick said there is property for it and discussed plans that have been looked at and said that a donor would be needed, and it is being looked at in impact fee discussions as well. Councilmember Neilson asked how long the current agreement for fee mitigation will last. Ryan said the agreement is in place for now; however, with school funding constraints they could decide to rent the facilities to other groups who are able and willing to pay for the space.

D. Star Pathway Master Plan Update – Kimley-Horn



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Tim Nickelson with Kimley Horn presented an overview of the Star Pathways Master Plan project that is being developed with the Star Transportation & Pathways Committee. He reviewed the timeline that began with the project kickoff in February. Public engagement occurred in July after which the draft plan was created. November is planned for plan adoption. The existing pathway network was aligned with key planning documents and the city's comprehensive plan. Tim discussed the public engagement process including open houses and surveys. He discussed pathway classifications and amenities, landscaping shade and trash cans and reviewed maintenance guidelines and connectivity to neighboring pathways. He also discussed potential funding strategies. The committee is looking for public input prior to the adoption hearing.

Mayor Chadwick read a proclamation declaring May 10, 2024, as Childcare Provider Appreciation Day.

5. CONSENT AGENDA (ACTION ITEM) **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*

- A. **Approval of Minutes:** September 17 and October 1, 2024
 - B. **Approval of Claims**
 - C. ~~**Finding of Fact / Conclusion of Law Final Plat**~~ – Setting Sun Ranch (Previously Haven Ranch) Subdivision Final Plat (**FP-24-09**)
 - D. ~~**Finding of Fact / Conclusion of Law Final Plat**~~ – Cranefield Subdivision Phase 3 Final Plat (**FP-24-10**)
- Council Member Salmonsens moved to approve the Consent Agenda consisting of items 5A approval of claims for September 17th and October 1st, 2024, , the approval of claims, item 5C is a Final Plat, changing that move to approve the Final Plat for Setting Sun Ranch Subdivision and 5D the Final Plat for Cranefield Subdivision Phase 3. Councilman Neilsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. The motion carried.

6. ACTION ITEMS:

- A. **Development Agreement** - Milestone Ranch Subdivision (**ACTION ITEM**)

City Planning Administrator Shawn Nickel reviewed the amended and restated development agreement that merges the Milestone Ranch and Milepost Subdivision agreements into one for the entire project. They include the conditions of approval from the public hearings.

- Council Member Salmonsens moved to approve the restated Development Agreement for Milestone Ranch Subdivision. Councilman Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. The motion carried.



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

- A. **PUBLIC HEARING – Dowdy’s Auto Repair Conditional Use Permit (CU-24-06)** - The Mayor and Council will hear testimony regarding an application requesting approval of a Conditional Use Permit (CU-24-06) for a proposed auto repair shop. The property is located at 12645 N Norterra Ln in Star, Idaho, and consists of .80 acres. Property Location: The subject property is generally located east of Can Ada Road and north of W. State Street (HWY) 44, Ada County Parcel No. R6119280400. **(ACTION ITEM)**

Mayor Chadwick opened the public hearing at 7:46 p.m. There has been no ex-parte communication with the councilmembers.

City Planning Administrator Shawn Nickel presented the application. He stated noticing and posting has all been completed per code; the application has been reviewed for compliance with the Unified Development Code and the city Comprehensive Plan. There are no late exhibits and there are no items of concern. Staff is recommending approval of the application with conditions.

Dakota Gullickson with Rocky Mountain Companies presented the applicant. He reviewed the request stating this project fills a need due to population growth. The location is an entrance corridor, they want to partner with the city and bring a quality build with quality jobs. Dakota discussed reviewed the location and current zoning, being zoned Central Business District. He said the site will have sufficient parking and landscaping. He provided conceptual elevations. The site is large enough to accommodate the proposed use. No zoning changes are being requested. He discussed on site drainage and trash disposal. Hours of operation are 8 a.m. to 6 p.m. Dakota stated this is a local owned family business and discussed their core values and mission statement.

Mayor Chadwick asked about a fire hydrant. Dakota showed where it is located.

Councilmember Salmonson asked about parking spaces, it was determined that the inside bays are being counted towards the total required spaces. She would like to ensure there is parking for cars that are there for service as well as for the new customers coming in.

Travis Stroud signed up in favor of the application, he didn’t have comments.

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

- Council Member Neilson stated the application is straightforward and a good addition to Star meeting a growing need. He moved to approve the Dowdy’s Auto Conditional Use Permit (CU-24-06) with conditions as stated in the staff report. Councilman Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Neilsen – aye. The motion carried.

PUBLIC HEARING – Addington Subdivision Preliminary Plat Modification (PP-22-02 MOD) – The Mayor and Council will hear testimony regarding an application seeking approval of a Preliminary Plat modification for a proposed residential subdivision consisting of 31 residential lots and 3 common lots. The property is

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located on the east side of N. Highbrook Way in Star, Idaho and consists of 5.58 acres with a proposed density of 6.09 dwelling units per acre. The original preliminary plat was previously approved by City Council on September 6, 2022. **(ACTION ITEM)**

Mayor Chadwick opened the public hearing at 7:44 p.m. There has been no ex-parte communication with the councilmembers.

City Planning Administrator Shawn Nickel presented the application to modify the existing preliminary plat with 31 residential lots and 3 common lots, the council approved the preliminary plat with a private street and 34 residential lots. He stated that all requirements have been met, the application has been reviewed for compliance with the Unified Development Code and the city Comprehensive Plan. There are no late exhibits and there are no items of concern. Staff is recommending approval of the application with conditions. Shawn showed the original approved preliminary plat as well as the proposed plat with modifications.

Tamara Thompson with The Land Group spoke for the property owner and provided a vicinity map, the property was annexed and zoned with the Albertsons property, it is zoned R-7. She provided the evolution; it started out as tri-plexes with a couple of duplexes. The site was modified with the cul-de-sac. The irrigation district hadn't commented until construction documents were being done, with their comments the street had to be readjusted the street to sit on the district's easements. Tamara discussed the changes which included a reduction of 3 building lots, changing the density from 6.09 to 5.51 units per acre and increasing the useable open space. The units continue to be attached but they changed from tri-plexes to duplexes with the exception of one standalone unit. The original plat was one phase, the modified plat is two phases. The Fire Chief has signed off on the alley and sidewalks will be on both sides of the private road. The size of the roadway remains the same which allows street parking to be available. She discussed lot size changes, stormwater drainage and reviewed home styles. They agree with the staff report and conditions of approval.

Councilmember Wheelock has road concerns with boxes that cause the road to narrow making it a blind corner and potentially dangerous for pedestrians. Tamara said the irrigation or electrical boxes are existing and discussed traffic calming, she said they can look closer at those areas.

Mayor Chadwick asked if there is a private street maintenance fund. Shawn said there is not a development agreement, but it is included in conditions.

Fire Chief Victor Islas discussed the boxes that are causing concern and stated that conditions should be included that there be no parking on both sides in that area.

Building style was discussed. These units are considered townhomes rather than duplexes as they each have separate lots. Duplexes would be two dwellings on one lot. Although these are attached units each are on their own lot with a zero setback on one side.

How to get the elevations with the angles shown on the examples on townhomes was discussed. When applying for permits elevations will be included, the staff report has a condition for the architectural elements that are required. Shawn verified that architectural elements are applied to this development. Councilmember Neilson would prefer to not see examples that to see something that isn't representative of what they will actually be.

Mayor Chadwick closed the public hearing at 8:07 p.m.

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 15, 2024 at 7:00 PM

Councilmember Neilson appreciates the thorough presentation and feels there have been good choices on the modifications and how to make it work, he is in support of the application.

Councilmember Salmonson appreciates the explanation of the issues with the irrigation issue not being made earlier in the process. It is similar to what was originally presented. She discussed adding one condition for a street light at the entrance on the east side. Granting a waiver for the width as well as no parking on the bottle neck areas should be included in the motion.

Councilmember Wheelock asked about enforcement of the no parking areas, it is not a city or ACHD street so it isn't a code issue, it can be put in the Homeowner Association's CC&Rs.

- Council Member Salmonson moved to approve the Preliminary Plat application for Addington Subdivision with the waiver for the width to be no less than 31', plus the condition of the streetlight to be added on the east side of the development and also no parking signs to be put where the bottlenecks are; no parking with tow away. The 31 feet is the width of the lot. Councilman Neilsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – nay; Salmonson – aye; Neilsen – aye. The motion carried.

Mayor Chadwick provided a reminder of the State of the City being held next Tuesday at Life Spring Church; he encouraged attendance.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:13 p.m.



CITY OF STAR
LAND USE STAFF REPORT
MEMO

TO: Mayor & Council

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

MEETING DATE: **November 19, 2024**

FILE(S) #: TE-24-09 Time Extension Fountain Park Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Becky McKay
1029 N. Rosario Street
Meridian, Idaho 83642

REQUEST

Request: The Applicant, Becky McKay, requests a twenty-four-month time extension for the approval of the Final Plat for the Fountain Park Subdivision. The property is at 621 N Palmer Lane in Star, Idaho.

SUMMARY

The original preliminary plat (PP-20-17) was approved by Council on December 7, 2021. An administrative time extension was approved by the Zoning Administrator on November 6, 2023 for one year. On October 28, 2024, the applicant filed a time extension for additional time to submit a final plat for the development. The applicant has requested an additional 2-year time extension that must be approved by the City Council. The new expiration date for signature of the final plat by the City Engineer shall be December 7, 2026. The applicant has stated in the attached letter that the development is currently under construction.



**FINDINGS OF FACT AND CONCLUSIONS OF LAW
ADDINGTON SUBDIVISION PRELIMINARY PLAT MODIFICATION
FILE NO. PP-22-02 MOD**

The above-entitled Preliminary Plat Modification application came before the Star City Council for their action on October 15, 2024 at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. Project Summary:

The Applicant is seeking approval of a Preliminary Plat modification for a proposed residential subdivision consisting of 31 residential lots and 3 common lots. The property is located on the east side of N. Highbrook Way in Star, Idaho, and consists of 5.58 acres with a proposed density of 6.09 dwelling units per acre. **The original preliminary plat was previously approved by City Council on September 6, 2022.** The subject property is generally approximately 780 feet north of the intersection of W. State Street and N. Highbrook Way. Ada County Parcel No. R8108003014.

B. Application Submittal:

The Land Use application was deemed complete on August 28, 2024.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on September 20, 2024. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on September 11, 2024.

D. History of Previous Actions:

September 19, 2017 Council approved annexation and zoning (R-7) as part of the Sample Property Annexation, Ordinance 264.

April 19, 2022 Council approved applications for a Preliminary Plat (PP-22-02) and Private Street (PR-22-01) for Addington Subdivision consisting of 34 residential lots and 1 common lot on 5.58 acres of property.

May 2, 2022 City Staff received a Request for Reconsideration of the Addington Subdivision approval.

September 6, 2022 Council approved the Request for Reconsideration. Building lots remained 34 residential and 1 common lot on the original 5.58 acres.

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

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-7)	Compact Residential	Vacant
Proposed	Residential (R-7)	Compact Residential	Compact Residential
North of site	Residential (R-4) (R-7) / Rural Urban Transition (RUT)	Compact Residential	Single Family Residential
South of site	Commercial (C-2)	Central Business District	Albertsons/Agricultural
East of site	Residential (R-4)	Compact Residential	Single Family Residential
West of site	Residential (R-7)	Compact Residential	Endsley Court Subdivision

F. Development Features:

PRELIMINARY PLAT MODIFICATION:

The revised Preliminary Plat submitted contains 31 single family residential lots and 3 common area lots on 5.58 acres with a proposed density of 5.56 dwelling units per acre. This is a reduction of 3 building lots from the original plat. The lots will still have access and frontage from the previously approved private streets. The homes will continue to be attached units with one exception, Lot 31 will be a single family detached structure. Lots will include zero-lot-lines to accommodate the attached dwelling units only. Primary access for the development remains W. Joslyn Lane (previously Addington Lane) from N. Highbrook Way. This road originally had a cul-de-sac at the eastern end, against N. Center Street. That cul-de-sac has been removed and emergency access will be allowed onto N. Center Street using bollards to restrict public traffic.

The revised Preliminary Plat will now be completed in two phases, versus a single phase as presented originally. Phase 1 will remain front-loaded lots, with the driveways abutting W. Joslyn Lane. Phase 2 has been modified to include an alley and the units will have garages abutting the alley. The proposed alley is twenty-three feet (23') wide within a twenty-seven and a half feet

(27.5') wide easement. This width will require approval from Star Fire and must have signage restricting all parking. Signs to be approved by the Fire Marshall.

The revised Preliminary Plat roadway alignment was shifted slightly to align with the irrigation easements of Drainage District No. 2 and the Flake Lateral. This adjustment satisfies the requirements outlined by the irrigation district, after the original approval was granted by Council. Furthermore, Phase 1 has also been shifted to allow the main sewer line to be under the roadway versus behind the residential lots, as the original plat proposed.

The revised Preliminary Plat is calling for attached sidewalks versus the detached walks proposed in the original Preliminary Plat. The reason for attached sidewalks is to allow for the planting of trees behind the sidewalk, out of the irrigation district easement. Public sidewalks are still proposed on both sides of W. Joslyn Lane.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a shade structure in a pocket park with a walking path and landscaping.

The applicant is requesting a waiver to the minimum lot widths from 35' to 31' in order to accommodate the new changes in the plat. Staff is supportive of this request.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be attached throughout the development.

- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight plan. The applicant will need to provide a design/cut sheet for City approval. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat. Staff also suggests a streetlight be placed at the intersection of the emergency access.**

- Street Names
Applicant has not provided documentation from Ada County that the street name is acceptable and has been approved. This will be required at final plat.

- Subdivision Name

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

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas. The plan does not show the appropriate number of required street trees. These will need to be added once driveways are designed to meet the requirement and receive occupancy permits.**
- Setbacks – The applicant is not requesting any setback waivers and will follow the approved setbacks for the R-7 zone.
- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster within the development as a single location.
- Phasing – The applicant is proposing the development be built out in two phases.
- Storm Water - Storm water will be discharged off-site into Drain 9. The original approved preliminary plat noted discharge to Drain 9 with permeable pavers. Under the new plat, the pavers have been removed as DD2 will allow discharge of storm water to Drain 9 at (3) locations, (2) within the subdivision (Joslyn Ln.) and (1) from Center Street (ACHD roadway). License agreements will be required by DD2 for both the Developer and ACHD.

G. Existing Site Characteristics:

Existing Site Characteristics: The property is currently vacant ground.

Irrigation/Drainage District(s): Middleton Irrigation Association
Middleton Mill Ditch Company
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is not currently located in a Flood Hazzard Area.
FEMA FIRM Panel Number: 16001C0130J & 16001C0125J
Effective Date: 6/19/2020

Special *On-Site Features:*

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – No.
- ✪ Floodplain – No.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – No known sensitive wildlife habitat observed.

H. *Agencies Responding:*

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

Star Fire District	September 30, 2024
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I. Staff received the following letters & emails for the development:

None

J. *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.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational

opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

- A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivide in the future.

8.5.9 Additional Land Use Component Policies:

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

Unified Development Code:

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

ZONING DISTRICT USES	R
Dwelling:	
Multi-Family	C
Secondary	A
Single-Family Attached	P
Single-Family Detached	P
Two-Family Duplex	P
Live/Work Multi-Use	N

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-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 5' at end of building	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.

- 3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
- 4. As approved by the Fire District.

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

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

A. Design Standards:

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

B. Construction Standards:

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

public street until the private street has been approved.

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

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

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

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

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

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

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

8-4E-2: 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 total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
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 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the useable area 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, as determined by the Administrator;
 - c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;

- d. A plaza.
 - e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.
 - f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).
2. Additions to a public park or other public open space area.
3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
4. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:
- a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.
 - b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.
 - c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:
 - 1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
 - 2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
 - 3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.
5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space

total, as determined by the Administrator.

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 with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 10% qualified 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;
 - h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.
6. Community Gardens.

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 owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

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

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 - 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans

- c. 101 and over units = minimum of 10 architectural styles and/or floorplans
- 3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
- 4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

8-4A-21: MAILBOXES:

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



8-6A-3: PRELIMINARY PLAT PROCESS

- A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.
- B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in

conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, any unresolved access or traffic generation issues related to ACHD/HD4 or ITD regulated roadways should be resolved by the applicant prior to acceptance of any application. The administrator may require a letter from the appropriate transportation agency or servient property owner to be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator at least the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:

- a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
- b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
- c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
- d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
- e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
- f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
- g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
- h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
- i. Any flood zone information including FEMA FIRM panels;
- j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
- k. Phasing plan showing all proposed phases of the development;
- l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
- m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
- n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
- o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
- p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
- q. Deeds, affidavit of legal interest, address labels, postal service location approval,

ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;

- r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
- s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.

5. Additional information in the application as determined by the administrator may include the following:

- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
- b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

ITD Proportionate Shares:

On April 22, 2020, an Intergovernmental Agreement was reached between the City of Star and the Idaho Transportation Department to provide a proportionate share assessment for all development projects for transportation impacts to the State Highway system. These fee calculations will be determined by ITD and provided to the City as part of a condition of approval for all approved applications. The City will collect the fees as part of the final plat process. An agreement between the City and the applicant shall be recorded prior to acceptance of the final plat application.

8-1A-9: REQUEST FOR RECONSIDERATION:

- A. Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days, as required by Idaho Code 67-6535.

To request reconsideration, an applicant or affected person must meet the following criteria:

1. The requesting party must have been a party in the underlying action in one of the following: the city; the property owner of the subject property; the applicant for the project; or other affected party; and
 2. The request must be in writing, accompanied by the appropriate fee, and presented to the City no more than fourteen (14) calendar days after the council action and final decision have been rendered; and
 3. The request must state a basis for the request and a brief statement of issues and decision that the requesting party is asking to be reconsidered; and
 4. The request must include but is not limited to: the party requesting reconsideration has relevant information; and the relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available.
- B. Consideration: The council will consider the request and provide a written decision to the requesting party within sixty (60) days of receipt of the request for reconsideration.
 - C. If The City Council Approves The Request: The requesting party must pay the fee for a new public hearing within ten (10) calendar days of council's reconsideration. If the payment is not made to the city clerk within the specified time frame, the city council shall be notified at their next regularly scheduled meeting and the request for reconsideration shall be rescinded.
 - D. All Noticing Shall Be Done in The Same Manner As All Public Hearings: If the applicant for reconsideration is not the property owner, they may post the notice of hearing sign that is required by ordinance in the right of way, if they have permission of the appropriate authority. The city council may waive this requirement, excepting publication costs. The city council shall consider all relevant facts regarding the reasons the property has not been properly posted and may direct any reasonable measures it wants to assure that the public has appropriate notice. The new hearing shall be conducted in the same manner as all public hearings.
 - E. Public Hearing: The administrator will schedule a new public hearing for the application as allowed by this code and all noticing requirements shall be mandatory. The public hearing shall be limited to a discussion of the new information and the ultimate decision shall be a final action of the city council. No request for reconsideration may be accepted by the administrator on the decision of the city council from this hearing.
 - F. Number of Requests: One request for reconsideration by any party as stated in subsection A1 of this section, may be sought on any project.

8-6A-7: PRELIMINARY PLAT FINDINGS:

- 1. The plat is in conformance with the Comprehensive Plan;
The Council finds that the Preliminary Plat, as approved and conditioned meets all requirements associated with Section 8-6A-3 of the UDC and is consistent with the Comprehensive Plan and will meet the intent of the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.

- 2. Public Services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development. Emergency services were reviewed and mitigation recommended by the Star Fire District.

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

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

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

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. Conditions of approval shall be placed to insure compliance with emergency

services.

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 on April 19, 2022, and September 6, 2022, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

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

- Tamara Thompson

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 modification 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, emergency access/turn-around and street configuration, setbacks, open space, pathways and landscaping. The Council concluded that the Applicant’s request, as conditioned, meets the requirements for preliminary plat. Council hereby incorporates the staff report dated October 15, 2024 into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

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

Council added to the preliminary plat modification application the following conditions of approval to their decision to approve the applications to include the following:

- Meet all conditions for the original preliminary plat application.
- Council approves waiver to minimum frontage width requirement.

- The applicant shall install “No Parking, Tow Away Area” on bottleneck areas of the roadway.
- Provide streetlight at emergency access on east side of development.

Conditions of Approval:

1. The revised and approved Preliminary Plat for the Addington Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star. **Applicant shall meet all requirements of the original preliminary plat, as applicable.**
2. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
3. **The applicant shall pay all required emergency services mitigation fees to the City, as determined by City Council.**
4. The private streets shall have a minimum street width of 36’ and shall otherwise be constructed to ACHD standards, unless otherwise approved by Council and the Fire District. The private street shall meet all requirements of the Star Fire District.
5. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**
6. **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.**
7. **The Applicant shall provide approval for all street names from the Ada County Street Naming Committee and all names shall be correctly depicted on the final plat prior to signature.**
8. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
9. **The mailbox cluster must be covered and reasonably lit.**
10. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and “Dark Skies” lighting. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and “Dark Sky” initiative.**
11. Street trees along the private street shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified that they are installed per code.

12. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
13. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
14. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
15. 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.
16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
17. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
18. 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.
19. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
20. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
21. All common areas shall be owned and maintained by the Homeowners Association.
22. 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.**
23. A sign application is required for any subdivision signs.
- 24. Any additional Condition of Approval as required by Staff and City Council.**

Council Decision:

The Council voted 3-1 (Wheelock voted against) to approve the Preliminary Plat Modification for Addington Subdivision on October 15, 2024.

Dated this 20th day of November 2024.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
DOWDY'S AUTOMOTIVE
FILE NO. CU-24-06**

The above-entitled Conditional Use Permit land use application came before the Star City Council for their action on October 15, 2024, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. Project Summary:

The Applicant is seeking approval of a Conditional Use Permit to construct an automotive repair facility. The property is located at 12645 W. Norterra Lane in Star, Idaho. The property size is approximately .80 acres and currently zoned Central Business District (CBD-DA). The subject property is generally located east of Can Ada Road and north of W. State Street (Hwy 44). Ada County Parcel Numbers R6119280400.

B. Application Submittal:

A neighborhood meeting was held on August 15, 2024, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on September 5, 2024.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on September 26, 2024. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on March 28, 2024. Notice was sent to agencies having jurisdiction in the City of Star on September 5, 2024. The property was posted in accordance with the Star Unified Development Code on September 25, 2024.

D. History of Previous Actions:

October 6, 2020 Council approved Annexation and Rezone (AZ-20-05),
Development Agreement (DA-20-05), Preliminary Plat (PP-20-07)
and Private Road (PR-20-03) for Norterra Subdivision.

- March 3, 2021 Annexation recorded via Ordinance 327.
- June 1, 2021 Council approved Final Plat (FP-21-10) for Norterra Subdivision, Phase 1. This phase consists of 118 residential lots and 8 common lots on 19.95 acres.
- October 19, 2021 Council approved Final Plat (FP-21-23) for Norterra Subdivision, Phase 2. This phase consists of 0 residential lots, 2 common lots and 32 commercial lots on 27.67 acres.

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

F. *Development Features.*

CONDITIONAL USE PERMIT:

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for an approximately 4,955 square foot automotive repair facility. The property is currently zoned Central Business District (CBD-DA). The Unified Development Code, Section 8-3A-3, and the recorded Development Agreement for Norterra Subdivision requires all automotive mechanical/electrical repair or maintenance uses to be approved through a Conditional Use Permit.

Section 8-4B-3 requires automotive repair shop, body shop or tire shop to provide 1 parking spot per 225 square feet of gross floor area. The proposed building size would require 22 parking spaces. The Applicant is proposing 19 external spots and 4 spots using the bays in the building for a total of 23 parking spaces. This will satisfy the parking requirements of the Unified Development Code. The Applicant is proposing 1 ADA parking stall.

Section 8-4B-2 of the UDC requires all parking stalls to be a minimum of nine feet (9') wide and twenty feet (20') deep.

- A. When a vehicle bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) feet is added to the width of the sidewalk or landscaped area, and the additional area is planted in ground cover. In this case, wheel restraints may be removed.

The proposed site plan calls out the appropriate dimensions to satisfy these requirements.

Access is proposed to be taken from W. Norterra Lane on the north of the property and from the private lane to the south of the property.

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

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

The applicant has not asked for any setback waivers and the site plan is compliant with the required Commercial setbacks.

As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code. **The Applicant has provided a landscape plan that appears to satisfy these requirements. The proposed plan also appears to satisfy the commercial parking lot requirements for landscaping.**

The applicant has provided exterior elevations and color renderings that will need to be reviewed by the Design Review Committee, as part of the Certificate of Zoning Compliance process, for approval.

The proposed dumpster location appears to be in a good location so as not to disturb any adjacent residences. The Applicant should gain approval on final location from Republic Services. Staff is supportive of a brick CMU trash enclosure with metal double gates.

The Applicant has not provided a site/building lighting plan. This will need to be submitted and reviewed as part of the Design Review/CZC process.

H. *On-Site Features:*

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

⊕ Historical Assets – No historical assets have been observed.

I. *Agencies Responding:*

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

No agency comments were received.

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

None

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Central Business District

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

8.3 Goal:

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

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

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

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

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

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

- Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights. B. Encourage commercial facilities to locate on transportation corridors. C. Locate neighborhood services within walking distance to residential development. D. Discourage the development of strip commercial areas. E. Maintain and develop convenient access and opportunities for shopping and employment activities. F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- 8.5.9 Additional Land Use Component Policies:

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

Unified Development Code:

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a specific property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

C. Process:

1. The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a conditional use.

2. A neighborhood meeting shall be held by the applicant pursuant to Section 8-1A-6C of this title.

3. An application and appropriate application fees shall be submitted to the City on forms provided by the city.

4. Prior to issuing the conditional use permit, the administrator may require additional information, including studies, concerning the social, economic, fiscal or environmental effects of the proposed conditional use. Traffic studies may be required by the transportation authority prior to acceptance of an application.

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 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.

E. 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 shall meet the intent of the Star comprehensive plan and be in compliance 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.
- 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 as determined by the City.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

- 1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
- 2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

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

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. High density housing is encouraged on the upper floors of mixed-use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Special emphasis shall be placed on development in the central downtown area to encourage and create a vibrant, walkable downtown community that incorporates the Boise River as an active amenity.

8-3A-3: USES WITHIN ZONING DISTRICTS

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

ZONING DISTRICT USES	CBD
Automotive mechanical/electrical repair and maintenance	C

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

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

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.

- 2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
- 3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
- 4. As approved by the Fire District.

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

Automotive repair shop, body shop, or tire shop	1 for each 225 square feet of gross floor area.
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8-1B-4E CONDITIONAL USE FINDINGS:

- 1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Council finds nothing in the record indicating that the site of the proposed use would not be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.

- 2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

The Council finds that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development meets the intent or purpose.

- 3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Council finds that operation of the proposed use would be compatible with the other uses in the general area.

- 4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council finds that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

- 5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council finds that the proposed use can be adequately served by essential public facilities and services.



6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council finds that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community. The City has not received notice from any agency having jurisdiction stating that this application will create excessive additional costs for the public facilities and services as the development will pay for all changes in services.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council finds that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council finds that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on October 15, 2024, at which time testimony was heard and the public hearing was closed, and the Council made their decision at that time.

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

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Dakota Gullickson

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

None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed conditional use permit application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the proposed land use. Review and discussion included site plan/layout, access and circulation. The Council included Staff recommended conditions of approval to address any concerns. Council concluded that the Applicant's request, as conditioned, meets the

requirements for conditional use. Council hereby incorporates the staff report dated October 15, 2024 into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

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

Conditions of Approval:

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to issuance of a building permit, the applicant shall receive a certificate of zoning compliance and design review for compliance with the Architectural Design Guidelines.**
3. 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.
4. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
5. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
6. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
7. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
8. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
9. A Certificate of Zoning Compliance will be required prior to the start of construction.
10. Any additional Condition of Approval as required by Staff and City Council.
11. Any Conditions of Approval as required by Star Fire Protection District.
12. The property associated with this approved conditional use permit shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as

determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of the conditional use permit or building permit.

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

Council Decision:

The Council voted 4-0 to approve the Conditional Use for Dowdy's Automotive on October 15, 2024.

Dated this 20th day of November 2024.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: November 19, 2024

FILE(S) #: FP-24-11, Final Plat, Oliver Estates Subdivision Phase 2

REQUEST

Applicant is seeking approval of a Final Plat for Oliver Estates Subdivision Phase 2, consisting of 43 residential lots and 3 common lots on 16.12 acres. The subject property is located on the west side of N. Can Ada Road, north of State Street (Hwy44). Canyon County Parcel Number R340000000 & R34000010A1.

APPLICANT:

Ron Peterson
Altecca Construction
503 Thornwood Way
Meridian, Idaho 83642

OWNER:

Oliver Dean Storkan Testamentary Trust
Jeffrey D. Storkan & Lisa A. Storkan
22491 & 22727 N. Can Ada Road
Star, Idaho 83669

REPRESENTATIVE:

Dan Lardie
Leavitt & Associates Engineers, Inc.
1324 1st Street South
Nampa, Idaho 83651

PROPERTY INFORMATION

Land Use Designation -	Residential R-3-PUD-DA Phase 2
Acres -	16.12 acres
Residential Lots -	43
Common Lots -	3
Light Office Lots -	0
Commercial Lots -	0

HISTORY

- April 4, 2023, Council tabled hearing on applications for Annexation and Zoning (AZ-22-01), Development Agreement (DA-22-01), Planned Unit Development (PUD-22-01) and Preliminary Plat (PP-22-01) for Oliver Estates Subdivision to April 18, 2023.

- April 18, 2023, Council approved applications for Annexation and Zoning (AZ-22-01), Development Agreement (DA-22-01), Planned Unit Development (PUD-22-01) and Preliminary Plat (PP-22-01) for Oliver Estates Subdivision. The Preliminary Plat was approved for a maximum of 92 single family residential lots and 1 commercial lot on 37.58 acres. Zoning Designation approved was residential (R-3).

- August 6, 2024 Council approved applications for the Final Plats of Oliver Estates Subdivision, Phase 1. (FP-24-08). Phase 1 included 49 residential lots, 8 common lots and 7 Limited Office lot on 21.76 acres.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Oliver Estates Subdivision Phase 2 consisting of 43 residential lots and 3 common lots on 16.12 acres.

The Final Plat layout generally complies with the approved Preliminary Plat.

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

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 92 total single family residential lots and 11 common area lots, 2 of which are future roadway/emergency access lots. The plat designates up to 5 lots

to be future office uses within the development (Lots 2 & 3, Block 1 and Lots 13, 14 & 15, Block 4). Lot 15, Block 4 is 2.39 acres and will be office use with access directly on Can Ada Road. The existing single-family dwelling and associated out buildings will remain and be utilized by the existing property owner until the office use is established. There is no time frame at this point for the office use on this lot. The applicant has requested that the other 4 lots would have the option of being developed as either office or residential. If developed as residential, these 4 lots will be part of the total 92 residential lots approved as part of this application. With the 92 total lots, the proposed maximum residential density will not exceed a density of 2.47 dwelling units per acre. The lots will have access and frontage from public streets. Residential lots will range in size from 8,112 square feet to 15,044 square feet with the average buildable lot being 10,103 square feet.

The submitted preliminary plat is showing the local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb and five-foot-wide detached sidewalks with an eight-foot-wide planter strip. Primary access for the development will be on W. Storkan Street from N. Can Ada Road. The development will also have emergency access to Stump Lane, a private road to the north of the development. The Applicant is proposing stub streets on the southwest and south of the development for future access and circulation for the area. **The proposed street access on Lot 14 & 46 of Block 1 is shown with attached sidewalks. These will need to be adjusted to mirror the rest of the development with detached sidewalks and eight-foot planter strips.**

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a 7-foot-wide sidewalk and 8-foot-wide planter strip. This will need to be changed to satisfy code requirements.**

A future roadway lot along the entire western boundary of the development is being provided per the requirements of Canyon Highway District 4 for a future public north-south street. Currently, The applicant is providing a common lot with landscaping along the eastern side of this lot.

The Applicant states that 6.02 acres (16.02%) of the development is open space with 3.99 acres (10.61%) open space being usable. This satisfies Section 8-4E-2 of the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of three (3) site amenities. The Applicant indicates a community pool, separate restroom with changing facility and centrally located open areas that are connected by walking paths. **Details are not specific and should be provided to Council at the public hearing and**

a revised landscape plan will be required, calling out location and type of amenity before the final plat can be signed.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and to be detached with eight-foot (8') wide planter strips.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. **The City Code requires all intersections and corners within a development be illuminated by at least one (1) streetlight. The proposed location plan does not satisfy this requirement. Applicant will need to provide an updated location plan prior to signing the final plat. The Applicant has not provided a street light design or cut sheet with this application. This will be required and must be approved by Staff prior to signing the final plat.**
- Street Names
The street names designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. *The Applicant shall work with City Staff on this approval process.*
- Subdivision Name
The subdivision name designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. *The Applicant shall work with City Staff on this approval process.*
- Landscaping
As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for open space and street trees. If street trees are to be planned by the builder, the Certificate of Occupancy may be withheld pending**

confirmation that the correct number and species of tree(s) have been planted.

- Setbacks
The applicant is not requesting a setback waiver and will follow the setbacks for the R-3 zone identified in this report.
- Block lengths
 All blocks shall meet the 750' block length requirement. **The Applicant is showing the proposed N. Oliver Ave to be longer than 750 feet. This will require waiver approval from Council or traffic calming measures.**
- Mail Clusters
 Applicant has provided a letter from Mel Norton, Star Postmaster approving a location for the placement of the developments mail cluster. The letter is part of the application materials.
- Phasing
 The applicant has not provided a phasing plan for the development. The City allows for developments to be phased. **The applicant shall submit a phasing plan prior to final plat application.**

PLANNED UNIT DEVELOPMENT:

Through the PUD process, the applicant proposes two land use types within the development including residential and future Light Office. The PUD will allow the proposed uses to be integrated together to provide for pathway connections, parking and landscaping, setbacks and amenities in one approval process. The proposed office uses would make up approximately 9% of the total development, if built out to its maximum potential.

Although the applicant has not provided specific non-residential uses within the application, staff is including some suggested allowances and prohibitions for the Limited Office (LO) uses.

Allowed uses (principally permitted): Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices; Parks, Public and Private.

Uses Allowed only as Conditional Uses: Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; Child Care Center (more than 12); Child Care-Preschool/Early Learning; Church or Place of Religious Worship; Drive-up Service Window only; Educational Institution, Private; Museum; Retail Store/Retail Services; Veterinarian Office; Wholesale Sales.

Prohibited Uses in this Development (not already listed as prohibited in the Code): Animal Care Facility; Bar/Tavern/Lounge/Drinking Establishment; Brewpub/Wine Tasting; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Conference/Convention Center; Convenience Store; Educational Institution, Public; Farmers or Saturday Market; Fireworks Stand; Flex Space; Gasoline, Fueling & Charging Station with or without Convenience Store; Golf Course/Driving Range; Government Office; Hospital; Laboratory; Laboratory, Medical; Laundromat; Laundry and Dry Cleaning; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Office Security Facility; Parking Lot/Parking Garage-Commercial; Pawnshop; Portable Classroom/Modular Building; Public Infrastructure; Public Utility major, minor and yard; Research Activities; Restaurant; Retirement Home; Swimming Pool, Commercial/Public; Vehicle Emissions Testing; Warehouse and Storage; Wireless Communication Facility.

Staff Analysis of Final Plat Submittal:

The approved preliminary plat consisted of a maximum of 92 residential lots and 1 light office lot. The plat was also approved with Block 1, Lots 2 & 3 and Block 4, Lots 13 & 14 being approved as either commercial or single-family residential. These lots were platted as single-family residential lots with the Phase 1 Final Plat, for a total of 49 residential lots, 1 light office lot and 9 common lots. Phase 2 has 43 single-family residential lots platted, which equals 92 total lots platted, leaving zero (0) additional lots available within the development.

Lot Layout – The density of Oliver Estates Phase 2 is 2.66 du/acre. The Final Plat indicates lot sizes range in size from 8,740 square feet to 13,527 square feet. The average buildable lot is 10,612 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – This phase of the development will include internal pedestrian pathways and a pool.

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 notes say street/parkway trees 1 per 70 feet. Code is 1 tree per 35 feet. Notes also say common areas are 1 tree per 8,000 s.f., code is 1 tree per 4,000 s.f. The landscape plan should be updated to code, and any impacts noted on plan and approved by Staff prior to signing the mylar. Lot 9, Block 1 for example is short 2 trees according to the 1 tree per 4,000 square feet code. If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**

Setbacks – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks of the R-3 and LO zones as follows:

Zoning District	Maximum Height	Minimum Yard Setbacks			
	Note Conditions	Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to Living Area/Side Load Garage. 20' to Garage Face	15'	7.5'	20'
LO	35'	20'	10'	0;	20'

Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.** The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

- 1. Residential Elevations:
 - i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
 - ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 - 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

- a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Street Names – **The street names designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. *The Applicant shall work with City Staff on this approval process.***

Subdivision Name – **The subdivision name designated on the preliminary plat will need to be approved by City Staff prior to signing the mylar. *The Applicant shall work with City Staff on this approval process.***

Lighting - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **The Applicant has not provided a street light design or cut sheet with this application. This will be required and must be approved by Staff prior to submittal of the final plat application.**

Fencing – Applicant is proposing a 6-foot solid tan vinyl fence around the perimeter of the development. The interior fencing, along common areas will be 6-foot wrought iron fencing. Fencing will be installed as per plans.

Sidewalks - Internal sidewalks are proposed at five-foot (5') widths and to be detached with eight-foot (8') wide planter strips.

The submitted preliminary plat shows a parking lot at the pool. The proposed final plat does not have any parking at the pool. Staff recommends that at least 1 ADA parking space and 2 additional parking spaces be added to the pool area. These should be paved.

striped and signed appropriately. Plans for the parking lot will need to be submitted and approved prior to signing the mylar.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 17, 2024.

FINDINGS

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

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

- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

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

- E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- **Residential Uses** – The Property is hereby approved for a maximum of 92 residential lots. Lots 2 & 3, Block 1 and Lots 13 & 14, Block 4 of the approved Preliminary Plat have the option of being residential or non-residential. Single-Family Dwellings consistent with the building elevations illustrated in **Exhibit C** shall be constructed on all residential lots.

- **Commercial Uses**– The property is hereby approved for non-residential uses on specific lots. Lot 15, Block 4 is hereby approved as a non-residential use only. Lot 15 may remain as residential for the current residence. Lots 2 & 3, Block 1 and Lots 13 & 14, Block 4 of the approved Preliminary Plat have the option of being residential or non-residential. Uses on the non-residential lots are as follows:
 - **Allowed uses (principally permitted):** Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices; Parks, Public and Private.
 - **Uses Allowed only as Conditional Uses:** Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; Child Care Center (more than 12); Child Care-Preschool/Early Learning; Church or Place of Religious Worship; Drive-up Service Window only; Educational Institution, Private; Museum; Retail Store/Retail Services; Veterinarian Office; Wholesale Sales;
 - **Prohibited Uses in this Development (not already listed as prohibited in the Code):** Animal Care Facility; Bar/Tavern/Lounge/Drinking Establishment; Brewpub/Wine Tasting; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Conference/Convention Center; Convenience Store; Educational Institution, Public; Farmers or Saturday Market; Fireworks Stand; Flex Space; Gasoline, Fueling & Charging Station with or without Convenience Store; Golf Course/Driving Range; Government Office; Hospital; Laboratory; Laboratory, Medical; Laundromat; Laundry and Dry Cleaning; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Office Security Facility; Parking Lot/Parking Garage-Commercial; Pawnshop; Portable Classroom/Modular Building; Public Infrastructure; Public Utility major, minor and yard; Research Activities; Restaurant; Retirement Home; Swimming Pool, Commercial/Public; Vehicle Emissions Testing; Warehouse and Storage; Wireless Communication Facility.

