

**CITY COUNCIL REGULAR MEETING AGENDA**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, March 07, 2023 at 7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Pastor David Ax, Calvary Star Church
3. **ROLL CALL**
4. **PRESENTATIONS**
 - A. **Calendar Year 2022 Star Police Report**
 - B. **January 2023 Star Police 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 Minutes:** February 21, 2023; June 7, 2022, November 1, 2022; & **Approval of Claims**
 - B. **Final Plat** - Rosti Farms Subdivision Phase 7 (**FILE# FP-22-30**)
 - C. **Findings of Fact / Conclusion of Law** - Medici Vista Subdivision (**FILE# AZ-22-08, DA-22-08**) & Medici Hills Subdivision (**FILE# AZ-22-07, DA-22-07, PP-22-12 & PR-22-04**)
6. **PUBLIC HEARINGS with ACTION ITEMS:**
 - A. **PUBLIC HEARING: First Street Townhomes Subdivision (FILE# PP-22-16 & PR-22-07)** - The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 30 residential lots, 4 commercial lots and 3 common lots. The property is located at 10206 W. State Street in Star, Idaho, and consists of 4.77 acres with a proposed residential density of 11 dwelling units per acre. Tabled from February 7, 2023 (**ACTION ITEM**)
 - B. **PUBLIC HEARING - Dutch Brothers / Stonecrest LLC (FILE# CU-23-02)** - The Applicant is seeking approval of a Conditional Use Permit for a proposed coffee drive-thru restaurant. The property is located at 12490 W. Goldcrest Street in Star, Idaho. (**ACTION ITEM**)
 - C. **PUBLIC HEARING - Star River Ranch North Subdivision (FILE# RZ-22-01 / DA-22-03 / PP-22-05)** - The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 72 single-family residential lots and 11 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.8 acres with a proposed density of 3 dwelling units per acre. The property currently has a Residential (R-5) zoning designation. The subject property is generally located between south of Hwy 44. Canyon County Parcel No. R3403500000. (**ACTION ITEM**) **TABLE TO MARCH 21, 2023 AT STAFF REQUEST**
 - D. **PUBLIC HEARING - Naismith Commons Subdivision (FILE# AZ-22-10 / DA-22-11 / PP-22-15)** - The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 207 residential lots and 27 common lots. The property is located at 8895 W. Joplin Road in Star, Idaho, and consists of 52.54 acres with a proposed density of 3.96 dwelling units per acre. (**ACTION ITEM**)
 - E. **PUBLIC HEARING - Noterra Subdivision Development Agreement Modification (FILE #DA-20-05-MOD)** The Applicant is seeking approval of a modification to the existing Development Agreement for the Norterra Subdivision annexation and zoning. The applicant is requesting approval from the Council of specific commercial land uses that are proposed in the commercial development. The property is located on the northeast corner of W. State Street and N. Can Ada Road in Star, Idaho. (**ACTION ITEM**)



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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 ordinance on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-908; second of the motion; ROLL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE)
- A. **Floor Scrubber Purchase** - Authorize / Approve the purchase of a Floor Scrubber for use at City Facilities **(ACTION ITEM)**
 - B. **Ordinance 378-2023: Burnett Storage Annexation & Development Agreement:** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 771 N. HWY 16, IN STAR, IDAHO (ADA COUNTY PARCELS S0409131605, S0409131500 & S0409131700), AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY HWY 16 VENTURES LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS MIXED USE WITH A DEVELOPMENT AGREEMENT (MU-DA) OF APPROXIMATELY 16.76 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)**
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



A REPORT TO OUR CITIZENS 2022

(Released March 3, 2023)

Section 4, Item A.

Mission

We make safer places for you to live, work and play.

2022 Highlight

The City of Star has a new Police Station. In the past the Star Police Department has worked out of the Star City Hall and for the first time, Star Police Department has a fully operational police station. We cannot thank the city enough, to include Mayor Trevor Chadwick, Councilman David Hershey, Councilman Kevin Neilsen, Councilwoman Jennifer Salmonsens and Councilman Kevan Wheelock for their support in providing this new facility to the City of Star. A special thanks goes to Star Fire Chief Greg Timinsky and the Star Fire District for their support and help getting the station built and allowing us to be their neighbors. This new building will be very beneficial to all residence of Star with new interview rooms, more office space, and a training/conference room. We invite all members of the community to come by and see the new station. The front lobby hours are Monday through Thursday, 8 am to 5 pm and Friday from 8am to 12pm. The City of Star also added two patrol sergeants to increase the officer-to-citizen ratio and provide more support to our patrol deputies. This allows for more deputies in the community for a better response to calls, increased officer safety and to ensure work quality.

This report provides a good snapshot of how our rapid population gain in Star has not brought higher crime rates with it, so that is good news. Check it out If you want to get an idea of what is happening in our city.

Message from Star Police Chief Zach Hessing

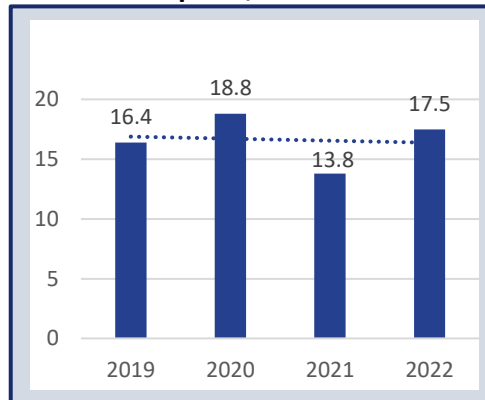
We would like to thank the residents of Star for their unwavering support of law enforcement. It is a privilege to serve such a great community as we work with one another to keep our crime rate low and each other safe.

2022 was a busy year for Star as we continue to grow. The City of Star has grown the population to approximately 16,000 people, like the rest of the Treasure Valley, we're having some growing pains. The Star Police Department now has 8 patrol deputies, 2 patrol sergeants, 2 detectives and 1 admin assistant. Even though we are growing, I am amazed how the community members get to know each other and watch out for one another. The City of Star truly is a great City to live in.

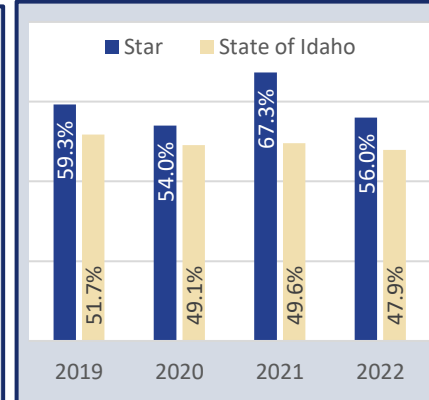
The Star Police Department remains committed to working hard, enforcing the laws that keep our community safe, helping our citizens solve problems when we're able, and keeping a great relationship with our community. We look forward to 2023 and working with all of you to make Star a safer place to live, work and play.

CRIME AND CLEARANCE

Crimes per 1,000 residents



Percent of crimes solved



*State of Idaho Clearance % estimate, Feb-2023.

CRIMES BY TYPE

	2020	2021	2022
<u>Person Offenses*</u>	60	74	107
Person Felony Cases	25	26	13
Person Misdemeanor Cases	29	42	23
<u>Property Offenses*</u>	99	59	92
Property Felony Cases	54	27	48
Property Misdemeanor Cases	40	27	38

*Offenses are a count of severity of offenses, for Persons Offenses they represent when there are multiple victims, per NIBRS standards.



Star Calls	2018	2019	2020	2021	2022
Community Call	1,342	2,132	2,615	2,207	2,567
Officer Initiated	5,464	6,452	6,745	5,727	10,045
Total	6,806	8,584	9,360	7,934	12,612

Priority Calls	2018	2019	2020	2021	2022
P3 - Emergency	26	38	22	34	35
P2 - High Priority	2,555	3,007	2,887	2,539	3,987
P1-0 - Low Priority	4,225	5,539	6,451	5,361	8,590

Call Activity / Arrest	2018	2019	2020	2021	2022
Case Arrests*	128	93	98	114	123
Traffic Crash Call	57	106	121	132	105
DUI Call	63	102	89	89	47
Crisis/Mental Hold /Suicide type Calls	51	51	50	50	78
Narcotic Type Call	10	9	12	7	15
Juvenile Issues Call	83	92	101	149	134
School Security Call	309	450	444	453	630

Offense Type	2018	2019	2020	2021	2022
Mental Hold Cases	17	17	20	16	14

*Case Arrests can include multiple arrests on a case as a count of those arrested.

Training and Specialties

The Star Police Department is fortunate to have 1 SWAT Deputy, 2 Emergency Vehicle Operation Course Instructors, Crisis Negotiator, Honor Guard, 2 Drone Operators, 4 Patrol Training Officers, Fraud investigator, 2 Trained Acting Field Commander's, Breath Test Specialist, 2 Crime Scene Investigator's, Defensive Tactics Instructor, Cell Phone Investigations, Interview Techniques, Commercial Vehicle Specialist, Motorcycle Patrol, Child Crimes Investigator, Terrorism Liaison Officer and a Fusion Liaison Officer (Intelligence).

City	Population	Budget 21-22	Cost per Resident
Garden City	13,040	\$5,295,397	\$406.09
Boise	243,570	\$74,086,034	\$304.17
Unincorporated	66,240	\$17,141,672	\$258.78
Nampa	109,120	\$28,512,340	\$261.29
Meridian	133,470	\$27,651,625	\$207.17
Caldwell	66,450	\$12,049,998	\$181.34
Kuna	27,480	\$2,715,073	\$98.80
Eagle	33,960	\$3,572,671	\$105.20
Star	15,230	\$1,518,780	\$99.72
TOTAL Pop/\$	708,560	\$172,543,590	
Average	78,729	\$19,171,510	\$243.51

Data references: CAD Data is from CAD SQL database, Offense and Arrests from RMS database: Ada County Sheriffs Office

Star Police Department	
Chief Zachary Hessing	Section 4, Item A.
Sgt. Jonathan Steele	
Sgt. Travis De Bie	
Administrative Assistant	
Jada Butterfield	
Blue Team	
Deputy Derick Brashears	
Deputy Jon Cleveland	
Deputy Dale Morehouse	
Deputy Jacob Breckon	
Silver Team	
Deputy Justin Prather	
Deputy Jason Woodcook	
Deputy Michael Henderson	
Deputy Austin Eckhardt	
Detectives	
Det. Damian Rodriguez– Property Crimes	
Det. Ashley Turner – Person Crimes	
School Resource Officers	
Det. Rob Fowler	

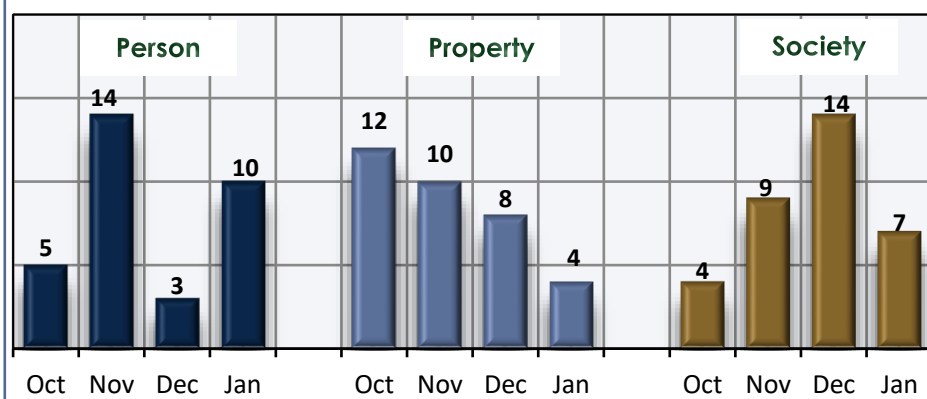
Star Budget Breakdown	%
Personnel	90%
Vehicles	2.3%
Operational	1.2%
Equipment / Uniforms	6%
Support	.004%
Total Star Police Cost	\$ 1,633,097
Shared Services Credit	\$ (114,317)
Net Star Police Contract	\$ 1,518,780



Offense Reported ¹	2023			Previous Years		
	Jan	YTD	Projected Range*	2022	2021	2020
Crimes (#)	21	21		266	185	209
Person	10	10		107	74	60
Property	4	4		92	59	99
Society	7	7		67	52	50
Crimes / Pop (#/1000 population)				17.5	13.8	18.8

*Projected 2023 Crimes Range will be based on Jan-June and year % averages from years 2020-2023.

Crime Types: Last 4 Months (Oct 2022 – Jan 2023)

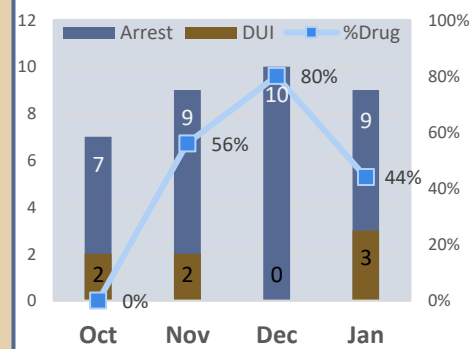


Police Calls Activity ²	Monthly Average ³	Oct-22	Nov-22	Dec-22	Jan-23	Jan-22
Citizen Calls for Service (CFS)	283	329	270	273	258	239
Proactive Policing	1,183	862	1,201	1,323	1,345	439
Selected Call types						
Domestic Violence	7	5	6	6	10	8
Crisis/MentalHealth ⁵	7	8	9	3	7	5
Juvenile Activity	12	12	12	15	9	13
School Checks	50	38	65	57	40	33
Traffic Stops	289	172	333	322	327	62
Location Checks ⁶	444	337	408	506	525	149
Crash Response	33	31	30	41	30	24
Welfare Checks	19	22	16	23	15	15
Property Crime Calls ⁷	20	25	20	22	13	14

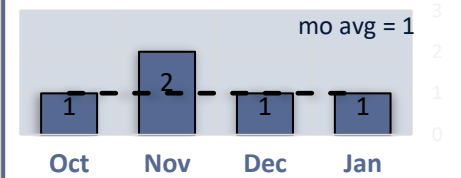
Case Report Types

- **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

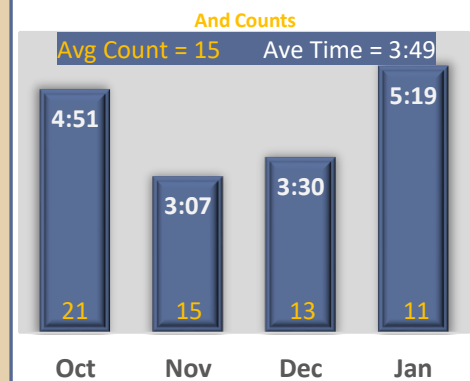
No. of Arrests mo avg = 9



No. of mental hold cases



All Code 3 Response Time (min:sec)⁴



¹Offense Reports are compiled from NIBRS RMS. ²Police Call data reflects calls within the City of Star and all dispatched calls with a Star Deputy. ³Monthly averages are based on identified 2022 months. ⁴Code 3 calls - Represents ALL incidents that are routed at Priority 3, where Priority 3 calls require an immediate emergency response. ⁵Calls are for Crisis Holds, Suicidal Subject and CIT calls. ⁶Location Checks include Construction Site, Property, and Security checks. ⁷Property Crime Calls include calls for theft, vandalism, burglary, and fraud.

**CITY COUNCIL REGULAR MEETING MINUTES**

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1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7:00pm welcoming those in attendance. He announced the Public Hearing for First Street Townhomes would be rescheduled to March 7, 2023, City Council Meeting date.

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

Associate Pastor Nathan Held led the invocation.

3. ROLL CALL

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

Staff: City Attorney Chris Yorgason, City Clerk – Treasurer Jacob Qualls, Assistant City Planner Ryan Field, City Engineer Ryan Morgan, Public Information Officer Dana Partridge, Police Chief Zack Hessing, Sergeant Travis De Bie, Deputy Mike Henderson, Fire Chief Victor Islas.

4. PUBLIC INPUT – Mayor Chadwick recognized Mr. Roger Gossi.**Roger Gossi, 2280 N Burnam, Star Idaho 83669**

Mr. Gossi reported he is concerned with the student pedestrian accesses around the middle school. He indicated there is not a safe place for the students to walk or bicycle to and from school. He stated traffic is lined up at school times. He and his neighbors set up a Neighborhood Watch Program with the help of the Star Police Department. He stated his main concern is the safety of the pedestrian public.

Mayor Chadwick suggested that Mr. Gossi and his neighbors contact Ada County Highway District to encourage them to move up their 5-year work plan to help get residents of Star receive the services they deserve. Chadwick also asked if Mr. Gossi and his neighbors would write letters to ACHD to move the safety projects up, especially in the neighborhood of the Star Middle School.

5. PRESENTATIONS & REPORTS**A. III-A Annual Report - III-A Staff will make a presentation to the City Council**

Susan Lausen, Operations Manager for the III-A (Idaho Independent Insurance Authority) made a presentation. Lausen explained the III-A is a self-funded insurance authority owned by its members of which the City of Star is. The III-A is self-funded and is funded by its members who are Public Agencies, and remain accountable to the members and make reports and presentations on an annual basis to each.

Lausen reported the III-A has grown by 8% over the last year and ended the year with \$5.5M in its accounts. The III-A is working on savings by funding programs which has not only saved lives but saved the trust money. Some of these programs include Maternity Savings Program, Medical Infusion Program, Telehealth Program, and Wellness Screening to include skin cancers. The III-A also funded a Mental Health Help Line and want to encourage members to use these services, including spouses and dependents.

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B. Building Permit Report - Informational Only

Assistant City Planner Ryan Field spoke about the updated Building Permit which will include Commercial Applications separated from the Residential portion of the report.

6. CONSENT AGENDA (ACTION ITEM)

- A. **Approval of Minutes:** January 17, 2023; February 7, 2023 & July 19, 2022
- B. **Approval of Claims Provided & Previously Approved:** February 2023
- C. **Findings of Fact / Conclusions of Law - Jacksons Food Stores (FILE # CU-22-07)**
- D. **Findings of Fact / Conclusions of Law - Burnett Storage Annexation & Conditional Use Permit (FILE # AZ-22-13 / DA-22-14 / CUP-22-06)**
- E. **Findings of Fact / Conclusions of Law - Colt Heights Subdivision Preliminary Plat (FILE # PP-22-09 / PR-22-03)**
- F. **Final Plat - Rivercreek Landing Subdivision Phase 1 & 2 (FILE # FP-22-25 & FP-22-26)**
- G. **Final Plat - Canvasback Subdivision Phase 2 (FILE # FP-22-28)**
- H. **Final Plat - Sellwood Place Subdivision Phase 1 (FILE # FP 22-29)**
 - Council Member Salmonsens moved to approve the above Consent Agenda Items; Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried.

7. PUBLIC HEARINGS with ACTION ITEMS:

- A. **PUBLIC HEARING: First Street Townhomes Subdivision (FILE # PP-22-16 & PR-22-07)** - The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 30 residential lots, 4 commercial lots and 3 common lots. The property is located at 10206 W. State Street in Star, Idaho, and consists of 4.77 acres with a proposed residential density of 11 dwelling units per acre. Tabled from February 7, 2023 (**ACTION ITEM**) **UPDATE: ITEM BEING TABLED TO MARCH 7, 2023**
 - Council President Hershey moved to table the Public Hearing for First Street Townhomes Subdivision until March 7, 2023, at the request of the applicant; Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried.

8. ACTION ITEMS:

- A. **Ordinance 373 - 2023: Quarry at River Park 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 21339 BLESSINGER ROAD, CANYON COUNTY PARCELS R3404900000, IN STAR, IDAHO AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTIES ARE OWNED BY H5 LAND HOLDINGS 6 LLC, AND SCHOOLHOUSE RANCH LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-2-DA), AND COMMERCIAL WITH A DEVELOPMENT AGREEMENT (C-1-

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DA) OF APPROXIMATELY 185.93 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**

- Council Member Nielsen moved to introduce Ordinance 373-2023, the Quarry at River Park Annexation and Development Agreement and suspend the rules requiring three separate readings on three separate days and read by title only once. Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried.
- Council President Hershey then read the title and moved to approve after its first reading; Council member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried.

B. Construction, Engineering & Inspection Contract - Authorize / Approve the Horrocks Engineering CE&I Contract for Highway 44 (Star Road to Bent Lane) utilizing ITD Proportionate Share Funds **(ACTION ITEM)**

City Engineer Ryan Morgan explained the city had previously approved the Request for Proposals / Qualifications and had chosen Horrocks Engineering to perform the Construction Engineering and Inspection work. This item is to approve the contract for the work they are to perform for the city. The funding would come from ITD Proportionate Share funds. The contract is for time and materials and not to exceed the contract amount and includes the appropriate scope of work. He felt the cost of the contract was within the parameters and recommended approval.

- Council Member Salmonsens moved to authorize and approve the CE&I Contract with Horrocks Engineering; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried.

C. Approve / Authorize Expenditure of Splash Pad Installation - Approve the Capital Improvement Installation of a Splash Pad at Pavilion Park using Park Impact Fees and declaring Landscape Structures as a Sourcewell Vendor **(ACTION ITEM)**

- Council Member Salmonsens moved to approve / authorize the splash pad installation utilizing the Park Impact Fee Capital Improvement funds and declare Landscape Structures as a Sourcewell Vendor; Council Member Wheelock seconded the motion; ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried.

D. Approve / Authorize Expenditure of Vehicle Purchase(s) - Authorize the purchase of two vehicles up to \$30,000 utilizing ARPA funds. One to be utilized for City Hall Code Response and Inspections and the other to be utilized for Buildings & Grounds Maintenance. **(ACTION ITEM)**

Mayor Chadwick explained the city needs two pre-owned vehicles and requests to utilize the Federal Surplus purchase program to find them; one to be used for the Buildings and Ground Maintenance Department and the other to be used for the Planning & Zoning team to respond and inspect properties. He reminded the council the growth of the community has necessitated the need and the growth is directly attributed to the large number of people moving to the area to escape COVID in other areas of the country.

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- Council Member Nielsen moved to approve and authorize the purchase of two vehicles up to \$30,000 for the city utilizing ARPA Funds and finding it necessary response for the use of the money as the city's growth has increased substantially; Council President Hershey seconded the motion; ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried.

E. Approve / Authorize Expenditure for Historical Committee - Approve / Authorize the expenditure of up to \$23,000 for Oral History Interviews for Production on Film **(ACTION ITEM)**

Mayor Chadwick invited Mr. Chip Sitton to the podium to explain the request. Mr. Sitton explained the people in which the Historical Committee are to interview are aging quickly and their stories are important to the history of Star. The items on the quote are for up to 12 or 13 interviews. They would like to do more eventually. Discussion from the council encouraged the committee to gather a few more interviews if possible and suggested the amount of approval be increased from \$23,000 to \$28,000.

The Council also discussed the need for clear invoicing from their selected vendor.

- Council Member Wheelock moved to approve the expenditure of up to \$28,000 of the Oral History Project and encouraged the invoices to be clear, concise and transparent; Council President Hershey seconded the motion; ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried.

F. Approve PAB Committee Member Appointment - Rod McClure - Approve appointment **(ACTION ITEM)**

Council discussed the qualification of Mr. McClure and found them to be impressive and thanked him for his willingness to serve on the committee.

- Council Member Salmonsens moved to approve the appointment of Rod McClure to the Parks Art and Beautification Committee; Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried.

G. Approve / Authorize Expenditure for PAB Committee - Approve / Authorize the Capital Expenditure of \$25,142.40 for Outdoor Fitness Equipment to be installed and utilizing up to \$25,000 of Park Impact Fees. **(ACTION ITEM)**

Council discussed the project and found it to be a great location and use for the space. They also thanked the Parks Art and Beautification Committee for their work on getting the project to the council.

- Council Member Salmonsens move to approve and authorize the expenditure for Outdoor Fitness Equipment and use Park Impact Fees for the Capital Expenditure; Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried

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- H. **Approve / Authorize PAB Grant Application & Expenditure for Flower Boxes at the Riverhouse** - Approve / Authorize the Flower Boxes Project at the Riverhouse in the amount of \$9,780 and approving the Lunaria Grant **(ACTION ITEM)**.

Mayor Chadwick invited PAB Committee Chairperson Gerri McCockle to the podium to explain the project. She stated the grant would be to build elevated flower boxes with narrative signs indicating the different plant life. She stated the project would include irrigation as well. The Parks Art and Beatification Committee had filed a grant with the Lunaria Grant organization which if awarded would cover up to \$1,500 of the cost.

- Council President Hershey moved to approve the Flower Box Project at the Riverhouse and use Park Impact Fees for the Capital Expenditure for the amounts not covered by the grant; Council Member Salmonsens seconded the motion; ROLL CALL VOTE: Hershey – AYE; Wheelock – AYE; Salmonsens – AYE; Nielsen – AYE. Motion carried.

9. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:10pm.

Trevor A Chadwick, Mayor

ATTEST: _____

Jacob M Qualls, City Clerk - Treasurer

**CITY COUNCIL REGULAR MINUTES**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, November 01, 2022 at 7:00 PM

1. CALL TO ORDER – Welcome/Pledge of Allegiance

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

2. INVOCATION –

Pastor Larry Osborn of LifeSpring Church offered the invocation.

3. ROLL CALL

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

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

4. PUBLIC INPUT:

None was offered.

5. PRESENTATIONS / STAFF REPORTS**A. Star Police Chief Hessing Monthly Report**

Chief Zach Hessing introduced new Sheriff's Deputy Justin Prather. He noted that Deputy Robert Denny left in August to serve closer to home. Chief Hessing noted and called Deputy Prather while in training with Deputy Michael Henderson. Deputy Prather was accepted into Academy at the age of twenty and this is a lateral move from Lancaster, CA in Los Angeles County. Hessing noted that he has previously worked on a crime suppression team assisting in parole and probation compliance and has also been a school resource officer, and said he felt Prather will be a strong addition to Star. In an upcoming Council meeting, Chief Hessing said he plans to introduce a new sergeant.

For data analytics, Chief Hessing noted an update in process so that the City of Star now shows more accurately in the map data. He said that Mayor Chadwick and City Assistant Planner Ryan Field were providing help with the annexation data so it will show up faster.

For the September police report, Hessing noted that there were seventeen crimes listed in NIBERS. Of that, he said eight were person crimes, four were property crimes, and five were society crimes. He explained that Star was maintaining low numbers per thousand, with three hundred fourteen citizen calls for service; and that last year's number was four hundred thirty three, so this number has lowed with proactive policing. Chief Hessing noted there were more personal crisis/mental health calls this month, and higher crash responses. Of the September person crimes, he noted that two were labeled as kidnapping (turned out to be domestic matter with a family fight), five were simple assaults, and two intimidations (text threat and a verbal threat from a juvenile to an adult. He stated that the property crime included some motor vehicle parts such as catalytic converters, and that the society crime involved three drug paraphernalia and two narcotics instances.

B. City Clerk / Treasurer Monthly Report

City Clerk/Treasurer Jacob Qualls presented the as of September 30th unaudited quarterly financial report, noting that \$28,000 in additional revenue has come in after from an Idaho Power payment that came in a little late. He explained that some capital projects such as the Council chamber updates are being booked into last fiscal year, so he will plan to issue another audited or another fourth quarter report up to thirty days after the audit presentation.

6. CONSENT AGENDA (ACTION ITEM)**A. Approval of Minutes: October 18, 2022, City Council Meeting Minutes**

- 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.

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7. ACTION ITEMS**A. Ada County / Star Hazard Mitigation Plan Resolution Adoption:** Adopting the Ada County / Star City Multi-Hazard Mitigation Plan (**ACTION ITEM**)

Paul "Crash" Marusich of the Ada County Hazard Mitigation Plan Steering Committee explained that a regional hazard mitigation plan has a five year cycle and that it is critical to look at as areas grow because statistically, risks increase with growth. He explained a volume one that included hazard analysis and plan mechanics, and volume two which contained city plans including Star's. He further explained that taking sustained actions to reduce risk for the public via a plan make the City available for pre- and post-disaster funding, pending approval from FEMA. Mr. Marusich explained that the plan under consideration was already approved by the County, and asked for City approval.

- Council President Hershey moved to approve and adopt the Ada County/Star Hazard Mitigation Plan Resolution; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

B. Tree House Contract - Approve a contract for Tree House (ACTION ITEM)

Council Member Wheelock explained that he recently came across the historic old-growth oak tree that had to be harvested and proposed to the City Council to purchase it to be placed at the Star Riverhouse as a children's activity place. He said the tree had been planted in the early 1900's and can be prepped to become a playhouse. He explained that it would have climbing stairs in the tree trunk and have a little house at the top. Wheelock mentioned that the dimensions of the tree were about 12-15 feet high, and then the playhouse would be on top of that. Council discussion surrounded safety measure ideas like sinking it in a concrete pad, having rubber topping for the pad, a way to lock it at night, and possibly placing a camera on it. Mayor Chadwick explained that park impact fees could be used, and that he felt it was a good historical motif and play option at the area. Mayor Chadwick further noted that it would be inspected annually for safety as with other playground equipment.

- Council Member Wheelock moved to approve the contract for the Tree House at an amount not to exceed \$35,000.00. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

C. Ordinance 371-2022 - Stardale Place Subdivision & Development Agreement: The Quarry at River Park Annexation & Development Agreement: AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; AND ONTIGUOUS TO THE CITY OF STAR; MORE SPECIFICALLY LOCATED AT 343 N. CENTER STREET, STAR, IDAHO (ADA COUNTY PARCELS (R8108001240)); AND EZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR; MORE SPECIFICALLY LOCATED AT 331 & 385 N. CENTER STREET, IN STAR, IDAHO (ADA OUNTY PARCELS R8108001065, R8108001125, R8108001183 & R8108001185 THE PROPERTIES ARE OWNED BY PIEDMONT PROJECT LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED AND REZONED PROPERTIES AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-7-DA) OF APPROXIMATELY 3.39 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDIN FOR AN EFFECTIVE DATE. (**ACTION ITEM**)

- Council President Hershey moved to introduce Ordinance 372-2022 and moved pursuant to Idaho Code section 50-902 dispense with reading the ordinance on three separate days and read only once by title and that Ordinance 372-2022 was to be considered after its reading; Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Nielsen – aye; Salmonsens – aye; Wheelock – aye. Motion carried.

Council President Hershey read the Title of Ordinance 372-2022.

- Council President Hershey moved to approve Ordinance 372-2022; Council Member Nielsen seconded the motion. Before voting, Council Member Salmonsens asked to pause and clarify about potentially needing to modify the development agreement to include the detached sidewalks and as such, possibly needing to modify the motion. It was concluded that the motion did not need to be modified. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye – Nielsen – aye. Motion carried.

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- D. **Ordinance 373-2022 - The Quarry at River Park Subdivision Annexation:** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 21339 BLESSINGER ROAD, CANYON COUNTY PARCELS R3404900000, IN STAR, IDAHO AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTIES ARE OWNED BY H5 LAND HOLDINGS 6 LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-2-DA), AND COMMERCIAL WITH A DEVELOPMENT AGREEMENT (C-1-DA) OF APPROXIMATELY 185.93 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
- Mayor Chadwick advised that Ordinance 373-2022 be pulled and acted on at a later date to allow for administrative corrections to the ordinance. Item tabled.
- E. **Ordinance 374-2022 - Barron Properties Rezone & Development Agreement:** AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 342 S. CALHOUN PLACE, IN STAR, IDAHO (ADA COUNTY PARCELS S0416120900); THE PROPERTY IS OWNED BY BPS CALHOUN COMM LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS COMMERCIAL WITH A DEVELOPMENT AGREEMENT (C-2-DA) OF APPROXIMATELY 11.38 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. **(ACTION ITEM)**
- Mayor Chadwick advised Ordinance 374-2022 would be pulled and acted on at a later date to allow for administrative corrections to the ordinance and to the development agreement. Item tabled.
- F. **Highway 44 Bid Document Approval:** City Council to approve Bid Documents for Highway 44 improvements **(ACTION ITEM)**
- Mayor Chadwick explained bids will be due on December 15, 2022 for the road widening from Can Ada to Star. There was a question about the section of Bent Lane as part of the Nottero development being done; City Engineer Ryan Morgan explained that the section will be there, but that the question is who will pay for it. It was noted that either the development would be paying for it or it could come out of the proportionate share agreement. Council Member Salmonsens noted a date error in the Agenda Packet attachment and discussion surrounded making an administrative correction to the December date on p. 14-1 so it would have the correct year of 2023. Mayor Chadwick concluded that the only action presently being considered this evening is approval of the bid document.
- Council Member Wheelock moved to approve the Highway 44 Bid Documents; Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.
- G. **Executive Session 74-206 (f):** To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.
- Mayor Chadwick announced that Executive Session was no longer needed this evening.
- *ACTION ITEM* - Actions after Executive Session

8. ADJOURNMENT

Mayor Chadwick adjourned the Star City Council meeting at 7:44 p.m.

Trevor A Chadwick, Mayor

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 7:00 p.m.

2. INVOCATION –

Jason Carr of Eagle Christian Church offered the invocation.

3. ROLL CALL

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

City Staff present: City Clerk Qualls, City Contract Attorney Yorgason via remote, Public Information Officer Partridge, Planning Director Nickel, Assistant Planner Field, Deputy Chief Islas via remote, and City Engineer Morgan.

4. CONSENT AGENDA (ACTION ITEM)**A. Approval of Claims Provided & Previously Approved**

REVIEW ONLY OF FINANCIAL REPORTS (NOT RECONCILED)

B. Findings of Fact & Conclusions of Law: Star Road Learning Center (CUP-22-01)**C. Findings of Fact & Conclusions of Law: Addington Subdivision: (PP-22-02 / PR-22-01)****D. Final Plat Oaklawn Crossing (FP-22-02)****E. Final Plat Starpoint (FP-22-01)****F. Final Plat Milestone Ranch Subdivision Phase 2 (FP-22-09)**

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

5. PUBLIC HEARINGS with ACTION ITEMS:**A. PUBLIC HEARING - Comprehensive Plan and Map Update:**

Mayor Chadwick explained that the City of Star is seeking to update the existing Comprehensive Plan with additional changes to the currently approved plan. The plan considers previous and existing conditions, compatible land uses, desirable goals and objectives and future planning. The plan also includes an update to the Land Use Map, based on the seventeen (17) components of the Local Land Use Planning Act, per the State of Idaho Statutes and further provides updated information regarding demographics and a land use planning direction for the City of Star.

Mayor Chadwick opened the Public Hearing at 7:04 p.m.

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City Planner Shawn Nickel utilized a map and text to describe the revised land use designations. Nickel explained that City Staff has notified all relevant public agencies, posted legal notices, and held an Open House on May 23rd noting approximately 7,000 invitations were sent within zip code 83669, as well as some as applicable in Eagle and in the Canyon County side.

With respect to the text amendments, Nickel summarized that the Staff Recommendation is to 1). Add a low-density residential land use designation; 2). Update the estate rural designation; 3). Update the estate urban designation; 4). Add the South of the River Land Use and Riverfront Center into the text.

Nickel clarified that text updates from the Staff Report in the Agenda Packet are as follows: Pages 30 and 31 are definitions, and Page 32 explains the South of the River land use and riverfront center. The zoning compatibility matrix is on page 41. Chapter 11 is the update for Public Services (police and fire protection). Chapter 13 covers Parks and Recreation on pages 125-150. Chapter 21 covers the South of the River Sub-Area Plan starting on p. 193. City Staff stood for questions.

Public testimony:

Mr. Steve Burton of 6915 Canyon Court, Star, said he is in the unincorporated Canyon County part and represents Sage Canyon Estates. He stated that he was one of the citizens in the area of impact that is under contention between the City of Star and City of Middleton. He said that however that process turned out, if it comes down to a choice between Star and Middleton, that if it comes to a vote, he believes homeowners will choose the area that has similar zoning to what they have now, which is all rural residential. If City of Star were to prevail, Burton said he would like to see less density.

Mr. Scott Emerick of 4981 North High Prairie in the Hillsdale area. Mr. Emerick said that the Hillsdale area was currently marked as Estate Rural Residential based on Page 30 of the update. He asked for clarification on the Low Density Residential vs. the Estate Rural Residential, because he said he felt Low Density Residential more exactly describes the Hillsdale area. Emerick urged Council to consider combining various portions of Hillsdale to be designated as Low Density Residential. He said the lots there range from just under one acre to a largest lot of 5.03 acres.

Deborah Nelson of 601 West Bank Street in Boise said she was present on behalf of Zion Ventures who has been planning a residential subdivision at the northwest corner of Munger and the planned extension of Floating Feather on the south side. She stated that the plans they've been working on for some time are all based on the existing Comprehensive Plan in the 3-5 units per acre range and that they put the land in contract in October 2021 and began meeting with the City in December 2021 for pre-application. Nelson requested that the property be preserved in that neighborhood residential designation as the particular piece of land is near the heart of Star.

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Murray Lodge of 1821 N Munger, Star stated that his property was the twenty-five or so acres that Ms. Nelson had referred to and described the property. He said that the pre-existing zoning was about three to five acres, or three to five homes per acre. He said he'd like to see it remain with the same designation. Mr. Lodge expressed concern over his property value potentially changing and devaluing.

Council questions:

Council discussion surrounded wanting to ensure that proposed zoning matched with what existing property owners within the map area wanted, and whether additional landowners had provided input.

An additional landowner requested to speak and was accommodated by Mayor Chadwick, as she had confusion over how the hearing process worked:

Rhonda Boyce of 1189 N. Catamaran Way in Star is a homeowner within the map area and expressed concern over excessive traffic if the land is left at its current designation. She expressed support for going forward with the City's planned zoning designation.

Mayor Chadwick noted that this evening's consideration was a Comprehensive Plan designation, and that anything proposed would still have to come back before Council for review and approval including neighborhood meetings.

Council questions focused on reviewing the map, concerns over density, and the importance of considering applications on a case-by-case basis.

Mayor Chadwick closed the public hearing at 7:55 p.m.

Council deliberations:

Council President Hershey mentioned he doesn't think people hate it when density is reduced. He observed that when he reviewed chapters 11 and 13, that he felt clearly the task is to approve the proposed map and Comprehensive Plan text changes. He further said that the plan clearly states and delineates the effects of growth where you can't recoup any of it because there is a cap that will be hit. Hershey said he considers that it is necessary to reduce overall densities.

Council discussion surrounded various aspects of density in with respect to the Hillsdale, Twelve Mile, and Munger/New Hope areas. As such, the City Council decided to treat the map and the text as separate votes.

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Council members noted that a positive outcome of the Comprehensive Plan process is the opportunity for the City to engage with landowners and really consider their requests. Council noted that approximately two hundred citizens showed up for the May 23, 2022 open house, and expressed how important public involvement and the chance to communicate with citizens is.

- Council President Hershey moved to approve the map with the following conditions of approval: that Hillsdale be accepted as Low Density Residential; that the land north of Purple Sage to Goodson and below Purple Sage remain and the two identified properties the Weaver properties and the largest property be left with the standing designation of three to five units per acre; Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock -aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Council went on to discuss the proposed text changes, focusing on Chapters 11 and 13. It was noted that the demographics and data needed to be updated to reflect current data.

- Council President Hershey moved to adopt the Comprehensive Plan text changes as proposed, with the following conditions of approval: to include updated school district information and demographical data; Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.
- Council President Hershey moved to approve Resolution TBD-2022 to adopt the Comprehensive Plan Update Maps and Text; Council Member Salmonsens seconded the motion. ROLL CALL VOTE – Nielsen – aye; Salmonsens – aye; Wheelock – aye; Hershey- aye. Motion carried.

B. PUBLIC HEARING - New & Proposed Increase Fees: A Public Hearing will be held before the Mayor and City Council of the City of Star to hear public comment on the following increases in fees or new and charges, which are each proposed to increase by five percent or more: Planning, Zoning and Development Fees; Administrative Fees, Building Fees; and Community Activities. **(Action Item)**

Assistant Planner Field referenced the draft fee chart (included in the Agenda Packet) and explained various proposed updates to building inspection fees, development fee changes, and the addition of a non-resident fee for use of Star's City Clerk/Treasurer's office for notaries.

Mayor Chadwick noted that the goal is to rethink business right now, with the way the State Legislature has changed how people can add new construction. The proposed fee structure is designed to pay for the services provided by the Building Department.

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Council members asked for clarifications on areas such as a public records redaction fee after two hours of work redacting, and clarification on the definitions of spas vs. hot tubs under the residential swimming pool fees section as well as inquiring on various percentages of increase such as home occupation permits (home-based small business permits).

Staff provided clarification on the various recommendations by explaining time spent by inspectors and Building Department staff. Council discussion went on to cover the topic of the different types of businesses that are presently covered and not covered by Star's home occupation permit policy. Council Member Salmonsens expressed interest in understanding more about how home occupation permits are handled by other local cities. Additional discussion focused on the potential need for separation of resident vs. non-resident fees for park and facility rentals.

Mayor Chadwick made a corrective opening and closing of the Public Hearing at 8:36 and 8:37 p.m. respectively.

Public testimony:

None was offered.

- Council President Hershey moved to approve the proposed fee increases, with the following condition of approval: that clarification be made by staff on the wording of what is swimming pool/hot tub/spa in the fees chart and for the home occupation permit (small home-based business permit) topic to be further explored in the future; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Mayor Chadwick provided further clarification on the corrective hearing opening/closing measure; he noted that City Contract Attorney Yorgason was attending via remote and having difficulty with his microphone and advised that the corrective measure was acceptable for the public hearing and that it would be acceptable to a judge.

- C. **PUBLIC HEARING - Stardale Place Subdivision** - The Applicant is seeking approval of an Annexation and Zoning (R-7), Rezone (R-4 to R-7), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 26 residential lots and 3 common lots. The property is located at 331, 343 and 385 N. Center Street in Star, Idaho, and consists of 3.39 acres with a proposed density of 7.67 dwelling units per acre. The subject property is generally located on the southwest corner of N. Center Street and W. 3rd Street within Ada County. **(Action Item)**

Mayor Chadwick asked the Council if they had any ex parte communication; hearing none, he opened the Public Hearing at 8:40 p.m.

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Applicant presentation:

Antonio Pun of 37661 W Riverside in Garden City presented about the proposed pr. Mr. Pun explained that five lots are being redeveloped, which he said equated to about a 3.4-acre parcel. He said the proposal is for twenty-six single family residential homes with access via a private road off of Center Street, noting that the land is located near Center and 3rd Streets.

Council inquired about the type of development and density. The developer clarified they are planning on Single Family dwellings and were asking for R7. Mayor Chadwick noted density was stacked, with lower density to the north. He noted that west of the site will be R7 as well.

The developer remarked that the benefit is affordability. He stated that they are gearing to sell to first-time homebuyers and senior citizens. For example, he said a house with two car garage and minimum yard is a product that fits retirees well instead of townhouses.

Mayor Chadwick inquired on price point and elevations.

Council Member Salmonsens asked for clarification on what percentage was not currently annexed in and subject to the zoning change request from R4 to R7. The developer replied that it is less than 25% of the entire piece. Salmonsens inquired what the amenity is planned to be.

The developer said he is proposing walkways that will connect to the public to the south and to the park located at the north on 3rd Street.

Mayor Chadwick verified the park to the north belongs to the Saddlebrook subdivision HOA.

Public testimony:

Dan Frost (declined to speak).

Lynn Davis of 65 N. Quincannon Way noted the proposed private entrance is located off of Center Street, and that people from Center Street can barely get across State Street at this point. She stated that she and other homeowners in that area would like the area to remain low density. She felt further that high density does not pay for growth the way low density does, and wanted to go on record protesting high density.

Applicant rebuttal:

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Mr. Pun checked on the price point, and verified homes are planned to be priced at \$435,000. He said that that R7 zoning fits within the City's Comprehensive Plan. With respect to traffic, he said he understands the potential traffic concerns.

Council Member Salmonsens inquired if this was planned to be a private street. Mr. Pun responded that yes, it would be if Council would allow it. Council Member Salmonsens explained that the ACHD packet indicated that it could be a private street but that it is not a requirement. She said that if approved, it would need to be a 36 feet street and meet requirements to have a sidewalk. The developer verified that improvements would be needed on Center Street to meet that goal.

Council Member Nielsen noted that with the walking path going north to the private Saddlebrook property, there is not a connecting sidewalk at this point in time. He asked what the alternatives were. Pun responded that one possible way to handle this would be to go behind the first five lots and tie out to Center Street.

Council Member Nielsen asked about the possibility of the developer doing away with Lot 6 and making it a single open space lot, as a small park with gazebo or other structure. Mr. Pun said he was amenable to that option.

Mayor Chadwick asked Shawn Nickel about the setback requirements if it were to move to R7 zoning. City Planner Nickel replied that it would be 5 foot with detached.

The Mayor urged City Council to table this matter for further consideration as the City does not have a similar product in City limits right now and that he is not supportive of R7 zoning.

Mr. Pun said that the first thing his company did was to look at the City's Comprehensive Plan to see what guidelines to follow.

Mayor Chadwick replied that back in 2020, when the City did this plan, perhaps this was a good vision then but many things have changed. Right now, Chadwick said that to have an R4 would increase entitlement, but without home elevations the Council cannot see what the developer has planned. He referenced various challenges to schools, police, fire, and other City services with the higher density product.

Mr. Pun asked for the builder to speak at the podium.

Builder Bruce Hessing of 2338 West Boulevard Drive, Meridian, said he would love to move to Star and would probably take one of the cul-de-sac homes. Mr. Hessing stated that the concept was staff

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and developer-oriented, which is how the pathways got included. He said his perspective is that it is taking a single lot and making it into a multi-use community. He further stated he has no problem turning one of the lots into an amenity and maybe having a gazebo and fire pits, etc. He stated that he has submitted elevations to the City, noting that the lots are somewhat narrow but deep, and that some will have RV spots in the back. He said they have even allowed adjustments to allow for more parking and take pressure off the street. Mr. Hessing said he felt it was good for young people to be able to get a house for \$50,000 or \$60,000 less than elsewhere. He mentioned a master bedroom on the first floor that would appeal to older people.

Mr. Pun stated they were open to changes and fixes to make the project palatable. He said their company met with the Fire Department and are pursuing five-foot setbacks.

Mayor Chadwick said he would seriously like to see elevations and recommended to Council to consider tabling the matter for two weeks. He guided the developer that they should have included elevations in their initial presentation to Council. Chadwick noted that elevations are very important, because no one wants a new development to look like an army barracks.

Mayor Chadwick called a brief recess at 9:10 p.m. and re-opened the meeting at 9:17 p.m. He asked Bruce Hessing to go ahead and speak to some conceptual elevations that he was able to provide; the Mayor clarified these were not present in the Agenda Packet.

City Council members asked various questions concerning setbacks and separation between houses. Bruce Hessing verified it was planned to be five feet in between houses. Mayor Chadwick suggested that if this proposal were to be approved, that any vote should include a condition of approval specifying that they were approving these depictions as the home elevations.

Hessing verified the houses would be 1480-1860 square feet in size.

City Planner Nickel pointed out the justification for their recommendation and asked to put the vicinity map back up. He said that Staff just looks at the Comprehensive Plan and the Zoning Ordinance; they do not weigh in neighbor comments, etc. He noted the Compact Residential designation and the fact that it was adjacent to R7 zoning to the west and south, and also a commercial Albertson's and future commercial to the south with pathways. He said the Staff recommendation was based on the Comprehensive Plan.

Developer Pun confirmed they were fine with creating a larger amenity by losing one of the planned lots, and noted that a sidewalk would be present on Center anyway. Council members remarked

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variously on ways to bring more connectivity and route pedestrian foot traffic off the main road as much as possible.

Mayor Chadwick closed the Public Hearing at 9:24 p.m.

Council Deliberation

Council Members generally expressed a preference for a lower density development. Council Member Nielsen commented that seeing the elevations was very helpful and expressed thanks for the legwork in getting the elevations for Council to be able to view this evening. He said he recognized that the developer has the right for R4 and is asking for R7, and expressed the opinion that there is a need for this type of product. Nielsen stated that he found it consistent with the City's Comprehensive Plan. He said that he is not scared off by density and this type of housing. He noted that one of the challenges that Lynn Davis brought up is to get pedestrian traffic moved off of Center Street. Nielsen noted that Saddlebrook has three hundred homes, and that he felt this is not adding that many trips per hour. He expressed that he is generally supportive of the project, and that he would like to see a larger amenity such as a park.

Council Member Salmonsén reiterated that the City doesn't have a lot of this price point available, and that we need it. She noted that this is part of the core downtown area. She expressed that she is comfortable with R7 zoning being in there, noting that large yards are not for everyone. Salmonsén pointed out that this would serve retirees and fits within the Comprehensive Plan, noting that there is a place for this product. She said she would support the project with the conditions of a 5-foot setback, the elevations as provided, and to change the northern sidewalk pathway.

Council Member Wheelock said he doesn't see the difference between this project and a subdivision that was proposed just north of him across the canal that the Council didn't hesitate to deny. Council discussion ensued comparing the two projects, and it was concluded that the streets were significantly different and surrounding area. For that project, the surrounding areas didn't have R7 on any of the sides. Council discussed some of the similarities and differences.

Council President Hershey asked to verify if there is R7 to the South of the proposed project. He noted this is a transition area, and it will be a little higher density. He said he felt there was no argument that the developer has an R4 entitlement. He said he likes and understands the elevations, but expressed some concern over what could happen when the economy changes and people can afford a larger house for less money. Hershey said he would like to see the project come in closer to the R6 rather than R7, with a slight reduction in density that would create a better transition.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, June 07, 2022 at 7:00 PM

Mayor Chadwick said that he was inclined on the smaller lots, and that he agrees on the open space requirement. He noted that Star's elementary school is overcrowded again and has had to put up portables only two years after doing construction to increase the building size. He noted that this product would add maybe thirteen more children, almost an entire classroom. Chadwick said he felt this creates a problem for young couples.

Council Member Nielsen made several points surrounding adjusting the density downward somewhat by the addition of a common area and the loss of several lots.

Council Member Salmonsens said that she shared the Mayor's concern on the schools and density, noting that it is going to be an ongoing issue that the Council doesn't have an answer for at this time. She said the Council could choose to deny the annexation and re-zone, but that this doesn't seem to be an answer to the underlying problem.

Mayor Chadwick said that the Council is at a point in time where they need to have the Development community to step up and help to plan to fund for schools, fire, police, etc. He said that if Council continues to approve and add that density, it ends up not fair to everyone in the city. He said it would require a bond to pass in order to pursue a new elementary school, but also noted that 68% of the city voted against the last bond that came up. He reiterated the need for the Development community to be at the table to help the City solve this challenge.

Council discussion surrounded that the school district does own some property for up to two elementary schools and a high school in Star. Discussion surrounded that there is no way anyone could have planned the massive exodus from other U.S. states and that the City needs to figure out how to sustain itself. It was noted that the school system and fire stations are overloaded.

Mayor Chadwick summarized that it is an annexation and a rezone, and that Council will have that discussion come up. He said he felt this is a very real issue.

Council Member Salmonsens said that the City has spent a lot of time planning.

Mayor Chadwick summarized the need to match lot lines and reduce density.

- Council Member Nielsen moved to table this matter so the developer can continue to work with City Staff and come back with a revised proposal for the Stardale subdivision at the June 21, 2022 City Council meeting; Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, June 07, 2022 at 7:00 PM

6. ACTION ITEMS:

- A. **Dock Procurement-Utilizing the State of Idaho's Bidding Procurement Process:** Utilizing a State Bidding Process; declaring Bill's Machine Shop as a Sole Source for the procurement of docks to be installed at the Heron River Pond; authorizing the Mayor to purchase and utilize Park Impact Fees as part of the Capital Improvement Plan for the purchase and installation. **(Action Item)**

City Attorney Chris Yorgason explained via remote what the guidelines are for the procurement process. Mayor Chadwick and the Council discussed the benefits of the dock, longevity of aluminum dock materials, and how the amenity would be used. It was noted that the dock could be fished off of, that it will be A.D.A. compliant so seniors and others with mobility issues could utilize it, and that families could enjoy fishing, swimming, and paddle boarding. Council members noted that it will be a multi-use dock and that it has been part of the plan for Heron River Pond for a while.

- Council President Hershey made a motion to approve the quotes for Dock Procurement utilizing the State of Idaho's Bidding Procurement Process; Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- B. **Ordinance 353-2022: Langtree Bungalows Subdivision Annexation** - AN ORDINANCE ANNEXING INTO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 9670 W. FLOATING FEATHER ROAD, IN STAR, IDAHO (ADA COUNTY PARCEL S0405449050) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY LANGTREE BUNGALOWS LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-4-DA) OF APPROXIMATELY 27.09 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 353-2022 and pursuant to Idaho Code Section 50-90 the rule requiring an ordinance be read on three different days with one reading to be in full be dispensed with and that Ordinance 353-2022 be considered after reading once by title only; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Council Member Nielsen then read the title of Ordinance 353-2022.

- Council Member Nielsen made a motion to approve Ordinance 353-2022: Langtree Bungalows Subdivision Annexation; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey -aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, June 07, 2022 at 7:00 PM

7. COUNCIL DISCUSSIONS**A. Unified Development Code Discussion**

Mayor Chadwick explained that the Unified Code Development is scheduled for June 21, 2022 and that this was just a quick Council discussion to be able to update based on their comments.

City Planner Nickel explained that he sent a red-lined document for Council's review the prior week and that he will update it this week and that copy will be placed on review for citizens online or at City Hall. Nickel addressed Council Member Nielsen on edits made based on Nielsen's comments on the build to rent area, with respect to horizontal apartments. Nickel also noted several proposed Code Enforcement updates.

Mayor Chadwick encouraged members of the public to review the document.

8. ADJOURNMENT

Mayor Chadwick adjourned the City Council meeting at 10:04 p.m.

ATTEST: _____

Trevor A Chadwick, Mayor_____
Jacob M Qualls, City Clerk - Treasurer

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Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1583	21421S	4 A & B LOCK AND KEY	4,618.00						
1	63371 02/23/23	Locks and Installation	4,353.00			10 41540	435		10110
2	63316 02/02/23	Locks and Re-key	265.00			10 802 45110	812		10110
		Total for Vendor:	4,618.00						
1582	21420S	1284 ARDEN YUNDT	600.00						
1	02/24/23	Feb Country Line Dancing	600.00			10 177 44022	352		10110
		Total for Vendor:	600.00						
1584	21422S	1172 B'S ACE HARDWARE	205.80						
1	222963 02/14/23	Hardware	205.80			10 41540	613		10110
		Total for Vendor:	205.80						
1585	21423S	93 BATTERIES PLUS BULBS	52.50						
1	P60117938 02/23/23	Bulbs for Clerk's Office	52.50			10 802 45110	812		10110
		Total for Vendor:	52.50						
1614	21436S	172 CENTURY LINK	205.02						
1	*228B 02/16/23	Internet Services	139.67			10 41810	419		10110
2	*130B 02/16/23	Internet Services	65.35			10 41810	419		10110
		Total for Vendor:	205.02						
1588	21424S	184 CINTAS CORP	106.87						
1	4147255812 02/21/23	City Hall Mat Cleaning	46.37			10 41540	344		10110
2	4147255597 02/21/23	Riverhouse Mat Cleaning	60.50			10 41540	344		10110
		Total for Vendor:	106.87						
1586	21425S	207 COMPUTER CONSULTING ASSOCIATES	2,598.72						
1	4210 01/29/23	IT Consulting Services	2,598.72			10 41810	342		10110
		Total for Vendor:	2,598.72						
1587	21426S	211 CONSOLIDATED SUPPLY	70.49						
12X12		Corrigated Pipe Irrigation Bypass to Pond by Well at Riverhouse 960 Main St							
1	*48000.001 02/14/23	Gal Steel Nipple	70.49			10 41540	735		10110
		Total for Vendor:	70.49						

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1607	21437S	1288 DANIEL W LANE	880.00						
1	02/27/23	Lego/Robotics Instructor	880.00			10 44022	352		10110
		Total for Vendor:	880.00						
1615	21438S	1307 DIRT ROAD DANCING	263.25						
1	02/27/23	Daytime County Dancing	263.25			10 44022	352		10110
		Total for Vendor:	263.25						
1627	21459S	271 ECI CONTRACTORS	11,729.81						
Electrical Inspections February 2023 60% of Total									
1	Feb 2023 03/01/23	Electrical Inspections	11,729.81			10 41510	454		10110
		Total for Vendor:	11,729.81						
1589	21427S	325 GAMEFACE ATHLETICS	12,137.46						
1	315703 02/21/23	Buildings & Grounds Clothing	312.00			10 41540	615		10110
2	315871 02/21/23	Employee Clothing	440.96			10 41810	699		10110
3	315387 02/10/23	Sports Uniforms	11,384.50			10 44021	615		10110
		Total for Vendor:	12,137.46						
1590	21428S	1047 HAND & PAW INC	1,661.67						
REFUND OF BRICK									
1	02/24/23	Donation - Dog Brick Program	1,661.67			10 45130	586		10110
		Total for Vendor:	1,661.67						
1602	21460S	381 ICRMP	6,835.00						
1	0220320232 03/01/23	Policy Annual Premium Bala	6,835.00			10 41810	511		10110
		Total for Vendor:	6,835.00						
1623	21439S	382 IDAHO CENTRAL CREDIT UNION	7,115.70						
1	02/12/23	Chadwick	1,230.03			10 41810	610		10110
2	02/12/23	Qualls	4,252.82			10 41810	610		10110
3	02/12/23	Little	1,632.85			10 41810	610		10110
		Total for Vendor:	7,115.70						

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1616	21440S	398 IDAHO POWER COMPANY	2,616.36						
1	0033022594	02/13/23 1000 S MAIN ST / PUMP	16.98			10 41540	412		10110
2	0033022589	02/13/23 10769 W STATE ST / CITY HA	490.30			10 41810	412		10110
3	0033022563	02/13/23 10775 W STATE ST / STAR OU	92.37			10 41810	412		10110
4	0033022576	02/13/23 11225 W BLAKE DR / BLAKE P	211.79			10 41540	412		10110
5	0033157130	02/13/23 11380 W HIDDEN BROOK	18.42			10 41540	412		10110
6	0033022554	02/13/23 1250 N STAR RD / HUNTERS P	31.09			10 41540	412		10110
7	0033022592	02/13/23 1300 N STAR RD / HC ENTRY	47.53			10 41540	412		10110
8	0033022572	02/13/23 1310 N LITTLE CAMAS / SHOP	166.75			10 41540	412		10110
9	0033022587	02/13/23 1500 N STAR RD	476.07			10 41540	412		10110
10	0033075641	02/13/23 HIGHBROOK / HWY 44 STRT LI	42.64			10 41810	413		10110
11	0030204591	02/13/23 HUNTER'S CREEK STRT LIGHTS	13.91			10 41810	413		10110
12	0033022596	02/13/23 BLAKE SPRINKLER ELECT	3.48			10 41540	412		10110
13	0033022580	02/13/23 STATE/PLUMMER STRT LIGHTS	10.63			10 41810	413		10110
14	0033022584	02/13/23 STRT LIGHTS STAR	400.86			10 41810	413		10110
15	0030204606	02/13/23 STRT LIGHTS / BLAKE PARK	16.26			10 41810	413		10110
16	0032863989	02/13/23 960 S MAIN ST	512.75			10 41810	412		10110
17	0032863988	02/13/23 960 S MAIN ST	64.53			10 41810	412		10110
		Total for Vendor:	2,616.36						
1591	21429S	399 IDAHO PRESS TRIBUNE	385.74						
4	31319	02/19/23 Legal/Pub Notice PH 3/7/23	90.03			10 41510	530		10110
5	31318	02/19/23 Legal/Pub Notice PH 3/7/23	91.86			10 41510	530		10110
6	31361	02/21/23 Legal/Pub Notice PH 3/7/23	97.35			10 41510	530		10110
7	31360	02/21/23 Legal/Pub Notice PH 3/7/23	106.50			10 41510	530		10110
		Total for Vendor:	385.74						
1628	21461S	1262 IDAHO SMART HOMES LLC	1,620.00						
Invoice shows "Safe Haven Defense Idaho West"									
1	1465	02/08/23 Window Tinting Police Station	1,620.00			10 800 45110	741		10110
		Total for Vendor:	1,620.00						
1629	21462S	1073 INSPECT LLC	9,095.06						
Monthly Plumbing Inspections February 2023 60% of Total									
1	Feb 2023	03/01/23 Plumbing Inspections	9,095.06			10 41510	453		10110
		Total for Vendor:	9,095.06						

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1608	21441S	524 LARRY BEARG	511.00						
1	02/27/23	Tai Chi Instruction February	511.00			10 44022	352		10110
		Total for Vendor:	511.00						
1624	21442S	583 MASTERCARD	2,447.04						
1	02/07/23	Qualls	2,447.04			10 41810	610		10110
		Total for Vendor:	2,447.04						
1592	21430S	1271 MERIDIAN DESIGN CENTER	2,160.00						
1	02/06/23	Granite Quartz	2,160.00			10 800 45110	741		10110
		Total for Vendor:	2,160.00						
1604	21443S	647 NEURILINK	350.00						
1	4927 02/16/23	Services - Controller App	350.00			10 41810	431		10110
		Total for Vendor:	350.00						
1609	21444S	649 NIKI DEAN	784.00						
1	02/27/23	Yoga Instruction February	784.00			10 44022	352		10110
		Total for Vendor:	784.00						
1601	21445S	1305 O'CONNER BUILDING & DESIGN LLC	211.59						
		Plan Check Fee was incorrect. Fee was \$913.19 and should be 701.60. Permit BPR2023-001							
1	02/14/23	Refund - Incorrect Fee	211.59			10 41510	698		10110
		Total for Vendor:	211.59						
1593	21431S	656 OFFICE SAVERS ONLINE	245.61						
1	8953 02/08/23	Office Supplies	42.19			10 41810	611		10110
3	8970 02/13/23	Floor Sweeper	85.44			10 41810	610		10110
4	8982 02/15/23	Copy Paper	117.98			10 41810	611		10110
		Total for Vendor:	245.61						
1625	21446S	1309 PREMIERE AESTHETICS INSTITUTE	1,200.00						
		Scholarship Award Funds for Jules Busby, Student ID: 359							
1	02/27/23	Scholarship Jules Busby	1,200.00			10 48520	840		10110
		Total for Vendor:	1,200.00						

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1600	21447S	1306 RICH L PRASCH	546.23						
1	02/13/23	Refund - Paid twice for permit	546.23			10 41510	698		10110
		Total for Vendor:	546.23						
1630	21463S	1037 RIMI INC	9,544.48						
		Mechanical Inspections February 2023 60% of total							
1	Feb 2023 03/01/23	Mechanical Inspections	9,544.48			10 41510	455		10110
		Total for Vendor:	9,544.48						
1599	21448S	721 ROBERT P LITTLE	4,402.50						
		February 2023 Contracted Services							
1	116178 01/24/23	B&G Contracted Services	4,660.00			10 41540	351		10110
2	Life Insur 01/24/23	Life Insurance	-203.50			10 41540	215		10110
3	Vision Ins 01/24/23	Spousal Vision Insurance	-13.00			10 41540	211		10110
4	Dental Ins 01/24/23	Spousal Dental Insurance	-41.00			10 41540	212		10110
		Total for Vendor:	4,402.50						
1606	21449S	1287 ROBIN ROBINSON	280.00						
1	02/27/23	RR Yoga Instruction	280.00			10 44022	352		10110
		Total for Vendor:	280.00						
1612	21450S	1194 ROCKITECTURE LLC	250.00						
1	6081 02/17/23	Waggin Tails Core Drilling	250.00			10 45110	738		10110
		Total for Vendor:	250.00						
1621	21451S	777 SILVER CREEK SUPPLY	1,022.16						
1	*0882-002 02/13/23	Hunter Slot Locking Lid	216.04			10 41540	735		10110
2	*0882-001 02/13/23	Cenflo, PVC, Screw Clamp	509.90			10 41540	735		10110
3	*9930-001 02/16/23	PVC Pipe	291.78			10 41540	735		10110
4	*0882-003 02/13/23	PVC Reducer Bushing	4.44			10 41540	735		10110
		Total for Vendor:	1,022.16						
1594	21432S	780 SIMPLOT TURF & HORTICULTURE	5,663.30						
1	216063134 02/21/23	Buildings and Grounds	5,663.30			10 41540	435		10110
		Total for Vendor:	5,663.30						

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1598	21433S	791 SOUTHERN COMPUTER WAREHOUSE	8,219.05						
1	00766430	02/14/23 Exchange Online Plan 1	996.25			10 41810	751		10110
2	00766430	02/14/23 Microsoft Office 365	7,222.80			10 41810	751		10110
		Total for Vendor:	8,219.05						
1617	21452S	794 SPARKLIGHT	748.51						
1	ACCT 2476	01/01/23 City of Star	345.00			10 41810	419		10110
2	ACCT 4171	01/01/23 City of Star Suite 100	109.91			10 41810	419		10110
3	ACCT 3712	01/01/23 Hunter's Creek Park	105.93			10 41540	419		10110
4	ACCT 3481	01/01/23 City Hall	174.91			10 41810	419		10110
5	Acct 1215	01/01/23 Residential	12.76			10 41810	419		10110
		Total for Vendor:	748.51						
1596	21434S	811 STAR FIRE DEPARTMENT	2,259.32						
1	01/26/23	Labor and Parts Kubota	2,259.32			10 41540	437		10110
1632	21464S	811 STAR FIRE DEPARTMENT	42,068.00						
Impact fees February 2023									
1	Feb 2023	03/01/23 Star Fire Impact Fees	42,068.00			10 41510	734		10110
		Total for Vendor:	44,327.32						
1603	21453S	812 STAR MERCANTILE INC	114.40						
1	02-3067821	02/15/23 Hardware	8.69			10 41540	434		10110
2	02-3062907	02/11/23 Hardware	11.57			10 41540	434		10110
3	03-1481703	02/16/23 Hardware	24.66			10 41540	434		10110
4	02-3068735	02/16/23 Hardware	7.49			10 41540	434		10110
5	03-1482153	02/17/23 Hardware	37.33			10 41540	434		10110
6	03-1481703	02/16/23 Hardware	24.66			10 41540	434		10110
		Total for Vendor:	114.40						
1619	21454S	818 STAR STORAGE LLC	110.00						
1	02/27/23	Monthly Rental Feb 2023	110.00			10 44022	443		10110

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1620	21454S	818 STAR STORAGE LLC	110.00						
1	02/27/23	Feb 2023 Rental Unit C04	110.00			10 44022	443		10110
		Total for Vendor:	220.00						
1618	21455S	820 STAR VETERINARY CLINIC	1,400.00						
1	Contract 02/27/23	Animal Control Svcs Feb 2023	1,400.00			10 42150	364		10110
		Total for Vendor:	1,400.00						
1611	21456S	857 TATES RENTS-BOISE	935.01						
1	1694378-9	02/02/23 Carpet Cleaner (Eagle)	184.49			10 41540	442		10110
2	1696489-12	02/09/23 Stump Grinder (S Nampa)	447.00			10 41540	442		10110
3	1696151-9	02/09/23 Limb Chipper (Eagle)	303.52			10 41540	442		10110
		Total for Vendor:	935.01						
1605	21457S	922 UNIVERSITY OF IDAHO	126.00						
		Bridget Amorie - instructor							
1	02/27/23	Recreation One Pot Cooking Cla	126.00			10 179 44022	352		10110
		Total for Vendor:	126.00						
1634	21467S	935 VERIZON WIRELESS	965.21						
		Charges for 18 Phone Lines and 1 Jetpack							
1	9926685205	03/01/23 Montly Cell Phone Charge	965.21			10 41810	416		10110
		Total for Vendor:	965.21						
1633	21465S	963 YORGASON LAW OFFICES PLLC	3,680.00						
1	Contract 01/03/22	City Attorney Monthly Servic	3,500.00			10 41310	322		10110
2	Feb 2023 01/03/22	City Attorney Additional Svc	180.00			10 41310	322		10110
		Total for Vendor:	3,680.00						
1610	21458S	1308 YOUNG ELEVATOR INC	150.00						
1	02/13/23	Routine Elevator Service	150.00			10 41810	431		10110
		Total for Vendor:	150.00						

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1597	21435S	966 ZOOM	40.00						
1	189753162	02/22/23 Cloud Recording	40.00			10 41810	570		10110
Total for Vendor:			40.00						
# of Claims			48	Total:	153,340.86	# of Vendors	46		

** This report runs by Claim Posted Date, which is a system generated field that always shows the date on which the Claim was actually posted in the system. If a Claim was cancelled and re-posted, the posted date will show as of the date it was re-posted. **



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star - Planning & Zoning Department *Shawn T. Smith*

MEETING DATE: **March 7, 2023**

FILE(S) #: FP-22-30, Final Plat, Rosti Farms Subdivision Phase 7

REQUEST

Applicant is seeking approval of a Final Plat for Rosti Farms Subdivision Phase 7, consisting of 31 residential lots and 4 common lots on 12.49 acres. The property is located at 1460 N. Pollard Lane in Star, Idaho. Ada County Parcel Number S0409131200.