Additional Requirements:

- Sidewalk adjacent to Can Ada Road shall be detached with a 7-foot-wide sidewalk and 8-foot-wide planter strip.
- Lots 4-8, 23-28 and 48-50, Block 1 of the approved Preliminary Plat shall be limited to single-story homes.
- The Right to Farm Act shall be included as a note on the final plat.
- Any pond amenities with standing water shall provide life safety rings and aeration.
- Applicant shall work with CHD4 to provide potential center left turn lane on Can Ada Road. CHD4 shall provide a letter to the City regarding the lane.
- The Applicant shall work with the southern neighbor (Hatfield) to come up with a reasonable plan for fencing and the irrigation pipe along the southern boundary of the subdivision.
- The Applicant shall provide internal split-rail fencing adjacent to common areas within the development.
- The Applicant shall be responsible for mitigation fees for the future signal light as Can Ada Road and W. State Street as determined by CHD4.
- The subdivision shall be responsible for maintaining historic drainage on the property and as it relates to adjacent properties.
- The Council has approved non-residential uses per Staff recommended uses (omitting Social Services as an allowed use).
- Where necessary, livestock rated fencing shall be used along the perimeter of the development adjacent to existing agricultural uses.
- Any pond amenities with standing water shall provide life safety rings and aeration.
- Applicant shall work with CHD4 to provide potential center left turn lane on Can Ada Road. CHD4 shall provide a letter to the City regarding the lane.
- The Applicant shall be responsible for mitigation fees for the future signal light as Can Ada Road and W. State Street as determined by CHD4. This fee shall be paid to the City prior to signature of the final plat.
- The subdivision shall be responsible for maintaining historic drainage on the property and as it relates to adjacent properties.
- Historic drainage shall be maintained at all times on the property and for adjacent properties.

Additional Conditions of Approval

1. The approved Final Plat for Oliver Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$92,000. Phase 2 is due \$43,000 (43 residential lots x \$1000) to be paid before signing the final plat.**
3. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
4. **Street names shall be approved by the City of Star and Canyon County and reflected accurately on the final plat prior to signing the mylar.**
5. **The Applicant shall provide a cut sheet/design for streetlights to be approved by City Staff prior to submittal of the final plat application.**
6. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
7. 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 notes say street/parkway trees 1 per 70 feet. Code is 1 tree per 35 feet. Notes also say common areas are 1 tree per 8,000 s.f., code is 1 tree per 4,000 s.f. The landscape plan should be updated to code, and any impacts noted on plan and approved by Staff prior to signing the mylar. Lot 9, Block 1 for example is short 2 trees according to the 1 tree per 4,000 square feet code. If street trees are to be planned by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**
8. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
9. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
10. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not

limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

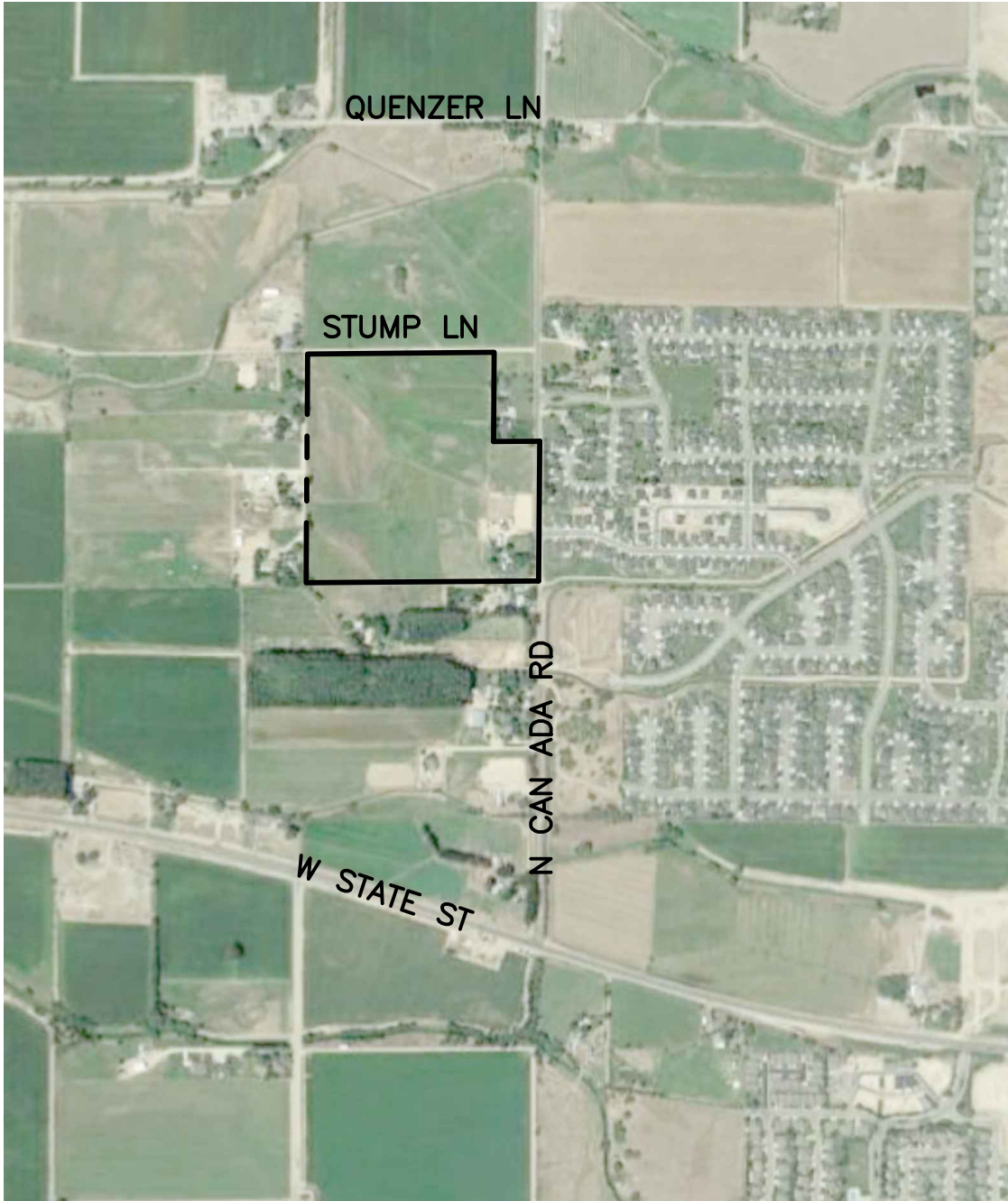
11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
12. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
13. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
15. **Streetlight** design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed prior to issuing any building permits and may require shielding after installation to prevent any light trespass, as required.**
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
17. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
18. 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.
19. A separate sign application is required for any subdivision sign.
20. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
21. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
22. 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.
23. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
24. All common areas shall be maintained by the Homeowners Association.
25. 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.**

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

COUNCIL DECISION

The Star City Council _____ File # FP-24-11 Oliver Estates Subdivision, Phase 2 Final Plat, on _____, _____ 2024.



T:\SUBDIVISIONS\Oliver Estates - SD100001\Drawings\Oliver Estates Preliminary Plat-3

Title: VICINITY MAP		
Owner: ALTECCA CONSTRUCTION 503 S. THORNWOOD WAY MERIDIAN, IDAHO 83642 (208) 502-0758	Project: OLIVER ESTATES SUBDIVISION	Scale: 1" = 1000'
Job Number: SD100.001	Designed by: PDL	Drawn by: PDL
	Checked by: NJP	



LEAVITT & ASSOCIATES
ENGINEERS, INC.
STRUCTURAL * CIVIL
SURVEYING

1324 FIRST STREET SOUTH, NAMPA, IDAHO 83405
PHONE (208)463-0333/463-7670 FAX (208)463-9

August 15, 2024

City of Star
Planning and Zoning Department
10769 W. State Street
Star, Idaho 8366

RE: Oliver Estates Subdivision – Phase 2- File No. DA-22-0/PUD22-01/PP22-01

Dear Planning and Zoning Commissioners,

We are requesting the final plat approval of Oliver Estates Subdivision NO. 2. Oliver Estates has been designed in conformance of the approved preliminary plat and development agreement.

Oliver Estates Subdivision No. 2 consists of approximately 16.12 acres divided into 46 lots, 43 new residential lots and 3 common lots. Oliver Estates Subdivision No. 2's density is 2.66 un/ac. Lots within phase 2 range from 8,740 sf (0.20 ac) – 13,527 sf (0.31 ac) and the average lot size is 10,612 sf (0.24 ac).

Oliver Estates Subdivision No. 2 has 2.62 acres of open space (16.28%) of which 1.78 acres is qualified open space (11.04%), with 4 amenities, a pool with a changing room, and internal pedestrian pathways on a common lot. Storm drainage ponds have been designed to be shallow and be grassed for recreational uses.

The approved setbacks are: Zone R-3: front 15' to living and 20' to garage face (face of sidewalk to garage); 15' rear; 7.5' Interior side; and 20' street side.

Access to the subdivision will be from an extension of N. Oliver Avenue developed in phase 1 with a future access out to Stump Lane (previously dedicated right of way in phase 1) on the west.

This property has been annexed into the Star Sewer and Water District. A temporary sewer lift station in the northeast corner of phase 1, will provide sewer disposal. Water is provided via extensions of the water main within phase 1. Irrigation water supply is provided by Middleton Mill Irrigation District via the Flake Ditch Company, pressure irrigation will be supplied by a pump station constructed in phase 1.

We look forward to your approval of the Final Plat for Oliver Estates Subdivision No. 2.

Regards,



Dan Lardie



FINAL PLAT APPLICATION

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

FILE NO.: EP-24-11
 Date Application Received: 10-4-24 Fee Paid: 2760.⁰⁰
 Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ___

Applicant Name: Ron Peterson (Altecca Construction)
 Applicant Address: 503 Thornwood Way, Meridian Zip: 83642
 Phone: 208-502-0758 Email: ron@altecca.com

Owner Name: Oliver Dean Storkan Testamentary Trust, Jeffery D Storkan and Lisa Storkan
 Owner Address: 22491 and 22727 N Can Ada Road, Star, Idaho Zip: 83669
 Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
 Contact: Dan Lardie Firm Name: Leavitt & Associates Engineers, Inc.
 Address: 1324 1st St. South, Nampa, Idaho Zip: 83651
 Phone: (208)463-0333 Email: dl@leavittengineers.com

Property Information:

Subdivision Name: Oliver Estates Phase: 2
 Parcel Number(s): 340000000 & 34000010A1
 Approved Zoning: R-3-PUD Units per acre: 2.66 Units/AC
 Total acreage of phase: 16.12 AC Total number of lots: 46
 Residential: 43 Commercial: 0 Industrial: 0
 Common lots: 3 Total acreage of common lots: 2.62 AC Percentage: 16.28%
 Percent of common space to be used for drainage: 4.5% Acres: 0.73 ac
 Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>43</u>	<u>43</u>
Number of Common Lots:	<u>3</u>	<u>3</u>
Number of Commercial Lots:	_____	_____
Roads:	_____	_____

Amenities: Pool with Changing room walking paths

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

Subdivision Name: Oliver Estates Phase: 2

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16027C0259G
 FIRM effective date(s): mm/dd/year 06/07/2019
 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 (√)
	Completed and signed copy of Final Plat Application	✓
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	✓
	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	✓
	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	✓
	Electronic copy of current recorded warranty deed for the subject property	✓
	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
	Electronic copy of subdivision name approval from Ada County Surveyor's office.	N/A
	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	N/A
	Electronic copy of vicinity map showing the location of the subject property	
	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
	One (1) 11" X 17" paper copy of the Final Plat	
	Electronic copy of the Final landscape plan**	✓

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

FEE REQUIREMENT:

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


 Applicant/Representative Signature

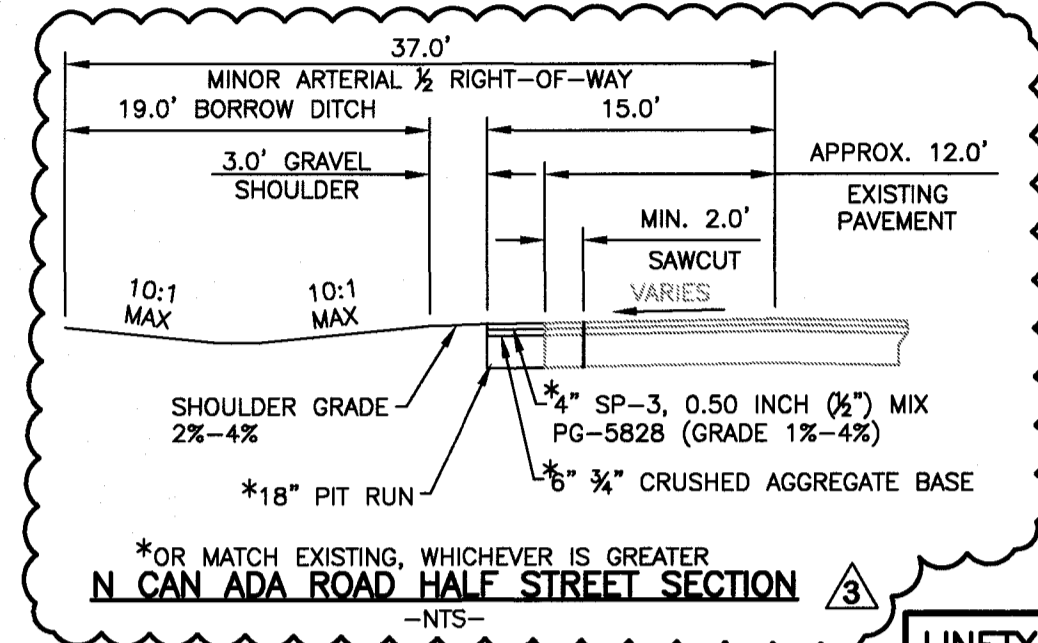
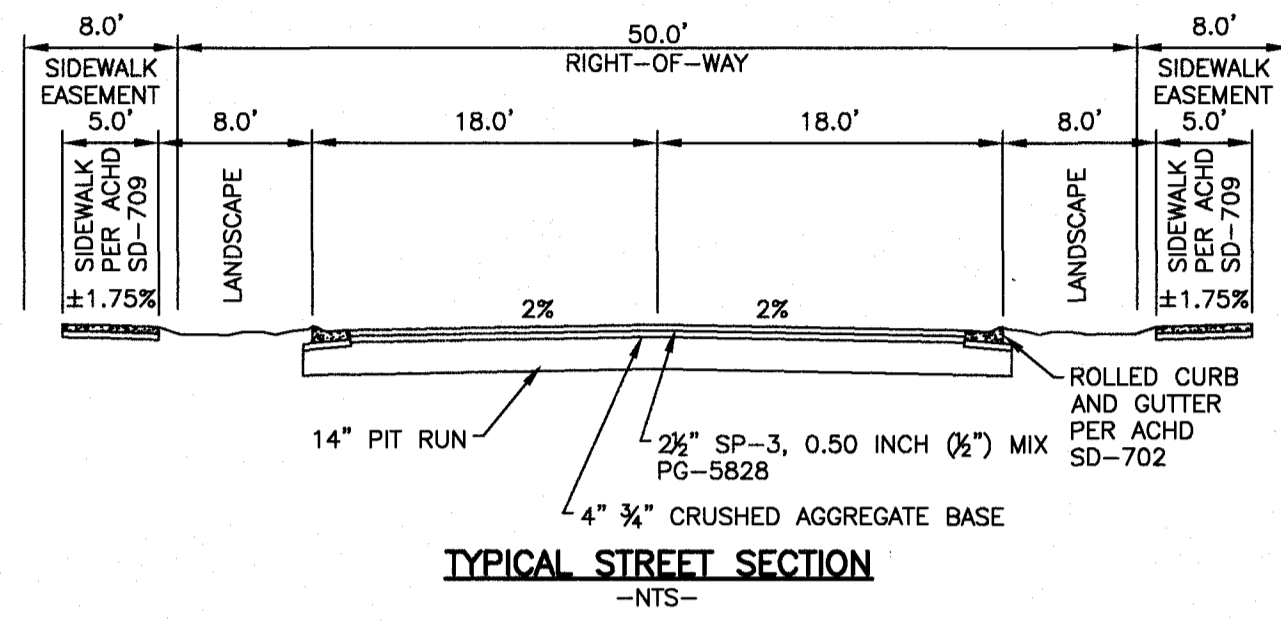
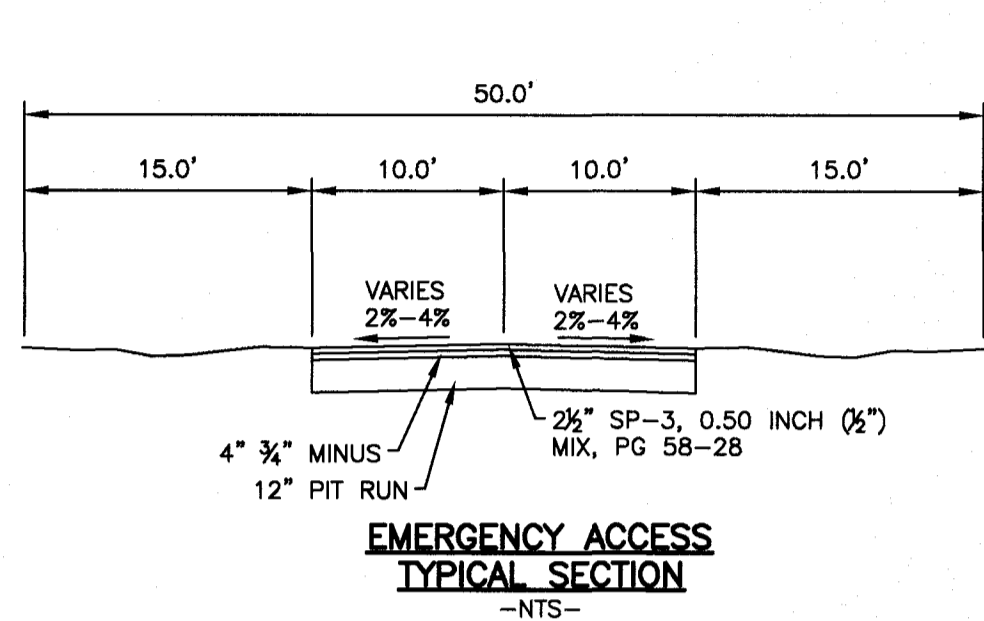
Oct 4th 2024
 Date

OLIVER ESTATES SUBDIVISION (PLANNED UNIT DEVELOPMENT) PRELIMINARY PLAT

T.4N, R.2W, SEC. 12, BOISE MERIDIAN STAR, CANYON COUNTY, IDAHO

NOTES:

1. CURRENT ZONING IS COUNTY, AGRICULTURAL.
2. PROPOSED ZONING IS R-3 PUD.
3. SANITARY SEWER LIFT STATION WILL BE INSTALLED NEAR THE NORTHEAST CORNER OF THE PROPERTY AND WILL INTERCONNECT WITH CENTRAL SEWER BY STAR SEWER AND WATER IN THE FUTURE.
4. THE WATER SYSTEM WILL INTERCONNECT WITH THE CENTRAL WATER MAIN BY STAR SEWER AND WATER IN N CAN ADA RD.
5. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED WITH A NEW PRESSURE IRRIGATION STRUCTURE.
6. ALL LOTS HAVE A 5 FOOT UTILITY EASEMENT ON THE SIDES, A 10 FOOT UTILITY EASEMENT ON REAR LOT LINES, AND A 10 FOOT UTILITY EASEMENT IN THE FRONT.
7. LOTS 1, 9, 13, 15, 30, AND 47 BLOCK 1, LOT 5 BLOCK 2, LOT 5 BLOCK 3, AND LOT 16 BLOCK 4 WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
8. LOTS 14 AND 46 BLOCK 1 ARE DESIGNATED AS FUTURE RIGHT-OF-WAY LOTS.
9. ALL STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOA.
10. LOTS 4-8, 23-28, AND 48-50 BLOCK 1 SHALL BE RESTRICTED TO SINGLE STORY HOMES.
11. LOTS 2-3 BLOCK 1 AND 13-14 BLOCK 4 SHALL BE ZONED L-O.
12. LOT 15 BLOCK 4 SHALL BE DESIGNATED AS A FUTURE L-O ZONING.
13. PROPERTY IS NOT LOCATED IN A FLOODPLAIN PER FIRM MAP 16027C0259G DATED JUNE 7, 2019.
14. THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWNS, SIDEWALKS, LANDSCAPING, ETC) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT OF WAY.
15. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
16. LOCATION OF UTILITIES PLACED WITHIN CAN ADA ROAD AND REPAIRS REQUIRED SHALL BE COORDINATED WITH ACID AND CANYON HIGHWAY DISTRICT 4.



DEVELOPMENT DATA

ANNEXATION: REQUIRED
 PROPOSED ZONING: R-3 PUD
 CURRENT ZONING: AG (AGRICULTURAL, CANYON COUNTY)
 TOTAL AREA: 37.58 AC
 TOTAL LOTS: 104
 RESIDENTIAL LOTS: 92
 LIMITED OFFICE (L-0): 1 (EXISTING DWELLING LOT)
 EXISTING DWELLING: 1 (FUTURE L-0)
 RIGHT OF WAY AREA: 6.41 AC
 MINIMUM LOT SIZE: 8,112 SQFT.
 GROSS DENSITY DWELLINGS/ACRE: 2.47 DU/AC (93DU/37.58AC)
 NET DENSITY DWELLINGS/ACRE: 3.69/AC (93DU/25.15AC)
 AVERAGE BUILDABLE LOT AREA: 10,103 SQFT.
 REQUIRED OPEN SPACE: 245,535 SQFT. = 6.537AC (15.00%)
 OPEN SPACE SHOWN: 262,195 SQFT. = 6.019AC (16.02%)
 REQUIRED QUALIFIED OPEN SPACE: 163,690 SQFT. = 3.757AC (10.00%)
 QUALIFIED OPEN SPACE SHOWN: 173,695 SQFT. = 3.987AC (10.61%)

Section 5, Item O.

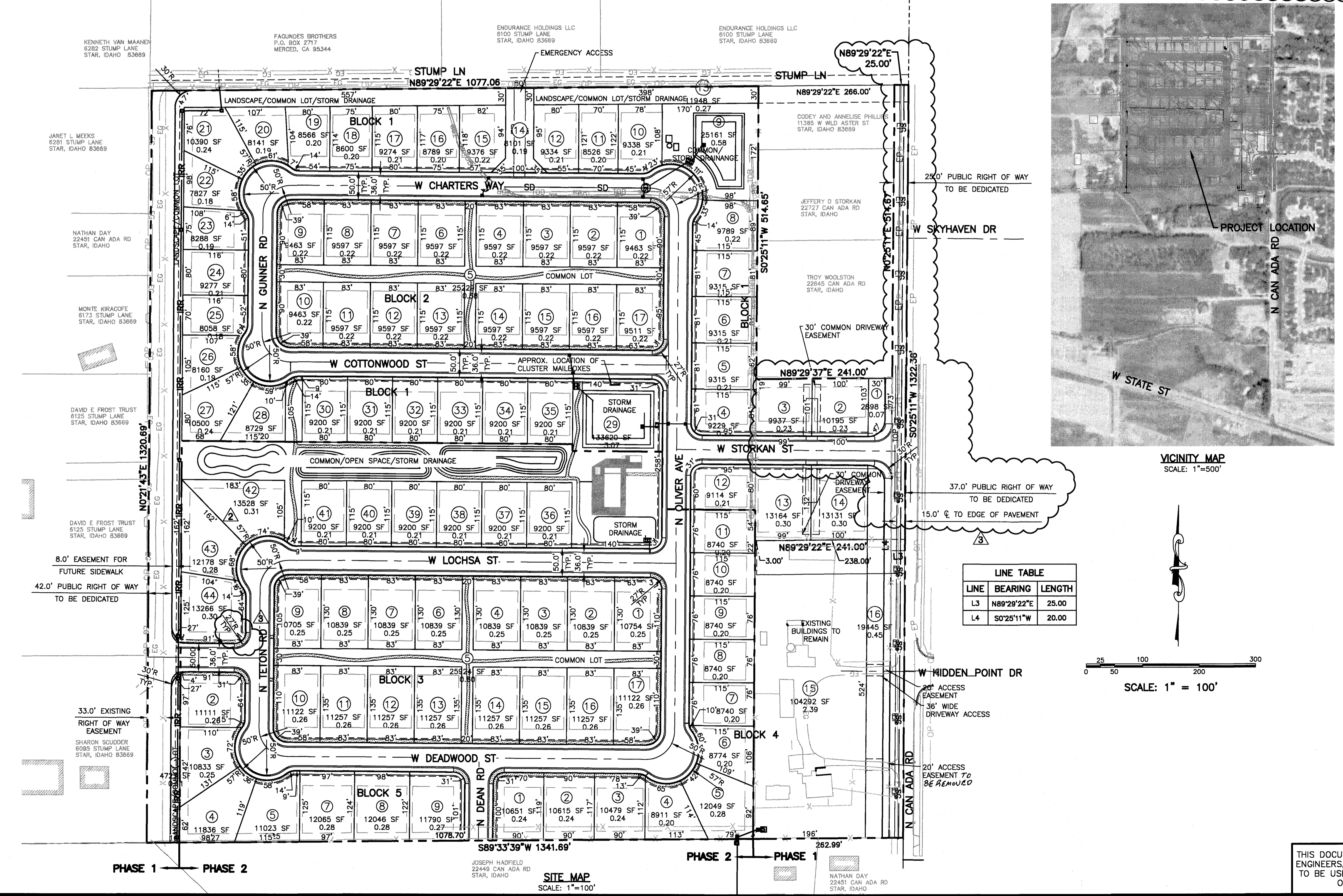
**LEAVITT & ASSOCIATES
ENGINEERS, INC.**

**STRUCTURAL * CIVIL
SURVEYING**

1924 EAST STREET SOUTH, NAMPA, IDAHO 83851
 PHONE (208) 863-9900 FAX (208) 863-9940
 EMAIL: INFO@LEAVITTEENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER
 STATE OF IDAHO
 9395
 2/28/2024

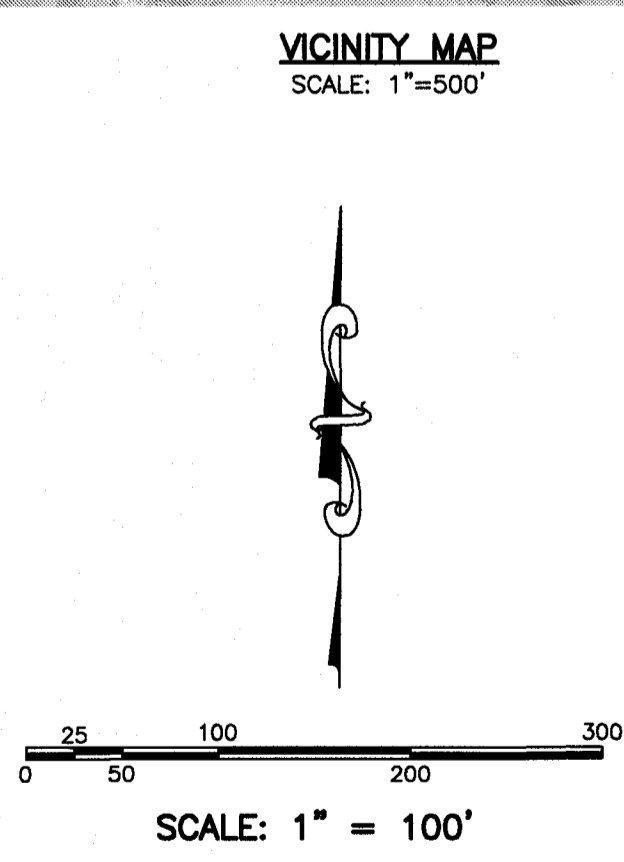
Checked by: [Signature]
 Original Design: [Signature]
 An original document is on file at the office of Leavitt & Associates Engineers, Inc.



LINETYPES:	SYMBOLS:
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	CONSTRUCT CURB & GUTTER
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	INSTALL SANITARY SEWER MAIN
[Symbol]	INSTALL SEWER SERVICE
[Symbol]	EXISTING STORM DRAIN
[Symbol]	INSTALL STORM DRAIN MAIN
[Symbol]	EXISTING WATER MAIN
[Symbol]	INSTALL WATER MAIN
[Symbol]	APPROXIMATE JOINT TRENCH
[Symbol]	EXISTING PRESSURE IRR.
[Symbol]	INSTALL PRESSURE IRR. MAIN
[Symbol]	EXISTING GRAVITY IRRIGATION
[Symbol]	INSTALL GRAVITY IRR. MAIN
[Symbol]	LOT LINE
[Symbol]	BOUNDARY/PHASE LINE
[Symbol]	CENTER LINE
[Symbol]	EASEMENT LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	2547
[Symbol]	2550
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING OVERHEAD POWER
[Symbol]	EXISTING FIBER OPTICS
[Symbol]	EXISTING TELEPHONE
[Symbol]	G
[Symbol]	EXISTING GAS LINE
[Symbol]	UP
[Symbol]	INSTALL UNDERGROUND POWER
[Symbol]	TOB
[Symbol]	TOP OF BANK
[Symbol]	TOE
[Symbol]	TOE OF SLOPE
[Symbol]	EP
[Symbol]	EDGE OF PAVEMENT
[Symbol]	EG
[Symbol]	EDGE OF GRAVEL
[Symbol]	SC
[Symbol]	SAW CUT LINE
[Symbol]	SWALE FLOW LINE
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	INSTALL SANITARY SEWER MANHOLE
[Symbol]	EXISTING GRAVITY IRRIGATION MANHOLE
[Symbol]	INSTALL GRAVITY IRRIGATION MANHOLE
[Symbol]	EXISTING STORM DRAIN MANHOLE
[Symbol]	INSTALL STORM DRAIN MANHOLE
[Symbol]	EXISTING VALVE
[Symbol]	INSTALL WATER VALVE
[Symbol]	INSTALL IRRIGATION VALVE
[Symbol]	EXISTING WATER METER
[Symbol]	INSTALL WATER METER
[Symbol]	EXISTING BLOW-OFF VALVE
[Symbol]	INSTALL BLOW-OFF VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	INSTALL FIRE HYDRANT
[Symbol]	STORM WATER FLOW
[Symbol]	INSTALL STREET LIGHT PER CITY STD
[Symbol]	EXISTING IRRIGATION PUMP-OUT
[Symbol]	INSTALL IRRIGATION PUMP-OUT
[Symbol]	EXISTING CATCH BASIN INLET
[Symbol]	CONSTRUCT CATCH BASIN INLET
[Symbol]	CONSTRUCT PEDESTAL RAMP
[Symbol]	TEST HOLE W/ PERCOLATION TEST
[Symbol]	TEST HOLE
[Symbol]	INSTALL STOP SIGN
[Symbol]	INSTALL STREET SIGN
[Symbol]	INSTALL 2-PARTY MAILBOX
[Symbol]	EXISTING TREE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING UTILITY POLE W/ GUY WIRE
[Symbol]	EXISTING ELECTRICAL BOX
[Symbol]	EXISTING TELEPHONE BOX
[Symbol]	INSTALL CLEAN OUT

LINE TABLE

LINE	BEARING	LENGTH
L3	N89°29'22"E	25.00'
L4	S0°25'11"W	20.00'



**OLIVER ESTATES SUBDIVISION
PRELIMINARY PLAT**

OWNERS/DEVELOPER:
 ALTECCA CONSTRUCTION
 503 S. THORNWOOD WAY
 MERIDIAN, ID 83642
 PHONE (208) 502-0758
 DUANE@ALTECCA.COM

Delivery Date: 01/07/22
 Log Number: SD100.001
 Checked By: NJP
 Drawn By: PDL
 Designed By: PDL

REV.	DATE	DESCRIPTION
1	03/20/24	REV. PER CHD4 COMM. DATED 1/17/2023
2	10/03/23	REV. PER CHD4 COMM. DATED 2/21/2023
3	04/05/22	UPDATED DENSITY AND AMENITIES
4	01/11/22	ISSUED FOR APPROVAL

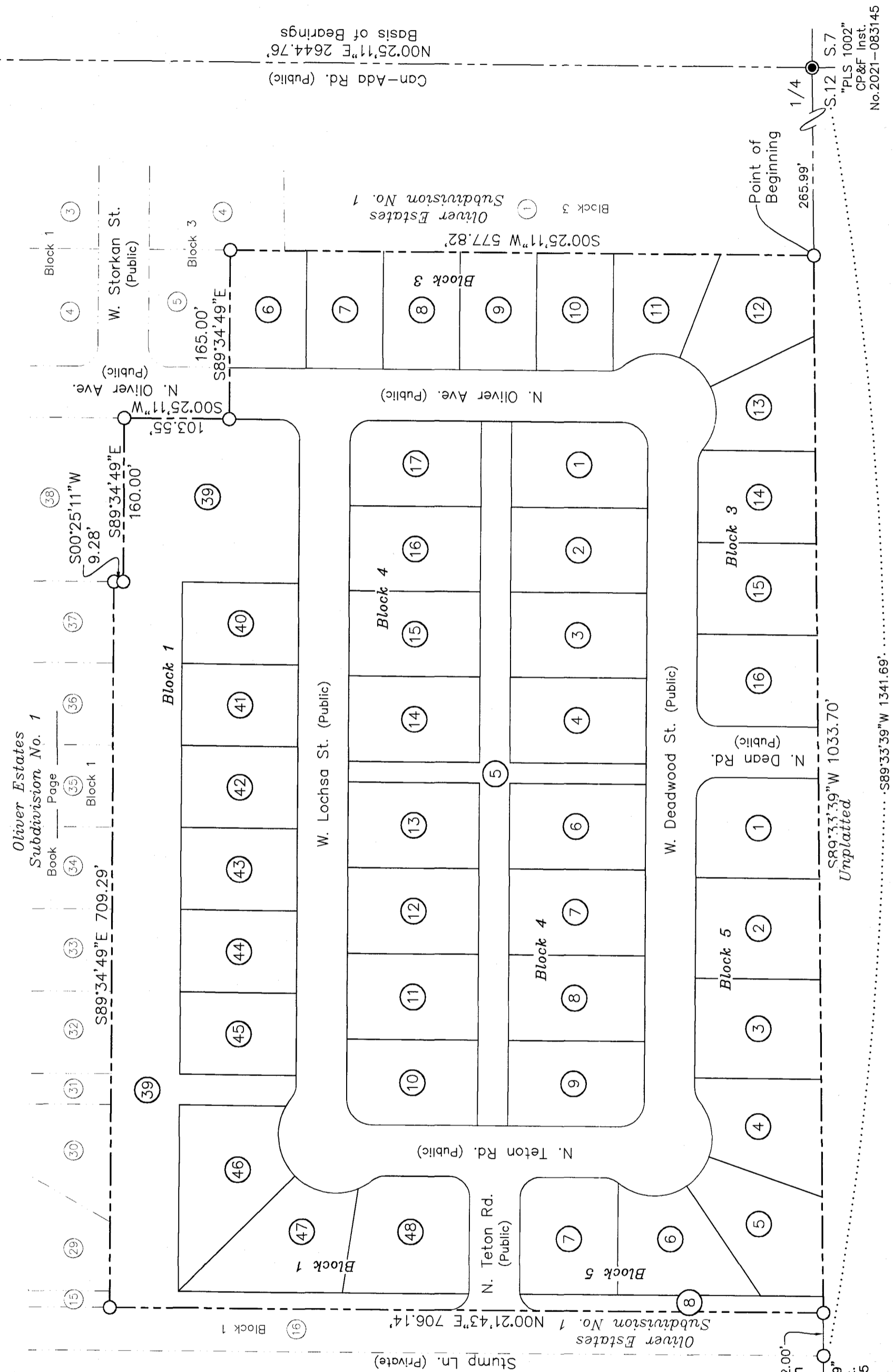
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 Sheet Number: 1

THIS DOCUMENT IS THE PROPERTY OF LEAVITT & ASSOCIATES ENGINEERS, INC AND THE DESIGN AND IDEAS WITHIN ARE NOT TO BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT OF LEAVITT & ASSOCIATES ENGINEERS, INC.

Oliver Estates Subdivision No. 2

Plat Showing

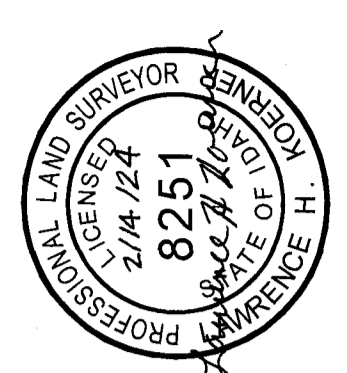
A Portion of the Southeast Quarter of the Northeast Quarter of Section 12,
Township 4 North, Range 2 West, Boise Meridian,
City of Star, Canyon County, Idaho.
2024



"PLS 1002"
CP&F Inst.
No. 2021-083146
S.1 S.6
S.12 S.7

Can-Ada Rd. (Public)
N00°25'11"E 264.76'
Basis of Bearings

"PLS 1002"
CP&F Inst.
No. 2021-083145
S.12 S.7



- Notes:**
- Any Resubdivision of this Plat shall Comply with the Applicable Zoning Regulations in Effect at the Time of Resubdivision.
 - Lot 39, of Block 1, Lot 5 of Block 4, and Lot 8 of Block 5 are Common Lots, and will be Owned and Maintained by the Oliver Estates Home Owners Association (HOA).
 - All Storm Drainage Facilities shall be Owned and Maintained by the Oliver Estates Home Owners Association (HOA), unless such Responsibility is Assumed by an Irrigation/Drainage District.
 - Irrigation Water will be Provided by Middleton Irrigation Association, Inc., via Flake Ditch Company, Ltd., in Compliance with the Idaho Code Section 31-3805(1)(b). All Lots within this Subdivision will be Entitled to Water Rights, and will be Obligated for Assessments from the Middleton Irrigation Association, Inc. and Flake Ditch Company, Ltd.
 - This Development Recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, 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 Nuisance the Time it began or was Constructed. The Provisions of this Section shall not apply when Nuisance results from the Improper or Negligent Operation of an Agricultural Operation, Agricultural Facility or Expansion thereof."
 - 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 or Required, or as Shown on this Plat.
 - The Development Standards for Residential Development shall Comply with the Effective Building and Zoning Requirements at Time of Building Permit Issuance, unless Amended in the Development Agreement or CUP Conditions.
 - A Ten (10) foot Wide Public Utilities, Drainage and Pressure Irrigation Easement is hereby Designated along the Front and the Rear Lot Lines, and a Five (5) foot Wide Easement along each Side of Interior Lot Lines, unless otherwise Noted.
 - A Blanket Public Utilities, Drainage and Pressure Irrigation Easement is hereby Reserved on Common Lots 39, of Block 1, Lot 5 of Block 4, and Lot 8 of Block 5.
 - No. Easement Created hereon Shall Preclude the Construction and Maintenance of hard-surfaced Driveways, Landscaping (except trees), Parking, or other such Non-Permanent Improvements.
 - All Easements are Parallel (or Concentric) to the Lines (or arcs) that they are Dimensioned from, unless otherwise Noted.