APPLICANT/REPRESENTATIVE:

Kyle Prewett
Toll Brothers
3103 W. Sheryl Drive
Meridian, Idaho 83642

OWNER:

Toll Southwest, LLC
313 W. Sheryl Drive
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-3-PUD-DA

Phase 7

Acres - 12.49 acres
Residential Lots - 31
Common Lots - 4
Commercial Lots - 0

HISTORY

June 16, 2020 Council approved applications for Annexation and Zoning (AZ-20-03) and Preliminary Plat/PUD (PP-20-02) for Rosti Farms Subdivision. The preliminary plat was approved for 426 single family residential lots, 60 common lots and 7 commercial lots.

- November 17, 2020 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 1 & 2. (FP-20-17, FP-20-19). Phase 1 included 48 residential lots and 11 common lots on 20.76 acres. Phase 2 consisted of 36 residential lots and 5 common lots on 9.07 acres.
- April 6, 2021 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 3 & 4. (FP-21-04, FP-21-07). Phase 3 included 56 residential lots and 4 common lots on 21.43 acres. Phase 4 included 45 residential lots and 10 common lots on 15.29 acres.
- September 7, 2021 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 5. (FP-21-17). Phase 5 included 73 residential lots and 5 common lots on 28.86 acres.
- October 12, 2021 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 6. (FP-21-22). Phase 6 included 31 residential lots and 4 common lots on 12.49 acres.
- September 2, 2022 Council rescinded the approval for the Final Plat of Rosti Farms Subdivision, Phase 6, (FP-21-22) at the request of the Applicant so they could re-phase the development based on market conditions. A new Phase 6 will be submitted and transmitted for review and approval.
- November 15, 2022 Council approved applications for the Final Plat of Rosti Farms Subdivision, Phase 6. (FP-21-17). Phase 6 included 58 residential lots and 4 common lots on 18.94 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 7 generally complies with the approved Preliminary Plat. Including Phase 7, there will be a total of 347 lots platted, leaving 79 residential lots for future phases of the development. The preliminary plat was approved with 426 residential lots.

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

Lot sizes as listed on the preliminary plat range in size from the smallest at 6,000 sq. feet with an average lot size of 8,832 sq. feet. The subdivision is proposed to develop in ten (10) phases. The Applicant has provided a variety of lot widths and depths for several different housing plans and types.

Common/open space for the development consists of 31.53 acres (18.26%) total open space within common lots. The development is required to provide a minimum of 15% open space, 10% usable. The open space provided by the applicant currently includes large open space areas

and amenities including a community pool and pool house, multiple tot-lots, multiple plazas with picnic shelters with benches and pathways and natural areas throughout the development.

The current Zoning Ordinance requires one site amenity for each 20-acres of development area (total of 9 amenities is required). Proposed amenities within the development include the following:

1. Swimming Pool & Pool House
2. Tot Lot #1 (Children's Play Structure Amenity)
3. Tot Lot #2 (Children's Play Structure Amenity)
4. Picnic Area
5. Plaza #1 (Quality of Life Amenity)
6. Plaza #2 with Shelter (Quality of Life Amenity)
7. Pocket Park #1 (Quality of Life Amenity)
8. Pocket Park #2 (Quality of Life Amenity)
9. Pocket Park #3 (Quality of Life Amenity)
10. Pathways throughout ((Pedestrian or Bicycle Circulation Amenity)
11. Open Style Fencing Along Drains and Canals ((Quality of Life Amenity)

As part of the landscape plan provided to the City, landscaping is depicted in the open space areas and along the exterior roadways within common area lots, with street trees being proposed within the front yards of the residential lots. The proposed street tree locations are consistent with the UDC, Chapter 4, Section B-7 C-3 Street Trees, requiring a minimum density of one (1) tree per thirty-five (35) linear feet.

The subdivision has been approved with the following dimensional standards:

Proposed Setbacks:

- Minimum Residential Lot Frontage: 35 feet
- Front Setbacks (Measured from the back of sidewalk or property line): 20 feet
- Rear Setbacks: 15 feet
- **Interior Setbacks: 5 feet (for one and two-stories) – Deviation from current standards**
- Local Street Side Setbacks: 20 feet
- Street Landscape Buffers:
 - Arterial Roadway: 35 feet
 - State Highway 16: 50 feet
 - Residential Collectors: 20 feet
- Maximum Building Height: 35 feet
- Minimum Lot Size: 6,000 Square Feet
- Average Lot Size: 8,832 Square Feet

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 7 is 2.48 du/acre, with lots ranging in size from 7,708 square feet to 20,410 square feet.

Common/Open Space and Amenities - Completed in Phase 1:

- Tot Lot
- Benches
- Pathways
- Pool / Pool-house
- Picnic shelter

Mailbox Clusters – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development to be placed in two locations. Location A is Lot 1, Block 7 on the west side of N. Rosti Farms Way, by the club house parking lot. Location B is Lot 8, Block 19, also on the west side of N. Rosti Farms Way.

Postmaster’s letter of approval was included in the application material.

Streetlights –A Streetlight design has been provided with the final plat application and the proposed light style and type meet Dark Sky requirements and comply with the City Code. A streetlight plan was also included in the final plat application. Staff is supportive of the location of streetlights in this phase.

Street Names – Letter or approval of street names from Ada County was included in the application packet and are reflected accordingly on the submitted final plat.

Sidewalks – Sidewalks are proposed to be 5 foot wide and detached throughout the 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.**

PUBLIC NOTIFICATIONS

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

February 7, 2023 Star City Engineer Standard Checklist

FINDINGS

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

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

CONDITIONS OF APPROVAL

- 1. **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 \$2053.11 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$874,625. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 7 has 31 residential lots for a fee of \$63,646.41 (31 x \$2053.11).**
- 2. The approved Preliminary Plat for Rosti Farms Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 3. 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.
- 4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.

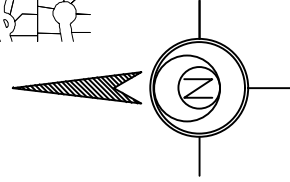
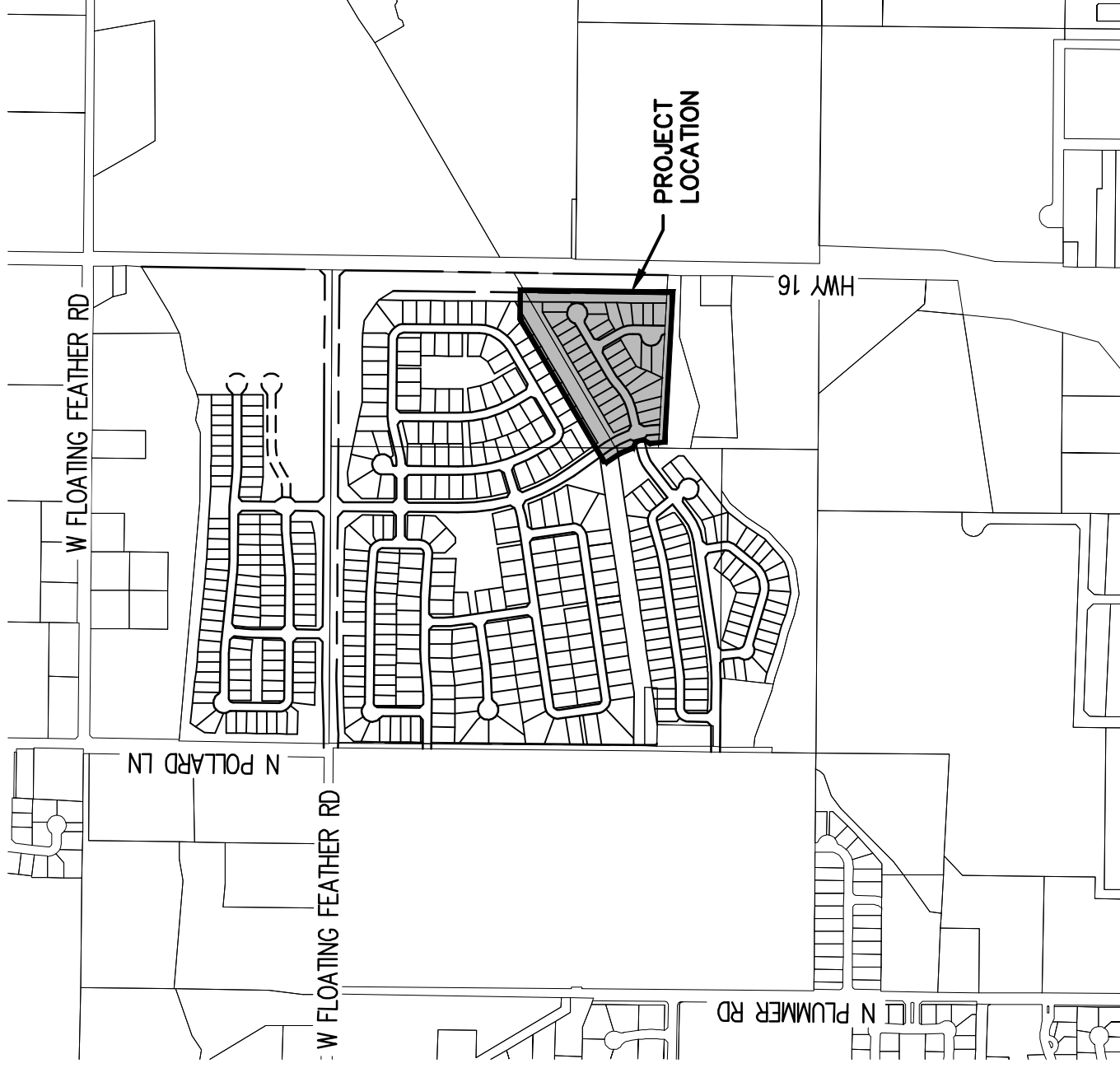
5. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
6. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
7. 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)
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
9. 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.
10. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
11. 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.)
12. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
14. A separate sign application is required for any subdivision sign.
15. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
16. 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.
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
18. 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.
19. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
20. All common areas shall be maintained by the Homeowners Association.
21. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
22. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
23. **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.

24. Owner/Developer will agree to install a 2” (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.

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

COUNCIL DECISION

The Star City Council _____ File # FP-22-30 Rosti Farms Subdivision, Final Plat, Phase 7
on _____, 2023.



ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

VICINITY MAP

ROSTI FARMS
SUBDIVISION NO. 7

Section 5, Item B.

42

REV: DATE

DESCRIPTION

DATE:

12/7/2022

SCALE:

NTS

DESIGN:

JB

DRAWN:

MCF

JOB NO.:

4705

FILE NAME:

(4705-0001) (4705-0001)

SHEET

NO.:

1

8

Toll Brothers[®] LAND DEVELOPMENT

Section 5, Item B.

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

December 6, 2022

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

RE: Rosti Farms Subdivision No. 7

Dear Planning Staff,

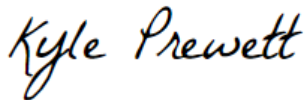
Attached for your review is the Final Plat application for Rosti Farms Subdivision No. 7. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat of Rosti Farms Subdivision.

Phase 7 of Rosti Farms Subdivision will include 31 single-family residential lots and 4 common lots on 12.49 acres, which is a reduction of 2 residential lots from the originally approved preliminary plat. This reduction is due to the need for storm drainage facilities in this phase. The gross density for this phase is 2.48 units per acre. Lot sizes range from 5,367 s.f. to 13,144 s.f. with an average lot size of 7,473 s.f.

Approved open space consisting of 5.62 acres, or 30.56% of the total acreage in the phase, will include green space and a walking path. The primary amenity for the community, including a pool, pool house, playground area, and gazebo, is in Phase 1.

Construction of Phase 7 will be in compliance with the approved Preliminary Plat. Thank you for your time and consideration of this Final Plat application. If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or kprewett@tollbrothers.com.

Respectfully Submitted,



Kyle Prewett
Assistant Land Entitlement Manager
Toll Brothers



FINAL PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ☐ Owner ☐ Representative ☒

Applicant Name: Toll Southwest LLC
Applicant Address: 3103 W. Sheryl Dr., Suite 100, Meridian, ID Zip: 83642
Phone: 208.424.0020 Email: acapell@tollbrothers.com

Owner Name: Toll Southwest LLC
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Kyle Prewett Firm Name: Toll Brothers
Address: 3103 W. Sheryl Dr., Suite 100, Meridian, ID Zip: 83642
Phone: 208.576.3625 Email: kprewett@tollbrothers.com

Property Information:

Subdivision Name: Rosti Farms Subdivision Phase: 7

Parcel Number(s): S0409131200

Approved Zoning: R3-PUD-DA Units per acre: 2.48

Total acreage of phase: 12.49 Total number of lots: 35

Residential: 31 Commercial: 0 Industrial: 0

Common lots: 4 Total acreage of common lots: 5.62 Percentage: 30.56%

Percent of common space to be used for drainage: 2.46 Acres: 0.14

Special Flood Hazard Area: total acreage N/A number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>33</u>	<u>31</u>
Number of Common Lots:	<u>5</u>	<u>4</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>2</u>	<u>2</u>

Amenities: Walking Path Walking Path

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

Subdivision Name: N/A Phase: _____

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

- 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.: _____
 FIRM effective date(s): mm/dd/year _____
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
 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.	
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
✓	Electronic copy of vicinity map showing the location of the subject property	
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
✓	One (1) 11" X 17" paper copy of the Final Plat	
✓	Electronic copy of the Final landscape plan**	

✓	One (1) 11" X 17" copy of the Final landscape plan	Section 5, Item B.
✓	Electronic copy of site grading & drainage plans**	
✓	Electronic copy of originally approved Preliminary Plat**	
✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight design and location information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
N/A	Electronic copy of all easement agreements submitted to the irrigation companies	
✓	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
✓	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	
✓	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <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.*

Kyle Prewett

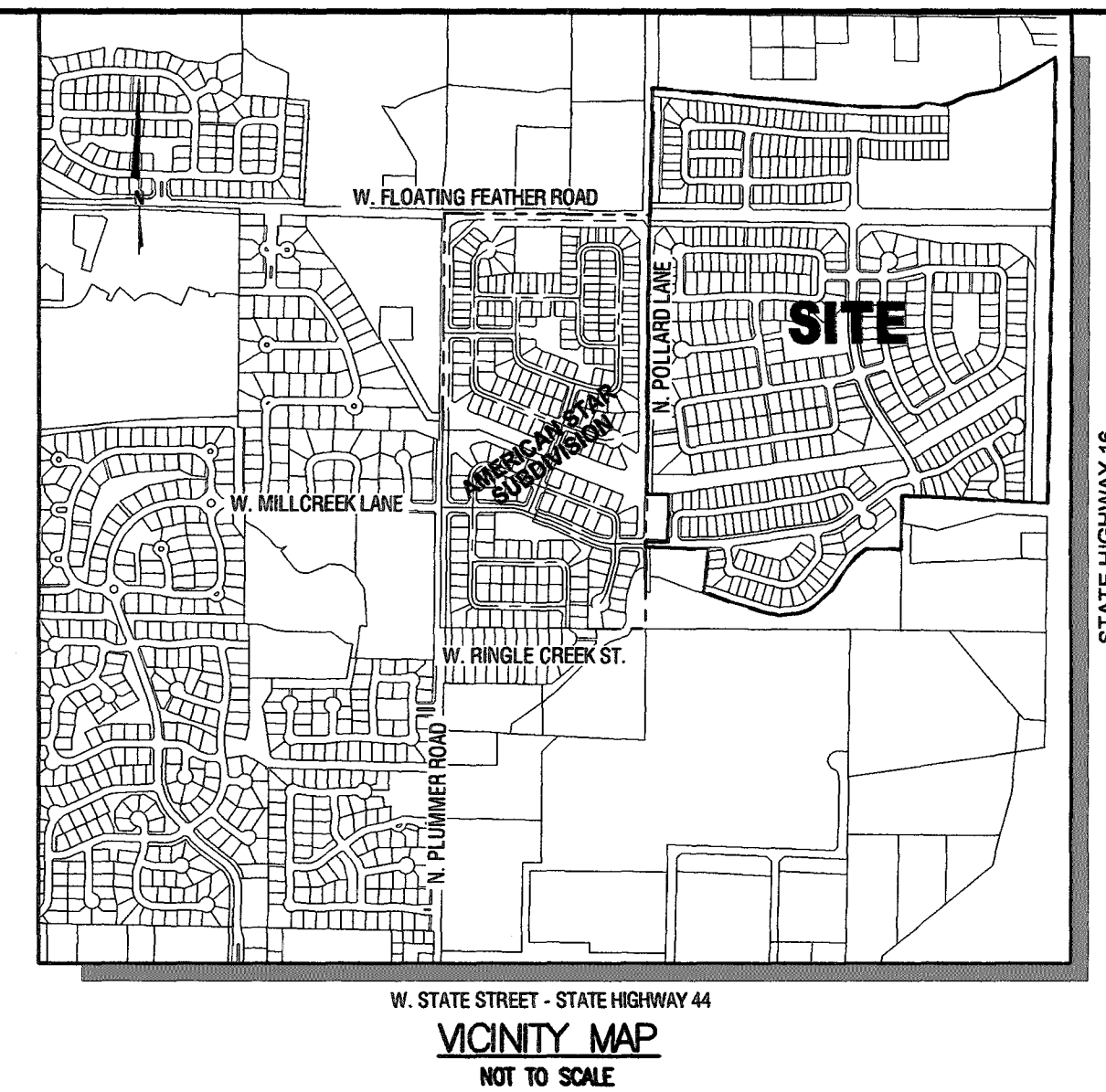
Applicant/Representative Signature

12/5/22

Date

PRELIMINARY PLAT REVISED ROSTI FARMS SUBDIVISION

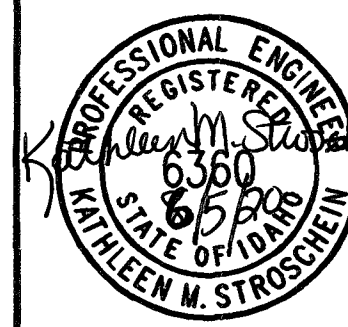
A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09
T.4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO



OWNERS OF RECORD
SAM AND KARI ROSTI
SAMUEL J. ROSTI
ROSTI LAND, LLC
1460 N. POLLARD ROAD
STAR, IDAHO 83669
PHONE (208) 860-0364

DEVELOPER
TOLL SOUTHWEST, LLC
3103 W. SHERIDAN DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
PHONE (208) 424-0020

PLANNER
BECKY MCKAY
ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, STE. 100
MERIDIAN, IDAHO 83642
PHONE (208) 898-0880
FAX (208) 936-0941
EMAIL: bckymckay@engsol.com



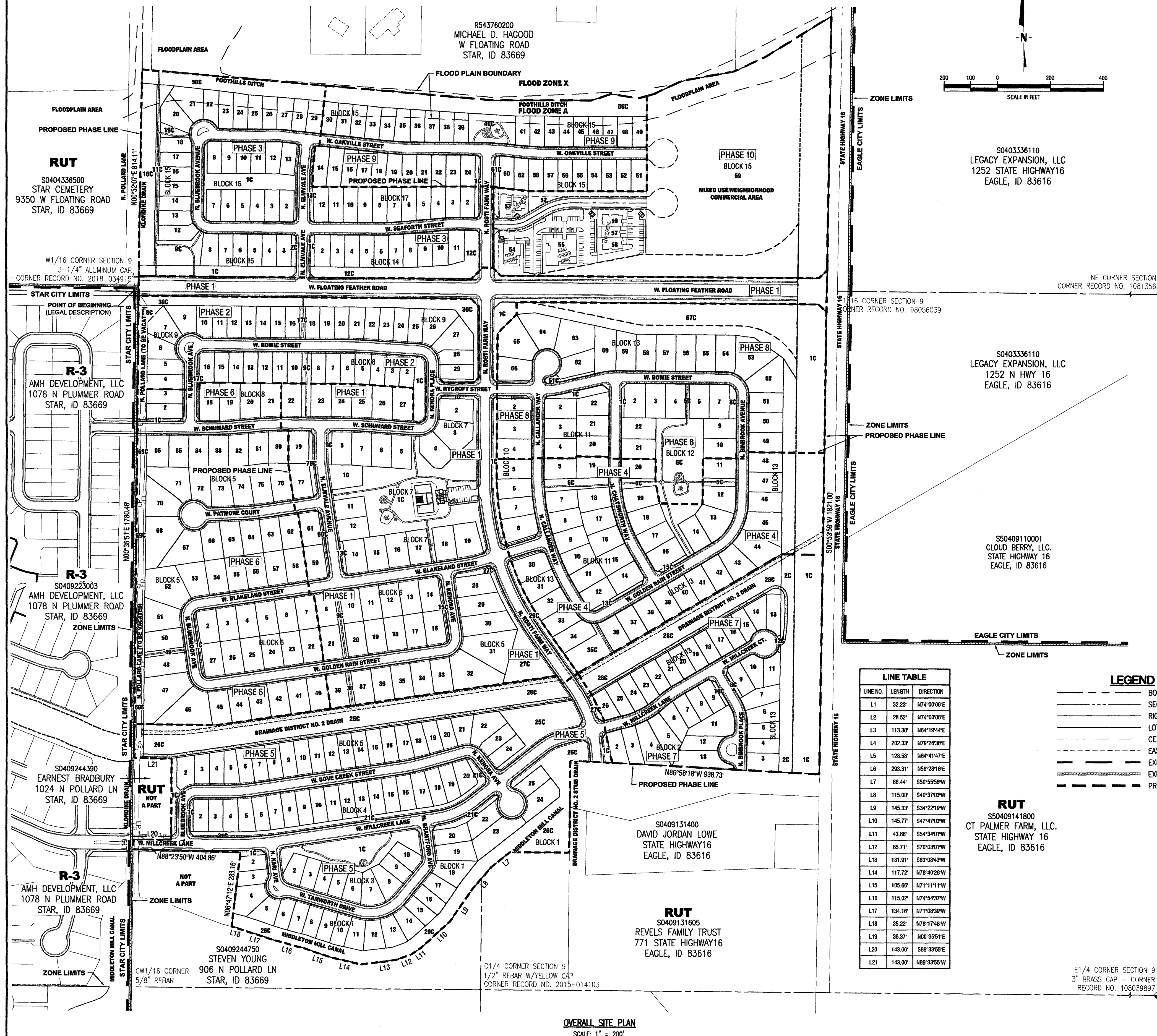
NO.	DESCRIPTION	DATE	BY	REVISIONS
1	PRELIMINARY PLAT	01/06/20	KCH	
2	PRELIMINARY PLAT REV.	06/05/20	RLS	

ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
PHONE (208) 938-6880 FAX: (208) 938-0941

ROSTI FARMS SUBDIVISION
A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09, T.4N., R.1W., B.M.
PRELIMINARY PLAT

DATE ISSUED 02/03/2020
PROJECT NO. 190515
DWG. FILE 190515-P-PREL.dwg
SCALE AS SHOWN
DRAWN BY KCH
CHECKED BY BZM

PP-01
SHEET 1 OF 3

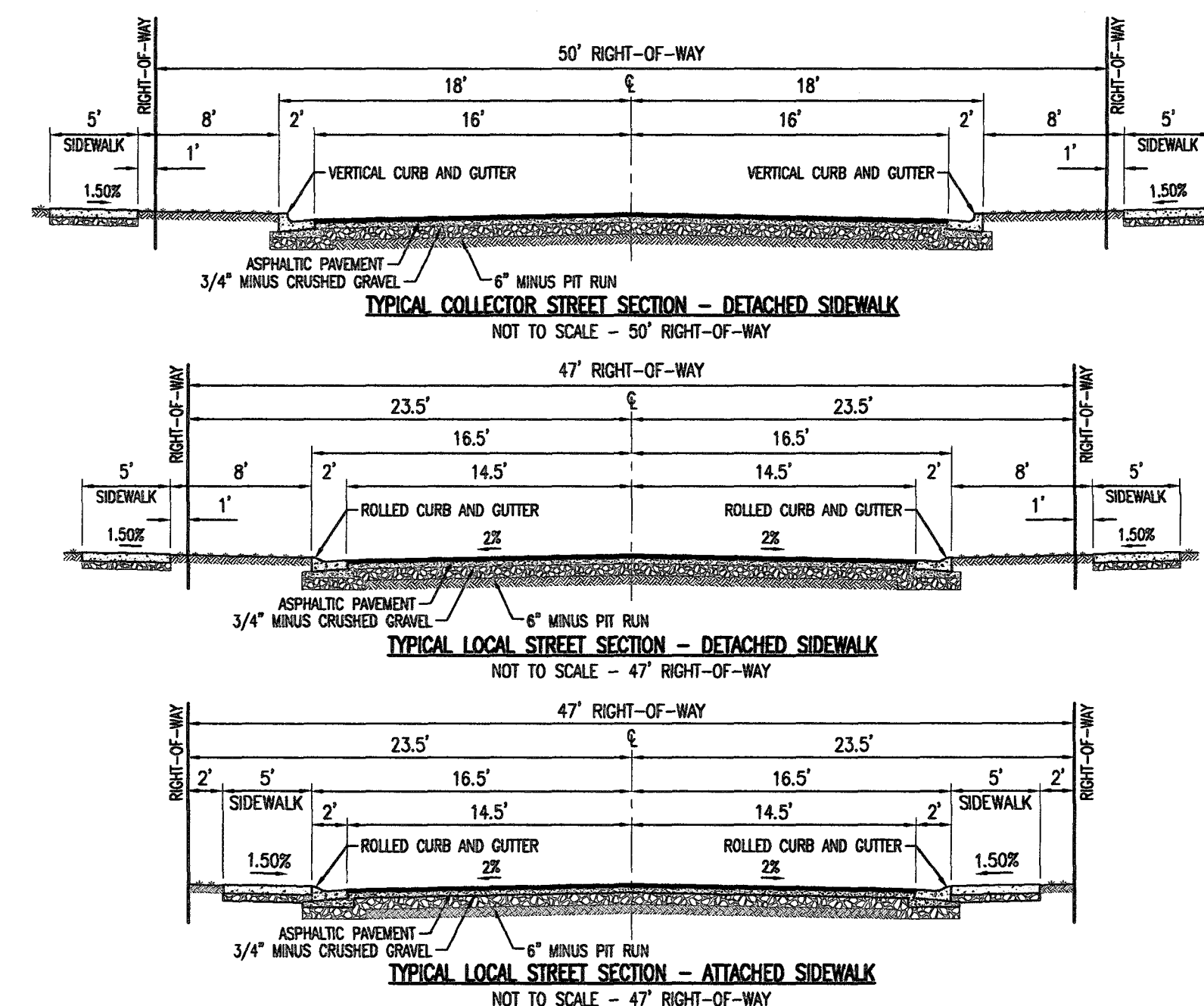


PRELIMINARY PLAT NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 160001C0130H, DATED FEBRUARY 19, 2003.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL IRRIGATION DISTRICT AND Foothill Ditch COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED WITHIN THE PUD.
- LOTS 1, 25, AND 26, BLOCK 1; LOTS 1 AND 10, BLOCK 2; LOT 1, BLOCK 3; LOTS 1 AND 21, BLOCK 4; LOTS 1, 25, 26, 27, 38, 49, 60, 69 AND 78, BLOCK 5; LOTS 1, 9, AND 15, BLOCK 6; LOTS 1, 9, AND 13, BLOCK 7; LOTS 1, 8, 17, AND 30, BLOCK 8; LOT 1, BLOCK 10; LOTS 1, 6 AND 13, BLOCK 11; LOTS 1, 5, 8, AND 15, BLOCK 12; LOTS 1, 2, 8, 12, 27, 28, 29, 35, 61 AND 67, BLOCK 13; LOTS 1 AND 12, BLOCK 14; LOTS 1, 2, 9, 10, 11, 19, 40, 50 AND 61, BLOCK 15; LOT 1, BLOCK 16; LOTS 1 AND 13, BLOCK 17. ARE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS, EXCEPT LOTS 53-59, BLOCK 15 WHICH MAY BE DEVELOPED AS MIXED USE.
- DIRECT LOT ACCESS TO N. POLLARD LANE, W. FLOATING FEATHER ROAD, AND STATE HIGHWAY 16 IS PROHIBITED.

PRELIMINARY PLAT DATA

TOTAL ACRES	171.70 AC	USEABLE COMMON OPEN SPACE (15.30%) 24.45 AC	ZONING
SINGLE-FAMILY RESIDENTIAL	96.38 AC	DRAINAGE DISTRICT #2 DRAIN (MULTI-USE PATHWAY)	5.84 AC
FUTURE MIXED USE COMMERCIAL AREA	16.97 AC	CENTRAL AMENITY AREA (POOL FACILITY/PLAY EQUIP.)	2.92 AC
PUBLIC RIGHT-OF-WAY	26.44 AC	POCKET PARK (PUBLIC SHELTER/PLAZA)	1.04 AC
W. FLOATING FEATHER ROAD RIGHT-OF-WAY	5.16 AC	PEDESTRIAN PATHWAY LOTS	0.94 AC
FUTURE STATE HWY 16 RIGHT-OF-WAY (SOUTH OF FLOATING FEATHER)	4.30 AC	COMMON LOT WITH PATHWAY	0.65 AC
OPEN SPACE (USABLE & ADDITIONAL OPEN SPACE)	32.45 AC	EASTERLY CENTRAL COMMON LOT (PLAY EQUIP.)	1.82 AC
TOTAL LOTS	493	POLLARD LANE (TO BE VACATED) MULTI-USE PATHWAY	1.38 AC
SINGLE-FAMILY RESIDENTIAL LOTS	428	NORTH AMENITY COMMON LOT (PLAY EQUIP.)	0.44 AC
MIXED-USE LOTS (COMMERCIAL AREA)	7	LINEAR OPEN SPACE (NORTH)	0.59 AC
OPEN SPACE LOTS	60	PEDESTRIAN PATHWAYS/OPEN AREA	0.50 AC
SINGLE-FAMILY RESIDENTIAL PERCENTAGE	50.31%	MILLCREEK LANE COLLECTOR BUFFERS	1.06 AC
MIXED-USE AREA PERCENTAGE	9.88%	ROSTI FARM WAY COLLECTOR BUFFERS	1.37 AC
PUBLIC RIGHT-OF-WAY PERCENTAGE	20.91%	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	3.90 AC
OPEN SPACE/COMMON PERCENTAGE	18.90%	POLLARD LANE SIDEWALK/LANDSCAPE BUFFER	1.75 AC
SINGLE FAMILY LOT DISTRIBUTION	428	ADDITIONAL COMMON OPEN SPACE 8.00 AC	0.25 AC
55' WIDE LOTS	(57.04%) 243	MIDDLETON MILL CANAL/STUB DRAIN	2.59 AC
75' WIDE LOTS	(42.96%) 183	END BLOCK BUFFERS	1.27 AC
		CLU-DE-SAC BUFFER	0.01 AC
		STORM DRAIN LOTS	0.61 AC
		KLONDIKE DRAIN LOT	0.89 AC
		FOOTHILLS DITCH LOT	2.63 AC
		TOTAL COMMON OPEN SPACE 32.45 AC	
		TOTAL COMMON OPEN SPACE PERCENTAGE 20.43%	
		ACREAGE USED TO CALCULATE OPEN SPACE REQUIREMENT: 158.85 AC	
		(EXCLUDES SH-16 R-O-W = 6.69 AC. & FLOATING FEATHER R-O-W = 5.16 AC.)	



E1/4 CORNER SECTION 9
3" BRASS CAP - CORNER
RECORD NO. 108039897

ROSTI FARMS SUBDIVISION NO. 7

LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 4 NORTH,
RANGE 1 WEST, B.M. CITY OF STAR, ADA COUNTY, IDAHO
2022

CP&F INST. NO.
2021-173066

CP&F INST. NO.
108135633

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	31.41'	N32°24'43"E	L10	16.97'	N14°32'24"E	L17	23.52'	S86°58'18"E
L2	5.02'	N75°30'00"E	L11	11.31'	N14°32'24"E	L18	4.87'	S0°39'20"W
L3	47.00'	N14°30'00"W	L12	35.87'	N75°46'38"E	L19	15.29'	N48°00'00"E
L4	5.02'	S75°30'00"W	L13	14.14'	S59°20'40"E	L20	29.24'	N78°03'27"E
L5	31.41'	N61°24'43"W	L14	14.37'	N60°39'20"E	L21	70.15'	S0°39'24"W
L6	23.50'	N14°30'00"W	L15	31.50'	N89°20'40"W	L22	74.78'	S59°32'24"W
L7	23.50'	N14°30'00"W	L16	23.52'	S86°58'18"E			
L8	11.31'	S75°27'36"E						
L9	16.97'	S75°27'36"E						

BASIS OF BEARING
S0°38'55"W 2641.75'

CP&F INST. NO.
2015-014103

CE 1/16

CP&F INST. NO.
108039897

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	83.26'	525.00'	9°05'11"	N5°02'41"W	83.17'
C2	145.52'	525.00'	15°52'53"	N27°21'10"W	145.06'
C3	143.99'	300.00'	27°30'00"	S61°45'00"W	142.61'
C4	60.42'	300.00'	11°32'24"	S53°46'12"W	60.32'
C5	28.34'	100.00'	16°14'14"	S67°39'31"W	28.24'
C6	81.46'	150.00'	31°06'56"	N14°54'08"W	80.46'
C7	27.24'	323.50'	4°49'29"	N73°05'15"E	27.23'
C8	49.79'	323.50'	8°49'08"	N66°15'57"E	49.74'
C9	51.13'	323.50'	9°03'21"	N57°19'42"E	51.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C10	27.10'	323.50'	4°48'02"	N50°24'01"E	27.10'
C11	25.80'	276.50'	5°20'49"	S50°40'25"W	25.79'
C12	29.89'	276.50'	6°11'34"	S56°26'36"W	29.87'
C13	68.70'	126.50'	31°06'56"	N14°54'08"W	67.86'
C14	26.97'	19.00'	81°20'00"	N41°19'20"E	24.76'
C15	17.62'	54.00'	18°41'36"	S72°38'32"W	17.54'
C16	66.10'	54.00'	70°07'54"	S28°13'47"W	62.05'
C17	69.59'	54.00'	73°50'30"	S43°45'25"E	64.88'
C18	26.97'	19.00'	81°20'00"	N40°00'40"W	24.76'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	52.23'	173.50'	17°14'54"	N7°58'07"W	52.03'
C20	41.99'	173.50'	13°52'02"	N23°31'35"W	41.89'
C21	23.34'	20.00'	66°51'09"	N87°02'02"W	22.03'
C22	31.80'	55.00'	33°07'51"	S70°10'23"E	31.36'
C23	60.29'	55.00'	62°48'41"	N61°51'21"E	57.32'
C24	57.60'	55.00'	60°00'00"	N0°27'00"E	55.00'
C25	52.39'	55.00'	54°34'43"	N56°50'21"W	50.43'
C26	35.00'	55.00'	36°27'39"	S77°38'28"W	34.41'
C27	38.20'	55.00'	39°47'39"	S39°30'48"W	37.44'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C28	13.94'	20.00'	39°55'25"	N39°34'41"E	13.66'
C29	5.84'	323.50'	1°02'05"	S59°01'21"W	5.84'
C30	55.36'	323.50'	9°48'20"	S53°36'08"W	55.30'
C31	3.95'	323.50'	0°41'58"	S48°20'59"W	3.95'
C32	36.51'	276.50'	7°33'55"	N51°46'58"E	36.48'
C33	55.12'	276.50'	11°25'16"	N61°16'34"E	55.03'
C34	41.08'	276.50'	8°30'48"	N71°14'36"E	41.05'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- SET 5/8"x30" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- CALCULATED POINT, NOT SET
- LOT NUMBER

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT 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 FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOOTHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY THESE IRRIGATION ENTITIES.
- 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 HOMEOWNER ASSOCIATION.
- LOTS 24 AND 41, BLOCK 13 AND LOTS 1 AND 10, BLOCK 20 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY HEIRLOOM RIDGE HOMEOWNERS ASSOCIATION, INC. OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE. LOT 46, BLOCK 13 IS DESIGNATED AS A COMMON LOT TO BE RETAINED BY TOLL SOUTHWEST LLC, OR ITS ASSIGNS.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2020-156437, RECORDS OF ADA COUNTY, IDAHO.
- PORTIONS OF LOT 23, BLOCK 13 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO N. WORSLEY WAY AND STATE HIGHWAY 16 IS PROHIBITED.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2021-176543, ADA COUNTY RECORDS, AND AS MAY BE AMENDED.
- AN EASEMENT FOR STAR SEWER AND WATER DISTRICT IS HEREBY RESERVED ON LOT 24, BLOCK 13 AS SHOWN, FOR THE INSTALLATION AND MAINTENANCE OF MUNICIPAL SEWER AND WATER MAIN LINES.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 4, ROSTI FARMS SUBDIVISION NO. 5, INFORMATION FROM RECORD OF SURVEY NUMBERS 109, 111, 2649, 4288, 6767, 7072, 11174, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN

PLS 11118



Toll Brothers LandSolutions
AMERICA'S LUXURY HOME BUILDER® Land Surveying and Consulting

231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

ROSTI FARMS SUBDIVISION NO. 7

BOOK _____, PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF ROSTI FARMS SUBDIVISION NO. 7;

A PARCEL BEING A PORTION OF THE W ½ OF THE NE ¼ OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NE ¼ OF SAID SECTION 9, FROM WHICH A 1/2 INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID NE ¼ BEARS S 0°38'55" W A DISTANCE OF 2641.75 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NE ¼ S 89°39'50" E A DISTANCE OF 1314.23 FEET TO THE NORTHEAST CORNER OF THE W ½ OF SAID NE ¼;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID W ½ OF THE NE ¼ S 0°39'24" W A DISTANCE OF 994.24 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY N 89°06'06" W A DISTANCE OF 44.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16 BEING THE SOUTHEASTERLY CORNER OF ROSTI FARMS SUBDIVISION NO. 4, AS SHOWN IN BOOK 123 OF PLATS ON PAGES 19599 THROUGH 19601, RECORDS OF ADA COUNTY, IDAHO, AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY S 0°53'42" W A DISTANCE OF 827.16 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY N 86°58'18" W A DISTANCE OF 813.34 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 5, AS SHOWN IN BOOK ____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES;

- THENCE N 0°57'22" W A DISTANCE OF 1.54 FEET TO A POINT OF CURVATURE;
- THENCE A DISTANCE OF 83.26 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 9°05'11" AND A LONG CHORD BEARING N 5°02'41" W A DISTANCE OF 83.17 FEET TO A POINT;
- THENCE N 32°24'43" E A DISTANCE OF 31.41 FEET TO A POINT;
- THENCE N 75°30'00" E A DISTANCE OF 5.02 FEET TO A POINT;
- THENCE N 14°30'00" W A DISTANCE OF 47.00 FEET TO A POINT;
- THENCE S 75°30'00" W A DISTANCE OF 5.02 FEET TO A POINT;
- THENCE N 61°24'43" W A DISTANCE OF 31.41 FEET TO A POINT ON A CURVE;
- THENCE A DISTANCE OF 145.52 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°52'53" AND A LONG CHORD BEARING N 27°21'10" W A DISTANCE OF 145.06 FEET TO A POINT OF TANGENCY;
- THENCE N 35°17'37" W A DISTANCE OF 31.01 FEET TO A POINT;
- THENCE N 59°32'24" E A DISTANCE OF 20.07 FEET TO THE SOUTHWESTERLY CORNER OF SAID ROSTI FARMS SUBDIVISION NO. 4;
- THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 5 AND ALONG THE SOUTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 4 THE FOLLOWING COURSES AND DISTANCES:

- THENCE CONTINUING N 59°32'24" E A DISTANCE OF 889.21 FEET TO A POINT;
- THENCE S 89°06'06" E A DISTANCE OF 155.78 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 12.49 ACRES MORE OR LESS.

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

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

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

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

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

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LLIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

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

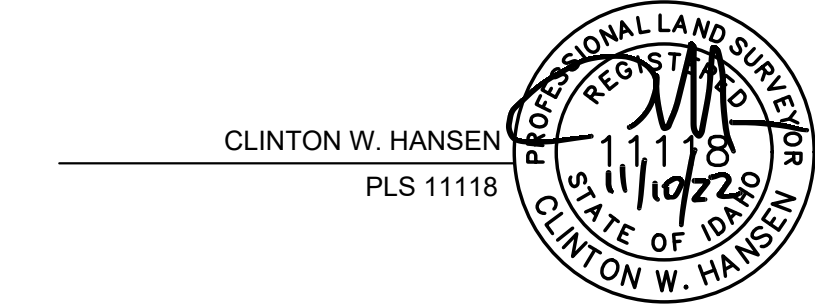
MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

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



HEALTH CERTIFICATE

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

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

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

CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____ COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

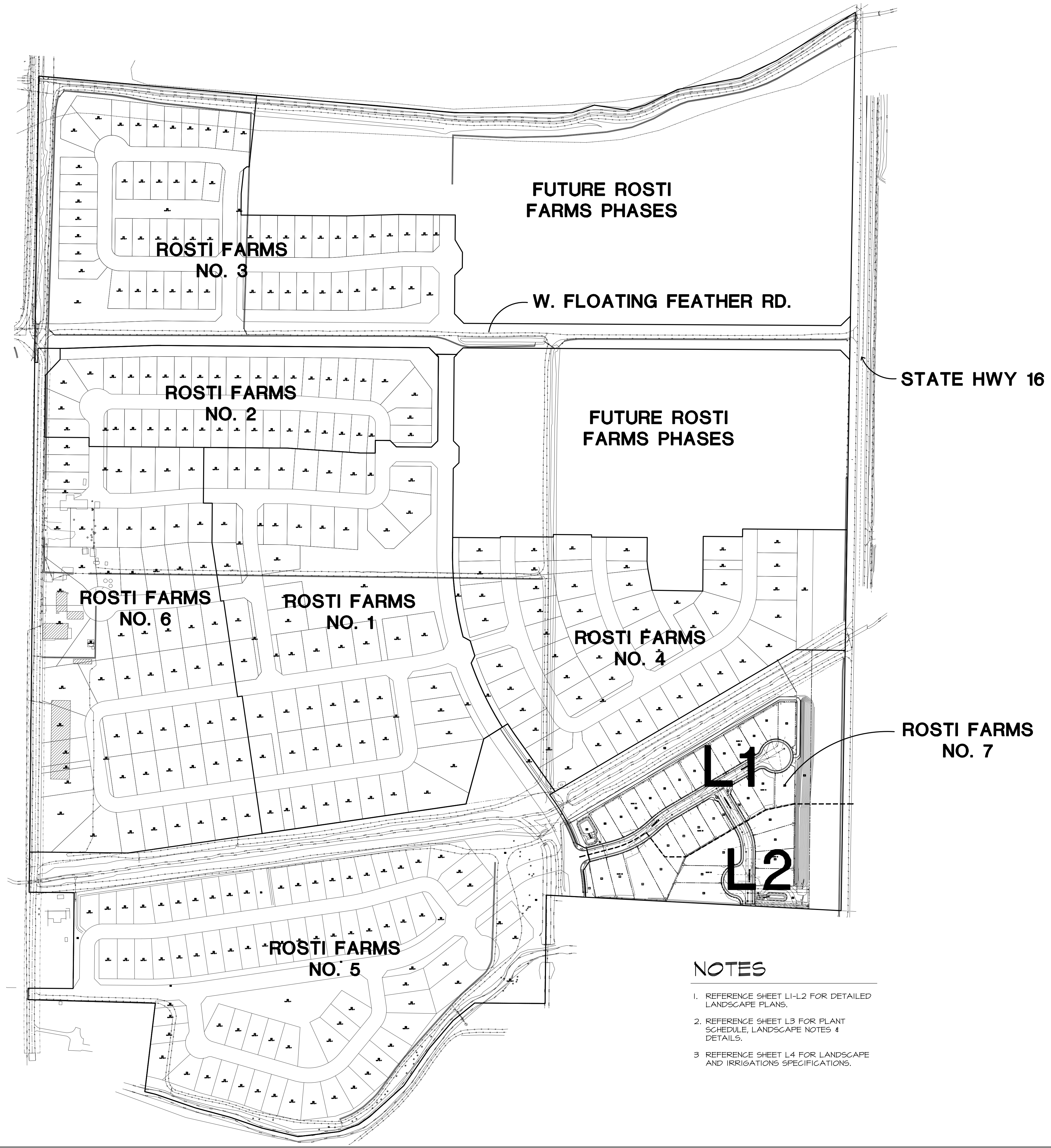
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK __.M. ON THIS ____ DAY OF _____ , 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

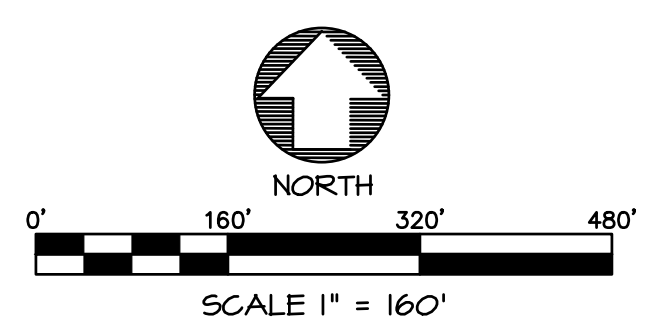
CLINTON W. HANSEN
PLS 11118



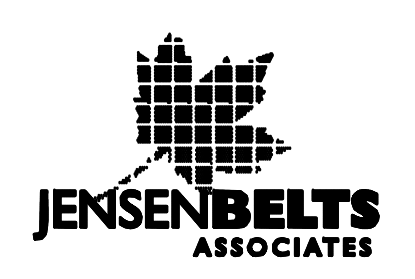


NOTES

- 1. REFERENCE SHEET L1-L2 FOR DETAILED LANDSCAPE PLANS.
- 2. REFERENCE SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS.
- 3. REFERENCE SHEET L4 FOR LANDSCAPE AND IRRIGATIONS SPECIFICATIONS.



Issue	Description	Date
ISSUE	BASE UPDATE	8-11-21 11-14-22



Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

ROSTI FARMS SUBDIVISION NO. 7
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2013

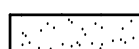


Drawn JVN
Checked KCS
Scale AS SHOWN

Sheet Title
OVERALL PLAN

Sheet Number
L0
1 of 5 Sheets

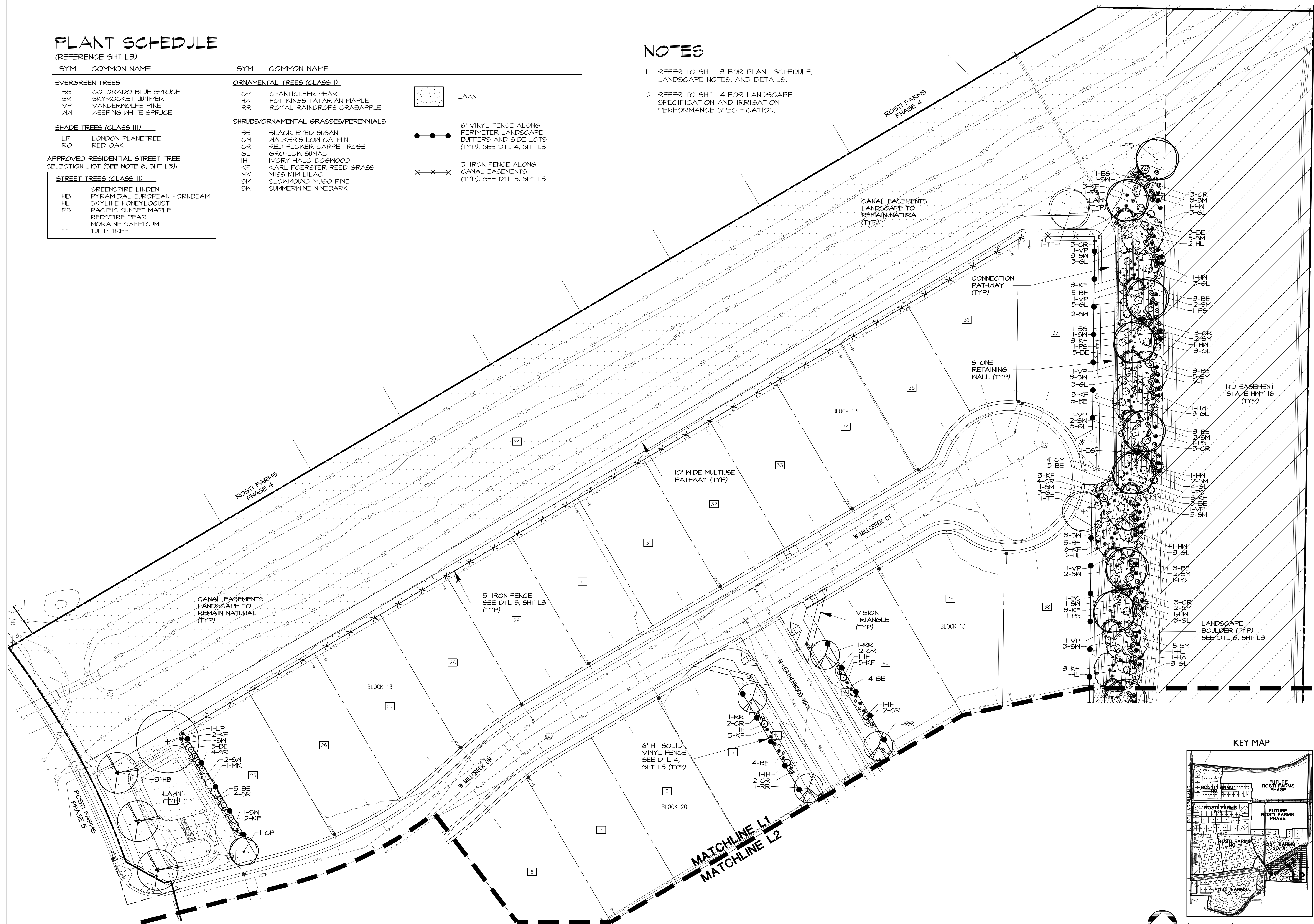
PLANT SCHEDULE

(REFERENCE SHT L3)

SYM	COMMON NAME	SYM	COMMON NAME		
<u>EVERGREEN TREES</u>		<u>ORNAMENTAL TREES (CLASS I)</u>			
BS	COLORADO BLUE SPRUCE	CP	CHANTICLEER PEAR		LAWN
SR	SKYROCKET JUNIPER	HW	HOT WINGS TATARIAN MAPLE		
VP	VANDERKOLFS PINE	RR	ROYAL RAINDROPS CRABAPPLE		
WN	KEEPPING WHITE SPRUCE				
<u>SHADE TREES (CLASS III)</u>		<u>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</u>			
LP	LONDON PLANETREE	BE	BLACK EYED SUSAN		6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L3.
RO	RED OAK	CM	WALKER'S LOW CATMINT		
		CR	RED FLOWER CARPET ROSE		
		GL	GRO-LOW SUMAC		5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 5, SHT L3.
		IH	IVORY HALO DOGWOOD		
		KF	KARL FOERSTER REED GRASS		
		MK	MISS KIM LILAC		
		SM	SLOHMOUD MUGO PINE		
		SW	SUMMERWINE NINEBARK		
<u>STREET TREES (CLASS II)</u>					
HB	GREENSPIRE LINDEN				
HL	PYRAMIDAL EUROPEAN HORNBEAM				
PS	SKYLINE HONEYLOCUST				
	PACIFIC SUNSET MAPLE				
	REDSPIRE PEAR				
	MORAINNE SWEETGUM				
TT	TULIP TREE				

NOTES

1. REFER TO SHT L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
2. REFER TO SHT L4 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



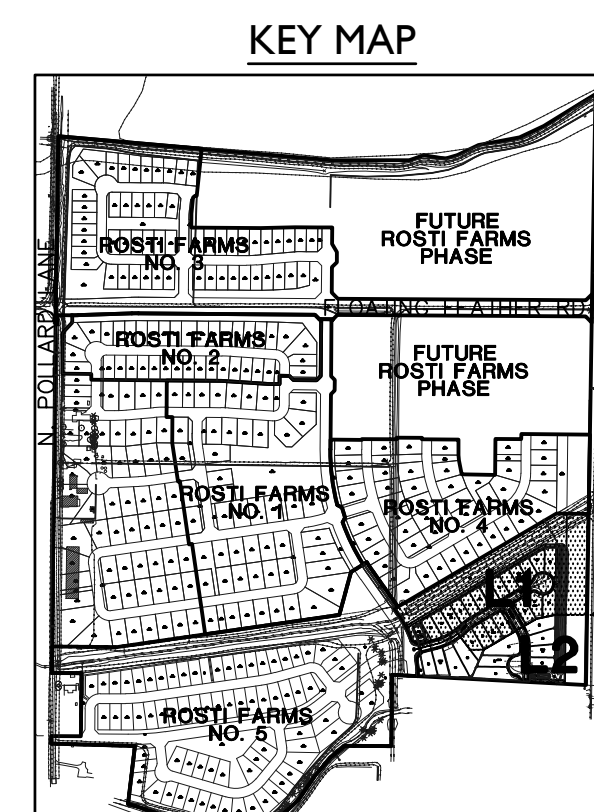
Issue Description	Date
ISSUE BASE UPDATE	8-11-21 11-14-22



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ROSTI FARMS SUBDIVISION NO. 7
STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN



0' 30' 60' 90'

SCALE 1" = 30'

Drawn JJN	Checked KCS
Scale	AS SHOWN

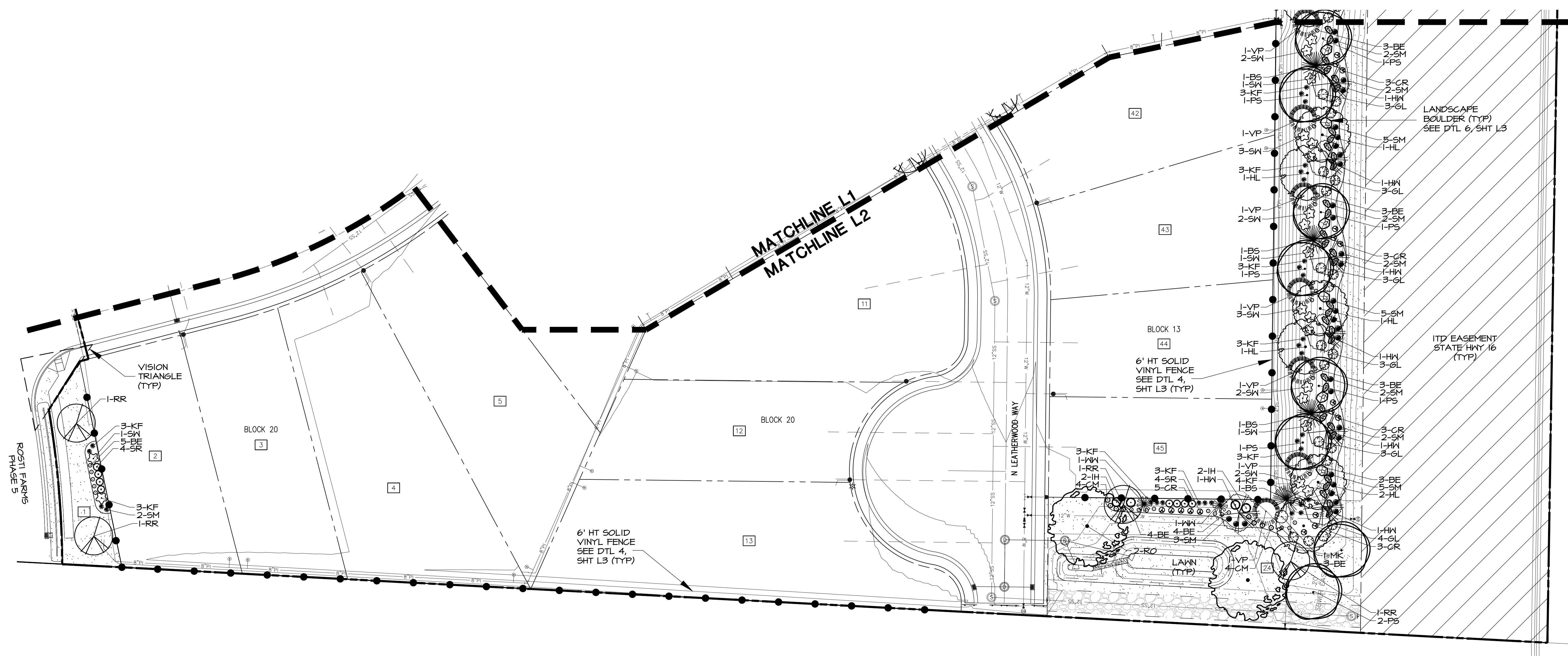
Sheet Title

**LANDSCAPE
PLAN**

Sheet Number

L1

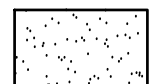
2 of 5 Sheets




PLANT SCHEDULE

(REFERENCE SHT L3)

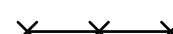
SYM	COMMON NAME	SYM	COMMON NAME
EVERGREEN TREES		ORNAMENTAL TREES (CLASS I)	
BS	COLORADO BLUE SPRUCE	GP	CHANTICLEER PEAR
SR	SKYROCKET JUNIPER	HW	HOT WINGS TATARIAN MAPLE
VP	VANDERWOLFS PINE	RR	ROYAL RANDROPS CRABAPPLE
WN	KEEPING WHITE SPRUCE		
SHADE TREES (CLASS III)		SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
LP	LONDON PLANETREE	BE	BLACK EYED SUSAN
RO	RED OAK	CM	WALKER'S LOW CATMINT
		GR	RED FLOWER CARPET ROSE
		GL	GRO-LOW SUMAC
		IH	IVORY HALO DOGWOOD
		KF	KARL FOERSTER REED GRASS
		MK	MISS KIM LILAC
		SM	SLOWMOUND MUGO PINE
		SN	SUMMERWINE NINEBARK
STREET TREES (CLASS II)			
HB	GREENSPIRE LINDEN		
HL	PYRAMIDAL EUROPEAN HORNBEAM		
PS	SKYLINE HONEYLOCUST		
	PACIFIC SUNSET MAPLE		
	REDSPIRE PEAR		
	MORAINNE SWEETGUM		
TT	TULIP TREE		



LAWN



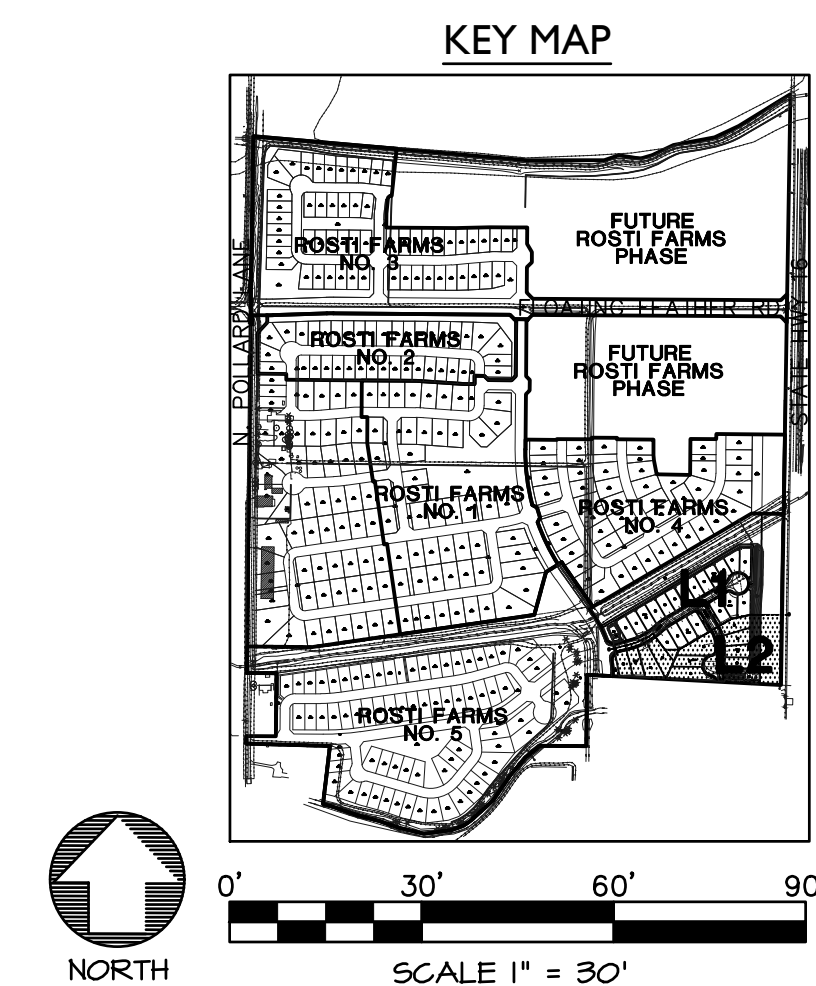
6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L3.

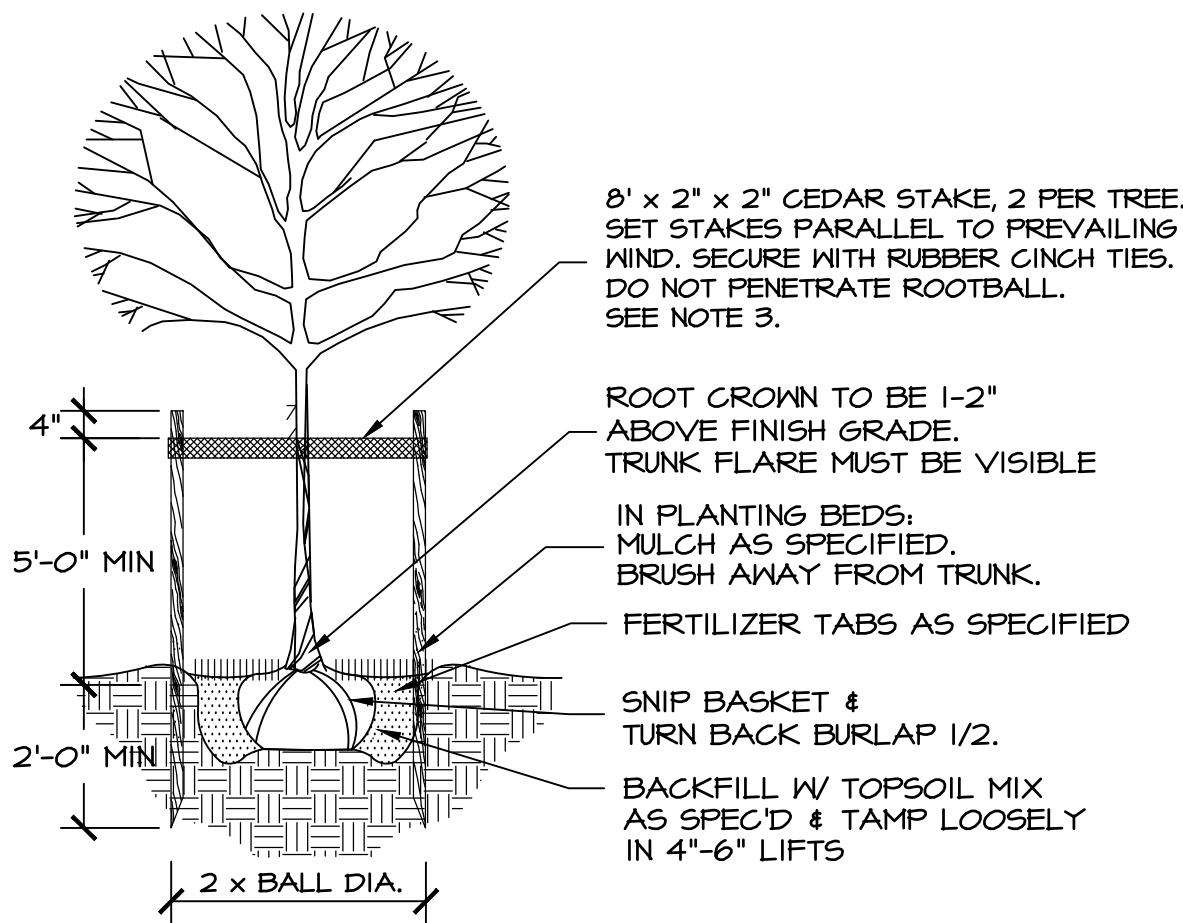


5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 5, SHT L3.