Legend
 Found 1/2" Iron Pin "PLS 8251"
 Found 5/8" Iron Pin "PLS 8251,
 or as Noted
 Found Aluminum Cap Monument
 Set 1/2" x 24" Iron Pin with
 Plastic Cap, "ISG PLS 8251"
 Set 5/8" x 24" Iron Pin with
 Plastic Cap, "ISG PLS 8251"
 Lot Number
 Adjacent Platted Lot Number
 Subdivision Boundary Line
 Section Line
 Right-of-Way Line
 Lot Line
 Centerline
 Easement Line (See Note 8)
 Adjacent Platted Lot Lines

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	31.42'	20.00'	90°00'00"	S45°25'11"W	28.28'
C2	31.42'	20.00'	90°00'00"	S44°34'49"E	28.28'
C3	14.28'	21.00'	38°58'05"	N70°05'46"W	14.01'
C4	78.54'	50.00'	90°00'00"	S45°25'11"W	70.71'
C5	167.07'	57.00'	167°56'11"	S11°13'48"W	15.62'
C6	67.71'	57.00'	88°03'34"	S11°13'48"W	63.80'
C7	74.18'	57.00'	74°33'57"	S82°32'31"W	69.06'
C8	9.51'	57.00'	9°33'47"	N55°23'37"W	9.50'
C9	39.27'	25.00'	90°00'00"	N45°25'11"E	35.36'
C10	14.28'	21.00'	38°58'05"	S19°03'52"E	14.01'
C11	31.42'	20.00'	90°00'00"	S45°25'11"W	28.28'
C12	31.42'	20.00'	90°00'00"	S44°34'49"E	28.28'
C13	31.42'	20.00'	89°56'32"	N44°36'33"W	28.27'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C15	27.39'	20.00'	78°27'47"	N38°52'10"W	25.30'
C16	4.01'	20.00'	11°28'45"	N83°50'26"W	4.00'
C17	31.44'	20.00'	90°03'28"	N45°23'27"E	28.30'
C18	27.39'	20.00'	78°27'47"	N39°35'36"E	25.30'
C19	4.05'	20.00'	11°35'41"	N84°37'20"E	4.04'
C20	14.28'	21.00'	38°58'05"	S19°54'14"W	14.01'
C21	78.54'	50.00'	90°00'00"	N44°34'49"W	70.71'
C22	167.07'	57.00'	167°56'11"	S44°34'49"E	113.37'
C23	0.63'	57.00'	0°37'57"	S39°04'18"W	0.63'
C24	72.43'	57.00'	72°48'09"	S02°21'15"W	67.65'
C25	36.49'	57.00'	36°40'45"	S82°23'12"E	35.87'
C26	57.52'	57.00'	57°49'20"	N80°21'46"E	55.11'
C27	39.27'	25.00'	90°00'00"	N44°34'49"W	35.36'
C28	14.28'	21.00'	38°58'05"	N70°56'08"E	14.01'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C29	31.42'	20.00'	90°00'00"	S44°34'49"E	28.28'
C30	31.42'	20.00'	90°00'00"	N45°25'11"E	28.28'
C31	14.28'	21.00'	38°58'05"	S70°05'46"E	14.01'
C32	12.79'	21.00'	34°53'45"	S72°07'57"E	12.69'
C33	1.49'	21.00'	4°04'20"	S52°38'54"E	1.49'
C34	78.54'	50.00'	90°00'00"	N45°25'11"E	70.71'
C35	167.07'	57.00'	167°56'11"	N45°25'11"E	113.37'
C36	64.77'	57.00'	65°06'14"	S83°09'51"E	61.34'
C37	42.24'	57.00'	42°27'27"	N43°03'19"E	41.28'
C38	60.06'	57.00'	60°22'29"	N08°21'40"W	57.32'
C39	39.27'	25.00'	90°00'00"	S45°25'11"W	35.36'
C40	14.28'	21.00'	38°58'05"	N19°03'52"W	14.01'
C41	10.34'	21.00'	28°12'25"	N24°26'42"W	10.23'
C42	3.94'	21.00'	10°45'40"	N04°57'39"W	3.94'

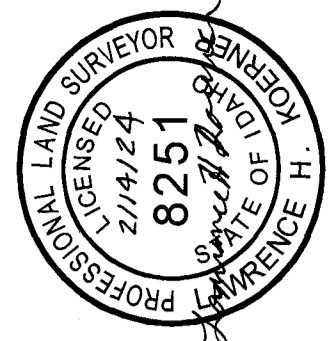
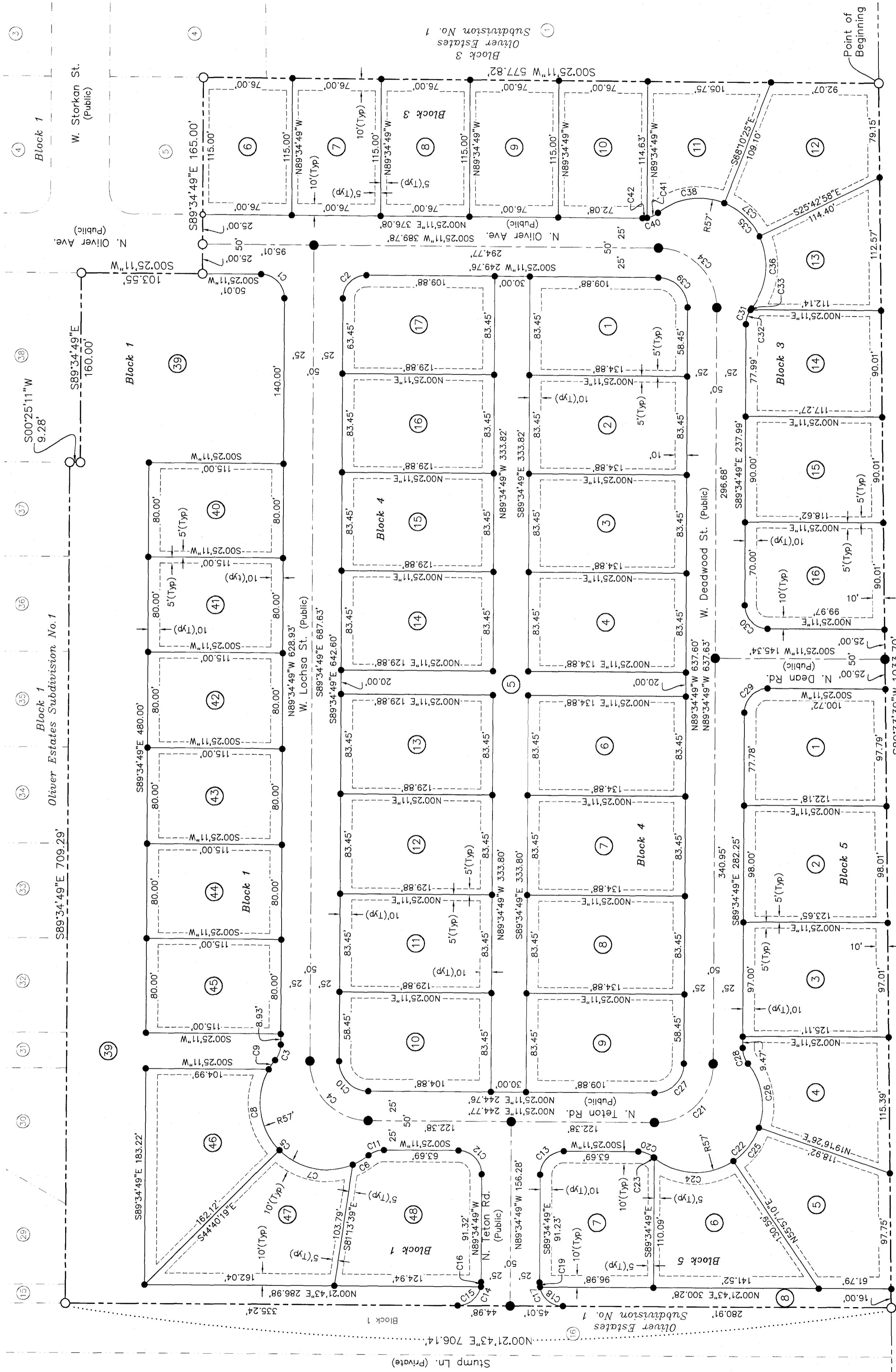
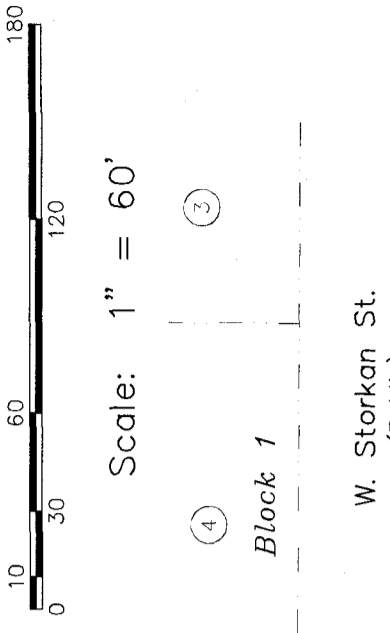
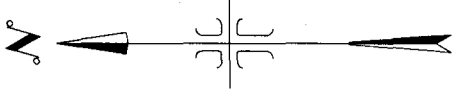
Reference Documents:
 Deed Inst. No.s: PRD 2019-034160, PRD 2019-021018, QCD 2007049782, QCD 2007049783, QCD 9830528, QCD 9830527, WD 2007003591, WD 9317958, WD 9306852, WD 9218131, & WD 746712.
 Easement Inst. No.s: 2020-010023, JUMA 9016016, & 9310914.
 Record of Survey Instrument Numbers: 8412482 (Ado), 9901677, 9906387, 200433774, 2004144595, 2007049781, 2007041520, 200550837 & 9522639 (Canyon).
 Subdivisions: Oliver Estates Subdivision No.1, Tucana Sky Subdivision, Silkwood Subdivision, Alderbrook Subdivision No. 2 & Oliver Estates Subdivision No. 1.

Surveyor's Narrative:
 The Purpose of this Survey is to Subdivide the Property Shown hereon. This Survey is a Retracement of Record of Surveys 9806387, 200414595, 2007041520 and 2007049781. The Monuments were found to be in Substantial Conformance with those Surveys. The Source of the Basis of Bearing was Taken from Record of Survey Instrument No. 200414595, as South 00°25'11" West between the Section Corner and the East 1/4 Corner. The bearing System is not a Projection, it is Based on the Section Corner and the East 1/4 Corner. The Convergence Angle at the Northeast Section Corner is +0°00'22".

Book _____ Page _____

ISG
IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570
 WWW.IDAHOSURVEY.COM

Oliver Estates Subdivision No. 2



See Sheet 1 for Notes, & Curve Tables.

Legend

○	Found 1/2" Iron Pin, "PLS 8251"	-----	Subdivision Boundary Line
○	Found 5/8" Iron Pin, "PLS 8251, or as Noted"	-----	Section Line
●	Found Aluminum Cap Monument	-----	Right-of-Way Line
●	Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"	-----	Lot Line
●	Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"	-----	Centerline
①	Lot Number	-----	Easement Line (See Note 8)
①	Adjacent Platted Lot Number	-----	Adjacent Lot lines



Job No. 21-304
Sheet 2 of 4

Book _____ Page _____

Section 5, Item O.
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHO SURVEY.COM

Oliver Estates Subdivision No. 2

Certificate of Owners

Know all men by these presents that Jeffrey D. Storkan and Lisa A. Storkan (husband and wife), and the Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992, are the owners of the property described as follows:

The following Describes a Parcel of Land being a Portion of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho, and being more Particularly Described as follows:

COMMENCING at the Southeast Corner of the Southeast 1/4 of the Northeast 1/4 (East 1/4 Corner) of Section 12, Township 4 North, Range 2 West, Boise Meridian; From which, the Northeast Corner of said Section 12 bears, North 00°25'11" East, 2644.76 feet; Thence along the Southerly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section 12, South 89°33'39" West, 265.99 feet to a found 5/8" Iron Pin w/Plastic Cap "ISG PLS 8251" Marking an Angle Point in the Boundary of Lot 1, Block 3 of Oliver Estates Subdivision No.1, as filed for Record in Book _____ of Plats at Page _____ Records of Canyon County, the POINT OF BEGINNING:

- Thence Continuing along said Southerly Boundary Line, South 89°33'39" West, 1033.70 feet to a found 5/8" Iron Pin w/Plastic Cap "ISG PLS 8251" Marking an Angle Point in the Boundary of said Oliver Estates Subdivision No.1;
- Thence leaving said Southerly Boundary Line, and along the Exterior Boundary Line of said Oliver Estates No. 1 Subdivision, North 00°21'43" East, 706.14 feet to a found 5/8" Iron Pin w/Plastic Cap "ISG PLS 8251";
- Thence Continuing, South 89°34'49" East, 709.29 feet to a found 5/8" Iron Pin w/Plastic Cap "ISG PLS 8251";
- Thence Continuing, South 00°25'11" West, 9.28 feet to a found 5/8" Iron Pin w/Plastic Cap "ISG PLS 8251";
- Thence Continuing, South 89°34'49" East, 160.00 feet to a found 5/8" Iron Pin w/Plastic Cap "ISG PLS 8251";
- Thence Continuing, South 00°25'11" West, 103.55 feet to a found 5/8" Iron Pin w/Plastic Cap "ISG PLS 8251";
- Thence Continuing, South 89°34'49" East, 165.00 feet to a found 5/8" Iron Pin w/Plastic Cap "ISG PLS 8251";
- Thence Continuing, South 00°25'11" West, 577.82 feet to a found 5/8" Iron Pin w/Plastic Cap "ISG PLS 8251" to the POINT OF BEGINNING;

The above Described Parcel of Land contains 16.12 acres, more or less.

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 indicated on said plat are not dedicated to the public, however the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from the City of Star, and the City of Star has agreed in writing to serve all the lots in this subdivision.

In witness whereof, we have hereunto set our hands:

Jeffrey D. Storkan, individually and as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992

Carol A. Storkan, as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992

Lisa A. Storkan

Jill Ann Charters, as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992

Certificate of Surveyor

I, Lawrence H. Koerner, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual 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.



Lawrence H. Koerner
P.L.S. No. 8251
2/14/24

Acknowledgment

State of _____ } S.S.
County of _____ }

This record was acknowledged before me on this _____ day of _____, 2024, by Jeffrey D. Storkan individually and as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992.

Notary Public, State of _____
My commission expires: _____

Acknowledgment

State of _____ } S.S.
County of _____ }

This record was acknowledged before me on this _____ day of _____, 2024, by Lisa A. Storkan.

Notary Public, State of _____
My commission expires: _____

Acknowledgment

State of _____ } S.S.
County of _____ }

This record was acknowledged before me on this _____ day of _____, 2024, by Carol A. Storkan as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992.

Notary Public, State of _____
My commission expires: _____

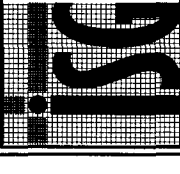
Acknowledgment

State of _____ } S.S.
County of _____ }

This record was acknowledged before me on this _____ day of _____, 2024, by Jill Ann Charters as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992.

Notary Public, State of _____
My commission expires: _____

Book _____ Page _____



IDAHO SURVEY GROUP, LLC

9855 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 21-304
Sheet 3 of 4

Oliver Estates Subdivision No. 2

Approval of Southwest District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a qualified licensed professional engineer (QLPE) representing City of Star public works, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Southwest District Health _____ Date _____

Approval of Highway District No. 4

Highway District No. 4 does hereby accept this plat, and accept and confirm the dedicated public streets in accordance with the provisions of Idaho Code 50-1312 & 50-1313 and pursuant to its authority as set forth in the public agency coordination agreement between Canyon Highway District No. 4. Pursuant to Idaho Code 50-1309(3), private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman _____ Date _____

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Canyon County, Idaho, hereby approve this plat.

City of Star Engineer _____ Date _____

Approval of City Council

I, the undersigned, Clerk in and for the City of Star, Canyon County, Idaho do hereby certify that at a meeting of the City Council held on the _____ day of _____, 20____, this plat was duly accepted and approved.

City Clerk, Star, Idaho

Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Canyon County, Idaho, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

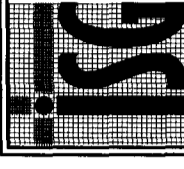
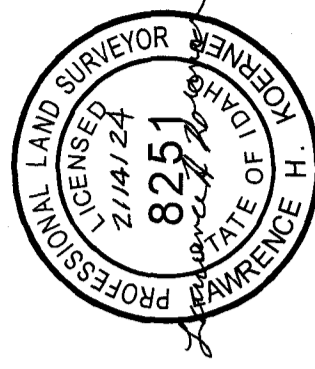
Canyon County Surveyor _____ Date _____

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of Idaho Code, Section 50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Canyon County Treasurer _____ Date _____

County Recorder's Certificate



OLIVER ESTATES SUBDIVISION
A PARCEL OF LAND; 22491 CAN ADA RD
LOCATED IN
SECTION 12, T. 4N., R. 2W.,
STAR, CANYON COUNTY IDAHO
APRIL 2023



VICINITY MAP

SCALE: NTS

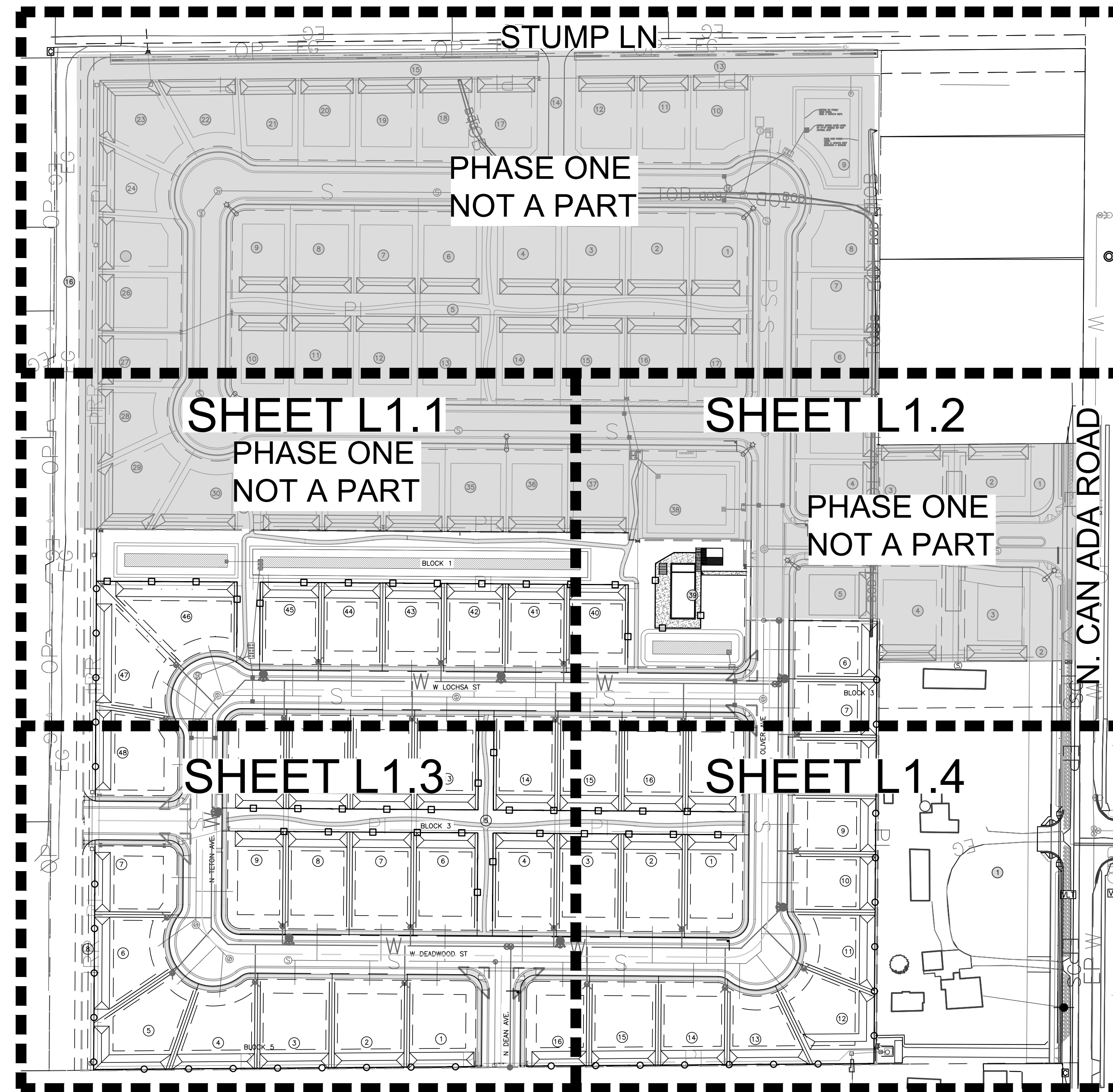
SITE DEVELOPMENT FEATURES

- ANNEXATION: REQUIRED
- PROPOSED ZONING: R-3 PUD
- CURRENT ZONING: AG (AGRICULTURAL, CANYON COUNTY)
- TOTAL AREA (PHASE 2).....16.15 AC
- TOTAL LOTS (PHASE 2).....45
- BUILDABLE LOTS (PHASE 2).....43
- RIGHT OF WAY AREA.....6.41 AC
- MINIMUM LOT SIZE.....8,112 SQFT.
- GROSS LOTS PER ACRE (PHASE 2).....2.78/AC
- NET LOTS PER ACRE (PHASE 2).....2.66/AC
- AVERAGE BUILDABLE LOT AREA.....10,103 SQFT.
- REQUIRED OPEN SPACE (PHASE 2).....105,583 SQFT. (15.00%)
- OPEN SPACE SHOWN (PHASE 2).....123,696 SQFT. (17.57%)
- REQUIRED QUALIFIED OPEN SPACE (PHASE 2).....70,375 SQFT. (10.00%)
- QUALIFIED OPEN SPACE SHOWN (PHASE 2).....85,632 SQFT. (12.16%)

LANDSCAPING INFORMATION

- PATHWAY TREES: MUNICIPAL REQUIREMENT
REQUIRED: 1 TREE/100 FT. COMMON AREA PATHWAY PROVIDED
TOTAL TREES REQUIRED (1,826 /100) = 18
TOTAL TREES PROPOSED = 33
- COMMON AREA TREES:
PROPOSED: 1 TREE/8,000 SQFT OF COMMON/OPEN SPACE
TOTAL REQUIRED TREES = 13
TOTAL COMMON/OPEN SPACE TREES REQUIRED (104,105/8000) = 13
TOTAL COMMON/OPEN SPACE TREES PROPOSED = 34
TOTAL STREET/PARKWAY TREES REQUIRED (1 TREE/70 FT) = 67
TOTAL STREET/PARKWAY TREES PROPOSED = 67
- NO MITIGATION NECESSARY - COORDINATE WITH THE CITY FORESTER IN THE FIELD BEFORE ANY EXISTING TREES ARE DAMAGED OR REMOVED.
- AMENITIES PROVIDED:
POOL AND FACILITY
PATHWAY CONNECTIONS

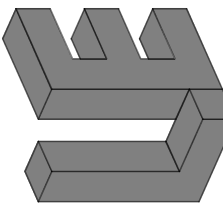
SEE SHEETS:
L1.1-L1.4 FOR DETAILED LANDSCAPE PLANS
L2.0 FOR LANDSCAPE NOTES.
L2.1 FOR LANDSCAPE DETAILS.



OVERALL LANDSCAPE PLAN

SCALE: 1" = 100'-0"

LEAVITT & ASSOCIATES
ENGINEERS, INC.
STRUCTURAL * CIVIL
SURVEYING



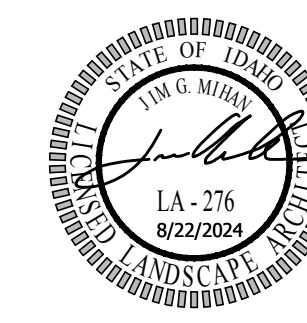
1324 FIRST STREET SOUTH Nampa, IDAHO 83651
PHONE (208)463-0333/463-7670 FAX (208)463-9040
EMAIL NP@LEAVITTEENGINEERS.COM

Original sealed by:
Date original:
An original document is on file at the office of LEAVITT & ASSOCIATES ENGINEERS, INC.

OLIVER ESTATES SUB. NO. 2
OVERALL LANDSCAPE PLAN
Job Number: SBB22-104
Checked By: JGM
Drawn By: SM
Designed By: SM
Delivery Date: 8/20/2024

OLIVER ESTATES SUBDIVISION
STAR, IDAHO
OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
503 S. THORNWOOD WAY
MERIDIAN, ID 83642
PHONE (208) 502-0758
DUANE@ALTECCA.COM

No.	DATE	BY	DESCRIPTION
			REVISIONS

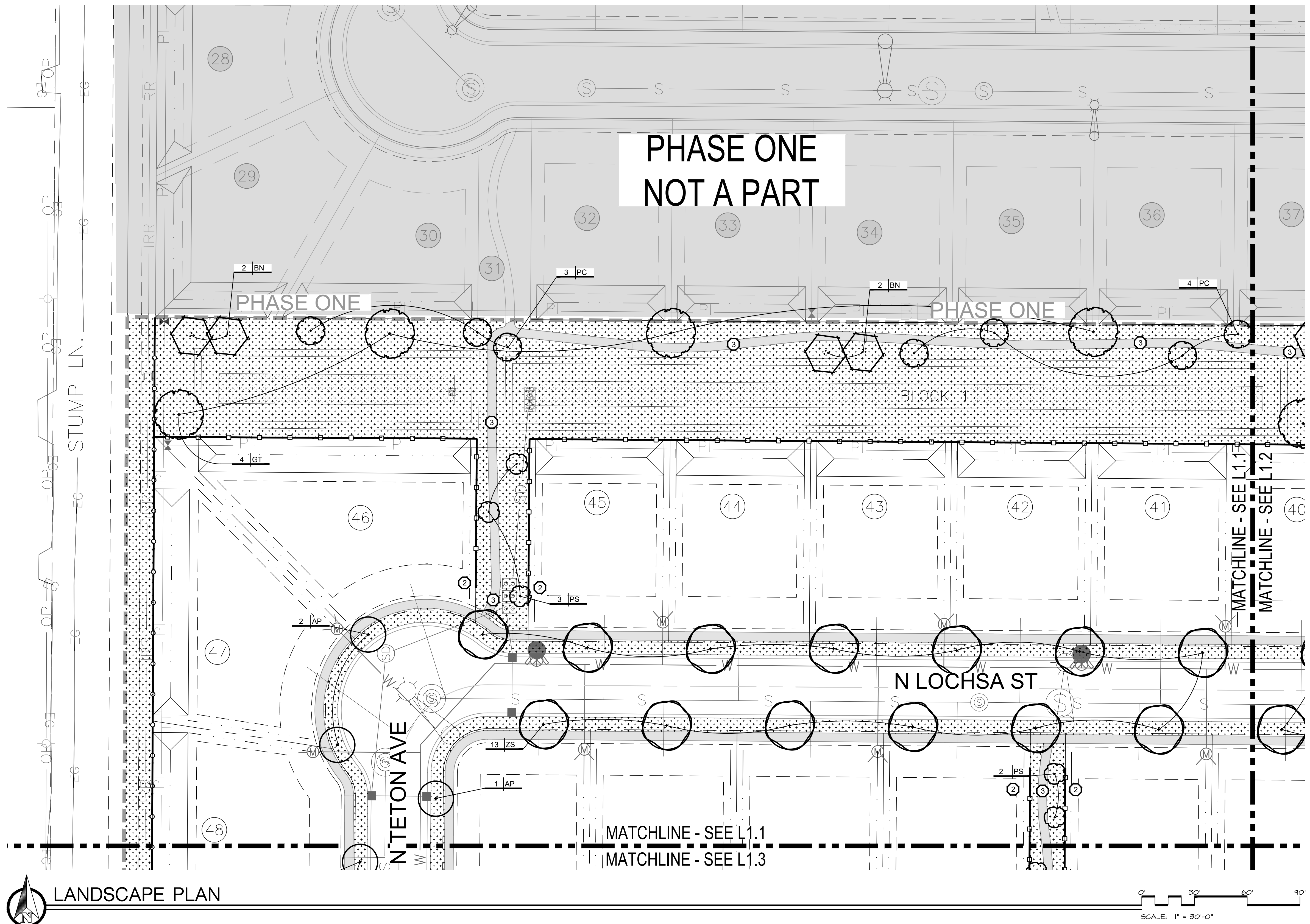


SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999
info@sbggo.com
www.sbggo.com

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SCALE: 1"=100'
Sheet Number: L1.0

No.	DATE	BY	DESCRIPTION



PHASE ONE NOT A PART

LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- CUT EDGE, SEE DETAIL 3/L2.0
- NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
- QUANTITY PLANT IDENTIFICATION KEY

PLANT SCHEDULE

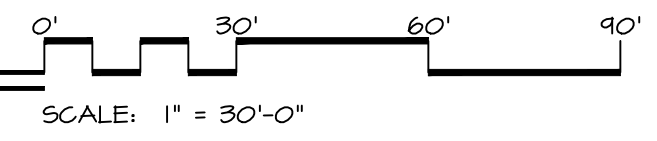
NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES SEE DETAIL 2/L2.0				
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AL	Amelanchier laevis 'JFS-Arb' Spring Flurry Serviceberry	2" B&B	28' hgt. 20' w	CLASS I
BN	Betula nigra River Birch	2" B&B multi-stem	40' hgt. 30' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 35' w	CLASS II
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'JFS-KW58' Pink Flair Cherry	2" B&B	25' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	45' hgt. 15' w	CLASS II
ZS	Zelkova serrata 'Halka' Halka Zelkova	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES SEE DETAIL 1/L2.0				
PB	Picea pungens 'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	30' hgt. 15' w	CONIF.
CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10" B&B	35' hgt. 20' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L2.0				
o	Coreopsis verticillata 'TNCORSG Sunstar Gold Coreopsis	1 Gal.	2' hgt. x 2' wide	
o	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
o	Hemerocallis 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
o	Sedum spectabile 'Black Beauty' Black Beauty Sedum	1 Gal.	2' hgt. x 2' wide	
o	Penstemon x mexicali 'P008S' Red Rocks Penstemon	1 Gal.	2' hgt. x 3' wide	
o	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SHRUBS SEE DETAIL 5/L2.0				
o	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gal.	4' hgt. x 4' wide	
o	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
o	Cornus alba 'Bailehia' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
o	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
o	Physocarpus opulifolius 'Seaward' Summer Wine Ninebark	2 Gal.	5' hgt. x 6' wide	
o	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
o	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 4' wide	
o	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

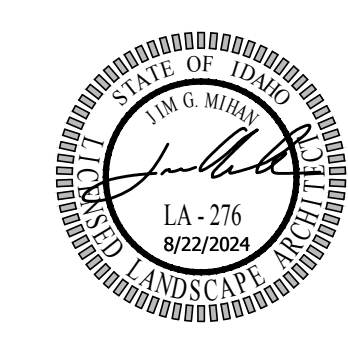
- 1 40' VISION TRIANGLE
- 2 START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.
- 3 5'-0" WIDE CONCRETE PATHWAY

LANDSCAPE PLAN



SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 Dba South Beck & Baird Landscape Architecture P.C.

2002 S. Vista Ave
 Boise, ID 83705
 208.342.2999
 info@sbbgo.com
 www.sbbgo.com

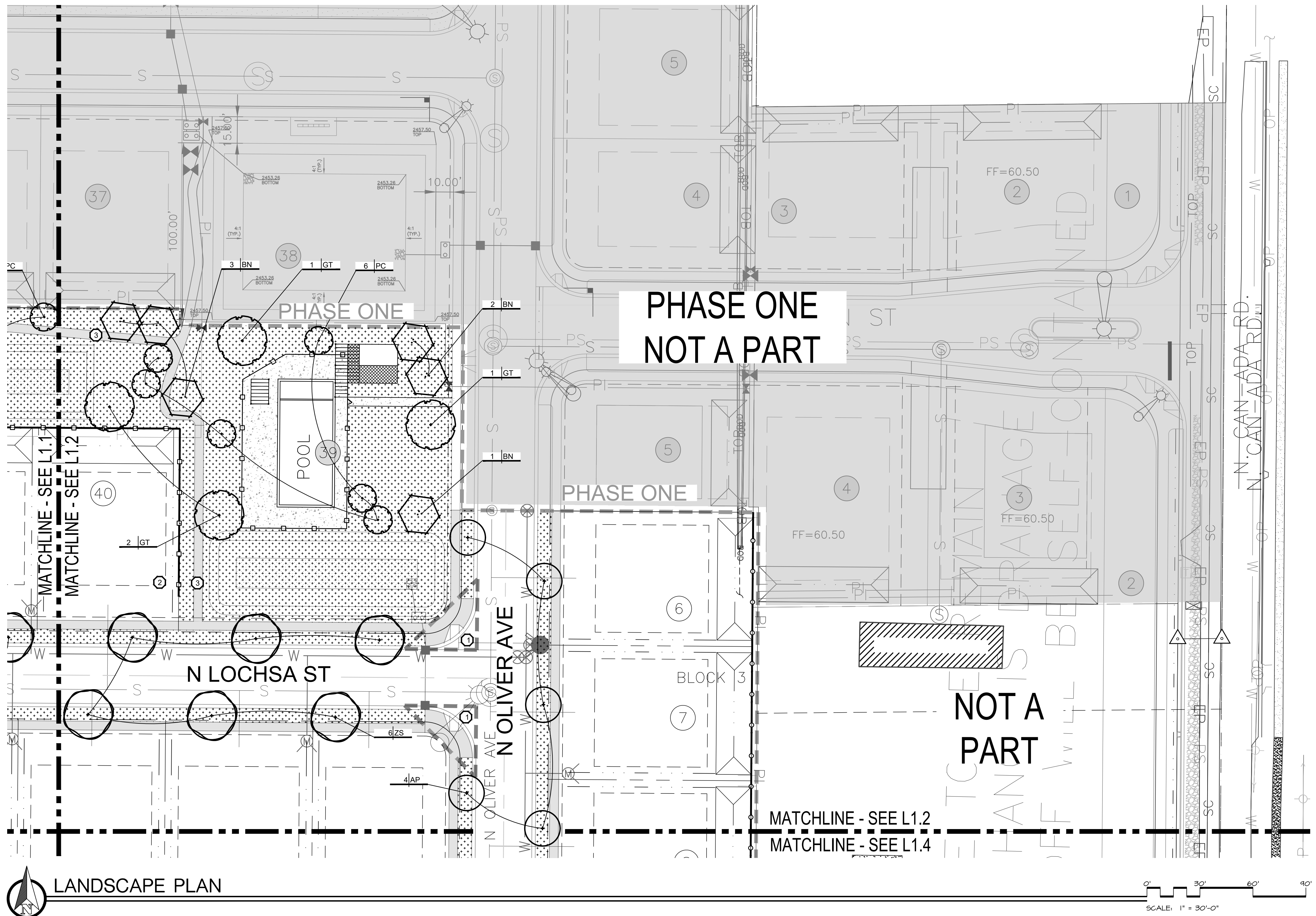


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OLIVER ESTATES SUB. NO. 2 LANDSCAPE PLAN

OWNER/DEVELOPER: ALTECCA CONSTRUCTION 503 S. THORNWOOD WAY MERIDIAN, ID 83642 PHONE (208) 502-0758 DUANE@ALTECCA.COM

Table with 2 columns: No., DATE BY. Row 1: No. 1, DATE, BY. Row 2: No. 2, DATE, BY. Row 3: No. 3, DATE, BY.



PHASE ONE NOT A PART

NOT A PART

LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED (tree symbols)
RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED (stippled pattern)
CUT EDGE, SEE DETAIL 3/L2.0 (dashed line)
6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0 (line with circles)
6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0 (line with squares)
NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0 (stone pattern)
QUANTITY PLANT IDENTIFICATION KEY (10JB)

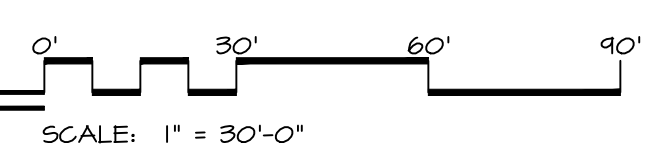
PLANT SCHEDULE

Table with columns: KEY, BOTANICAL NAME, COMMON NAME, PLANTING SIZE, MATURE SIZE, CLASS. Includes sections for DECIDUOUS TREES, CONIFEROUS TREES, GROUND COVERS/ GRASSES/ PERENNIALS, and SHRUBS.

CALLOUT LEGEND

- 1 40' VISION TRIANGLE
2 START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.
3 5'-0" WIDE CONCRETE PATHWAY

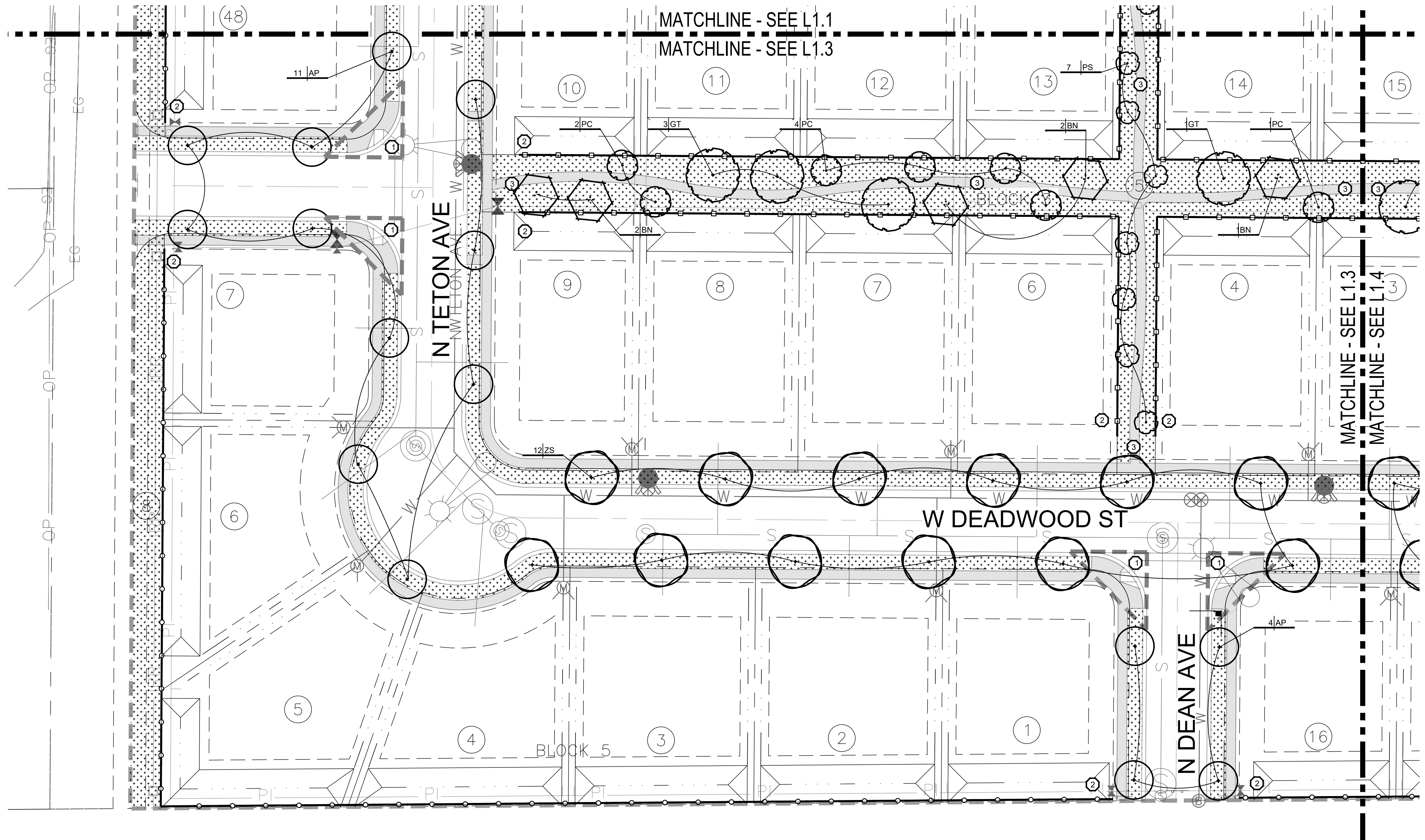
LANDSCAPE PLAN



Professional seal for South Beck & Baird, Landscape Architecture P.C., dated 8/22/2024. Includes company logo and contact information.