NOTES

1. REFER TO SHT L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
2. REFER TO SHT L4 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

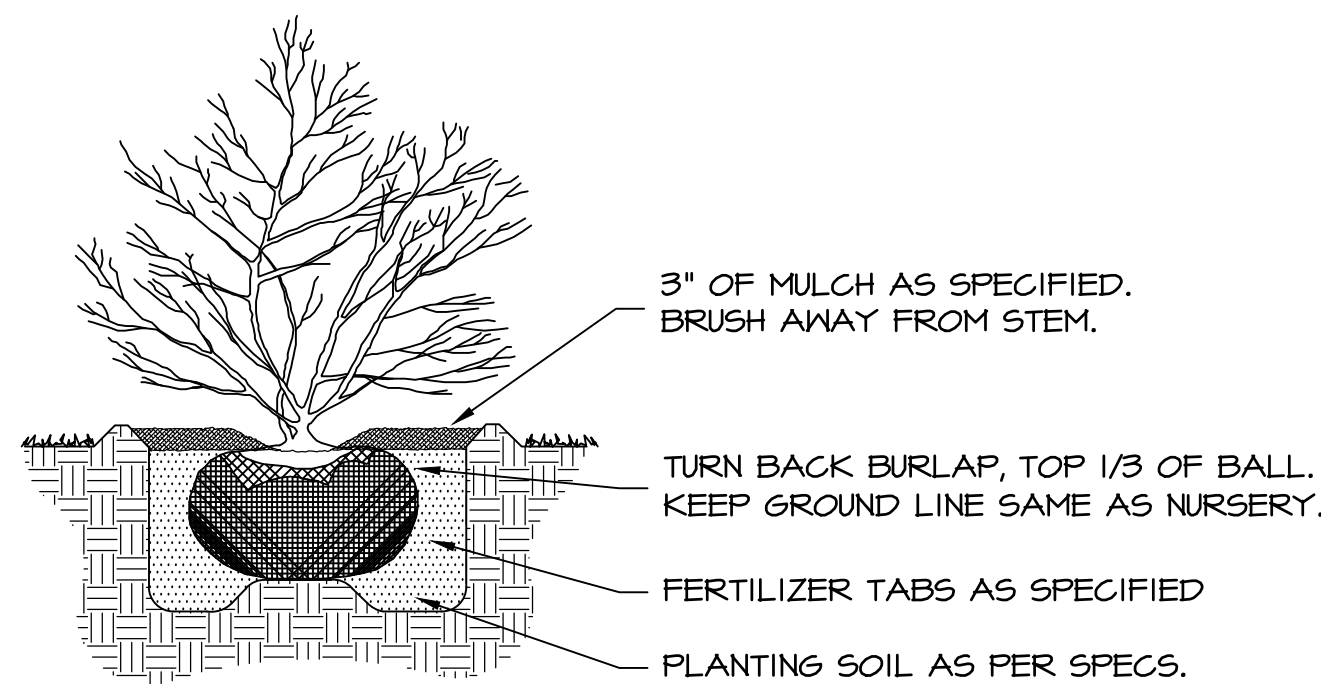


**NOTES:**

1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/2 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING

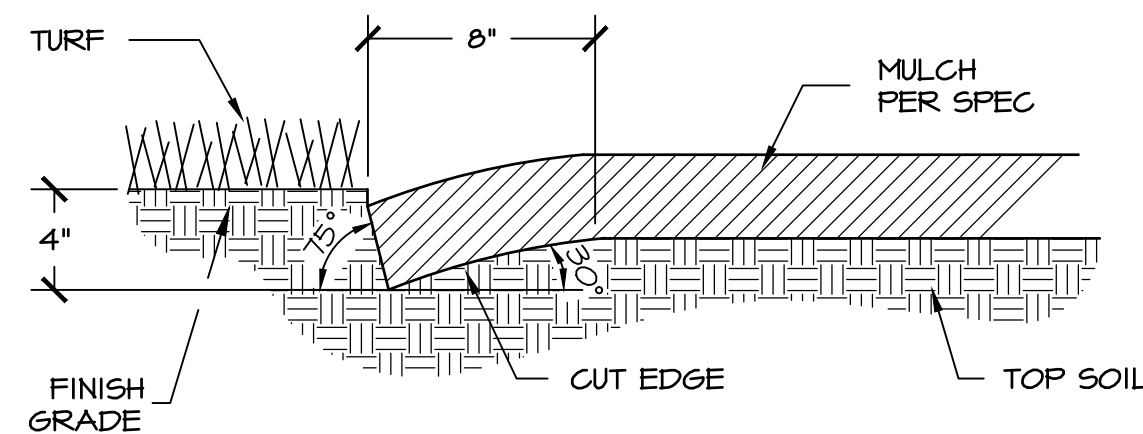
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

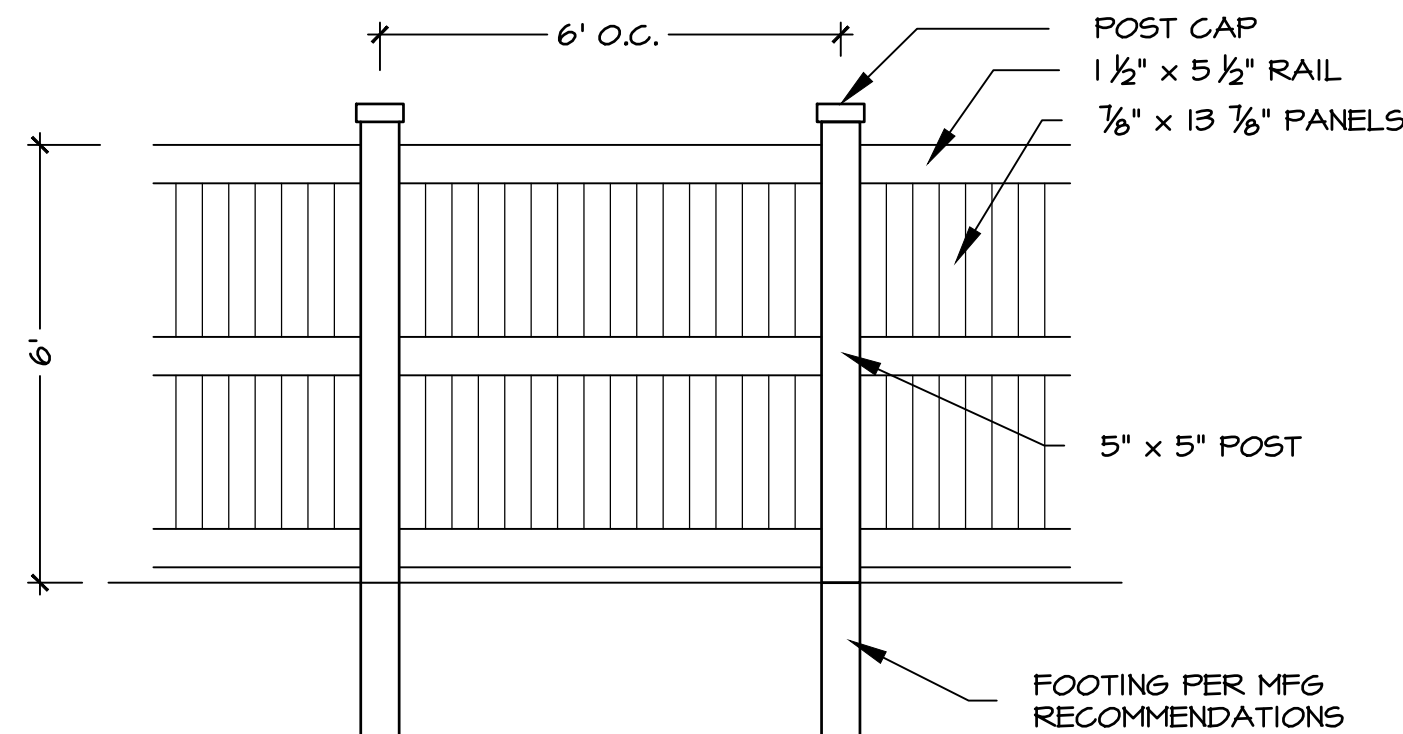
② SHRUB PLANTING

NOT TO SCALE



③ PLANTER CUT BED EDGE

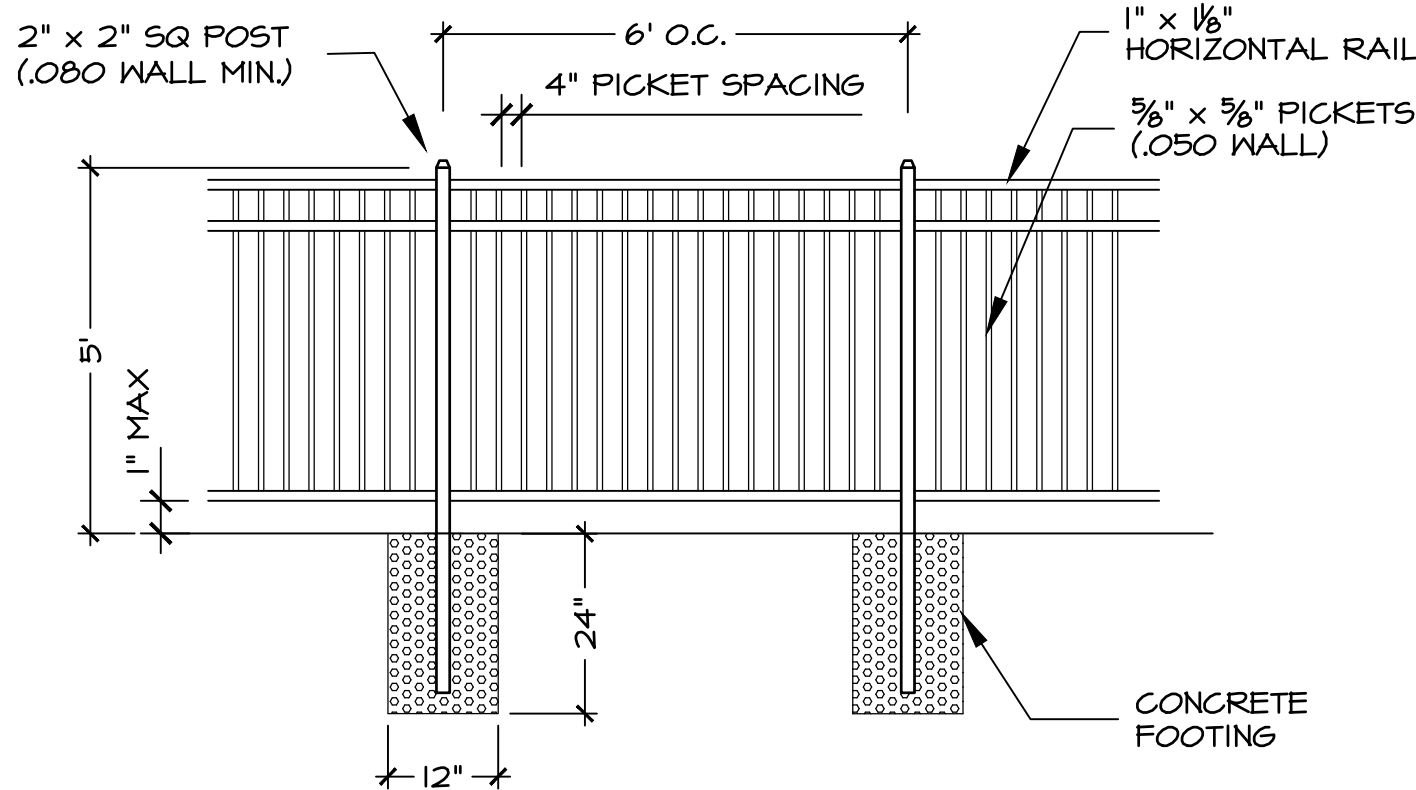
NOT TO SCALE

**NOTES:**

1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

④ VINYL FENCE

NOT TO SCALE

**NOTES:**

1. IRON FENCE STYLE MAY VARY SLIGHTLY.

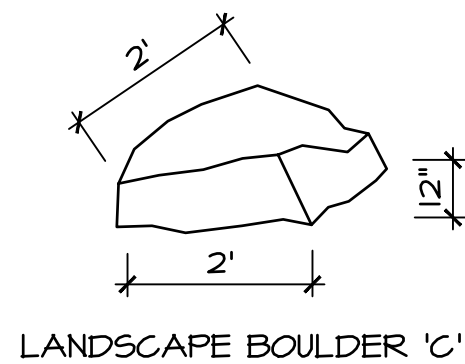
⑤ 5' IRON FENCE

NOT TO SCALE

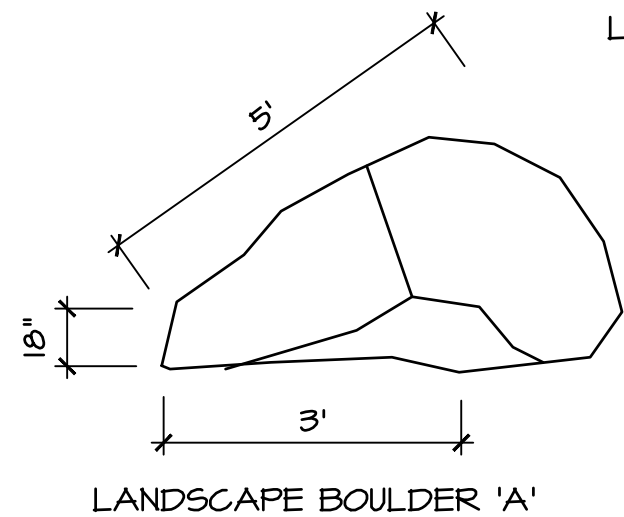
LANDSCAPE BOULDERS

A	5' x 3'
B	4' x 2'
C	2' x 2'

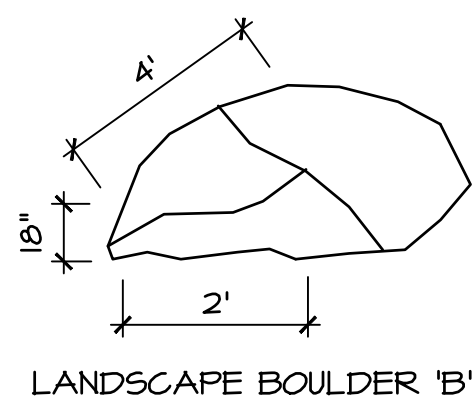
APPROX. SIZE



LANDSCAPE BOULDER 'C'



LANDSCAPE BOULDER 'A'



LANDSCAPE BOULDER 'B'

BOULDER NOTES:

1. PROVIDE/INSTALL LANDSCAPE BOULDERS. SIZES OF BOULDERS ARE APPROXIMATIONS. SELECTION OF BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SITE DELIVERY. COORDINATE PLACEMENT OF BOULDERS WITH LANDSCAPE ARCHITECT.
2. BURY BOULDER APPROX. 1/3 OF DEPTH INTO GROUND WHEN PLACING.

⑥ LANDSCAPE BOULDERS

NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
EVERGREEN TREES				
B5	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCO'	6-8' HT B&B	30' HT x 15' W
SR	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	6-8' HT B&B	15' HT x 3' W
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B	25' HT x 12' W
WN	WEEPING WHITE SPRUCE	PICEA GLAUCO 'PENDULA'	6-8' HT B&B	25' HT x 8' W

SHADE TREES (CLASS III)

LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B&B	75' HT x 60' W
RO	RED OAK	QUERCUS RUBRA	2" CAL B&B	70' HT x 45' W

APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, THIS SHT):

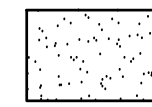
STREET TREES (CLASS II)				
HB	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL B&B	45' HT x 30' W
CM	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2" CAL B&B	40' HT x 30' W
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B	40' HT x 30' W
PS	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B&B	30' HT x 25' W
	REDSPIRE PEAR	PYRUS CALLERYANA 'REDSPIRE'	2" CAL B&B	30' HT x 25' W
	MORaine SWEETGUM	LIQUIDAMBER STYRACIFLUA 'MORaine'	2" CAL B&B	40' HT x 40' W
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B	50' HT x 30' W

ORNAMENTAL TREES (CLASS I)

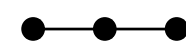
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B	30' HT x 15' W
HW	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL B&B	15' HT x 15' W
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'	2" CAL B&B	20' HT x 15' W

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

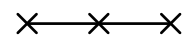
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL	2' HT x 2' W
CM	WALKER'S LOW CATMINT	NEPETA x FAASSENII 'WALKER'S LOW'	1 GAL	2' HT x 2.5' W
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET' 'NOARE'	3 GAL	3' HT x 3' W
GL	GRASSY LOW SUMAC	RHUS AROMATICA 'GRASSY LOW'	5 GAL	2.5' HT x 6' W
IL	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 5' W
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W
MK	MISS KIM LILAC	SYRINGA PUBESCENS 'MISS KIM'	5 GAL	6' HT x 6' W
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL	1.5' HT x 2' W
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W



LAWN



6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, THIS SHT.



5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 5, THIS SHT.

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH STAR CITY ORDINANCE REQUIREMENTS.
2. REFER TO THIS SHT FOR LANDSCAPE DETAILS AND SHT L4 - SPEC SECTION 32 90 00 FOR LANDSCAPE SPECIFICATIONS.
3. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PERFORMANCE SPEC. SECTION 32 04 00, SHT L4.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS (IF PRESENT).
5. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
6. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. **BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS.** TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON THIS SHT. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
8. ALL EXISTING TREES ON-SITE TO BE EVALUATED FOR LOCATION, HEALTH, AND DESIRABILITY PRIOR TO REMOVAL.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
STATE HWY 16 (PRINCIPAL ARTERIAL)	50'	735' / 100' =	30 SHADE TREES 15 ORNAMENTAL TREES 22 EVERGREENS 88 SHRUBS	30 SHADE TREES 15 ORNAMENTAL TREES 22 EVERGREENS 273 SHRUBS

NUMBER OF TREES PROVIDED ON BUFFERS:	67
NUMBER OF TREES PROVIDED ON COMMON LOTS:	35
TOTAL NUMBER OF TREES:	102

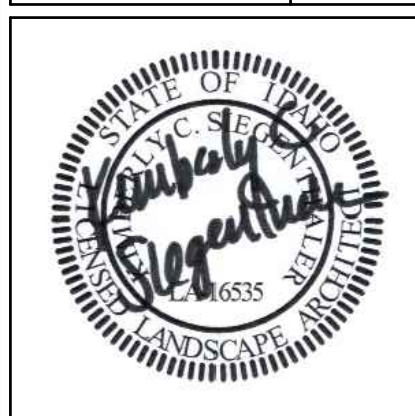
THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

DEVELOPER

TOLL SOUTHWEST

3103 W. SHERYL DRIVE, STE 100
MERIDIAN, ID 83642
Phone (208) 424-0020

Issue	Description	Date
ISSUE	BASE UPDATE	8-11-21 11-14-22



Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

ROSTI FARMS SUBDIVISION NO. 7

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn JJJ Checked KCS
Scale AS SHOWN

Sheet Title

**LANDSCAPE
DETAILS**

Sheet Number

L3

4 of 5 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:
1. Trees.
 2. Shrubs; Ground cover.
 3. Lawns.
 4. Topsoil and Soil Amendments.
 5. Miscellaneous Landscape Elements.
 6. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
 4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scaled, injuries, abrasions, or disfigurement.
 5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
 - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
 6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
 3. Label data substantiating that plants, trees, shrubs and planting materials comply with specified requirements.
- C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time.
- E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during delivery, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
- B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
- B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that 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 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
 2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%
 3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
 - a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #17 by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlap bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
 2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
 3. Commercial fertilizer "C" for lawn areas, applied three to four weeks after planting sod. Organic Fertilizer Milorgante (6-0-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidiazon ZG brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
- B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Mulch: Rock mulch for planting beds to be: Crushed Stone Perma Bark - dark color, 1/2" max size, 3" thick in all areas. Provide samples of rock mulch for approval by architect and ownership group prior to installation. Rock mulch to be placed over woven weed barrier fabric installed per manufacturer's instructions.
- C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 3.2 PREPARATION OF PLANTING SOIL
- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
 - B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost ; 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacturer's recommendations.
 - C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
- B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (BBB) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
- F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- H. Guy and stake trees immediately after planting, as indicated.
- I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
- C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
- D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced layman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
 2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
 3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
 4. Add fertilizer "B" at the manufacturer's recommended application rate.
- E. Water sod thoroughly with a fine spray immediately after planting.
- F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
 2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
 3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
- C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, reggrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

- A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
 2. Connect to main water supply at existing site stubout as provided.
 3. Sleeving under paved areas (by others)
 4. Obtain and pay for all permits and fees for the work of this section.
 5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
 6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components, five copies.
 2. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
 3. Record Drawings: At completion of this work, submit to the Contractor:
 1. Record Drawings: reproducible and five prints.
 2. Operation and Maintenance information (2 copies), including:
 - a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
 - b. Operation, adjustment of system and components instructions.
 - c. Winterization procedures.
 - d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
 - e. Warranties and guarantees.
 - f. Submit five copies.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
- B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
- C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
- B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
- C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
 2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
 3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
 4. Design pressures: Install pressure regulating equipment as necessary.
 5. Provide/install approved fixed tee or coupling device for air blow winterization.
- B. Installation shall be on main supply line downstream from main shut off valve.
- C. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT

- A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
 2. Wrench for each sprinkler head cover type.
 3. Two (2) sprinkler head bodies of each size and type.
 4. Two (2) nozzles for each size and type used.
- B. Store above items safely until Substantial Completion.
- C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
 - a. Pressure lines: Schedule 40 solvent weld.
 - b. Lateral lines: Class 200 pvc.
 - c. Sleeving: Class 200 pvc.
 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
 3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
 4. Solvent: NSF approved solvent for Type I & II PVC.
- B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
 2. Fittings: Schedule 80 PVC.
 3. Clamps: Stainless Steel.
- C. Drip Line: Netafim Techline Dripperline, with 6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
- B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
- B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
- C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
- D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
- E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
- B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
 2. Drip Control Zone Kit: Hunter PCZ-101.
- C. Quick control valve: brass or bronze construction with hinged top. One per zone
- D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
 2. Size: 3/4 inch.

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
- F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
- G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
- H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
- B. Valve box - high impact plastic, green in color.
- C. Valve cover and frame - compatible with valve box with provision for locking.
- D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
- B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
- C. Install system and components in strict accordance with manufacturer's recommendations.
- D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SITE CONDITIONS

- A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
- B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISPPWC Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
 2. PVC Laterals: 12 inches.
- C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
 2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
- B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
- C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.
- | Pipe Size | Pipe Section | Pipe Size | Pipe Section |
|-----------|--------------|-----------|--------------|
| 3/4" | 0-9 GPM | 1 1/2" | 26-34 GPM |
| 1" | 10-17 GPM | 2" | 35-50 GPM |
| 1 1/4" | 18-25 GPM | 2 1/2" | 51-80 GPM |

- D. Techline Drip Line: Place in shallow furrow at 1'-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
- E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
 2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION

- A. Bury wires beside or below main line pipe in same trench.
- B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
- C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
- D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER

- A. Install on site as approved. Verify location with Owner Representative.
- B. Install typewritten legend inside controller door.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
- B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
 2. Before testing, cap all risers, and install all valves.
 3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
 4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
 5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
 6. Provide required testing equipment and personnel.
 7. Repair leaks, and retest until acceptance by the Architect.
- C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
- D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
 - a. Remote control valves are properly banded;
 - b. Heads are properly adjusted for radius and arc of coverage;
 - c. The installed system is workable, clean and efficient.
- E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

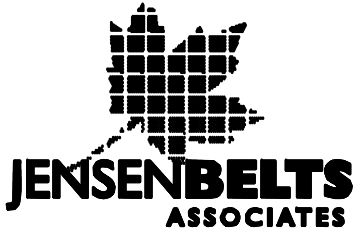
END OF SECTION

DEVELOPER

TOLL SOUTHWEST

3103 W. SHERYL DRIVE, STE 100
MERIDIAN, ID 83642
Phone (208) 424-0020

Issue	Date
Description	
ISSUE BASE UPDATE	8-11-21 11-14-22



Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208)



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Rosti Farms Phase: 7 Date: 2/7/2023

Developable Lots: 32 Review No: 1

Developer: Toll Brother

Tel: 208-955-6555 Email: _____

Engineer: ESE Consultants/Justin Bosovich

Tel: 208-424-0200 Email: Jbosovich@eseconsultants.com

Property Address: _____

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

FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2			X	Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat. Street trees are not shown along lot frontages those will be required prior to building occupancy.
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7	X			Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping.
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ### , City of Star,

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

CONSTRUCTION DRAWING REVIEW

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

20			X	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
22			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
24			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
25			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
26			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
27			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
28	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
29			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33	X			Existing irrigation ditches, canals, and easements are shown.
34	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from

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

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

***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

-

Additional Construction Drawing Comments:

-

FINDINGS OF FACT AND CONCLUSIONS OF LAW
MEDICI VISTA – MEDICI HILLS ANNEXATION
AZ-22-08/DA-22-08/AZ-22-07/DA-22-07

The above-entitled Annexation and Development Agreement applications came before the Star City Council for their action on February 7, 2023, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. Project Summary:

The Applicant is seeking approval of an Annexation & Zoning (R-1) and Development Agreement for the parcel known as Medici Vista. The property is located at 4401 N. Pollard Lane in Star, Idaho, and consists of 13.12 acres. The subject property is generally located on the north side of N. Pollard Lane, west of Hwy 16. Ada County Parcel No. S0333212580. Ada County Parcel No. S0333212580.

The Applicant is also seeking approval of an Annexation & Zoning (R-2), Development Agreement, Preliminary Plat for Medici Hills Subdivision and Private Street for a proposed residential development consisting of 74 residential lots and 11 common lots. The property is located on N. Highway 16 in Star, Idaho, and consists of 48.73 acres with a proposed density of 1.52 dwelling units per acre. Ada County Parcel S0328346600.

B. Application Submittal:

A neighborhood meeting was held on February 8, 2022, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use applications were submitted and date stamped by the City on March 20, 2022. The application was subsequently held by Staff while the City completed its updates on the Unified Development Code and Comprehensive Plan. The applications were then deemed complete and officially accepted on September 27, 2022. Notice was sent to agencies having jurisdiction in the City of Star on September 27, 2022. Public hearing was scheduled on December 20, 2022 once Staff received transportation agency review.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on January 20, 2023. Notice of this public hearing was mailed to property

owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on January 17, 2023. The property was posted in accordance with the Star Unified Development Code on January 24, 2023.

D. History of Previous Actions:

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

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

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT (County)	Estate Rural Residential	Agricultural/Single Family Residential
Proposed	Residential (R-1-DA)	Estate Rural Residential	Agricultural/Single Family Residential
North of site	RUT (County)	Estate Rural Residential	Vacant
South of site	RUT (County)	Estate Rural Residential	Agricultural/Single Family Residential
East of site	Residential (R-2-DA)	Estate Rural Residential	Agricultural/Single Family Residential
West of site	AG (County)	Low Density Residential	Vacant with outbuildings

*F. Development Features **(As Proposed by the Applicant with Staff analysis and comments included):***

ANNEXATION & REZONE:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-1-DA) for the 13.12-acre parcel located adjacent to Pollard Lane (Medici Vista). This parcel annexation is necessary for the northern parcel to be contiguous to Star city limits. At this time, a preliminary plat application has not been submitted for review and approval. The second requested annexation and zoning application with a zoning designation of Residential (R-2) is for the adjacent 48.73-acre parcel that does have a preliminary plat application submitted for review (Medici Hills Subdivision). The proposed zoning designations of R-1 and R-2 both are in compliance with the Comprehensive Plan designation of Estate Rural Residential, which allows for up to 2 units per acre. The proposed Medici Hills preliminary plat has a current density of 1.52 dwelling units per acre, while again, a preliminary plat for the Medici Vista property has not been submitted. Based on the requested R-1 zone, the maximum density for the lower parcel would be a maximum of 1 dwelling unit per acre. The properties are

located in an area where central sewer and water can be extended by Star Sewer and Water District. The zoning request includes a development agreement for both parcels that will address future densities, development standards and conditions of approval required by Staff and the Council, along with other agencies.

PRELIMINARY PLAT:

The preliminary plat submitted for Medici Hills Subdivision contains 74 single family residential lots and 11 common area lots, and includes a private street network, on 48.73 acres with a proposed gross density of 1.52 dwelling units per acre. The lots will have access and frontage from the proposed private streets. Lots will range in size from 12,373 square feet to 35,713 square feet with an average buildable lot size of 19,242 square feet. The submitted preliminary plat is showing the private streets with a 60-foot-wide easement (on a common lot) with paved driving surface measuring 36 feet from back of curb to back of curb. 5-foot detached sidewalks with a 6 foot planter strip is included in the design. The preliminary plat indicates primary access for the development from Highway 16, with a secondary access stubbing south into the Medici Vista parcel. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 8.28 acres (17%) of total open space with 4.64 acres (9.54%) as usable open space. The minimum usable open space requirement to which satisfy the Unified Development Code is 10% unless a waiver is granted.

Section 8-8C-2J-4c requires a minimum of forty feet (40') wide buffer area along a principal arterial roadway (Hwy 16). The Applicant shall insure that the buffer is outside of any current or future ITD right of way for the Hwy 16 corridor.

The Unified Development Code, Section 8-4E-2 (*Each development is required to have at least one site amenity. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units*) requires a development of this size and density to have a minimum of 3 site amenities. The submitted landscape plan indicates that the Applicant will be providing "Butterfly Gardens" in addition to pathways in several areas of the development. The Applicant shall provide one (1) additional site amenity from the list in Section 8-4E-2B to satisfy code requirements.

HIGHWAY 16 ACCESS:

As stated, the submitted preliminary plat for Medici Hills Subdivision indicates a development access directly onto State Highway 16. Staff received a review letter from ITD, dated December 9, 2022. A condition of approval from ITD states that *"the proposed development will be temporarily permitted a full site access to State Highway 16 (SH-16) until alternative access is available. Furthermore, once alternative access points become available, access to SH-16 will be limited to emergency use only"*. Although the Applicant has not submitted a preliminary plat on the southern Medici Vista annexation portion of the applications, staff is recommending to the

Council that a condition of approval of annexation for both properties require the roadway stub shown on the Medici Hills Subdivision preliminary plat (N. Maddalena Lane) be built as part of the first phase of Medici Hills to provide access directly to N. Pollard Lane, and that any access to Hwy 16 be limited to emergency access only, pending approval of ITD and Star Fire District on the emergency access.

HILLSIDE & SLOPE CONCERNS:

The Star Comprehensive Plan, Section 8.2.3 Land Use Map Designation - Steep Slope states the following:

Areas with over 25% slope are to be "no development" areas except for city approved trails and where isolated areas of steep slope are located on property where site grading can easily be modified to buildable area. In those cases where grading can be accomplished to modify the isolated steep slope areas the surrounding land use designation shall apply within the area designated steep slope.

The Applicant should be prepared to address how this preliminary plat meets the intent of the Comprehensive Plan, including providing additional exhibits to Council. The Applicant should continue to work with the City Engineer on the hillside issues.

TRANSITIONAL LOTS:

There are two existing properties adjacent to the proposed Medici Hills Subdivision that have been considered under the requirements of the UDC for Transitional Lots, as described in Section 8-3B-3I. Lots 18-22 of Medici Hills are designed each as 17,034 square foot lots. Under the Code requirements, existing Transitional Lots larger than 1.1 acre shall have a minimum adjacent lot size of 1.0 acre. Lot 7, Block 2 of Hillsdale Estates Subdivision No. 1 is 1.9 acres in size. Therefore, the adjacent area of the Medici Hills development where the proposed Lots 18-22 are currently located shall be a minimum of 1-acre. A condition of approval will be included requiring a revised preliminary plat showing a combining of these proposed lots to meet the Code requirement.

The second property that contains the Special Transitional Overlay Area designation is the 14.3-acre lot (Lot 1, Block 1 Goldfork Ridge Subdivision No. 1) located north of the proposed Medici Hills development on the north side of W. Deep Canyon Drive. Because this lot is currently not developed and does have the ability to redevelop in the future to a greater density under the Comp Plan designation of Estate Rural Residential, Section 8-3B-3I regarding Transitional Density does not apply. Therefore, a condition of approval to revise the proposed preliminary plat is not recommended at this time.

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 plan but has not provided a street light design/cut sheet for City approval. The plan appears to meet City code for light locations. Applicant will be required to work with Staff and submit a 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.
- Subdivision Name
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**
- 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 both the open space and street trees. Final approval will be part of the Final Plat application process.**
- Setbacks – **The applicant is not requesting a setback waiver and will follow the setbacks for the R-1 & R-2 zones as identified in this report.**
- Block lengths – Not all blocks meet within the proposed preliminary plat meet the 750' block length maximum requirement. **Given the topography of the property and the fact that adjacent properties will not be provided with access, Staff is support of a waiver of this requirement.**

- Mailbox Cluster – **Applicant has submitted a mailbox cluster location but it doesn't appear that they have provided documentation from the Star Postmaster depicting the approved location. Given that the proposed location is at the Hwy 16 entrance that Staff has previously requested to be removed, the Applicant shall provide an updated location map and documentation from the Star Postmaster depicting the new location. This will be required prior to approval of the final plat application for phase one.**
- Phasing – **The applicant has not provided a phasing plan for the development. A phasing plan shall be required as a condition of approval prior to approval of the final plat application for phase one.**
- Pathway – A pathway and public use easement shall be provided along the south side of the Farmers Union Canal that meets the requirements of the adopted City Pathway Plan.
- ITD Proportionate Shares and Police and Fire District Mitigation Fees – In an effort to have growth pay for growth, Proportionate Shares for ITD and Mitigation Fees for Police and Fire protection will be required for all new homes constructed within this development. This is in addition to current ACHD, Parks and Fire Impact Fees being paid.

DEVELOPMENT AGREEMENT

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

- **Access to Hwy 16;**
- **ITD Proportionate Share Fees;**
- **Emergency Access**
- **Additional Site Amenity**
- **Pathway along Canal**
- **Hillside and Slope Issues**
- **Block Length Waiver**

H. *On-Site Features:*

- ★ Areas of Critical Environmental Concern – No known areas. (It was testified by neighboring property owners of history of a dump/landfill present on-site. The City has found no evidence of this in any historic records)
- ★ Evidence of Erosion – No evidence.

- ✧ Fish Habitat – No.
- ✧ Floodplain – No.
- ✧ Mature Trees – Yes. Adjacent to existing dwelling only.
- ✧ Riparian Vegetation – No.
- ✧ Steep Slopes – Yes.
- ✧ 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.

I. *Agencies Responding:*

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

ITD	December 20, 2022
City Engineer	January 31, 2023
Intermountain Gas	September 27, 2022
Star Fire District	July 8, 2022
COMPASS	October 24, 2022
ACHD	October 21, 2022
Central District Health Department	September 1, 2022

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

Kevin and Rebecca Flash	January 27, 2023
Abigail Germaine on behalf of Hillsdale HOA	February 2, 2023

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Estate Rural Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 2 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater

than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

Steep Slope

Areas with over 25% slope are to be “no development” areas except for city approved trails and where isolated areas of steep slope are located on property where site grading can easily be modified to buildable area. In those cases where grading can be accomplished to modify the isolated steep slope areas the surrounding land use designation shall apply within the area designated steep slope.

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.

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

18.4 Implementation Policies:

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

Unified Development Code:

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.
4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.
5. An approved development agreement must be executed within ninety (90) days of the

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

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

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

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

<u>ZONING DISTRICT USES</u>	A	R-R	<u>R</u>
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	<u>P</u>
Two-family duplex	N	N	P

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front ⁽¹⁾	Rear	Interior Side	Street Side
R-1	35'	30'	30'	10'	20'
R-2	35'	20'	20'	10'	20'

Notes:

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

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

- A. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land

Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:

- a. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
- b. Subdivision CC&R's preventing further redevelopment;
- c. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.

This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

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

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

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

A. Design Standards:

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

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);
 2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
 3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
 4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.
 5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets may request a waiver of sidewalks to be approved by Council.
 6. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.
 7. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.
- C. The applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. This shall be a requirement in a development agreement and/or as part of a planned unit development. A reserve account condition shall be included in the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

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

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

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

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

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

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

- A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):
 - 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
 - 2. Each development is required to have at least one site amenity.
 - 3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
 - 4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the

Council.

5. For multi-family developments, see Section 8-5-20 for additional standards.

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

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

a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;

b. Qualified natural areas;

c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;

d. A plaza.

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

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

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

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

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

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

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be

readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space total.

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

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

8-6B-2: SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

D. Common Driveways:

1. Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District.
2. For commercial or other non-residential uses, common driveways serving multiple structures and/or properties shall meet the requirements of the Fire District.
3. Width Standards: Common driveways shall be a minimum of twenty-eight feet (28') in width.

4. Maximum Length: Common driveways shall be a maximum of one hundred fifty feet (150') in length or less, unless otherwise approved by the fire district.
5. Improvement Standards: Common driveways shall be paved with a surface capable of supporting emergency services vehicles and equipment.
6. Abutting Properties: Unless limited by significant geographical features, all properties that abut a common driveway shall take access from the driveway.
7. Turning Radius: Common driveways shall be straight or provide a twenty-eight foot (28') inside and fifty foot (50') outside turning radius.
8. Depictions: For any plats using a common driveway, the setbacks, building envelope, and orientation of the lots and structures shall be shown on the preliminary and/or final plat.
9. Easement: A perpetual ingress/egress easement shall be filed with the county recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.

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

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

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

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

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

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

The Council finds that the residential purpose statement states that the purpose of the residential districts is to provide for a range of housing opportunities consistent with the Star Comprehensive Plan. Connection to the Star sewer and water district is a

requirement for all residential districts, when available. Residential districts are distinguished by the allowable density of dwelling units per acre and corresponding housing types that can be accommodated within the density range. Council finds that this request is consistent with the statement.

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

The Council finds that there is no indication from the material and testimony submitted that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.

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

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

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

The Council finds this annexation is reasonably necessary for the orderly development of the City.

Public Hearing of the Council:

- a. A public hearing on the application was heard by the City Council on February 7, 2023, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

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

- Blaine Womer, Applicant
- Ryan Morgan, Star City Engineer
- Devin Conner
- Amber McCormick
- Niles Nordquist
- Gordon Sonne
- Keith Hill
- Scott Emerich
- Abbey Germaine
- Cherie Shields
- Chris Todd
- Eric Wiseman

- Todd Collins
- Joyce D'Agostino
- Robert Fehlau
- Linda Wambolt
- Adriana Goff
- Victor Islas. Star Fire District

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 annexation 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 development. Review and discussion included access, density, transitional lots, grades and hillsides, and ITD Proportionate Shares. The Council placed conditions of approval on the annexation and zoning application, through the Development Agreement. Council concluded that the Applicant's request, as conditioned, meets the requirements for the annexation and zoning portion of the request. Council hereby incorporates the staff report dated February 7, 2023, along with the meeting minutes 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 for annexation and zoning.

Council added to the Development Agreement the following conditions of approval to their decision to approve the annexation application to include the following:

- **Medici Vista Annexation is approved with an R-1 zoning designation with a maximum allowed density of 1 du/acre**
- **Applicant shall submit a new concept plan and/or preliminary plat/revised private street request for Medici Vista detailing access to the north and stub streets to the east and west properties**
- **Medici Hills Annexation is approved with an R-2 zoning designation with a maximum allowed density of 1.52 du/acre**

- **A revised Preliminary Plat shall be submitted for the Medici Hills Subdivision detailing preservation of 25% or greater slopes, transitional lots to the western and northern boundaries adjacent to existing residential lots, primary access to the south through Medici Vista and emergency only access to Hwy 16**
- **An Environmental Phase I report shall be submitted with the revised Preliminary Plat for Medici Hills**
- **All pathways shall require hard surfaces**
- **Notice for future public hearings shall be given to all that testified a February 7th hearing**
- **Applicant shall be responsible for payment of ITD Proportionate Share for all new residential units. This shall be a condition in the Development Agreement and Preliminary Plat conditions of approval.**
- **Building elevations shall be submitted and incorporated into the Development Agreement**
- **This Development Agreement shall be updated when the Preliminary Plats are approved**

Council Decision:

The Council voted 4-0 to approve the Annexation and Zoning and Development Agreement applications on February 7, 2023. The Council voted 4-0 to table indefinitely the remaining applications for Preliminary Plat and Private Street.

Dated this 7th day of March 2023.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

LEGAL NOTICE PUBLIC HEARING

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

Application: First Street Townhomes Subdivision
Files #'s PP-22-16 Preliminary Plat
PR-22-07 Private Street

Applicant: Antonio Conti, 7661 W. Riverside Dr. Suite 102, Garden City, ID

Owner: 10206 W. State Street LLC

Action: The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 30 residential lots, 4 commercial lots and 3 common lots. The property is located at 10206 W. State Street in Star, Idaho, and consists of 4.77 acres with a proposed residential density of 11 dwelling units per acre.

Property Location: The subject property is generally located on the north side of W. State Street , east of N. Taurus Way. Ada County Parcel No. S0408438600.

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

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

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



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **March 7, 2023 – PUBLIC HEARING (tabled from 2/7/23, 2/21/23)**

FILE(S) #: PP-22-16 Preliminary Plat for First Street Townhomes Subdivision
PR-22-07 Private Street

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Antonio Conti
Ackerman-Estvold
7661 W. Riverside Drive, Ste. 103
Garden City, Idaho 83714

Property Owner:

10206 W. State Street, LLC
2001 N. 20th Street
Boise, Idaho 83702

REQUEST

Request: The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 30 residential lots, 4 commercial lots and 3 common lots. The property is located at 10206 W. State Street in Star, Idaho and consists of 4.77 acres with a proposed density of 11 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. State Street, east of N. Taurus Way. Ada County Parcel No. S0408438600.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	CBD-PUD-DA	Central Business District	Bare Land
Proposed	CBD-PUD-DA	Central Business District	Residential
North of site	Residential (R-4)	Neighborhood Residential	Rockbridge Subdivision
South of site	Limited Office	Central Business District	Commercial

East of site	Rural Urban Transition (RUT)	Central Business District	Single Family Residential/Bare Land
West of site	Commercial (C-2)	Central Business District	Animal Clinic/Bare Ground

Existing Site Characteristics: The property is currently vacant ground.

Irrigation/Drainage District(s): Pioneer Ditch Company
P.O. Box 70
Star, Idaho 83669

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

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	April 28, 2022
Neighborhood Meeting Held	August 5, 2021
Application Submitted & Fees Paid	August 22, 2022/September 21, 2022
Application Accepted	October 11, 2022
Residents within 300' Notified	January 17, 2023
Agencies Notified	December 13, 2022
Legal Notice Published	January 20, 2023
Property Posted	January 27, 2023

HISTORY

October 16, 2007	Council approved Annexation and Zoning (AZ-07-08) of Multi Use (MU) with a Development Agreement and conceptual approval of a supermarket and retail space.
July 28, 2020	Council approved rezone (RZ-20-04) of the property from Multi Use (MU-DA) with a Development Agreement to Central Business District, Planned Unit Development (CBD-PUD-DA) with a Development Agreement (PUD-20-05). Ordinance Number 328.
September 7, 2021	Council approved a modification of the original Development Agreement (DA-20-16-MOD) to increase the residential uses and modify the timing for the commercial use.
April 19, 2022	Council approved modification of the Development Agreement (DA-20-16-MOD) including height allowance of 45 feet for front 2 commercial buildings and parking requirements.

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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

(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.

(PUD) PLANNED UNIT DEVELOPMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., R-4-P), indicates that the development was approved by the city as a planned unit development, with specific allowances and design approved by Council. When submitting a CUP, PUD or development agreement for a mixed-use zone, or for multiple conditional uses on one site, all uses that are contemplated for the development shall be identified with the application and shall be reviewed by the council to determine which may be permitted, which should remain as conditional uses and which should be prohibited. A development agreement may be used in lieu of a conditional use permit application or a PUD application if the council makes the findings as otherwise required.

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
Dwelling:	
Multi-Family	N
Secondary	N
Single-Family Attached (approved thru PUD)	N
Single-Family Detached	N
Two-Family Duplex	N
Live/Work Multi-Use (approved thru PUD)	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
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 7.5' at end of building	

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

Notes:

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

Note Conditions:

A. Minimum Property Size:

1. Each property shall be of sufficient size to meet the minimum setbacks as established in this section.
2. Minimum property size shall be determined exclusive of land that is used for the conveyance of irrigation water, drainage, creek or river flows unless: a) the water is conveyed through pipe or tile; and b) included as part of a utility easement that generally runs along the property lines.
3. When two (2) or more parcels of land, each of which is of inadequate area and dimension to qualify for a permitted use under the requirements of the district in which the parcels are located, are held in one ownership, they shall be used as one property for such use.

B. Minimum Street Frontage:

1. Properties with street frontages on cul-de-sacs or at approximately a ninety-degree (90°) angle shall be a minimum of twenty feet (20') measured as a chord measurement.
2. Street knuckles shall be separated from through traffic by a landscape island. Properties with frontages on such knuckles shall be a minimum of twenty feet (20') measured as a chord

measurement.

3. All other properties with street frontage shall have a minimum of thirty feet (35').

C. Additional Setback Criteria:

1. Chimneys, pop out windows, direct vent gas fireplaces, entertainment centers, window seats and other projections which do not increase the usable floor area and do not exceed eight feet (8') in width may project up to two feet (2') into any required setback, provided that projections that are at finished grade, including, but not limited to, chimneys and fireplaces, do not encroach within a side yard utility easement.

2. One detached accessory building that is less than two hundred (200) square feet in area and nine feet (9') or less in height shall be allowed in the required rear yard. In no case shall an accessory building be allowed in the street yard or the required side yard.

3. Accessory structures, such as decks and patios, which are one foot (1') or less in height, as measured from the property's finished grade, may occupy any yard area.

4. In all residential zones garages and carports opening onto a side street must have a minimum distance between the opening of such garage or carport and the side street lot line of not less than twenty feet (20').

5. Front yard setback from arterial and collector streets (as identified on the highway district functional classification map) is 30 feet in all residential zoning districts.

6. Street side setback on arterial and collector streets (as identified on the highway district functional classification map) is 20 feet in all residential zoning districts.

7. Setback areas are subject to drainage compliance or otherwise specified within this title.

8. If a Planned Unit Development is approved, waivers to setbacks may be permitted if determined by the council to be appropriate for the development and that such waivers will be compatible with the area and shall meet emergency service requirements.

9. Building eaves may project up to two feet (2') into any required setback.

10. Patio covers may project to within 10' of the rear yard setback provided that posts or foundations are not located within the required setback, and utility easements are not encroached upon.

D. Maximum Height Limit:

1. Height exceptions shall not be permitted except by discretion of the council with the submittal of a conditional use permit or development agreement application.

2. The maximum height limitations shall not apply to the following architectural features, not intended for human occupation: spire or steeple, belfry, cupola, chimney. Such architectural

features shall have a maximum height limit of twenty feet (20'), as measured from the roofline.

3. The maximum height limitations shall not apply to the following: amateur radio antenna; bridge tower; fire and hose tower; observation tower; power line tower; smokestack; water tank or tower; ventilator; windmill; wireless communication facility, or other commercial or personal tower and/or antenna structure; or other appurtenances usually required to be placed above the level of the ground and not intended for human occupancy.

4. No exception shall be allowed to the height limit where the height of any structures will constitute a hazard to the safe landing and takeoff of aircraft in an established airport.

E. All new residential and accessory structures of any size within any zoning district shall comply with residential setbacks.

F. Spite strips, common lots, unreasonable development phasing, or other means of any type purposely or unintentional that may result in the blocking of services or development, including but not limited to sewer, water, streets, or utilities are prohibited in any zoning district within the City of Star.

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

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

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.

2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.

3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.

4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);

2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;

3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.

4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.

5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets may request a waiver of sidewalks to be approved by Council.

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

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

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

1. Private Road Reserve Study Requirements.

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

- v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

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

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

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

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

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

- 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
- 2. Each development is required to have at least one site amenity.
- 3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
- 4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
- 5. For multi-family developments, see Section 8-5-20 for additional standards.

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

- 1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
 - b. Qualified natural areas;
 - c. Ponds or water features where active fishing, paddle boarding or other activities are provided

(50% qualifies towards total required open space, must be accessible by all residents to qualify.)
ponds must be aerated;

d. A plaza.

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

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

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

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

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

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

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

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

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
 - a. Swimming pool.

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

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.

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.

PROJECT OVERVIEW

PRELIMINARY PLAT & PRIVATE STREET:

The Preliminary Plat submitted contains 30 single family residential lots, 4 Commercial lots and 3 common lots on 4.77 acres with a proposed residential density of 11 dwelling units per acre. The lots will have access and frontage from a proposed private street. Residential building lots will be either 1603 square feet or 1995 square feet in size. Each townhome will have a two (2) car garage accessed from a private street with the front doors opening to access a common area.

Three (3) of the residential lots are required to be live/work style units (Lots 10, 20 & 30) per the Planned Unit Development approval of this development. The signed Development Agreement calls for residential units adjacent to 1st Street (or W. Stella View Street) to be live/work and have office and storefront entrances facing the street. The submitted preliminary plat shows all residential units designed in the same configuration.

The private streets are proposed based on Staff’s recommendations to the applicant. The north/south street entrance from W. State Street will provide the main access to the



development until the east/west collector street is dedicated to ACHD and functions as intended in the adopted ECAMP, with connections east to Seneca Springs Way, and west to Taurus Way. Until this happens, the east/west street will continue as an improved private street. Access to the townhomes will be through permanent private streets. These streets need to meet all standards of the Star Fire District. To provide for additional guest parking in the residential area of the development, staff recommended that N. Baldy Lane be widened to allow parking along the west side of the street. The applicant provided a revised site plan showing 13 guest parking spaces along N. Baldy Lane. **A revised preliminary plat shall be submitted prior to final plat application detailing updated street widths.**

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 and playground equipment within a pocket park area, together with a walking paths and common open space between the residential units.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be both attached and detached throughout the development. The east-west collector street should be designed with detached sidewalks.
- 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. Staff recommends that streetlights be added at the corner of N. Baldy Lane and W. Merab Lane as well as at N. Mimi Lane and W. Merab Lane. Staff also suggests that the proposed streetlight on W. Merab Lane be moved to the south, across the street to better light the access to the common area. The light at W. Merab Lane and N. Mimi Lane should be positioned to also light the entrance to the tot lot. Staff also recommends a streetlight on W. Stellar View Street at the entrance to the common lot.
The applicant will need to provide a design/cut sheet for City approval. *The proposed cobra head lights do NOT meet city requirements.* Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat. Applicant will also need to submit a photometric plan for the entire site for approval prior to signature of the final plat.
- Street Names
Applicant has provided documentation from Ada County that the street names are acceptable and have been approved for this development.
- 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 is for the retail portion of the development. Applicant has not provided a landscape plan for the residential portion. A condition of approval will be included requiring a full landscape plan be submitted for review and approval by staff prior to submission of any final plat applications.**
- Setbacks – The Development Agreement includes the setbacks below:
 - Commercial Uses** – Current CBD Zoning Standards
 - Minimum Residential Lot Frontage:** 30 feet
 - Front Setbacks (Measured from the back of sidewalk or property line):** 20 feet for garage; 10' Living Area
 - Rear Setbacks:** 20 feet or 5' maximum for alley loaded garages;
 - Interior Setbacks:** 5' side for detached, 0' feet (for zero-lot lines)
 - Local Street Side Setbacks:** 20 feet (waiver requested adjacent to east-west Collector.)
 - Maximum Building Height:** 35 feet for residential; 45' approved by Council for Commercial.
- 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. Cluster will be located on the northside of W. Stellar View Street near the intersection of N. Baldy Lane.
- Phasing – The applicant has not provided a phasing plan for the development. It is assumed that the residential portion of the subdivision will be built in a single phase.
- Storm Water - Will be retained on site and utilize Drain 9 and two pervious paver sections in the private road.

AGENCY & DEPARTMENT RESPONSES

ITD	January 6, 2023
Star Fire District	February 3, 2023
DEQ	January 5, 2023
ACHD	January 13, 2023

PUBLIC RESPONSES

No public comments have been received.

STAFF REVIEW AND RECOMMENDATION

Staff review of the application submittal materials reveals several questions that must be addressed regarding the development before final approval is granted. Staff is supportive of Council approving the preliminary plat at this time, provided a condition of approval is included requiring further design review through the Zoning Certificate process. Items to be conditioned and detailed include the following:

1. Complete landscape plan showing front yard trees in the common areas in front of dwellings at 35’ distances, landscaping within common areas, details for shade structure and playground equipment;
2. Revised building elevations showing live/work units on Lots 10, 20 & 30 with entrances and storefronts facing south (First Street). Staff supports waiver of Street Side Setbacks of 20’ as long as storefronts and entrances face south (First Street);
3. Preliminary Plat revisions to include a separate common lot for the future collector street and the private north/south street/drive from State Street;
4. Provide shared parking agreement between the live/work units and the commercial parking areas;
5. No parking along N. Mimi Lane in the residential portion of the development. Stub driveways adjacent to the garages shall be 5’ in depth or less, with no parking;
6. The east-west collector street shall include detached sidewalks;

Based upon the information provided to staff in the applications and agency comments received to date, the proposed Preliminary Plat and Private Road, **as conditioned**, will meet the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed density of 11 dwelling unit per acre is consistent with the Council approval of the Rezone and PUD that was approved on January 28, 2020.

The Council should consider recommendations from Staff, together with the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

FINDINGS

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

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

- 1. The approved Preliminary Plat for the First Street Townhomes Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. **Prior to submittal of the residential phase of the final plat, the applicant shall submit a Certificate of Zoning Compliance (Design Review) application for review and approval by Staff. The application shall include Staff’s list of details from the Staff Review and Recommendation section of the staff report.**
- 3. **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. ITD has calculated the fees to be \$30,000 (\$1,000 per residential lot). These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement contains the details of the fees to be collected.**
- 4. **As per the Development Agreement, the owner shall participate in the cost of the future traffic signal located at the intersection of W. State Street and N. Seneca Springs Way. The owners share for this development shall not exceed \$25,000.00. Payment shall be made to the City prior to occupancy of the first building on the property.**
- 5. **Applicant shall provide a revised Preliminary Plat and Landscape Plan that indicates that ten (10%) percent usable open space is provided as required by the Unified Development Code. In addition, street trees meeting the 35’ distance requirement shall be designated for the east-west collector street and in front of all residential units.**
- 6. 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

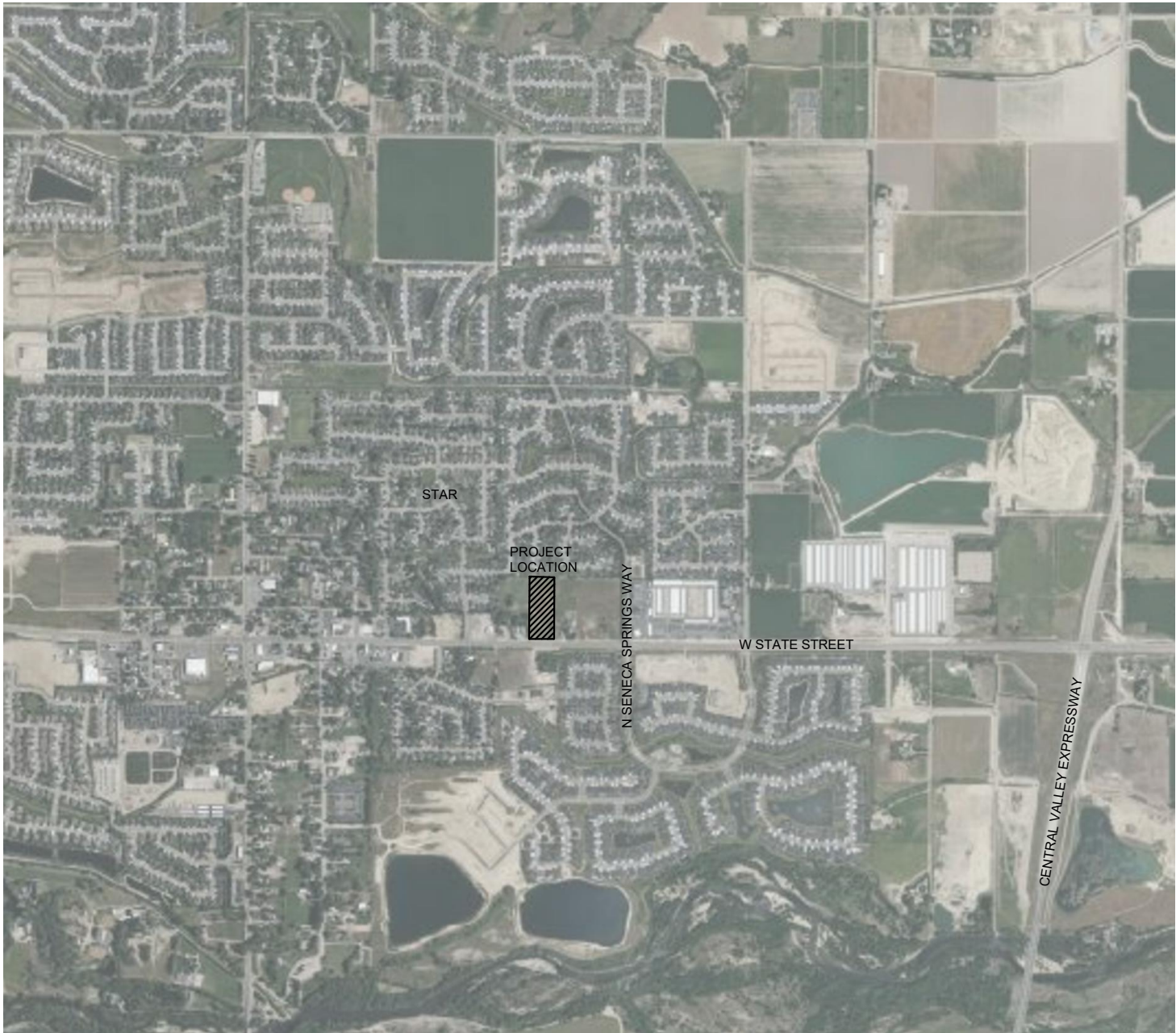
requirements for light trespass and “Dark Skies” lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and “Dark Sky” initiative. A photometric plan shall also be submitted and approved prior to signing the final plat.**

7. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
8. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 10. 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.**
11. 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.
12. A plat note supporting the “Right to Farm Act” as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. A copy of the CC&R’s shall be submitted to the City of Star at Final Plat.
14. 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.
15. 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.
16. 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.
17. All common areas shall be owned and maintained by the Homeowners Association.
18. 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.**
19. A sign application is required for any subdivision signs.
- 20. Owner/Developer will agree to install a 2” (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic data lines. This is only necessary if there are not any vendors or empty conduit in the trench already.**

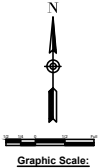
21. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File Number PP-22-16 and PR-22-07 for First Street Townhomes Subdivision on _____, 2023.



PRELIMINARY PLAT
 A PORTION OF THE SW QUARTER OF THE SE
 QUARTER OF SECTION 8, T.4N., R. 1W., CITY OF
 STAR, ADA COUNTY, IDAHO.
 AUGUST 2022 SCALE: 1" = 500' SHEET 1 OF 1



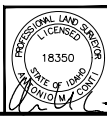
Graphic Scale:
 Attention is Drawn to the Fact That Drawing Scales May be
 Altered During Reproduction Processes. Scales Shown
 Hereon are Based on a Full Scale Sheet Size of 8.5" x 11".
 Scale: 1" = 500'

ACKERMAN
 ESTVOLD
 7661 West Riverside Drive, Ste. 102 • Garden City, ID 83714
 208.853.8470 • www.ackerman-estvold.com
 ADAMS, ID • BUTTE, ID • BOZEMAN, MT • DENVER, CO

FIRST STREET TOWNHOMES SUBDIVISION
 VICINITY MAP
 STAR, ID

DRAWN BY: KES
 CHECKED BY: AMC
 DATE: 08/18/2022

#	-/-/-
#	-/-/-
#	-/-/-



PRE PLAT
 1.0



Section 6, Item A.



PRELIMINARY PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: *Applicant* ___ *Owner* ___ *Representative* ☒

Applicant Name: Antonio Conti
Applicant Address: 7661 W Riverside Drive, Ste 102, Garden City, ID Zip: 83714
Phone: 208-853-6470 Email: antonio.conti@ackerman-estvold.com

Owner Name: 10206 W State Street LLC
Owner Address: 2001 N 20th Street, Boise, ID Zip: 83702
Phone: 509-475-9695 Email: evan.mclaugh@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Antonio Conti Firm Name: Ackerman-Estvold
Address: 7661 W Riverside Drive, Ste 102, Garden City, ID Zip: 83714
Phone: 208-853-6470 Email: antonio.conti@ackerman-estvold.com

Property Information:

Subdivision Name: First Street Townhomes Subdivision
Site Location: 10206 W State Street, Star, ID
Approved Zoning Designation of Site: CBDPUD/DA
Parcel Number(s): S0408438600

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	CBDPUD/DA	Central Business District	Residential
Proposed	CBDPUD/DA	Central Business District	Residential
North of site	CBDPUD/DA	Compact Residential	Residential
South of site	L-O	Central Business District	Residential/Public
East of site	RUT	Central Business District	Residential
West of site	C-2	Central Business District	Residential

SITE DATA:

Total Acreage of Site - 2.72 ac
 Breakdown of Acreage of Land in Contiguous Ownership - 2.72 ac
 Total Acreage of Site in Special Flood Hazard Area - 0.0 ac
 Dwelling Units per Gross Acre - 11.0 du/ac
 Minimum Lot Size - 1603 sf
 Minimum Lot Width - 28 ft

Total Number of Lots - 37
 Residential - 30
 Commercial - 4
 Industrial - _____
 Common - 2 (+1 public road)

Total Number of Units - 30
 Single-family - _____
 Duplex - _____
 Multi-family - 3 - 10 unit buildings

Percent of Site and Total Acreage of Common Area - 38.9 % / 1.06 acres
 Percent of Common Space to be used for drainage - 0% (subsurface)
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
Playground, landscaping, and walkways

 Proposed Dedicated Lots & Acreage (school, parks, etc): _____

Public Streets - 1 - River Crossing Drive Private Streets - 3
 Describe Pedestrian Walkways (location, width, material) - _____
6' wide concrete wandering sidewalks
 Describe Bike Paths (location, width, material) - _____

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

Total Acreage of Site in Special Flood Hazard Area - 0.0 ac

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: X
 Base Flood Elevation(s): AE2474.0 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.

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

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

Potable Water - Star Sewer and Water

Irrigation Water- Middleton Irrigation Association

Sanitary Sewer- Star Sewer and Water

Fire Protection - Star Fire

Schools - Meridian School District

Roads - City of Star

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

Areas of Critical Environmental Concern - No Floodplain - No

Evidence of Erosion - No Fish Habitat - No

Historical Assets - No Mature Trees - Yes

Riparian Vegetation - No Steep Slopes - No

Stream/Creek - No Unstable Soils - No

Unique Animal Life - No Unique Plant Life - No

Application Requirements:

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

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

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

FEE REQUIREMENT:

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


 Applicant/Representative Signature

08-19-22
 Date



August 18, 2022

City of Star
PO Box 130
Star, ID 83669

RE: Narrative Letter for 10206 West State Street Lot Split

To whom it may concern,

Attached to this letter are application documents for a preliminary plat at 10206 West State Street, Star, Idaho. This application pertains to the northern 2.72 acres of Ada County parcel S0408438600. The property is currently zoned CBDPUD/DA in Ada County. The property is bounded by Rockbridge Subdivision to the north, unplatted land to the east, residential lots to the west, and State Highway 44 to the south. The subdivision to the north is zoned R-4, the lot to the east is zoned RUT, and the lot to the west is zoned C-2.

The northern 2.72 acres of the parcel are currently vacant. Water and sewer services will be provided by Star Sewer and Water District.

Upon creation of the parcel, it will be rezoned accordingly. The development plan is to rezone the parcel to residential and build three 10-unit townhomes. Access will be provided through a proposed private road.

Thank you in advance for your consideration and support. We look forward to working with the city staff.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Antonio M Conti'.

Antonio M Conti, P.E., P.L.S.

A PORTION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 8, T.4N., R.1W.,
CITY OF STAR, ADA COUNTY, IDAHO.

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 8.5" x 11".

LIGHTING NOTES

1. INSTALL LUMEC ROADFOCUS LED COBRA HEAD LUMINAIRES MODEL RFS 54W16LED, TYPE R3M G2, 120-270v DMG CONTROLLED, TWIST-LOCK PHOTOELECTRIC CELL, EXTENDED LIFE AND TOOL LESS RECEPTACLE FOR TWIST-LOCK PHOTOCELL OR SHORTING CAP, 7-PIN (STANDARD) BRONZE COLORED STREET LIGHTS AS SHOWN.



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

SCALE (H):	1"=80'
SCALE (V):	N/A

SCALE (V): N/A
DRAWN BY: KES
DESIGNED BY: KES
CHECKED BY: AMC

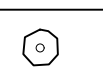

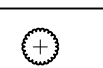
DATE: 8/18/22

PROJECT NO.

R21206
DRAWING NAME
LIGHT PLAN

1 OF 1

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW	CLASS	QTY
	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	2" CAL. B&B	25'x15'		Class I	12
	Acer rubrum 'Columnare'	Columnar Red Maple	3" CAL. B&B	60'x15'		Class II	13
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" CAL. B&B	20'x20'		Class I	6
	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" CAL. B&B	45'x30'		Class II	8
	Oleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" CAL. B&B	60' x 30'		Class II	7
	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	2" CAL. B&B	60'x8'		Class II	2
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2" CAL. B&B	80' x 60'		Class II	3
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW	CLASS	QTY
	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	10"-12" B&B	15'x10'			6
	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	6'-8" B&B	20'x6'			2
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	5'-6" B&B	15'x4'			6
	Picea glauca 'Pendula'	Weeping White Spruce	6' Min.	20'x6'			1
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10"-12" B&B	25'x15'			3
	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian Pine	6'-8" B&B	20'x6'			6
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW		
	Berberis thunbergii 'Maria' TM	Sunjoy Gold Pillar Japanese Barberry	2 GAL.	4'x2'			16
	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	2 GAL.	4'x2'			51
	Chamaecyparis pisifera 'Golden Map'	Golden Map Threadleaf False Cypress	2 GAL.	3'x3'			32
	Cornus sericea 'Kelsey'	Kelsey Dogwood	5 GAL.	2'x3'			27
	Cotinus coggygria 'Atropurpurea'	Purple Smoke Tree	2 GAL.	12'x10'			10
	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 GAL.	6'x6'			12
	Euonymus fortunei 'Moonshadow' TM	Moonshadow Euonymus	2 GAL.	3'x5'			39
	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	2 GAL.	2'x3'			44
	Euonymus kiutschovicus 'Manhattan'	Manhattan Euonymus	2 GAL.				45
	Hosta x 'Regal Splendor'	Plantain Lily	2 GAL.	3'x3'			10
	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	2 GAL.	6'x3'			45
	Ligustrum vicaryi	Golden Privet	2 GAL.	8'x8'			6
	Mahonia aquifolium	Oregon Grape	5 GAL.	5'x5'			16
	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 GAL.	5'x5'			38
	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	2 GAL.	3.5'x3.5'			15
	Pinus mugo 'Pumilio'	Mugo Pine	5 GAL.	5'x5'			17
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 GAL.	3'x6'			3
	Spiraea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	2 GAL.	3'x3'			48
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW		
	Geranium x 'Tiny Monster'	Tiny Monster Geranium	1 GAL.	1'x2'			39
	Heuchera x 'Lime Rickey'	Lime Rickey Coral Bells	1 GAL.	1'x1.5'			65
	Heuchera x 'Paprika'	Paprika Coral Bells	1 GAL.				53
	Hosta x 'Blue Angel'	Plantain Lily	2 GAL.	3'x6'			6
	Hosta x 'Fire and Ice'	Plantain Lily	1 GAL.	1'x2'			35
	Liatris spicata 'Alba'	White Blazing Star	1 GAL.	3'x1.5'			28
	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	1 GAL.	1.5'x2.5'			12
	Rudbeckia hirta fulgida	Black-eyed Susan	1 GAL.	2'x2'			18
	Salvia nemorosa 'May Night'	May Night Sage	1 GAL.	2'x2'			125
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW		
	Hakonechloa macra 'All Gold'	Japanese Forest Grass	1 GAL.	1'x2'			73
	Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass	1 GAL.	3'x3'			82
	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 GAL.	4'x2'			99
	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	1 GAL.	2'x2'			9
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 GAL.	1'x1'			105
	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 GAL.				17
GROUND COVERS	BOTANICAL NAME	COMMON NAME		QTY			
	Turf Sod Rhizomatous	Rhizomatous Tall Fescue		32,176 sf			

KEYNOTES

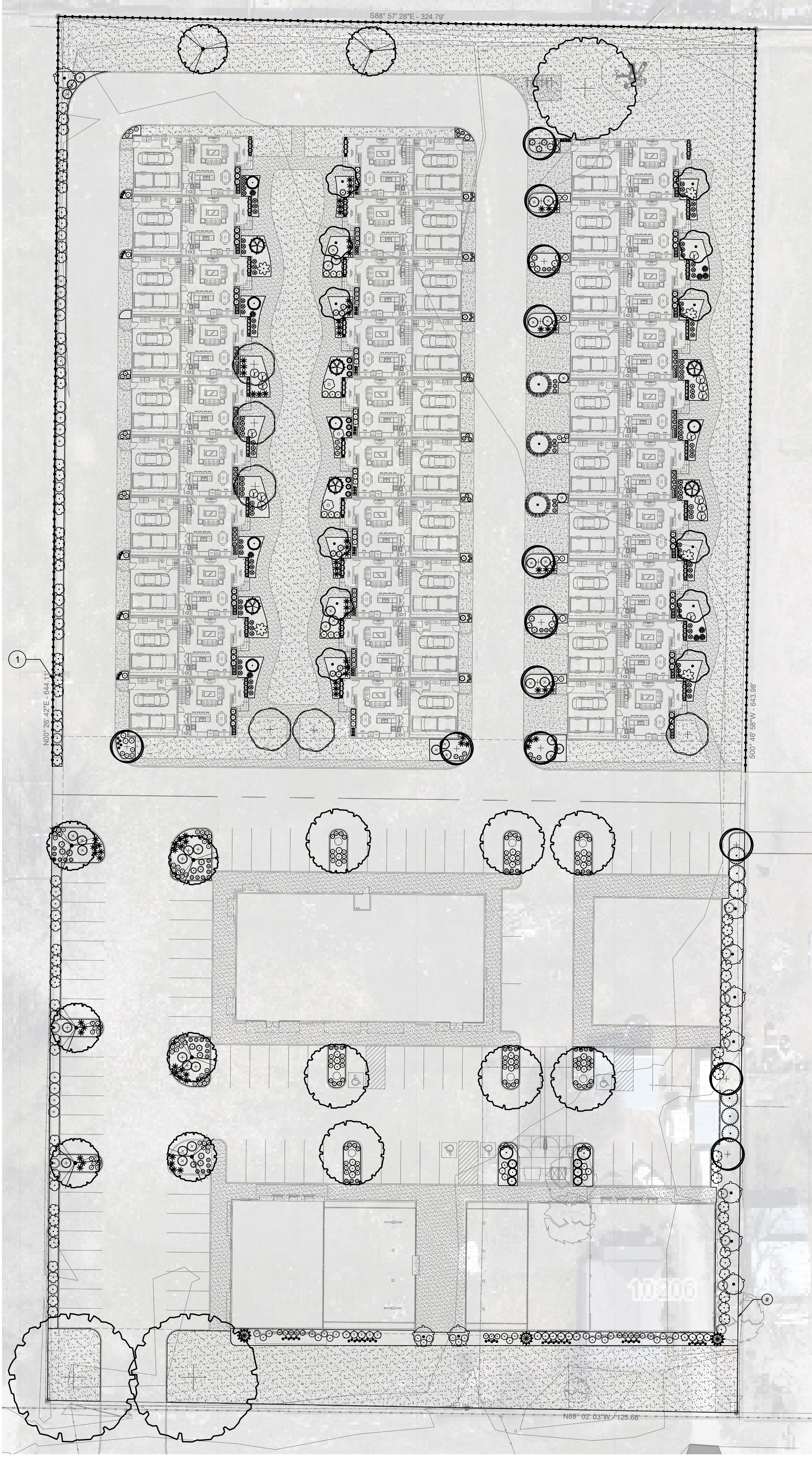
1. EXISTING TREE- PRESERVE AND PROTECT

LANDSCAPE LEGEND

6" TALL WHITE VINYL FENCE- SEE DETAIL 5/L1.1

LANDSCAPE REQUIREMENTS:

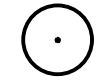

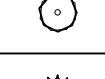
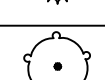

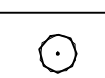

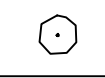
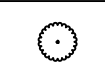




AREA	REQUIREMENT	PROVIDED
RESIDENTIAL COMMON	1 Tree per 4,000 sq ft (400,049/4,000=10)	10
RESIDENTIAL/COMMERCIAL BUFFER	10' BUFFER, 6" TALL SHRUBS WITH 60% EVERGREEN	YES
TREE MITIGATION	(2) 30" TREES AND (1) 12" TREE MITIGATED WITH 36 DECIDUOUS TREES AND 14 EVERGREEN TREES (2 EVERGREEN=1 DECIDUOUS TO MITIGATE TREES LOST)	





OVERALL LANDSCAPE PLAN

Scale 1" = 30'-0"

PLANT SCHEDULE COMMERCIAL

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	CLASS
	Acer rubrum 'Columnare'	Columnar Red Maple	3" CAL. B&B	60'x15'	Class II
	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" CAL. B&B	45'X30'	Class II
	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" CAL. B&B	60' x 30'	Class II
	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	2" CAL. B&B	60'X8'	Class II
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2" CAL. B&B	80' x 60'	Class II
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	CLASS
	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	10'-12' B&B	15'X10'	
	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	6'-8' B&B	20'x6'	
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	5'-6' B&B	15'X4'	
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	6'-8' B&B	15'X3'	12
	Picea abies 'Cupressina'	Cupressina Norway Spruce	6'-8' B&B	20'x6'	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	CLASS
	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	2 GAL.	4'X2'	
	Chamaecyparis pisifera 'Golden Map'	Golden Map Threadleaf False Cypress	2 GAL.	3'X3'	
	Cotinus coggygia 'Atropurpurea'	Purple Smoke Tree	2 GAL.	12'X10'	
	Euonymus fortunei 'Moonshadow' TM	Moonshadow Euonymus	2 GAL.	3'X5'	25
	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	2 GAL.	2'X3'	16
	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	2 GAL.		23
	Hydrangea paniculata 'Renhy'	Vanilla Strawberry Hydrangea	2 GAL.	6'X6'	4
	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	2 GAL.	1.5'x5'	4
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'-8' B&B	12'X3'	21
	Ligustrum vicaryi	Golden Privet	2 GAL.	8'x8'	3
	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 GAL.	5'X5'	35
	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	2 GAL.	3.5'X3.5'	27
	Pinus mugo 'Pumilio'	Mugo Pine	5 GAL.	5'X5'	12
	Rhus aromatica 'Gra-Low'	Gro-Low Fragrant Sumac	2 GAL.	3'X6'	30
	Spiraea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	2 GAL.	3'X3'	12
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	CLASS
	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	1 GAL.	1.5'X2.5'	36
	Salvia nemorosa 'May Night'	May Night Sage	1 GAL.	2'X2'	72
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	CLASS
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL.	4'X2'	6
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 GAL.	6'X2'	4
	Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass	1 GAL.	3'X3'	151
	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 GAL.	4'X2'	22
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY		
	Turf Sod Rhizomatous	Rhizomatous Tall Fescue	595 sf		

LANDSCAPE LEGEND

-  PLANTER POT - SEE DETAIL 4/L1.1.CONTRACTOR TO PLANT MIX OF ANNUALS AND PERENNIALS.
-  PLANTER POT - SEE DETAIL 4/L1.1. CONTRACTOR TO PLANT ONE BLUE ARROW JUNIPER PER POT ACCORDING TO PLANTING SCHEDULE.

LANDSCAPE REQUIREMENTS:

PER STAR CITY CODE

TREE MITIGATION

(2) 30" TREES AND (1) 12" TREE MITIGATED WITH 36 DECIDUOUS TREES AND 14 EVERGREEN TREES WITHIN ADJACENT TOWNHOUSE DEVELOPMENT (2 EVERGREEN=1 DECIDUOUS TO MITIGATE TREES LOST)

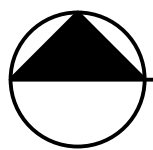
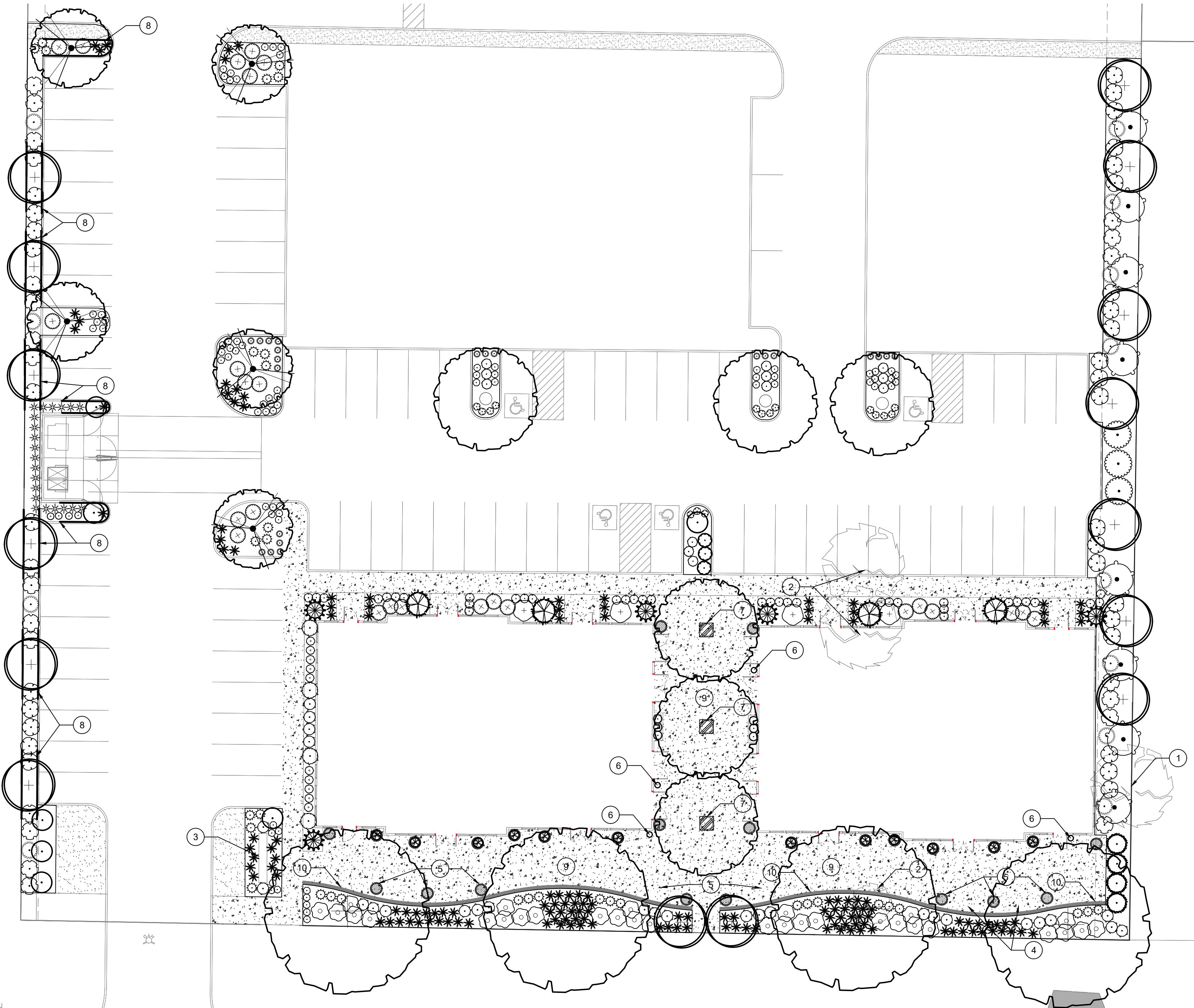
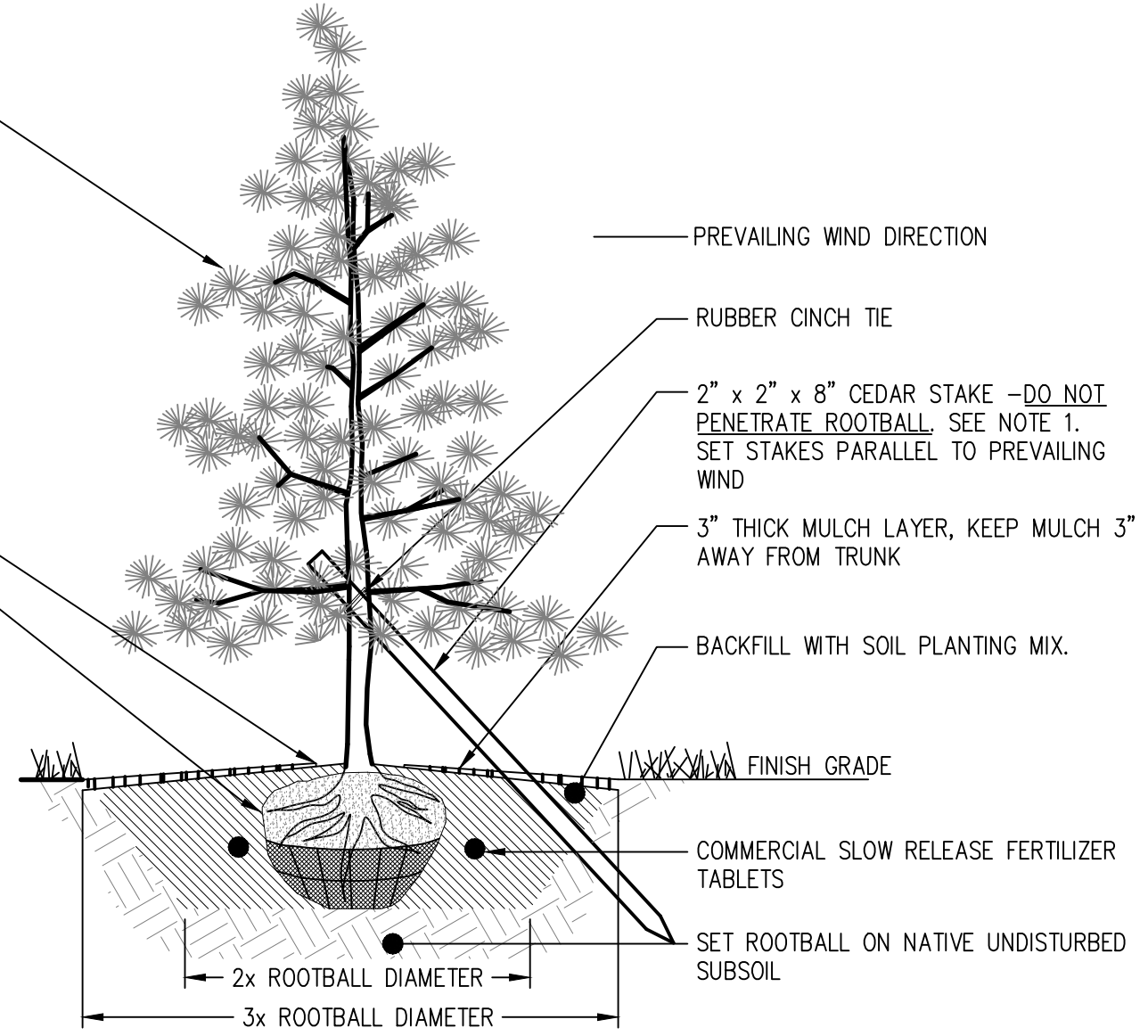
KEYNOTES

- EXISTING TREE-- PRESERVE AND PROTECT.
- TREE TO REMOVE, NO MITIGATION REQUIRED.
- MONUMENT SIGN BY OTHERS
- BENCH - SEE DETAIL 6/L1.1.
- PLANTER POT - SEE DETAIL 4/L1.1.
- TRASH RECEPTACLE - SEE DETAIL 7/L1.1.
- TREE GRATE BY IRONAGE, 'RAIN' TYPE 4'X4' SQUARE. CONTACT RICH LEE 1-425-501-7321.
- ROOT CONTROL FABRIC PER CITY CODE, INSTALL PER MANUFACTURERS RECOMMENDATIONS, EXTEND 10' PAST THE TREE TRUNK ON EACH SIDE.
- STANDARD GRAY CONCRETE, 24" SQUARE SCORING AT DEG ANGLE OFF BUILDING.
- 24" HIGH POURED IN PLACE CONCRETE WALL FACED WITH CULTURED STONE-- SEE DETAIL 1/L1.1, TO MATCH BUILDING. SEE ARCHITECTURE.

1

CONIFER TREE DETAIL

NTS



CONSTRUCTION DOCUMENT LANDSCAPE PLAN

0 30 60
Scale 1" = 30'-0"

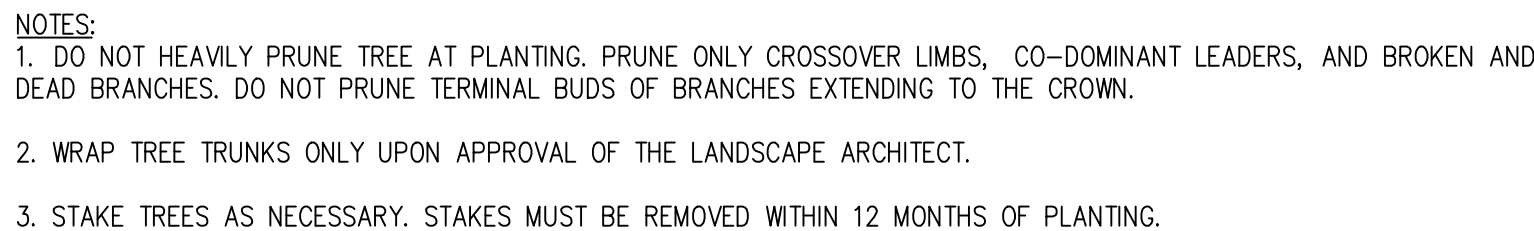
NO.	REVISIONS	DATE

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATER INTO THE TOP 6 INCHES OF TOPSOIL.
4. ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
5. FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
6. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
7. WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
8. IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
9. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH 3/4" MINUS BLACK AND TAN ROCK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
10. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
11. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
12. CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

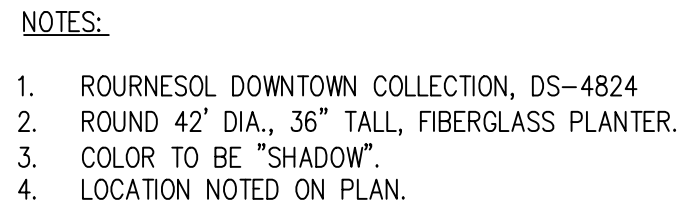
1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. PLANTING IN FRONTAGE BUFFERS SHALL BE APPROVED WITH DRIP TYPE IRRIGATION, EMITTER SIZES AGREED BY LANDSCAPE ARCHITECT.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



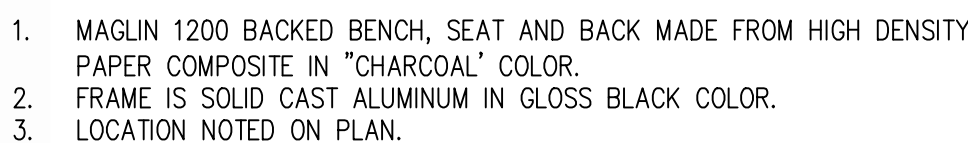
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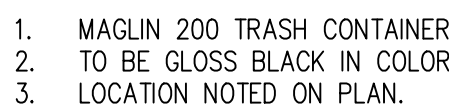
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4 NTS



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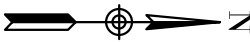
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ADDITIONAL PARKING STAFF EXHIBIT

PRELIMINARY PLAT FOR
FIRST STREET TOWNHOMES SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 8, T.4N., R.1W.,
CITY OF STAR, ADA COUNTY, IDAHO.

AUGUST 2022 SCALE: 1" = 30' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be
Altered During Reproduction Processes. Scales Shown
Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

OWNER OF RECORD
10206 WEST STATE STREET LLC
2001 N 20TH STREET
BOISE, ID 83702

DEVELOPER
10206 WEST STATE STREET LLC
2001 N 20TH STREET
BOISE, ID 83702

ENGINEER/SURVEYOR
ANTONIO CONTI PE, PLS
ACKERMAN-ESTVOLD
7661 WEST RIVERSIDE DR., STE 102
GARDEN CITY, ID 83714

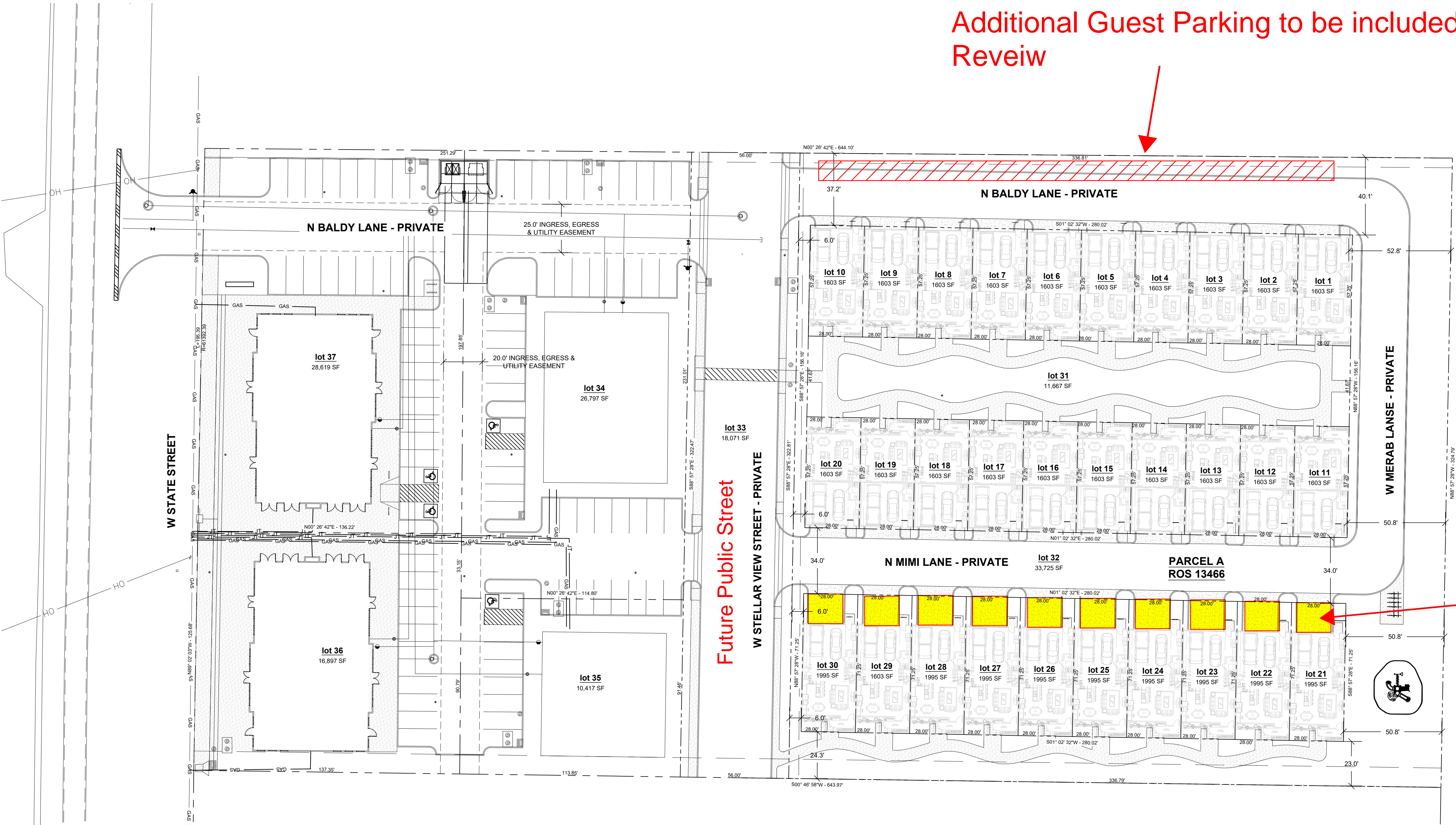
- LEGEND:**
- SET 5/8" REBAR WITH PLASTIC CAP MARKED
LS 18350
 - ▲ FOUND MONUMENT AS NOTED
 - CALCULATED POINT - NOTHING FOUND OR SET
 - B.O.B. BASIS OF BEARING
 - CP&F CORNER PERPETUATION AND FILING RECORD
 - SUBJECT PARCEL
 - PROPERTY LINE
 - REFERENCE BOUNDARIES
 - EASEMENT

PRELIMINARY PLAT DATA		
TOTAL SITE AREA	4.77 ACRES	
TOWNHOMES (30.6%)	1.46 ACRES	
COMMERCIAL (39.0%)	1.86 ACRES	
FUTURE RIGHT-OF-WAY (8.6%)	0.41 ACRES	
COMMON AREA (21.8%)	1.04 ACRES	
EXISTING ZONING	CBDPUD/DA	
PROPOSED ZONING	CBDPUD/DA	
TOWNHOME LOTS	30	
COMMERCIAL LOTS	4	
OPEN SPACE/COMMON LOTS	2	
PRIVATE ROAD - FUTURE PUBLIC ROAD	1	
TOTAL LOTS	37	
GROSS RESIDENTIAL DENSITY	6.3 DU/ACRE	
NET RESIDENTIAL DENSITY	20.5 DU/ACRE	
(EXCLUDES COMMERCIAL, PUBLIC STREET & OPEN SPACE)		
AMENITIES		
1. WALKING PATHWAYS, PLAYGROUND		

- NOTES**
- SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT SERVICES.
 - SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C0130J DATED 06/19/2020.
 - LOTS 31, 32 AND 33 WILL HAVE A BLANKET INGRESS, EGRESS, AND PUBLIC UTILITY EASEMENT.
 - THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
 - IRRIGATION WATER SHALL BE PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(B). COMMON LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
 - LOTS 31 AND 32 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY FIRST STREET TOWNHOMES HOME OWNERS ASSOCIATION OR ITS ASSIGNS.
 - LOT 33 IS INTENDED TO BE DEDICATED AS A PUBLIC ROAD IN THE FUTURE

Additional Guest Parking to be included as part of CZC/Design
Review

20' driveway depths
to be provided



FIRST STREET TOWNHOMES SUBDIVISION
10206 W STATE STREET
STAR, IDAHO

DRAWN BY: KES
CHECKED BY: AMC

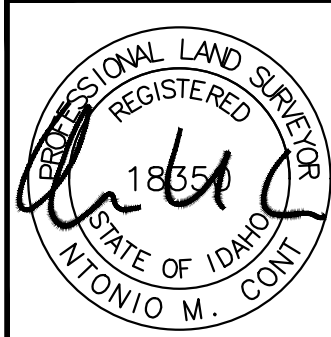
DATE: 08/18/2022

REVISIONS	
DATE	
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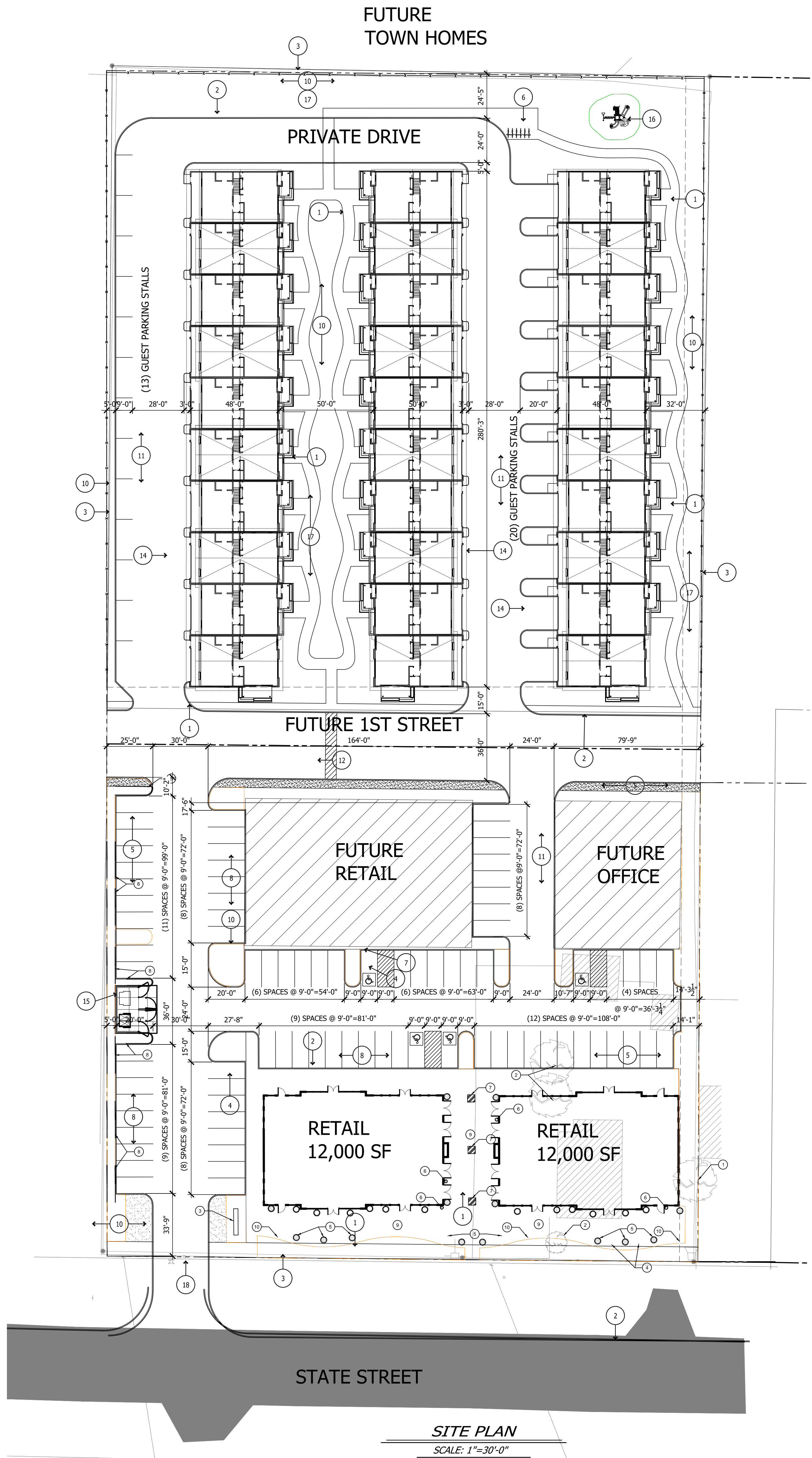
Project No.
R21206

PRELIMINARY
PLAT

1.0



Section 6, Item A.
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



SITE DATA

ADDRESS:
10206 W STATE ST

APN:
R0408438600

JURISDICTION:
CITY OF STAR

ZONE:
CBDPUD/DA

LOT AREA:
4.760 ACRES (207,345 S.F.)

BUILDING SIZE:
RETAIL: 22,700 S.F.
RESIDENTIAL: 77,250 S.F.

SITE PERCENTAGE FOR EACH USE:
RETAIL: 88,776 SF (47%)
RESIDENTIAL: 118,891 SF (53%)

RESIDENTIAL LANDSCAPE PERCENTAGE: 33%
38,866 sf OF OPEN SPACE/LANDSCAPING

RETAIL PARKING PROVIDED:
STANDARD SPACES: 81
HANDICAP SPACES: 4
TOTAL SPACES: 85

RESIDENTIAL PARKING PROVIDED:
GARAGE SPACES: 60

GUEST PARKING DRIVEWAYS: 20
GUEST PARKING WEST SIDE: 13
TOTAL GUEST PARKING: 33

REQUIRED GUEST PARKING: .25/UNIT
7.5 SPACES

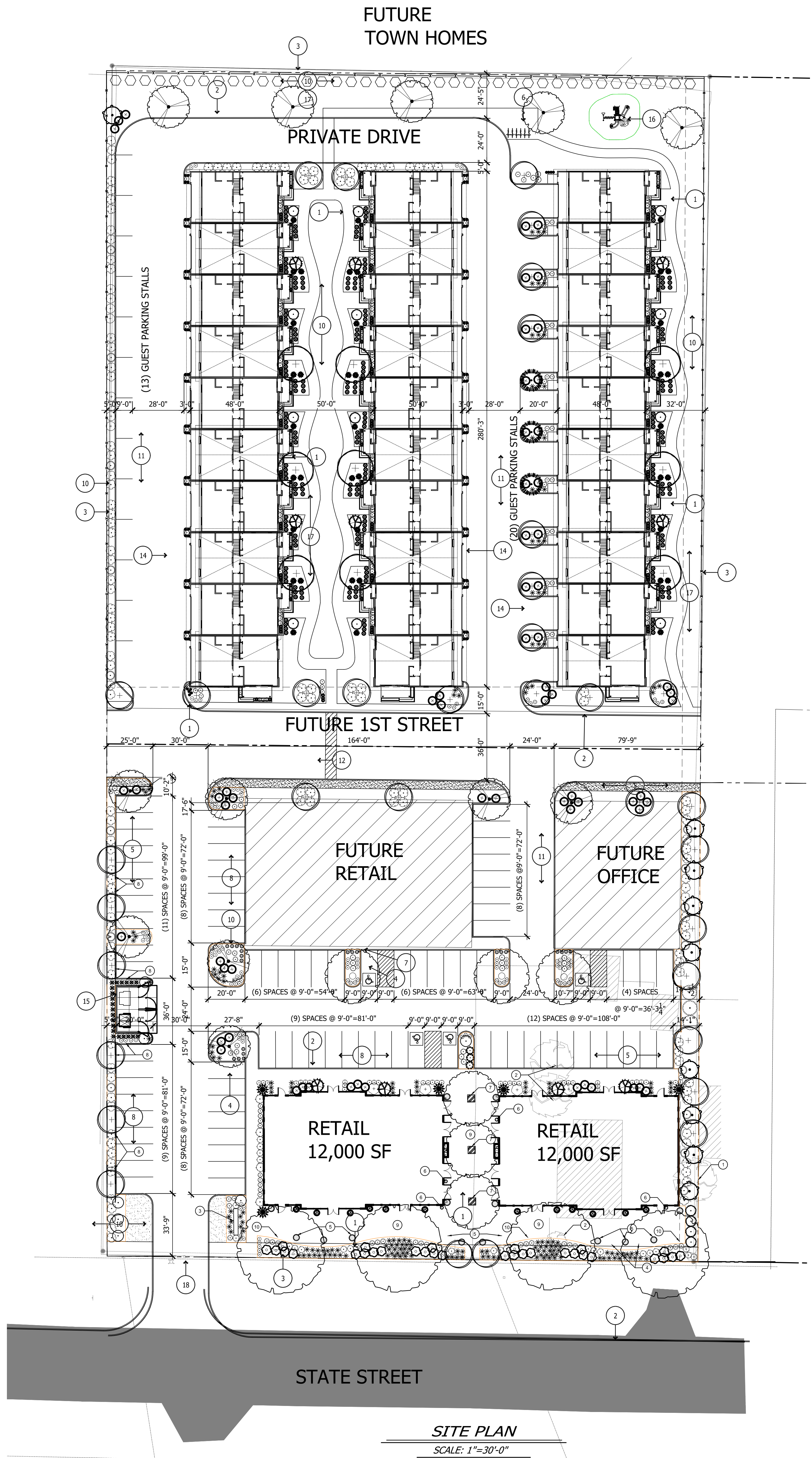
RESIDENTIAL BUILDING SIZE:
MAIN LEVEL LIVING: 722 SF
SECOND LEVEL LIVING: 1,209 SF
TOTAL LIVING 1,931 SF

GARAGE 644 SF

BICYCLE PARKING:
9 SPACES RACK

KEYNOTES

1. CONCRETE DECK/WALK SLAB OVER COMPACTED SAND AND GRAVEL BASE WITH CONTROL JOINTS AT 6'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C. MAX. WITH LIGHT BROOM FINISH, SLOPE FOR POSITIVE DRAIN AWAY FROM BUILDING.
2. CONCRETE CURB.
3. PROPERTY LINE.
4. TYPICAL HANDICAP SPACE W. SYMBOL, RAMP AND SIGN
5. TYPICAL STANDARD PARKING SPACE, 9'-0" X 20'-0"
6. BICYCLE RACK.
7. PEDESTRIAN RAMP, 1:12 SLOPE W. SCORING AT 6" O.C.
8. TYPICAL PARKING STRIPING WITH (2) COATAS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
9. ADA ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPING AT 24" O.C.
10. LANDSCAPE. SEE LANDSCAPE PLANS.
11. ASPHALT PAVING.
12. CROSS WALK
13. GUEST PARKING
14. CONCRETE DRIVEWAY
15. TRASH ENCLOSURE
16. TOT LOT- PLAYGROUND
17. LARGE OPEN SPACE- AMENITY
18. PROPOSED FULL ACCESS



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R0408438600

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HANDICAP SPACES: 4
TOTAL SPACES: 85

RESIDENTIAL PARKING PROVIDED:
GARAGE SPACES: 60

GUEST PARKING DRIVEWAYS: 20
GUEST PARKING WEST SIDE: 13
TOTAL GUEST PARKING: 33

REQUIRED GUEST PARKING: .25/UNIT
7.5 SPACES

RESIDENTIAL BUILDING SIZE:
MAIN LEVEL LIVING: 722 SF
SECOND LEVEL LIVING: 1,209 SF
TOTAL LIVING 1,931 SF

GARAGE 644 SF

BICYCLE PARKING:
9 SPACES RACK

KEYNOTES

1. CONCRETE DECK/WALK SLAB OVER COMPACTED SAND AND GRAVEL BASE WITH CONTROL JOINTS AT 6'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C. MAX. WITH LIGHT BROOM FINISH, SLOPE FOR POSITIVE DRAIN AWAY FROM BUILDING.
2. CONCRETE CURB.
3. PROPERTY LINE.
4. TYPICAL HANDICAP SPACE W. SYMBOL, RAMP AND SIGN
5. TYPICAL STANDARD PARKING SPACE, 9'-0" X 20'-0"
6. BICYCLE RACK.
7. PEDESTRIAN RAMP, 1:12 SLOPE W. SCORING AT 6" O.C.
8. TYPICAL PARKING STRIPING WITH (2) COATAS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
9. ADA ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPING AT 24" O.C.
10. LANDSCAPE. SEE LANDSCAPE PLANS.
11. ASPHALT PAVING.
12. CROSS WALK
13. GUEST PARKING
14. CONCRETE DRIVEWAY
15. TRASH ENCLOSURE
16. TOT LOT- PLAYGROUND
17. LARGE OPEN SPACE- AMENITY
18. PROPOSED FULL ACCESS



LIVE/WORK
ENTRANCES



LIVE/WORK
ENTRANCES







































August 19, 2022

Austin Alexander
3210 27th Street West, Suite 200
Williston, Nd 58801
701.577.4127
Austin.Alexander@ackerman-estvold.com

Subject: Delivery Method Approval

Austin,

Thank you for contacting the Postal Service to established delivery to the State Street Townhomes on the north side of W State St, between N Taurus Way and N Seneca Springs Way. I am authorizing the developer to place cluster box units at point A on the attached map to provide enough CBUs for the entirety of the development in all of its phases. The location will be on the north side of River Crossing Dr and should be facing south and accessible for the road.

Please keep in mind when ordering your cluster boxes from the manufacturer we request that you ask them to number the boxes consecutively. As an example, we would want the boxes to be labeled 1-90 as opposed to multiple units repeatedly numbered 1-16. We also request that the Parcel Lockers on the units also be numbered consecutively, so if there are five CBU units needed for the development, and there were two parcel lockers per unit, then the parcel lockers would be numbered 1 through 10. If the CBUs are not numbered correctly, we may refuse to deliver until the numbering has been corrected.

Thank you for your assistance.

Mel Norton
Postmaster, Star

Mel Norton
Postmaster
10780 W State St
Star ID 83669-9998
Phone: 208-286-7304

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



Brad Little, Governor
Jess Byrne, Director

January 5, 2023

Shawn I. Nickel
Planning Director & Zoning Administrator
City of Star
P.O. Box 130
10769 W. State St.
Star, ID 83669
snickel@staridaho.org

Subject: First Street Townhomes Subdivision, PP-22-16, PR-22-07

Dear Mr. Nickel:

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

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

1. AIR QUALITY

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

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

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,



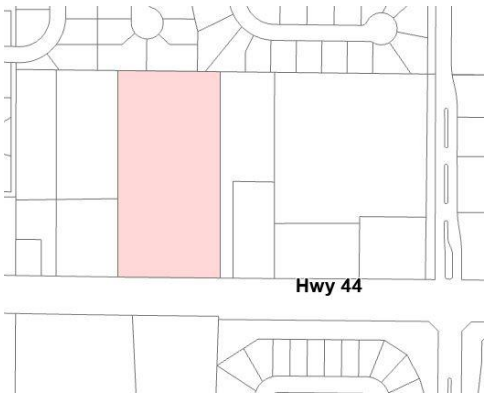
Aaron Scheff
Regional Administrator

c:

2021AEK

Communities in Motion 2050 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of Communities in Motion 2050 (CIM 2050), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2050 goals.



Development Name: First Street Townhomes Subdivision
CIM Vision Category: Existing Neighborhood **New Jobs:** 37
CIM Corridor: State Highway 44 **New Households:** 30



Safety
Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes and travel speeds.

Pedestrian level of stress ☐

Bicycle level of stress ☐



Economic Vitality
These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access ☒

Farmland Preservation ☒

Net Fiscal Impact ☐

Within CIM Forecast ☐



Convenience
Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations

Nearest bus stop ☐

Nearest public school ☐

Nearest public park ☐



Quality of Life
Checked boxes indicate that additional information is attached.

Active Transportation ☐

Automobile Transportation ☐

Public Transportation ☐

Roadway Capacity ☐



Improves performance



Does not improve or reduce performance



Reduces performance

Comments: The COMPASS Transportation Improvement Program (TIP) identified State Highway 44 (State Street) from Star Road to State Highway 16 to have an additional travel lane constructed in both directions (Key 20574). State Street is also listed as a future secondary transit route in the COMPASS Complete Network Policy. The project's proposed higher density is supportive of transit.

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org
Email: info@compassidaho.org



Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision- makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all.

More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm

Overall Net Fiscal Impact Net Fiscal Impact by Agency



City



County



Highway District



School District

Break Even: Does not break even.



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

Section 6, Item A.

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

January 6, 2023

City of Star
Shawn Nickels, P&Z Administrator
10769 W State St
Star, ID 83669

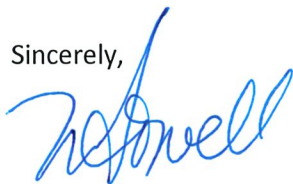
Re: First Street Townhomes Subdivision, File No. PP-22-16 & PR-22-07

Dear Mr. Nickels,

Idaho Transportation Department (ITD) appreciates this opportunity to provide comments regarding the First Street Townhouse Subdivision located at 10206 W State Street, Star, Idaho. The application is for 30 residential lots, 4 commercial lots, and 3 common lots on 4.77 acres.

1. This project abuts State Highway 44 (SH-44).
2. Traffic generation numbers were not provided with this application. ITD needs more information on the trip generations to determine what mitigations, if any, that the applicant may be required to construct on the State Highway system. If the new development generates 100 or more new trips in the peak hour or 1,000 new trips in a day, a Traffic Impact Study (TIS) is required. Mitigations identified by the Traffic Impact Study shall be the responsibility of the applicant.
3. Approach Permit application and fee must be submitted with the TIS. The TIS will not be placed in the queue for review until the permit application is received.
4. Any addition, modification, change use, relocation, maintaining, or removal of encroachment of the state highway or use of highway right-of-way for any purpose other than normal travel, shall obtain an Encroachment Permit to use state right-of-way.
5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
6. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.

ITD reserves the right to make further comments upon review of a submitted TIS or other documents.

Sincerely,


Wendy I. Howell
ITD – District 3
Development Services Coordinator



Project/File: **First Street Townhomes Subdivision / SPP22-0015 / PP-22-16, PR-22-07**
This is a preliminary plat and private street approval application consisting of 30 townhomes, 4 commercial lots, and 3 common lots on 4.77 acres.

Lead Agency: City of Star

Site address: 10206 W State Street

Staff Approval: January 13, 2023

Applicant: Ackerman-Estvold
Antonio Conti
7661 W. Riverside Dr., Ste 102
Garden City, Idaho 83714

Staff Contact: Brandon Atchley
Phone: (208) 387-6294
E-mail: batchley@achdidaho.org



A. Findings for Fact

- Description of Application:** The Applicant is seeking approval of a Preliminary Plat and five Private Streets on a 4.77-acre parcel for a proposed residential subdivision consisting of 30 residential lots, 4 commercial lots, and 3 common lots located at 10206 State Street in Star, Idaho.

The parcel is currently zoned as Central Business District according to the 2022 City of Star Comprehensive Plan Future Land Use Map.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single-family residential	Neighborhood Residential (3-5 DU/AC)
South	Commercial	Central Business District
East	Undeveloped/vacant	Central Business District
West	Commercial	Central Business District

- Site History:** ACHD staff/Commission previously reviewed this site as Whitener / Star20-0001 in March 2020. The requirements of this staff report are consistent with those of the prior action.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - State & Seneca Springs Way, an 8,400 square-foot commercial building with potential drive-thru located description, location 450 feet east of the site, with an ACHD Staff Report issued in July 2020

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

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

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

7. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
9. **Capital Improvements Plan (CIP) / Integrated Five Year Work Plan (IFYWP):**
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).
10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies SH-44 as Level 2 facilities that will be constructed as part of a future project.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 5,764 additional vehicle trips per day (9 existing), 443 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.
2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 44 State Street	320-feet	Principal Arterial	568	N/A

** ACHD does not set level of service thresholds for State Highways.

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

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

- The average daily traffic count for SH 44 east of Star Road was 14,378 on July 14, 2021.

C. **Findings for Consideration**

1. **State Highway 44 / State Street**

SH-44 is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Star, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-44.

2. **Private Roads**

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

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

- b. **Applicant Proposal:** The applicant is proposing to construct one 25-foot wide private road, one 37-foot wide private road, and three 24-foot wide private roads/drive aisles within the site. The applicant is also proposing two 20-foot wide drive aisles to serve the commercial lots. The 37-foot wide east-west private road is labeled as a future public street on the preliminary plat, and is reserving 56-feet of right-of way for the potential for a future reclassification as a public local road.

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

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

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

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

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

Although it may be applicant's intent to dedicate the east-west private road as public street in the future, there is no guarantee that this will occur or that the private road would be accepted as a public street in the future. The applicant should remove all references to future public streets and right-of-way on the plat.

3. Tree Planters

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

4. Landscaping

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

D. Site Specific Conditions of Approval

1. Pave the private roads/drive aisles its full width and at least 30-feet into the site beyond the edge of pavement of SH-44.
2. Install street names and stop signs for the private roads/drive aisles. The signs may be ordered though the District. Verification of the correct, approved names of the road are required.
3. Remove all references to future public streets and right-of-way on the final plat.
4. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
5. Payment of impact fees is due prior to issuance of a building permit.
6. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

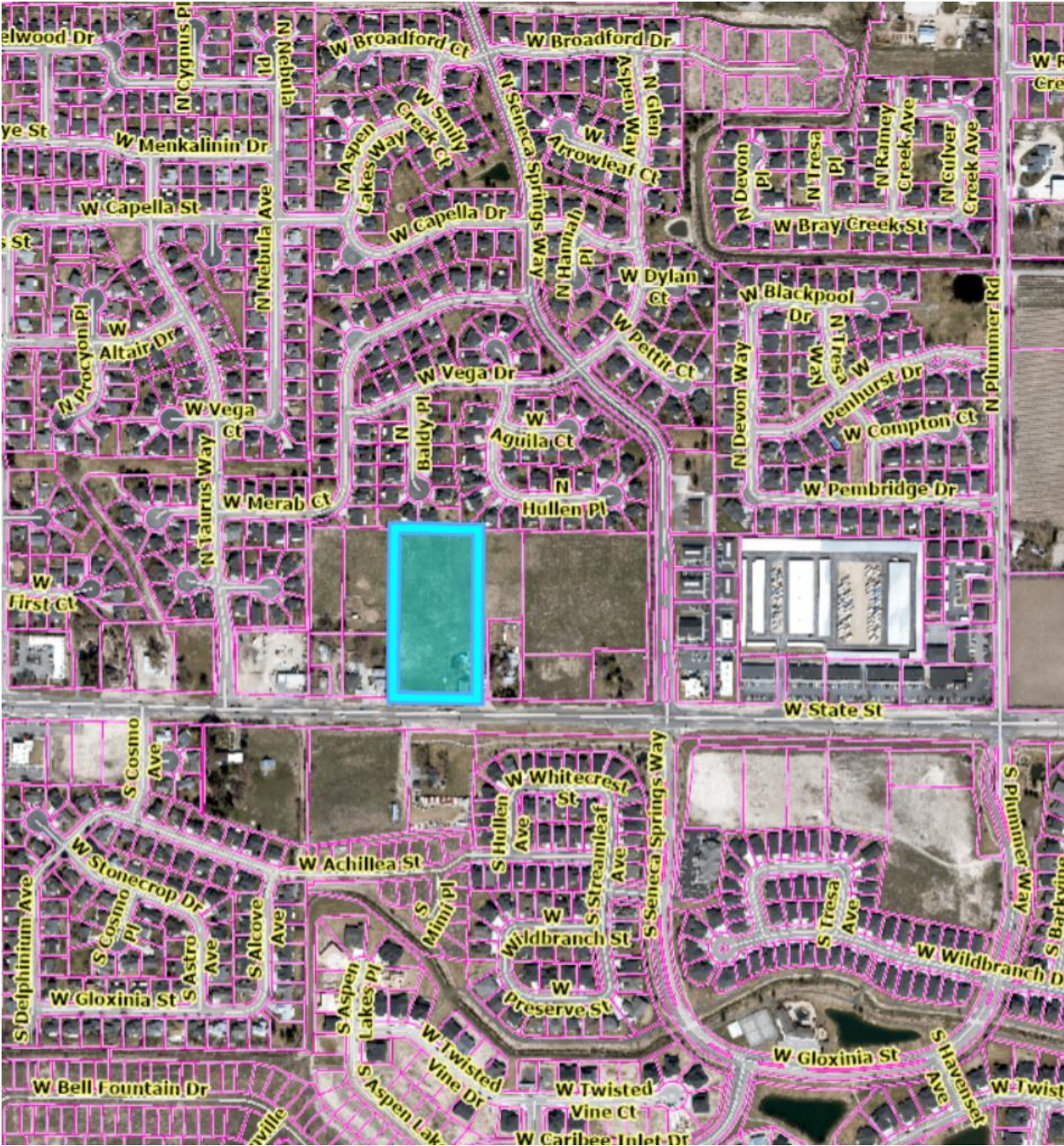
F. Conclusions of Law

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

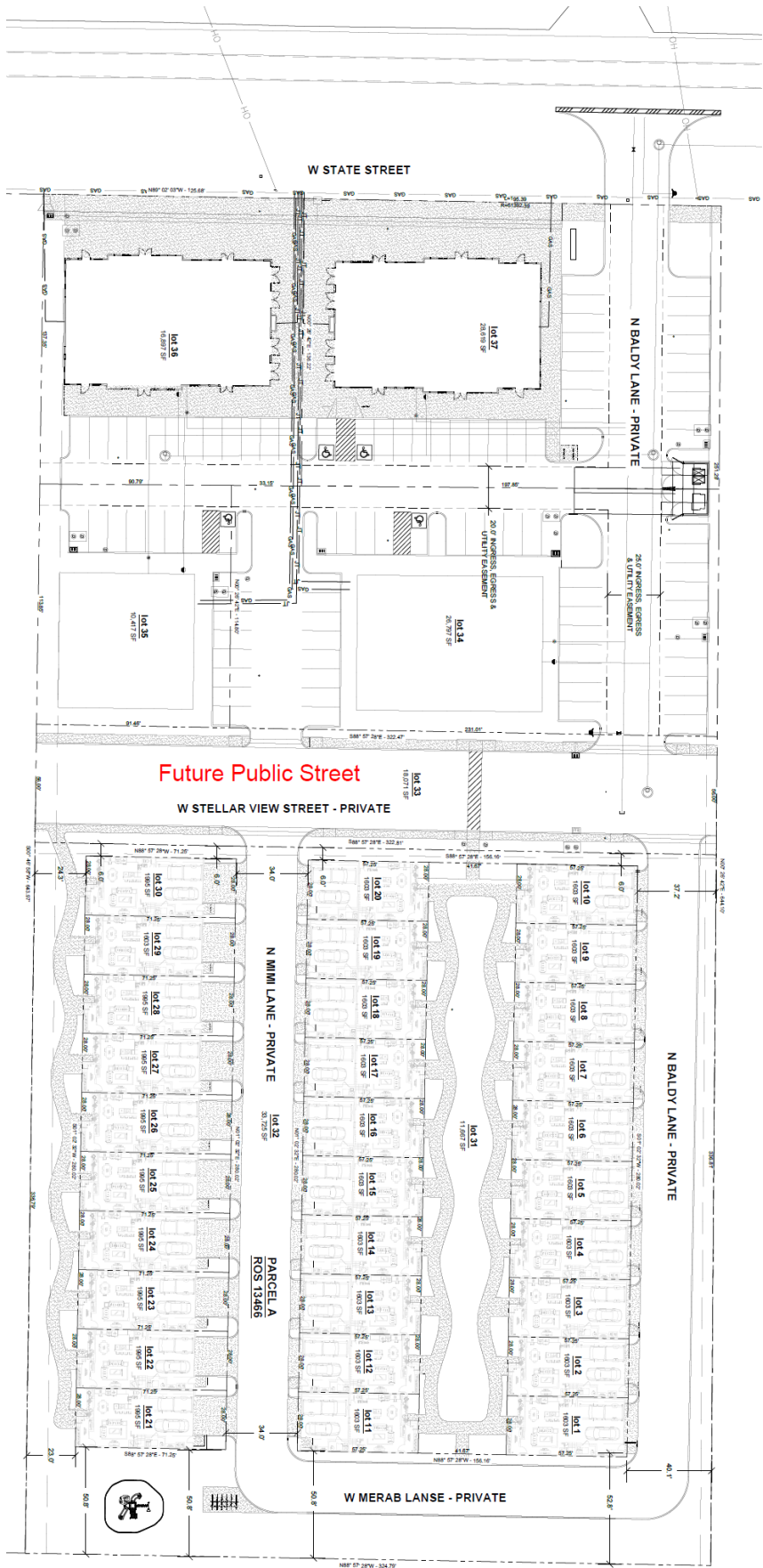
G. Attachments

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

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

- ☒ Submit a development application to a City or to Ada County
- ☒ The City or the County will transmit the development application to ACHD
- ☒ The ACHD **Planning Review Section** will receive the development application to review
- ☒ The **Planning Review Section** will do one of the following:
 - ☐ Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.
 - ☒ Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - ☒ Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- ☐ For **ALL** development applications, including those receiving a **"No Review"** letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- ☐ Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

- ☐ **Driveway or Property Approach(s)**
 - Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- ☐ **Working in the ACHD Right-of-Way**
 - Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

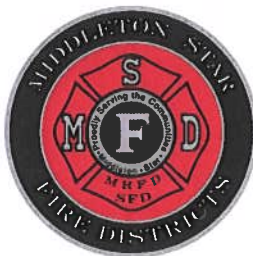
Construction (Subdivisions)

- ☐ **Sediment & Erosion Submittal**
 - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- ☐ **Idaho Power Company**
 - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- ☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

DATE: February 3, 2023

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: First Street Townhomes Subdivision
Files: PP-22-16 & PR-22-07

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 0.9 miles with a travel time of 3 minutes under ideal driving conditions.
3. **Side Setback:** Side Setback as per Star City Code.
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.
 - i. Fire District will require 28ft drivable surface for the private road with no parking signs as indicated in Appendix D of the IFC.
 - ii. Autoturn modles are required to verify radius.
 - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
 - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
 - d. Traffic calming devices will require approval by the Fire District
 - e. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
 - f. 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 current main entrance will work for the first 30 building permits.
 - g. It shall be the responsibility of the developer and or HOA to maintain clearance of access roads all year around. This shall include but not limited to snow removal and vehicles.

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

- h. 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
- i. 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.
- j. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road, as follows:

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

- k. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
5. **Water Supply:** Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
- a. Fire Sprinklers: This project will require that all buildings be equipped with residential sprinkler system.
 - b. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by Star Sewer & Water for bacteria testing.
 - c. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - i. Fire hydrants shall have a locking Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
 - ii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - iii. Fire hydrants shall be placed on corners when spacing permits.
 - iv. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
 - v. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
 - vi. Fire hydrants shall be provided to meet the requirements of Star Sewer & Water Standards. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

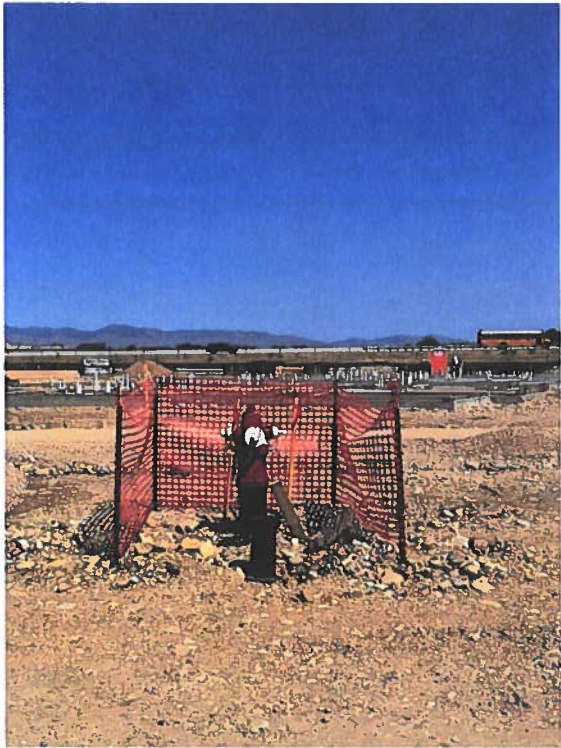
- vii. Fire hydrant relocations to be approved by the Fire District & Star Sewer and Water.
 - viii. Hydrants are to always remain clear and unobstructed.
 - ix. Hydrants to be marked with temporary fencing creating a 3 ft clearance around the hydrant and shall remain in place until approved by fire district. See exhibit 1.
 - x. Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
 - xi. Hydrant to be located within 100ft of the Fire Riser/FDC.
6. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.
7. **Additional Comments:**
- a. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.
 - b. Fire Alarms system will be required as per IFC and NFPA.
 - c. Fire Sprinkler plans and Alarm plans are to be submitted to the Fire District and State Fire Marshal's Office for approval.
 - d. Knox Box will be required for Fire Risers.

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

Exabit 1



The Rockbridge HOA board strongly recommends that the City of Star deny the application / preliminary proposed residential subdivision **“First Street Townhomes Subdivision (FILES - PP-22-16 & PR-22-07)”**.

The proposed ‘mixed use’ development containing high density residential use does not fit the current City plan for this area. That this property is part of the Central Business District (CBD) zoning alone should further prohibit such high density residential use.

In particular, the City’s own comprehensive plan declaration for the Central Business District (8-3A-1: Zoning Districts And Purposes Established) specifically lists “commercial, retail, civic, office, and entertainment uses.” and restricts high density housing to “the upper floors of mixed-use buildings” which this project is clearly not. This development plan is clearly NOT Live/work focused, but an R11 standard townhome association.

In addition:

- 1) Single Family attached (townhomes) are specifically identified as NOT allowed in CBD zones

8-3A-3: Uses Within Zoning Districts

Dwelling:	CBD
Multi-family ¹	N
Secondary ¹	N
Single-family attached	N
Single-family detached	N
Two-family duplex ¹	N
Live/Work Multi-Use ¹	C

- 2) We would encourage the council to review the designs with the following code requirements in mind as we feel that they are not met in this specific plan. While the access road placement on the rear of the property is an improvement over the initial design in setback, it still introduces a significant disturbance on homeowners right on the other side of that property in vehicle noise, headlights, etc. and should at least require a landscape barrier of some type

8-3B-3: Residential Districts

D. Housing developments with densities of R-11 and higher shall be designed to limit height, increase setbacks and/or provide additional landscaping along the perimeter of the development, if determined by the council, where abutting areas are planned for lower densities.

E. Rezoning to R-11 and higher shall not be allowed unless adequate ingress/egress to major transportation corridors is assured.

- 3) It is clear that the intended zoning and plan for these sites along State Street should be commercial with the optional use of condos/studios in addition to the primary commercial or office use. Such a large townhome complex with such a Frontage commercial aspect instead of primarily “main street” commercial use is clearly not an appropriate use in this zone. Also, since the city is actively encouraging the removal of existing single family homes in the CBD, it make zero sense to create a whole new development with 30 single family attached townhomes.

8-3C-2: Central Business District (CBD)

B. High density residential may be permitted within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.

C. New development on Main Street and Star Road, ... shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.

In summary, it is clear that this project’s intended R11 use of 30 multi-story, high density townhomes is not consistent with existing surrounding properties (office, retail, office space commercial, low density residential) nor the CBD zoning / planned uses for this area and is in fact apparently prohibited from CBD zoning by code.

Lastly, we would like to encourage a similar project and plan that had a lower density Live / Work commercial and retail type office design in this location, fitting with the city’s CBD plan as presented in the extensive comprehensive plan presentations and public comment session in the past.

Signed,

Doug Kramer

President

Charity Arthur

Vice President

Randy Bates

Treasurer

Dennis Stewart

Board Member

Don Pyle

Board Member

LEGAL NOTICE PUBLIC HEARING

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

Application: Dutch Brothers
Files #'s CU-23-02 Conditional Use Permit

Applicant/Owner: Dutch Brothers/Stonecrest LLC

Representative: Chris Todd

Action: The Applicant is seeking approval of a Conditional Use Permit for a proposed coffee drive-thru restaurant. The property is located at 12490 W. Goldcrest Street in Star, Idaho.

Property Location: The subject property is generally located at the southwest corner of W. State Street and S. Ripplerock Avenue. Ada County Parcel No. R8180750940.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at snickel@staridaho.org

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

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

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



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: March 7, 2023 – PUBLIC HEARING

FILE(S) #: CUP-23-02 – Dutch Brothers

OWNER/APPLICANT/REPRESENTATIVE

<u>Representative:</u> Chris Todd Green Mountain Resources & Planning, LLC 12537 W. Goldcrest Street Star, Idaho 83669	<u>Applicant:</u> Dutch Brothers c/o Randall Inc. 2114 N. Elder Street Nampa, Idaho 83687	<u>Owner:</u> Stonecrest, LLC 12495 w. Goldcrest Street Star, Idaho 83669
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REQUEST

Request: The Applicant is seeking approval of a Conditional Use Permit for a proposed coffee drive-through restaurant. The property is located at 12490 W. Goldcrest Street in Star, Idaho. The property consists of a total of 0.533 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the southwest corner of W. State Street (Hwy 44) and S. Ripplerock Avenue. Ada County Parcel Number R8180750940.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	February 2, 2023
Neighborhood Meeting Held	February 2, 2023
Application Submitted & Fees Paid	February 9, 2023
Application Accepted	February 16, 2023
Residents within 300' Notified	February 16, 2023

Agencies Notified
Legal Notice Published
Property Posted

February 16, 2023
February 21, 2023
February 23, 2023

HISTORY

September 17, 2019 Council approved the Annexation (AZ-19-06) and Preliminary Plat/Planned Unit Development (PUD-19-0) for the Stonecrest development.

April 21, 2021 Council unanimously approved the Final Plat (FP-20-02) for Stonecrest Subdivision.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Central Business District/Planned Unit Development (CBD/PUD)	Central Business District	Vacant
Proposed	Central Business District/Planned Unit Development (CBD/PUD)	Central Business District	Coffee Drive Through Restaurant
North of site	Central Business District	Central Business District	Vacant/Norterra Development
South of site	Central Business District/Planned Unit Development (CBD/PUD)	Central Business District	Live-Work Units/Stonecrest Development
East of site	Central Business District/Planned Unit Development (CBD/PUD)	Central Business District	Vacant/Proposed Christian Brothers Automotive
West of site	Central Business District/Planned Unit Development (CBD/PUD)	Central Business District	Vacant/Stonecrest Development

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

Notes:

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

8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. High density residential may be permitted within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. New development on Main Street and Star Road, generally south of State Street, shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.
- D. Big Box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted and any single-story single use building which is large in

scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.