2002 S. Vista Ave Boise, ID 83705 208.342.2999 info@sbgco.com www.sbgco.com South Landscape Architecture P.C. Dba South Beck & Baird Landscape Architecture P.C.

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LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 3/L2.0

6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0

6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0

QUANTITY PLANT IDENTIFICATION KEY

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES SEE DETAIL 2/L2.0				
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AL	Amelanchier laevis 'JFS-Arb' Spring Flurry Serviceberry	2" B&B	28' hgt. 20' w	CLASS I
BN	Betula nigra River Birch	2" B&B multi-stem	40' hgt. 30' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 35' w	CLASS II
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'JFS-KW58' Pink Flair Cherry	2" B&B	25' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	45' hgt. 15' w	CLASS II
ZS	Zelkova serrata 'Haika' Haika Zelkova	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES SEE DETAIL 1/L2.0				
PB	Picea pungens 'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	30' hgt. 15' w	CONIF.
CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10' B&B	35' hgt. 20' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L2.0				
o	Coreopsis verticillata 'TNCORSG Sunstar Gold Coreopsis	1 Gal.	2' hgt. x 2' wide	
o	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
o	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
o	Sedum spectabile 'Black Beauty' Black Beauty Sedum	1 Gal.	2' hgt. x 2' wide	
o	Penstemon x mexicali 'P008S' Red Rocks Penstemon	1 Gal.	2' hgt. x 3' wide	
o	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SHRUBS SEE DETAIL 5/L2.0				
o	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gal.	4' hgt. x 4' wide	
o	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
o	Cornus alba 'Baileho' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
o	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
o	Physocarpus opulifolius 'Seaward' Summer Wine Ninebark	2 Gal.	5' hgt. x 6' wide	
o	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
o	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 4' wide	
o	Viburnum plicatum tomentosum 'Mariesli' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

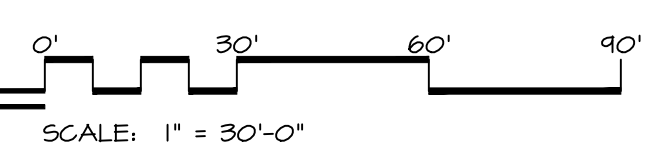
CALLOUT LEGEND

1 40' VISION TRIANGLE

2 START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.

3 5'-0" WIDE CONCRETE PATHWAY

LANDSCAPE PLAN



OLIVER ESTATES SUBDIVISION
 STAR, IDAHO

OWNER/DEVELOPER:
 ALTECCA CONSTRUCTION
 503 S. THORNWOOD WAY
 MERIDIAN, ID 83642
 PHONE (208) 502-0758
 DUANE@ALTECCA.COM

OLIVER ESTATES SUB. NO. 2
 LANDSCAPE PLAN

Job Number: SBB22-104
 Delivery Date: 8/20/2024
 Checked By: JGM
 Drawn By: SM
 Original By: SM

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 Dba South Beck & Baird Landscape Architecture P.C.

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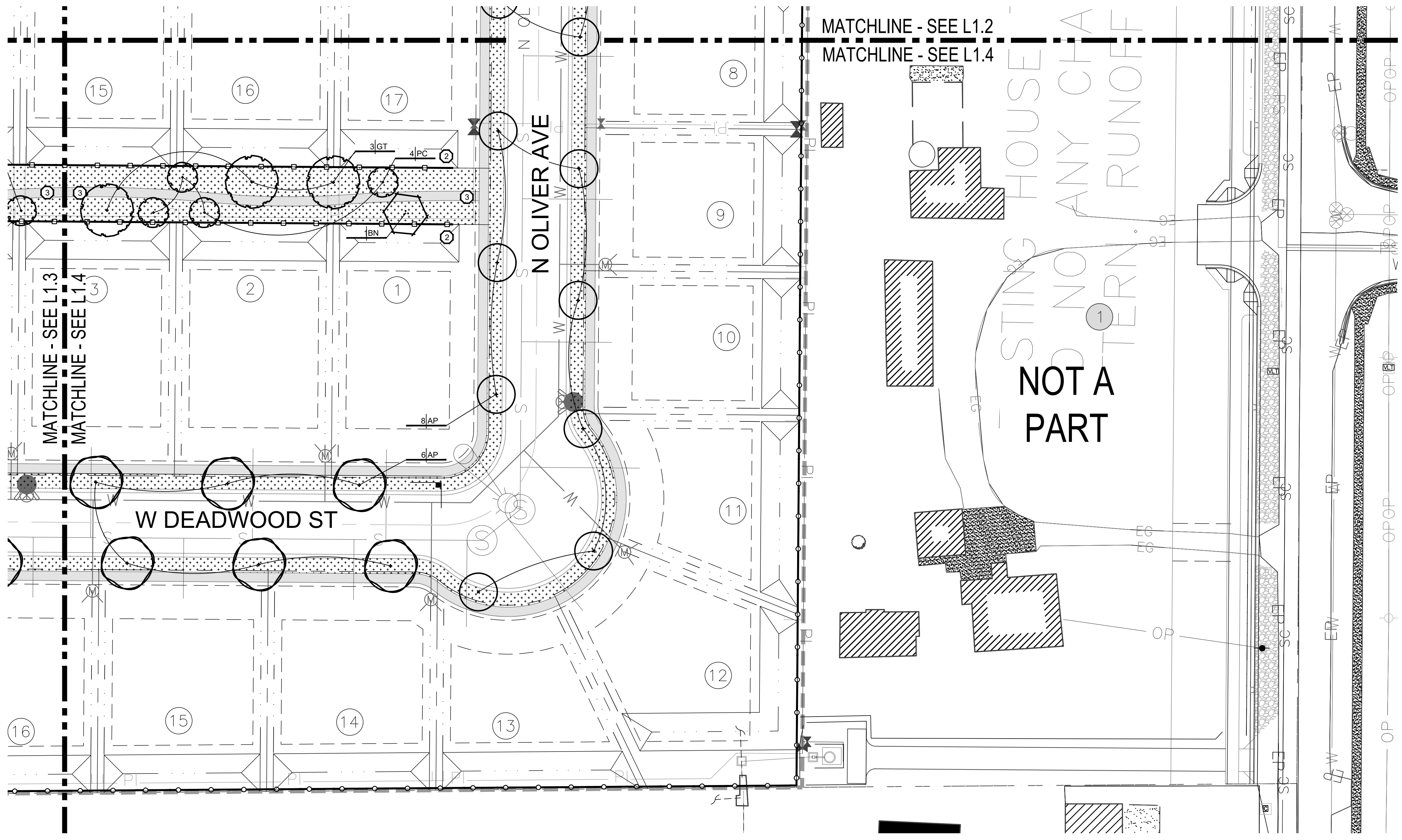
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LANDSCAPE SPECIFICATIONS

- SEE CIVIL ENGINEERING PLANS FOR ALL SITE CLEARING AND ROUGH GRADE WORK. FINISH GRADE 1" OF DESIGN GRADE. COORDINATE ALL LANDSCAPE WORK WITH CIVIL DRAWINGS. SEE ARCHITECTURAL SITE PLAN FOR ALL SITE ELEMENTS NOT SHOWN ON LANDSCAPE PLAN.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- CONTRACTOR SHALL REPORT TO OWNER'S REPRESENTATIVE ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK. COORDINATE WORK SCHEDULE AND OBSERVATIONS PRIOR TO CONSTRUCTION STARTUP.
- BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.11 - "AMERICAN STANDARD FOR NURSERY STOCK". ACCEPTANCE OF PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. PLANT MATERIAL SHALL BE PROVIDED BY LICENSED NURSERY OR WHOLESALE GROWER. NO BARE ROOT STOCK ALLOWED. SEE DETAILS FOR FURTHER PLANTING REQUIREMENTS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- PLANT ALL TREES AND SHRUBS PER DETAILS. USE APPROVED PLANTING SOIL AS SPECIFIED IN PLANTING SOIL NOTES OR APPROVED EQUAL. USE WHEN BACK FILLING TREE AND SHRUB PITS.
- WATER PLANTS THOROUGHLY AFTER PLANTING.
- REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND TYPE AT NO COST TO OWNER. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN CERTIFIED BY OWNER'S REPRESENTATIVE. PLANTS NOT IN A HEALTHY GROWING CONDITION AFTER ONE (1) YEAR SHALL BE REPLACED AT NO COST TO OWNER EXCEPT FOR LOSS DUE TO CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR. INSPECTION AND ACCEPTANCE TO BE DONE BY OWNER'S REPRESENTATIVE.
- LIMIT SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL TO A COMPACTED DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED. UNCHANGED SUBGRADES: IF TURF OR SHRUBS ARE TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING PLANTING SOIL NOTES AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.
- MAINTAIN ALL LANDSCAPING FOR 30 DAYS AFTER COMPLETION OF LANDSCAPING OR UNTIL SUBSTANTIAL COMPLETION, WHICHEVER IS LATER. THIS WILL INCLUDE WATERING, MOWING, AND REPLACING LAWN THAT IS NOT IN A HEALTHY GROWING STATE.
- BEGIN PLANTING ONLY AFTER INSTALLATION AND ACCEPTANCE OF THE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM AND ACCEPTANCE OF FINISH GRADING BY OWNER'S REPRESENTATIVE.
- THE FOLLOWING LANDSCAPE INSPECTIONS SHALL BE MADE BY THE OWNER'S REPRESENTATIVE AFTER AT LEAST 48 HOURS NOTICE HAS BEEN GIVEN BY THE CONTRACTOR:
 - AFTER GRADING HAS BEEN COMPLETED AND BEFORE IRRIGATION HAS BEEN INSTALLED.
 - AFTER INSTALLING THE IRRIGATION MAINLINE.
 - AFTER IRRIGATION HAS BEEN COMPLETED AND BEFORE PLANTING HAS BEEN INSTALLED.
 - AFTER COMPLETION OF THE INSTALLATION OF ALL PLANT MATERIALS.
 - AFTER ALL WORK HAS BEEN COMPLETED (SUBSTANTIAL COMPLETION).
- ALL PLANTING BED AREAS SHALL BE COVERED IN A MINIMUM OF 3" DEPTH OF 1" MINUS CRUSHED AND WASHED BLACK AND TAN BASALT LANDSCAPE MULCH OVER DEWITT PRO 5 WEED FABRIC. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE OF MULCH MATERIAL FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- AGRIFORM TABLETS(20-10-5) ARE TO BE ADDED TO THE PLANTED MATERIALS IN THE FOLLOWING QUANTITIES: 1 PER 1 GALLON SHRUB, 2 PER 2 OR 3 GALLON SHRUB, 3 PER 5 GALLON SHRUB, AND 6 PER TREE. DISTRIBUTE EQUALLY IN ROOT ZONE OF EACH PLANT.
- AFTER PLANTING, APPLY PRE-EMERGENT(ELANCO, XL, RONSTAR, SURFLAN, OR APPROVED EQUAL) PRIOR TO APPLICATION OF MULCH.
- UPON COMPLETION OF PLANTING OPERATION, CLEAR SITE OF DEBRIS, SUPERFLUOUS MATERIALS AND EQUIPMENT, ALL OF WHICH SHALL BE ENTIRELY REMOVED FROM PREMISES. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OR IRRIGATION ACTIVITIES AND PROPERLY DISPOSE OF OFF SITE.
- PROVIDE WRITTEN INSTRUCTIONS ON MAINTENANCE REQUIREMENTS TO OWNER.
- MAINTAIN TREES BY PRUNING, CULTIVATION AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES FREE OF INSECTS AND DISEASE.
- ALL PLANTING AREAS TO BE SEPARATED FROM ALL LAWN AREAS WITH APPROVED LANDSCAPE EDGING PER PLANS - SEE DETAIL.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

RIGHT OF WAY LANDSCAPE NOTES

- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET LOCAL JURISDICTIONAL STANDARDS.

PLANTING SOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM. FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM.
 - STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 1/2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES OF PLANTING SOILS SHALL BE TESTED FOR ACIDITY, FERTILITY, ORGANIC MATTER AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. SUBMIT TOPSOIL ANALYSIS TEST RESULTS FROM TESTING LABORATORY WITH RECOMMENDATIONS FOR IT TO MEET REQUIREMENTS TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET.
- AT A MINIMUM, PREPARE SOIL IN ALL AREAS BY SPREADING A 15-15-15 FERTILIZER AT 7.5 POUNDS PER 1000 SQUARE FEET OF SURFACE AREA AND AN MANURE COMPOST (OR APPROVED EQUAL) AT 3 CUBIC YARDS PER 1000 SQUARE FEET OF SURFACE AREA OVER FINISH GRADE AND ROTO-TILL INTO TOP 6" OF SOIL. FOLLOW ALL IMPROVEMENT RECOMMENDATIONS OF SOIL TEST RESULTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, ORGANIC MATTER, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
- NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

GENERAL NOTES

- CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES. PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) AND EXTRANEOUS MATERIAL OR DEBRIS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL, SUBSTITUTIONS FROM OWNER'S REPRESENTATIVE PRIOR TO ORDERING OR INSTALLATION. FAILURE TO COMPLY WILL REQUIRE THE REMOVAL OF MATERIALS AT NO COST TO THE OWNER AND REPLACED WITH APPROVED MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES.
- ALL ROCK MATERIALS TO BE OBTAINED FROM LOCAL SOURCE OR APPROVED EQUAL.

WEED ABATEMENT

- ALL AREAS TO BE PLANTED OR HYDROSEEDDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
- COORDINATE WITH CIVIL FOR ALL WEED ABATEMENT REQUIREMENTS

DISCLAIMER:

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, PC CANNOT ASSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT. SOUTH BECK AND BAIRD, PC, ASSUMES NO LIABILITY FOR ANY MISINFORMATION.

Section 5, Item 0.

LEAVITT & ASSOCIATES ENGINEERS, INC.

STRUCTURAL * CIVIL SURVEYING



1324 FIRST STREET SOUTH Nampa, IDAHO 83651
PHONE (208)463-0333/463-7670 FAX (208)463-9044
EMAIL NP@LEAVITTEENGINEERS.COM

Original sealed by: _____ Date original signed: _____
An original document is on file at the office of Leavitt & Associates Engineers, Inc.

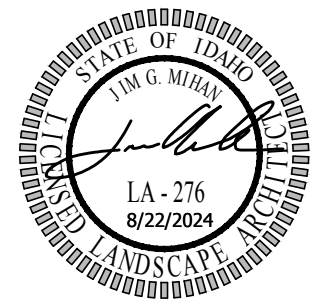
OLIVER ESTATES SUB. NO. 2 LANDSCAPE NOTES

Job Number: JGM
Checked By: SM
Drawn By: SM
Delivery Date: 8/20/2024
SBB22-104

OLIVER ESTATES SUBDIVISION STAR, IDAHO

OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
503 S. THORNWOOD WAY
MERIDIAN, ID 83642
PHONE (208) 502-0758
DUANE@ALTECCA.COM

No.	DATE	BY	DESCRIPTION

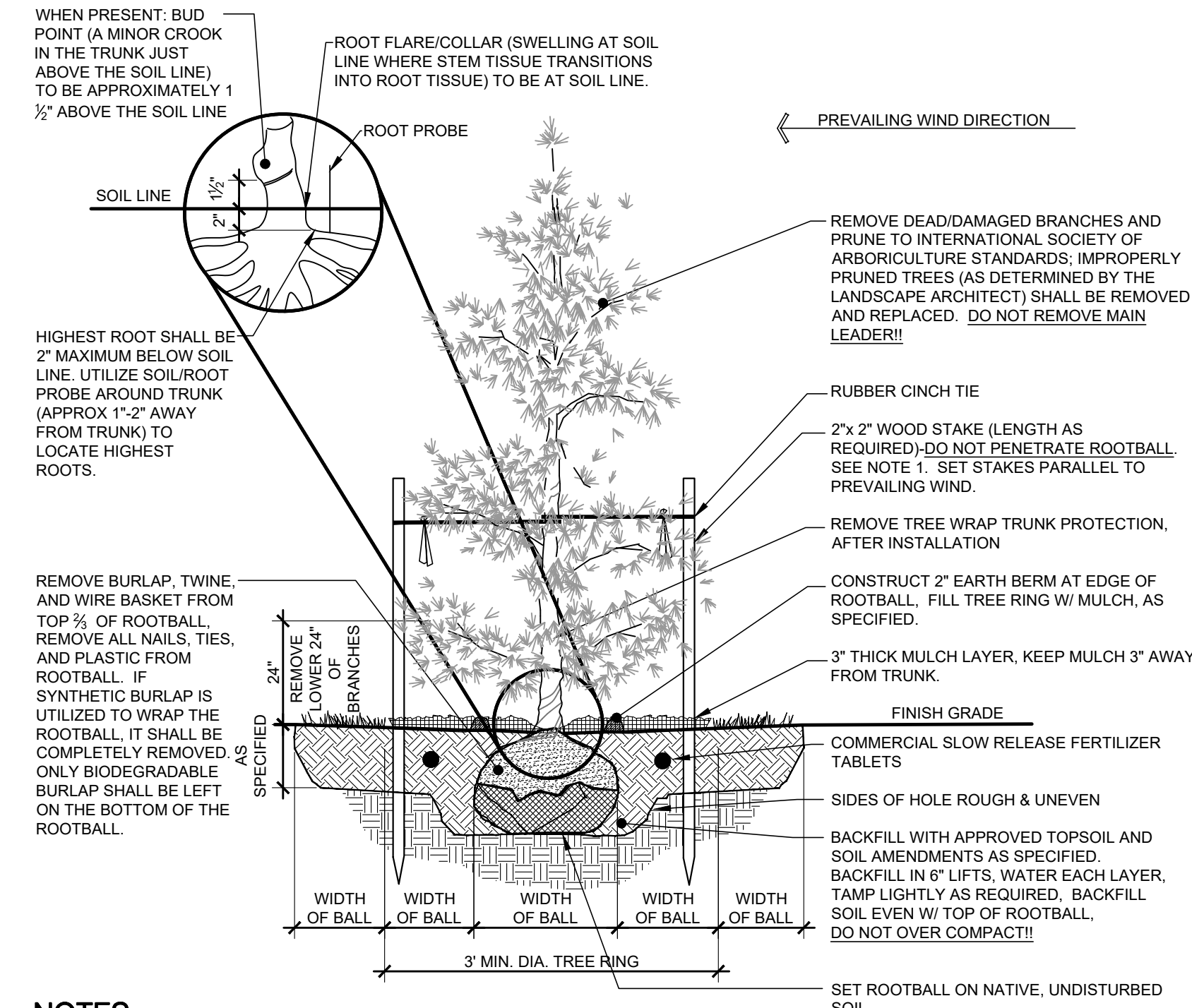


SOUTH BECK & BAIRD

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South Landscape Architecture P.C.
Db a South Beck & Baird Landscape Architecture P.C.

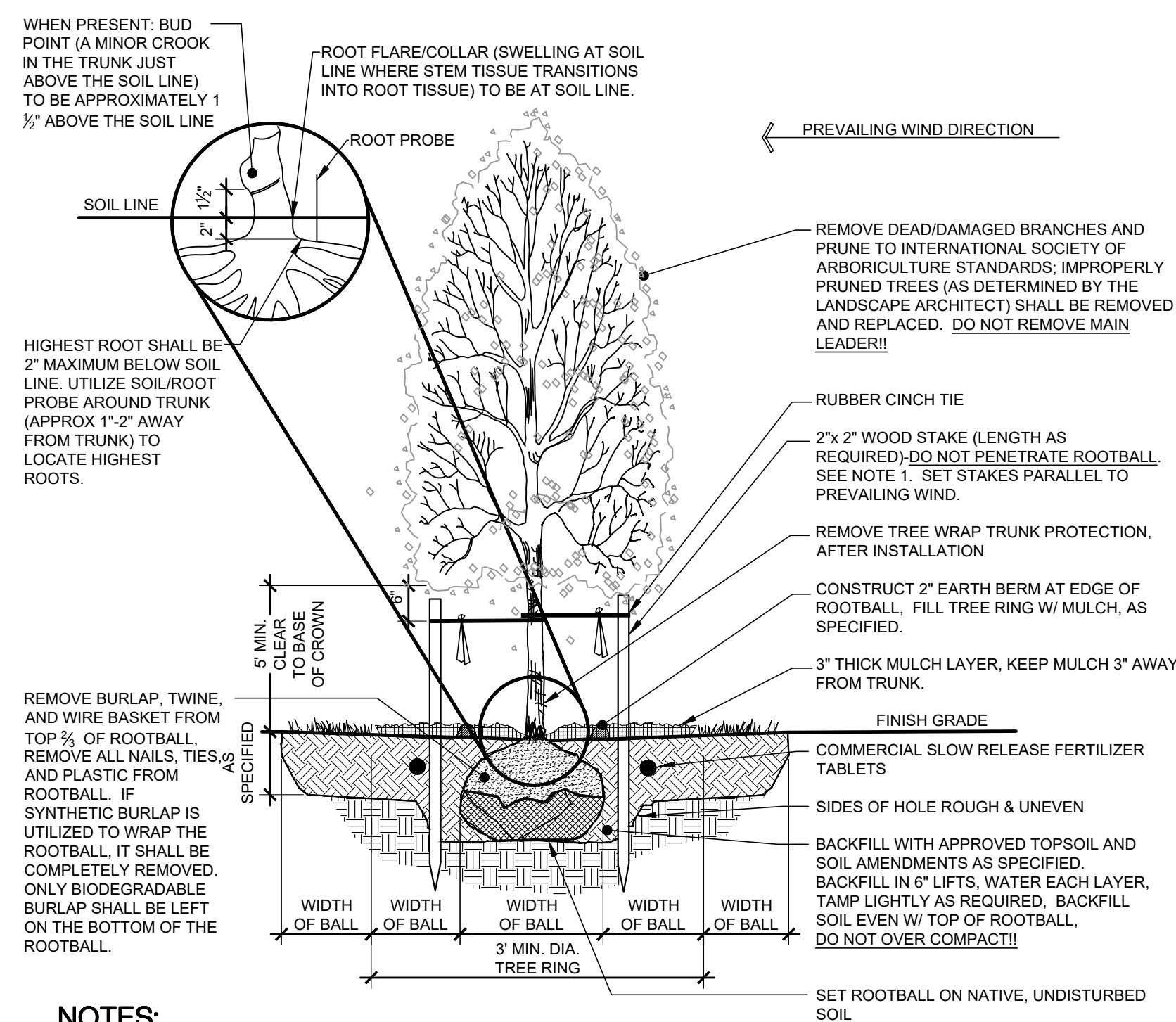
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- NOTES:**
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION, HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1 CONIFEROUS TREE PLANTING

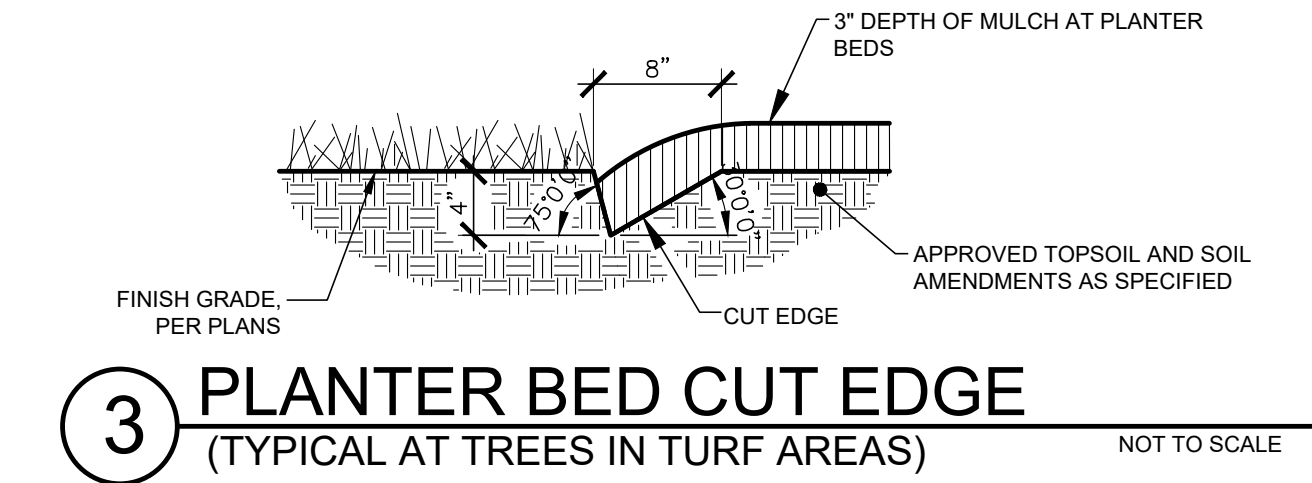
NOT TO SCALE



- NOTES:**
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION, HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
 7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOF #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

2 DECIDUOUS TREE PLANTING

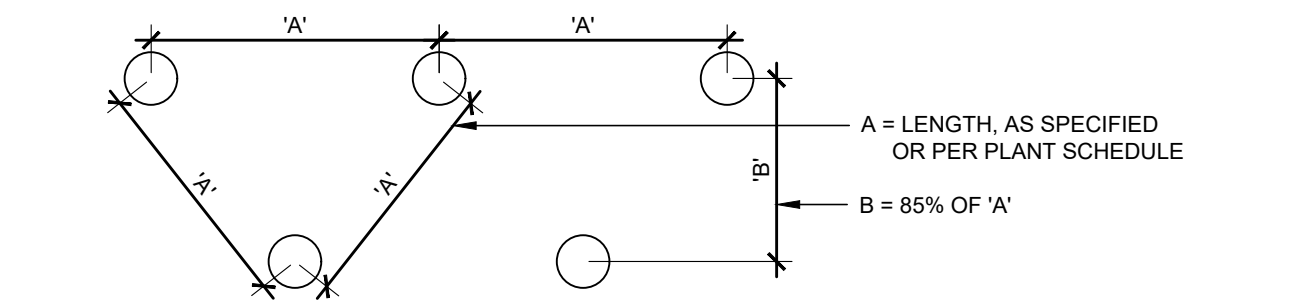
NOT TO SCALE



3 PLANTER BED CUT EDGE

(TYPICAL AT TREES IN TURF AREAS)

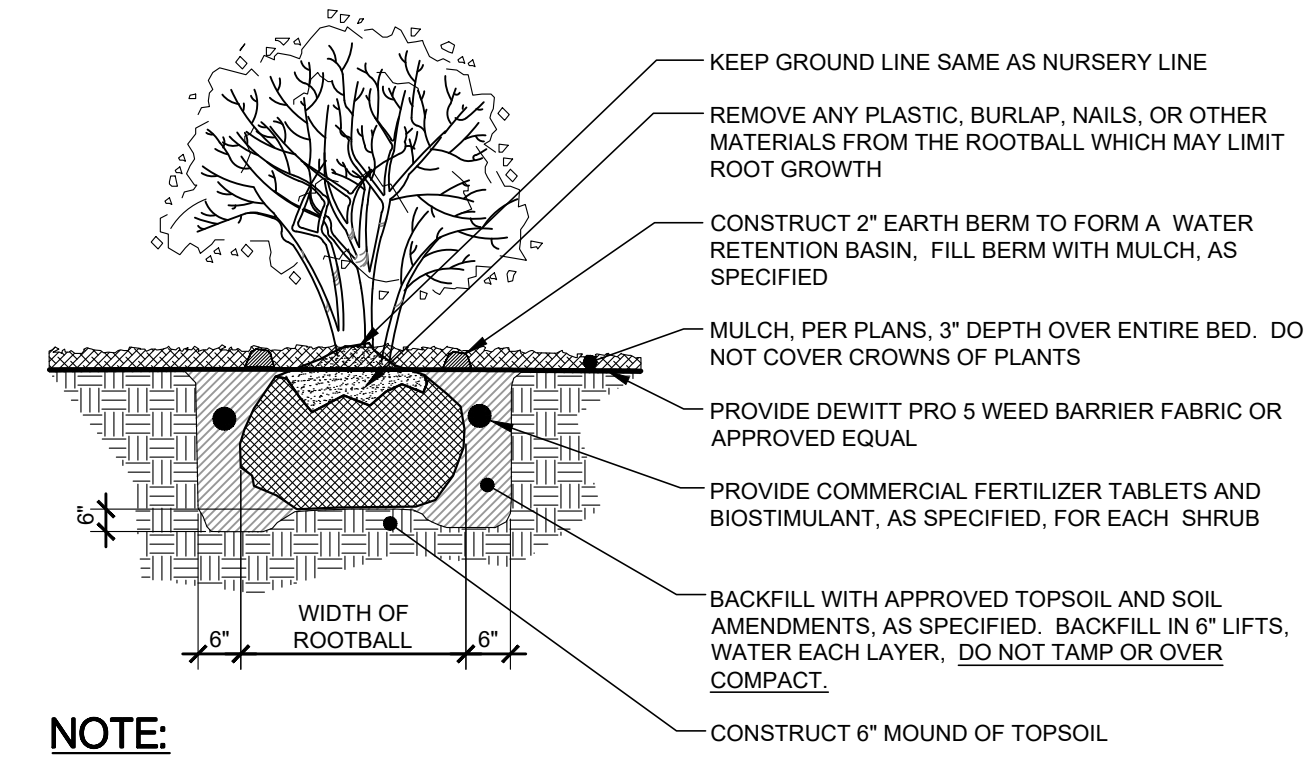
NOT TO SCALE



- NOTES:**
1. ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

4 PERENNIAL & GROUND COVER PLANTING

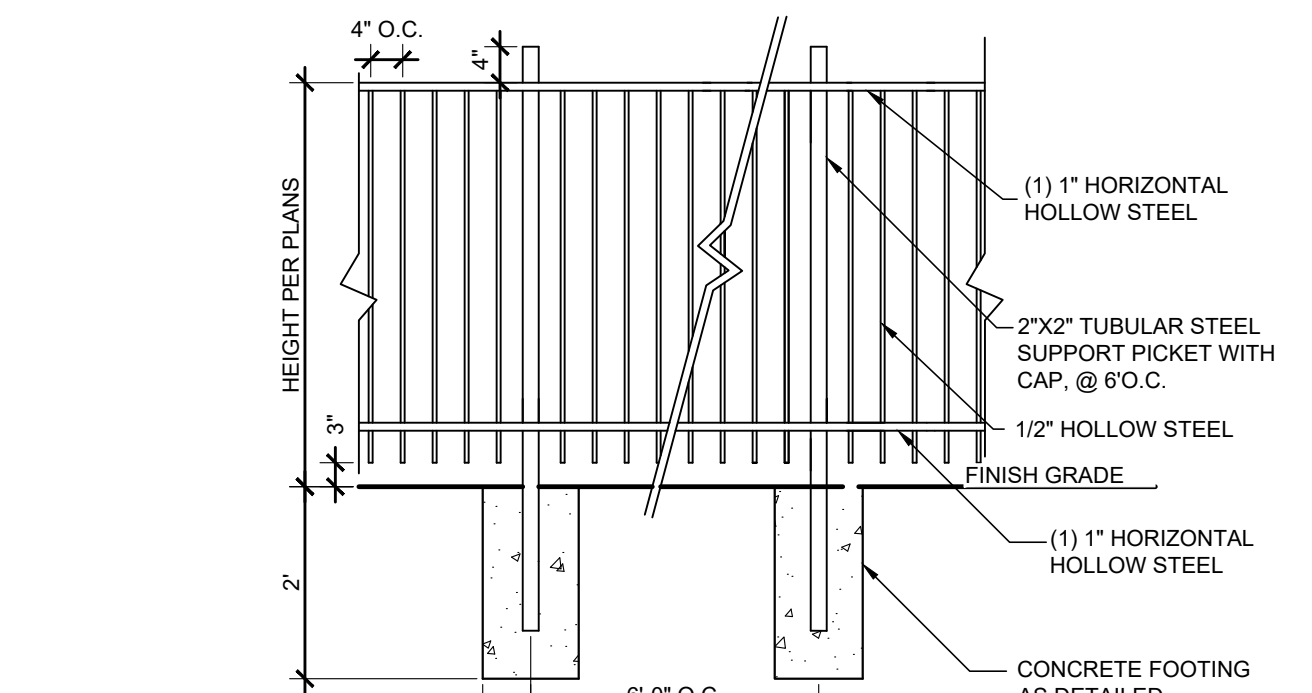
NOT TO SCALE



- NOTE:**
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

5 SHRUB PLANTING

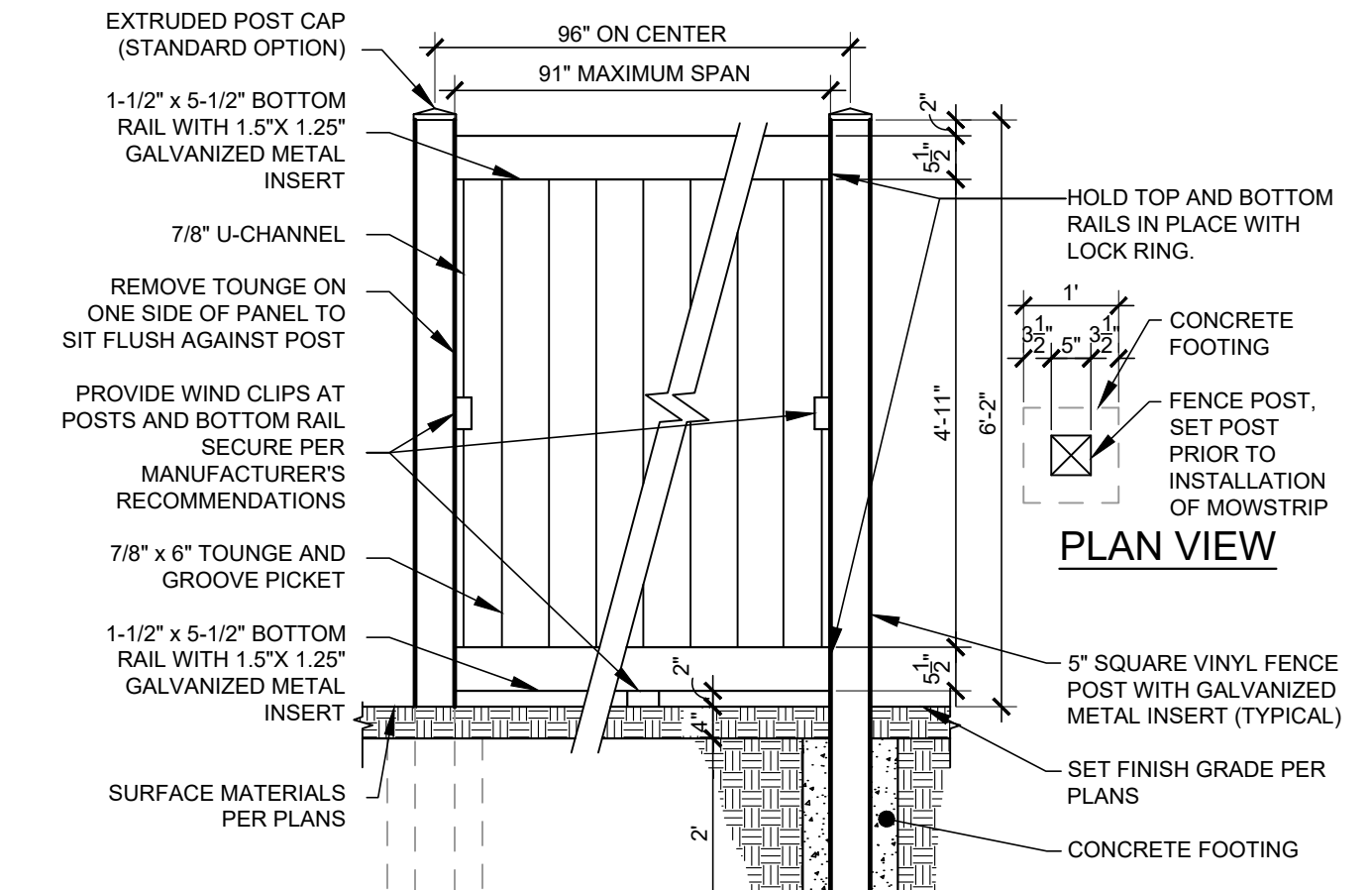
NOT TO SCALE



- NOTES:**
1. REFER TO PLANS FOR FENCE LOCATIONS.
 2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. WROUGHT IRON TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

6 WROUGHT IRON FENCE

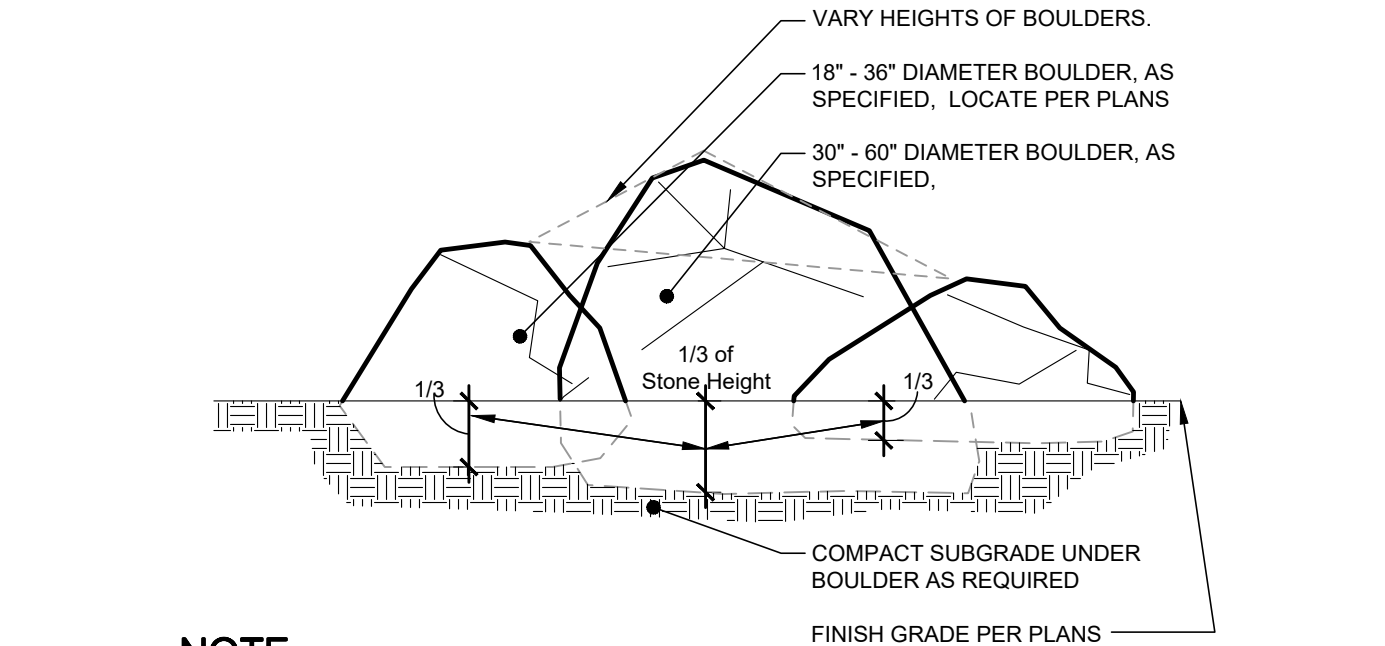
SCALE: 1/2" = 1'-0"



- NOTES:**
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
 2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

7 VINYL FENCE PANEL

SCALE: 1/2" = 1'-0"



- NOTE:**
1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
 2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
 3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
 4. WHEN PLACING BOULDERS, BURY 1/3 TO 1/2 OF BOLDER BELOW FINISH GRADE.
 5. DO NOT SCAR OR DAMAGE BOULDERS.
 6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

8 BOULDER INSTALLATION

NOT TO SCALE

SOUTH BECK & BAIRD

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LA - 276
8/22/2024

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OLIVER ESTATES SUB. NO. 2 LANDSCAPE DETAILS

Original sealed by: _____

Job Number: JGM SBB22-104

Delivery Date: 8/20/2024

Checked By: SM

Drawn By: SM

Designed By: SM

OLIVER ESTATES SUBDIVISION STAR, IDAHO

OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
503 S. THORNDIAN WAY
MERIDIAN, ID 83642
PHONE (208) 502-0758
DUANE@ALTECCA.COM

No.	DATE	BY	DESCRIPTION	REVISIONS



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: November 19, 2024

FILE(S) #: FP-24-13, Final Plat, Springtree Estates Subdivision

REQUEST

Applicant is seeking approval of a Final Plat for Springtree Estates Subdivision, consisting of 13 residential lots and 2 common lots on 5.0 acres. The subject property is located on the northwest corner of side of N. Pollard Lane and W. Beacon Light Road. Ada County Parcel Number S0333334020.