- E. The Council may place requirements on a mixed-use development, including a ratio of uses and/or timing of phases, to ensure that the overall development maintains its commercial intent.

8-1B-4: CONDITIONAL USES:

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

B. Applicability: The provisions of this section apply to all uses identified as conditional use in chapter 3, "District Regulations", of this title, and as otherwise required by specific development standards in chapter 5, "Specific Use Standards", of this title.

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.
3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the exact location and nature of the use and the property development.
6. Require the provision for on site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.

8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

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

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

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

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

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

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

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

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

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

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

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

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

- 4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
- 5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
- 6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
- 7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- 8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

8-3A-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.

Note Conditions:

D. Maximum Height Limit:

1. Height exceptions shall not be permitted except by discretion of the council with the submittal of a conditional use permit or development agreement application.

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

Restaurant with drive-through	1 per 200 square feet gross floor area plus; plus, queue space for 5 cars for drive-up service.
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8-5-13: DRIVE-THROUGH ESTABLISHMENT:

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development.

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

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

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

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.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for an approximately 1,600 square foot coffee store, with a drive through. The applicant is proposing 25 parking spaces, 1 of which is ADA compliant. Section 8-4B-3H of the Unified Development Code states that one bicycle parking space shall be provided for every twenty-five (25) vehicle parking spaces. The applicant is proposing a bicycle rack on the south side of the building satisfying this requirement.

The Unified Development Code, Section 8-4B-3 requires a drive-through to provide room to queue 5 cars. The Applicant is proposing room for 37 cars to queue, along with an exit lane that is proposed to be 12 feet wide satisfying this section of the code. The drive through is proposed to have a lighted menu board, but no speakers to be used for orders. The building is proposed to have outdoor speakers that will play music during the hours of operation. The noise ordinance will need to be followed between the hours of 10:00 PM and 7:00 AM, seven days a week.

Primary access to the site will be from W. Goldcrest Street off S. Ripplerock Avenue. The proposed parcel is in an approved commercial development, the Applicant will need to obtain the appropriate approvals from ACHD for this access point. **Applicant will be required to secure a cross access agreement for the southern and western parcels. A shared parking agreement will also need to be obtained for the parking to the west and south of the parcel. These agreements shall be recorded before occupancy will be given.**

All signage, including building and directionals require separate permit and approval from Staff prior to installation.

Applicant has not submitted a lighting plan for the site. **Prior to issuing building permits, the applicant shall submit a full plan for all lighting on site, including fixture type and a photometric plan.** Shields and other modifications may be necessary to avoid fugitive light and changes may be required even after installation. Existing residential uses will need to be protected from fugitive lighting and unreasonable noise.

Applicant is proposing a building with a maximum height of approximately 24 feet. The Unified Development Code, Section 8-3A-4 provides for a maximum height of 35 feet. The proposed building satisfies this section of the code.

The applicant has submitted color renderings of the proposed building, which will still need to go through design review (Certificate of Zoning Compliance) for approval.

Unified Development Code, Section 8-4B-2 requires parking spaces to be 20 feet in depth and a minimum of 9 feet wide. The applicant is proposing 18 feet deep stalls that are 9 feet wide. The UDC states that 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. The proposed parking stalls satisfy this section of the development code.

The Applicant has submitted the general landscape plan for the Stonecrest Development. Given the changes to the lots and the current uses, the Applicant will need to submit a revised landscape plan for the area associated with this proposed use prior to issuing the building permit.

The application further complies with the Specific Use Standards in Section 8-5-13 of the UDC for the proposed use. This includes compliance with the maximum building height, vehicle stacking requirements for the drive through, location of the stacking lane and required 10’ minimum buffer from existing residential lots.

Building Design Review

The Applicant has provided color renderings of the proposed building. The proposed building colors are dark gray, dark blue, charcoal, and ash. They are proposing to use a natural spruce material for the soffit, providing a wood look when under the canopy. The base of the building will be slit face CMU the upper portions a combination of vintage wood look fiber cement board and a smooth look fiber cement board. Windows and door frames will be aluminum and in light gray. The standard blue wall will have the trademark white windmill on three sides. Canopy pillars will be built out of CMU.

These materials are aligned with the design standards for the Central Business District. The colors are not entirely neutral earth tones as called for in the design standards. **The building will need to be reviewed by the Design Review Committee for final approval. At that time, the committee will work with the Applicant on complying with the design standards. This review will take place after the public hearing, during a regularly scheduled Committee meeting.** All signage will require separate sign permits to be approved by Staff.

AGENCY RESPONSES

ITD	February 23, 2023
ACHD	Pending (transmitted to agency on 2/16/23)

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit, as conditioned, meets the requirements, standards and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

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

Findings for Conditional Use Permits (UDC §8-6B-6):

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

The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.

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

The Council must find that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Mixed-Use District.

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

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

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

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

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

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

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

The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.

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

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

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

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

CONDITIONS OF APPROVAL

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to issuance of a building permit, all Star Sewer and Water District requirements shall be met. A letter of approval from the District shall be submitted with the building permit.**
3. **Prior to issuance of a building permit, the applicant shall submit a full plan for all lighting on site, including fixture type and a photometric plan. Shields and other modifications may be necessary to avoid fugitive light and changes may be required even after installation.**
4. **The building will need to go through the design review process and receive approval prior to issuing of building permits.**
5. **The applicant may be responsible for additional mitigation measures regarding noise and lighting for existing, adjacent residential uses when it is determined by the City that unreasonable, negative impacts are a direct result of the business activity. This shall include, but not be limited to additional landscaping, fencing/walls, and light shields or relocation of light poles.**
6. **Applicant shall submit a revised landscape plan for the proposed use prior to issuing building permits.**
7. **Prior to final occupancy, a cross access agreement for the southern and western parcels in the subdivision, and a shared parking agreement for parking to the west and south of the parcel shall be recorded for the property.**
8. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
9. A 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.

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

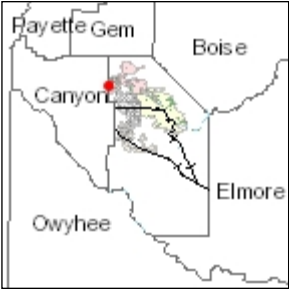
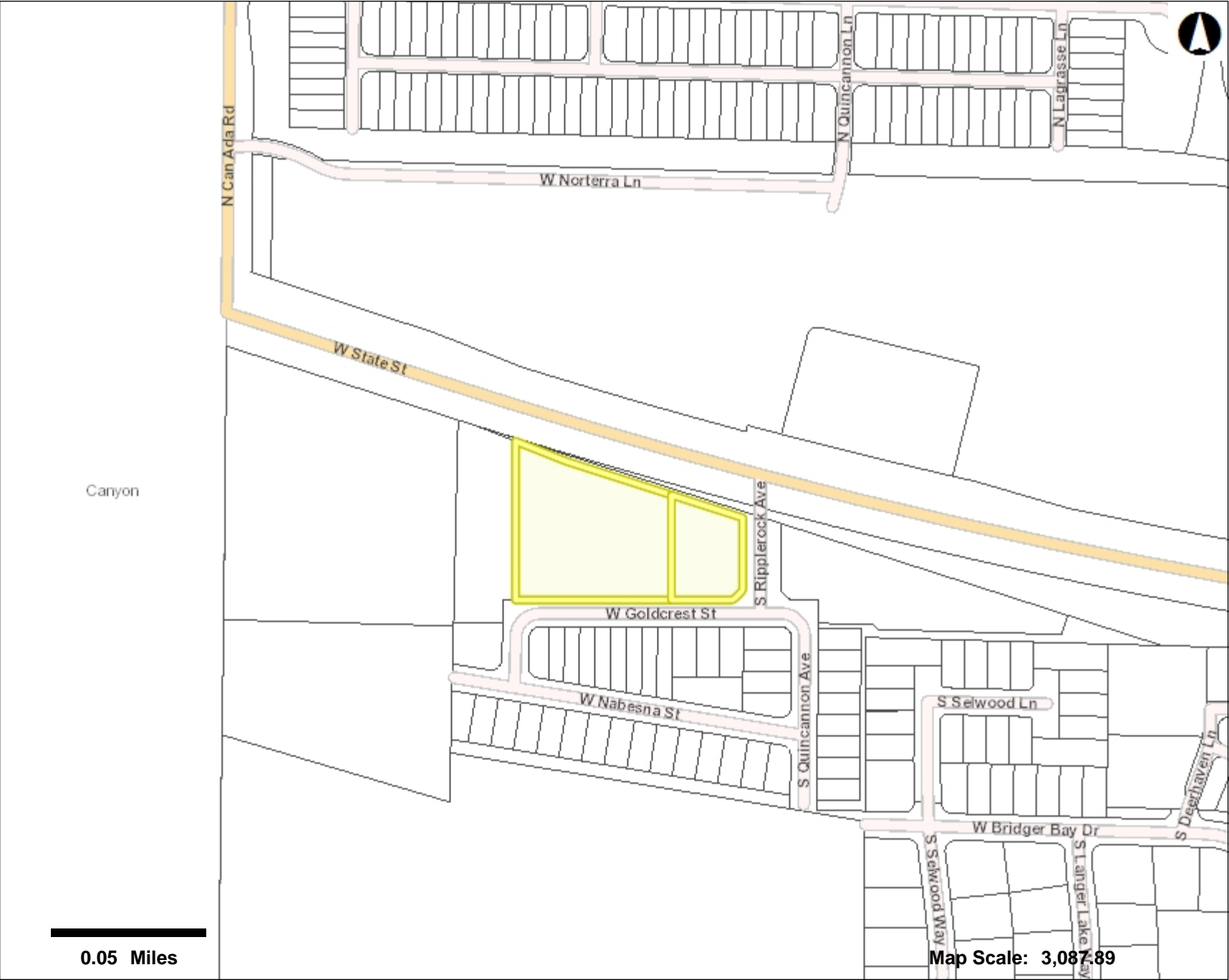
COUNCIL DECISION

The Star City Council _____ File Number CUP-23-02 for Dutch Brothers on _____, 2023.

Ada County Assessor

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

Section 6, Item B.



Legend

- Railroad
- Roads (2,000 - 4,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- Condos
- Parcels

0.05 Miles

Map Scale: 3,087.89

2/9/2000

City of Star Planning
c/o Shawn Nickel
10769 West State Street
Star, Idaho 83669

February 9, 2023

Subject Property- Dutch Brothers @ Stonecrest Star, ID

Dear Mr. Nickel

On behalf of the Dutch Brothers Team and the land owners, Stonecrest LLC team we are excited to bring forth an application to the City of Star for the first Dutch Brothers location in the City of Star. Dutch Brothers which started in Grants Pass Oregon in 1992 has tens of thousands of customers in our area that have been waiting for Star to have a location. The franchise owners are local Idahoans that take service and involvement in their community seriously. This company is good with its customers as well as its employees. I believe the two take care of each other. The company core values are speed, quality and service. We are asking the City for approval of a conditional use permit to allow Dutch Brothers drive thru within Stonecrest on their future commercial lot.

The site is located at the corner of Highway 44 and Ripplerock at Stonecrest Subdivision Phase I. The property(1Acre) comprises parts of 2 parcels currently annexed and zoned CBD within the City of Star. A lot line adjustment will be trailing this application and a copy is attached with the application packet. Stonecrest has been approved and developed to suit a mixture of residential and commercial uses along State St. Through many meetings, pre application meetings and redesigns, we feel the site plan in front of you takes the concerns of all those affected into account. The site has been designed to maximize the space for stacking in a drive thru decreasing traffic or any possibility to block transportation routes. The drive thru will have two rows in order to queue in an orderly fashion. The building has been pushed toward the middle of the development to limit noise and block headlights. The main access road, State St is currently slated to begin construction February 2023. The current owner spent approx. \$250,000 on the State improvements with the construction of State St and continues to be a good neighbor to the City of Star. Utilities and services are on site and stubbed to the commercial parcel.

The approval of this location for a drive thru allows for maximum efficiency and is being planned and built for the future, not what is existing. The building elevations and materials will be in line with the City's design review guidelines and Dutch Brothers requirements. The building, use and layout will benefit future users, customers nearby and blend in well with the neighboring Live/Work townhomes and patio homes. The building will have an

approximate 1,000 sq foot covered patio with 2 large tables and chairs for walk up traffic. There will be a sidewalk connections to the Highway 44 sidewalk and south to Stonecrest and future Star subdivisions. The grounds will be tastefully landscaped with drought tolerant landscaping. Dutch Brothers will have one monument sign that will be reviewed and approved by City with their CZC application and design review process.

Renderings have been provided to illustrate the design and construction that will be used to have a variety of building facades that blend in with nearby developments in a harmonious way, including their trademark wind mill. The building includes state of the art siding panels that can mimic metal, wood and other materials. Their will be a masonry finish around the bottom 3-4'. It is the team's goal to have a product that has a neighborhood feel by incorporating these different components creating a more appealing location but also have the space for future growth in terms of customer drive through stacking. As designed, we do not feel the stacking and traffic will negatively affect other properties and future commercial uses. This will be the largest lot Dutch Brothers has purchased in the Treasure Valley.

Dutch Brothers will work with City and the Stonecrest HOA concerning noise concerns and has processes and improvements in place to limit noise. We spoke to the HOA members during our neighborhood meeting and explained that the building itself and main point of sales will be adjacent to State St(highway 44). Future commercial buildings and the Live Work townhomes create additional noise obstacles. Dutch Brothers hours of operation are 5am to 11pm. As a mature business Dutch Brothers has learned from previous locations and is one reason why this site fits their model perfectly. With an acre of commercial space, room for stacking and a building set on State St with two layers of noise buffering buildings to the south, we feel the site is a home run.

We appreciate the consideration of approval and thank staff, SSWD, Star/Middleton Fire for their time and patience as we worked with all parties to bring forth a quality project to the City of Star.

Thank you for your time, look forward to presenting and please contact me with any questions.

*Chris Todd
Owner
Green Mountain Resources and Planning LLC
12537 W Goldcrest St
Star, ID 83669*





CONDITIONAL USE PERMIT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Dutch Brothers c/o Randall Inc.
 Applicant Address: 2114 N. Elder St Nampa ID Zip: 83687
 Phone: _____ Email: _____

Owner Name: Stonecrest LLC
 Owner Address: 12495 W. Goldcrest St. Star ID Zip: 83669
 Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):

Contact: Chris Todd Firm Name: Green Mountain Resources & Planning LLC
 Address: 12537 W Goldcrest St Star ID Zip: 83669
 Phone: 899 0451 Email: Chris@firstservicesgroup.com

Property Information:

Site Address: 12490 - 12530 Goldcrest St Parcel Number: R9180750940, R9180750921

Requested Condition(s) for Conditional Use: _____
Drive thru allowance within CBD district
@ Stonecrest Subdivision

	Zoning Designation	Comp Plan Designation
Existing	CBD	CBD
Proposed	CBD	CBD
North of site	CBD MU	CBD MU
South of site	CBD	CBD
East of site	CBD	CBD
West of site	CBD	CBD

Site Data:

Total Acreage of Site: 1 Acre

Proposed Percentage of Site Devoted to Bldg Coverage: Approx ± 1600 sq ft

Proposed Percentage of Site Devoted to Landscaping: ± .10 Acre

Number of Parking spaces: Proposed 11 Required 6

Requested Front Setback: 5' Requested Rear Setback: 5'

Requested Side Setback: 5' Requested Side Setback: 5'

Requested Side Setback: 5' Setback over N/A as site does not

Existing Site Characteristics: have additional building

Property developed for commercial use.

All property stubs for utilities available

Number and Uses of Proposed Buildings: 1 Commercial Business

Location of Buildings: adjacent to drive thru and State St (Hwy 44)

Gross Floor Area of Proposed Buildings: ± 1600 sq. ft

Describe Proposed On and Off-Site Traffic Circulation: Access off Highway 44 via Ripplerock, improved.

Ripplerock to Goldcrest into site. Stacking for ± 40 vehicles

Proposed Signs – number, type, location: 1 Highway 44 Monument sign
(include draft drawing) _____

Public Services (state what services are available and what agency is providing the service):

Potable Water - SSWD

Irrigation Water - Stonewest LLC

Sanitary Sewer - SSWD

Schools - West Ada

Fire Protection - Star/Middleton

Roads - Private

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

Subdivision/Project Name: Stonewest I Phase: I

Special Flood Hazard Area: total acreage _____ number of homes/structures _____

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
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 (✓)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
✓	Completed and signed Conditional Use Application	
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	
✓	Legal description of the property (word.doc and electronic version with engineer's seal):	
✓	Copy of recorded warranty deed.	
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	Vicinity map showing the location of the subject property	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
✓	Building elevations showing construction materials	
✓	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, <u>shall be submitted in original pdf format (no scans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan (If applicable):

	The following items must be included on the site plan:	
	<ul style="list-style-type: none"> Date, scale, north arrow, and project name 	
	<ul style="list-style-type: none"> Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan 	
	<ul style="list-style-type: none"> Existing boundaries, property lines, and dimensions of the lot 	
	<ul style="list-style-type: none"> Relationship to adjacent properties, streets, and private lanes 	
	<ul style="list-style-type: none"> Easements and right-of-way lines on or adjacent to the lot 	
	<ul style="list-style-type: none"> Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties 	
	<ul style="list-style-type: none"> Building locations(s) (including dimensions to property lines) 	
	<ul style="list-style-type: none"> Parking and loading areas (dimensioned) 	
	<ul style="list-style-type: none"> Traffic access drives and traffic circulation (dimensioned) 	

	• Open/common spaces	
	• Refuse and service areas	
	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	

Landscape Plan (If applicable):

	The following items must be included on the landscape plan:	
	• Date, scale, north arrow, and project name	
	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
	• Proposed screening structures	
	• Design drawings(s) of all fencing proposed	
	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> ➢ Number of street trees and lineal feet of street frontage ➢ Width of street buffers (exclusive of right-of-way) ➢ Width of parking lot perimeter landscape strip ➢ Buffer width between different land uses ➢ Number of parking stalls and percent of parking area with internal landscaping ➢ Total number of trees and tree species mix ➢ Mitigation for removal of existing trees, including number of caliper inches being removed 	

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

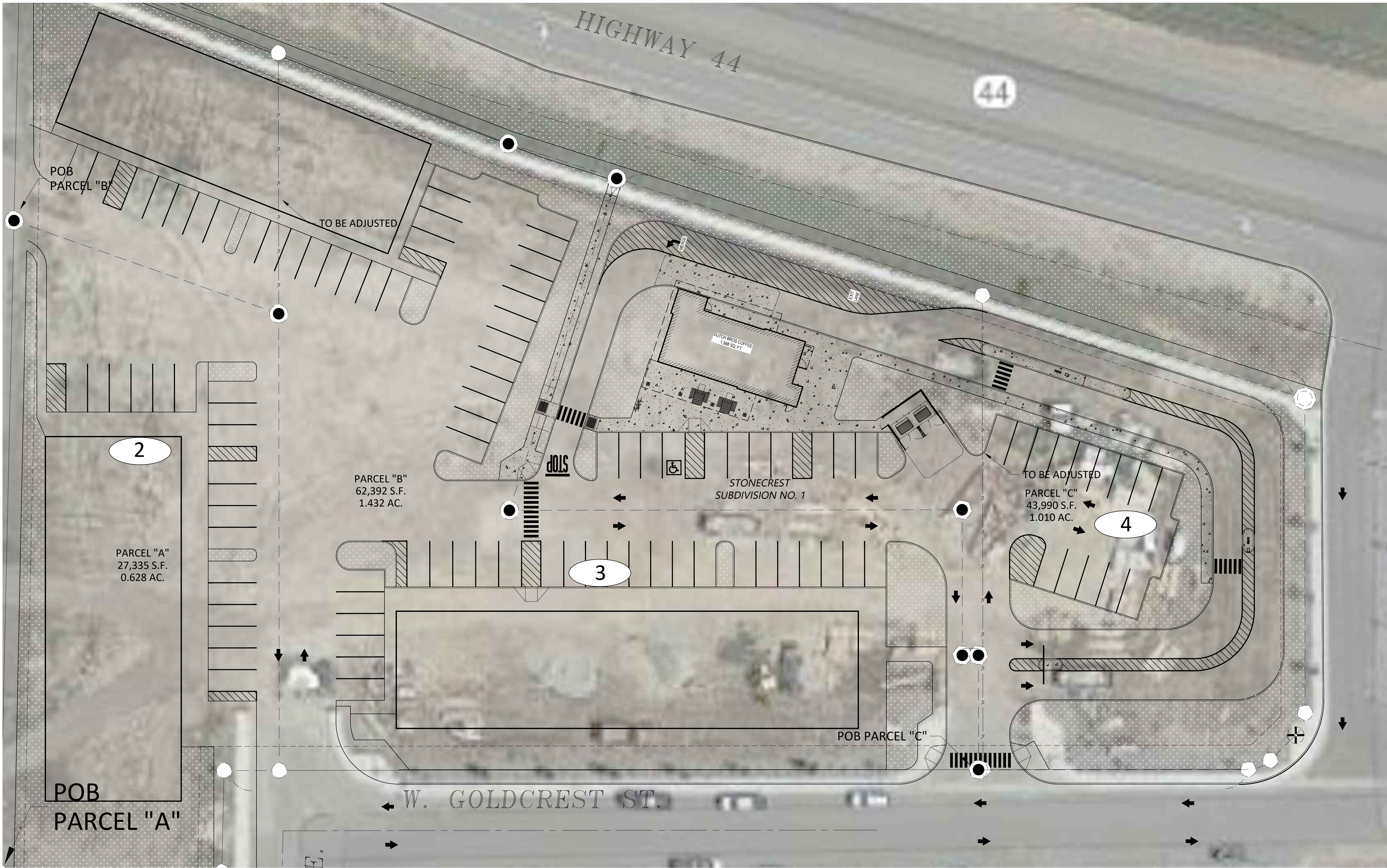
FEE REQUIREMENT:

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

Dorcas W Dorcas

2/9/25

"The names DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."



SITE INFORMATION

BUILDING SQ. FT.:	1,588
SITE ACREAGE (±):	1.010
SITE SQ. FT. (±):	43,990
SETBACKS:	25'
-- FRONT:	20'
-- SIDE:	25'
-- REAR:	6'
PARKING REQ.:	25
-- PROVIDED:	REFERENCE SEC. 8-3N-17
LANDSCAPING, REQ.:	20% (±) OF SITE LANDSCAPED
-- PROVIDED:	24
MIN. CAR STACKING REQ.:	37
-- PROTECTED CAR STACKING:	

DEVELOPER

COMPANY: DUTCH BROS COFFEE
ADDRESS: 110 SW 4TH STREET
GRANTS PASS, OR 97526
PHONE: 541.955.4700

ARCHITECT

COMPANY: GNICH ARCHITECTURE STUDIO
ADDRESS: 1001 SE SANDY BLVD, SUITE 100
PORTLAND, OR 97214
PHONE: 503.552.9079
EMAIL: WWW.GNICHARCH.COM

DISCLAIMER

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

SHEET 2 OF 3



Dutch Bros Coffee

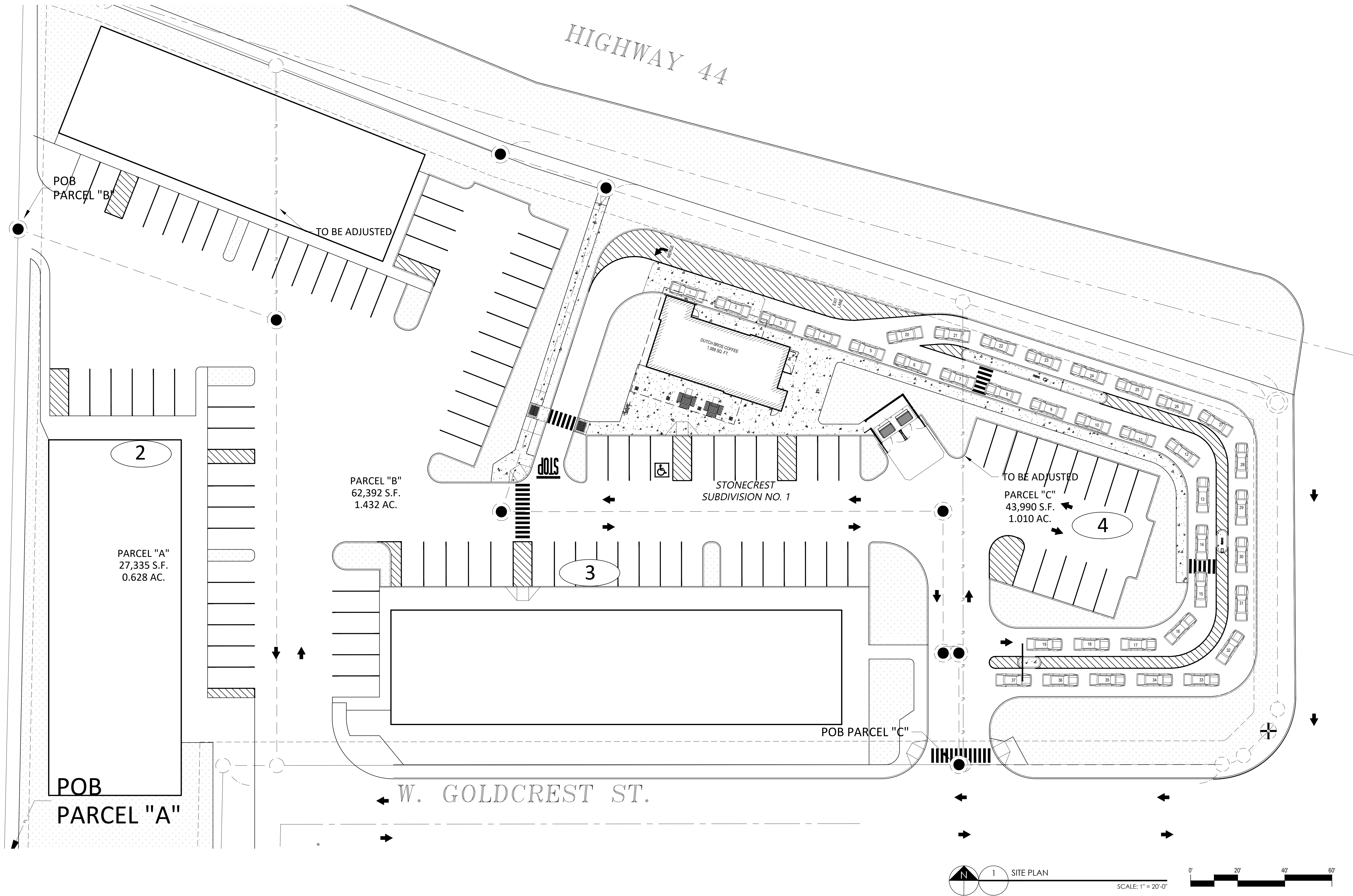
W Goldcrest St., Star, ID
Site Fit Plan w/ Aerial

SFP-ID0003

01/20/2023



"The names DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws."



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EMAIL: WWW.GNICHARCH.COM

DISCLAIMER

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE. PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

SHEET 3 OF 3



Dutch Bros Coffee

W Goldcrest St., Star, ID
Site Fit Plan w/ Cars

SFP-ID0003

01/20/2023





LOOKING SOUTH-WEST



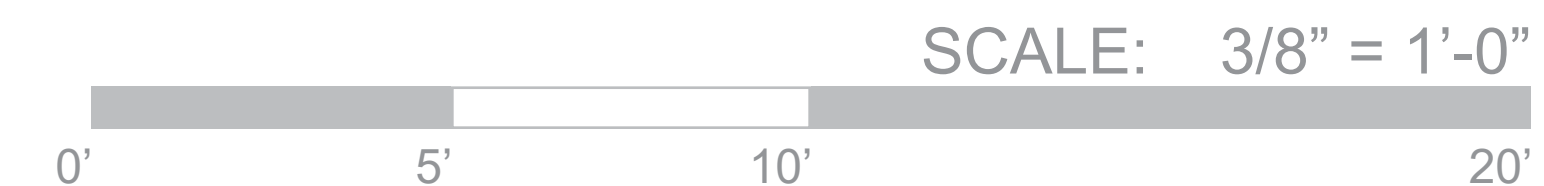
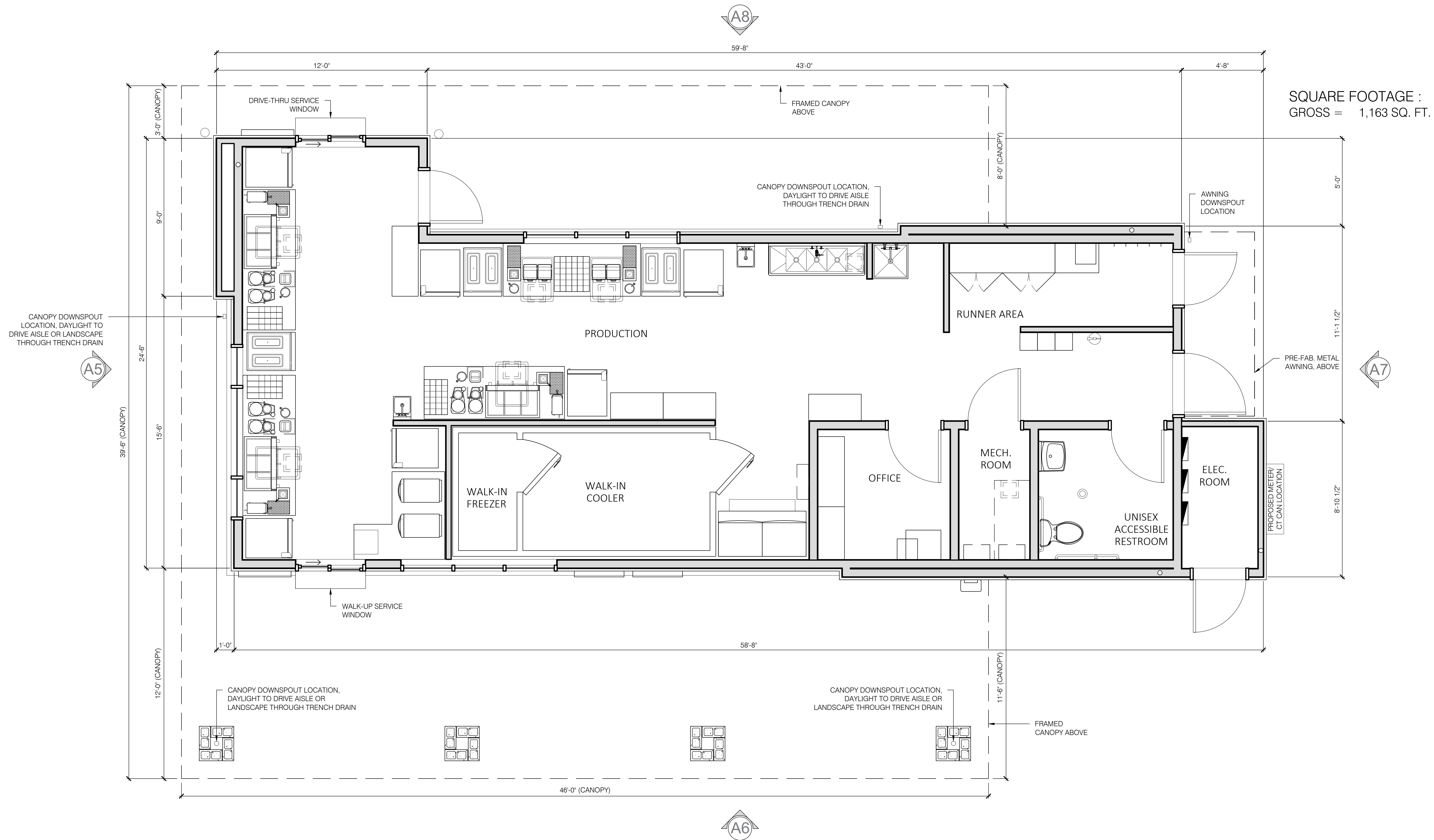
LOOKING NORTH-WEST

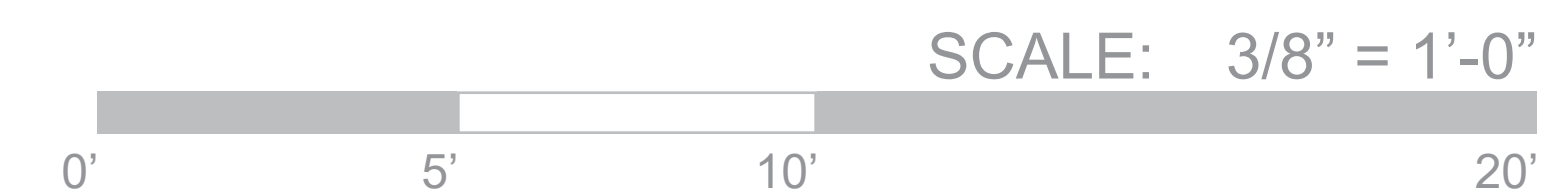


LOOKING SOUTH



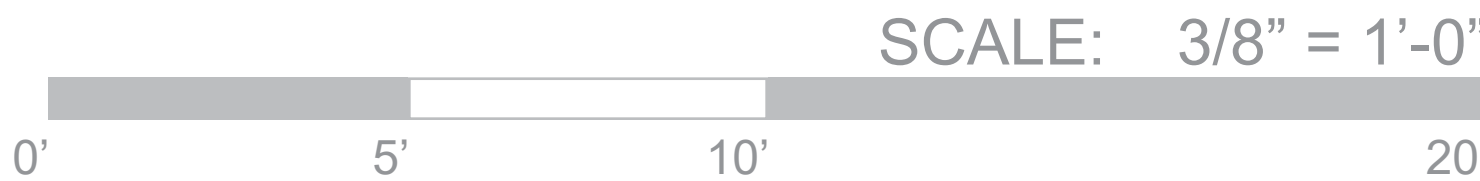
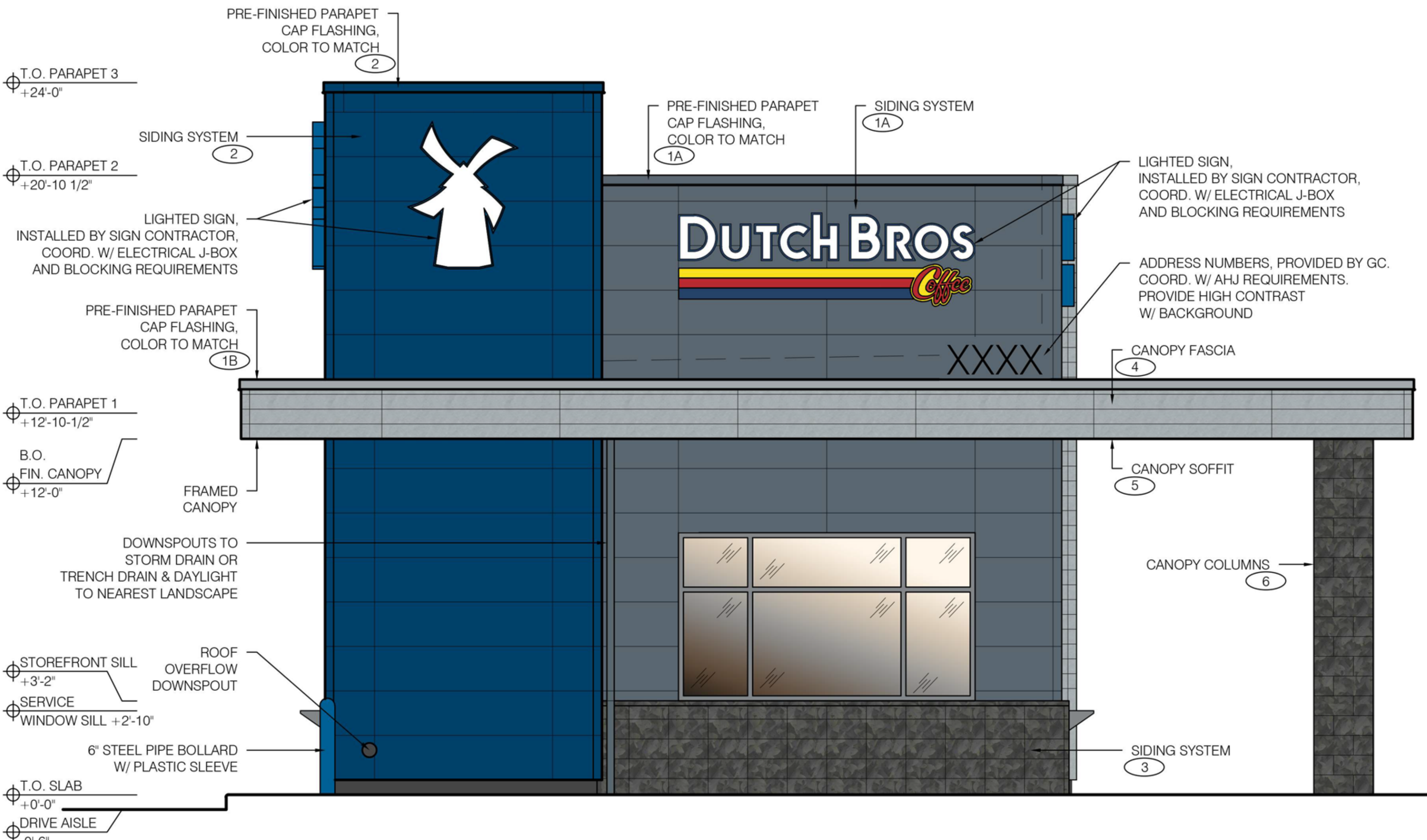
LOOKING SOUTH-EAST





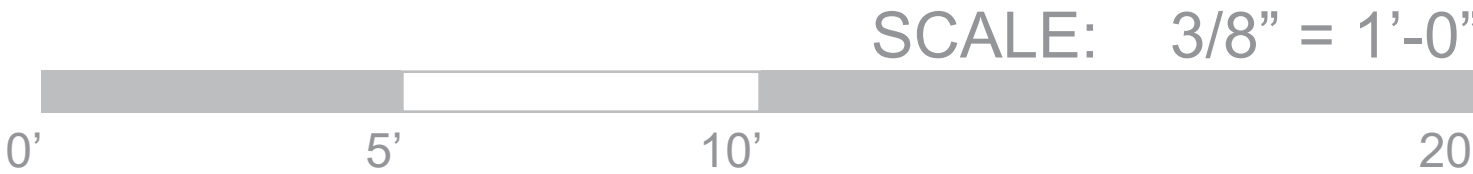
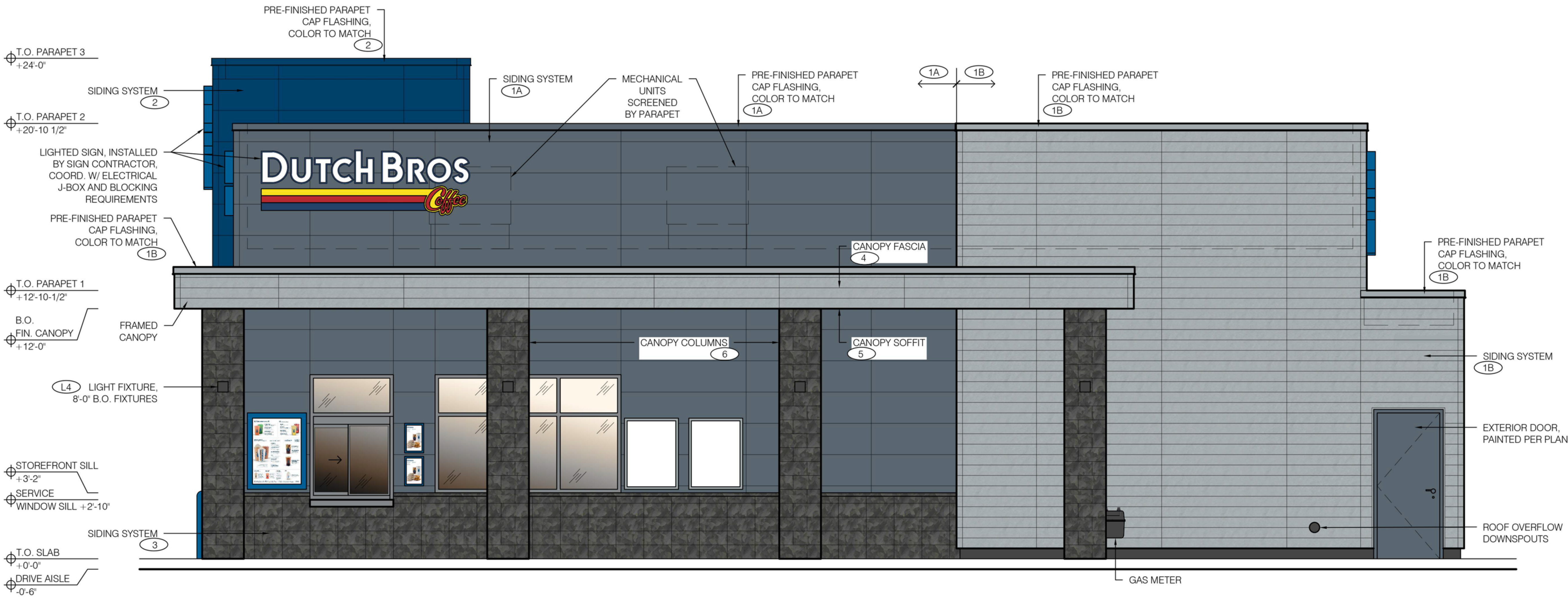


SIDING SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ MATCHING PANEL CORNERS	COLOR: BLDG DB DARK GRAY
1B	FIBER CEMENT SIDING	NICHIHA	VINTAGEWOOD, AWP1818 w/ MATCHING PANEL CORNERS	COLOR: ASH
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ MATCHING PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	CMU VENEER AND SILL	WILLAMETTE GRAYSTONE	4-8-16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DB
ZONE 4 (FRAMED CANOPY)				
4	FASCIA-FIBER CEMENT SIDING	NICHIHA	VINTAGEWOOD, AWP1818 w/ MATCHING PANEL CORNERS	COLOR: ASH
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR.
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



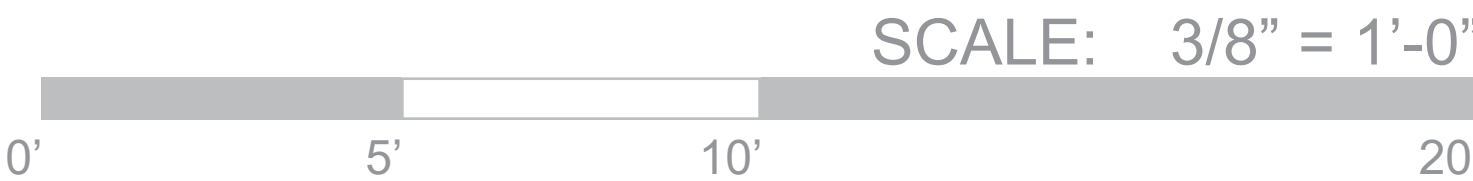
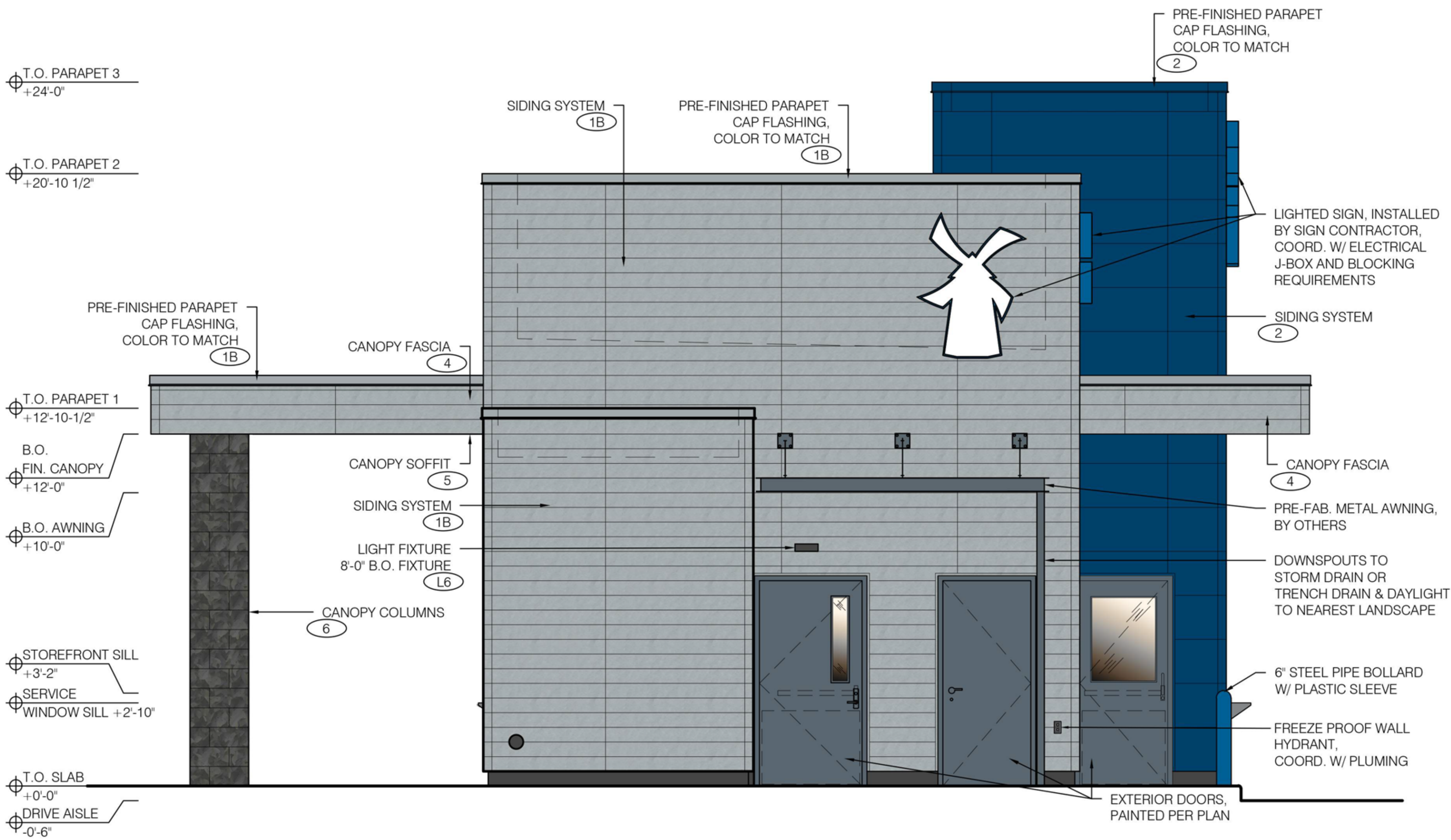


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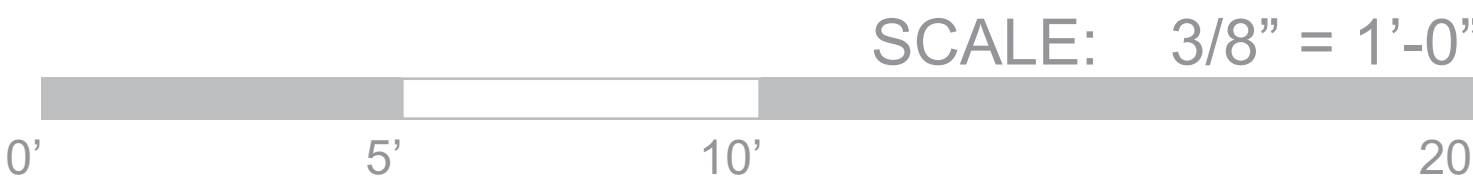
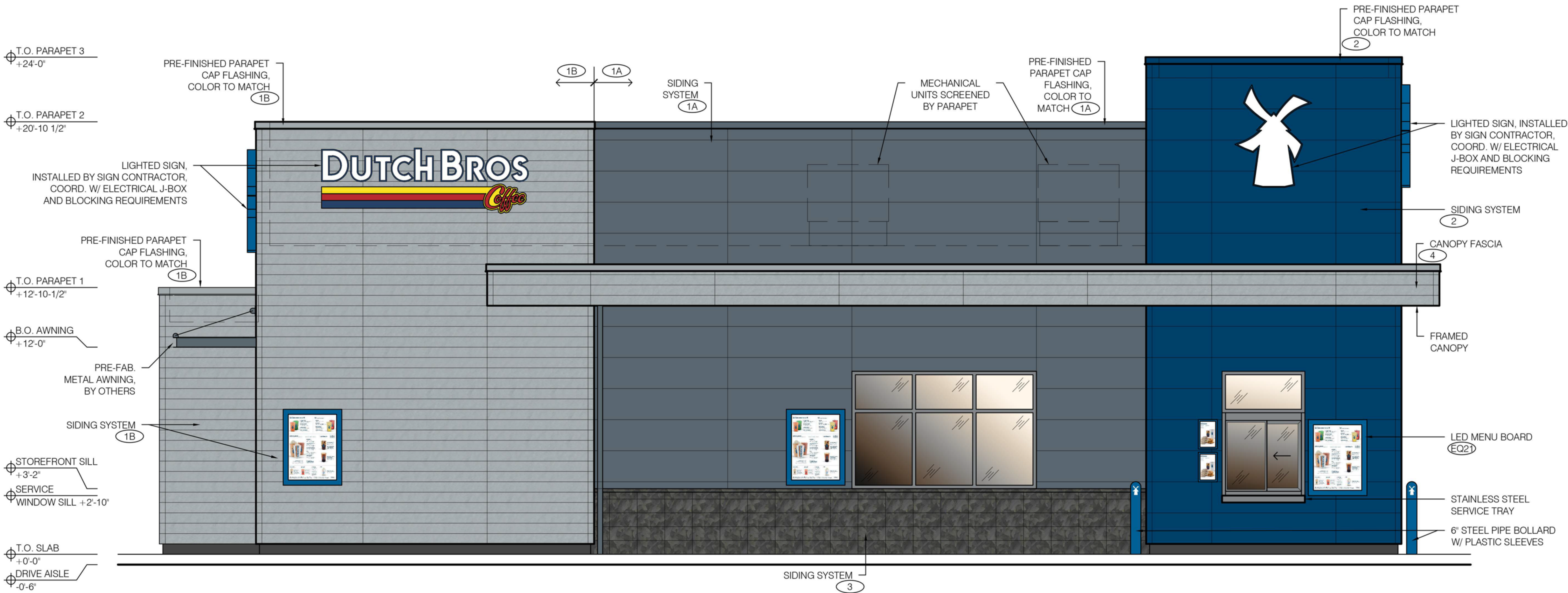


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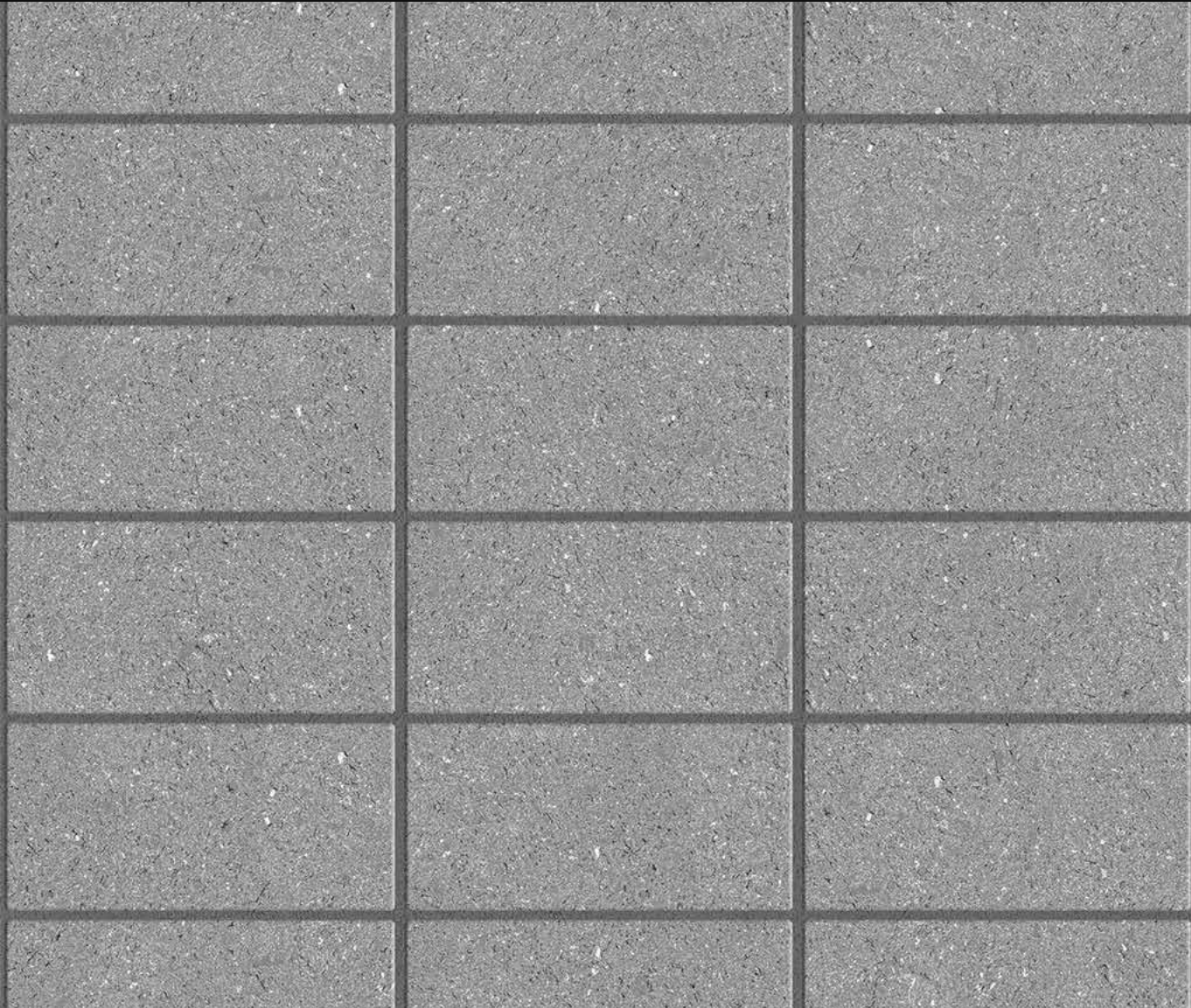
FIBER CEMENT BOARD
MANUFACTURER: NICHHA
PROFILE: ILLUMINATION
COLOR: BLDG DB BLUE



FIBER CEMENT BOARD
MANUFACTURER: NICHHA
PROFILE: ILLUMINATION
COLOR: BLDG DB DARK GRAY



FIBER CEMENT BOARD
MANUFACTURER: NICHHA
PROFILE: VINTAGEWOOD
COLOR: ASH



CMU
MANUFACTURER: WILLAMETTE-GRAYSTONE
PROFILE: SLIT FACE
COLOR: CHARCOAL, OR SIM.



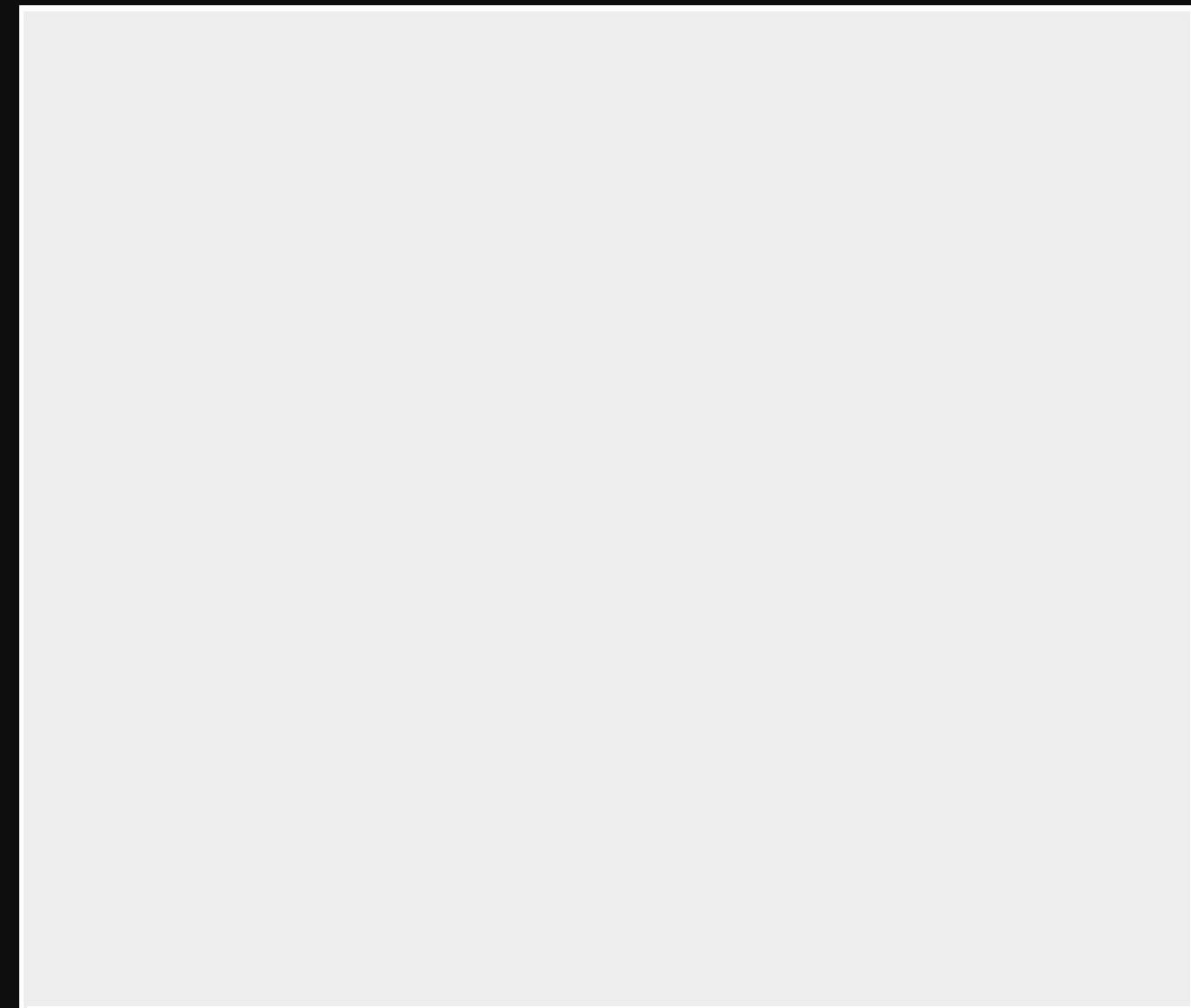
CANOPY SOFFIT
MANUFACTURER: HEWN
PROFILE: NW SPRUCE
NATURAL & SEALED
COLOR: PER MFR.



WINDOW SYSTEM
MANUFACTURER: KAWNEER OR SIMILAR
PROFILE: CLEAR ANODIZED ALUMINUM
FINISH: CLEAR NO 14 / 17



AWNINGS & DOORS - PAINT
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: BLDG DB GRAY DARK



ROOFING MATERIAL
MANUFACTURER: DURO-LAST
DL-60 - 60 MIL
COLOR: WHITE



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

Section 6, Item B.

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

February 23, 2023

City of Star
Shawn Nickels, P&Z Administrator
10769 W State St
Star, ID 83669
snickel@staridaho.org

Re: Dutch Brothers, CU-23-02

Dear Mr. Nickels,

Idaho Transportation Department (ITD) appreciates this opportunity to provide comments regarding Dutch Brothers located at mile post 9.75, on the south side of SH-44, Star, Idaho. Please see the below comments:

1. This project abuts State Highway 44 (SH-44).
2. No direct access to the State Highway system has been requested with this application and none is approved.
3. Based on the typical square footage of Dutch Brothers, it appears that the proposed commercial use is below the threshold for a Traffic Impact Study (TIS). No stacking of vehicles is allowed on the State Highway system.
4. Any addition, modification, change use, relocation, maintaining, or removal of an encroachment of the state highway or use of highway right-of-way for any purpose other than normal travel, shall obtain an Encroachment Permit to use state right-of-way.
5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
6. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.

ITD reserves the right to make further comments upon review of any submitted TIS or other documents.

Sincerely,

Wendy I. Howell
Development Services Coordinator
ITD. District 3

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

PROJECT NAME: Dutch Brothers
Files: CU-23-02 Conditional Use Permit

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 0.6 miles with a travel time of 2 minutes under ideal driving conditions to the entrance of the development.
3. **Additional Comments:**
 - a. Additional review will be conducted during the building permit phase of this project. At that time the project will comply with current Fire Code and Codes set forth by the City of Star.
 - b. It shall be the responsibly of the applicant to submit appropriate applications and supporting documents to the Fire District for review. Fire District review fees will apply.

Project Name: Dutch Brothers CUP

LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **March 7, 2023** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard. **Please see City Website www.staridaho.org for Public Hearing instructions for Virtual Public Hearings if necessary.**

Application: Star River Ranch North Subdivision
Files #'s RZ-22-01 Rezone
DA-22-03 Development Agreement
PP-22-05 Preliminary Plat

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

Owner: Bent Ln LLC, 6152 West Half Moon Lane, Eagle, Idaho 83616

Action: The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 72 single-family residential lots and 11 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.8 acres with a proposed density of 3 dwelling units per acre. The property currently has a Residential (R-5) zoning designation.

Property Location: The subject property is generally located between south of Hwy 44. Canyon County Parcel No. R3403500000.

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

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

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



CITY OF STAR

STAFF MEMO

TO: Mayor & Council

FROM: Star Planning & Zoning Department *Shawn T. Muth*

MEETING DATE: **March 7, 2023** – PUBLIC HEARING (Tabled from 7-19-22/9-6-22)

FILE(S) #: PP-22-05 Preliminary Plat for Star River Ranch North Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Bent Lane, LLC
6152 West Half Moon Lane
Eagle, Idaho 83616

Representative:

Stephanie Hopkins
KM Engineering, LLP
5725 North Discovery Way
Boise, Idaho 83713

REQUEST

Request: The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 72 single-family residential lots and 11 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.8 acres with a proposed density of 3 dwelling units per acre.

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.

UPDATE

The application is being tabled to March 21, 2023 to allow staff additional time to review revisions to the application as a result of comments from Canyon Highway District #4.

LEGAL NOTICE PUBLIC HEARING

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

Application: Naismith Commons Subdivision
Files #'s AZ-22-10 Annexation/Zoning
DA-22-11 Development Agreement
PP-22-15 Preliminary Plat

Representative: Wendy Shrief, J-U-B Engineers

Owner: Beacon Crossing, LLC

Action: The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 207 residential lots and 27 common lots. The property is located at 8895 W. Joplin Road in Star, Idaho, and consists of 52.54 acres with a proposed density of 3.96 dwelling units per acre.

Property Location: The subject property is generally located near the southeast corner of W. Joplin Road and N. Can Ada Road. Ada County Parcel No's. S0419314950 & S0419325800.

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

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

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



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **March 7, 2023 – PUBLIC HEARING**

FILE(S) #: AZ-22-10 Annexation and Zoning
DA-22-11 Development Agreement
PP-22-15 Preliminary Plat for Naismith Commons Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Wendy Shrief
J-U-B Engineers
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642

Property Owner:

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

REQUEST

Request: The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 208 residential lots and 26 common lots. The property is located at 8895 W. Joplin Road in Star, Idaho, and consists of 52.54 acres with a proposed density of 3.96 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located near the southeast corner of W. Joplin Road and N. Can Ada Road. Ada County Parcel No's. S0419314950 & S0419325800.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Rural Urban Transition (RUT)	Neighborhood Residential	Vacant/Agricultural Use
Proposed	Residential (R-4)	Neighborhood Residential	Single Family Residential
North of site	Rural Urban Transition (RUT)	Neighborhood Residential	Single Family Residential /Agricultural
South of site	Rural Urban Transition (RUT)	Neighborhood Residential	Single Family Residential /Agricultural
East of site	Residential (R-3)/Rural Urban Transition (RUT)	Neighborhood Residential	Single Family Residential (Starpointe Subdivision) Jerry Gage Property
West of site	AG (Canyon Co.)	Estate Rural Residential	Vacant/Agricultural Use

Existing Site Characteristics: The property is currently vacant and is in agricultural use.

Irrigation/Drainage District(s):

Boise Project Board of Control
2465 W. Overland Road
Boise, Idaho 83705

Boise-Kuna Irrigation Dist.
129 N. School Avenue
Kuna, Idaho 83634

Eureka Water Company
6820 W. Joplin Road
Meridian, Idaho 83646

Flood Zone: This property is not currently located in Special Flood Hazzard Zone.

FEMA FIRM Panel Number: 16001C0120J

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 – No.
- ✧ Stream/Creek – None.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.
- ✧ Unstable Soils – No known issues.
- ✧ Historical Assets – No historical assets have been observed.
- ✧ Wildlife Habitat – No known sensitive wildlife habitat observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	September 9, 2021
Neighborhood Meeting Held	March 17, 2022
Application Submitted & Fees Paid	August 19, 2022
Application Accepted	September 7, 2022
Residents within 300' Notified	February 16, 2023
Agencies Notified	September 7, 2022
Legal Notice Published	February 19, 2023
Property Posted	February 24, 2023

HISTORY

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

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

B. Standards:

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

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

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

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

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

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

The above table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (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-4	35'	15' to living area 20' to garage face	15'	7.5' ⁽²⁾	20'

Notes:

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

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

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

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

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

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
 - b. Qualified natural areas;
 - c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
 - d. A plaza.
2. Additions to a public park or other public open space area.
3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
4. Parkways along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:
 - a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

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

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

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

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

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

(3) The system is designed and constructed in accord with standards set forth by the city of Star;

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

8-6B-2: SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

D. Common Driveways:

1. Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District.

2. For commercial or other non-residential uses, common driveways serving multiple structures and/or properties shall meet the requirements of the Fire District.

3. Width Standards: Common driveways shall be a minimum of twenty-eight feet (28') in width.

4. Maximum Length: Common driveways shall be a maximum of one hundred fifty feet (150') in length or less, unless otherwise approved by the fire district.

5. Improvement Standards: Common driveways shall be paved with a surface capable of supporting emergency services vehicles and equipment.

6. Abutting Properties: Unless limited by significant geographical features, all properties that abut a common driveway shall take access from the driveway.

7. Turning Radius: Common driveways shall be straight or provide a twenty-eight foot (28') inside and fifty foot (50') outside turning radius.

8. Depictions: For any plats using a common driveway, the setbacks, building envelope, and orientation of the lots and structures shall be shown on the preliminary and/or final plat.

9. Easement: A perpetual ingress/egress easement shall be filed with the county recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Neighborhood Residential

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

immediately adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

21.1 – South of the River Planning Area

Refer to the South of the River Area Document

PROJECT OVERVIEW

ANNEXATION & ZONING:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-4-DA) on 52.54 acres. This zoning district would allow for a maximum residential density of 4 dwelling units per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The property will be accessed by a public road and all roads in the development will be public. The zoning request includes a development agreement that will address future density and development standards.

PRELIMINARY PLAT:

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

The submitted preliminary plat is showing all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on W. Tybee Street from N. Can Ada Road. The development will also have access to W. Joplin Road on the north of the development from N. Sellwood Avenue. A north/south collector roadway is proposed along the entire eastern boundary of the development, per ACHD requirements. This collector street will stub to the south for future access and circulation for the area. The Applicant is also proposing a stub street near the northwest corner of the property. Staff suggests that this road be moved north and placed between lots 5 & 6 of Block 11 on the preliminary plat.

The submitted preliminary plat is showing the three shared drives as 28-feet wide with a ribbon curb. While all shared drives must be approved by the Fire Department, this width satisfies the Unified Development Code requirements. The Applicant is proposing the entry to the development to have a 61-foot right of way with an 8-foot wide median, separating 21 feet wide travel lanes from back of curb to back of curb. **Sidewalks will need to be detached with a minimum 6-foot-wide landscape strip.**

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

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

ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks**

Internal sidewalks are proposed at five-foot (5') widths and to be attached throughout the development. **Section 8-4A-17 of the Unified Development Code requires sidewalks along local streets to be five-foot (5') wide, detached with a six-foot wide (6') parkway planter strip on both sides of roadway. Applicant will need to provide updated site plan showing this requirement has been met. Sidewalks along N. Can Ada Road and W. Joplin Road need to be seven-foot wide (7') and the applicant is showing 5 feet. This will also need to be updated on the revised site plan.**

- 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 that meets City code for the location of the proposed streetlights. The applicant has provided the city pictures of the streetlights they are proposing in the development. These lights meet the style and intent of the city code. **Staff recommends one streetlight be added at the intersection of W. Quoddy Way and N. Highbrook Avenue.**
- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat
- Subdivision Name
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. The subdivision name approved shall match the final plat prior to signatures on the mylar.
- 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 satisfy these requirements for open space and street trees. The Applicant shall submit a revised landscape plan showing the correct number of trees in the open space. With detached sidewalks, all street trees should be shown on the plan. 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-4 zone identified in this report.**
- Block lengths – All blocks shall meet the 750’ block length requirement. **The Applicant is showing Blocks 1 & 7 exceeding the maximum requirement. These road lengths will require waiver approval from Council or traffic calming measures.**
- Mailbox Cluster – **Applicant has not provided documentation from the Postmaster depicting the approved location for the mailbox cluster. This will be required prior**

to signing the final plat.

- Phasing – The applicant has provided a phasing plan for the development to build out in 5 phases.
- **Common Driveways** – The preliminary plat indicates three locations that contain common driveways, each serving two lots. The Star Fire District must approve the use of common driveways. **If not approved, the applicant shall submit a revised preliminary plat showing the removal of the common driveways.**
- ITD Proportionate Shares and Police and Fire District Mitigation Fees – In an effort to have growth pay for growth, Proportionate Shares for ITD and Mitigation Fees for Police and Fire protection will be required for all new homes constructed within this development. This is in addition to current ACHD, Parks and Fire Impact Fees being paid.
- Spite Strip – Section 8-3A-3 paragraph F of the Unified Development Code states that Spite strips, common lots, unreasonable development phasing, or other means of any type purposely or unintentional that may result in the blocking of services or development, including but not limited to sewer, water, streets, or utilities are prohibited in any zoning district within the City of Star. **The submitted preliminary plat appears to have a spite strip on Lot 5 of Block 2. The plat shall be modified to remove this strip prior to final plat approval.**
- **South of the River Planning Area** – The application submitted meets the intent of the South of the River Planning Area and associated Vision Map. The plan calls out this area as Neighborhood Residential.

DEVELOPMENT AGREEMENT

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

- Density;
- ITD Proportionate Share Fees;
- Emergency Access;
- Mitigation Fees;
- Block Length Waiver;
- Common Driveways;
- Detached Sidewalks;
- Lot 1, Block 13 Barn

- Stub Street to the west;
- Amenities
- Spite Strip Lot

AGENCY RESPONSES

ITD	October 5, 2022
Star Fire District	Pending
ACHD	November 1, 2022
City Engineer	Pending
CHD4	October 6, 2022
COMPASS	September 28, 2022

PUBLIC RESPONSES

No comments from the public have ben received.

STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat, **as conditioned** meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed density of 3.96 dwelling unit per acre is within the range of 3-5 dwelling units per acre allowed in the Neighborhood Residential Comprehensive Plan Future Land Use Map and the South of the River Area Plan. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-4) zoning designation will provide.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the zoning.

FINDINGS

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

ANNEXATION FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

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

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

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

5. The development preserves significant natural, scenic or historic features;

The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

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

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

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Naismith Commons Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.

2. **An additional streetlight shall be added at the intersection of W. Quoddy Way and N. Highbrook Avenue.**
3. **Applicant shall work with City Staff on the uses for Lot 1, Block 13 and how this will be platted, maintained and will meet the UDC.**
4. **The stub street in the northwest corner of the property shall be moved north and placed between Lots 5 & 6 of Block 12 on the preliminary plat.**
5. **The development shall provide a total of 5 amenities. The applicant shall provide staff with details on the required number of amenities for the development, including amenity specifics and location.**
6. **The Applicant shall provide a revised preliminary plat that shows the correct sidewalk widths, detached sidewalks and planter strips in the development and along N. Can Ada Road, W. Joplin Road and the internal, local streets meeting the requirements of the UDC. This shall be required prior to final plat approval.**
7. **If the common driveways are not approved, the applicant shall submit a revised preliminary plat showing the removal of the common driveways.**
8. **The Applicant shall submit a revised preliminary plat removing the spite strip on Lot 5 of Block 2 prior to final plat approval.**
9. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees 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. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
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. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
11. **The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.**
12. **The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.**
13. **All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.**
14. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The**

applicant shall provide a revised landscape plan showing all the required trees and amenity details.

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 letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service. Mailbox cluster locations shall be determined and located based on the Postmaster.**
19. 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.
- 20. Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names, and they should be accurately reflected on the plat.**
21. Prior to signing the final plat, the development name shall be accurately reflected on the mylar and be consistent with the approval from Ada County.
22. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
23. 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.
24. All common areas shall be owned and 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 sign application is required for any subdivision signs.
- 27. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
- 28. Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number AZ-22-10/DA-22-11/PP-22-15 for Naismith Commons Subdivision on _____, 2023.

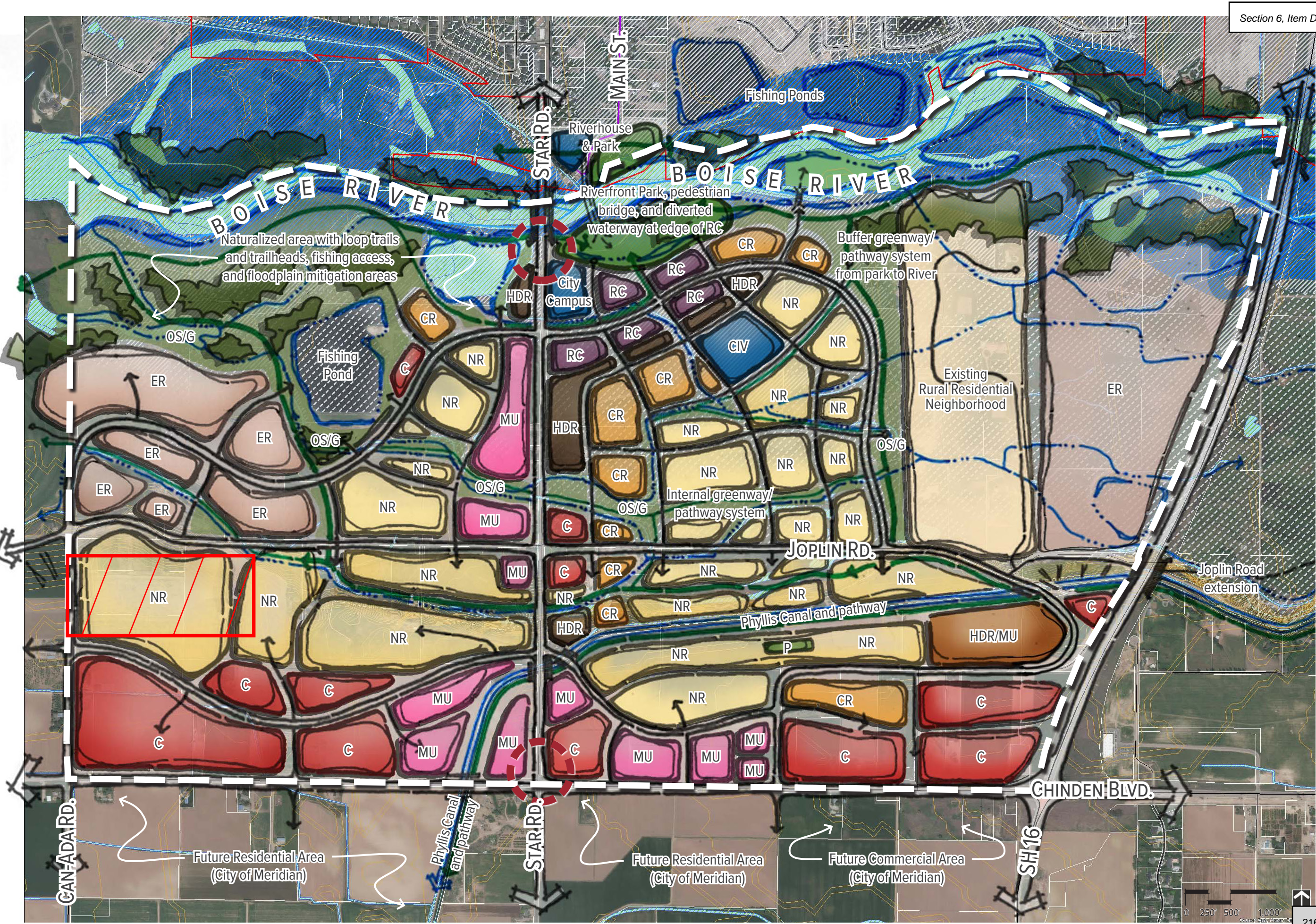
ILLUSTRATIVE
VISION PLAN

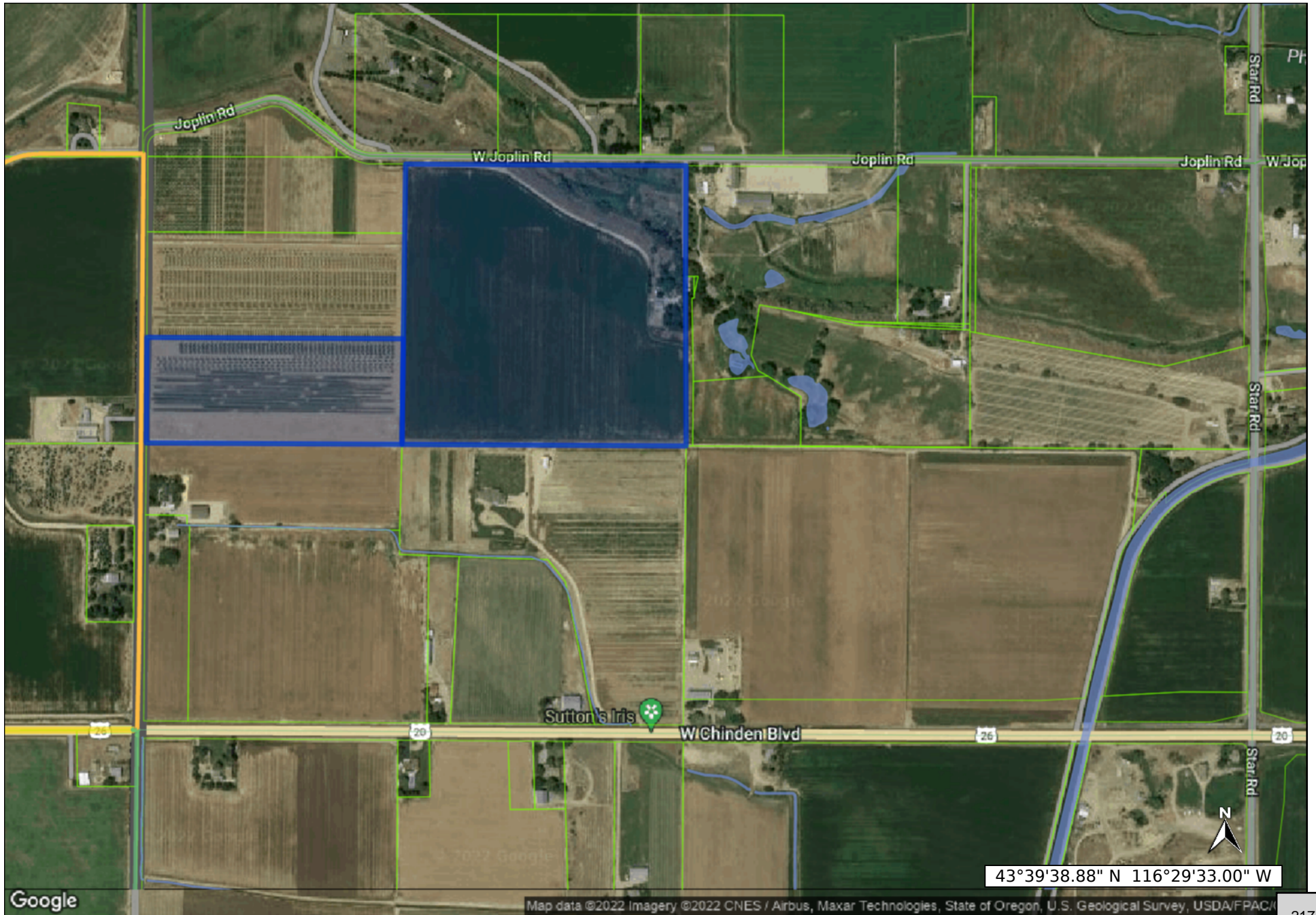
The Illustrative Vision Plan highlights a visionary concept depicting the possible distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space, pathways and parks. The Vision Plan is illustrative in nature, and defines only one possible development option.

Map Legend:

- RR: Rural Residential
- ER: Estate Residential
- NR: Neighborhood Residential
- CR: Compact Residential
- HDR: High-Density Residential
- RC: Riverfront Center "Main Street"
- MU: Mixed-Use
- HDR/MU: High-Density Residential/ Mixed-Use
- C: Commercial
- P: Parks
- CIV: Civic (School, City Facility)
- OS/G: Open Space/ Greenway
- Gateway

Note: The Illustrative Vision Plan is conceptual in nature and distribution of land uses, road alignments, and park and school locations may change as development occurs.







J-U-B ENGINEERS, INC.

May 17, 2022

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

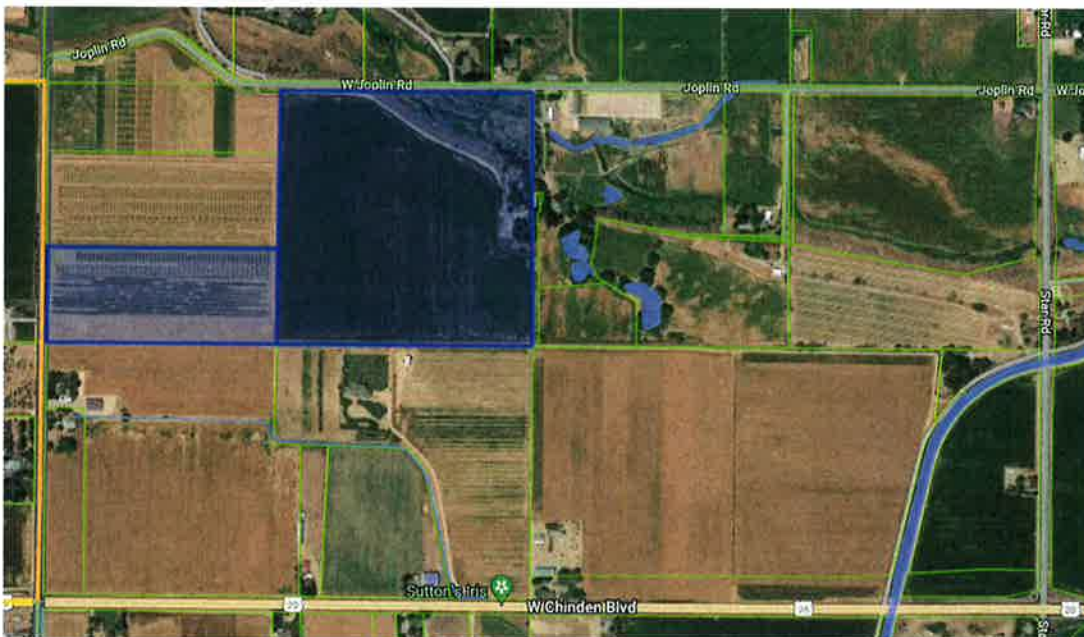
Re: Naismith Commons Subdivision | Annexation Rezone & Preliminary Plat Applications

Dear Staff and Council:

We are pleased to submit the enclosed applications associated with the Preliminary Plat for Naismith Commons Subdivision. JUB Engineering is representing the owner/developer, Beacon Crossing LLC, for this application.

Project Background

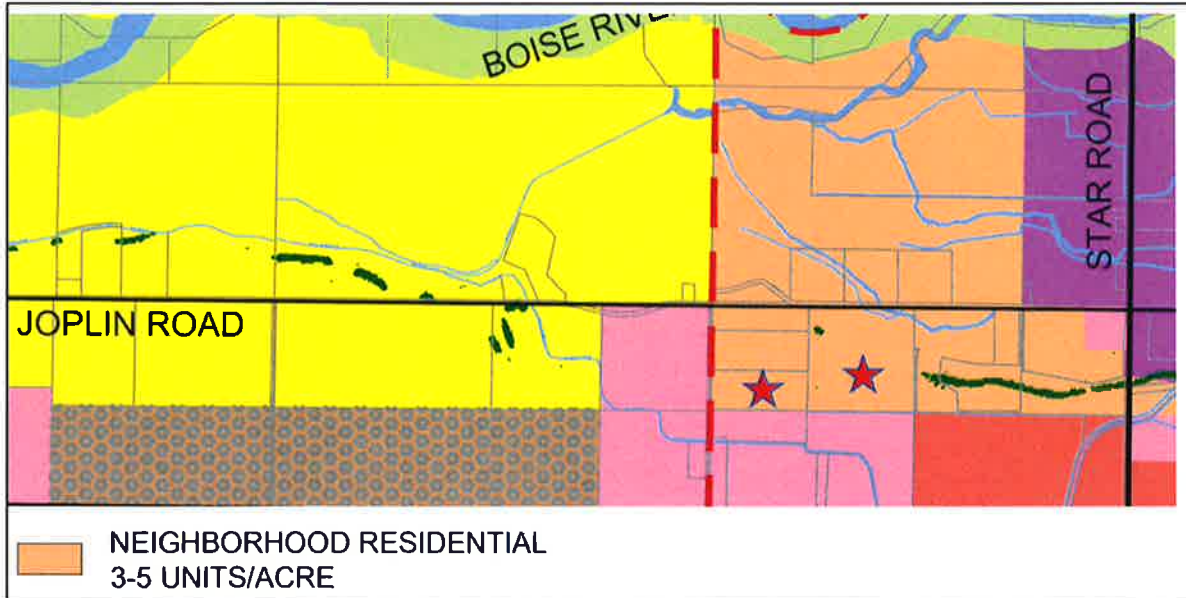
Naismith Commons Subdivision is a 52.54-acre single-family residential development located west of N. Can Ada Road and south of W. Joplin Road. The following applications will allow for an R-4 residential development consisting of 208 residential lots, 23 common lots, and three shared driveway lots. The average lot size will be 6,827 Sq.Sf., with the smallest lot being 6,550 Sq.Sf. The residential gross density is 3.96 DU/AC. The percentage of open space is 15.4 or 8.08 acres. Currently, the subject parcel is located in Ada County with an RUT zoning designation. Naismith Commons Subdivision will be developed in one phase.



Vicinity Map, properties highlighted in blue

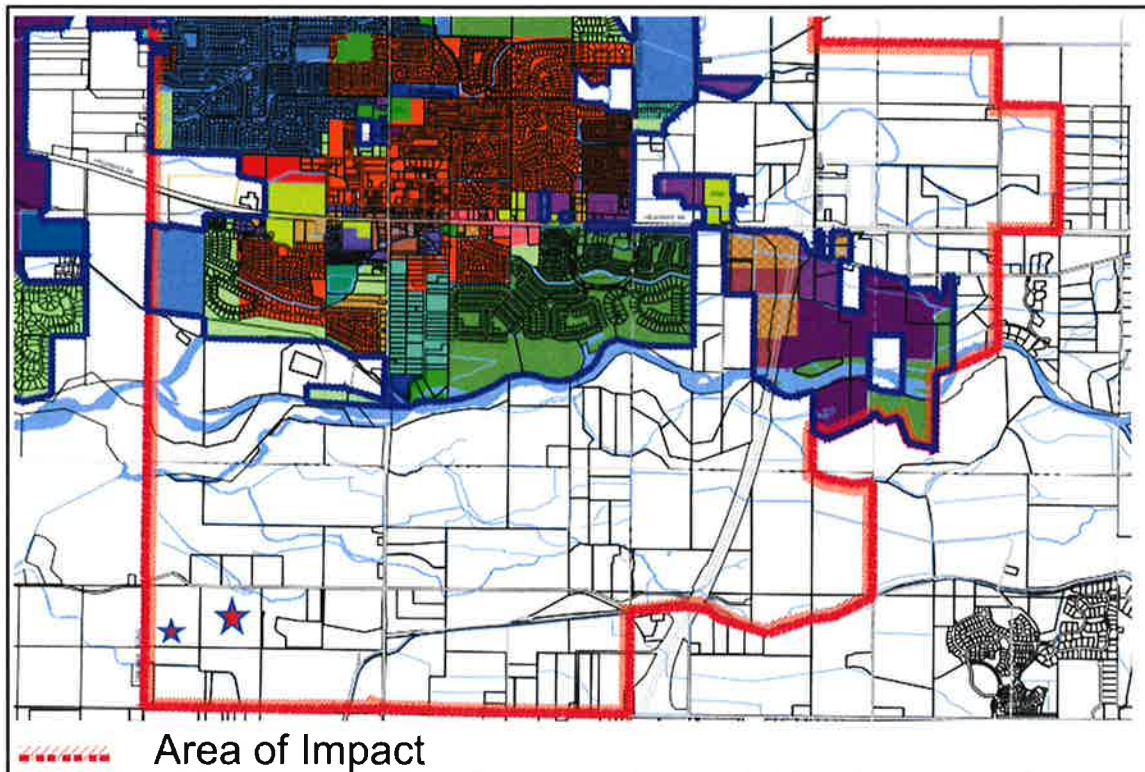
Comprehensive Plan & Zoning Map:

Both parcels have a Comprehensive Plan Land Use Map Designation of Neighborhood Residential which allows 3.01 to 5 units per acre, encouraging urban style development densities to limit urban sprawl, which is outlined in the City of Star's Comprehensive Plan. The proposed development is in conformance with the Comprehensive Plan and Land Use Map.



Comprehensive Plan Land Use Map

Both parcels are located within the City of Star's Area of Impact.



City of Star Zoning Map



J-U-B ENGINEERS, INC.

Public facilities and services will be provided by the following agencies:

Sewer: Star Sewer and Water

Water: Star Sewer and Water

Irrigation: Pioneer Irrigation District

Electric: Idaho Power

Fire: Middleton & Star Fire Districts

Schools: School District No. 2

Highway District: Ada County Highway District

Streets:

At full build out there will be two points of access to the development, W. Jopin Road and N. Can Ada Road. Public streets will be constructed to provide internal access throughout the development. The roadways will be designed to discourage through traffic between W. Jopin Road and N. Can Ada Road. Please refer to the preliminary plat for design details.

Flood Zone:

The two parcels are located in flood Zone X with a FEMA FIRM panel number 16001C0120J, effective date 06/19/2020. There are no special on-site features that will require enhanced mitigation or protection.

Design Concept:

Naismith Commons Subdivision will provide the City of Star with various upscale housing types that will encourage future quality development. The overall density and variety of lot sizes will also be consistent with the Comprehensive Plan and zoning requirements. The preliminary plat submitted shows the location of anticipated uses, but the specific home size, location, and orientation will be finalized as part of the final plat approval.

Landscaping and Amenities:

Naismith Commons Subdivision will be beautifully landscaped with trees and other plant material. Block 7 Lot 1 will be natural landscape and covered in a native dryland seed mix. A majority of the existing trees on this lot will remain.

Applications

As discussed during the pre-application meeting with city staff, the required applications include a Annexation and Rezone Application and a Preliminary Plat Application.

Preliminary Plat:

The proposed preliminary plat consists of 234 residential lots, 23 common lots, and three common shared driveway lots. The average lot size will be 6,827 Sq.Sf., with the smallest lot being 6,550 Sq.Sf. The residential gross density is 3.96 DU/AC. The percentage of open space is 15.4 or 8.08 acres.

Annexation & Rezone Application:

The applicant proposes annexation of approximately 52.54 acres currently zoned RUT in Ada County. We are requesting R-4 Residential zoning. The property is located within the City of Star's Area of Impact and the proposed zoning is compatible with the existing Neighborhood Residential Comprehensive Plan designation.



J-U-B ENGINEERS, INC.

We appreciate the opportunity to present these applications to the Planning and Zoning. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at wshrief@jub.com or by phone at 208-376-7330

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Shrief", is written over a faint, larger blue outline of the same signature.

Wendy Shrief, AICP

J-U-B ENGINEERS, Inc.



ANNEXATION & ZONING - REZONE APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant X Owner ____ Representative ____

Applicant Name: Wendy Shrief / JUB Engineers

Applicant Address: 2760 W Excursion Ln. Ste 400 Meridian, ID Zip: 83642

Phone: 208-376-7330 Email: wshrief@jub.com

Owner Name: Beacon Crossing, LLC

Owner Address: 839 S. Bridgeway Place, Eagle, ID Zip: 83616

Phone: 208-377-5700 Email: jbottles@markbottles.com

Representative (e.g., architect, engineer, developer):

Contact: Wendy Shrief Firm Name: J-U-B Engineers

Address: 2760 W Excursion Ln. Meridian, ID Zip: 83642

Phone: 208-376-7330 Email: wshrief@jub.com

Property Information:

Site Address: 8895 W Joplin Rd. Meridian, ID Parcel Number: S0419314950 & S0419325800

Total Acreage of Site: 52.54

Total Acreage of Site in Special Flood Hazard Area: N/A

Proposed Zoning Designation of Site: N/A

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	RUT	Farm Land
Proposed	R-4	Neighborhood Residential	Single-Family Residential
North of site	RUT	Neighborhood Residential	Farm Land
South of site	RUT	Mixed Use	Farm Land
East of site	RUT & R-3-DA	Neighborhood Residential	Farm Land
West of site	RUT	Mixed Use	Farm Land

Special On-Site Features (Yes or No – If yes explain):Areas of Critical Environmental Concern - NoneEvidence of Erosion - NoneFish Habitat - NoneFloodplain - NoneMature Trees - NoneRiparian Vegetation - NoneSteep Slopes - NoneStream/Creek - NoneUnique Animal Life - NoneUnique Plant Life - NoneUnstable Soils - NoneWildlife Habitat - NoneHistorical Assets - None**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
X	Completed and signed Annexation & Zoning/Rezone Application	
X	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Narrative fully describing the proposed project (must be signed by applicant)	
X	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> • Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer's seal. 	
X	Recorded warranty deed for the subject property	

X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
X	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
X	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
X	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	
X	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
X	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

FEE REQUIREMENT:

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


 Applicant Representative Signature

5/16/22
 Date



PRELIMINARY PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant X Owner ____ Representative ____

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

Owner Name: Beacon Crossing, LLC
Owner Address: 839 S Bridgeway Place, Eagle Zip: 83616
Phone: (208) 377-5700 Email: jbottles@markbottles.com

Representative (e.g., architect, engineer, developer):

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

Property Information:

Subdivision Name: Naismith Commons Subdivision
Site Location: 8895 W Joplin Rd, Meridian
Approved Zoning Designation of Site: R-4
Parcel Number(s): S0419314950 and S0419325800

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	Neighborhood Residential	Farm Land
Proposed	R-4	Neighborhood Residential	Single-Family Residential
North of site	RUT	Neighborhood Residential	Farm Land
South of site	RUT	Mixed Use	Farm Land
East of site	RUT & R-3-DA	Neighborhood Residential	Farm Land
West of site	RUT	Mixed Use	Farm Land

SITE DATA:

Total Acreage of Site - 52.54
 Breakdown of Acreage of Land in Contiguous Ownership - 52.54
 Total Acreage of Site in Special Flood Hazard Area - None
 Dwelling Units per Gross Acre - 3.90 DU/AC.
 Minimum Lot Size - 6,000 Sq.Sf.
 Minimum Lot Width - 60.0

Total Number of Lots - 236
 Residential - 205
 Commercial - N/A
 Industrial - N/A
 Common - 31 + 3 Shared Drives

Total Number of Units - 205
 Single-family - 205
 Duplex - N/A
 Multi-family - N/A

Percent of Site and Total Acreage of Common Area - 15.5 % / 8.13 acres
 Percent of Common Space to be used for drainage - 6.4%
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - Lush Landscaping including trees, bushes and other plant material. Natural open space.
 Proposed Dedicated Lots & Acreage (school, parks, etc): N/A

Public Streets - 16 Private Streets - N/A
 Describe Pedestrian Walkways (location, width, material) - N/A
 Describe Bike Paths (location, width, material) - N/A

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

Total Acreage of Site in Special Flood Hazard Area - N/A

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0120J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE 0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.

e. All maps will delineate flood plain lines.

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

Potable Water - Star Sewer and Water
 Irrigation Water- Pioneer Irrigation District
 Sanitary Sewer- Star Sewer and Water
 Fire Protection - Middleton & Star Fire Districts
 Schools - School District No. 2
 Roads - Ada County Highway District

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

Areas of Critical Environmental Concern - N/A Floodplain - N/A
 Evidence of Erosion - N/A Fish Habitat - N/A
 Historical Assets - N/A Mature Trees - N/A
 Riparian Vegetation - N/A Steep Slopes - N/A
 Stream/Creek - N/A Unstable Soils - N/A
 Unique Animal Life - N/A Unique Plant Life - N/A

Application Requirements:

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

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

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

FEE REQUIREMENT:

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

W. A. L.

Applicant/Representative Signature

2/23/23

Date

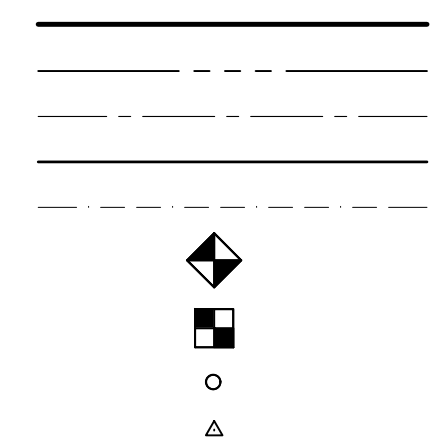
Revised

PRELIMINARY PLAT FOR

NAISMITH COMMONS SUBDIVISIONS

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

BOUNDARY LEGEND



- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- EXISTING PARCEL LINE
- SECTION CORNER
- QUARTER-SECTION CORNER
- PROPERTY CORNER
- CALCULATED POINT

NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 3, 18, BLOCK 1, LOTS 1, 5, 11, 15, 29, BLOCK 2, LOT 1, BLOCK 3, LOTS 1, 10, BLOCK 4, LOTS 1, 7, 15, 30, BLOCK 5, LOT 1, 11, BLOCK 6, LOTS 1, 8, BLOCK 8, LOTS 1, 6, BLOCK 9, LOT 1, 13, BLOCK 10, LOTS 1, 5, 16, BLOCK 11, LOT 1, 3, BLOCK 12, LOT 1 BLOCK 13, LOT 1 BLOCK 14 WHICH ARE COMMON AREA\DRAINAGE STORAGE LOTS. LOT 3 BLOCK 1, LOT 15 BLOCK 2, LOT 7 BLOCK 5 ARE SHARED DRIVEWAY LOTS, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.
- THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0120 J, COMMUNITY PANEL NO. 0120 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.

LEGEND

EXISTING

- S- SANITARY SEWER LINE
- W- WATER LINE
- RR- GRAVITY IRRIGATION PIPE
- PRR- PRESSURE IRRIGATION LINE
- SD- STORM DRAIN LINE
- CD- CENTERLINE
- 6" 6" VERTICAL CURB & GUTTER
- ROLLED ROLLED CURB & GUTTER
- 5' 5' SIDEWALK
- SEWER SEWER MANHOLE
- DITCH DITCH FLOW LINE
- IRRIGATION IRRIGATION MANHOLE
- STREET STREET LIGHT
- TREE TREE DECIDUOUS
- TREE TREE CONIFER
- EDGE EDGE OF PAVEMENT
- GAS GAS LINE
- FENCE FENCE LINE
- FIRE FIRE HYDRANT
- 2650 5' CONTOUR LINE
- 2651 1' CONTOUR LINE
- DRAINAGE DRAINAGE FACILITY

PROPOSED

- S- SANITARY SEWER LINE
- W- WATER LINE
- RR- GRAVITY IRRIGATION PIPE
- PRR- PRESSURE IRRIGATION LINE
- SD- STORM DRAIN LINE
- CD- CENTERLINE
- 6" 6" VERTICAL CURB & GUTTER
- ROLLED ROLLED CURB & GUTTER
- 5' 5' SIDEWALK
- SEWER SEWER MANHOLE
- DITCH DITCH FLOW LINE
- IRRIGATION IRRIGATION MANHOLE
- STREET STREET LIGHT
- TREE TREE DECIDUOUS
- TREE TREE CONIFER
- EDGE EDGE OF PAVEMENT
- GAS GAS LINE
- FENCE FENCE LINE
- FIRE FIRE HYDRANT
- 2650 5' CONTOUR LINE
- 2651 1' CONTOUR LINE
- DRAINAGE DRAINAGE FACILITY

LAND USE SUMMARY

TOTAL AREA:	52.54 AC.
TOTAL LOTS:	236 LOTS
RESIDENTIAL LOTS:	205 LOTS
COMMON AREA LOTS:	31 LOTS
SHARED DRIVEWAY LOTS:	3 LOTS
RESIDENTIAL DENSITY:	3.90 DU/AC
USEABLE COMMON AREA:	7.83 AC. (14.9%)
BUFFER COMMON AREA:	2.40 AC. (4.6%)
TOTAL COMMON AREA:	8.13 AC. (15.5%)
AVERAGE LOT SIZE:	6,744 S.F.
SMALLEST LOT:	6,000 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-4

OWNER

BEACON CROSSING LLC
839 BRIDGEWAY PL
EAGLE, ID 83616

DEVELOPER CONTACT

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

CIVIL ENGINEER

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

LAND SURVEYOR

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

IRRIGATION DISTRICT

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

IRRIGATION DISTRICT

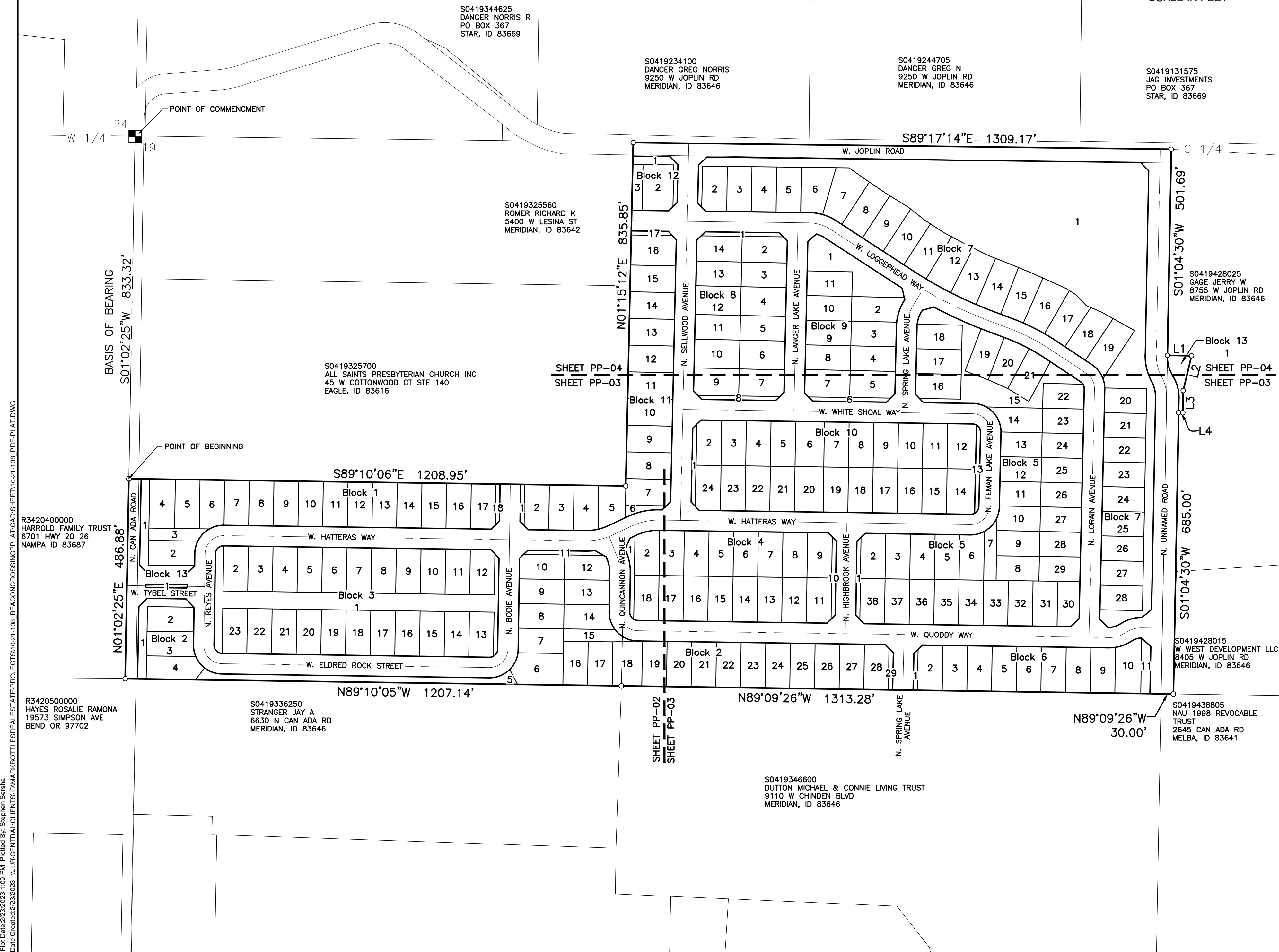
EUREKA WATER COMPANY
6820 JOPLIN ROAD
MERIDIAN, ID 83646
BOUNDARY
CERTIFICATION

SHEET INDEX

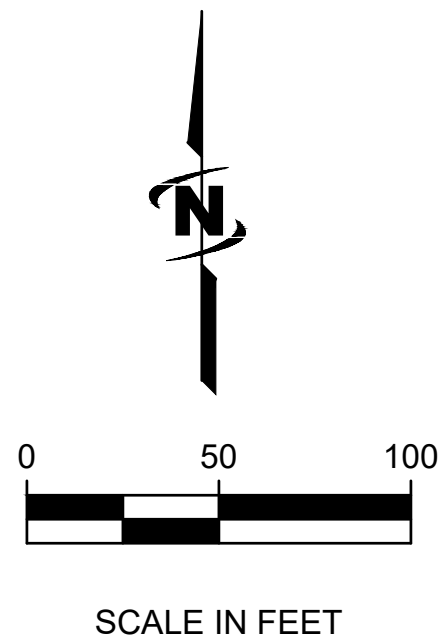
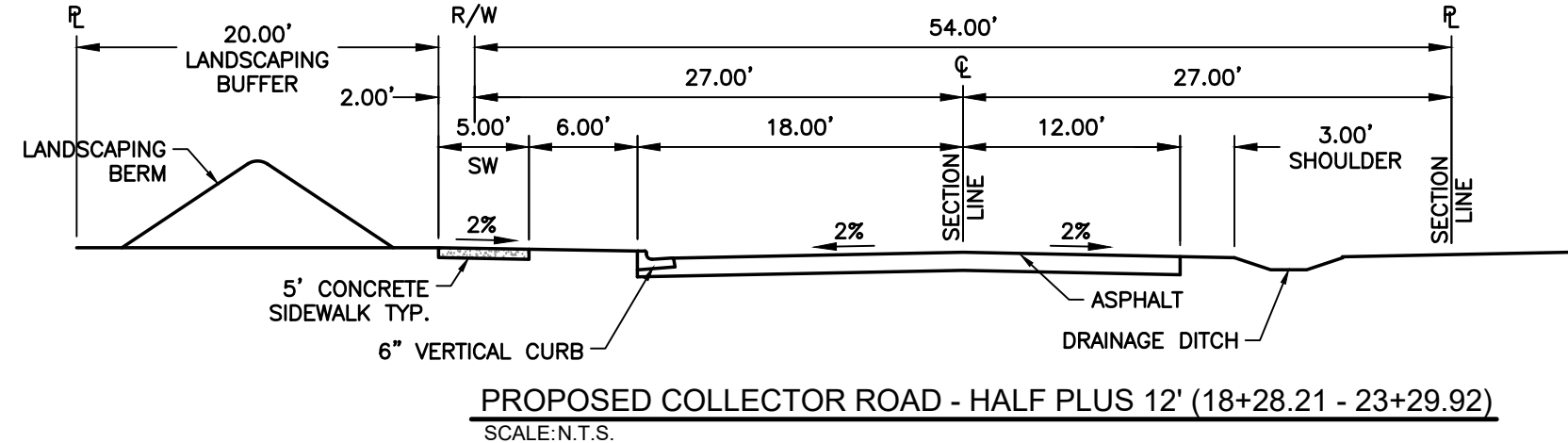
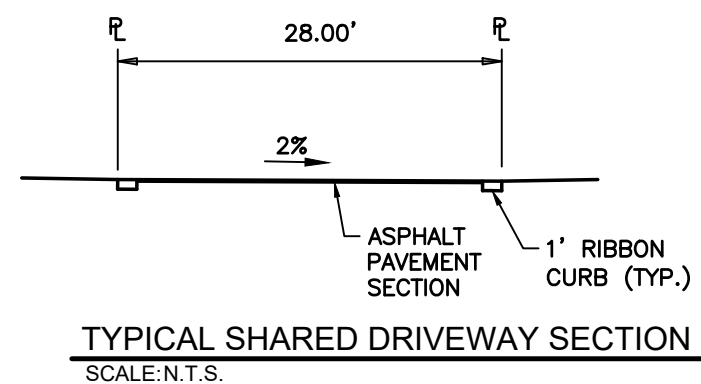
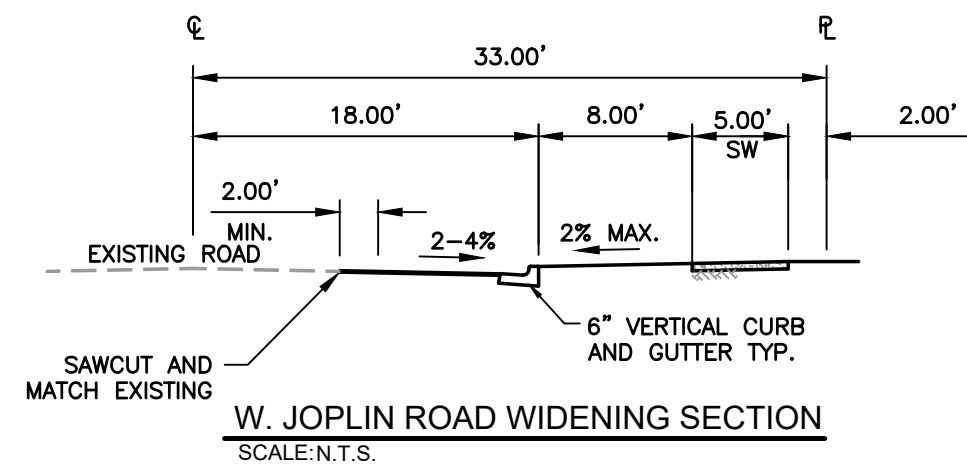
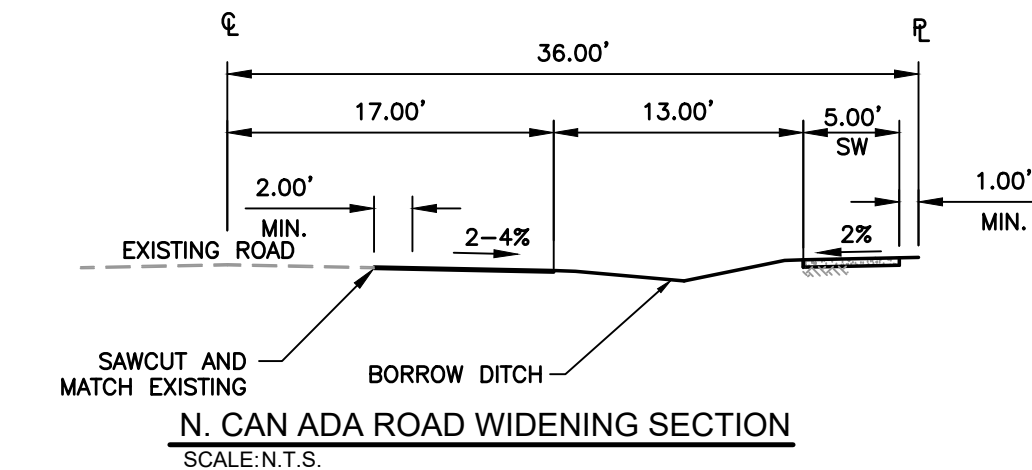
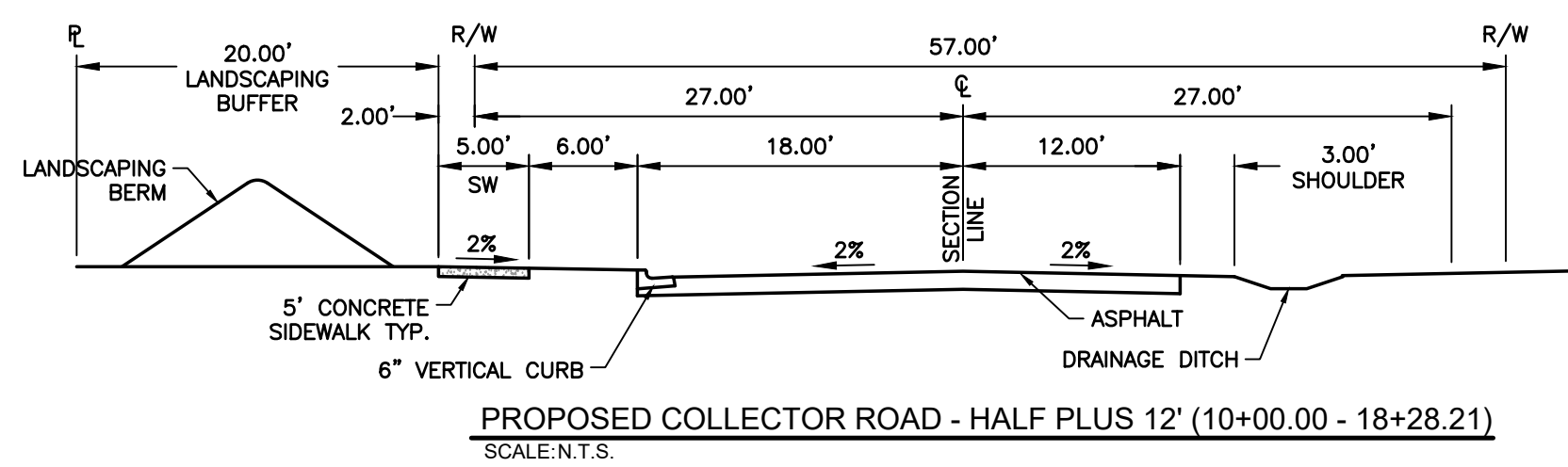
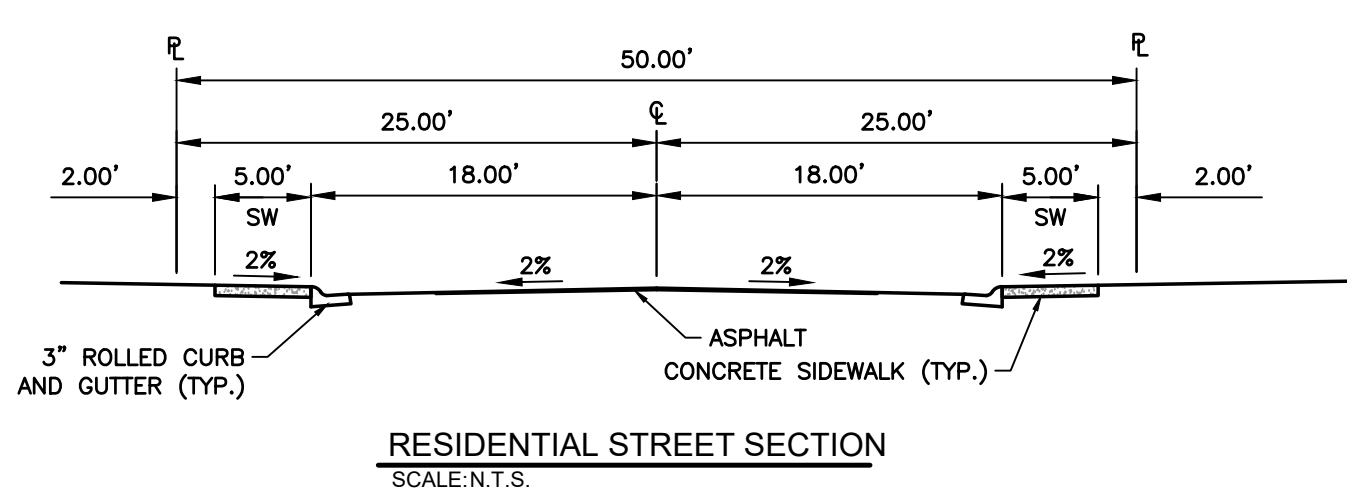
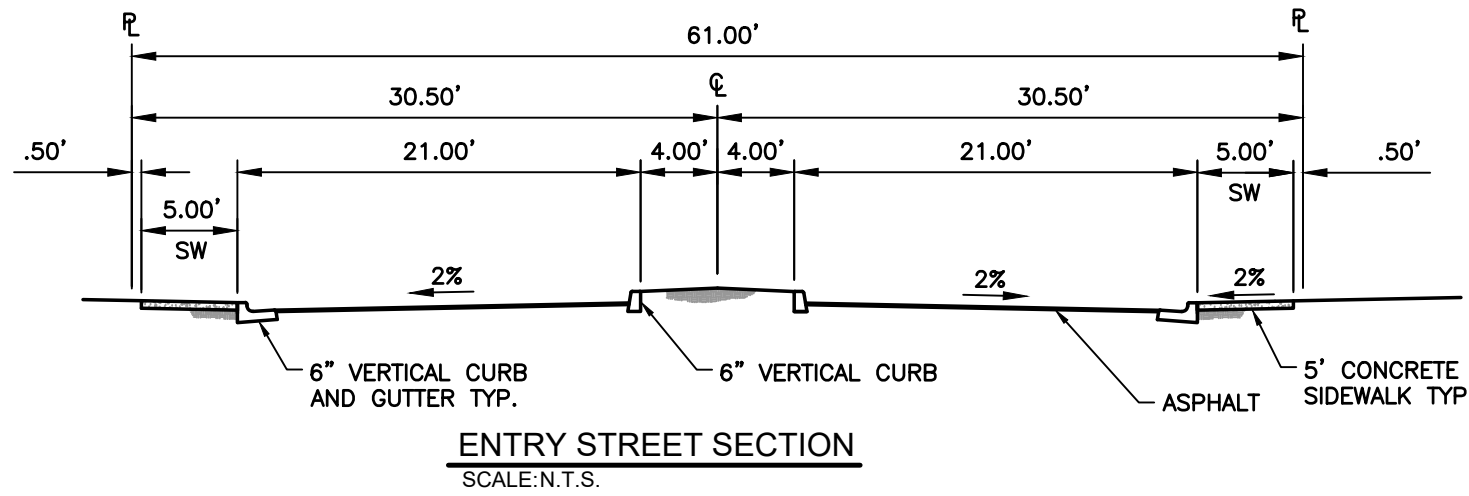
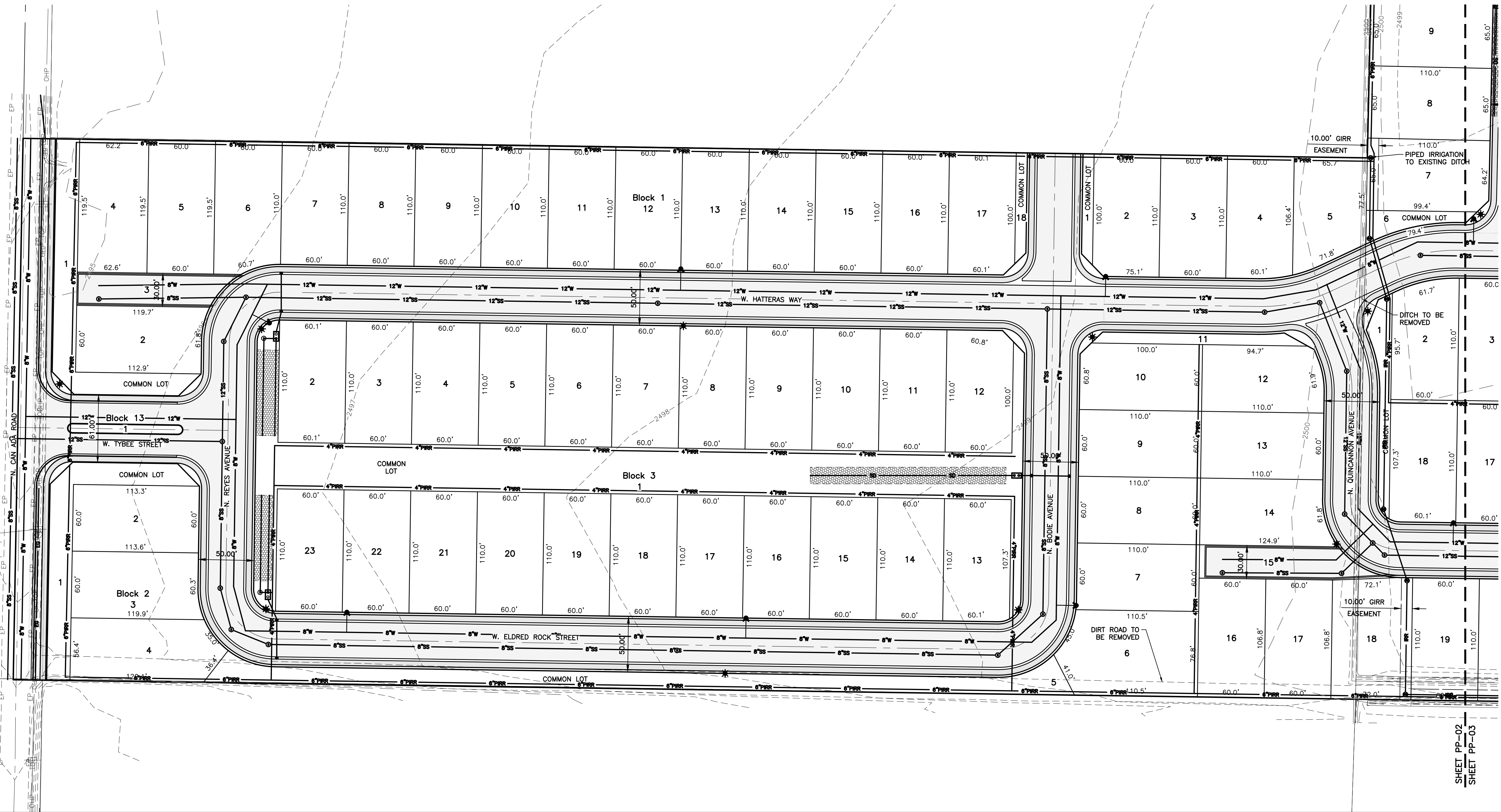
SHEET NUMBER SHEET TITLE

PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING AND PROPOSED CONDITIONS
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	PHASING PLAN

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



Plot Date: 2/22/2023 12:04 PM Plotted By: Stephen Seneha
Date Created: 2/22/2023 JUB\CENTRAL\CLIENT\SD\MARKBOTTLES\REAL ESTATE\PROJECTS\10-21-108 BEACON CROSSING\PLAT\CAD\10-21-108 PRE-PLAT.DWG



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

PROFESSIONAL ENGINEER
REGISTERED
18885
STATE OF IDAHO
KESLEIGH M. MAYSSET

REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING AND THE DESIGN AND CONSTRUCTION OF THE PROJECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

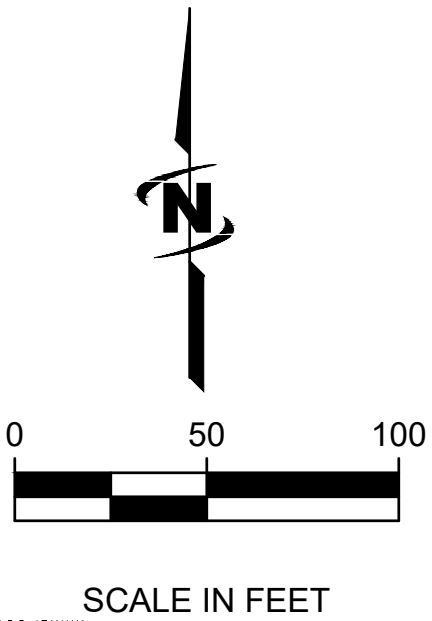
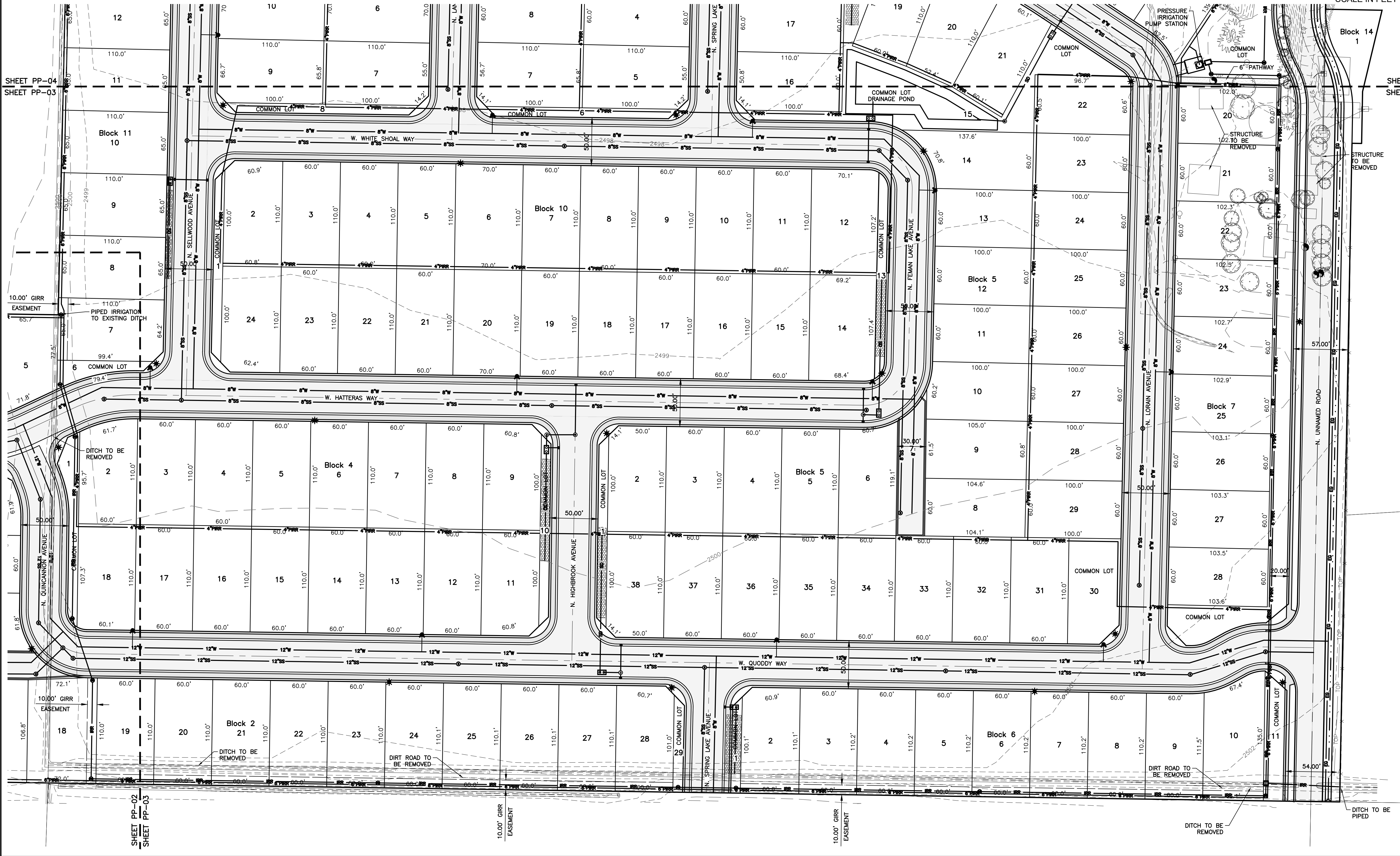
NO.	REVISION	DESCRIPTION	BY	DATE

NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE: 10-21-108_PRE-PLAT
JUB PROJ. #: 10-21-108
DRAWN BY: SAS
DESIGN BY: SAS
CHECKED BY: KMM
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 2/22/2023
SHEET NUMBER:
PP-02

Plot Date: 2/22/2023 12:05 PM Plotted By: Stephen Seneha
Date Created: 2/22/2023 J:\CENTRAL\CLIENTS\ID\MARKBOTT\ES&A\ESTATE\PROJECTS\10-21-108 BEACON CROSSING\PP\PLAT\CAD\10-21-108 PRE-PLAT.DWG



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

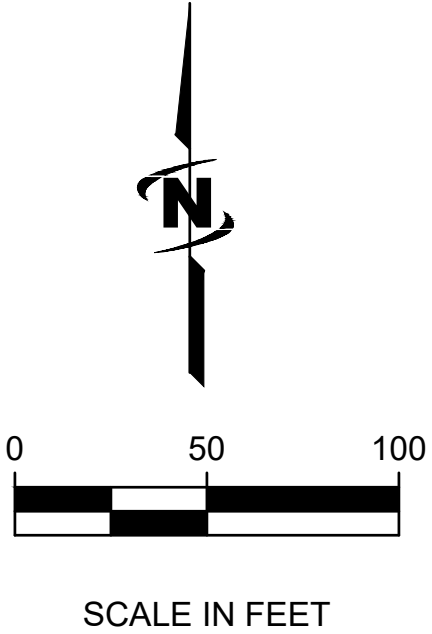
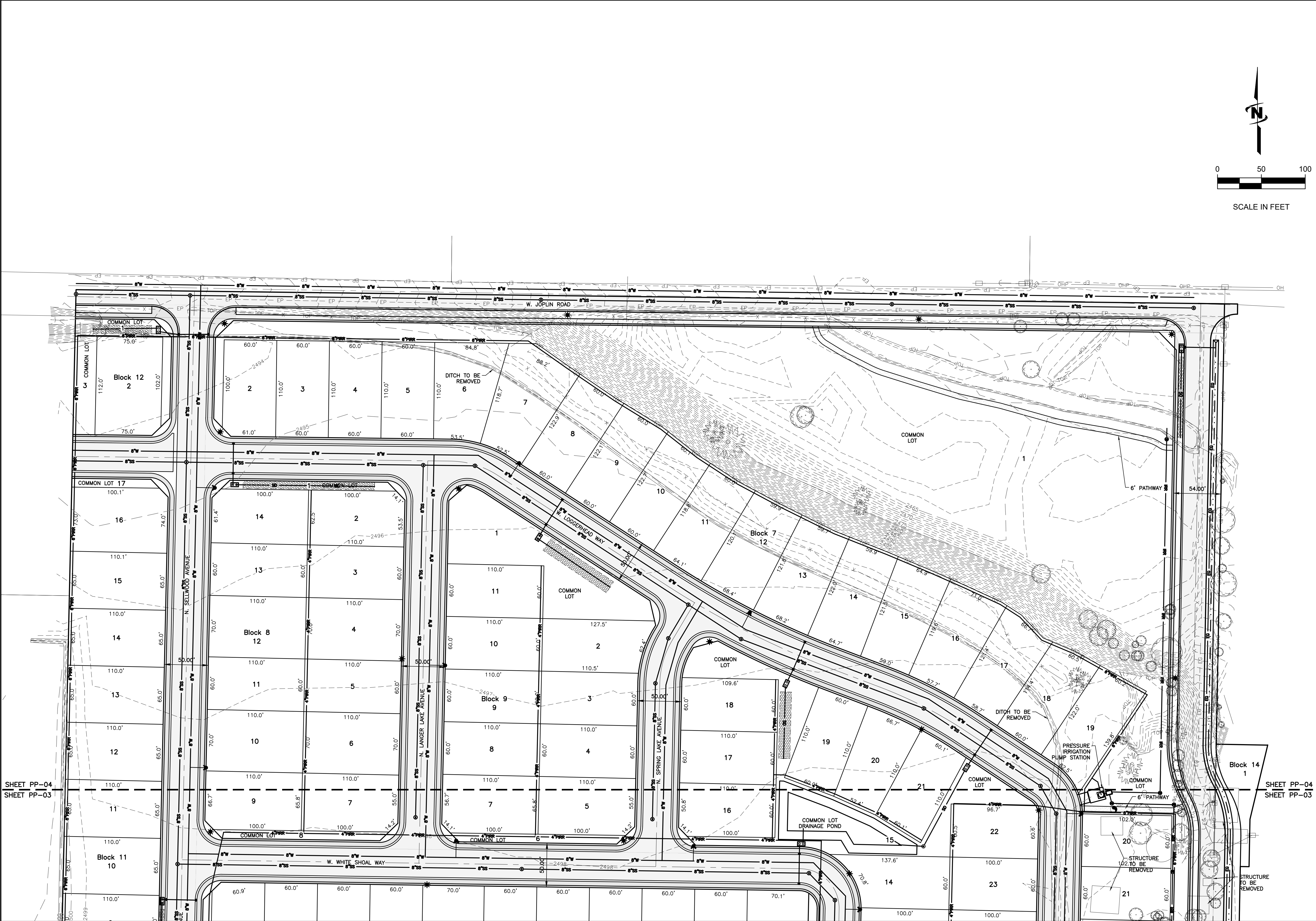