APPLICANT/REPRESENTATIVE:

Carmen Weber
Weber Design Studio
7689 Gillis Road
Boise, Idaho 83714

OWNER:

Jenna Englund
Berkeley Building Company
2275 S. Eagle Road
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-3-DA

Acres - 5.0 acres

Residential Lots - **13**

Common Lots - 2

Light Office Lots - 0

Commercial Lots - 0

HISTORY

- January 18, 2022, Council tabled hearing on applications for Annexation and Zoning (AZ-21-16), Development Agreement (DA-21-24), and Preliminary Plat (PP-21-19) for Springtree Estates Subdivision to February 15, 2022.
- February 15, 2022, Council approved applications for Annexation and Zoning (AZ-21-16), Development Agreement (DA-21-24), and Preliminary Plat (PP-21-19) for Springtree Estates Subdivision. The Preliminary Plat was approved for a maximum of 13 single family residential lots and 2 commercial lot on 5.0 acres. Zoning Designation approved was residential (R-3-DA).
- April 4, 2024 Administrative approval was given for a time extension (TE-24-02) for Springtree Estates Subdivision. Deadline to have a final plat recorded is now March 15, 2025.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Springtree Estates Subdivision consisting of 13 residential lots and 2 common lots on 5.0 acres.

The Final Plat layout generally complies with the approved Preliminary Plat.

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

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 14 single family residential lots and 2 common area lots on 5.0 acres with a proposed density of 2.8 dwelling units per acre. The lots will have access and frontage from a public street. Lots will range in size from 8,363 square feet to 8,903 square feet with the average buildable lot being 8,535 square feet. The submitted preliminary plat is showing all local roads as public with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be from N. Pollard Road. The applicant is providing an emergency access on the southwest corner of the property to W. Beacon Light Road, with Fire District approval, this will provide two access point for the development. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk. Street names must be obtained by the Ada County Street Naming Committee prior to signing the final plat. The applicant is proposing 2.47 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a pocket park with a walking path that will connect to a sidewalk along W. Beacon Light Road.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the development.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight design/cut sheet for City approval. The proposed fixture is not approved by the city. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat.**
- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat before the mylar can be signed.
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan does not appear to satisfy these requirements for the southwest common lot. Streets in the development do not show any street trees. These will need to be added once driveways are designed to receive occupancy permits.**
- Setbacks – The applicant is complying with the required setbacks of the R-3 zone, 5 feet per story on interior sides.
- Block lengths – All blocks meet the 750' block length requirement.

- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. Postmaster is authorizing a hitching post style mailbox on the west side of N. Pollard Road for the development.
- Phasing – The development is proposing to be built out in a single phase.
- Floodplain – The property is located in a Zone A SFHA. Base Flood Elevations will need to be established by the applicant and approved by the City Engineer/Flood Administrator prior to Final Plat approval.

Staff Analysis of Final Plat Submittal:

The approved preliminary plat consisted of a maximum of 13 residential lots and 2 common lots. The plat was also approved with the 5 lots along the norther boundary to a minimum of 12,000 square feet each. The applicant is proposing a single phase, and all 13 lot are platted with this application, leaving zero (0) additional lots available within the development.

Lot Layout – The density of Springtree Estates is 2.6 du/acre. The Final Plat indicates lot sizes range in size from 8,100 square feet to 12,000 square feet. The average buildable lot is 10,000 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – The development contains ½ acre of open space (10%) including a landscaped berm along W. Beacon Light Road, a walking path that connects the development to the sidewalk on W. Beacon Light Road. There is also enhance landscaping along the entrance off of N. Pollard Lane.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan does appears to satisfy these requirements for the berms along the southern and eastern border of the property. Street trees are not shown along W. Gladiola Court.**

If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.

Setbacks – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks of the R-3 zones as follows:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to Living Area/Side Load Garage. 20' to Garage Face	15'	7.5'	20'

Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.** The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R’s. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 - 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



- 2. Two-story detached structures should provide a minimum of one,

- second story side window per side elevation, when appropriate.
3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Street Names – The applicant has provided documentation from the Ada County Street Naming Committee that the proposed street name is approved. **The name on the plat needs to match the approval. It is approved as W. Gladiola Lane and is shown as Court on the final plat. This will need to be corrected before the mylar can be signed.**

Subdivision Name – The applicant has provided documentation that the proposed subdivision name has been approved by Ada County Development Services. The name is reflected accurately on the final plat.

Lighting - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **The Applicant has not provided a street light design or cut sheet with this application. The design proposed with the preliminary plat application was not in conformance with City Standards. An approved streetlight cut sheet will be required must be approved by Staff prior to signing the mylar.**

Fencing – Applicant is proposing a 6-foot solid vinyl fence around the perimeter of the development. The interior fencing, along the common walking path will be 6-foot wrought iron fencing. Fencing will be installed as per plans.

Sidewalks - Internal sidewalks are proposed at five-foot (5') widths and will be detached with eight-foot (8') wide planter strips.

Block lengths – All blocks meet the 750' block length requirement.

Floodplain – The property is located in a Zone A SFHA. Base Flood Elevations will need to be established by the applicant and approved by the City Engineer/Flood Administrator prior to Final Plat approval.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 22, 2024.

FINDINGS

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

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

B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

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

E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- Council approves a Private Street for the development to be built to City and ACHD standards
- The applicant shall submit a revised preliminary plat and landscape plan with a maximum of 13 residential lots, including 5 lots along the northern boundary with a minimum of 12,000 square feet each
- 7' Sidewalks shall be installed along Beacon Light Road
- The applicant shall provide required landscape buffers along Beacon Light Road and N. Pollard Lane and shall include a concrete pathway from the proposed cul-de-sac to Beacon Light Road. The Council hereby waives all remaining open space and amenity requirements
- Mailboxes shall be provided that are constructed with durable materials, with style and location to be approved by the postmaster
- The applicant shall satisfy all local, state and federal requirements associated with the existing floodplain prior to any improvements on the property, or as approved by the City Engineer
- The applicant shall provide upgraded landscaping along the northern boundary of the subdivision in the rear yards of the northern lots
- The applicant shall satisfy all drainage concerns voiced at the public hearing, including the extension of the existing culvert and distribution of on-site drainage
- The applicant shall be responsible to pay ITD proportionate shares, as determined by the District

Additional Conditions of Approval

1. The approved Final Plat for Springtree Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$13,000. \$13,000 is due (13 residential lots x \$1000) to be paid before signing the final plat.**
3. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
4. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
5. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC.**
6. **The Applicant shall provide a cut sheet/design for streetlights to be approved by City Staff prior to signing the final plat.**
7. 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. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
8. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
9. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
10. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the

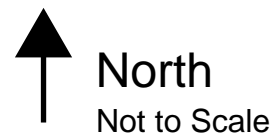
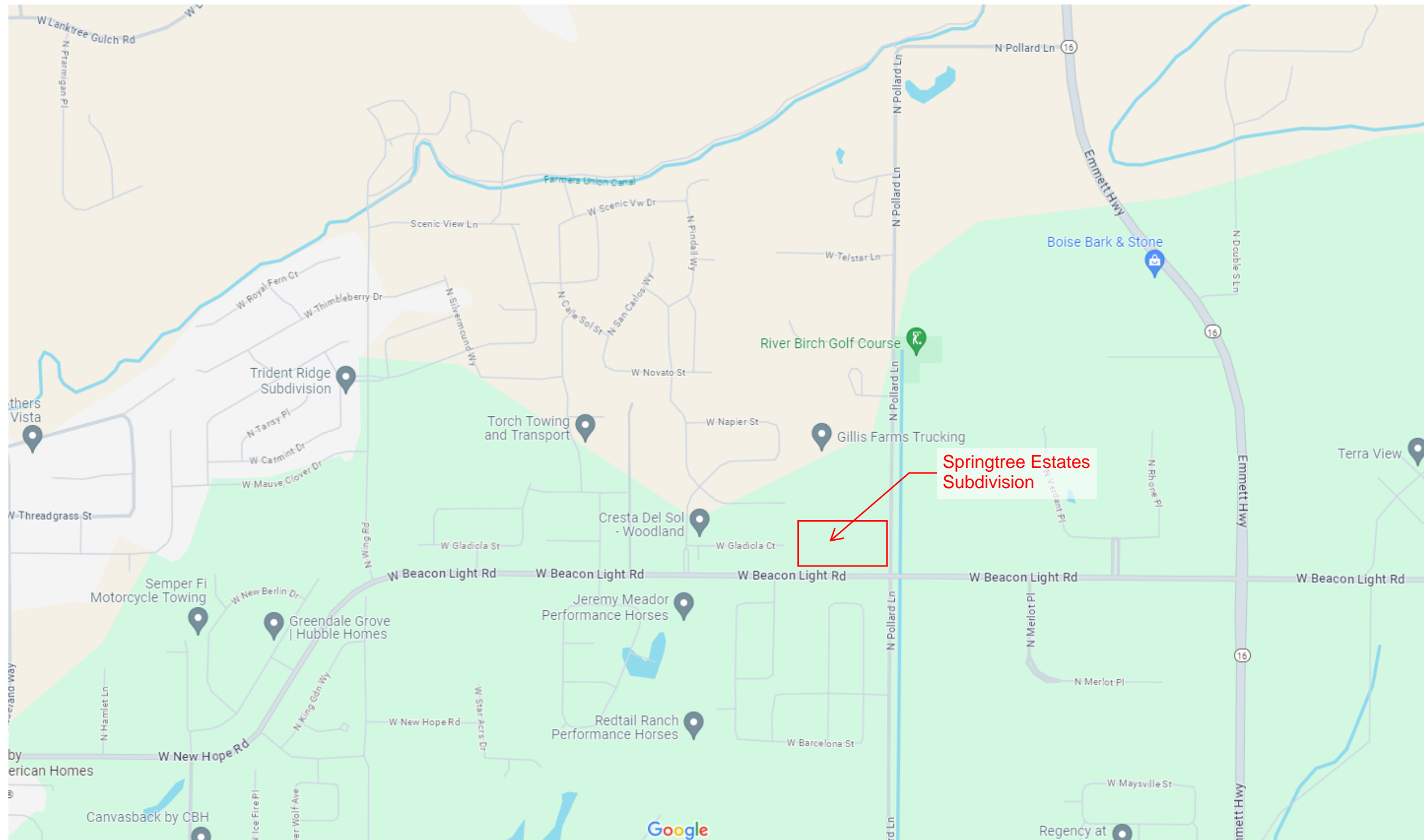
above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
12. 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.
13. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
15. **Streetlight** design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed prior to issuing any building permits and may require shielding after installation to prevent any light trespass, as required.**
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
17. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
18. 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.
19. A separate sign application is required for any subdivision sign.
20. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
21. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
22. 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.
23. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
24. All common areas shall be maintained by the Homeowners Association.
25. 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.**

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

COUNCIL DECISION

The Star City Council _____ File # FP-24-13 Springtree Estates Subdivision Final Plat,
on _____, _____ 2024.



Springtree Estates Subdivision
Vicinity Map





October 15, 2024

Ryan Morgan, City Engineer
Planning and Zoning Department
City of Star, Idaho
10769 W. State Street
Star, IO 83669

RE: Springtree Estates Final Plat Application

Mr. Morgan,

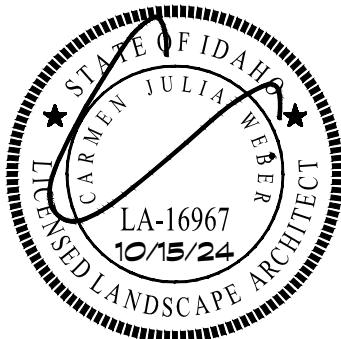
Thank you for reviewing our application and associated documents for the Final Plat for Springtree Estates, located on parcel S0333334020. Please find this letter of intent as well as the required documentation per the final plat application as our official submittal for final plat approval.

The parcel totals 5 acres within the R-3-DA zone with 2.6 units per acre that includes 13 total residential units and 2 common lots making the total number of lots 15. The single-family residential lots average 10,000 square feet with some lots being as large as 12,000 square feet down to 8,100 square feet. All building setbacks are to the City of Star, Idaho's *Zoning District Dimensional Standards* and is in substantial compliance with the preliminary plat.

The open space within Springtree Estates is 10% of the entire 5-acre subdivision and contains a landscape berm along W. Beacon Light Road, enhanced landscaping, and a walking path that connects residence of Springtree Estates to the surrounding community. An additional common lot is located along N. Pollard Lane where the walking path continues into the subdivision and terminates at the end of the parcel. The open space along N. Pollard Lane also contains enhanced landscaping, as this is the entrance into Springtree Estates.

Thank you for reviewing our application for the Final Plat for Springtree Estates and if you have any questions please contact me, Carmen Weber, at 208-869-8443 or at carmen@weberdesignstudio.org.

Sincerely,





FINAL PLAT APPLICATION

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

FILE NO.: FP-24-13
Date Application Received: 10-15-24 Fee Paid: 2450.⁰⁰
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Carmen Weber
Applicant Address: 7689 Gillis Road, Boise, ID Zip: 83714
Phone: 802-869-8843 Email: carmen@weberdesignstudio.org

Owner Name: Jenna Englund, Berkeley Building Company
Owner Address: 2275 S. Eagle Road, Meridian, ID Zip: 83642
Phone: 208-995-2885 Email: jenna@berkeleybuildingco.com

Representative (e.g., architect, engineer, developer):
Contact: Carmen Weber Firm Name: Weber Design Studio
Address: 7689 Gillis Road, Boise, ID Zip: 83714
Phone: 802-869-8843 Email: carmen@weberdesignstudio.org

Property Information:

Subdivision Name: Springtree Estates Phase: NA

Parcel Number(s): S0333334020

Approved Zoning: R-3-DA Units per acre: 2.6

Total acreage of phase: 5.0 Total number of lots: 15

Residential: 13 Commercial: 0 Industrial: 0

Common lots: 2 Total acreage of common lots: .52 Percentage: 10%

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

Special Flood Hazard Area: total acreage 5 number of homes 13

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots: <u>13</u>	<u>13</u>	<u>13</u>
Number of Common Lots: <u>2</u>	<u>2</u>	<u>2</u>
Number of Commercial Lots: <u>0</u>	<u>0</u>	<u>0</u>
Roads: <u>Private Drive</u>		<u>W. Gladiola Ct. (Private)</u>

Amenities: Sidewalk and Walking Path

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

Subdivision Name: Springtree Estates Phase: NA

Special Flood Hazard Area: total acreage 5 number of homes 13

- 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.: 16001C01301
 FIRM effective date(s): mm/dd/year 6/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone A
 Base Flood Elevation(s): AE .0 ft., etc.: 2548.39
- 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 (✓)
<input checked="" type="checkbox"/>	Completed and signed copy of Final Plat Application	✓
<input checked="" type="checkbox"/>	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.	✓
<input checked="" type="checkbox"/>	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	✓
<input checked="" type="checkbox"/>	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	✓
<input checked="" type="checkbox"/>	Electronic copy of current recorded warranty deed for the subject property	✓
<input checked="" type="checkbox"/>	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.	✓
<input checked="" type="checkbox"/>	Electronic copy of subdivision name approval from Ada County Surveyor's office.	✓
<input checked="" type="checkbox"/>	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	✓
<input checked="" type="checkbox"/>	Electronic copy of vicinity map showing the location of the subject property	✓
<input checked="" type="checkbox"/>	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	✓
<input checked="" type="checkbox"/>	One (1) 11" X 17" paper copy of the Final Plat	✓
<input checked="" type="checkbox"/>	Electronic copy of the Final landscape plan**	✓

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

FEE REQUIREMENT:

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



 Applicant/Representative Signature

10/15/24

 Date

PLAT OF SPRINGTREE ESTATES SUBDIVISION

LYING IN THE SW 1/4 SW 1/4, SECTION 33,
T.5N., R.1W., B.M. STAR, ADA COUNTY, IDAHO

2022

NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATION IN AFFECT AT THE TIME OF RESUBDIVISION.
2. MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND OR REQUIRED, OR AS SHOWN ON THIS PLAT.
3. ALL LOTS COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN FOOT (16') PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH INDIVIDUAL LOT.
4. ALL LOTS ARE HEREBY DESIGNATED TO HAVE A FIVE FOOT (5') PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINE AND A TWELVE FOOT (12') 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.
5. 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
6. IRRIGATION WATER HAS BEEN PROVIDED BY ?????????? DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(D)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NEW DRY CREEK DITCH COMPANY.
7. 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.
8. THE LOTS IN THIS SUBDIVISION SHALL NOT BE SUBJECT TO CC&R'S.
9. DIRECT LOT ACCESS TO WEST BEACON LIGHT ROAD IS PROHIBITED.
10. LOTS 1, 9 AND 16, BLOCK 1, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SPRINGTREE ESTATES HOMEOWNERS ASSOCIATION. THESE LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE.
11. LOT 16, BLOCK 1 IS HEREBY DESIGNATED AS BEING A PRIVATE ROAD WITH A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND STORM DRAINAGE TO RUN WITH THE LAND IN FAVOR OF ALL LOT OWNERS WITHIN THE SPRINGTREE ESTATES SUBDIVISION. SAID LOT OWNERS SHALL HAVE AN UNDIVIDED INTEREST IN THE PRIVATE ROAD, AND THE SPRINGTREE ESTATES HOMEOWNERS ASSOCIATION SHALL MAINTAIN AND OPERATE THE PRIVATE ROAD.

REFERENCE DOCUMENTS:

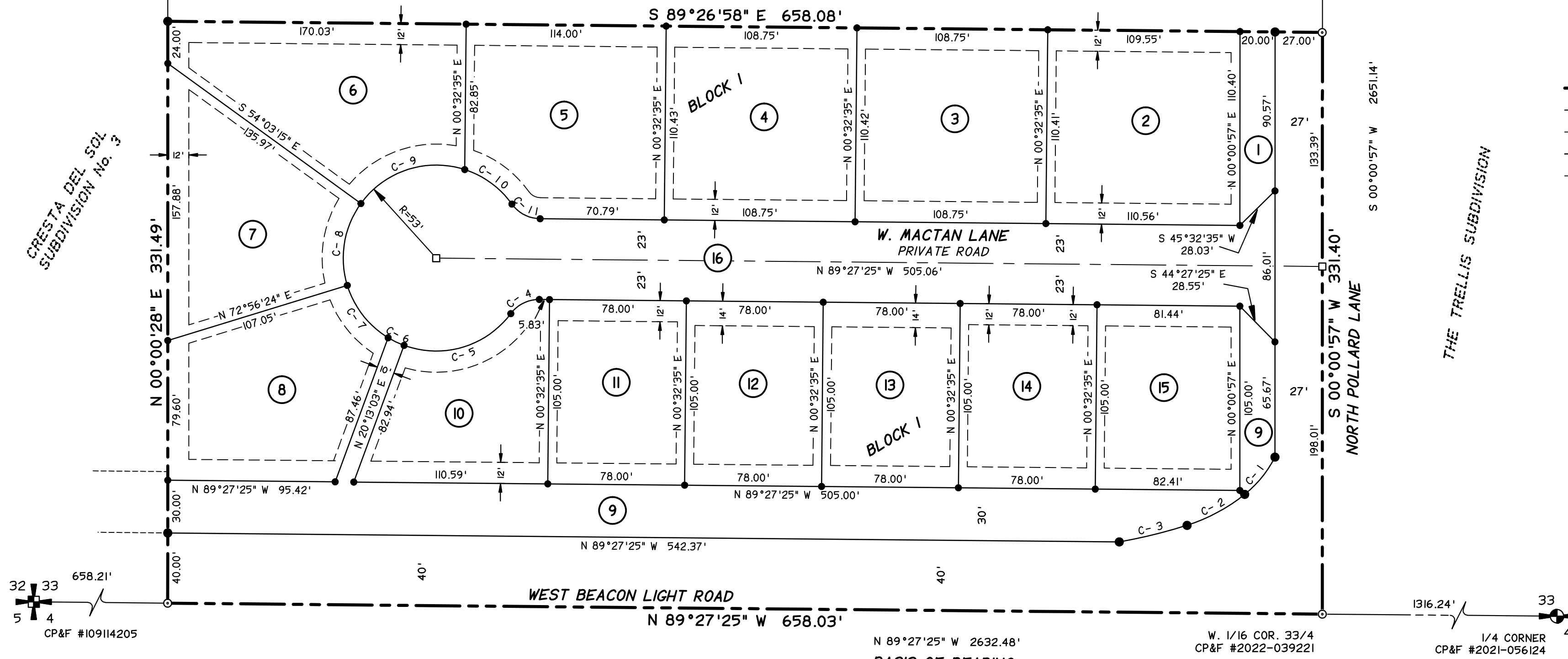
1. MOYLE ESTATES SUBDIVISION
2. THE TRELIS SUBDIVISION
3. CRESTA DEL SOL SUBDIVISION No. 3
4. R.O.S. No. 10863

SURVEYOR'S NARRATIVE:

THIS SURVEY IS TO SUBDIVIDE THE EXISTING PARCEL, THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4. WE USED R.O.S. #10863 FOR CONTROL AND VERIFIED THE MONUMENTS AS SHOWN. NO ADJUSTMENTS OR CORRECTIONS TO THE DIMENSIONS WERE NECESSARY.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	64.50'	24°26'37"	27.52'	N 39°02'25" E	27.31'
C-2	102.50'	20°58'19"	37.52'	N 61°44'53" E	37.31'
C-3	282.50'	8°04'07"	39.78'	N 76°16'06" E	39.75'
C-4	20.00'	53°54'40"	18.82'	S 63°35'15" W	18.13'
C-5	53.00'	73°35'07"	68.07'	N 73°25'29" E	63.49'
C-6	53.00'	10°52'33"	10.06'	S 64°20'41" E	10.05'
C-7	53.00'	41°50'49"	38.71'	S 37°59'00" E	37.85'
C-8	53.00'	53°00'21"	49.03'	S 09°26'35" W	47.30'
C-9	53.00'	71°54'58"	66.52'	S 71°54'14" W	62.24'
C-10	53.00'	36°35'31"	33.85'	N 53°50'31" W	33.28'
C-11	20.00'	53°54'40"	18.82'	S 62°30'05" E	18.13'

UNPLATTED
R.O.S. No. 10863



LEGEND

- BOUNDARY LINE
- - - SECTIONAL LINE
- - - CENTER LINE
- LOT LINE
- - - EASEMENT BOUNDARY
- ⊕ FOUND BRASS CAP
- ⊞ FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN w/CAP -
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" IRON PIN w/CAP
- CALCULATED POINT, NOT SET
- (S 89°57'54" E) DATA OF RECORD

PRELIMINARY
06/01/22
TRICK A. TEALEY



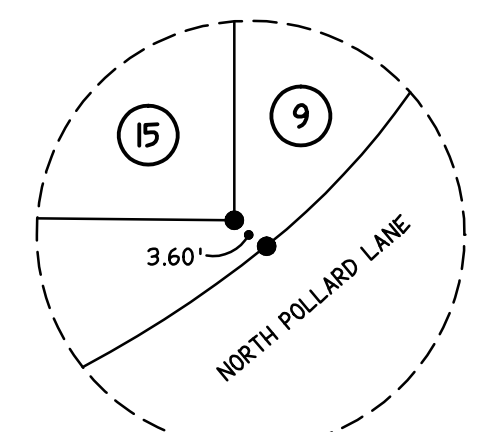
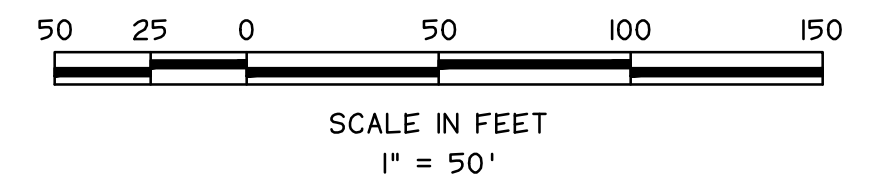
TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 150
BOISE, ID. 83713
Project No. 4881 Sheet 1 of 3

PLAT OF SPRINGTREE ESTATES SUBDIVISION

THE SOUTH 1/2 OF THE SE 1/4 SW 1/4 SW 1/4, SECTION 33,
T.5N., R.1W., B.M.
STAR, ADA COUNTY, IDAHO

2024



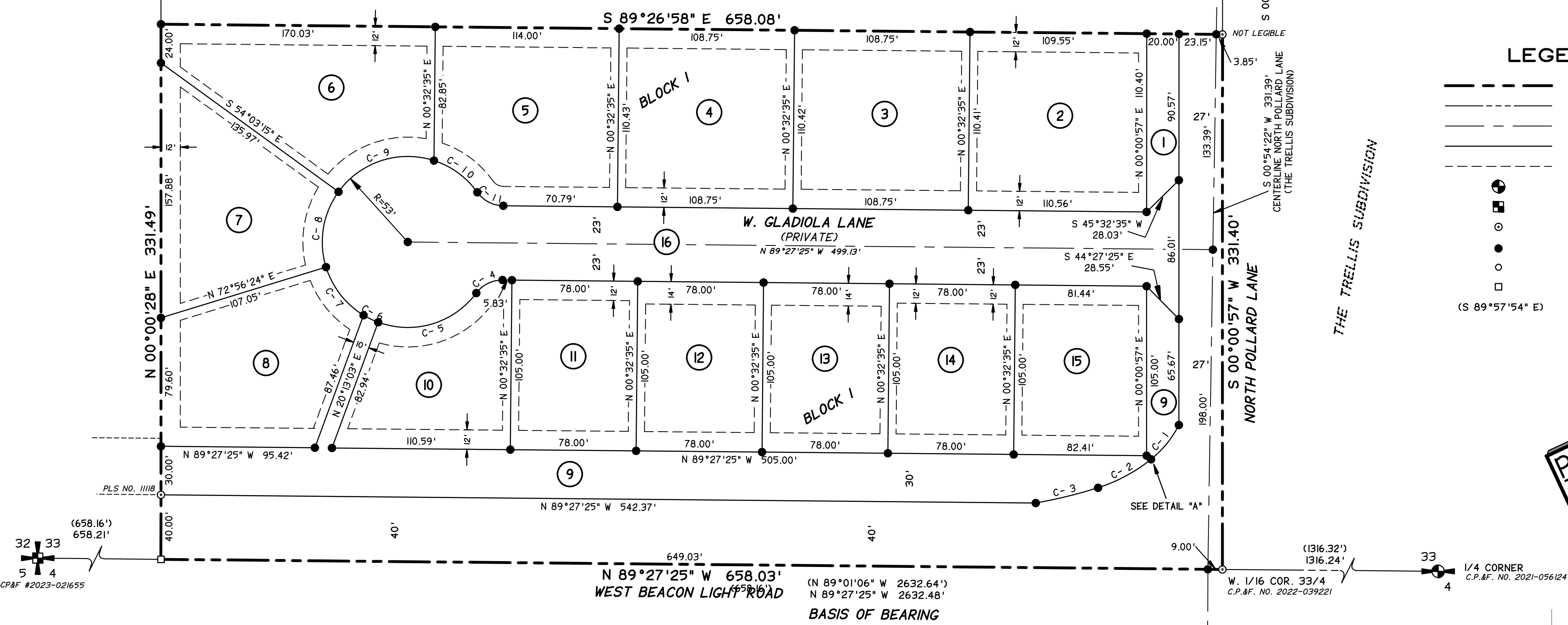
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C-6	53.00'	10°52'33"	10.06'	S 64°20'41" E	10.05'
C-7	53.00'	41°50'49"	38.71'	S 37°59'00" E	37.85'
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C-10	53.00'	36°35'31"	33.85'	N 53°50'31" W	33.28'
C-11	20.00'	53°54'40"	18.82'	S 62°30'05" E	18.13'

UNPLATTED
R.O.S. No. 10863 & 13626

NORTHEAST CORNER OF
CRESTA DEL SOL SUBDIVISION
NO. 1 AND MOYLE ESTATES
SUBDIVISION
PLS NO. 11118
N 00°00'28" E 994.46'
CRESTA DEL SOL
SUBDIVISION No. 1

- ### NOTES
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UNPLATTED
R.O.S. No. 10863 & 13626



- ### LEGEND
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 - CENTER LINE
 - LOT LINE
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 - DATA OF RECORD

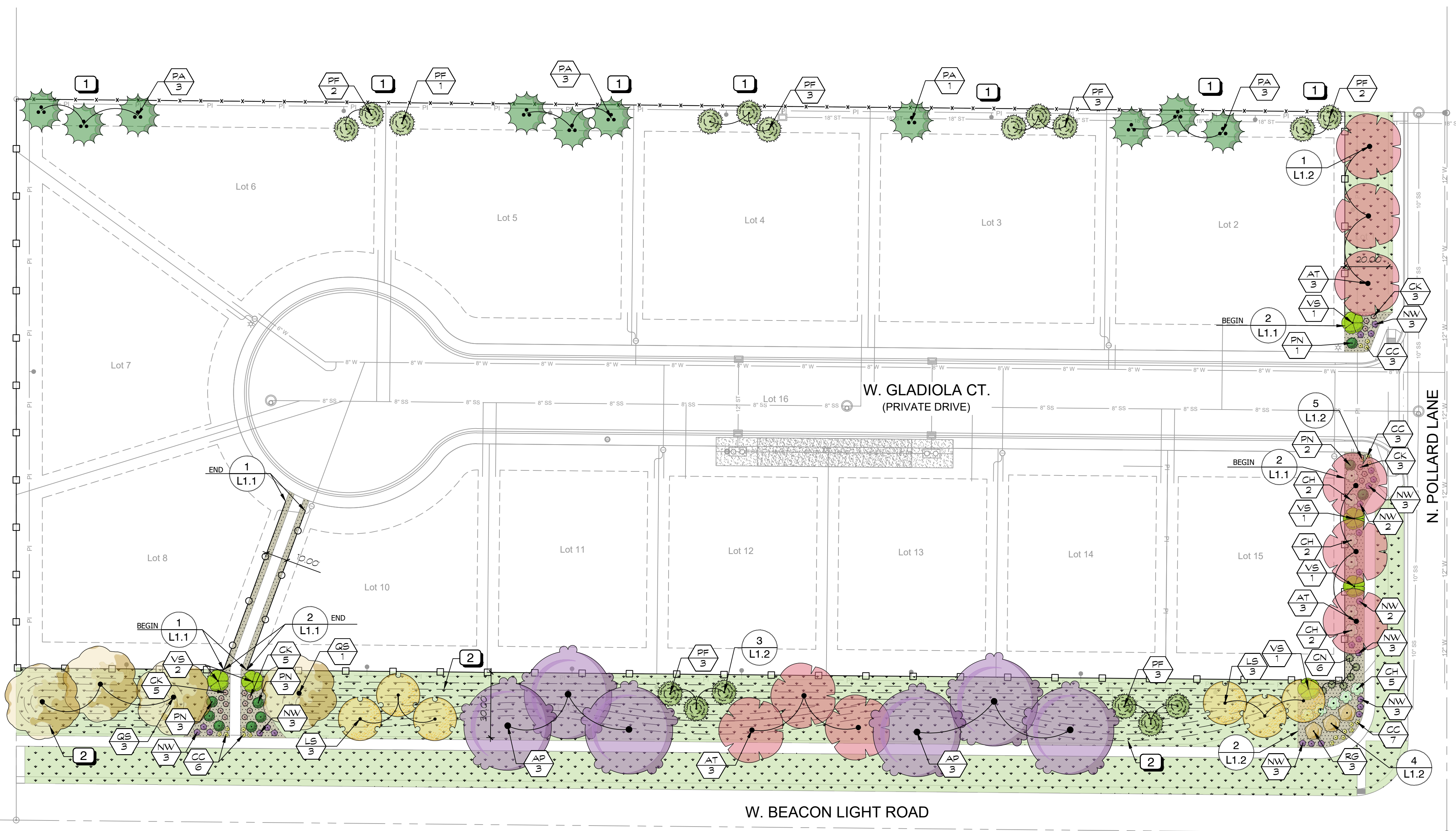
PRELIMINARY
01/24/24

32 33
5 4
CP&F #2023-021655

1/4 CORNER
C.P.&F. NO. 2021-056124

N 89°27'25" W 658.03'
WEST BEACON LIGHT ROAD
BASIS OF BEARING

**ACKERMAN
ESTVOLD**
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID



LANDSCAPE REQUIREMENTS

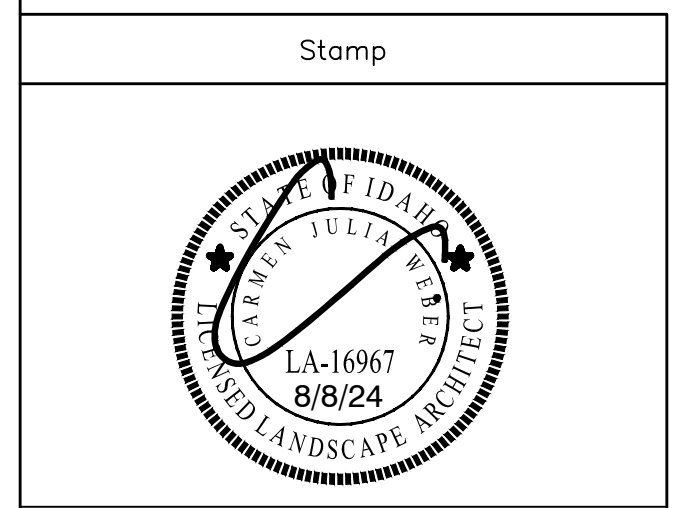
W. BEACON LIGHT ROAD - MINOR ARTERIAL - 639 L.F.		
REQUIREMENTS	TREES REQUIRED	TREES PROVIDED
• 1 TREE PER 35 LINER FEET	18	22
N. POLLARD LANE - LOCAL ROAD - 276 L.F.		
REQUIREMENTS	TREES REQUIRED	TREES PROVIDED
• 1 TREE PER 35 LINER FEET	8	11
COMMON OPEN SPACE - 22,753 S.F.		
REQUIREMENTS	DECIDUOUS TREES REQUIRED	DECIDUOUS TREES PROVIDED
• 1 SHADE TREE FOR EVERY 4,000 S.F. OF OPEN SPACE	6	6

LANDSCAPE LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- 6" TALL VINYL FENCE PER DETAIL 2/L1.1
- 6" TALL VINYL FENCE PER DETAIL 2/L1.1
- 6" TALL TUBULAR METAL FENCE PER DETAIL 1/L1.1
- CUT EDGE PER DETAIL 2/L1.2
- CONTOUR INTERVALS SHOWN AT 1'-0"
- PLANTS TO BE INSTALLED PER DETAILS 1, 3, 4, AND 5/L1.2
- PLANT LABEL
- DETAIL CALLOUT
- PLANTER BED - 3" DEPTH OF 2" MINUS CRUSHED BASALT ROCK OVER DEWITT PRO 5 WEED BARRIER
- TURF SOIL OVER APPROVED TOP SOIL AS SPECIFIED

REFERENCE NOTES SCHEDULE

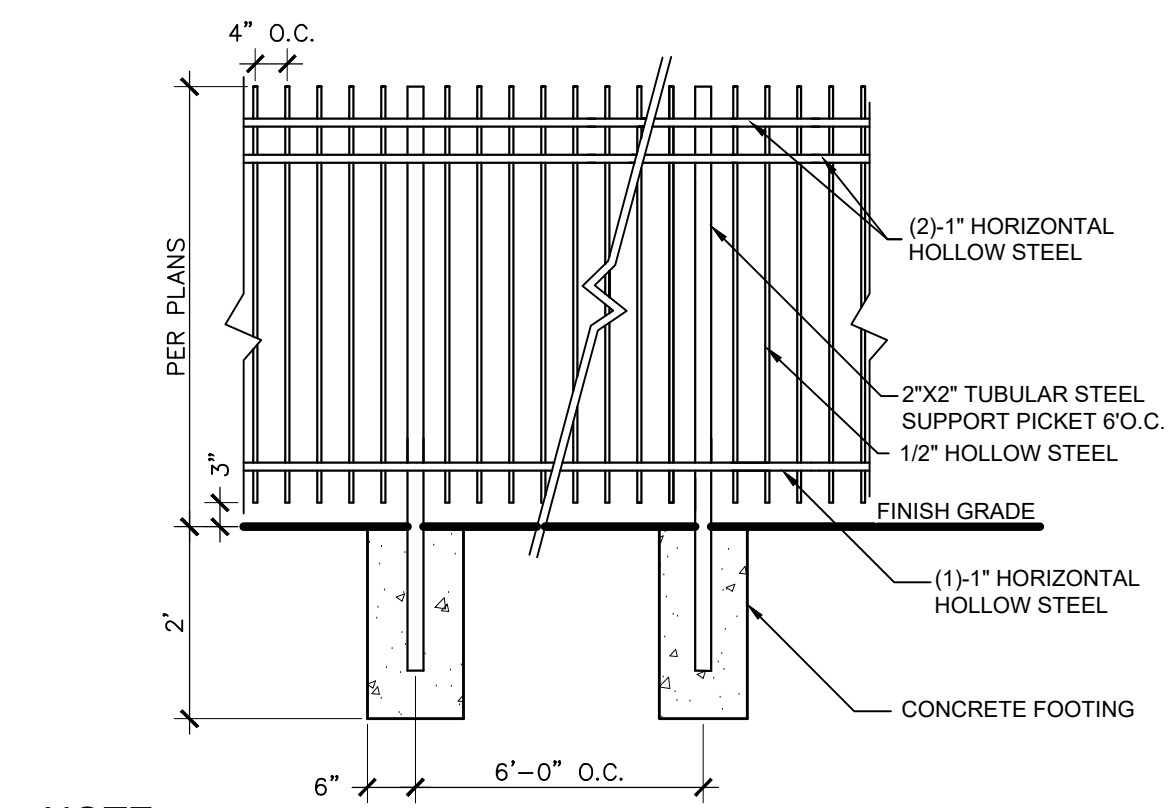
SYMBOL	DESCRIPTION
1	ALL TREES WITHIN PRIVATE LOTS SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT BUILDOUT AND IS THE RESPONSIBILITY OF THE BUILDER TO INSTALL CORRECT SPECIES AND SIZES AS INDICATED ON THE PLANS. CONTRACTOR TO ENSURE IRRIGATION IS PROVIDED TO INSTALLED TREES AT THE TIME OF INSTALLATION.
2	LANDSCAPE BERM SHOWN IN 1' CONTOUR INTERVALS



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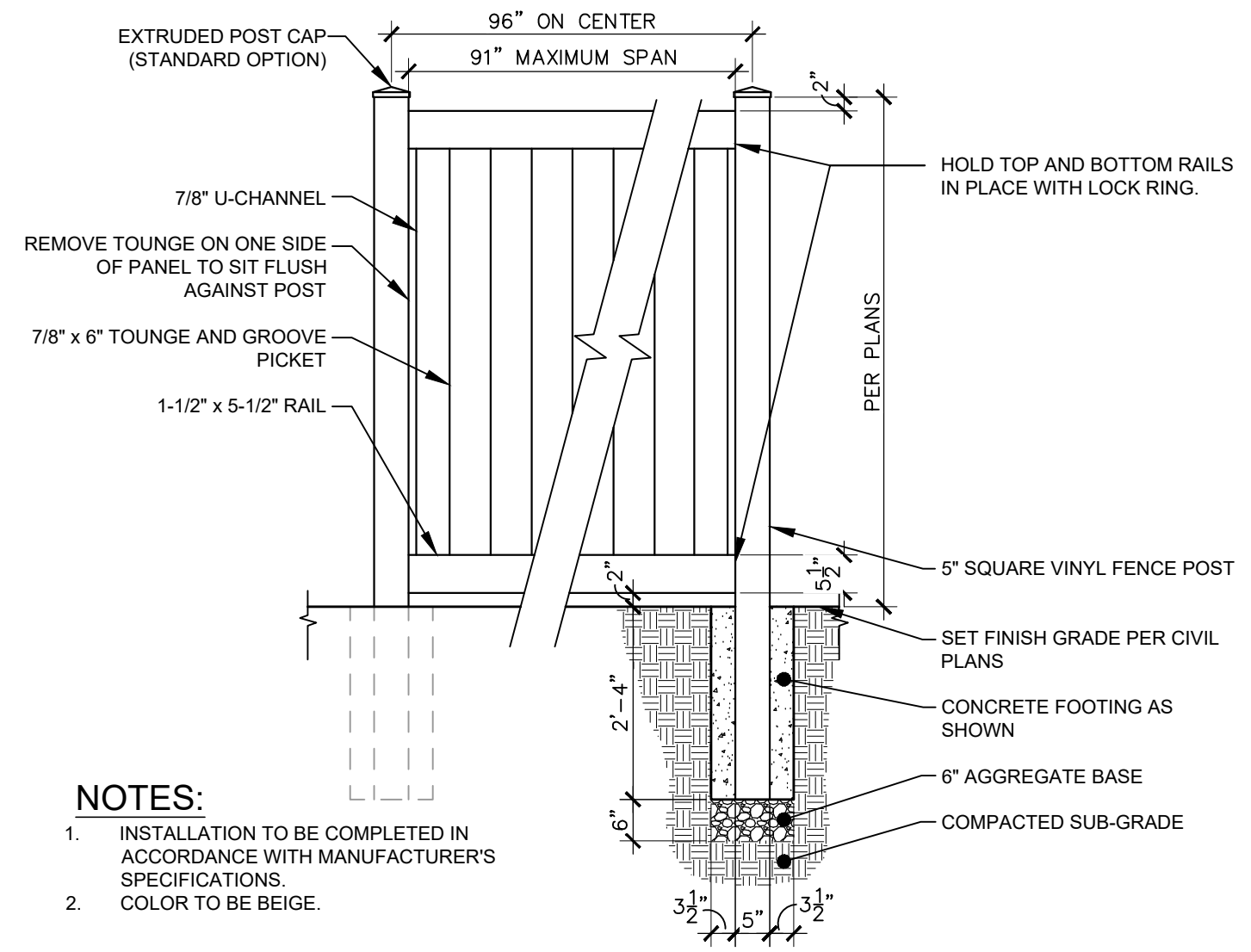
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NOTE:
1. ALL FENCING, IF CONSTRUCTED BY THE LOT OWNER, SHALL BE IN ACCORDANCE WITH THIS DETAIL.
2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. TUBULAR METAL FENCE TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

1 TUBULAR METAL FENCE
NTS



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. COLOR TO BE BEIGE.