REUSE OF DRAWINGS			
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND TRADEMARK RIGHTS IN THIS DESIGN AND THE DESIGN SHALL BE REUSED WITHOUT WRITTEN CONSENT BY JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.			
REVISION			
NO.	DESCRIPTION	BY	DATE

NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO
EXISTING AND PROPOSED CONDITIONS

FILE: 10-21-108_PRE-PLAT
JUB PROJ. #: 10-21-108
DRAWN BY: SAS
DESIGN BY: SAS
CHECKED BY: KMM
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LAST UPDATED: 2/22/2023
SHEET NUMBER:
PP-03

Plot Date: 2/22/2023 12:05 PM Plotted By: Stephen Soretha
Date Created: 2/22/2023 J:\B\CENTRAL\CLIENTS\ID\MARKOTT\LEASEREAL\STATE\PROJECTS\10-21-108 BEACON CROSSING\PP\PLAT\CAD\10-21-108 PRE-PLAT.DWG



SHEET PP-04
SHEET PP-03

SHEET PP-04
SHEET PP-03

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JUB PROJ. #: 10-21-108
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INCH SCALE ACCORDINGLY
LAST UPDATED: 2/22/2023
SHEET NUMBER:

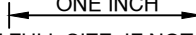
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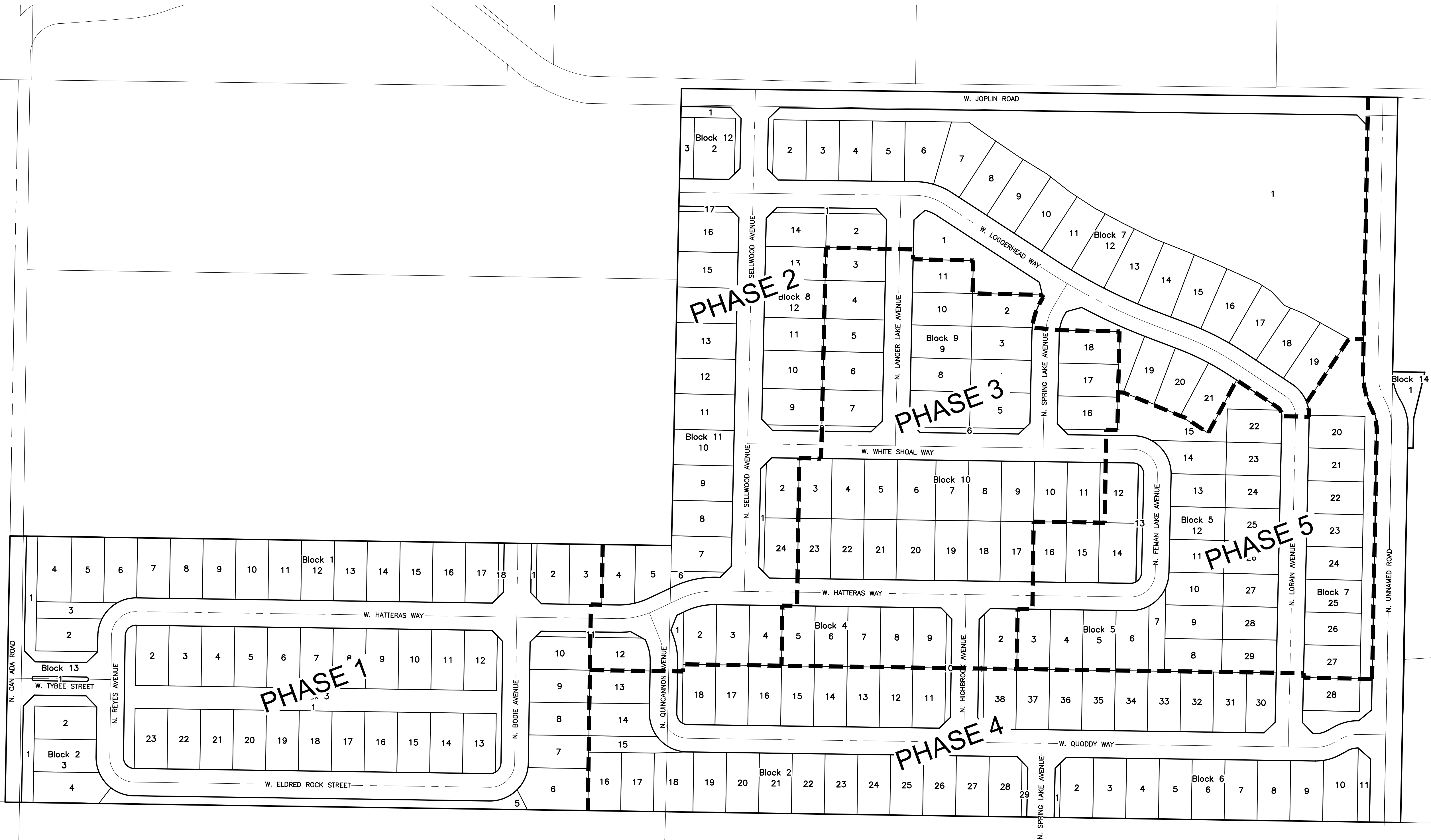
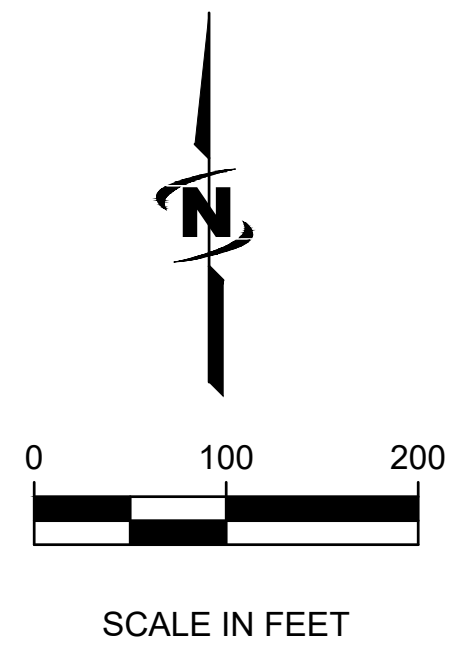
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2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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STATE OF IDAHO
KESLEIGH M. MASSEY

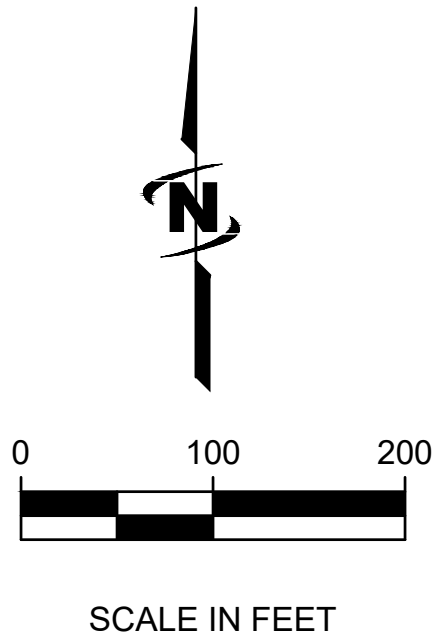
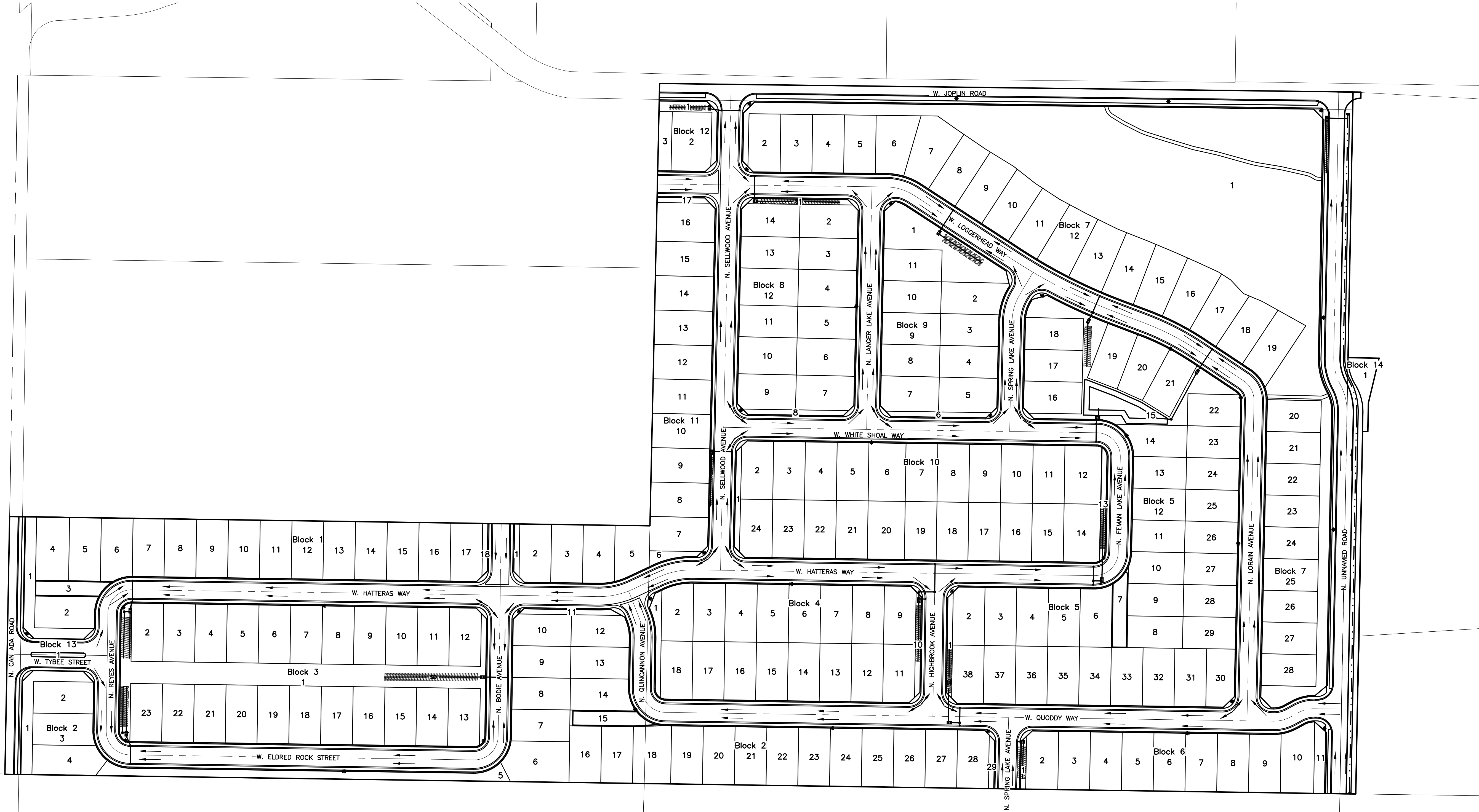
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PHASING PLAN

FILE : 10-21-108, PRE-PLAT
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LAST UPDATED: 2/22/2023
SHEET NUMBER: PP-05



Plot Date: 2/22/2023 12:05 PM Plotted By: Stephen Seneha
Date Created: 2/22/2023 J:\B\CENTRAL\CLIENTS\ID\MARK\BOTTLE\REAL ESTATE\PROJECTS\10-21-108 BEACON CROSSING\PRE-PLAT\CAD\10-21-108 PRE-PLAT.DWG





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REVISION			
NO.	DESCRIPTION	BY	DATE

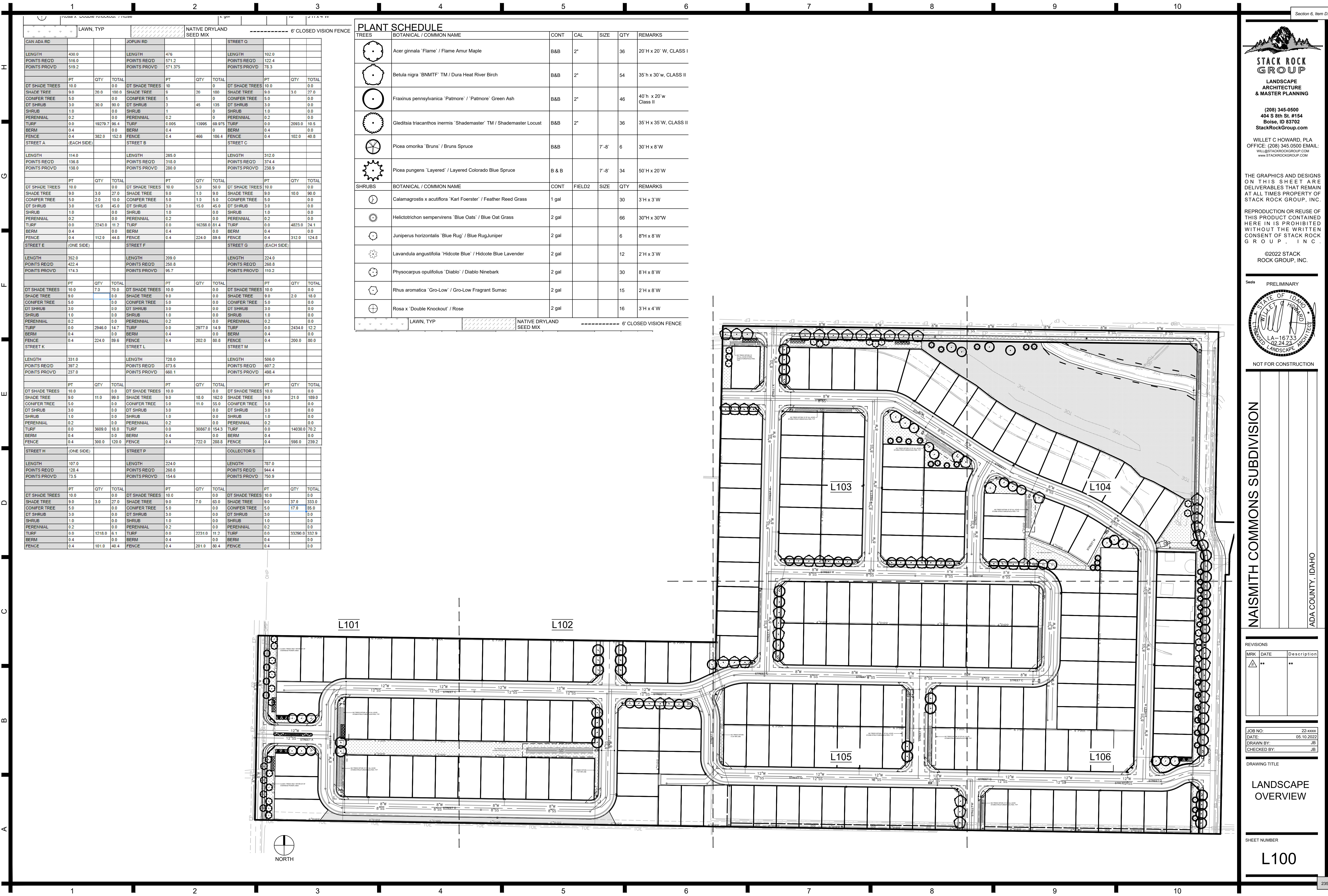
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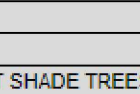
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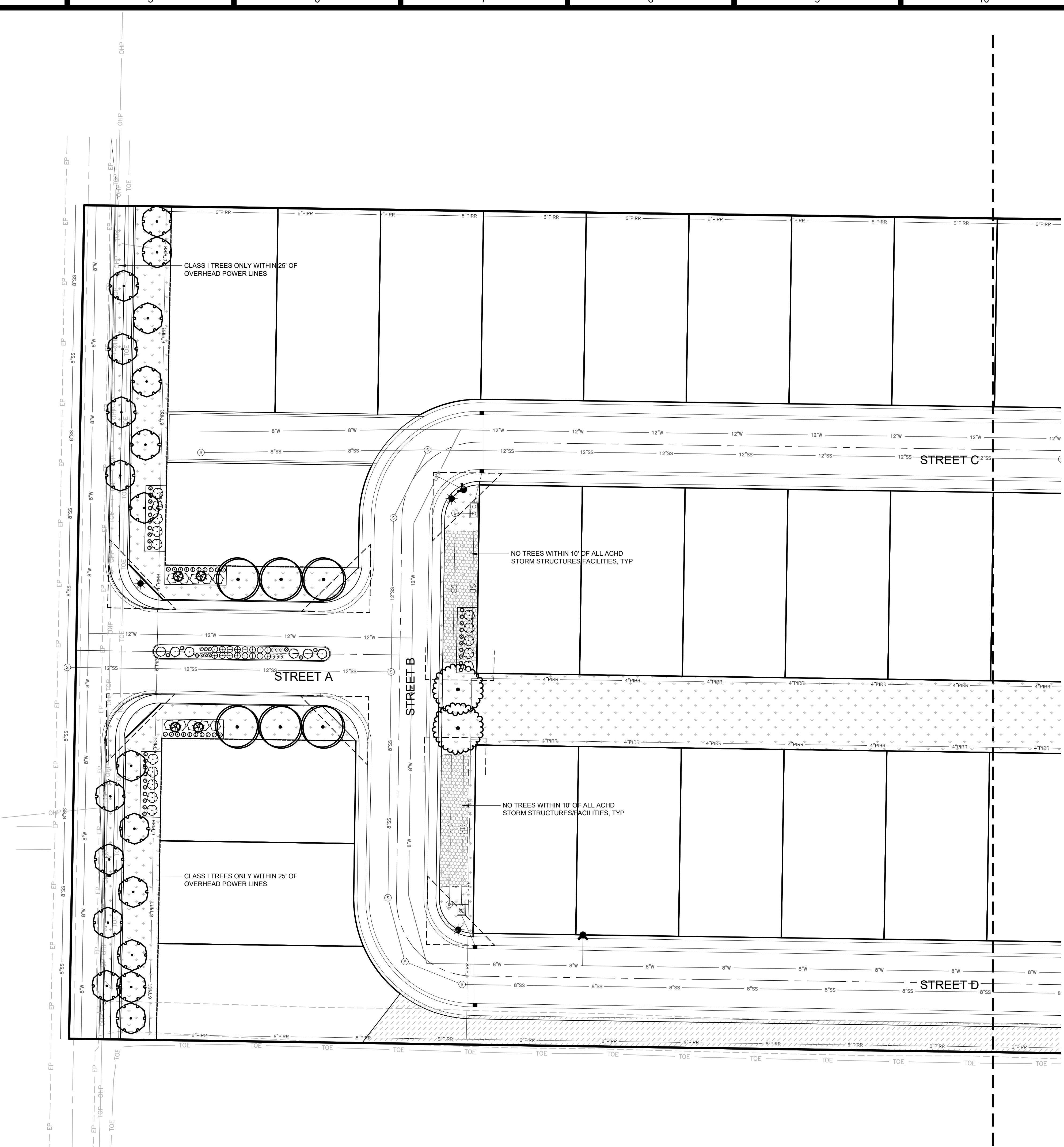
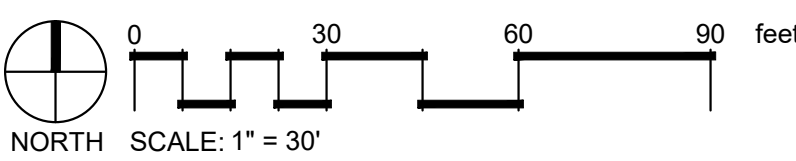
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INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/22/2023


SHEET NUMBER:
PP-06



PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		36	20' H x 20' W, CLASS I
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		54	35'h x 30'w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		46	40'h x 20'w Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		36	35'H x 35'W, CLASS II
	Picea omorika 'Bruns' / Brun's Spruce	B&B		7'-8'	6	30'H x 8'W
	Picea pungens 'Layered' / Layered Colorado Blue Spruce	B & B		7'-8'	34	50'H x 20'W
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			30	3'H x 3'W
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			66	30"H x 30"W
	Juniperus horizontalis 'Blue Rug' / Blue RugJuniper	2 gal			6	8'H x 8'W
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			12	2'H x 3'W
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	2 gal			30	8'H x 8'W
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal			15	2'H x 8'W
	Rosa x 'Double Knockout' / Rose	2 gal			16	3'H x 4'W

LAWN, TYP				NATIVE DRYLAND SEED MIX				6' CLOSED VISION FENCE			
CANADA RD				JOPUN RD				STREET Q			
LENGTH	430.0			LENGTH	476			LENGTH	102.0		
POINTS REQ'D	516.0			POINTS REQ'D	571.2			POINTS REQ'D	122.4		
POINTS PROV'D	519.2			POINTS PROV'D	571.375			POINTS PROV'D	78.3		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10	0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	20.0	180.0	SHADE TREE	9	20	180	SHADE TREE	9.0	3.0	27.0
CONIFER TREE	5.0	0.0	0.0	CONIFER TREE	5	0	0	CONIFER TREE	5.0	0.0	0.0
DT SHRUB	3.0	30.0	90.0	DT SHRUB	3	45	135	DT SHRUB	3.0	0.0	0.0
SHRUB	1.0	0.0	0.0	SHRUB	1	0	0	SHRUB	1.0	0.0	0.0
PERENNIAL	0.2	0.0	0.0	PERENNIAL	0.2	0	0	PERENNIAL	0.2	0.0	0.0
TURF	0.0	19279.7	96.4	TURF	0.005	13995	69.975	TURF	0.0	2093.0	10.5
BERM	0.4	0.0	0.0	BERM	0.4	0	0	BERM	0.4	0.0	0.0
FENCE	0.4	382.0	152.8	FENCE	0.4	466	186.4	FENCE	0.4	102.0	40.8
STREET A (EACH SIDE)				STREET B				STREET C			
LENGTH	114.0			LENGTH	285.0			LENGTH	312.0		
POINTS REQ'D	136.8			POINTS REQ'D	318.0			POINTS REQ'D	374.4		
POINTS PROV'D	138.0			POINTS PROV'D	280.0			POINTS PROV'D	238.9		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	5.0	50.0	DT SHADE TREES	10.0	0.0	0.0
SHADE TREE	9.0	3.0	27.0	SHADE TREE	9.0	1.0	9.0	SHADE TREE	9.0	10.0	90.0
CONIFER TREE	5.0	2.0	10.0	CONIFER TREE	5.0	1.0	5.0	CONIFER TREE	5.0	0.0	0.0
DT SHRUB	3.0	15.0	45.0	DT SHRUB	3.0	15.0	45.0	DT SHRUB	3.0	0.0	0.0
SHRUB	1.0	0.0	0.0	SHRUB	1.0	0.0	0.0	SHRUB	1.0	0.0	0.0
PERENNIAL	0.2	0.0	0.0	PERENNIAL	0.2	0.0	0.0	PERENNIAL	0.2	0.0	0.0
TURF	0.0	2243.0	11.2	TURF	0.0	16288.0	81.4	TURF	0.0	4833.0	24.1
BERM	0.4	0.0	0.0	BERM	0.4	0.0	0.0	BERM	0.4	0.0	0.0
FENCE	0.4	112.0	44.8	FENCE	0.4	224.0	89.6	FENCE	0.4	312.0	124.8
STREET E (ONE SIDE)				STREET F				STREET G (EACH SIDE)			
LENGTH	352.0			LENGTH	209.0			LENGTH	224.0		
POINTS REQ'D	422.4			POINTS REQ'D	250.8			POINTS REQ'D	268.8		
POINTS PROV'D	174.3			POINTS PROV'D	95.7			POINTS PROV'D	110.2		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	7.0	70.0	DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0	0.0
SHADE TREE	9.0	0.0	0.0	SHADE TREE	9.0	0.0	0.0	SHADE TREE	9.0	2.0	18.0
CONIFER TREE	5.0	0.0	0.0	CONIFER TREE	5.0	0.0	0.0	CONIFER TREE	5.0	0.0	0.0
DT SHRUB	3.0	0.0	0.0	DT SHRUB	3.0	0.0	0.0	DT SHRUB	3.0	0.0	0.0
SHRUB	1.0	0.0	0.0	SHRUB	1.0	0.0	0.0	SHRUB	1.0	0.0	0.0
PERENNIAL	0.2	0.0	0.0	PERENNIAL	0.2	0.0	0.0	PERENNIAL	0.2	0.0	0.0
TURF	0.0	2946.0	14.7	TURF	0.0	2977.0	14.9	TURF	0.0	2434.0	12.2
BERM	0.4	0.0	0.0	BERM	0.4	0.0	0.0	BERM	0.4	0.0	0.0
FENCE	0.4	224.0	89.6	FENCE	0.4	202.0	80.8	FENCE	0.4	200.0	80.0
STREET K				STREET L				STREET M			
LENGTH	331.0			LENGTH	728.0			LENGTH	506.0		
POINTS REQ'D	397.2			POINTS REQ'D	873.6			POINTS REQ'D	607.2		
POINTS PROV'D	237.0			POINTS PROV'D	660.1			POINTS PROV'D	486.4		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0	0.0
SHADE TREE	9.0	11.0	99.0	SHADE TREE	9.0	18.0	162.0	SHADE TREE	9.0	21.0	189.0
CONIFER TREE	5.0	0.0	0.0	CONIFER TREE	5.0	11.0	55.0	CONIFER TREE	5.0	0.0	0.0
DT SHRUB	3.0	0.0	0.0	DT SHRUB	3.0	0.0	0.0	DT SHRUB	3.0	0.0	0.0
SHRUB	1.0	0.0	0.0	SHRUB	1.0	0.0	0.0	SHRUB	1.0	0.0	0.0
PERENNIAL	0.2	0.0	0.0	PERENNIAL	0.2	0.0	0.0	PERENNIAL	0.2	0.0	0.0
TURF	0.0	3609.0	18.0	TURF	0.0	30867.0	154.3	TURF	0.0	14030.0	70.2
BERM	0.4	0.0	0.0	BERM	0.4	0.0	0.0	BERM	0.4	0.0	0.0
FENCE	0.4	300.0	120.0	FENCE	0.4	722.0	288.8	FENCE	0.4	596.0	239.2
STREET H (ONE SIDE)				STREET P				COLLECTOR S			
LENGTH	107.0			LENGTH	224.0			LENGTH	787.0		
POINTS REQ'D	128.4			POINTS REQ'D	268.8			POINTS REQ'D	944.4		
POINTS PROV'D	73.5			POINTS PROV'D	154.8			POINTS PROV'D	750.9		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0	0.0
SHADE TREE	9.0	3.0	27.0	SHADE TREE	9.0	7.0	63.0	SHADE TREE	9.0	37.0	333.0
CONIFER TREE	5.0	0.0	0.0	CONIFER TREE	5.0	0.0	0.0	CONIFER TREE	5.0	17.0	85.0
DT SHRUB	3.0	0.0	0.0	DT SHRUB	3.0	0.0	0.0	DT SHRUB	3.0	0.0	0.0
SHRUB	1.0	0.0	0.0	SHRUB	1.0	0.0	0.0	SHRUB	1.0	0.0	0.0
PERENNIAL	0.2	0.0	0.0	PERENNIAL	0.2	0.0	0.0	PERENNIAL	0.2	0.0	0.0
TURF	0.0	1218.0	6.1	TURF	0.0	2231.0	11.2	TURF	0.0	33290.0	332.9
BERM	0.4	0.0	0.0	BERM	0.4	0.0	0.0	BERM	0.4	0.0	0.0
FENCE	0.4	101.0	40.4	FENCE	0.4	201.0	80.4	FENCE	0.4	0.0	0.0





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LANDSCAPE ARCHITECTURE & MASTER PLANNING

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Boise, ID 83702
StackRockGroup.com

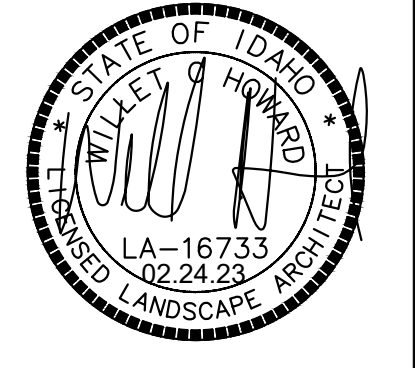
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NAISMITH COMMONS SUBDIVISION

ADA COUNTY, IDAHO

REVISIONS		
MRK	DATE	Description
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JOB NO: 22-xxxx
DATE: 05.10.2022
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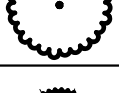
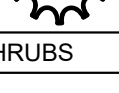
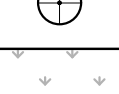
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LANDSCAPE PLAN - AREA 1

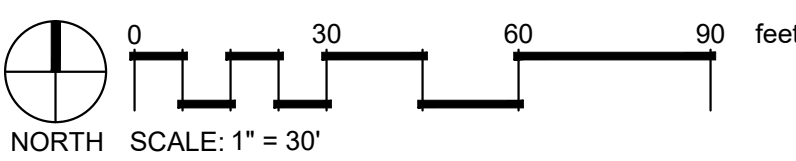
SHEET NUMBER


L101

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		36	20'H x 20' W, CLASS I
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		54	35'h x 30'w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		46	40'h x 20'w Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		36	35'H x 35'W, CLASS II
	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	6	30'H x 8'W
	Picea pungens 'Layered' / Layered Colorado Blue Spruce	B & B		7'-8'	34	50'H x 20'W
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			30	3'H x 3'W
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			66	30"H x 30"W
	Juniperus horizontalis 'Blue Rug' / Blue RugJuniper	2 gal			6	8"H x 8'W
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			12	2'H x 3'W
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	2 gal			30	8'H x 8'W
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal			15	2'H x 8'W
	Rosa x 'Double Knockout' / Rose	2 gal			16	3'H x 4'W

LAWN, TYP				NATIVE DRYLAND SEED MIX				6' CLOSED VISION FENCE			
CAN ADA RD				JOPUN RD				STREET Q			
LENGTH	430.0			LENGTH	476			LENGTH	102.0		
POINTS REQ'D	516.0			POINTS REQ'D	571.2			POINTS REQ'D	122.4		
POINTS PROV'D	519.2			POINTS PROV'D	571.375			POINTS PROV'D	78.3		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10	0		DT SHADE TREES	10.0	0.0	
SHADE TREE	5.0	20.0		SHADE TREE	5	20		SHADE TREE	9.0	3.0	
CONIFER TREE	5.0	0.0		CONIFER TREE	5	0		CONIFER TREE	5.0	0.0	
DT SHRUB	3.0	30.0		DT SHRUB	3	45		DT SHRUB	3.0	0.0	
SHRUB	1.0	0.0		SHRUB	1	0		SHRUB	1.0	0.0	
PERENNIAL	0.2	0.0		PERENNIAL	0.2	0		PERENNIAL	0.2	0.0	
TURF	0.0	19279.7		TURF	0.005	13995		TURF	0.0	2093.0	
BERM	0.4	0.0		BERM	0.4	0		BERM	0.4	0.0	
FENCE	0.4	382.0		FENCE	0.4	466		FENCE	0.4	102.0	
STREET A (EACH SIDE)				STREET B				STREET C			
LENGTH	114.0			LENGTH	285.0			LENGTH	312.0		
POINTS REQ'D	136.8			POINTS REQ'D	318.0			POINTS REQ'D	374.4		
POINTS PROV'D	138.0			POINTS PROV'D	280.0			POINTS PROV'D	238.9		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	5.0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	3.0		SHADE TREE	9.0	1.0		SHADE TREE	9.0	10.0	
CONIFER TREE	5.0	2.0		CONIFER TREE	5.0	1.0		CONIFER TREE	5.0	0.0	
DT SHRUB	3.0	15.0		DT SHRUB	3.0	15.0		DT SHRUB	3.0	0.0	
SHRUB	1.0	0.0		SHRUB	1.0	0.0		SHRUB	1.0	0.0	
PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0	
TURF	0.0	2243.0		TURF	0.0	16288.0		TURF	0.0	4833.0	
BERM	0.4	0.0		BERM	0.4	0.0		BERM	0.4	0.0	
FENCE	0.4	112.0		FENCE	0.4	224.0		FENCE	0.4	312.0	
STREET E (ONE SIDE)				STREET F				STREET G (EACH SIDE)			
LENGTH	352.0			LENGTH	209.0			LENGTH	224.0		
POINTS REQ'D	422.4			POINTS REQ'D	250.6			POINTS REQ'D	268.8		
POINTS PROV'D	174.3			POINTS PROV'D	95.7			POINTS PROV'D	110.2		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	7.0		DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	0.0		SHADE TREE	9.0	0.0		SHADE TREE	9.0	2.0	
CONIFER TREE	5.0	0.0		CONIFER TREE	5.0	0.0		CONIFER TREE	5.0	0.0	
DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0	
SHRUB	1.0	0.0		SHRUB	1.0	0.0		SHRUB	1.0	0.0	
PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0	
TURF	0.0	2946.0		TURF	0.0	2977.0		TURF	0.0	2434.0	
BERM	0.4	0.0		BERM	0.4	0.0		BERM	0.4	0.0	
FENCE	0.4	224.0		FENCE	0.4	202.0		FENCE	0.4	200.0	
STREET K				STREET L				STREET M			
LENGTH	331.0			LENGTH	728.0			LENGTH	506.0		
POINTS REQ'D	397.2			POINTS REQ'D	873.6			POINTS REQ'D	607.2		
POINTS PROV'D	237.0			POINTS PROV'D	660.1			POINTS PROV'D	486.4		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	11.0		SHADE TREE	9.0	18.0		SHADE TREE	9.0	21.0	
CONIFER TREE	5.0	0.0		CONIFER TREE	5.0	11.0		CONIFER TREE	5.0	0.0	
DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0	
SHRUB	1.0	0.0		SHRUB	1.0	0.0		SHRUB	1.0	0.0	
PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0	
TURF	0.0	3609.0		TURF	0.0	30867.0		TURF	0.0	14030.0	
BERM	0.4	0.0		BERM	0.4	0.0		BERM	0.4	0.0	
FENCE	0.4	300.0		FENCE	0.4	722.0		FENCE	0.4	596.0	
STREET H (ONE SIDE)				STREET P				COLLECTOR S			
LENGTH	107.0			LENGTH	224.0			LENGTH	787.0		
POINTS REQ'D	128.4			POINTS REQ'D	268.8			POINTS REQ'D	944.4		
POINTS PROV'D	73.5			POINTS PROV'D	154.8			POINTS PROV'D	750.9		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	3.0		SHADE TREE	9.0	7.0		SHADE TREE	9.0	37.0	
CONIFER TREE	5.0	0.0		CONIFER TREE	5.0	0.0		CONIFER TREE	5.0	17.0	
DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0	
SHRUB	1.0	0.0		SHRUB	1.0	0.0		SHRUB	1.0	0.0	
PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0	
TURF	0.0	1218.0		TURF	0.0	2231.0		TURF	0.0	33290.0	
BERM	0.4	0.0		BERM	0.4	0.0		BERM	0.4	0.0	
FENCE	0.4	101.0		FENCE	0.4	201.0		FENCE	0.4	0.0	





STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

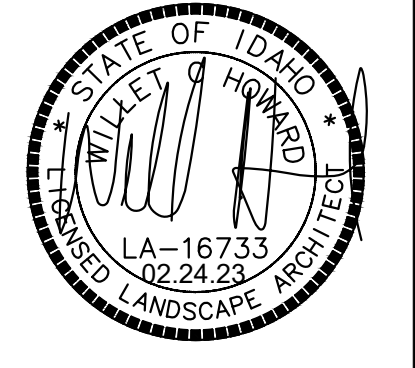
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www.stackrockgroup.com

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ADA COUNTY, IDAHO

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JOB NO: 22-xxxx
DATE: 05.10.2022
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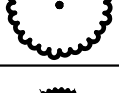
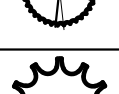
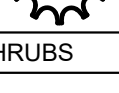
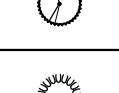
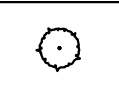
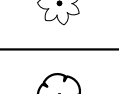
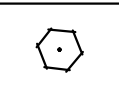
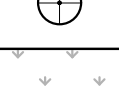



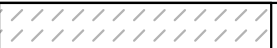
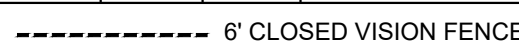
LANDSCAPE PLAN - AREA 2

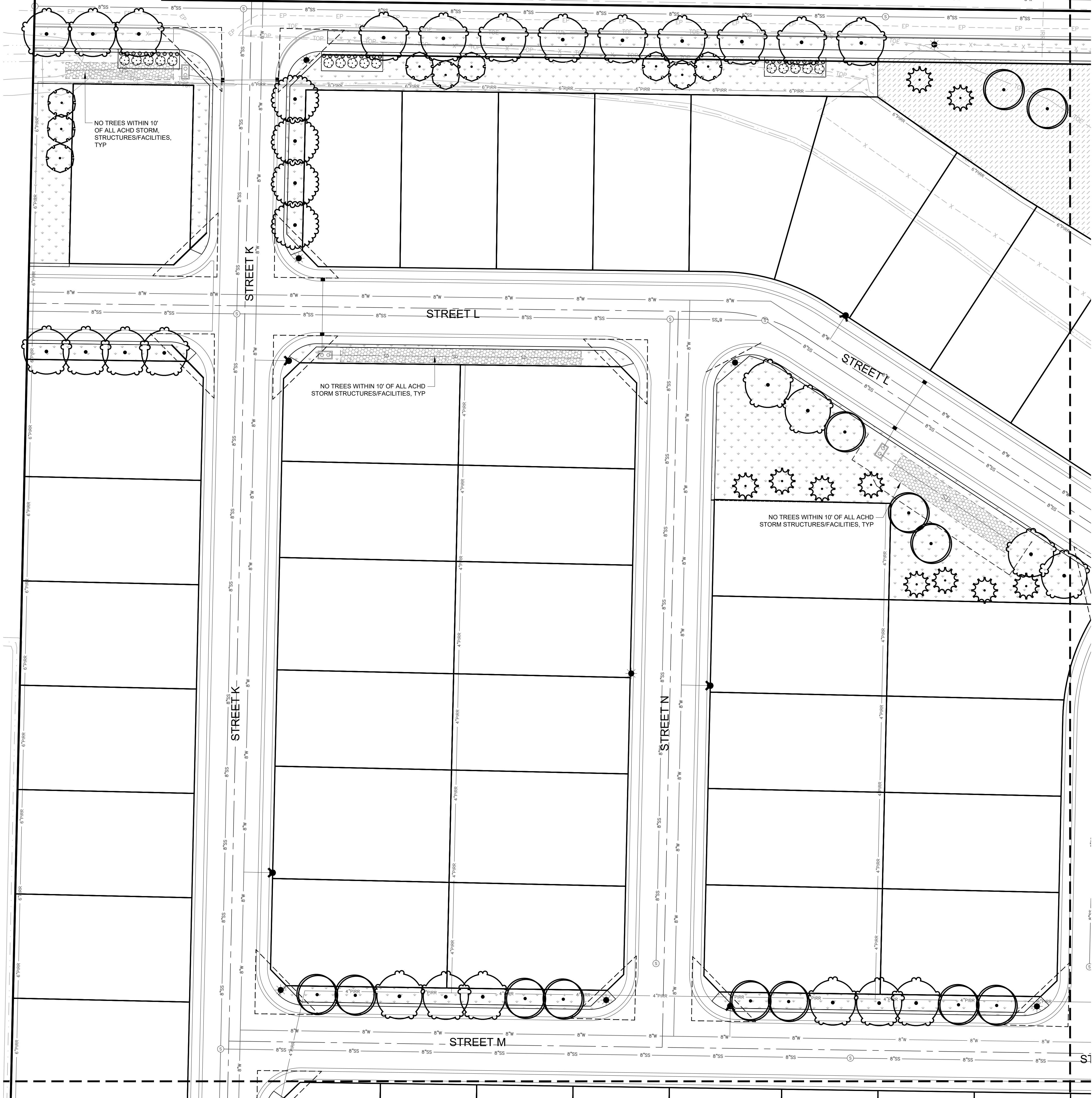
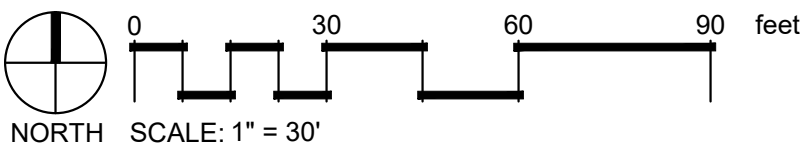
SHEET NUMBER

L102

STACK ROCK GROUP - QTY REVIEW SET

237

PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		36	20' H x 20' W, CLASS I
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		54	35' H x 30' W, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		46	40' H x 20' W, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		36	35' H x 35' W, CLASS II
	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	6	30' H x 8' W
	Picea pungens 'Layered' / Layered Colorado Blue Spruce	B & B		7'-8'	34	50' H x 20' W
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			30	3' H x 3' W
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			66	30" H x 30" W
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	2 gal			6	8" H x 8" W
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			12	2' H x 3' W
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	2 gal			30	8' H x 8' W
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal			15	2' H x 8' W
	Rosa x 'Double Knockout' / Rose	2 gal			16	3' H x 4' W
 LAWN, TYP		 NATIVE DRYLAND SEED MIX		 6' CLOSED VISION FENCE		





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(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

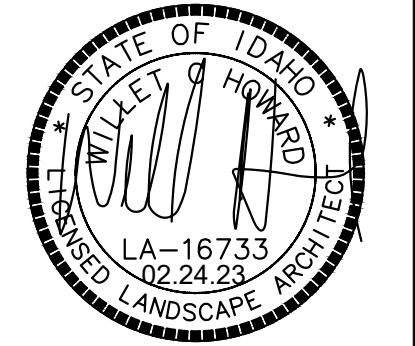
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILLET@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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ADA COUNTY, IDAHO

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DATE:05.10.2022

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CHECKED BY:JB

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LANDSCAPE
PLAN - AREA 3

SHEET NUMBER

L103

PLANT SCHEDULE

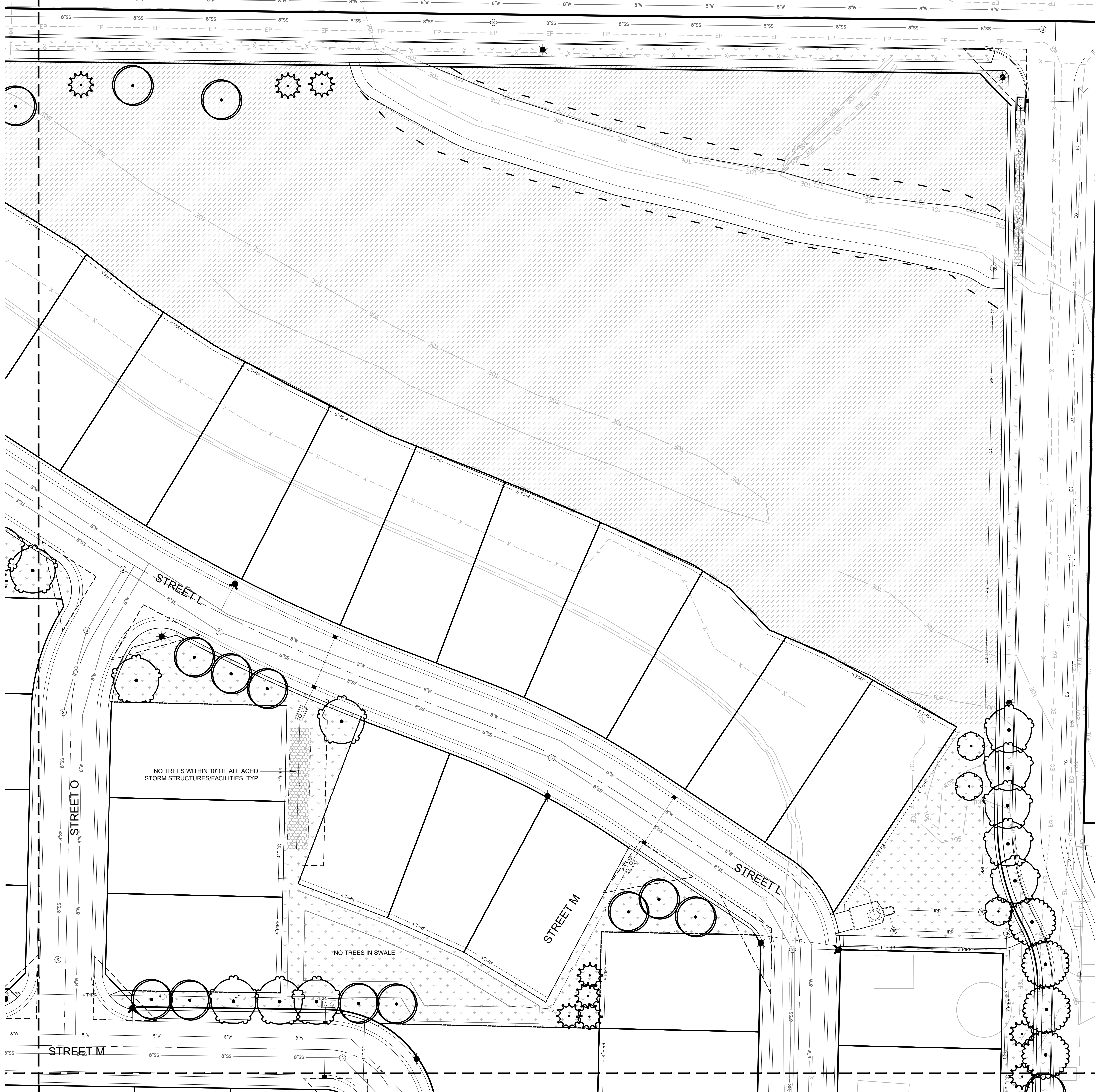
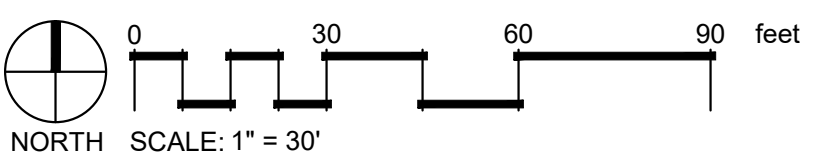
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		36	20'H x 20' W, CLASS I
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		54	35'h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		46	40'h x 20' w Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		36	35'H x 35'W, CLASS II
	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	6	30'H x 8'W
	Picea pungens 'Layered' / Layered Colorado Blue Spruce	B & B		7'-8'	34	50'H x 20'W
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			30	3'H x 3'W
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			66	30"H x 30"W
	Juniperus horizontalis 'Blue Rug' / Blue RugJuniper	2 gal			6	8'H x 8'W
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			12	2'H x 3'W
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	2 gal			30	8'H x 8'W
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal			15	2'H x 8'W
	Rosa x 'Double Knockout' / Rose	2 gal			16	3'H x 4'W


LAWN, TYP

NATIVE DRYLAND SEED MIX

6' CLOSED VISION FENCE

CANADA RD				JOPUN RD				STREET Q			
LENGTH	430.0			LENGTH	476			LENGTH	102.0		
POINTS REQ'D	516.0			POINTS REQ'D	571.2			POINTS REQ'D	122.4		
POINTS PROV'D	519.2			POINTS PROV'D	571.375			POINTS PROV'D	78.3		
DT SHADE TREES	10.0		0.0	DT SHADE TREES	10		0	DT SHADE TREES	10.0		0.0
SHADE TREE	9.0	20.0	180.0	SHADE TREE	9	20	180	SHADE TREE	9.0	3.0	27.0
CONIFER TREE	5.0		0.0	CONIFER TREE	5		0	CONIFER TREE	5.0		0.0
DT SHRUB	3.0	30.0	90.0	DT SHRUB	3	45	135	DT SHRUB	3.0		0.0
SHRUB	1.0		0.0	SHRUB	1		0	SHRUB	1.0		0.0
PERENNIAL	0.2		0.0	PERENNIAL	0.2		0	PERENNIAL	0.2		0.0
TURF	0.0	19279.7	96.4	TURF	0.005	13985	69.975	TURF	0.0	2093.0	10.5
BERM	0.4		0.0	BERM	0.4		0	BERM	0.4		0.0
FENCE	0.4	382.0	152.8	FENCE	0.4	466	186.4	FENCE	0.4	102.0	40.8
STREET A (EACH SIDE)				STREET B				STREET C			
LENGTH	114.0			LENGTH	285.0			LENGTH	312.0		
POINTS REQ'D	136.8			POINTS REQ'D	318.0			POINTS REQ'D	374.4		
POINTS PROV'D	138.0			POINTS PROV'D	280.0			POINTS PROV'D	238.9		
DT SHADE TREES	10.0		0.0	DT SHADE TREES	10.0	5.0	50.0	DT SHADE TREES	10.0		0.0
SHADE TREE	9.0	3.0	27.0	SHADE TREE	9.0	1.0	9.0	SHADE TREE	9.0	10.0	90.0
CONIFER TREE	5.0	2.0	10.0	CONIFER TREE	5.0	1.0	5.0	CONIFER TREE	5.0		0.0
DT SHRUB	3.0	15.0	45.0	DT SHRUB	3.0	15.0	45.0	DT SHRUB	3.0		0.0
SHRUB	1.0		0.0	SHRUB	1.0		0	SHRUB	1.0		0.0
PERENNIAL	0.2		0.0	PERENNIAL	0.2		0	PERENNIAL	0.2		0.0
TURF	0.0	2243.0	11.2	TURF	0.0	16288.0	81.4	TURF	0.0	4833.0	24.1
BERM	0.4		0.0	BERM	0.4		0	BERM	0.4		0.0
FENCE	0.4	112.0	44.8	FENCE	0.4	224.0	89.6	FENCE	0.4	312.0	124.8
STREET E (ONE SIDE)				STREET F				STREET G (EACH SIDE)			
LENGTH	352.0			LENGTH	209.0			LENGTH	224.0		
POINTS REQ'D	422.4			POINTS REQ'D	250.6			POINTS REQ'D	268.8		
POINTS PROV'D	174.3			POINTS PROV'D	95.7			POINTS PROV'D	110.2		
DT SHADE TREES	10.0		7.0	DT SHADE TREES	10.0		0.0	DT SHADE TREES	10.0		0.0
SHADE TREE	9.0		0.0	SHADE TREE	9.0		0.0	SHADE TREE	9.0	2.0	18.0
CONIFER TREE	5.0		0.0	CONIFER TREE	5.0		0.0	CONIFER TREE	5.0		0.0
DT SHRUB	3.0		0.0	DT SHRUB	3.0		0.0	DT SHRUB	3.0		0.0
SHRUB	1.0		0.0	SHRUB	1.0		0.0	SHRUB	1.0		0.0
PERENNIAL	0.2		0.0	PERENNIAL	0.2		0.0	PERENNIAL	0.2		0.0
TURF	0.0	2946.0	14.7	TURF	0.0	2977.0	14.9	TURF	0.0	2434.0	12.2
BERM	0.4		0.0	BERM	0.4		0.0	BERM	0.4		0.0
FENCE	0.4	224.0	89.6	FENCE	0.4	202.0	80.8	FENCE	0.4	200.0	80.0
STREET K				STREET L				STREET M			
LENGTH	331.0			LENGTH	728.0			LENGTH	506.0		
POINTS REQ'D	397.2			POINTS REQ'D	873.6			POINTS REQ'D	607.2		
POINTS PROV'D	237.0			POINTS PROV'D	660.1			POINTS PROV'D	486.4		
DT SHADE TREES	10.0		0.0	DT SHADE TREES	10.0		0.0	DT SHADE TREES	10.0		0.0
SHADE TREE	9.0	11.0	99.0	SHADE TREE	9.0	18.0	162.0	SHADE TREE	9.0	21.0	189.0
CONIFER TREE	5.0		0.0	CONIFER TREE	5.0	11.0	55.0	CONIFER TREE	5.0		0.0
DT SHRUB	3.0		0.0	DT SHRUB	3.0		0.0	DT SHRUB	3.0		0.0
SHRUB	1.0		0.0	SHRUB	1.0		0.0	SHRUB	1.0		0.0
PERENNIAL	0.2		0.0	PERENNIAL	0.2		0.0	PERENNIAL	0.2		0.0
TURF	0.0	3609.0	18.0	TURF	0.0	30867.0	154.3	TURF	0.0	14030.0	70.2
BERM	0.4		0.0	BERM	0.4		0.0	BERM	0.4		0.0
FENCE	0.4	300.0	120.0	FENCE	0.4	722.0	288.8	FENCE	0.4	596.0	239.2
STREET H (ONE SIDE)				STREET P				COLLECTOR S			
LENGTH	107.0			LENGTH	224.0			LENGTH	787.0		
POINTS REQ'D	128.4			POINTS REQ'D	268.8			POINTS REQ'D	944.4		
POINTS PROV'D	73.5			POINTS PROV'D	154.8			POINTS PROV'D	750.9		
DT SHADE TREES	10.0		0.0	DT SHADE TREES	10.0		0.0	DT SHADE TREES	10.0		0.0
SHADE TREE	9.0	3.0	27.0	SHADE TREE	9.0	7.0	63.0	SHADE TREE	9.0	37.0	333.0
CONIFER TREE	5.0		0.0	CONIFER TREE	5.0		0.0	CONIFER TREE	5.0	17.0	85.0
DT SHRUB	3.0		0.0	DT SHRUB	3.0		0.0	DT SHRUB	3.0		0.0
SHRUB	1.0		0.0	SHRUB	1.0		0.0	SHRUB	1.0		0.0
PERENNIAL	0.2		0.0	PERENNIAL	0.2		0.0	PERENNIAL	0.2		0.0
TURF	0.0	1218.0	6.1	TURF	0.0	2231.0	11.2	TURF	0.0	33290.0	166.5
BERM	0.4		0.0	BERM	0.4		0.0	BERM	0.4		0.0
FENCE	0.4	101.0	40.4	FENCE	0.4	201.0	80.4	FENCE	0.4		0.0





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LANDSCAPE ARCHITECTURE & MASTER PLANNING

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Boise, ID 83702
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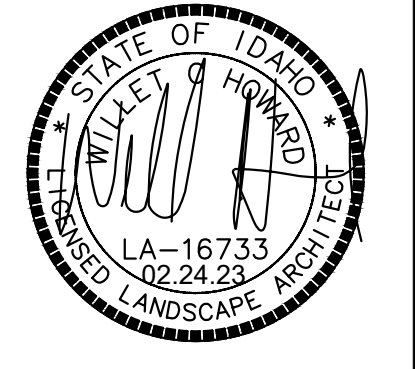
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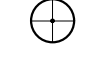
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LANDSCAPE PLAN - AREA 4

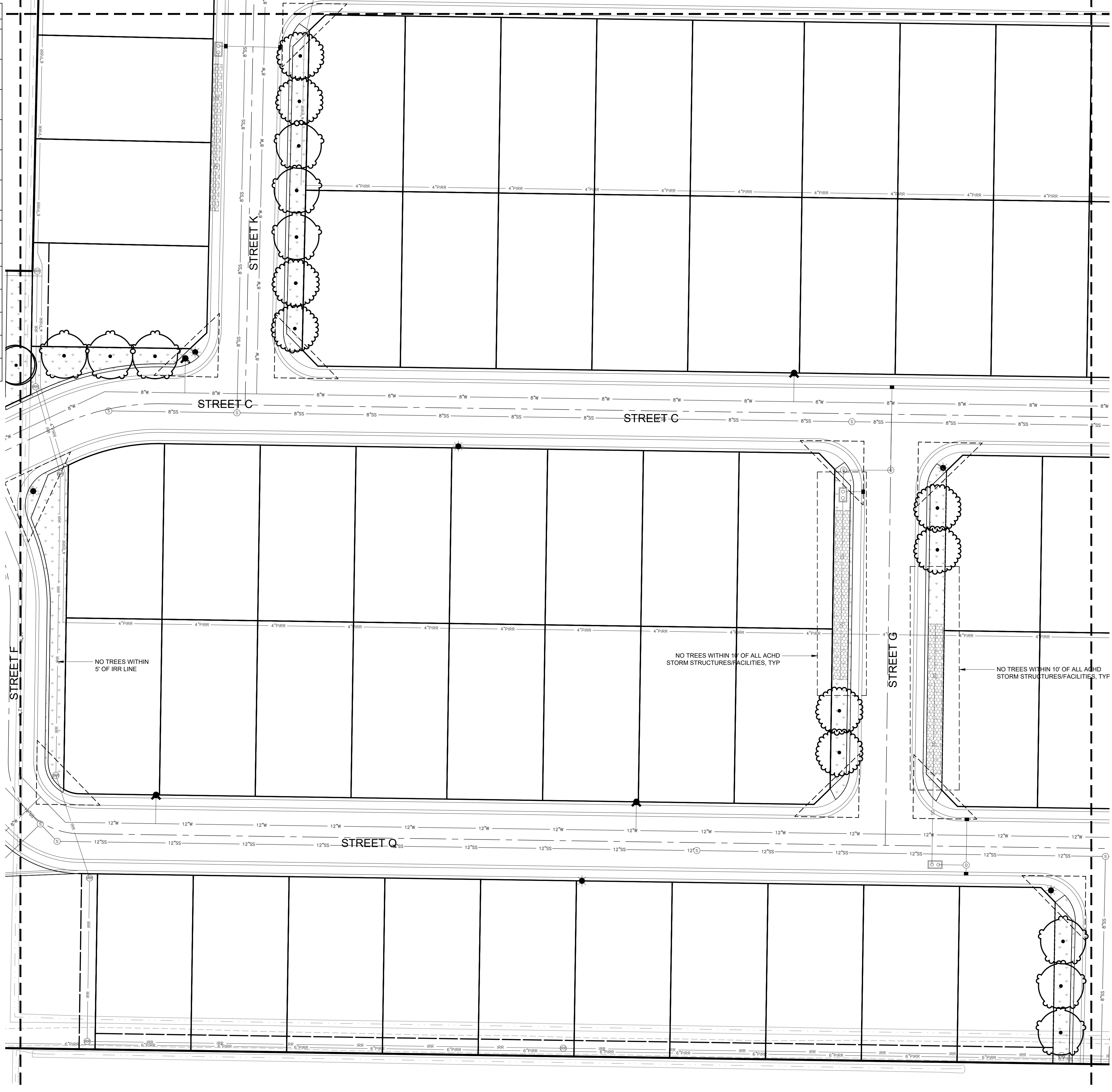
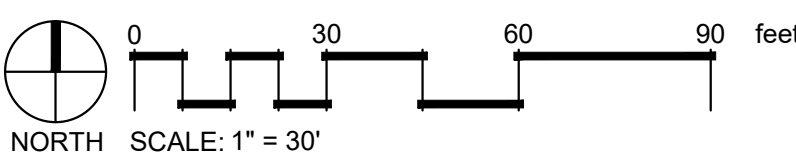
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L104

STACK ROCK GROUP - QTY REVIEW SET

PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		36	20'H x 20' W, CLASS I
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		54	35'h x 30'w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		46	40'h x 20'w Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		36	35'H x 35'W, CLASS II
	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	6	30'H x 8'W
	Picea pungens 'Layered' / Layered Colorado Blue Spruce	B & B		7'-8'	34	50'H x 20'W
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			30	3'H x 3'W
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			66	30"H x 30"W
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	2 gal			6	8'H x 8'W
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			12	2'H x 3'W
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	2 gal			30	8'H x 8'W
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal			15	2'H x 8'W
	Rosa x 'Double Knockout' / Rose	2 gal			16	3'H x 4'W

LAWN, TYP				NATIVE DRYLAND SEED MIX				6' CLOSED VISION FENCE			
CAN ADD RD				JOPUN RD				STREET Q			
LENGTH	430.0			LENGTH	476			LENGTH	102.0		
POINTS REQ'D	516.0			POINTS REQ'D	571.2			POINTS REQ'D	122.4		
POINTS PROV'D	519.2			POINTS PROV'D	571.375			POINTS PROV'D	78.3		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10	0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	20.0		SHADE TREE	9.0	180		SHADE TREE	9.0	3.0	
CONIFER TREE	5.0	0.0		CONIFER TREE	5	0		CONIFER TREE	5.0	0.0	
DT SHRUB	3.0	30.0		DT SHRUB	3	45		DT SHRUB	3.0	0.0	
SHRUB	1.0	0.0		SHRUB	1	0		SHRUB	1.0	0.0	
PERENNIAL	0.2	0.0		PERENNIAL	0.2	0		PERENNIAL	0.2	0.0	
TURF	0.0	19279.7		TURF	0.005	13985		TURF	0.0	2093.0	
BERM	0.4	0.0		BERM	0.4	0		BERM	0.4	0.0	
FENCE	0.4	382.0		FENCE	0.4	466		FENCE	0.4	102.0	
STREET A	(EACH SIDE)			STREET B				STREET C			
LENGTH	114.0			LENGTH	285.0			LENGTH	312.0		
POINTS REQ'D	136.8			POINTS REQ'D	318.0			POINTS REQ'D	374.4		
POINTS PROV'D	138.0			POINTS PROV'D	280.0			POINTS PROV'D	238.9		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	5.0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	3.0		SHADE TREE	9.0	1.0		SHADE TREE	9.0	10.0	
CONIFER TREE	5.0	2.0		CONIFER TREE	5.0	1.0		CONIFER TREE	5.0	0.0	
DT SHRUB	3.0	15.0		DT SHRUB	3.0	15.0		DT SHRUB	3.0	0.0	
SHRUB	1.0	0.0		SHRUB	1.0	0.0		SHRUB	1.0	0.0	
PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0	
TURF	0.0	2243.0		TURF	0.0	16288.0		TURF	0.0	4833.0	
BERM	0.4	0.0		BERM	0.4	0.0		BERM	0.4	0.0	
FENCE	0.4	112.0		FENCE	0.4	224.0		FENCE	0.4	312.0	
STREET E	(ONE SIDE)			STREET F				STREET G	(EACH SIDE)		
LENGTH	352.0			LENGTH	209.0			LENGTH	224.0		
POINTS REQ'D	422.4			POINTS REQ'D	250.8			POINTS REQ'D	268.8		
POINTS PROV'D	174.3			POINTS PROV'D	95.7			POINTS PROV'D	110.2		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	7.0		DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	0.0		SHADE TREE	9.0	0.0		SHADE TREE	9.0	2.0	
CONIFER TREE	5.0	0.0		CONIFER TREE	5.0	0.0		CONIFER TREE	5.0	0.0	
DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0	
SHRUB	1.0	0.0		SHRUB	1.0	0.0		SHRUB	1.0	0.0	
PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0	
TURF	0.0	2946.0		TURF	0.0	2977.0		TURF	0.0	2434.0	
BERM	0.4	0.0		BERM	0.4	0.0		BERM	0.4	0.0	
FENCE	0.4	224.0		FENCE	0.4	202.0		FENCE	0.4	200.0	
STREET K				STREET L				STREET M			
LENGTH	331.0			LENGTH	728.0			LENGTH	506.0		
POINTS REQ'D	397.2			POINTS REQ'D	873.8			POINTS REQ'D	607.2		
POINTS PROV'D	237.0			POINTS PROV'D	660.1			POINTS PROV'D	486.4		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	11.0		SHADE TREE	9.0	18.0		SHADE TREE	9.0	21.0	
CONIFER TREE	5.0	0.0		CONIFER TREE	5.0	11.0		CONIFER TREE	5.0	0.0	
DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0	
SHRUB	1.0	0.0		SHRUB	1.0	0.0		SHRUB	1.0	0.0	
PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0	
TURF	0.0	3609.0		TURF	0.0	30867.0		TURF	0.0	14030.0	
BERM	0.4	0.0		BERM	0.4	0.0		BERM	0.4	0.0	
FENCE	0.4	300.0		FENCE	0.4	722.0		FENCE	0.4	596.0	
STREET H	(ONE SIDE)			STREET P				COLLECTOR S			
LENGTH	107.0			LENGTH	224.0			LENGTH	787.0		
POINTS REQ'D	128.4			POINTS REQ'D	268.8			POINTS REQ'D	944.4		
POINTS PROV'D	73.5			POINTS PROV'D	154.8			POINTS PROV'D	750.9		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	3.0		SHADE TREE	9.0	7.0		SHADE TREE	9.0	37.0	
CONIFER TREE	5.0	0.0		CONIFER TREE	5.0	0.0		CONIFER TREE	5.0	17.0	
DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0		DT SHRUB	3.0	0.0	
SHRUB	1.0	0.0		SHRUB	1.0	0.0		SHRUB	1.0	0.0	
PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0		PERENNIAL	0.2	0.0	
TURF	0.0	1218.0		TURF	0.0	2231.0		TURF	0.0	33290.0	
BERM	0.4	0.0		BERM	0.4	0.0		BERM	0.4	0.0	
FENCE	0.4	101.0		FENCE	0.4	201.0		FENCE	0.4	0.0	





STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

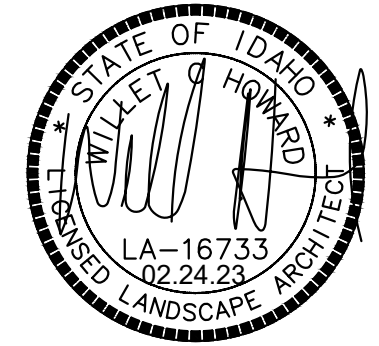
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
wllg@stackrockgroup.com
www.stackrockgroup.com