2 VINYL FENCE PANEL
NTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
TREES						
AP	6	6	ACER PLATANOIDES DEBORAH / DEBORAH NORWAY MAPLE	2' CAL.	B&B	45" H X 40" W CLASS II
AT	9	9	ACER TRUNCATUM X PLATANOIDES WARRENRED / PACIFIC SUNSET® MAPLE	2' CAL.	B&B	30" H X 35" W CLASS II
CN	6	6	CHAMAECYPARIS NOOTKATENSIS GREEN ARROW / GREEN ARROW NOOTKA CYPRESS	6" HT.	B&B	25" H X 4" W
LS	6	6	LIQUIDAMBAR STYRACIFLUA MORAIN / MORAIN SWEET GUM	2' CAL.	B&B	40" H X 30" W CLASS II
PA	10	10	PICEA ABIES / NORWAY SPRUCE	6" HT.	B&B	40" H X 25" W
PF	17	17	PINUS FLEXILIS VANDERWOLFS PYRAMID / VANDERWOLFS PYRAMID LIMBER PINE	6" HT.	B&B	20" H X 15" W
QS	4	4	QUERCUS SHUMARDII / SHUMARD OAK	2' CAL.	B&B	50" H X 40" W CLASS II
SHRUBS						
CC	19	19	COREOPSIS X CREME BRULEE / CREME BRULEE TICKSEED	2 GAL.		1.5" H X 2" W
CH	11	11	CORNUS ALBA BALHALO / IVORY HALO® TATARIAN DOGWOOD	5 GAL.		6" H X 6" W
CK	16	16	CORNUS SERICEA KELSEY / KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.		2.5" H X 2.5" W
NW	25	25	NEPETA X WALKERS LOW / WALKERS LOW CATMINT	2 GAL.		2" H X 3" W
PN	9	9	PICEA ABIES NIDIFORMIS / BIRD'S NEST NORWAY SPRUCE	5 GAL.		4" H X 6" W
RG	3	3	RHUS AROMATICA GRO-LOW / GRO-LOW FRAGRANT SUMAC	5 GAL.		3" H X 8" W
VS	6	6	VIBURNUM OPULUS STERILE / EUROPEAN CRANBERRYBUSH	5 GAL.		12" H X 10" W

LANDSCAPE PLAN

0 30 60 90 feet
1" = 30'-0"

NORTH

No.	Revision/Issue	Date

Project Name and Address
SPRINGTREE ESTATES
9220 W. BEACON LIGHT ROAD
STAR, IDAHO 83669

Project Number 24003	Sheet L1.1
Date 8/8/24	LANDSCAPE PLAN
Drawn By / Checked By CJW / CJW	

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MINUS) CRUSHED BASALT ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. FOLIAGE MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE: PH 5.5 TO 7.0.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
- ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER ACHD UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

LANDSCAPE AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, AND OTHER EXTRANEOUS MATTER.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

TOPSOIL NOTES

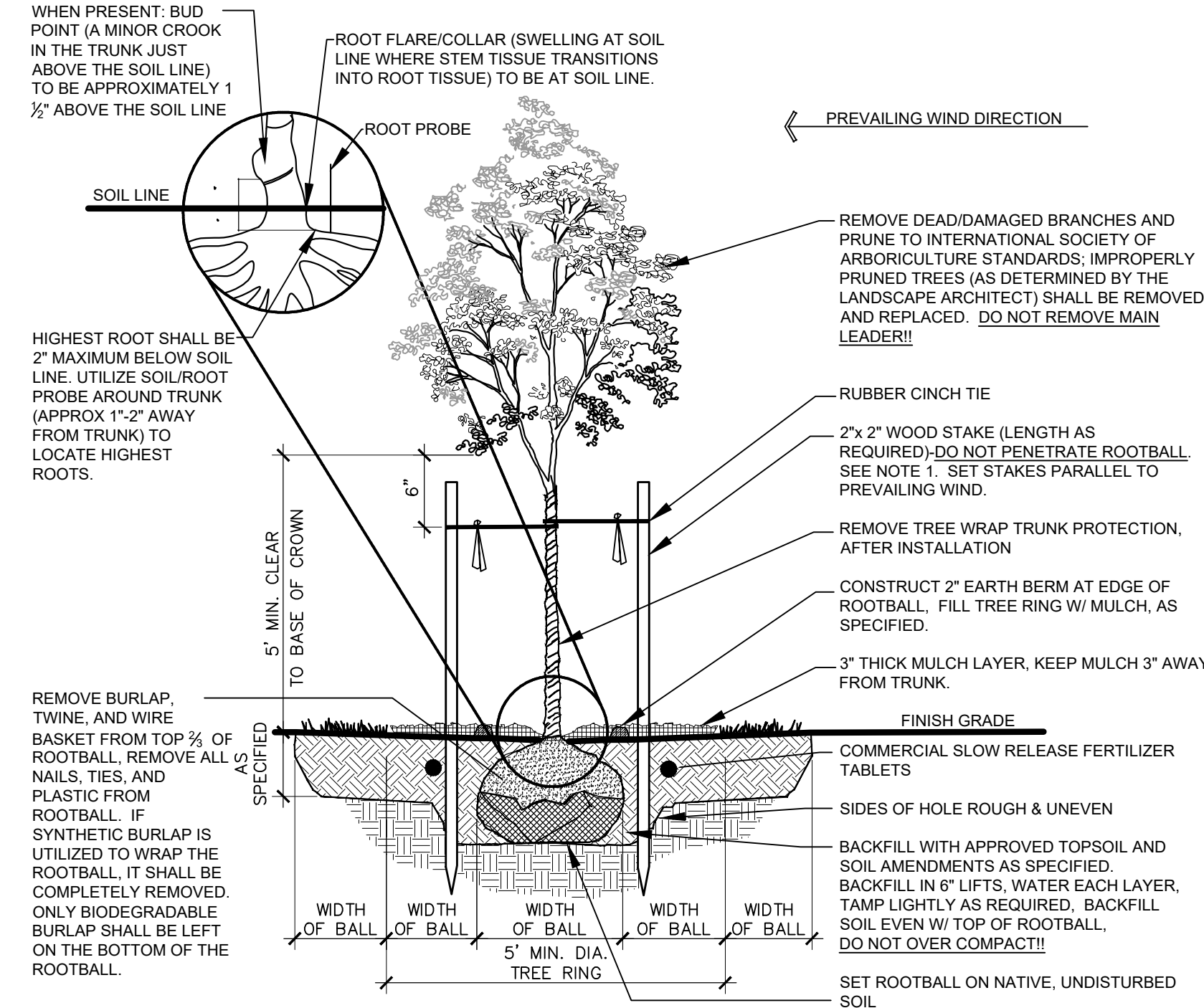
- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - PLANTER BEDS: 18 INCHES MINIMUM.
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

TURF AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

WEED ABATEMENT NOTES:

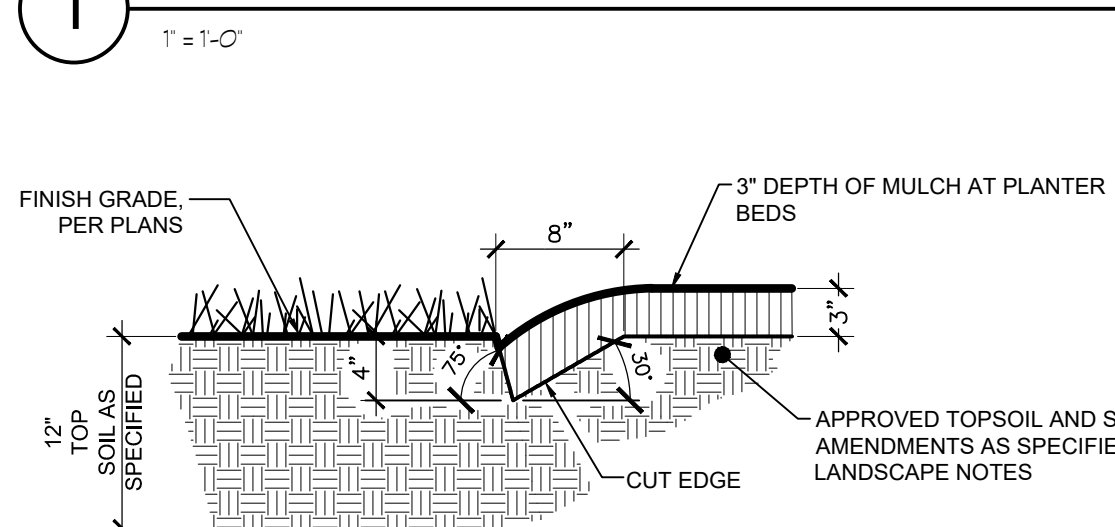
- ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF "ROUND-UP" TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.



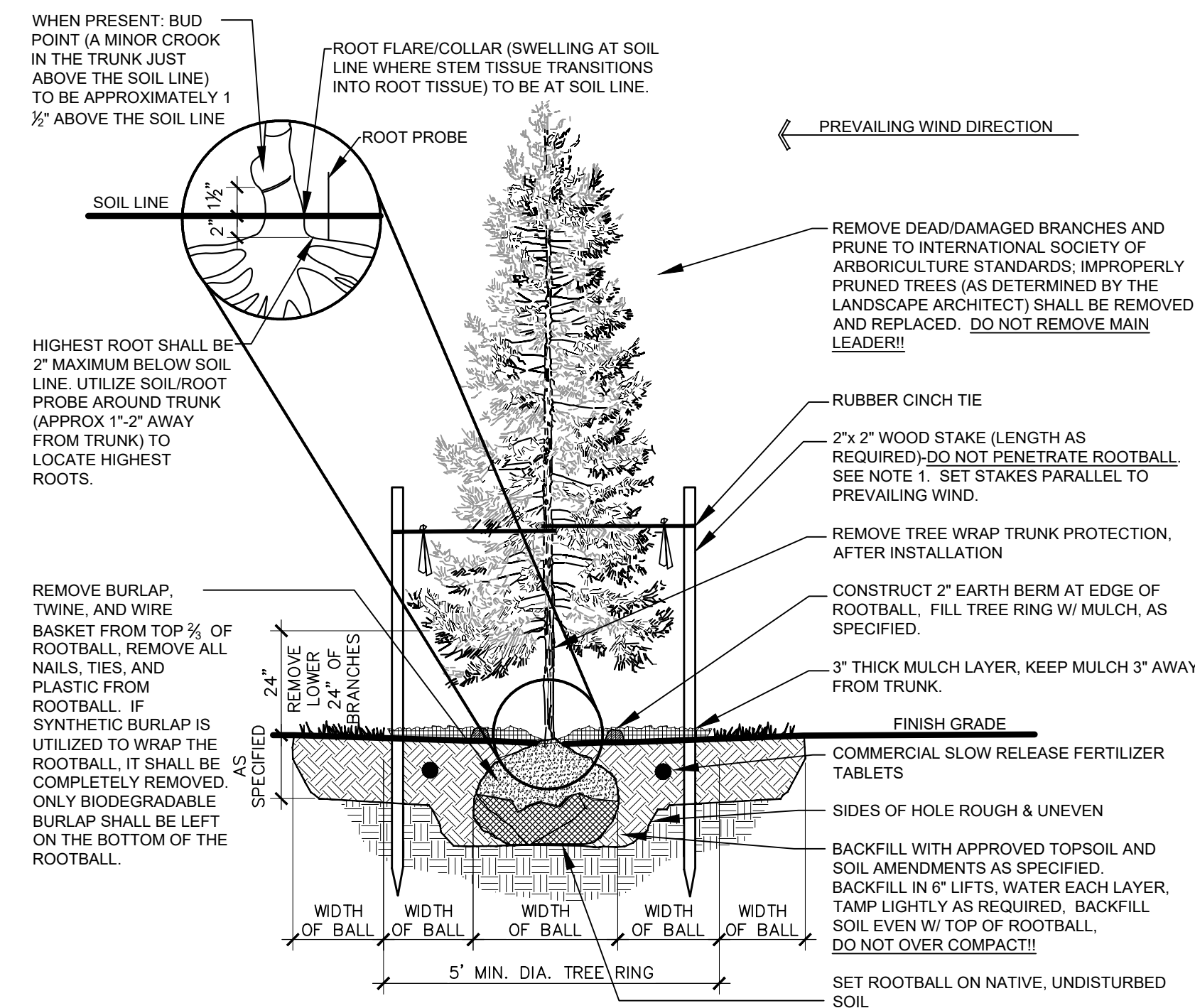
NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 6'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 TREE PLANTING DOUBLE STAKE



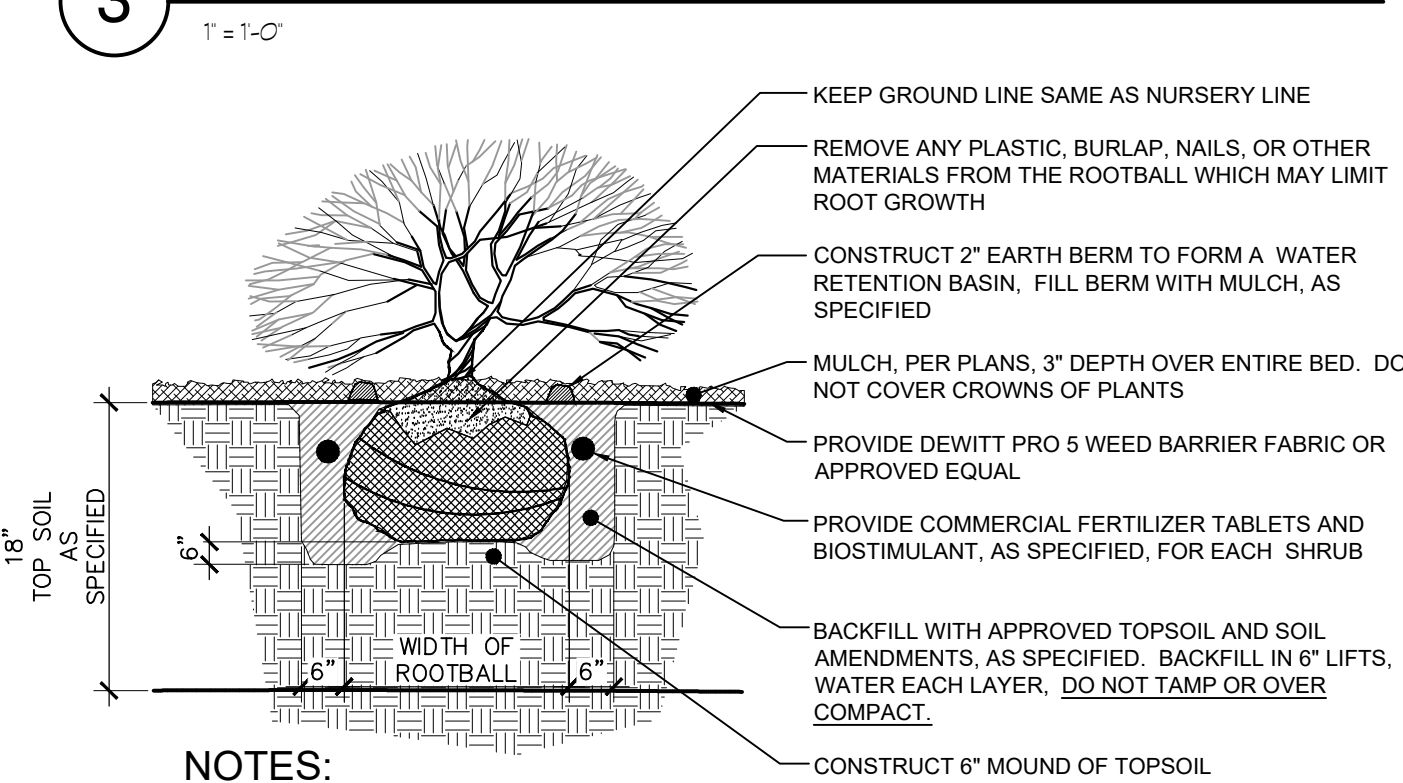
2 CUT EDGE



NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

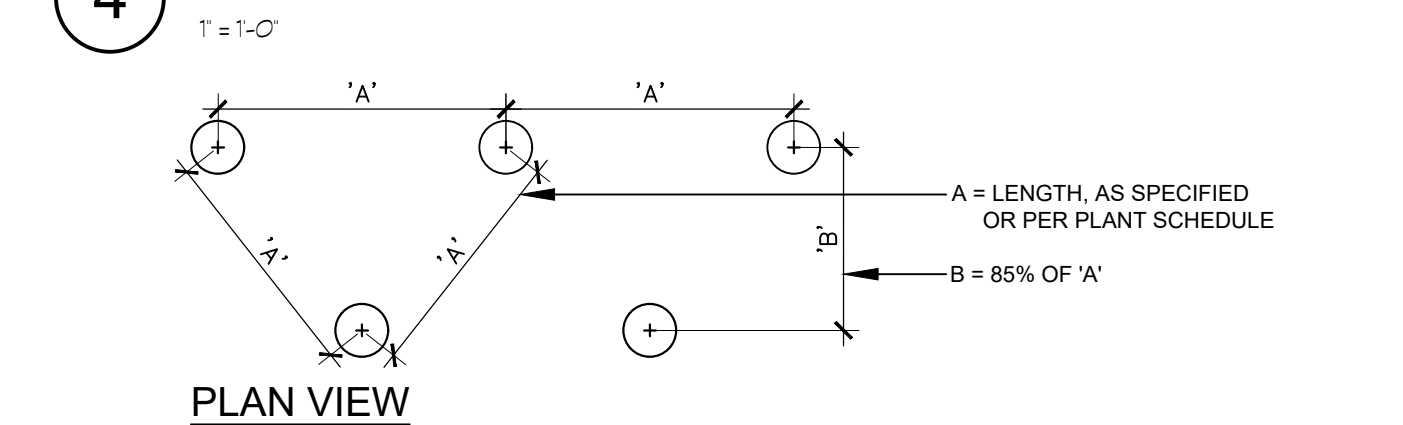
3 CONIFEROUS TREE PLANTING DOUBLE STAKE



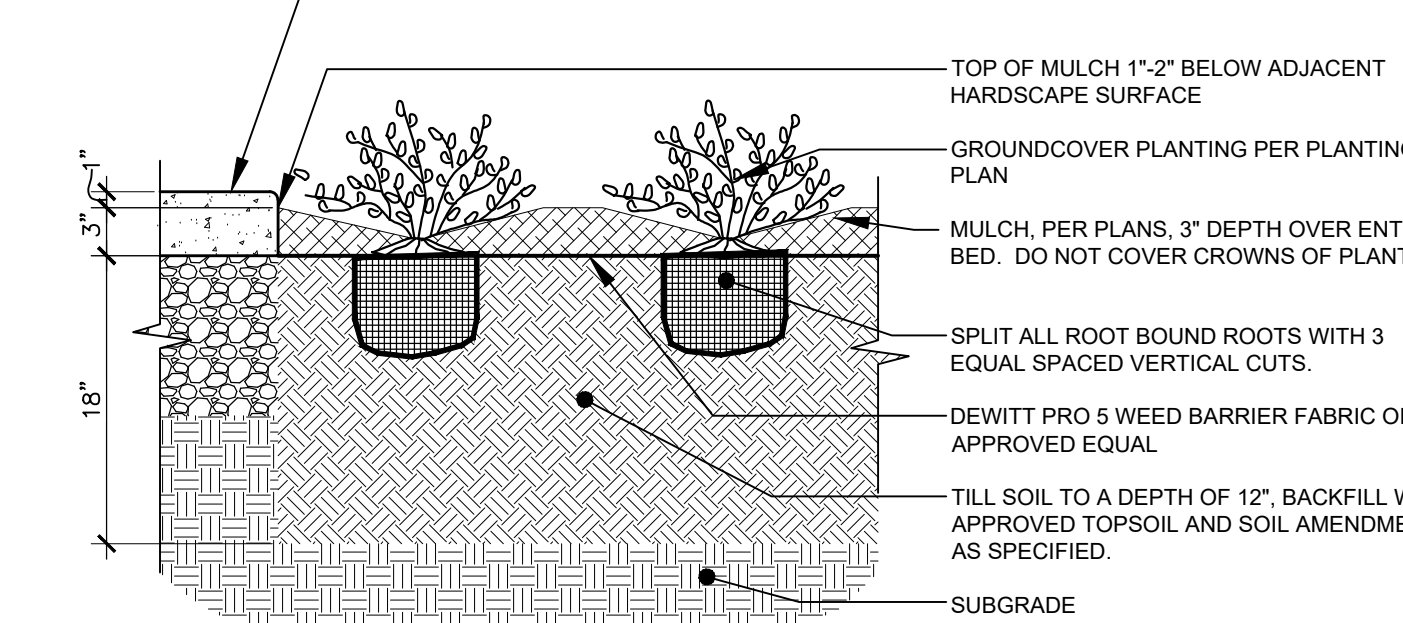
NOTES:

- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
- APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 SHRUB PLANTING



PLAN VIEW



SECTION

NOTES:

- ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
- APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

5 PERENNIAL, GROUNDCOVER, AND ORNAMENTAL GRASS PLANTING

Stamp

LANDSCAPE ARCHITECTURE
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W: WEBERDESIGNSTUDIO.ORG

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No.	Revision/Issue	Date

Project Name and Address

SPRINGTREE ESTATES
9220 W. BEACON LIGHT ROAD
STAR, IDAHO 83669

Project Number 24003	Sheet L1.2
Date 8/8/24	LANDSCAPE DETAILS
Drawn By / Checked By CJW / CJW	



CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council
FROM: City of Star Planning Department *Shen T. Muth*
MEETING DATE: November 19, 2024
FILE(S) #: Vacation of Right of Way for Grace Lane

REQUEST

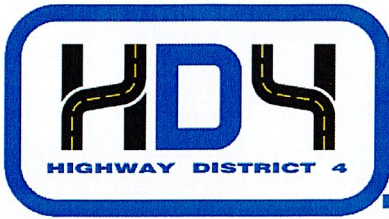
Request: Highway District #4 has requested consent from the Star City Council for the vacation of public right of way for Grace Lane (also referred to as "Bent Lane"), in Canyon County, Idaho. The property in question is outside of the Star City limits but within the Area of Impact.

STAFF REVIEW AND RECOMMENDATIONS

Based upon the information provided to staff in the request from Highway District #4, staff finds that the proposed vacation of right of way is not in conflict with the requirements, standards and intent of the Comprehensive Plan and Zoning Ordinance. Staff recommends that Council consent to the vacation of right of way of Grace Lane (also referred to as "Bent Lane"), and direct staff to notify Highway District #4 of its decision.

COUNCIL DECISION

The Star City Council hereby consents to the requested vacation of right of way for Grace Lane (also referred to as "Bent Lane" on this date _____, 2024.



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

Section 5, Item Q.

TELEPHONE 208.454.8135
FAX 208.454.2008

October 22, 2024

CERTIFIED MAIL

Re: Petition for Vacation of Right-of-Way and Abandonment of Culvert
Bent Lane (North/South) Right-of-Way

Highway District No.4 received a petition request from Eric and Kristin Battey of Star, Idaho to vacate a public right-of-way, "Bent Lane" referenced as Grace Lane in the Canyon County Assessor Web Map. HD4 is seeking comments from public utilities regarding the proposed vacation as according to Idaho Code 40-203 (Abandonment and Vacation of Public Rights-of-Way) and consent of the vacation from Star City Council as according to Idaho Code 50-1321 (Acknowledgement and Filing of Consent). Utility comments may include the location of existing or planned utilities within the right-of-way, the need to preserve all or portions of the right-of-way for utility or access purposes, the need to reserve easement(s) in place of the right-of-way, full consent to abandon the right-of-way as proposed, or other comments of interest to the respective utility's interests.

The subject right-of-way was created by deed in 1984, and consists of a 33-foot wide right-of-way as referenced in the attached deed (Instrument Number 8427984). HD4 maintains the subject right-of-way and said right-of-way is identified in the official highway system map as public highways under the jurisdiction of HD4. The east boundary of the 33' wide ROW considered for vacation begins approximately 5' south of the ROW line of Bent Lane (east/west alignment) and extends approximately 420' south from that point. See attached vicinity maps for further information.

Preliminary review shows the subject ROW used for the following purposes:

- Public utilities observed—includes but not limited to power poles and sewer located within the ROW
- Access to the Canyon County Canal by Canyon County Water Company
- RCP culvert crossing of the Canyon County Canal

With the vacation request HD4 staff intends to recommend to the HD4 Board the following:

- Abandon in place the culvert crossing of the Canyon County Canal
- Utility easement and right to access irrigation and utilities within the former ROW

The subject right-of-way does not lie on an alignment consistent with a planned future arterial or collector road as defined by the Planning Functional Classification Maps adopted by Highway District No. 4, Star, or Canyon County.

For Adjacent Property Owners and Interested Persons:

Comments can be made prior to the hearing via email or letter. Testimony can also be received at the time of the public hearing. Public hearing date is TBD.

Please provide comments by mail or email to lriccio@hwydistrict4.org no later than 30 days from the date of this letter. If you have any questions you are welcome to email or call me at 208-454-8135.

Sincerely,

Leonard Riccio, P.E.
Transportation Planner
Senior Assistant Engineer

Deed Instrument Number 8427984

INSTRUMENT NO. 8427984 **WARRANTY DEED**

For Value Received, LLOYD O. RHAY, a widower, of Route 1, Star, Canyon County, Idaho,

the grantor does hereby grant, bargain, sell and convey unto BETTY SCHMIDT, a single woman dealing in her sole and separate property, of Route 1, Star, Canyon County, Idaho 83669, the grantee, the following described premises, situated in Canyon County, State of Idaho, to-wit:

Beginning at the Northeast corner of Section 13, Township 4 Nor., Range 2 West of the Boise Meridian, a bronze cap;

thence S 89°14½' W 1348.7 feet to the Northwest corner of the NE¼ NE¼ of said Section 13;

thence S 89°14½' W 50.0 feet to a steel pin;

thence S 0°00' W 862.4 feet to a steel pin;

thence South 89°14½' W 1268.5 feet to a steel pin, the REAL POINT OF BEGINNING;

thence S 0°28½' E 457.6 feet along the Easterly side of a road right of way to a steel pin;

thence S 89°14½' W 96.2 feet to a steel pin;

thence N 0°28½' W 457.6 feet to a steel pin;

thence N 89°14½' E 96.2 feet to the REAL POINT OF BEGINNING;

Except a right of way for a road 33.0 feet wide along the East side;

Above described tract contains 1.011 acres including the said right of way for the road and 0.664 acres excluding the right of way for the said road;

Together with all water, water rights, and rights of way for ditches appurtenant thereto or in anywise appertaining;

Subject to all existing rights of way and easements;

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, her heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that said premises are free from all Incumbrances

and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: November 26, 1984.

Lloyd O. Rhay
Lloyd O. Rhay

STATE OF IDAHO, COUNTY OF Canyon) ss.

On this 26th day of November, 1984, before me, a notary public in and for said State, personally appeared LLOYD O. RHAY, a widower,

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

James K. ...
Notary Public.
Residing at Caldwell, Idaho



8427984


RECORDED

'84 NOV 26 PM 2 58

BILL STAKER
CANYON CENTER
BY *C. Blawie*

RECEIVED *Betty Schmut*
TYPE *Recd* \$ *4.00*

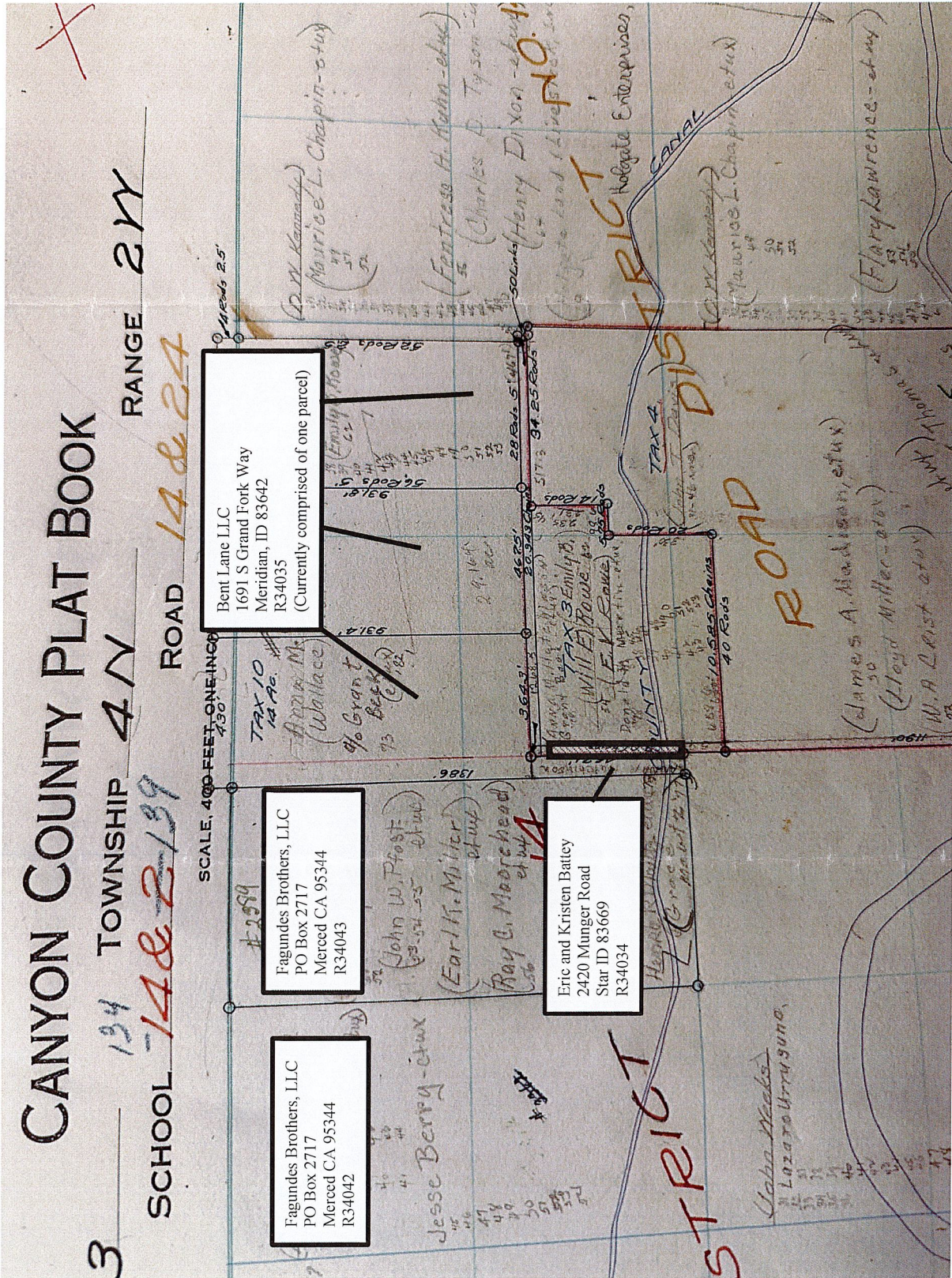
Vicinity Map (North/South) Bent Lane Vacation Limits

(ROW to be Vacated) 



Canyon County Plat Book

(ROW to Be Vacated)





CITY OF STAR
LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Star Planning & Zoning Department *Shen T. Smith*

MEETING DATE: November 19, 2024 – PUBLIC HEARING
FILE(S) #: PP-22-05 MOD Preliminary Plat Modification for Star River Ranch North Subdivision – aka Legado Subdivision.
 PR-24-05 – Private Road Application

OWNER/APPLICANT/REPRESENTATIVE

Property Owner/Applicant:

Bent Lane, LLC
6152 West Half Moon Lane
Eagle, Idaho 83616

Representative:

Stephanie Hopkins/Connor Lindstrom
KM Engineering, LLP
5725 North Discovery Way
Boise, Idaho 83713

REQUEST

Request: The Applicant is seeking approval of a Preliminary Plat Modification and Private Street with gates for a proposed residential subdivision consisting of 71 single-family residential lots and 12 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.77 acres with a proposed density of 2.99 dwelling units per acre. The property is currently zoned Residential R-5. The original preliminary plat was approved by City Council on March 23, 2023.

PROPERTY INFORMATION

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

Existing Site Characteristics: The property is now currently vacant land/pasture.
Irrigation/Drainage District(s): - Canyon County Water Company, LTD.
P.O. Box 11
Star, ID 836669

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

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	, 2024
Neighborhood Meeting Held	February 15, 2024
Application Submitted & Fees Paid	August 16, 2024
Application Accepted	, 2024
Residents within 300' Notified	October 30, 2024
Agencies Notified	, 2024
Legal Notice Published	, 2024
Property Posted	, 2024

HISTORY

- **May 1, 2007** – Council approved an application for Hidden Meadows Subdivision Annexation and Zoning with Preliminary Plat to R-5. The development consisted of 108 residential lots and 24 common lots on approximately 24 acres.
- **July 19, 2022** – Council tabled application for Preliminary Plat (PP-22-05) for Star River Ranch North Subdivision to September 6, 2022.

- **September 6, 2022** – Council tabled application for Preliminary Plat (PP-22-05) for Star River Ranch North Subdivision to March 7, 2023.
- **March 7, 2023** – Council tabled application for Preliminary Plat (PP-22-05) for Star River Ranch North Subdivision to March 21, 2023.
- **March 21, 2023** – Council approved application for Preliminary Plat/PUD (PP-22-05) for Star River Ranch North Subdivision. The preliminary plat was approved for a maximum of 71 single family residential lots with 12 common lots on 23.77 acres.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-5)	Estate Urban Residential	Vacant
Proposed	Residential (R-5)	Estate Urban Residential	Single Family Residential
North of site	Mixed-Use (MU) AG (Canyon Co)	Estate Urban Residential	Vacant/Agricultural Single family residential
South of site	Residential (R-2)	Estate Urban Residential	Star River Ranch Common Lot/ vacant/agricultural/Single Family Residential
East of site	AG (Canyon Co)	Estate Urban Residential	Vacant/Agricultural
West of site	Mixed Use (MU)	Estate Urban Residential	Old East Canyon Development Vacant/Agricultural

CODE DEFINITIONS / COMPREHENSIVE PLAN

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

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

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

Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

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

8-3A-3: USES WITHIN ZONING DISTRICTS

<u>ZONING DISTRICT USES</u>	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

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

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS (As of Submittal of Application – Prior to UDC Update):

Zoning District	Maximum Height Note	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior	Street

	Conditions			Side	Side
R-5	35'	15' to living area/side load garage 20' to garage face	15'	5'	20'

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

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

Notes:

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

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

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

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.

2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.

3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.

4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);

2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;

3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.

4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.

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

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

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

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

1. Private Road Reserve Study Requirements.

- a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the

common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association’s reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board’s analysis of the reserve account requirements as a result of that review.

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

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

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

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

8-4E-2: 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 total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.

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 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the useable area 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, as determined by the Administrator;
 - c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;
 - d. A plaza.
 - e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.
 - f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).
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, as determined by the Administrator.

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 with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).

- b. Children's play structures.
- c. Sports courts.
- d. Additional open space in excess of 10% qualified 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;

h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

6. Community Gardens.

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 owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

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

J. Additional residential standards applying to all new residential subdivisions:

- a. Residential Elevations:
 - i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
 - ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all

submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:

1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**

5. Additional landscaping buffers may also be required.
- b. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
- c. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
- d. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

8-4A-21: MAILBOXES:

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, any unresolved access or traffic generation issues related to ACHD/HD4 or ITD regulated roadways should be resolved by the applicant prior to acceptance of any application. The administrator may require a letter from the appropriate transportation agency or servient property owner to be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator at least the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be

submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
 - h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
 - i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
 - k. Phasing plan showing all proposed phases of the development;
 - l. Preliminary irrigation analysis showing availability of water rights and distribution

- of irrigation to the lots within the proposed subdivision, or waiver request;
 - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
 - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
 - o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
 - p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
 - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
 - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

COMPREHENSIVE PLAN (As of Submittal of Original Application – Under Old Plan):

8.2.3 Land Use Map Designations:

Neighborhood Residential:

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3 units per acre to 5 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.

- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

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

PROJECT OVERVIEW

PRELIMINARY PLAT: (Original Application Review)

The Preliminary Plat submitted contains 71 single family residential lots, and 12 common area lots for a total of 83 lots. The gross density of the proposed development is 2.99 dwelling units/acre. The residential lots range in size from approximately 7,949 square feet to 14,342 square feet with the average buildable lot area of 9,280 square feet. The applicant has indicated in their Open Space Exhibit that the development will contain a total of 4.34 acres (18.3%) of overall open space, which includes 3.38 acres within the proposed plat and .96 acres located within an area in Star River Ranch No. 1. The applicants intent is to improve this .96-acre area for a future dog park that will be utilized by both subdivisions. The total usable open space proposed is 3.63 acres (15.4%) . The Unified Development Code, Section 8-4E-2 states that all developments shall have a total of 15% open space and 10% usable open space. The current preliminary plat, as submitted satisfies these requirements. Streets are proposed to be public throughout the development and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

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

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

ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks:** - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision. **At the time of submittal, detached sidewalks were not required under the UDC that was in affect at the time of submittal of the application. Staff recommends that the Council consider requiring detached sidewalks that meet the current intent of the City for streetscapes.**
- **Lighting:** - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan, indicating location of lights or a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- **Landscaping:** - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. The landscape plan submitted with the Preliminary Plat shows street trees throughout the large common area and dog park as required per code. The submitted landscape plan appears to satisfy these requirements. Not all street trees are on the landscape plan and appear to be located by the builder. A condition of approval will be to hold certificates of occupancy until trees are planted per code. Common areas along the roads do not contain the necessary number of trees called for by code. A condition of approval will be to submit a new plan showing the correct number of street trees in all the common areas.
- **Setbacks:** - The Applicant is requesting 5-foot side yard setbacks that were allowed in the R-5 zoning district at the time of submittal of the application and prior to the June 7, 2022 Code revision. All other setbacks of the current R-5 zone are consistent with the new R-3 setbacks established by the June 7, 2022 UDC rewrite.
- **Block Length:** - Blocks 2 and 3 are over 750' in length. Therefore, Council must approve the waiver to the block length for these areas.
- **Mailbox Cluster:** - Applicant has provided communication to the Star Postmaster and they are awaiting his response on cluster location.
- **Subdivision Name:** - Applicant has provided documentation showing approval for the subdivision name.

- **Street Names:** - Applicant has provided documentation showing approval for the street names as public streets. New street names will be required to conform to the private road naming conventions.
- **Phasing:** - Applicant is proposing the development will be built out in two phases.

PRELIMINARY PLAT: (Modification Application Review)

The Preliminary Plat submitted contains 71 single family residential lots, and 11 common area lots and 1 common driveway, for a total of 83 lots. The gross density of the proposed development is 2.99 dwelling units/acre. The residential lots range in size from approximately 6,260 square feet to 14,716 square feet with the average buildable lot area of 9,319 square feet. The applicant has indicated in their Open Space Exhibit that the development will contain a total of 4.86 acres (20.45%) of overall open space, which includes 3.81 acres (16.03%) of usable open space. The Unified Development Code, Section 8-4E-2 states that all developments shall have a minimum of 15% open space and 10% usable open space. The current preliminary plat, as submitted satisfies these requirements.

Streets are now proposed to be private throughout the development. The applicant is proposing local streets to be 36 feet from back of curb to back of curb located in a 40-foot Right of Way with an 8-foot-wide planter strip and 5-foot-wide detached sidewalks. These measurements satisfy Section 8-4D-34B(4) of the Unified Development Code. The applicant has also removed the entrance road on the southwest corner of the property and is proposing a shared driveway instead. Under Section 8-6B-2D, common/shared driveways shall not be permitted for residential developments unless an approved, emergency turnaround is provided, and the driveway is approved by the Fire District. Staff recommends that the entrance road be added back to the plan as a shared drive does not meet code and the secondary entrance is necessary for emergency access.

The applicant is proposing that the main entrance to the development be divided by a median, creating 18-foot-wide driving lanes with 7-foot-wide planter strips and 5-foot-wide detached sidewalks. This will require Fire District approval.

The development will be primarily accessed off Bent Lane via Balto Street. There will also be access via Silverthorne Avenue which will connect to a future collector road, Landruff Lane, to the north when that property is developed. **Silverthorne Street was originally connected to Bent Lane on the south, Staff recommends that connection still be made for emergency access and to eliminate the shared drive proposed on the new plan.**

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 2 site amenities. The original preliminary plat proposed a total of 3 amenities. The revised

preliminary plat is now removing pickleball courts and replacing it with a pool. There will also be a large open, grass area and walking paths throughout the development.

ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks:** - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision.
- **Lighting:** - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan, indicating location of lights or a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- **Landscaping:** - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. The landscape plan submitted with the Preliminary Plat shows street trees throughout the large common area and dog park as required per code. The submitted landscape plan appears to satisfy these requirements.
- **Setbacks:** - The Applicant is requesting 5-foot side yard setbacks that were allowed in the R-5 zoning district at the time of submittal of the application and prior to the June 7, 2022 Code revision. All other setbacks of the current R-5 zone are consistent with the new R-3 setbacks established by the June 7, 2022 UDC rewrite.
- **Block Length:** - Matanuska and Talkeetna streets are over 750' in length. Council will need to approve these private street lengths.
- **Mailbox Cluster:** - Applicant has provided communication from the Star Postmaster depicting the approved location of the mailbox clusters. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times
- **Subdivision Name:** - Applicant has provided documentation showing approval for the subdivision name.
- **Street Names:** - Applicant has provided documentation showing approval for the street names and they are showing accurately on the submitted preliminary plat. New street names will be required to conform to the private road naming conventions.

- **Phasing:** - Applicant is proposing the development will be built out in two phases.
- **Gates:** - **The applicant is proposing the private streets to be gated. Unified Development Code section 8-4D-3(4) states that private gates or other obstacles shall not be allowed, unless approved by Council and the Fire District.**

AGENCY RESPONSES

Star Fire District

October 7, 2024

PUBLIC RESPONSES

No public responses have been received.

STAFF ANALYSIS & RECOMMENDATIONS

City staff has received comments about private streets from emergency services, including police and fire, on the increased concerns they are having with the City approving private streets, particularly in higher density subdivisions. These concerns mostly revolve around police enforcement of traffic laws, including speeding, driving under the influence and illegal parking. With private streets, the police department has no jurisdiction to enforce these laws. With the higher the residential density, the greater chance of violation within these subdivisions, and a higher expectation from residents who assume that the police will take care of these violations. This leaves enforcement strictly in the hands of the homeowners associations.

Staff is also concerned that the access in the southwest corner of the development have been removed from the original approved plat, forcing the applicant to propose common driveways to access residential lots in that area. Staff would recommend that Council require this roadway access to be remain, and the common driveway be denied.

Based upon the concerns by the emergency services, staff cannot provide a positive recommendation on this application request to convert the public streets into private streets for this development. 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 request, staff is providing conditions of approval for Council to consider. Council shall direct staff to draft findings of fact and conclusions of law based on their decision for the Council to consider at a future date.

FINDINGS

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

PRELIMINARY PLAT FINDINGS:

- 1. The plat is in compliance with the Comprehensive Plan.
The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:
 - 1. *Designing development projects that minimize impacts on existing adjacent properties, and*
 - 2. *Managing urban sprawl to protect outlying rural areas.*

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

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

- 3. There is public financial capability of supporting services for the proposed development;
The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.

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

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

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

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 meets the design standards in the Code.

B. Granting approval of the private street would not cause damage, hazard, or nuisance,

or other detriment to persons, property, or uses in the vicinity:

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

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

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

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

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

CONDITIONS OF APPROVAL (IF APPROVED BY COUNCIL)

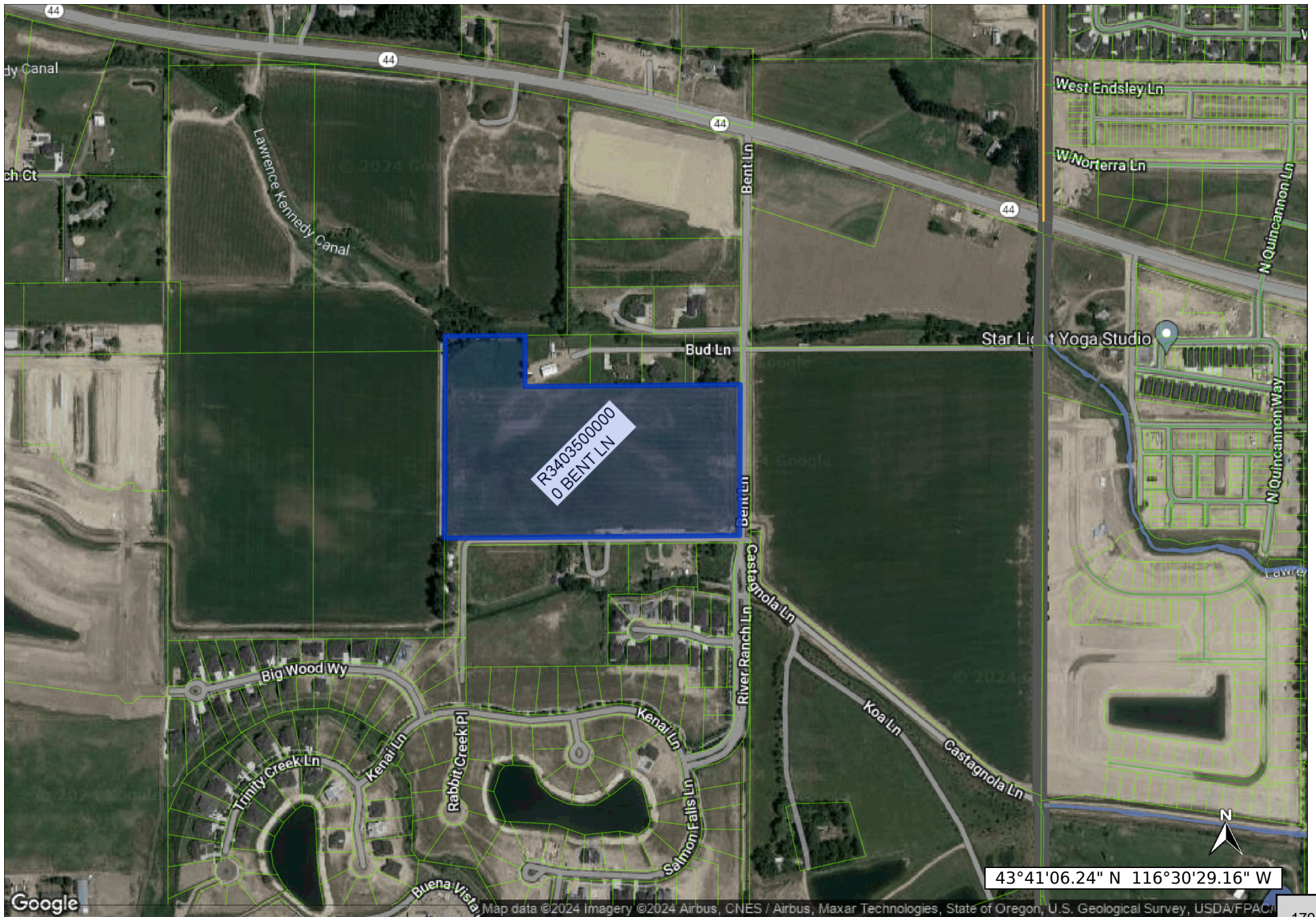
- 1. The approved Preliminary Plat for the Legado (Star River Ranch North) Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. All streets shall have a minimum street width of 36' and shall be constructed to HD4/ACHD standards.
- 3. **Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4, unless a waiver is applied for and approved by the council. 5-foot side yard setbacks have been approved by Council.**
- 4. The applicant shall enter into a Development Agreement with the city, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System within the City of Star and/or City of Star Area of City Impact. **The Developer will pay the \$71,000.00 traffic mitigation fee determined by the Idaho Transportation Department as follows: the Developer will pay the city \$1,000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase.** The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020. These fees will be collected by the City of Star, by phase, prior to final plat signature.

5. **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.**
6. **The Applicant/Owner shall provide an emergency access easement allowing access to Fire, Police and Emergency Services on the private roads. The Applicant/Owner shall work with City Staff on the wording/process.**
7. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
8. **The mailbox cluster must be covered and reasonably lit, as required in Section 8-4A-21 of the UDC.**
9. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan and design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
10. 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. **For all trees to be located by the builder, the certificate of occupancy will be held until the required street trees are installed.**
11. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
12. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
13. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, or as often as necessary including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
14. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.

- 15. 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.
- 16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- 17. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
- 18. 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.
- 19. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
- 20. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
- 21. All common areas shall be owned and maintained by the Homeowners Association.
- 22. 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.**
- 23. A sign application is required for any subdivision signs.
- 24. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File Number PP-22-05-05 MOD and PR-24-05 for Star River Ranch North Subdivision aka Legado Subdivision on _____, 2024.



August 13, 2024
Project No.: 21-162

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

**RE: Legado (fka Star River Ranch North) Subdivision – Star, ID
Preliminary Plat Modification and Private Road Application**

Dear Shawn:

On behalf of Bent Ln LLC., we are pleased to submit a preliminary plat modification and private road application for the Legado Subdivision, formerly known as the Star River Ranch North Subdivision.

Site Location and History

The property is approximately 23.77 acres located south of State Highway 44 and west of Bent Lane. A preliminary plat for 71 single-family residential lots and 12 common lots served by internal public roadways was approved on March 21, 2023. Since the development received approval in 2023, the Developer has determined that they would like to utilize private roadways within the subdivision. As such, a preliminary plat modification and private road application are now proposed for the subdivision.



Preliminary Plat Modification

The density, number of lots and overall design of the Legado preliminary plat has not changed since the approval of the original preliminary plat in 2023. As noted, a preliminary plat modification is being requested to allow the community to utilize private streets and to be secured with gates in two locations. In revising the preliminary plat and considering private streets, the Developer also decided to pursue a pool with changing rooms instead of the originally proposed pickleball court.

The development encompasses approximately 23.77 acres and consists of 71 single-family detached residential 11 common open space lots, and 1 common drive lot, totaling 83 lots. Residential lot sizes range from approximately 6,260 square feet to 14,716 square feet with an average lot size of approximately 9,319 square feet. The gross density of the subdivision is 2.99 du/acre, which is significantly below the maximum density permitted in the R-5 district and similar to density typical in the R-3 zoning district.

Residential lots have been designed to ensure compatibility with adjacent development and lots within previous phases of Star River Ranch while providing a smaller footprint to transition from larger lots to the mixed use and commercial zones nearby. No variances or deviations from R-5 dimensional standards are requested or needed to accommodate the community planned.

The development is still planned to occur in two phases. The first phase will be comprised of 34 buildable lots, with primary access proposed via Balto Street. A secondary, emergency access is proposed via a common driveway to Bent Lane. Originally, secondary access was proposed via Silverthorne Avenue to Bent Lane. However, since the revised preliminary plat includes private streets with gates, the Developer would like to limit access to Bent Lane to increase the exclusive feel of the development and minimize traffic experienced by existing residents to the south. The second phase will be comprised of 37 buildable lots and will include completion of Silverthorne Avenue to connect with Landruff Lane.

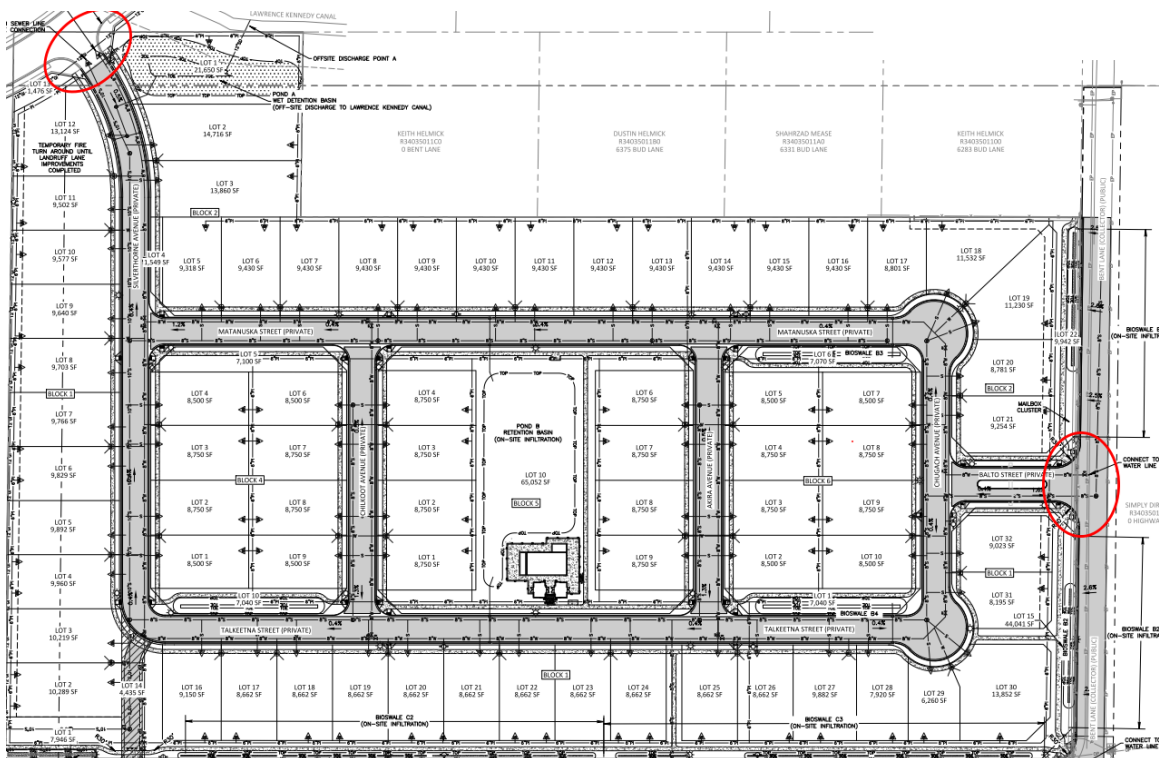
Private Streets

Originally, the preliminary plat had proposed internal public streets to provide access throughout the development. The configuration of roadways remains consistent with the original approval with the proposed private streets, aside from a common driveway in the southwest corner of the site providing emergency access for the first phase of the development. Roadway sections will remain the same width and improvements will conform with Highway District No 4 design standards as required by City Code.

The proposed private streets will include two gates to be located at the development’s entrance points. One gate will be placed at the primary entrance road for the subdivision, Balto Street, a full access point connecting to Bent Lane via State Highway 44 (State Street). Balto Street leads into Chugach Avenue which forks north and south into Matanuska and Talkeetna Streets respectively. Silverthorne Avenue, a north-south local road in the westerly part of the project extends stubs to the north where a future collector roadway (Landruff Lane) is planned. The second gate will be placed at the northwest corner of the site, where Silverthorne



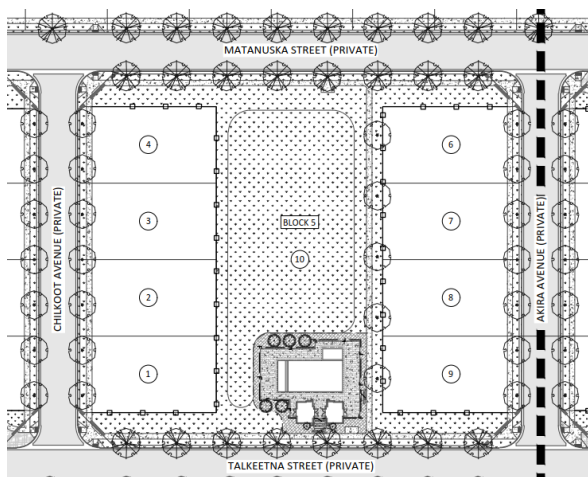
Avenue will eventually connect with Landruff Lane. Gate locations have been circled in the figure below. Schematic examples of the kind of gates contemplated for the development are included within this application.



A traffic impact study (TIS) was submitted to Highway District No 4 (HD4) with the original preliminary plat.

Open Space and Amenities

The approved preliminary plat proposed to include a pickleball court within the central open space lot. With the proposed revision to private streets, the Developer would like to propose that a pool with changing rooms be included for future residents. The development includes pedestrian connectivity throughout to provide easy access to the proposed central amenity and an active amenity for future residents.



Services

In accordance with City Code, Legado will utilize City services. Water is proposed to be connected at two locations in Bent Lane, will be extended throughout the subdivision and stubbed to the south, southwest and northwest corners of the property for future extension. Sanitary sewer will be extended from an existing line in Bent Lane, through the project and will be stubbed to the south for future extension. Exact locations will be determined during final design as we continue to coordinate with the Star Sewer and Water District.

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

Flood Hazard Development

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

Irrigation Districts

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

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

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

Conclusion

We are excited to bring the revised Legado Subdivision to the City of Star. This community will complement surrounding uses and provide needed housing in this area of Star. The proposed private streets will be compatible with existing and planned development and will allow future residents to live in a secure and beautiful area close to existing development.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP



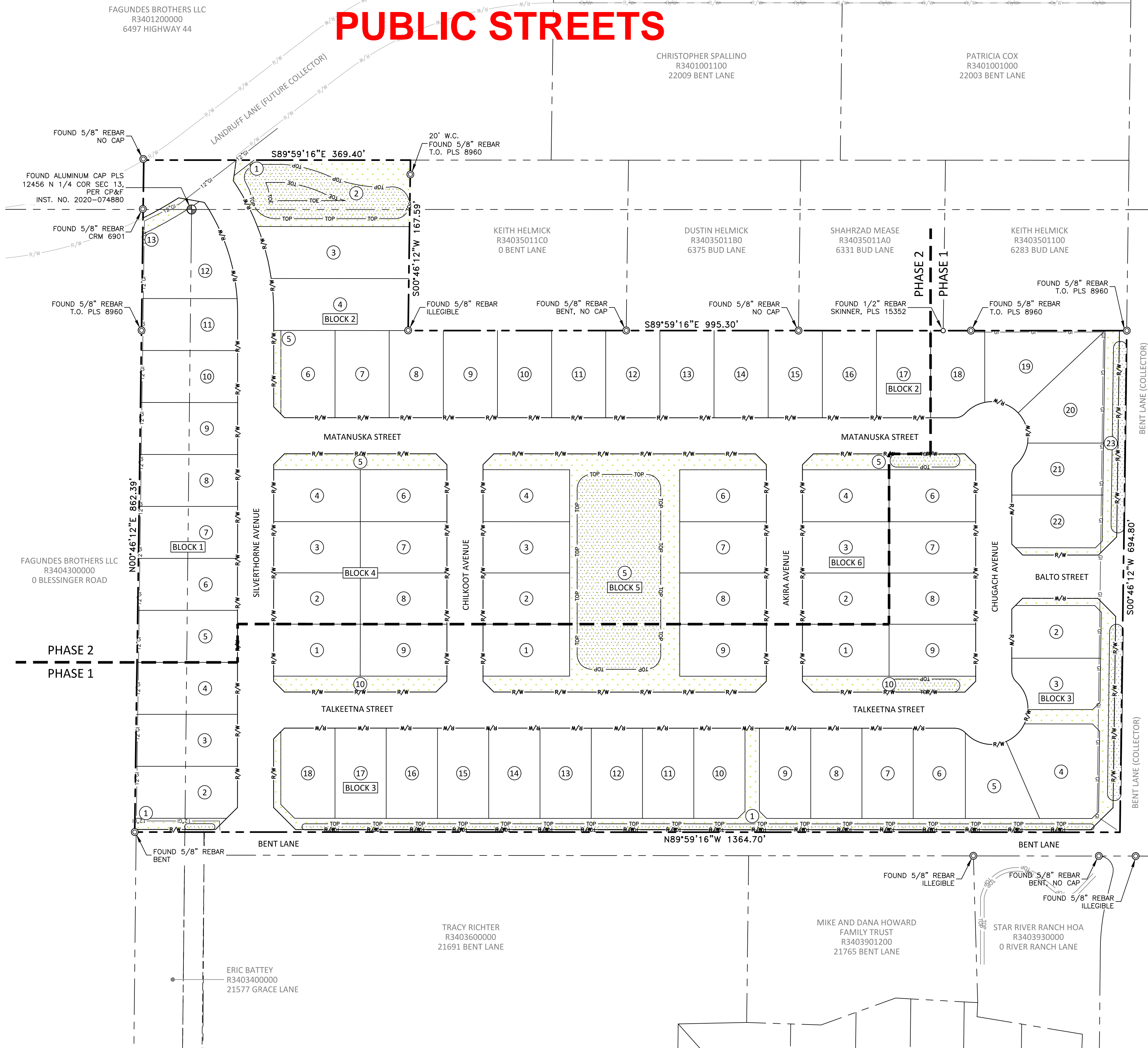
Stephanie Hopkins
Land Planning Manager

PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

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

FEBRUARY 2023

ORIGINALLY APPROVED PRELIMINARY PLAT WITH PUBLIC STREETS



PRELIMINARY PLAT NOTES

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

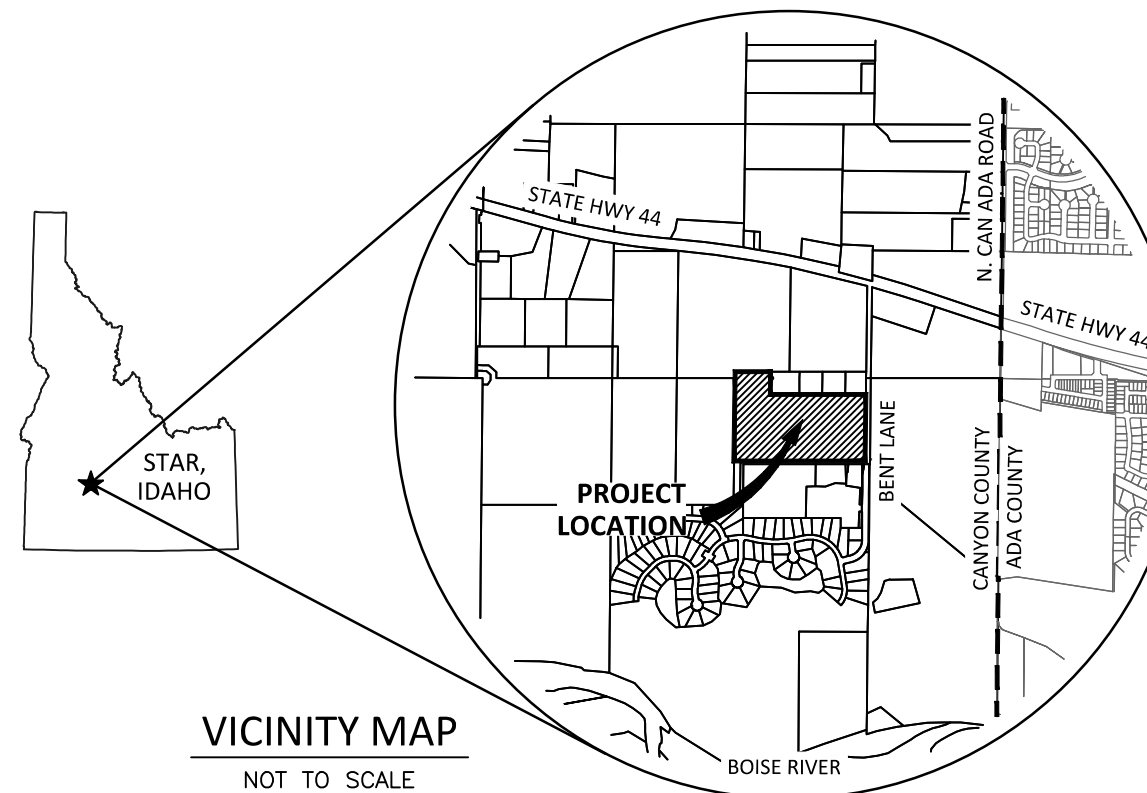
PRELIMINARY ENGINEERING NOTES

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

LEGEND

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

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



PRELIMINARY PLAT DATA

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

PROJECT TEAM

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

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET PP1.0	PRELIMINARY PLAT - COVER SHEET
SHEET PP2.0	PRELIMINARY PLAT - EXISTING CONDITIONS
SHEET PP3.0	PRELIMINARY PLAT - LOT DIMENSIONS
SHEET PP4.0	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PP4.1	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PPL1.0-5.0	PRELIMINARY PLAT - LANDSCAPE, FENCE, OPEN SPACE

SURVEY CONTROL NOTES

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

STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT

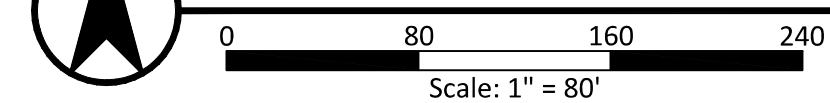
REVISIONS

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

DATE: FEBRUARY 2023
PROJECT: 21-162

SHEET NO.
PP1.0

PRELIMINARY PLAT - COVER SHEET

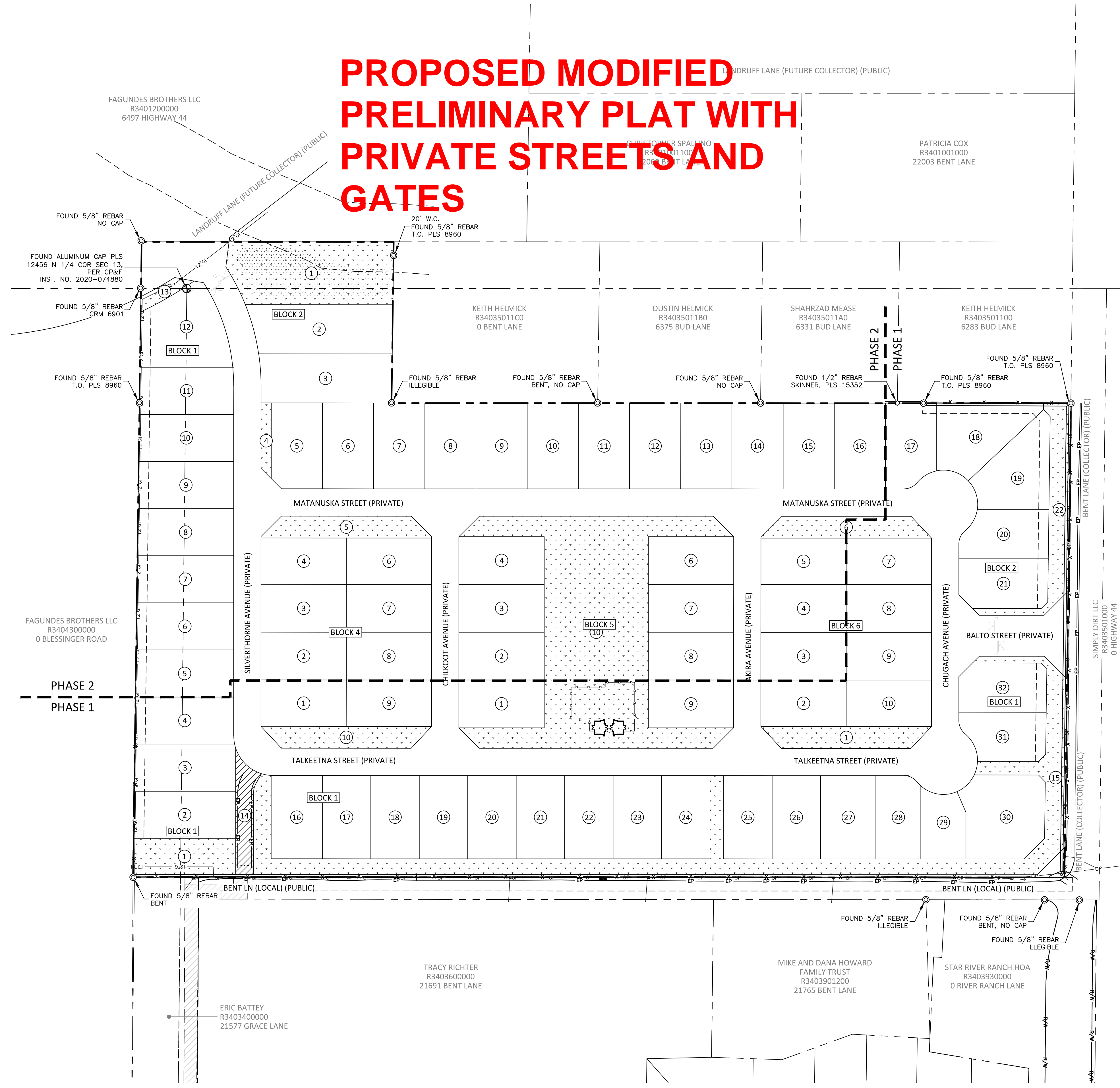


PRELIMINARY PLAT SHOWING LEGADO SUBDIVISION

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

MARCH 2024

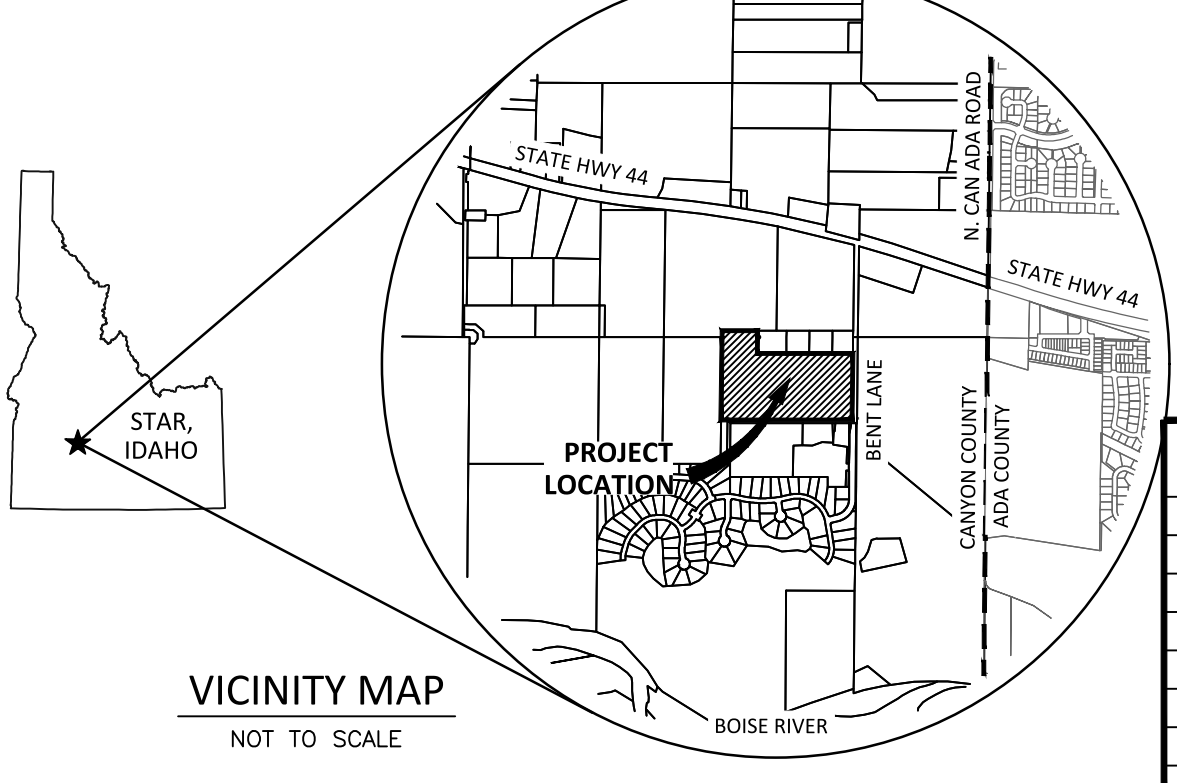
PROPOSED MODIFIED PRELIMINARY PLAT WITH PRIVATE STREETS AND GATES



- ### PRELIMINARY PLAT NOTES
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
 - LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
 - THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
 - DIRECT LOT ACCESS FROM COLLECTORS & ARTERIALS IS PROHIBITED UNLESS APPROVED BY CANYON HIGHWAY DISTRICT 4 AND THE CITY OF STAR.
 - THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
 - ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, SIDEWALK AND LOT DRAINAGE OVER THE 10-FOOT ADJACENT TO ANY PUBLIC STREET. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES.
 - UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5-FOOT ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10-FOOT ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
 - LOTS 1, 13 & 15, BLOCK 1; LOTS 1, 4, & 22, BLOCK 2; LOTS 5 & 10, BLOCK 4; LOT 10, BLOCK 5; AND LOTS 1 & 6, BLOCK 6 COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE LEGADO SUBDIVISION HOMEOWNER'S ASSOCIATION.
 - LOT 14 BLOCK 1 IS A COMMON DRIVEWAY WHICH SHALL BE OWNED AND MAINTAINED BY THE LEGADO SUBDIVISION HOMEOWNER'S ASSOCIATION.
 - IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE CANYON COUNTY WATER CO. LTD. COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
 - THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

- ### PRELIMINARY ENGINEERING NOTES
- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. 8-INCH MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER DISTRICT. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN BENT LANE. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
 - 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, 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 RIGHTS-OF-WAY.
 - TEMPORARY FIRE TURN AROUND TO BE PROVIDED ON LOT 12, BLOCK 1 UNTIL LANDRUFF LANE IMPROVEMENTS ARE COMPLETED.
 - EXISTING FENCE, DRY UTILITIES, POWER POLES, AND IRRIGATION FACILITIES ALONG WEST BENT LANE AND NORTH ALPENGLOW STREET TO BE REMOVED AND/OR RELOCATED DURING CONSTRUCTION. DOWNSTREAM IRRIGATION SHARES WILL BE MAINTAINED WITH THE PROPOSED IMPROVEMENTS.

- ### LEGEND
- BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - ROAD CENTERLINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENT LINE
 - COMMON AREA
 - R.M. REFERENCE MONUMENT
 - FOUND 5/8" REBAR, AS NOTED
 - FOUND 1/2" REBAR, AS NOTED
 - FOUND BRASS CAP, NORTHEAST CORNER SECTION 12



PRELIMINARY PLAT DATA

SITE DATA		
PARCEL NUMBER(S):	R3403500000	
CURRENT ZONING:	R-5	
REQUESTED ZONING:	R-5 (RESIDENTIAL)	
FLOOD ZONE:	ZONE AE (SPECIAL FLOOD HAZARD AREA)	
PROJECT AREA:	±23.77 ACRES	
DEVELOPABLE LOTS:	±15.19 ACRES	
COMMON AREA (LANDSCAPE):	±4.13 ACRES	
COMMON DRIVE:	±0.10 ACRES	
RIGHT-OF-WAY DEDICATION:	±4.35 ACRES	
MAXIMUM LOT SIZE:	14,716 SF	
MINIMUM LOT SIZE:	6,260 SF	
AVERAGE LOT SIZE:	9,319 SF	
NUMBER OF LOTS		
DEVELOPABLE LOTS:	71	
COMMON AREA (LANDSCAPE):	11	
COMMON DRIVE:	83	
TOTAL NUMBER OF LOTS:	1	
TOTAL NUMBER OF DEVELOPABLE LOTS:		71
COMMON AREA PROVIDED:		4.13 ACRES (±21.38%)
SEE PPLS.0 FOR OPEN SPACE CALCULATIONS		
DENSITY REQUIREMENTS		
R-5 (SINGLE FAMILY RESIDENTIAL)	5 UNITS PER ACRE MAXIMUM	
PROPOSED DENSITY:		R-5 SINGLE FAMILY RESIDENTIAL: ±23.77 ACRES (GROSS) 2.99 U.P.A.
BUILDING HEIGHT & LOT AREA REGULATIONS		
MAXIMUM HEIGHT:	R-5 35'	
FRONT YARD SETBACK:	15' TO LIVING AREA/SIDE LOAD GARAGE 20' TO GARAGE FACE	
REAR YARD SETBACK:	15'	
INTERIOR SIDE YARD SETBACK:	5'	
STREET SIDE YARD SETBACK:	20'	
UTILITIES		
CENTRAL WATER:	STAR SEWER AND WATER DISTRICT	
CENTRAL SEWER:	CANYON COUNTY WATER CO. LTD.	
IRRIGATION:	IDAHO POWER	
POWER:	INTERMOUNTAIN GAS CO.	
NATURAL GAS:	CENTURYLINK	
TELEPHONE:	CITY OF STAR FIRE DEPARTMENT	
FIRE PROTECTION:	CITY OF STAR POLICE DEPARTMENT	
POLICE PROTECTION:	MIDDLETON SCHOOL DISTRICT	
SCHOOLS:	REPUBLIC SERVICES	
SOLID WASTE COLLECTION:		

PROJECT TEAM

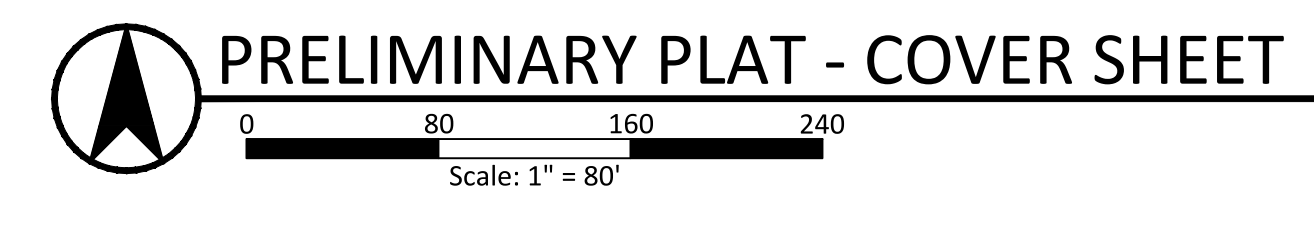
PROPERTY OWNER	
NAME:	BENT LN. LLC.
ADDRESS:	6152 W. HALF MOON LANE
CITY/STATE/ZIP:	EAGLE, IDAHO 83616
ENGINEERING	
NAME:	KM ENGINEERING, LLP.
CONTACT:	JEFF DOERSCH, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	jdoersch@kmenllp.com

INDEX OF DRAWINGS

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SHEET PPL1.0-5.0	PRELIMINARY PLAT - LANDSCAPE, FENCE, OPEN SPACE

SURVEY CONTROL NOTES

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



REVISIONS

NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23
4	CHD4 COMMENT REVISIONS	5/9/23
5	IRRIGATION POND ADDITION	7/14/23
6	PRIVATE STREETS	3/20/24

LEGADO SUBDIVISION STAR, IDAHO PRELIMINARY PLAT

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

Digitally signed by Jeffrey W. Doersch, PE
Date: 2024.03.20 15:55:09 -06'00'

DATE:	MARCH 2024
PROJECT:	21-162
SHEET NO.	PP1.0

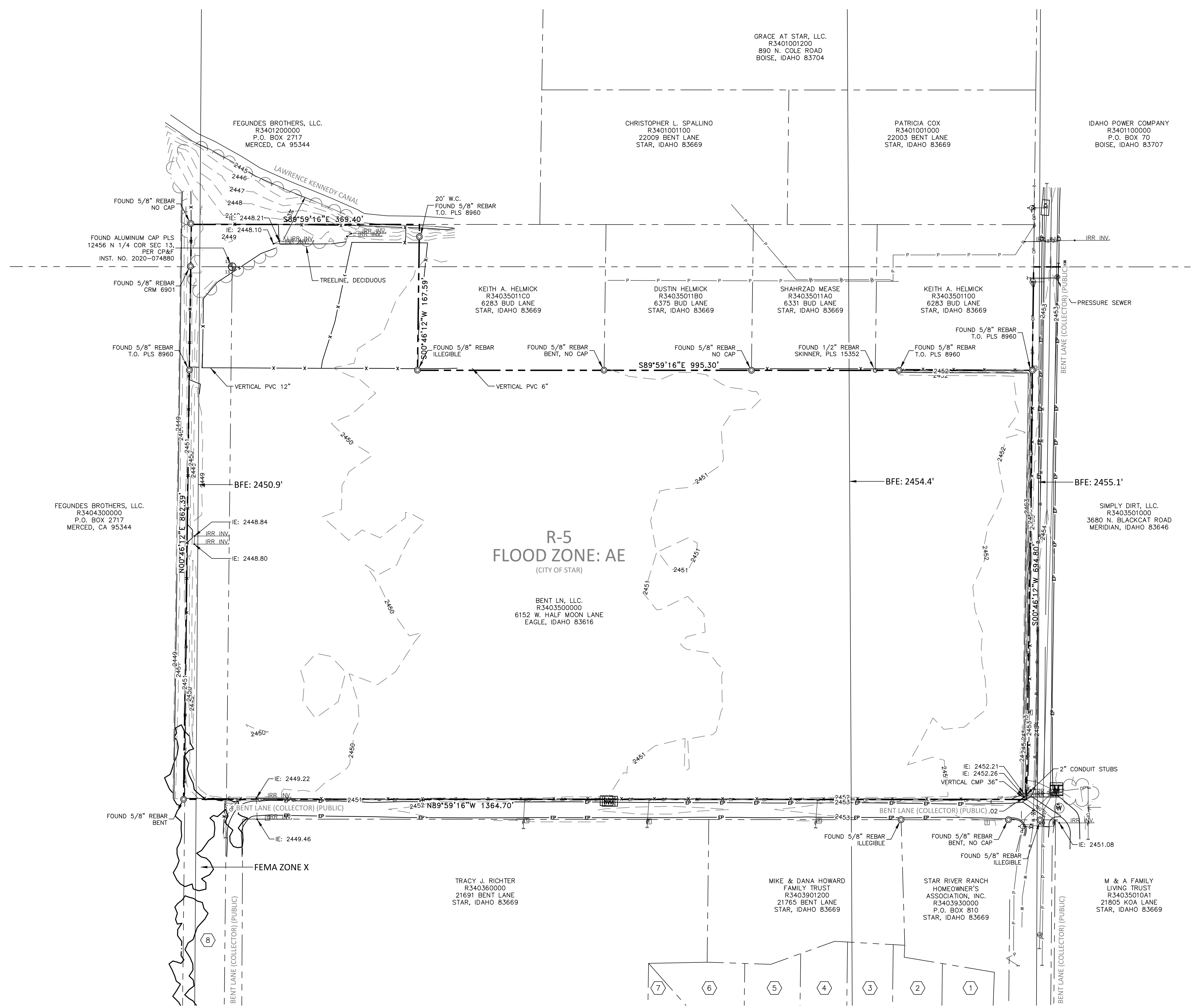
PRELIMINARY PLAT SHOWING LEGADO SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
MARCH 2024

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

LEGEND

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



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

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

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

PATRICIA COX
R3401001000
22003 BENT LANE
STAR, IDAHO 83669

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

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

DUSTIN HELMICK
R3403501100
6375 BUD LANE
STAR, IDAHO 83669

SHAHRAZAD MEASE
R3403501100
6331 BUD LANE
STAR, IDAHO 83669

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

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

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

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

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

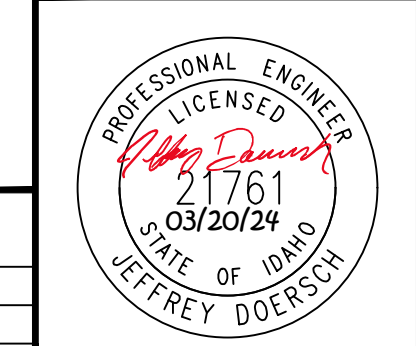
MIKE & DANA HOWARD
FAMILY TRUST
R3403901200
21765 BENT LANE
STAR, IDAHO 83669

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

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

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

**LEGADO SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT**




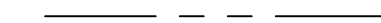
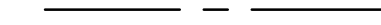




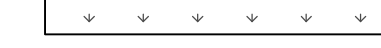





REVISIONS		
NO.	ITEM	DATE
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5	IRRIGATION POND ADDITION	7/14/23
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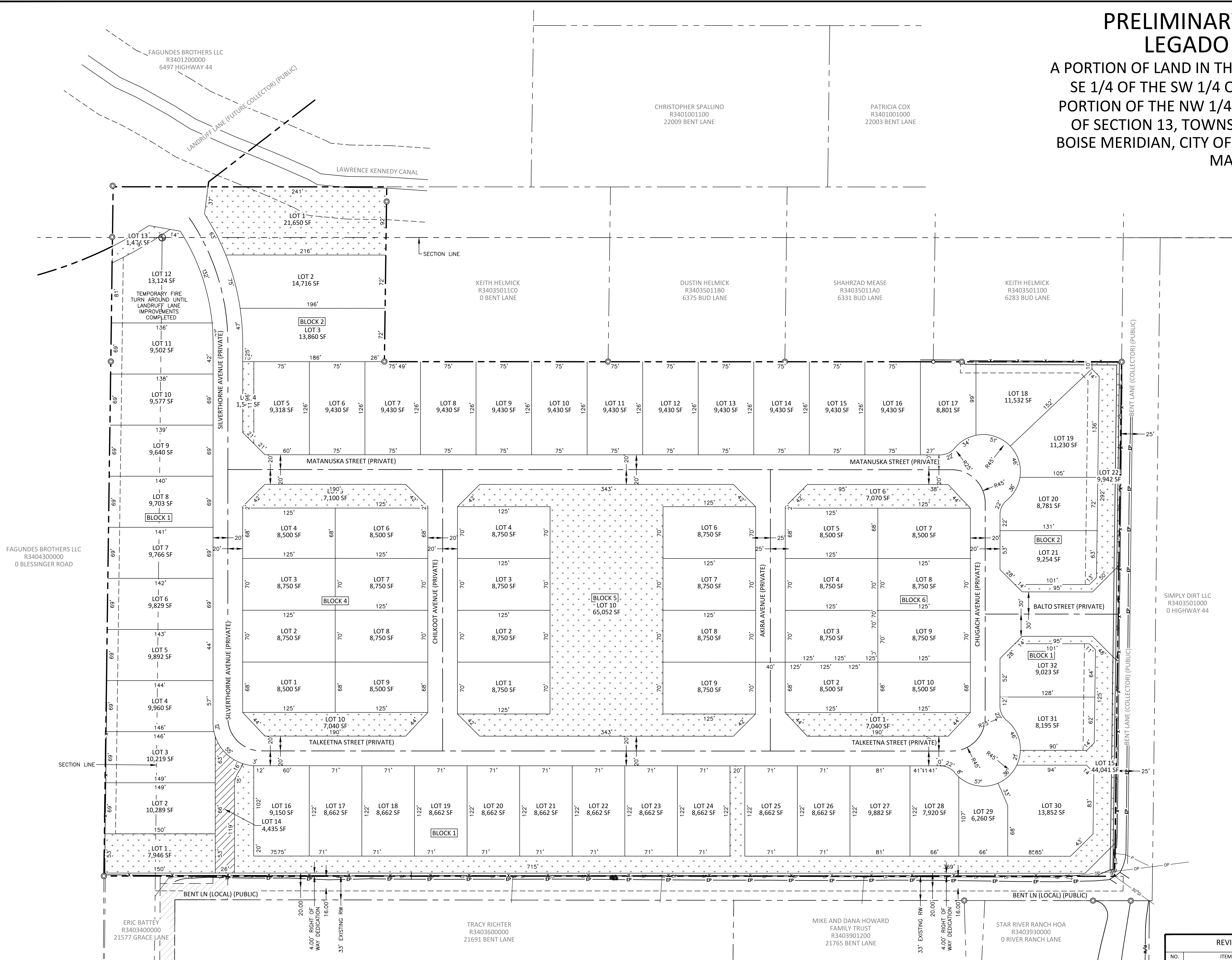
DATE: MARCH 2024
PROJECT: 21-162
SHEET NO.
PP2.0

PRELIMINARY PLAT SHOWING LEGADO SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
MARCH 2024

LEGEND

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



PRELIMINARY PLAT - LOT DIMENSIONS

Scale: 1" = 60'

REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23
4	CHD4 COMMENT REVISIONS	5/9/23
5	IRRIGATION POND ADDITION	7/14/23
6	PRIVATE STREETS	3/20/24

**LEGADO SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT**



PROFESSIONAL ENGINEER
LICENSED
21761
STATE OF IDAHO
03/20/24
JEFFREY DOERSCH



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

DATE: MARCH 2024

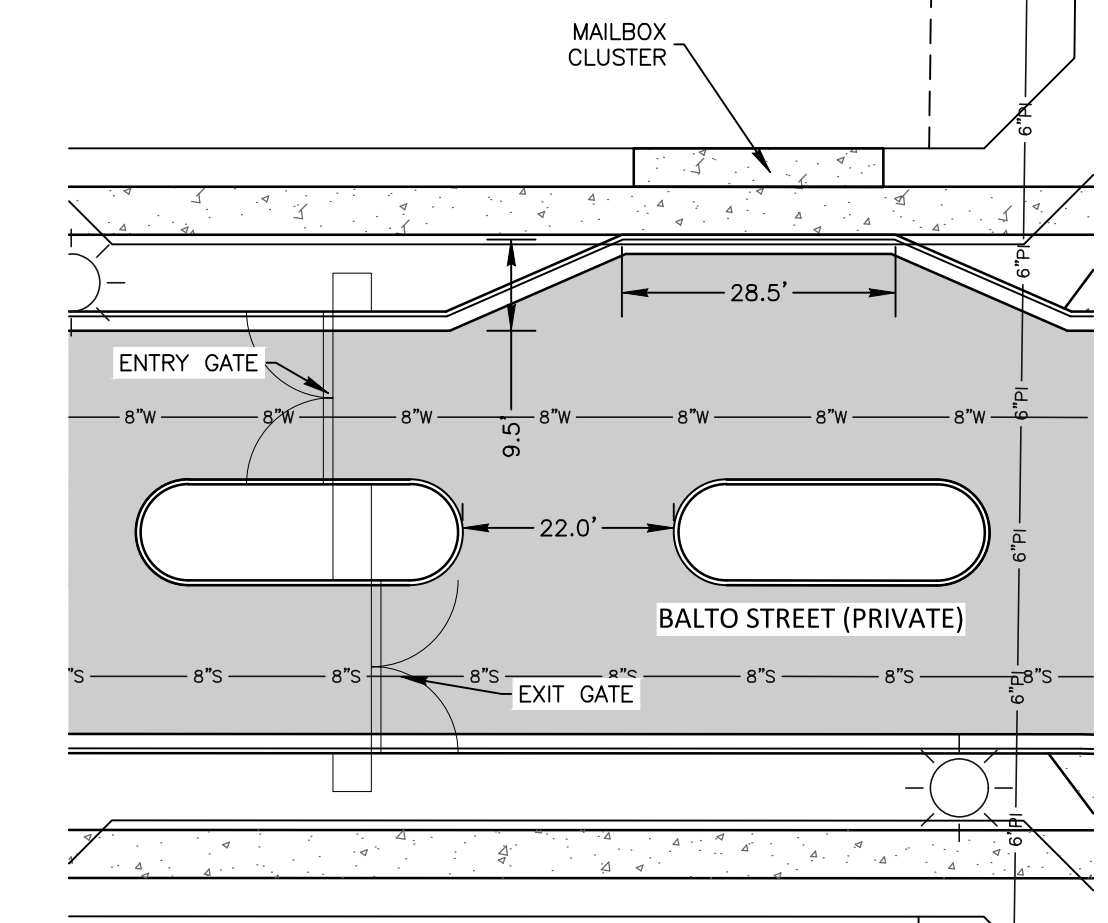
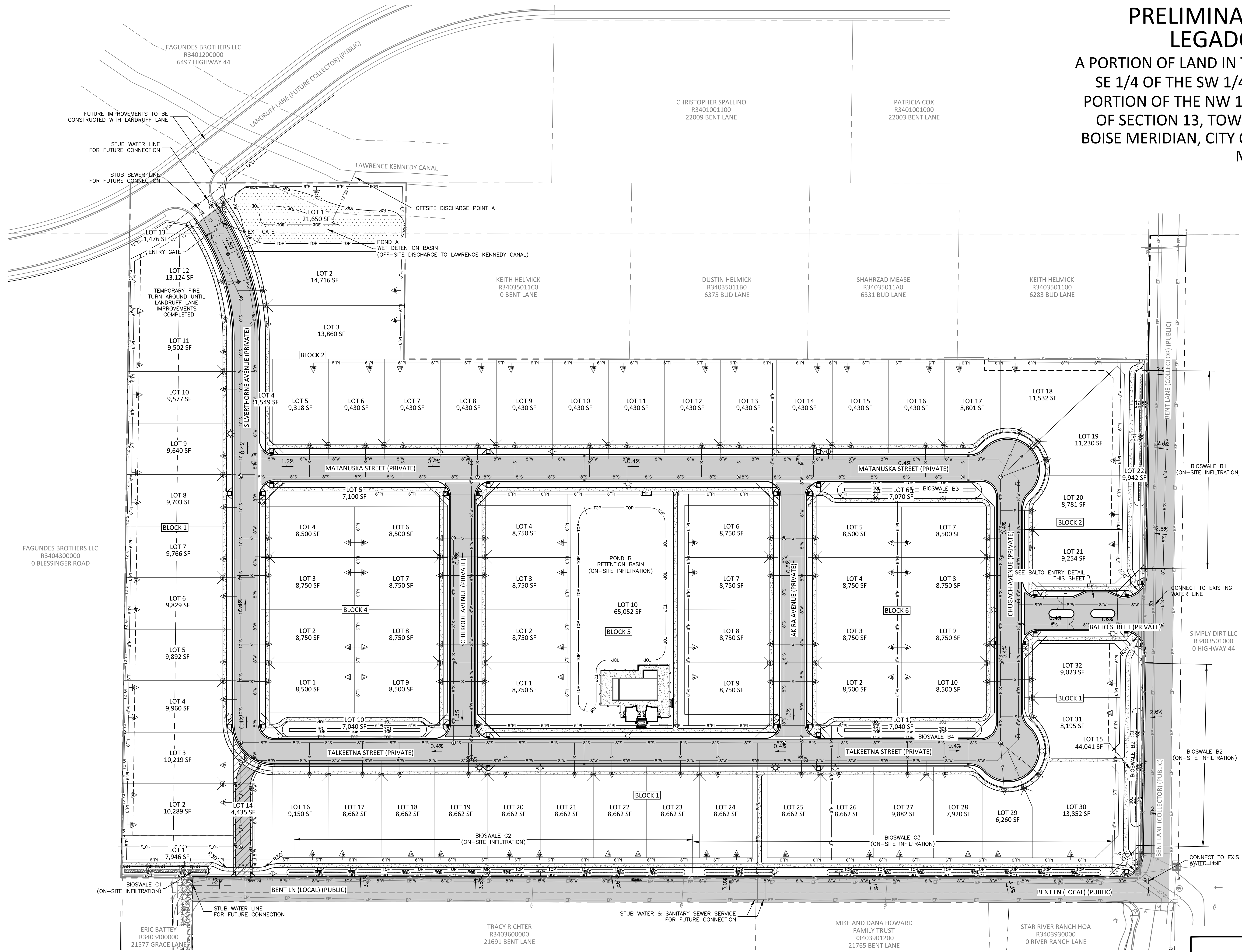
PROJECT: 21-162

SHEET NO. PP3.0

P:\31-REV\ADV\PLAT\PRELIMINARY\31-162 LOT DIMENSIONS.DWG. REF: EDOERSCH, JDOERSCH, CANON, BPT755, BARKER, LIPPIT

PRELIMINARY PLAT SHOWING LEGADO SUBDIVISION

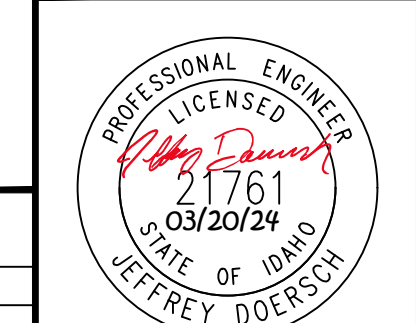
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MARCH 2024



BALTO ENTRY DETAIL
Scale: 1" = 20'

* SEE SHEET PP4.1 FOR STREET SECTIONS & LEGEND

**LEGADO SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT**



REVISIONS		
NO.	ITEM	DATE
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6	PRIVATE STREETS	3/20/24

DATE: MARCH 2024
PROJECT: 21-162
SHEET NO. **PP4.0**

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

MATCH LINE - SEE SHEET PP4.1

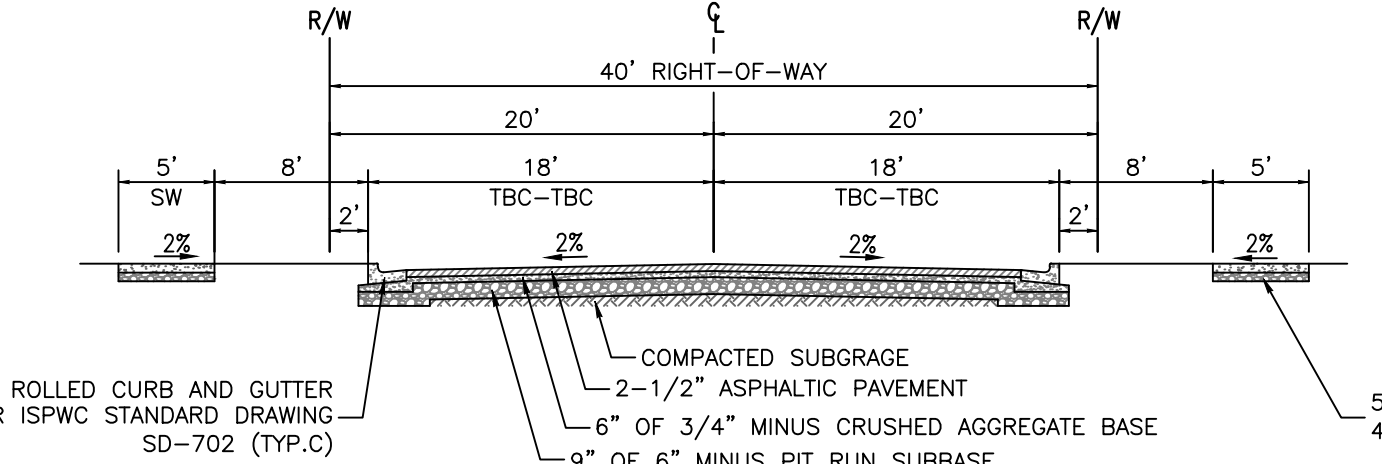
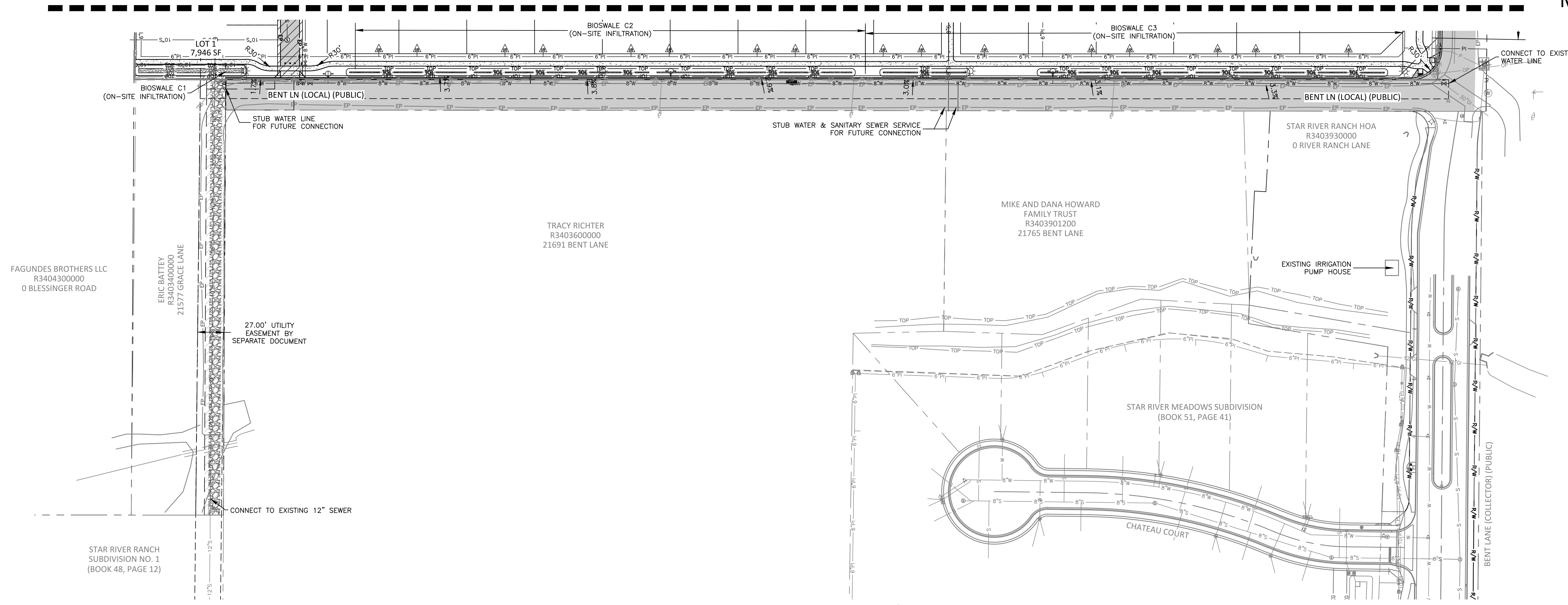
P:\31-LEGADO\PP4\PP4.1\PP4.1.dwg - 1:50 PRELIMINARY ENGINEERING.DWG - JEFF DOERSCH, 3/20/2024, CANYON COUNTY, IDAHO, 11:01 AM

PRELIMINARY PLAT SHOWING LEGADO SUBDIVISION

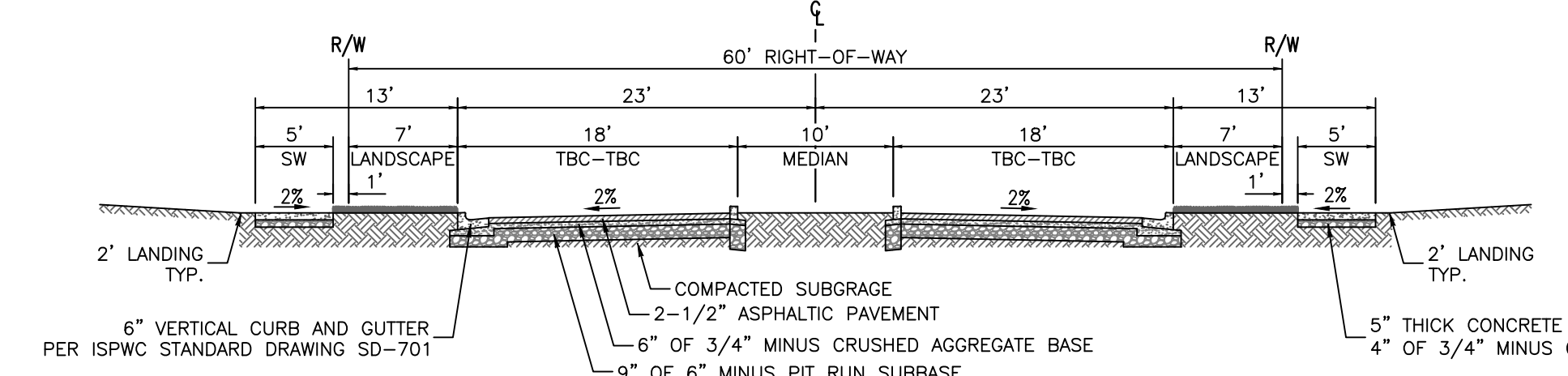
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MARCH 2024

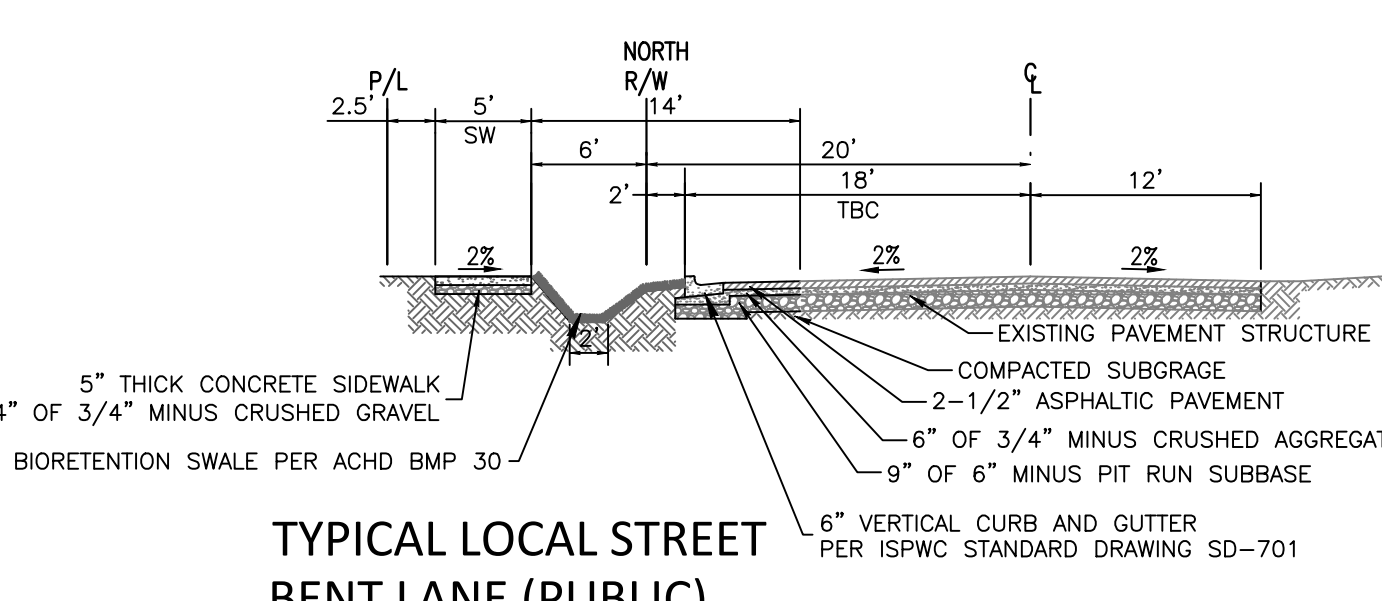
MATCH LINE - SEE SHEET PP4.0



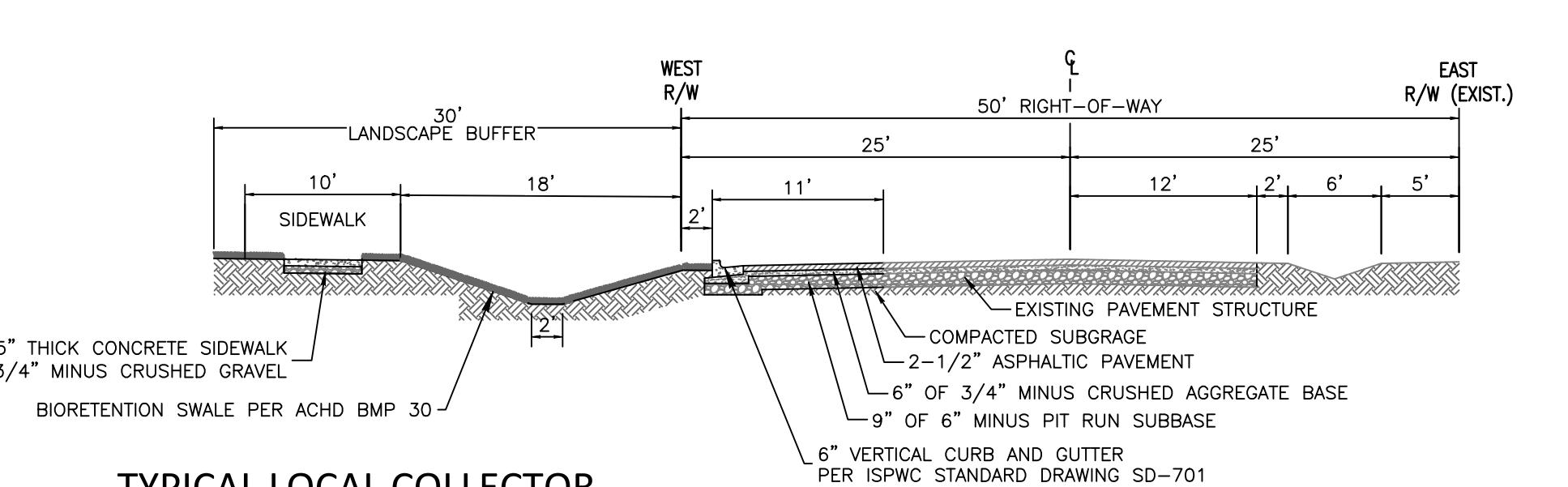
TYPICAL 40' ROW LOCAL STREET
 CHUGACH AVENUE, AKIRA AVENUE, CHILKOOT AVENUE,
 SILVERTHORNE AVENUE, MATANUSKA STREET, TALKEETNA STREET
 (PRIVATE)
 NTS



TYPICAL 60' ROW LOCAL STREET
 BALTO STREET (PRIVATE)
 NTS



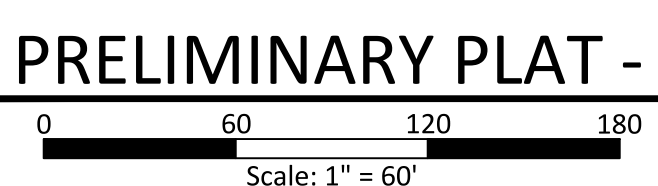
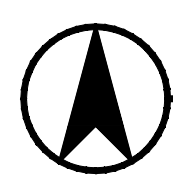
TYPICAL LOCAL STREET
 BENT LANE (PUBLIC)
 NTS



TYPICAL LOCAL COLLECTOR
 BENT LANE (PUBLIC)
 NTS

LEGEND

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



PRELIMINARY PLAT - PRELIMINARY ENGINEERING

LEGADO SUBDIVISION
 STAR, IDAHO
 PRELIMINARY PLAT



REVISIONS		
NO.	ITEM	DATE
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DATE: MARCH 2024
 PROJECT: 21-162
 SHEET NO.
PP4.1



Star Fire Protection District

DATE: October 7, 2024

TO: City of Star – Planning and Zoning

CC: KM Engineering, LLP – Stephine Hopkins

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment

PROJECT: Legado Subdivision (Star River Ranch North)
Preliminary Plat Modification and Private Roads

The Star Fire Protection District has reviewed the documents provided by the City of Star for our review on the Preliminary Plat Modification and Private Road applications for Legado Subdivision, comments are as follows.

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

New Application Overview- The property is approximately 23.77 acres located south of State Highway 44 and west of Bent Lane. A preliminary plat for 71 single-family residential lots and 12 common lots served by internal public roadways was approved on March 21, 2023. Since the development received approval in 2023, the Developer has determined that they would like to utilize private roadways within the subdivision. As such, a preliminary plat modification and private road application are now proposed for the subdivision.

This development will be serviced by Station 51 located at 11665 W. State St., Star, ID. Station 51 is 1.3 mile(s) from the development entrance with an estimated 3-minute travel time under normal driving conditions.

The Fire District level of service expectation goal is 5 minutes. This development sits within the Fire District service level expectations when resources are available.

Due to the fire district's limited authority to enforce regulations on private roads, there are reservations regarding approval of the request.

In addition to the original review conditions dated March 1, 2023, the following provisions outlined below will also apply if approved the request is approved by the City of Star.



Star Fire Protection District

CONDITIONS OF APPROVAL:

1. Fire Apparatus Access

- a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - a. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
 - b. Emergency Services easement shall be across all access roads.
 - c. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.
 - i. The applicant must demonstrate how they will meet the intent of the code due to the future construction and completion of Landruff lane.
 - d. This project shall comply with the fire districts standards for Gates & Barriers across Fire apparatus access roads. The contractor installing the gate is required to obtain construction permits via the Fire District.

2. Additional Comments

- a. CCNR note shall include that any changes to the road system within the subdivision will need to be approved by the fire district.
- b. CCNR note – It shall be the responsibility of the HOA to maintain all fire apparatus access roads clear of obstruction at all times including snow during winter months.
- c. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

DATE: March 1, 2023

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review (23MS-052)

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

Fire District Summary Report:

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

Project Name: Star River Ranch North



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

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

5. Premises/Site Identification:

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

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

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

Project Name: Star River Ranch North



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

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



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

Exabit 1



Project Name: Star River Ranch North