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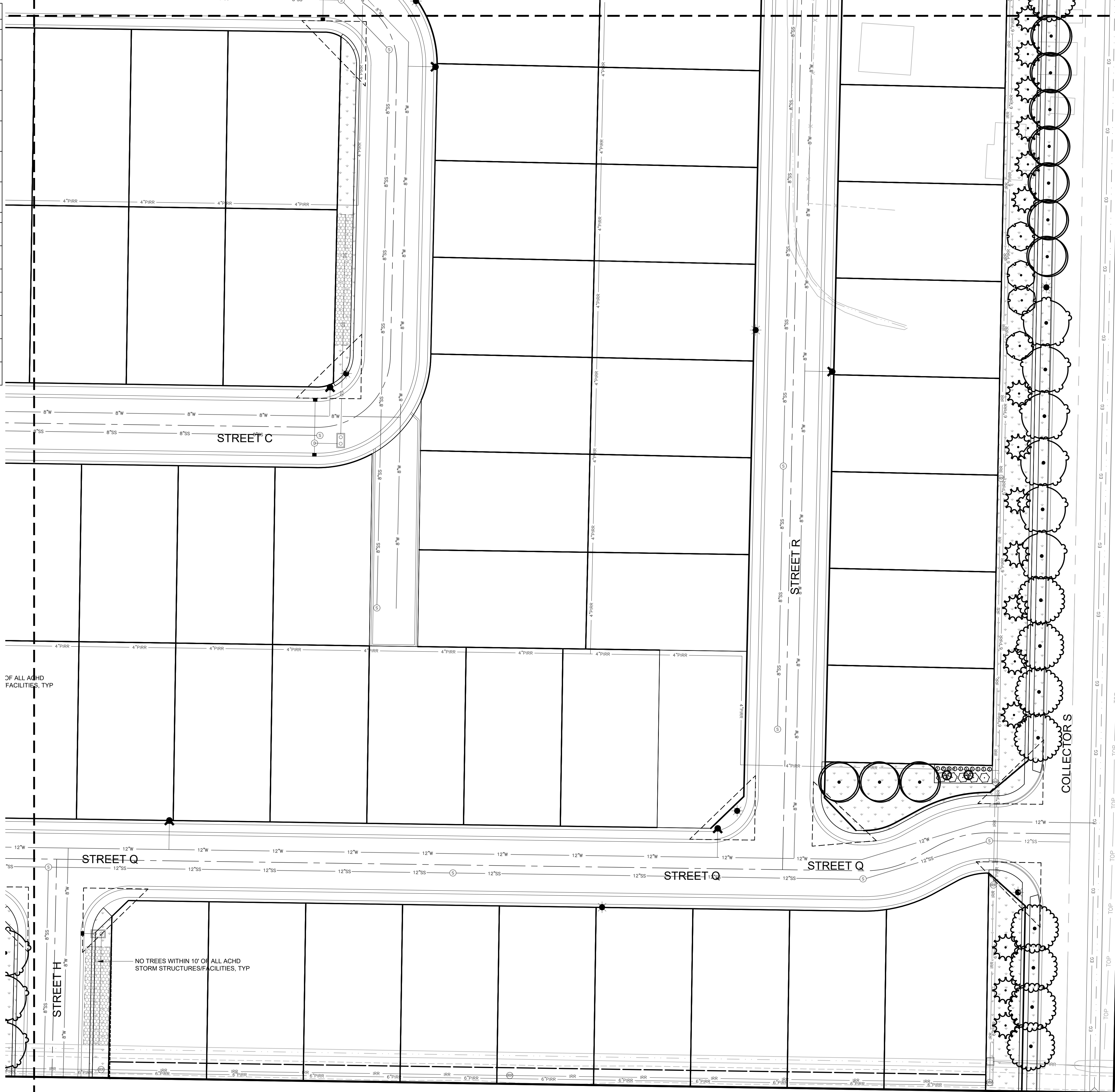
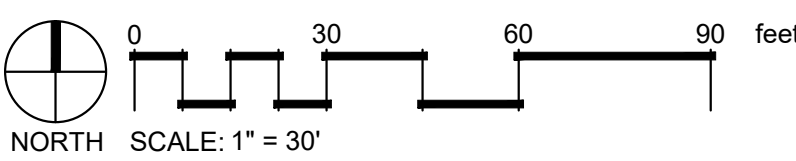
LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		36	20'H x 20' W, CLASS I
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		54	35'h x 30'w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		46	40'h x 20'w Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		36	35'H x 35'W, CLASS II
	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	6	30'H x 8'W
	Picea pungens 'Layered' / Layered Colorado Blue Spruce	B & B		7'-8'	34	50'H x 20'W
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			30	3'H x 3'W
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			66	30"H x 30"W
	Juniperus horizontalis 'Blue Rug' / Blue RugJuniper	2 gal			6	8'H x 8'W
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	2 gal			12	2'H x 3'W
	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	2 gal			30	8'H x 8'W
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal			15	2'H x 8'W
	Rosa x 'Double Knockout' / Rose	2 gal			16	3'H x 4'W

LAWN, TYP				NATIVE DRYLAND SEED MIX				6' CLOSED VISION FENCE			
CAN ADA RD				JOPUN RD				STREET Q			
LENGTH	430.0			LENGTH	476			LENGTH	102.0		
POINTS REQ'D	516.0			POINTS REQ'D	571.2			POINTS REQ'D	122.4		
POINTS PROV'D	519.2			POINTS PROV'D	571.375			POINTS PROV'D	78.3		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10	0		DT SHADE TREES	10.0	0.0	
SHADE TREE	9.0	20.0	180.0	SHADE TREE	9	20	180	SHADE TREE	9.0	3.0	27.0
CONIFER TREE	5.0	0.0	0	CONIFER TREE	5	0	0	CONIFER TREE	5.0	0.0	0.0
DT SHRUB	3.0	30.0	90.0	DT SHRUB	3	45	135	DT SHRUB	3.0	0.0	0.0
SHRUB	1.0	0.0	0	SHRUB	1	0	0	SHRUB	1.0	0.0	0.0
PERENNIAL	0.2	0.0	0	PERENNIAL	0.2	0	0	PERENNIAL	0.2	0.0	0.0
TURF	0.0	19279.7	96.4	TURF	0.005	13995	69.975	TURF	0.0	2093.0	10.5
BERM	0.4	0.0	0	BERM	0.4	0	0	BERM	0.4	0.0	0.0
FENCE	0.4	382.0	152.8	FENCE	0.4	466	186.4	FENCE	0.4	102.0	40.8
STREET A (EACH SIDE)				STREET B				STREET C			
LENGTH	114.0			LENGTH	285.0			LENGTH	312.0		
POINTS REQ'D	136.8			POINTS REQ'D	318.0			POINTS REQ'D	374.4		
POINTS PROV'D	138.0			POINTS PROV'D	280.0			POINTS PROV'D	238.9		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0		DT SHADE TREES	10.0	5.0	50.0	DT SHADE TREES	10.0	0.0	0.0
SHADE TREE	9.0	3.0	27.0	SHADE TREE	9.0	1.0	9.0	SHADE TREE	9.0	10.0	90.0
CONIFER TREE	5.0	2.0	10.0	CONIFER TREE	5.0	1.0	5.0	CONIFER TREE	5.0	0.0	0.0
DT SHRUB	3.0	15.0	45.0	DT SHRUB	3.0	15.0	45.0	DT SHRUB	3.0	0.0	0.0
SHRUB	1.0	0.0	0	SHRUB	1.0	0.0	0	SHRUB	1.0	0.0	0.0
PERENNIAL	0.2	0.0	0	PERENNIAL	0.2	0.0	0	PERENNIAL	0.2	0.0	0.0
TURF	0.0	2243.0	11.2	TURF	0.0	16288.0	81.4	TURF	0.0	4833.0	24.1
BERM	0.4	0.0	0	BERM	0.4	0.0	0	BERM	0.4	0.0	0.0
FENCE	0.4	112.0	44.8	FENCE	0.4	224.0	89.6	FENCE	0.4	312.0	124.8
STREET E (ONE SIDE)				STREET F				STREET G (EACH SIDE)			
LENGTH	352.0			LENGTH	209.0			LENGTH	224.0		
POINTS REQ'D	422.4			POINTS REQ'D	250.6			POINTS REQ'D	268.8		
POINTS PROV'D	174.3			POINTS PROV'D	95.7			POINTS PROV'D	110.2		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	7.0	70.0	DT SHADE TREES	10.0	0.0	0	DT SHADE TREES	10.0	0.0	0.0
SHADE TREE	9.0	0.0	0	SHADE TREE	9.0	0.0	0	SHADE TREE	9.0	2.0	18.0
CONIFER TREE	5.0	0.0	0	CONIFER TREE	5.0	0.0	0	CONIFER TREE	5.0	0.0	0.0
DT SHRUB	3.0	0.0	0	DT SHRUB	3.0	0.0	0	DT SHRUB	3.0	0.0	0.0
SHRUB	1.0	0.0	0	SHRUB	1.0	0.0	0	SHRUB	1.0	0.0	0.0
PERENNIAL	0.2	0.0	0	PERENNIAL	0.2	0.0	0	PERENNIAL	0.2	0.0	0.0
TURF	0.0	2946.0	14.7	TURF	0.0	2977.0	14.9	TURF	0.0	2434.0	12.2
BERM	0.4	0.0	0	BERM	0.4	0.0	0	BERM	0.4	0.0	0.0
FENCE	0.4	224.0	89.6	FENCE	0.4	202.0	80.8	FENCE	0.4	200.0	80.0
STREET K				STREET L				STREET M			
LENGTH	331.0			LENGTH	728.0			LENGTH	506.0		
POINTS REQ'D	397.2			POINTS REQ'D	873.6			POINTS REQ'D	607.2		
POINTS PROV'D	237.0			POINTS PROV'D	660.1			POINTS PROV'D	486.4		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0	0	DT SHADE TREES	10.0	0.0	0	DT SHADE TREES	10.0	0.0	0.0
SHADE TREE	9.0	11.0	99.0	SHADE TREE	9.0	18.0	162.0	SHADE TREE	9.0	21.0	189.0
CONIFER TREE	5.0	0.0	0	CONIFER TREE	5.0	11.0	55.0	CONIFER TREE	5.0	0.0	0.0
DT SHRUB	3.0	0.0	0	DT SHRUB	3.0	0.0	0	DT SHRUB	3.0	0.0	0.0
SHRUB	1.0	0.0	0	SHRUB	1.0	0.0	0	SHRUB	1.0	0.0	0.0
PERENNIAL	0.2	0.0	0	PERENNIAL	0.2	0.0	0	PERENNIAL	0.2	0.0	0.0
TURF	0.0	3609.0	18.0	TURF	0.0	30867.0	154.3	TURF	0.0	14030.0	70.2
BERM	0.4	0.0	0	BERM	0.4	0.0	0	BERM	0.4	0.0	0.0
FENCE	0.4	300.0	120.0	FENCE	0.4	722.0	288.8	FENCE	0.4	596.0	239.2
STREET H (ONE SIDE)				STREET P				COLLECTOR S			
LENGTH	107.0			LENGTH	224.0			LENGTH	787.0		
POINTS REQ'D	128.4			POINTS REQ'D	268.8			POINTS REQ'D	944.4		
POINTS PROV'D	73.5			POINTS PROV'D	154.8			POINTS PROV'D	750.9		
PT	QTY	TOTAL		PT	QTY	TOTAL		PT	QTY	TOTAL	
DT SHADE TREES	10.0	0.0	0	DT SHADE TREES	10.0	0.0	0	DT SHADE TREES	10.0	0.0	0.0
SHADE TREE	9.0	3.0	27.0	SHADE TREE	9.0	7.0	63.0	SHADE TREE	9.0	37.0	333.0
CONIFER TREE	5.0	0.0	0	CONIFER TREE	5.0	0.0	0	CONIFER TREE	5.0	17.0	85.0
DT SHRUB	3.0	0.0	0	DT SHRUB	3.0	0.0	0	DT SHRUB	3.0	0.0	0.0
SHRUB	1.0	0.0	0	SHRUB	1.0	0.0	0	SHRUB	1.0	0.0	0.0
PERENNIAL	0.2	0.0	0	PERENNIAL	0.2	0.0	0	PERENNIAL	0.2	0.0	0.0
TURF	0.0	1218.0	6.1	TURF	0.0	2231.0	11.2	TURF	0.0	33290.0	166.4
BERM	0.4	0.0	0	BERM	0.4	0.0	0	BERM	0.4	0.0	0.0
FENCE	0.4	101.0	40.4	FENCE	0.4	201.0	80.4	FENCE	0.4	0.0	0.0



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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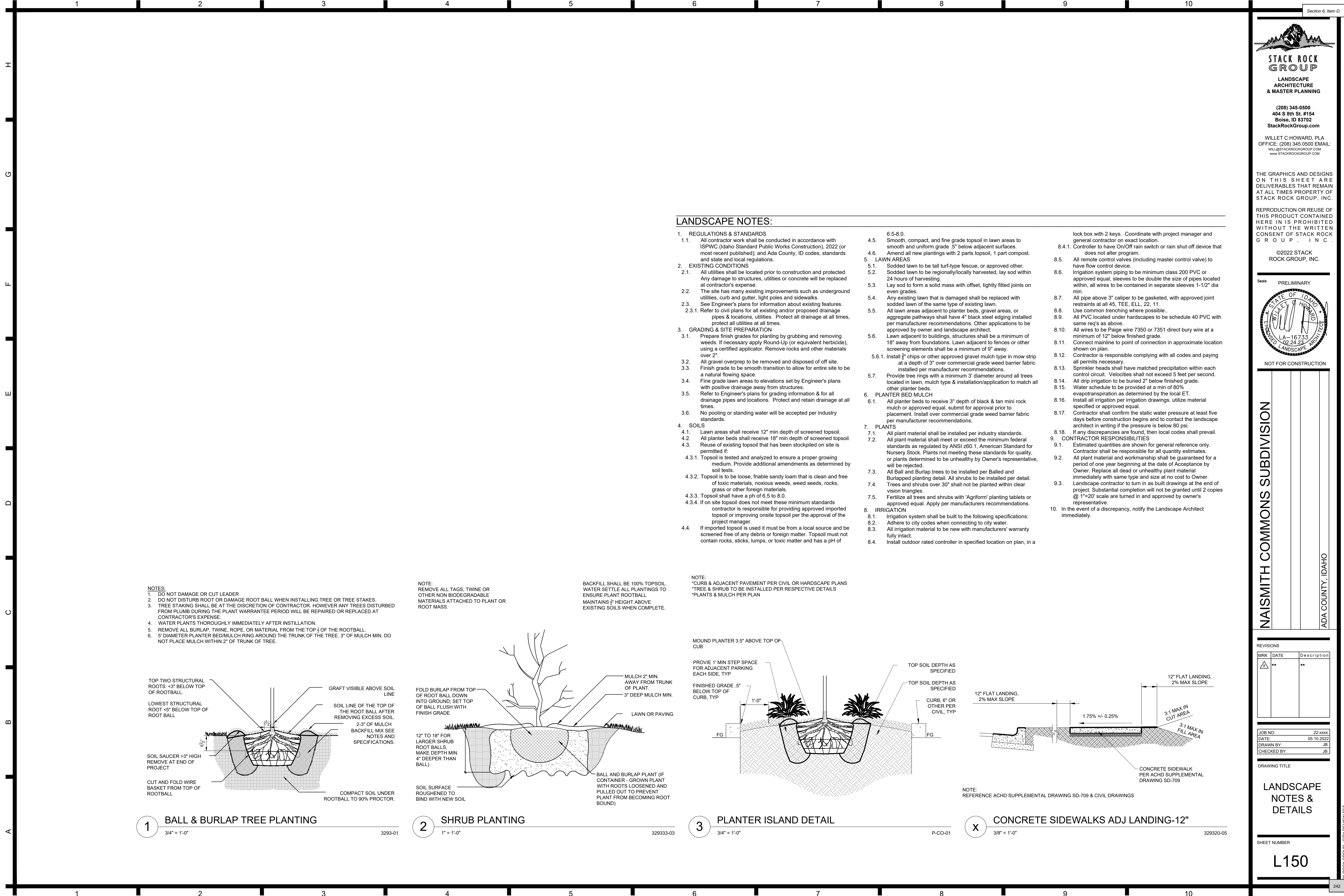
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LANDSCAPE PLAN - AREA 6

SHEET NUMBER

L106





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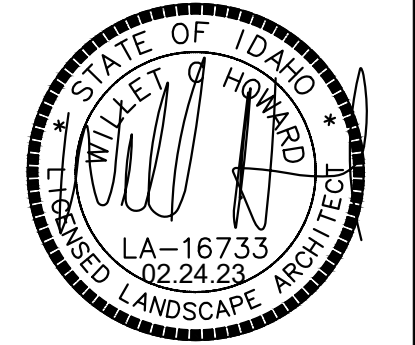
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OFFICE: (208) 345.0500 EMAIL:
wllg@stackrockgroup.com
www.stackrockgroup.com

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CHECKED BY:	JB

DRAWING TITLE

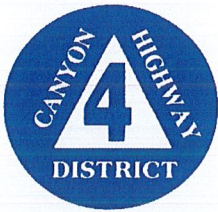
LANDSCAPE
NOTES &
DETAILS

SHEET NUMBER

L150







October 6, 2022

City of Star
10769 W. State Street
Star, Idaho 83669
Attention: Shawn Nickel, City Planner

JUB Engineers
2760 W. Excursion Lane Suite 400
Meridian, Idaho 83642
Attention: Wendy Shrief, Senior Planner

**RE: Naismith Commons Subdivision
Annexation, Zoning, & Preliminary Plat
AZ-22-10, DA-22-11, PP-22-15**

Dear Shawn:

Canyon Highway District No. 4 (CHD4) has reviewed the application for annexation to the City of Star, and for rezone and preliminary plat of Naismith Commons Subdivision, and offers the following comments:

Jurisdiction

By agreement with the Ada County Highway District (Exchange Maintenance Agreement December 29, 2005) CHD4 maintains Can Ada Rd between US 20/26 and Joplin Rd. This maintenance responsibility includes permitting of access and utility work, and traffic operations. Under this agreement, CHD4 is granted opportunity to review and comment on development projects which affects roads maintained by CHD4, and to issue permits for temporary traffic controls, new access, and utility or other work within the public right-of-way. ACHD has jurisdiction over the development; CHD4 provides comment to them regarding operation and maintenance of the affected roadways.

General

Can Ada Rd along the west boundary of the subject property is classified as a collector road on the functional classification maps adopted by ACHD and CHD4. The ACHD Master Street Map shows Can Ada Rd north of US 20/26 as a residential typology. CHD4 recommends this classification be reviewed, as the City of Star comprehensive plan north of US 20/26 includes significant commercial and residential land uses. Both Joplin Rd and Can Ada Rd adjacent to the subject property are likely to require classifications higher than residential uses to accommodate projected growth in the vicinity. No capital improvement projects are included for Joplin Rd or Can Ada Rd adjacent to the subject property on the 2040 ACHD Capital Improvement Project Map. The 36-foot half-width right-of-way proposed for Can Ada Rd appears consistent with the typical ACHD collector street section.

Traffic Impacts

The application indicates approximately 234 residential lots proposed for the 52 acre site. CHD4 requests opportunity to comment on the scope and results of any traffic impact study prepared for the project.

Development Review

In accordance with the 2005 Exchange Maintenance Agreement with ACHD, CHD4 requests opportunity to review and provide comment on improvement drawings for the project that affect the Can Ada Rd right-of-way maintained by CHD4. We recommend the developer submit plans to CHD4 at the same time any submittal are made to ACHD to promote parallel review paths.

Please feel free to contact me with any questions on these comments.

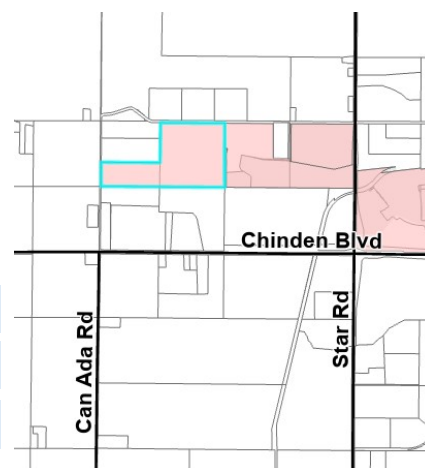
Respectfully,

A handwritten signature in blue ink, appearing to read "CH", with a long horizontal flourish extending to the right.

Chris Hopper, P.E.
District Engineer
Canyon Highway District No. 4

Communities in Motion 2050 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of Communities in Motion 2050 (CIM 2050), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2050 goals.



Development Name: Naismith Commons
CIM Vision Category: Future Neighborhood **New Jobs:** 0
CIM Corridor: none **New Households:** 208



Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes and travel speeds.

Pedestrian level of stress



Bicycle level of stress



Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access



Farmland Preservation



Net Fiscal Impact



Within CIM Forecast



Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

Nearest bus stop



Nearest public school



Nearest public park



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation



Automobile Transportation



Public Transportation



Roadway Capacity



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

Nearby the proposed project, Idaho Transportation Department plans to [widen State Highway 44 from Middleton Road to Star Road](#) in 2024. The long-term goal is to widen the corridor to six lanes with multi-use pathways, thus facilitating active transportation connections nearby the project location.

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org

Email: info@compassidaho.org



COMPASS
 COMMUNITY PLANNING ASSOCIATION
 of Southwest Idaho

***Fiscal Impact Analysis Supplemental for the
Development Review Checklist***

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision- makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all.

More information about the COMPASS Fiscal Impact Tool is available at:
www.compassidaho.org/prodserv/fiscalimpact.htm

**Overall Net Fiscal Impact
Net Fiscal Impact by Agency**



City



County

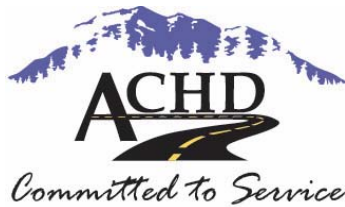


Highway District



School District

Break Even: Doesn't Break Even



Project/File: **Naismith Subdivision/ SPP22-0003/ AZ-22-10/DA-22-11/PP-22-15**
This is an annexation, rezone, and preliminary plat application to allow for the development of 231 lot subdivision on 53 acres.

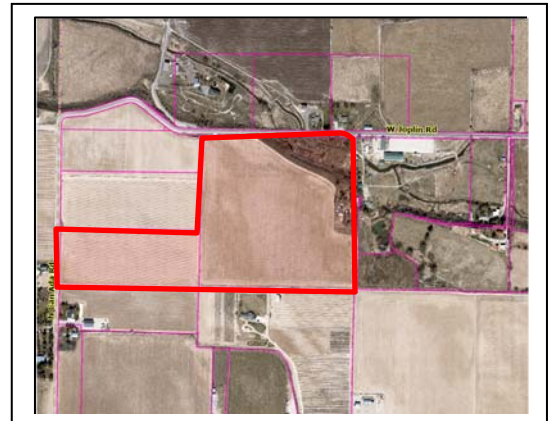
Lead Agency: City of Star

Site address: 8895 W Joplin Road

Staff Approval: November 7, 2022

Representative: Wendy Shrief
 JUB Engineers, Inc.

Staff Contact: Mindy Wallace, AICP
 Phone: 387-6178
 E-mail: mcppwallace@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation, rezone, and preliminary plat application to allow for the development of a 231-lot subdivision consisting of 208 residential building lots and 23 common lots on 53 acres. This application includes a development agreement with the City of Star.

This proposal is consistent with the City of Star's comprehensive plan which identifies the site as neighborhood residential.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural urban transitional	RUT
South	Rural urban transitional	RUT
East	Rural urban transitional/ single family residential	RUT/R-3-DA
West	Canyon County	N/A

- Site History:** ACHD has not previously reviewed this site for a development application.
- Transit:** Transit services are not available to serve this site.
- Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the

path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

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

6. **New Center Lane Miles:** The proposed development includes 1.8 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - Can Ada Bridge No. 1004 (740-feet north of State Street) is scheduled in the IFYWP to be replaced as part of ACHD's Bridge Maintenance program in 2025.
 - Star Road is listed in the CIP to be widened to 5-lanes from Chinden Boulevard to SH-44 between 2031 and 2035.
 - The intersection of Star Road and Chinden Boulevard is listed in the CIP to be widened to 5-lanes on the north leg, 5-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2031 and 2035.
 - The intersection of Can Ada Street and Chinden Boulevard is listed in the CIP to be widened to 5-lanes on the north leg, 5-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2031 and 2035.
9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Joplin Road as a Level 2 facilities that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on the new collector roadways within the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,962 vehicle trips per day; 196 vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**
JUB Engineers Inc. prepared a traffic impact study for the proposed Naismith Subdivision (Beacon Crossing). Below is an executive summary of the findings **as presented by JUB Engineers Inc.** The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have

additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

2022 Existing Conditions

All study area intersection and roadway segments operate at an acceptable level of service planning thresholds under 2022 existing conditions.

A turn lane analysis was completed for all study intersection with existing volumes and thought the analysis it was determined that an eastbound right turn lane is warranted at the US 20-26 Chinden Boulevard/Can Ada Road intersection. This project will not contribute any trips to that turning movement, therefore, no mitigation is recommended.

2025 Background Conditions

All study area intersections and roadway segment are anticipated at acceptable level of service planning thresholds under 2025 background conditions with the exception of the following:

US 20-26 Chinden Boulevard/Can Ada Road intersection – the northbound and southbound approaches are anticipated to exceed ACHD's acceptable level of service planning thresholds in the AM and PM peak hours. A signal warrant analysis was completed and found that a signal is warranted at this intersection and with signalization, the intersection is projected to operate acceptably.

US 20-26 Chinden Boulevard/Star Road intersection – overall this intersection is anticipated to exceed ACHD's acceptable level of service planning thresholds in the PM peak hours, however, each individual lane group is expected to operate acceptably.

Star Road/Joplin Road – although this intersection is anticipated to operate acceptably, the study recommends the construction of a northbound left turn lane and southbound right turn lane to accommodate background traffic conditions.

Star Road between US 20-26 Chinden Boulevard and Joplin Road is anticipated to exceed ACHD's acceptable level of service planning thresholds for a 2 lane minor arterial roadway.

2025 Total Traffic Conditions

All study area intersections and roadway segment are anticipated at acceptable level of service planning thresholds under 2025 total conditions with the exception of the following:

US 20-26 Chinden Boulevard/Can Ada Road intersection – the northbound and southbound approaches are anticipated to exceed ACHD's acceptable level of service planning thresholds in the AM and PM peak hours. A signal warrant analysis was completed and found that a signal is warranted at this intersection and with signalization, the intersection is projected to operate acceptably. This project will not contribute any trips to that turning movement, therefore, no mitigation is recommended. Additionally, this intersection is listed as a funded improvement in ACHD's CIP to be widened and signalized in 2031 to 2035.

US 20-26 Chinden Boulevard/Star Road intersection – the overall and the northbound though/right turn lane are anticipated to exceed ACHD's acceptable level of service planning thresholds in the PM peak hour. The TIS notes that is intersection is planned to be improved as part of ITD's Chinden West corridor project, which is funded and anticipated to begin in 2023. Therefore, no mitigation is required.

Star Road/Joplin Road – although this intersection is anticipated to operate acceptably, however, the study recommends the construction of a northbound left turn lane and southbound right turn lane to accommodate total traffic conditions at this intersection. Therefore, the applicant should be

required to construct the turn lanes consistent with the recommendations of the traffic impact study. The Rivermoor Subdivision located west of Star Road/Joplin Road intersection was also required to construct the same turn lanes. If the turn lanes are constructed prior to this project moving forward, then no additional improvement should be required.

Star Road between US 20-26 Chinden Boulevard and Joplin Road is anticipated to exceed ACHD’s acceptable level of service planning thresholds for a 2 lane minor arterial roadway under existing, background, and total traffic conditions. This segment of Star Road is listed as a funded improvement in the CIP to be widened to 5 lanes between 2031 and 2035. The site traffic is also projected to be 6.5% of the total traffic on Star Road during the PM peak hour. Therefore, consistent with ACHD’s Alternative Mitigation Policy, no improvements to Star Road are required as part of this application.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Can Ada Road	485-feet	Collector	13	Better than “D”
Joplin Road	1,300-feet	Collector	20	Better than “D”
Star Road	N/A	Minor Arterial	549	Better than “E”

* Acceptable level of service for a two-lane minor arterial is “E” (575 VPH).

* Acceptable level of service for a three-lane minor arterial is “E” (720 VPH).

* Acceptable level of service for a two-lane collector is “D” (425 VPH).

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Can Ada Road south of Joplin was 203 on 1/11/22.
- The average daily traffic count for Joplin Road west of Star Road was 20 on 1/11/22.
- The average daily traffic count for Star Road north of US 20-26/Chinden Boulevard was 5,286 on 1/11/22.

C. Findings for Consideration

1. Joplin Road

a. **Existing Conditions:** Joplin Road is improved with 2-travel lanes, 24-feet of pavement, gravel shoulders and no curb, gutter or sidewalk abutting the site. There is 47-feet of right-of-way for Joplin Road (30-feet from centerline).

b. **Policy:**

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

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

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

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

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

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

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

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

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

- c. **Applicant Proposal:** The applicant has proposed to construct curb, gutter, and a 5-foot wide detached concrete sidewalk on Joplin Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant’s proposal meets District Policy and should be approved, as proposed. The applicant should be required to construct Joplin Road abutting the site as half of a 36-foot wide collector street section with a 6-foot wide bike lane, vertical curb, gutter, and 5-foot detached (7-foot attached) concrete sidewalk abutting the site. An eight-foot wide planter strip should be provided if street trees are desired.

If detached sidewalks are constructed outside of the dedicated right-of-way, then a permanent right-of-way easement should be provided.

2. Can-Ada Road

- a. **Existing Conditions:** Can-Ada Road is improved with 2-travel lanes, 24-feet of pavement, gravel shoulders and no curb, gutter or sidewalk abutting the site. There is 20-feet of right-of-way for Can-Ada Road (20-feet from centerline). This section of Can-Ada Road is on the county line with the east side of the roadway in Ada County and the west side of the road in Canyon County.

b. Policy:

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

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

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

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

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

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

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

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

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

- c. Applicant Proposal:** The applicant has proposed to widen the pavement on Can-Ada Road to 17-feet from center line with a gravel shoulder, barrow ditch and a 5-foot wide detached concrete sidewalk abutting the site.
- d. Staff Comments/Recommendations:** The applicant's proposal does not meet District Policy and should not be approved, as proposed. The applicant should be required to construct Can-Ada Road abutting the site as half of a 36-foot wide collector street section with a 6-foot wide bike lane, vertical curb, gutter, and 5-foot detached (7-foot attached) concrete

sidewalk abutting the site. An eight-foot wide planter strip should be provided if street trees are desired.

If detached sidewalks are constructed outside of the dedicated right-of-way, then a permanent right-of-way easement should be provided

3. New North/South Collector - Master Street Map

a. **Existing Conditions:** There are no collector roadways within the site.

b. **Policy:**

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

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

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

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

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

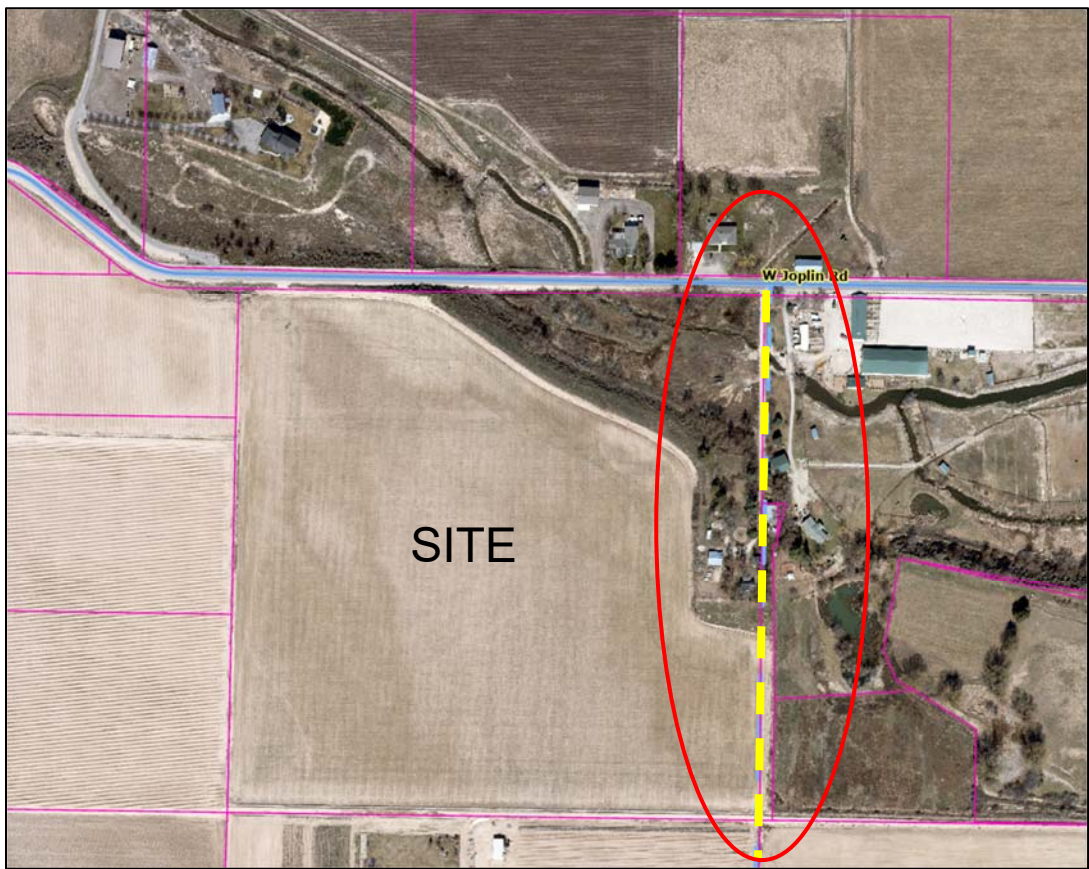
Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway is located at the half mile site's east property line and should continue from Joplin Road south through the property stubbing to the south. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.



- c. **Applicant Proposal:** The applicant has not proposed to construct the new north/south collector roadway within the site.
- d. **Staff Comments/Recommendations:** Consistent with the MSM, the applicant should be required to construct the new north/south collector abutting the site's east property line as half of a 36-foot wide collector street section with a 6-foot wide bike lane, vertical curb, gutter, and 7-foot wide attached or 5-foot wide detached concrete sidewalk on the west side of the roadway plus 12-additional feet of pavement (to total 30-feet) a 3-foot wide gravel shoulder and barrow ditch on the east side of the roadway. The applicant should be required to dedicate right-of-way to encompass the improvements.

4. Internal Local Streets

- a. **Existing Conditions:** There are no local streets within the site.
- b. **Policy:**
Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

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

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

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

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

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

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

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

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

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

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the

island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-foot maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

- c. **Applicant's Proposal:** The applicant has proposed to construct the entry portion of Tybee Street with two 21-foot wide travel lanes, an 8-foot wide center landscape island, vertical curb, gutter, and 5-foot wide attached concrete sidewalk within 61-feet of right-of-way.

The applicant has proposed to construct all other internal local roads as 36-foot wide local street sections with rolled curb, gutter, and 5-foot attached concrete sidewalk within 50-feet of right-of-way.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to plat the island as right-of-way dedicated to ACHD. The applicant or the future home owners association should enter into a license agreement with ACHD if landscaping is desired within the island.

5. Roadway Offsets

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

- b. **Policy:**

Collector Offset Policy: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

- c. **Applicant's Proposal:** The applicant has proposed to construct one new local street, Sellwood Avenue to intersect Joplin Road, located approximately 135-feet east of the west property line and one new local street, Tybee Street to intersect Can-Ada Road, located approximately 250-feet south of the north property line.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

6. Stub Streets

- a. **Existing Conditions:** There are no stub street to or from the site.

- b. **Policy:**

Stub Street Policy: District policy 7206.2.4.3 and 7207.2.4.3 state that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4 and 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE." OR "THIS STREET WILL BE EXTENDE IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7206.2.4.4 and 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant has proposed to construct one local stub street to the south, Spring Lake Avenue, located approximately 1,850-feet east of Can Ada Road, one unnamed local stub street to the west, located approximately 390-feet south of Joplin Road, and one stub local street to the east, Quoddy Way, located approximately 160-feet north of the south property line.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to install a sign at the terminus of the stub streets which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

Temporary turnarounds are not required at the terminus of the stub streets, as they are proposed to be less than 150-feet in length.

In addition to the local stub streets, the applicant should be required to stub the new north/south collector to the site's south property line. Install a sign at the terminus of the stub street which states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE." If this stub street extends greater than 150-

feet in length, then a paved temporary turnaround constructed meeting the same dimensional standards as a standard cul-de-sac turnaround should be constructed at the terminus of the stub street.

7. Traffic Calming

- a. **Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.
- b. **Staff Comments/Recommendations:** There are several long sections of local roadways proposed with the Naismith Commons Subdivision, which are greater than 750-feet in length and will need to be redesigned to reduce the length of the roadways or to include the use of passive design elements. The following roadways should be redesigned:
 - Sellwood Avenue
 - Hatteras Way
 - Quoddy Way
 - Loggerhead Way

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

8. Bridge for Phyllis Slough Crossing

The District will require that the applicant have ACHD approved plans for the crossing of Phyllis Slough (New North/South Collector) prior to the pre-construction meeting and final plat approval. Note: Timing of project plan submittals should take into account review times, lead time for precast members and potential roadway closures. To ensure construction prior to irrigation season, approval of the project plans must be attained by January 15th. The District retains the right to modify road closure approvals on any project based on the needs of the District. Construction of projects approved after January 15th may be postponed until after irrigation season is over in October. It is recommended that bridge submittals be submitted before the end of the current irrigation season to ensure the best time frame for construction is attained. Submittals will need to include the street section extending over the bridge to ensure the requirements of the roadway are met.

9. Tree Planters

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

10. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle

at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

11. Other Access

Joplin Road and Can-Ada Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Redesign the following roadways to reduce the length of the roadways or to include the use of passive design elements and submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.
 - Sellwood Avenue
 - Hatteras Way
 - Quoddy Way
 - Loggerhead Way
2. Construct a northbound left turn lane and southbound right turn lane at the Star Road/Joplin Road intersection prior to ACHD's signature on the first final plat. If the turn lanes have already been constructed by others, then no improvements are required.
3. Construct Joplin Road abutting the site as half of a 36-foot wide collector street section with a 6-foot wide bike lane, vertical curb, gutter, and 5-foot detached (or 7-foot attached) concrete sidewalk abutting the site. An eight-foot wide planter strip should be provided if street trees are desired.
4. Construct Can Ada Road abutting the site as half of a 36-foot wide collector street section with a 6-foot wide bike lane, vertical curb, gutter, and 5-foot detached (or 7-foot attached) concrete sidewalk abutting the site. An eight-foot wide planter strip should be provided if street trees are desired.
5. Construct the new north/south collector roadway as half of a 36-foot wide collector street section with a 6-foot wide bike lane, vertical curb, gutter, and 5-foot detached (or 7-foot attached) concrete sidewalk on the west side of the roadway plus 12-additional feet of pavement (to total 30-feet) a 3-foot wide gravel shoulder and barrow ditch on the east side of the roadway. Dedicate right-of-way to encompass the improvements.
6. Construct the entry portion of Tybee Street with two 21-foot wide travel lanes, an 8-foot wide center landscape island, vertical curb, gutter, and 5-foot wide attached concrete sidewalk within 61-feet of right-of-way, as proposed. Plat the island as right-of-way owned by ACHD. Enter into a license agreement for landscaping within the island.
7. Construct all other internal local roads as 36-foot wide local street sections with rolled curb, gutter, and 5-foot attached concrete sidewalk within 50-feet of right-of-way.
8. Construct the new north/south collector roadway to intersect Joplin Road, located a half mile east of Can Ada Road at the site's east property line.
9. Construct Sellwood Avenue to intersect Joplin Road, located 135-feet east of the west property line, as proposed.

10. Construct Tybee Street to intersect Can-Ada Road, located 250-feet south of the north property line, as proposed.
11. Construct one stub street to the south, Spring Lake Avenue, located 1,850-feet east of Can Ada Road, as proposed. Install a sign at the terminus of the stub street which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.". A temporary turnaround is not required at the terminus of this stub street.
12. Construct one unnamed stub street to the west, located 390-feet south of Joplin Road, as proposed. Install a sign at the terminus of the stub street which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.". A temporary turnaround is not required at the terminus of this stub street.
13. Construct one stub street to the east, Quoddy Way, approximately 160-feet north of the south property line. Install a sign at the terminus of the stub street which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.". A temporary turnaround is not required at the terminus of this stub street.
14. Construct one stub street to the south, new north/south collector, located at the east property line. Install a sign at the terminus of the stub street which states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE." If this stub street extends greater than 150-feet in length, then a temporary turnaround is required at the terminus of this stub street. The temporary turnaround should be paved and be designed and constructed meeting the same dimensional standards as a cul-de-sac turnaround.
15. The District will require that the applicant have ACHD approved plans for the crossing of Phyllis Slough (New North/South Collector) prior to the pre-construction meeting and final plat approval.
16. Joplin Road, Can-Ada Road, and the new north/south collector are classified as collector roadways. Direct lot access is prohibited to these roadways and shall be noted on the final plat.
17. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
18. Payment of impact fees is due prior to issuance of a building permit.
19. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

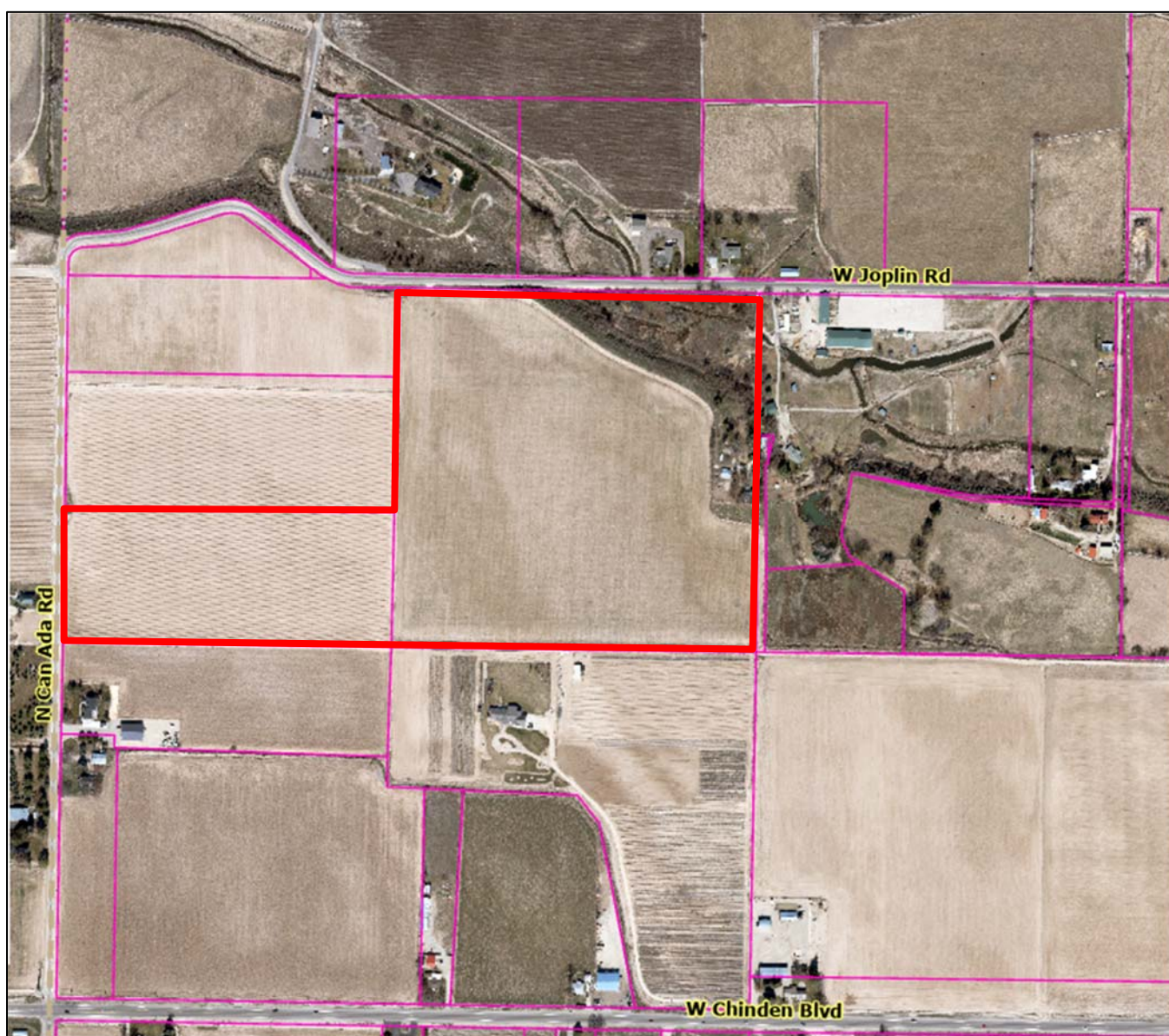
F. Conclusions of Law

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

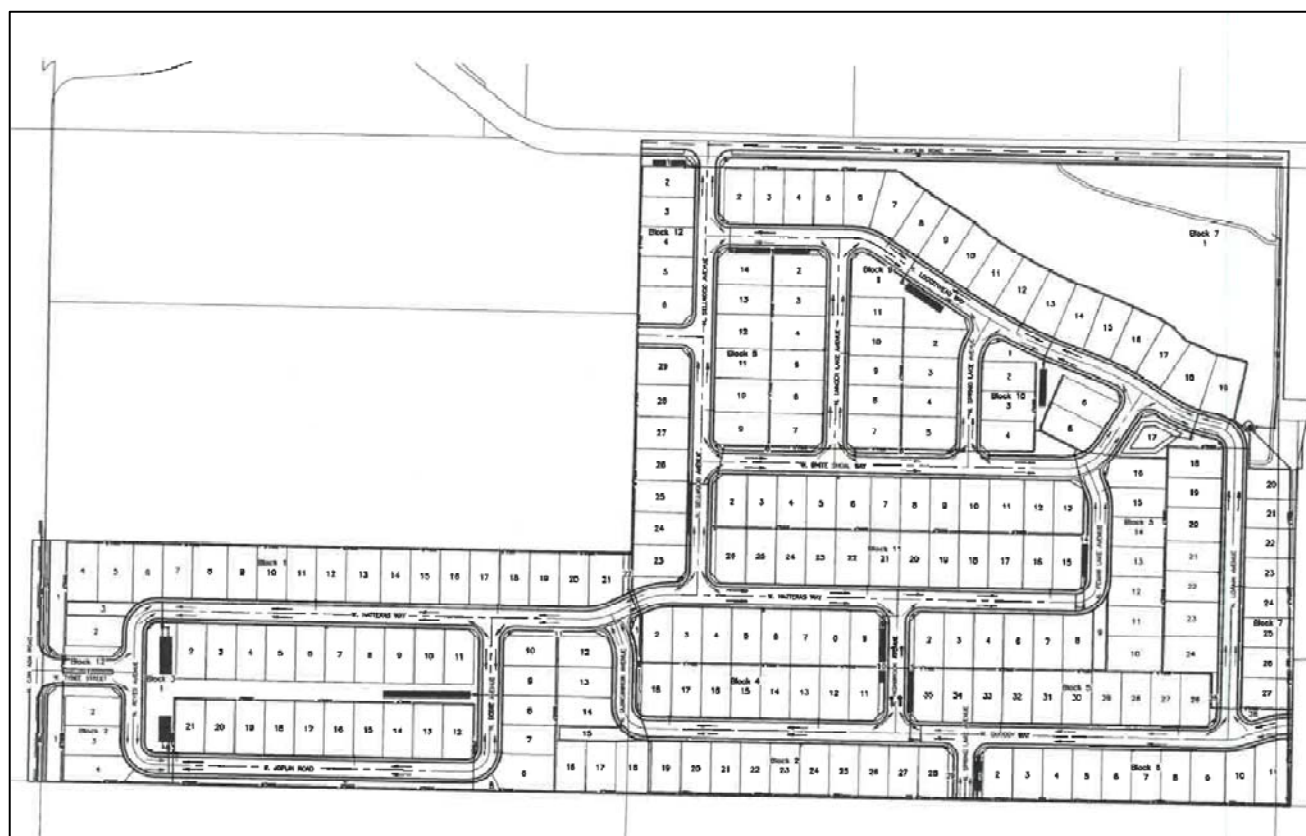
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines OR Appeal Guidelines

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

- ☒ Submit a development application to a City or to Ada County
- ☒ The City or the County will transmit the development application to ACHD
- ☒ The ACHD **Planning Review Section** will receive the development application to review
- ☒ The **Planning Review Section** will do one of the following:
 - ☐ Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.
 - ☒ Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - ☒ Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- ☐ For **ALL** development applications, including those receiving a **"No Review"** letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- ☐ Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.



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

Section 6, Item D.

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

October 5, 2022

City of Star

Attn: Shawn L. Nickel, P&Z Administrator

PO Box 130

Star, ID 83669

snickel@staridaho.org

Re: Naismith Commons Subdivision

Dear Mr. Nickel,

I apologize for the tardiness of this response. Idaho Transportation Department (ITD) has received notification for Naismith Commons Subdivision located on the south side of Joplin Road and on the west side of Can-Ada Road, Star, Idaho.

Traffic generation numbers were not provided with this application. Based on the size of this proposed development and proximity to State Highway 20/26, a Transportation Impact Study (TIS) will be required. ITD requests that the applicant provide a TIS reflecting full build-out of the development. ITD needs more information on the trip generations to determine what mitigations, if any, that the applicant may be required to construct on the state highway system. Any necessary mitigation for traffic impacts identified by the TIS may be the responsibility of the applicant to install.

ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

Sincerely,

Wendy J. Howell

ITD – District 3

Development Services Coordinator



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

DATE: March 1, 2023

TO: City of Star – Planning and Zoning
JUB Engineers – Wendy Shref

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review (23MS-052)

PROJECT NAME: Naismith Commons Subdivision
Files: AZ-22-10, DA-22-11, PP-22-15

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 2.5 miles with a travel time of 4 minutes under ideal driving conditions to the purposed entrance off W. Joplin Rd.
3. **Side Setback:** *Side Setback for R-4 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. *Common Driveways for this development. Developer to provide all items as per city code 8-6B-2 Improvement standards section D 1-9 and verified by fire district.*
 - i. *Common driveways to have No Parking Signs posted.*

Project Name: Naismith Commons Subdivision



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

- 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.*
 - ii. *Phase I will be allowed 30 building permits. Before building permit 31 can be issued a second access shall be constructed.*

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:

Project Name: Naismith Commons Subdivision



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

- 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 hydrants at the intersection of the property line and the roadway right of way or property line.*
 - 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: Naismith Commons Subdivision

LEGAL NOTICE PUBLIC HEARING

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

Application: Norterra Subdivision Development Agreement Modification

Representative: Jeff Likes, ALC Architecture

Owner: Iterra Holdings, LLC

Action: The Applicant is seeking approval of a modification to the existing Development Agreement for the Norterra Subdivision annexation and zoning. The applicant is requesting approval from the Council of specific commercial land uses that are proposed in the commercial development. The property is located on the northeast corner of W. State Street and N. Can Ada Road in Star, Idaho.

Property Location: The subject property is generally located on the north side of W. State Street between N. Can Ada Road and N. Highbrook Way. Ada County Parcel No. S0407346650.

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

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

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



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Planning and Zoning Department *Shen T. Muth*

MEETING DATE: March 7, 2023 – PUBLIC HEARING

FILE(S) #: **DA-20-05-MOD Development Agreement Modification-Norterra Subdivision**

OWNER/APPLICANT/REPRESENTATIVE

REPRESENTATIVE

Jeff Likes
ALC Architecture
1119 E. State Street Suite 120
Eagle, ID 83616

OWNER

Iterra Holdings, LLC
316 E. 1400 S Suite 2A
St George, UT 83703

REQUEST

Request: The Applicant is seeking approval of a modification to the existing Development Agreement for the Norterra Subdivision annexation and zoning. The applicant is requesting approval from the Council of specific commercial land uses that are proposed in the commercial development and a request to increase the number of commercial lots in the development. The property is located on the northeast corner of W. State Street and N. Can Ada Road in Star, Idaho. The subject property is generally located on the north side of W. State Street between N. Can Ada Road and N. Highbrook Way. Ada County Parcel No. S0407346650.

APPLICATION REQUIREMENTS

Residents within 300' Notified	February 16, 2023
Legal Notice Published	February 19, 2023
Property Posted	February 24, 2023

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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.

COMPREHENSIVE PLAN:

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

The applicant has requested a Development Agreement Modification to include requesting approval from the Council of specific commercial land uses that are proposed in the commercial development and are conditional uses in the CBD zone. These uses include:

- Automotive mechanical/electrical repair and maintenance
- Drive-through establishment/drive-up service window
- Live/Work Multi-Use
- Educational institution, private
- Equipment rental, sales, and services
- Events Center, public or private (indoor/outdoor)
- Farmers' or Saturday market
- Vehicle repair, minor

In addition, the applicant requests the number of commercial lots in the subdivision be allowed to increase from 23 to a maximum of 40 lots.

COUNCIL DECISION

The Star City Council _____ File # DA-20-05 MOD for Norterra Subdivision on _____, 2023.



STATEMENT OF INTENT

On March 3, 2021, the city of star approved Ordinance No. 321- NorTerra Subdivision Annexation along with a Development Agreement of approved uses and a maximum number of building lots. Our intent of this Development Agreement Modification is expanding on the list of approved uses and increase the number of building lots.

The purpose of modifying the approved uses is the interest in this property has increased substantially, and the uses we are asking for are normal commercial uses in a commercial development project. We hope you will find these uses to be compatible with the development and surrounding uses.

We would like to increase the number of commercial building lots from 23 to 40. The north side of the site is becoming more of an office layout, which requires more building lots. See the attached 'preliminary site plan.'

The uses we would like to include in the "approved list" are as follows.

- Automotive mechanical/ electrical repair and maintenance

(Examples include- Christian Brothers Automotive, Caliber Collision)

- Drive- through establishments/ drive-up service window

(Examples include- Burger King, Jack in the Box, Coffee Shop) We would like the ability to have more than one in this development.

- Live/ Work Multi-Use

- Educational institution, private

- Equipment rental, sales and service

- Events Center, public or private (indoor/outdoor)

- Farmers' or Saturday Market

- Vehicle repair, minor

(Examples include- Take 5 Oil, Valvoline, Jiffy Lube)

We hope you find these uses in compliance and compatible with this commercial development. If you have further questions for comments, please don't hesitate to contact me.

Jeff Likes
Architect
ALC Architecture
jeff@alcarchitecture.com
208.514.2713

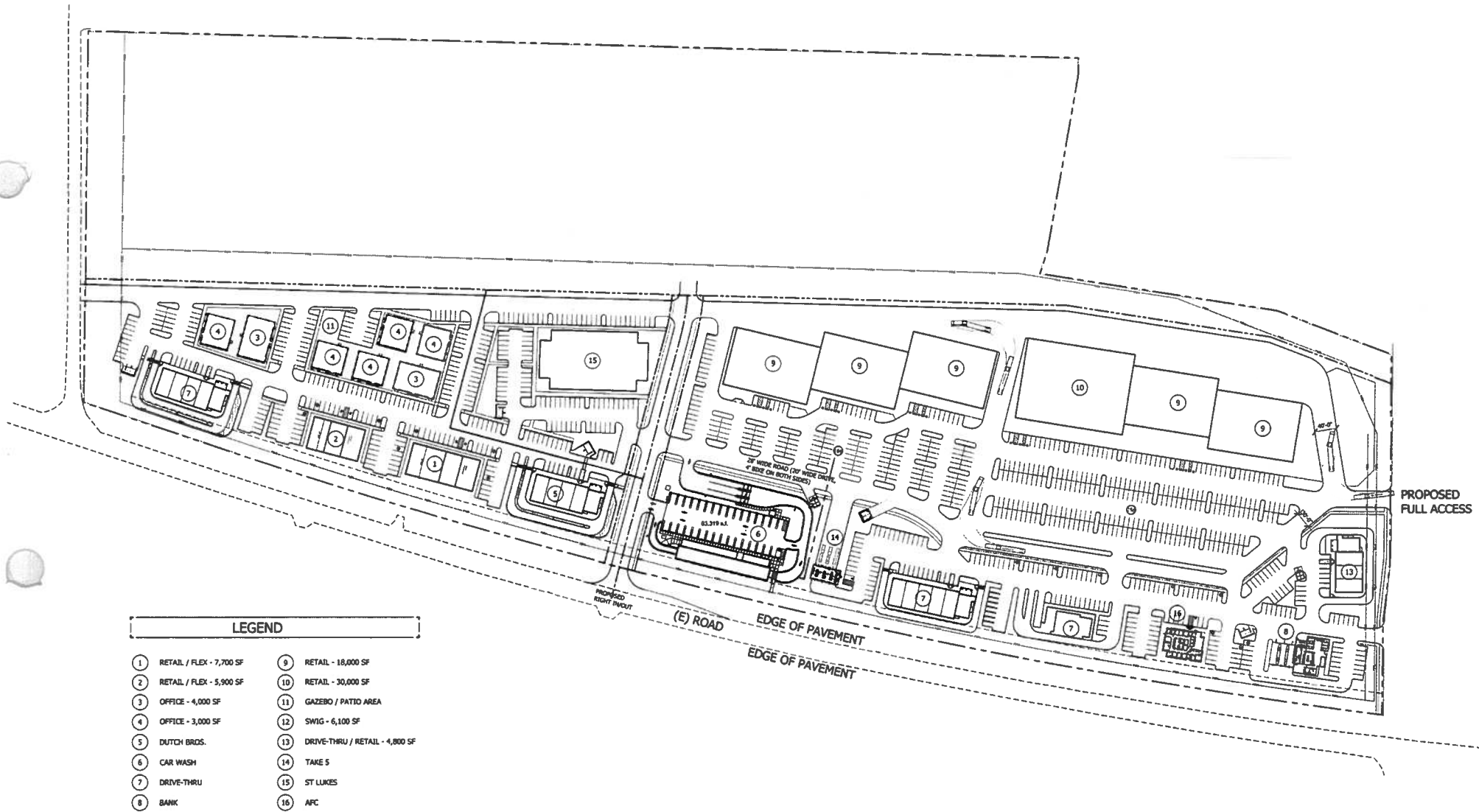
ALC ARCHITECTURE

1119 EAST STATE STREET STE 120 □ EAGLE, IDAHO 83616 □ 208.514.2713
301 PARK AVE □ IDAHO FALLS, IDAHO 83402 □ 208.522.0088

PROPOSED LOT NUMBER
INCREASE

Section 6, Item E.

THIS DRAWING, FOR ALL INFORMATION, IS BASED ON THE INFORMATION RECEIVED FROM THE PROPERTY OWNER. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.



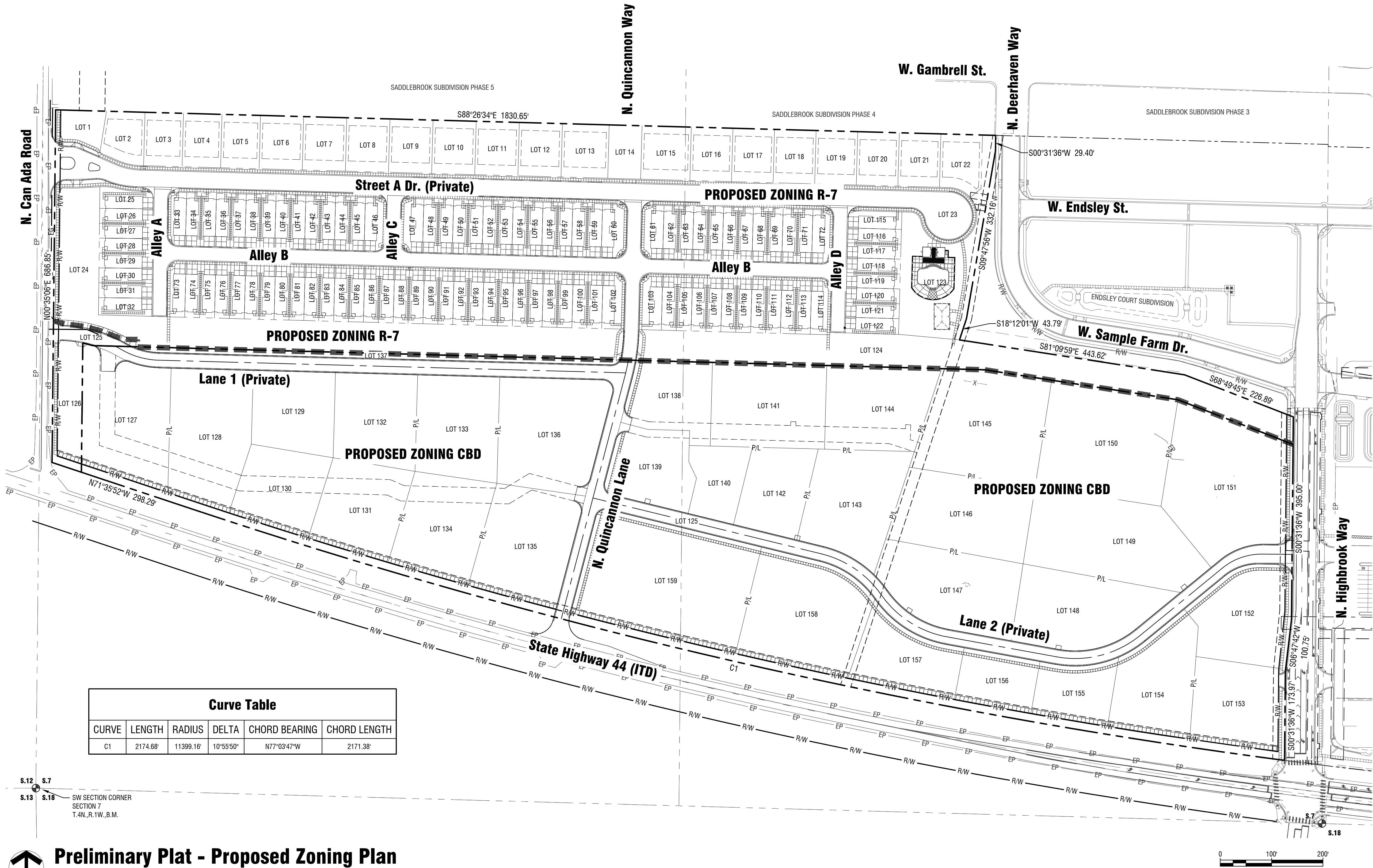
LEGEND

- | | |
|----------------------------|-----------------------------------|
| 1 RETAIL / FLEX - 7,700 SF | 9 RETAIL - 18,000 SF |
| 2 RETAIL / FLEX - 5,900 SF | 10 RETAIL - 30,000 SF |
| 3 OFFICE - 4,000 SF | 11 GAZEBO / PATIO AREA |
| 4 OFFICE - 3,000 SF | 12 SWIG - 6,100 SF |
| 5 DUTCH BROS. | 13 DRIVE-THRU / RETAIL - 4,800 SF |
| 6 CAR WASH | 14 TAKE 5 |
| 7 DRIVE-THRU | 15 ST LUKES |
| 8 BANK | 16 AFC |

SITE PLAN
SCALE: 1" = 80' 0"



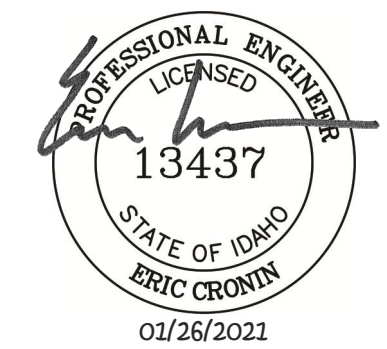
ORIGINAL
PRELIMINARY PLAT



**NORTERRA MIXED USE
TG Development, LLC**

NE CORNER CAN ADA RD & SH 44
Star, Id

Revisions
1.



Project No.: 119104
Date of Issuance: 01.26.2021
Project Milestone: Pre Plat

**Preliminary Plat
Proposed Zoning Plan**

PP-01A

DEVELOPMENT AGREEMENT NORTERRA SUBDIVISION ANNEXATION

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

WHEREAS, Owner owns a parcel of land approximately 48.43 acres in size (52.26 acres as annexed with right-of-way), currently located within Ada County, zoned RUT and more particularly described in **Exhibit A** of Ordinance 327, which is attached hereto and incorporated by reference herein (the "Property");

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

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

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

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

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

WHEREAS, Owner filed with the City of Star, a Request for Rezone of the Property and Zoning of R-7-DA & CBD-DA, as File No. AZ-20-05, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

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

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

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

Section 2. Development/Uses/Standards.

2.1 **Development Acreage and Uses Permitted.** As to the Parcel shown on **Exhibit A**, Owner is allowed to develop 48.43 acres as follows:

- Zoning Classification: The Residential zoning classification shall be a R-7-DA. The Commercial zoning classification shall be CBD-DA.
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

2.2 **Site Design.** The conceptual site plan, as set forth in **Exhibit B**, is hereby approved.

2.3 **Uses.** The development is hereby approved for the following land uses:

- A maximum of 20 Single-Family Detached Lots
- A maximum of 98 Single-Family Attached Lots
- A maximum of 23 Commercial Lots
- All Principal Permitted Uses in the CBD zoning district shall be allowed.*
- Commercial Uses approved by Council through this Agreement* that will not require a further Conditional Use Permit include:
 - Child Care
 - Gasoline, Fueling & Charging Station with or without Convenience Store
 - Hotel/Motel
 - Nursery, Garden Center and Farm Supply
 - Nursing or Residential Care Facility**
 - Independent Senior Housing only as accessory to Residential Care Facility
 - Vehicle Washing Facility
 - Veterinarian Office

*All proposed Commercial Uses are subject to a Certificate of Zoning Compliance/Design Review application approval.
**Any Nursing, Residential Care Facility/Independent Senior Housing located outside the area specified on the Concept Plan in Exhibit B shall require Conditional Use Permit Approval.

2.4 **Setbacks.** The development shall follow these setbacks approved by Council:

- Minimum Street Frontage 24 Feet
- Front Setbacks 15 Feet
- Rear Setbacks 10 Feet***
- Interior Side Setbacks 5 Feet
- Street Side Setbacks 10 Feet (Local Street); 5 Feet (Alley)
- Street Landscape Buffer 35 Feet (Collector Roadway)
- Maximum Building Height 35 Feet

**** Rear Setbacks for Lots along the north boundary shall be 15' minimum.**

2.5 Additional Requirements:

- All streets in the development shall be private and shall be constructed to ACHD standards, with a minimum street section of 28' with two 10' travel lanes and 4' bike lanes on both sides, with no parking signs for the "Collector Road". An 8' landscape strip with 5' detached sidewalk shall be provided on one side of the "Collector Road" from Highbrook Road to the central north/south street. The main East/West Collector Road shall be No Parking.
- Main East/West Pathway from Can Ada Road to N. Highbrook shall provide for Public use.
- The Developer shall provide a Pool Facility as a residential development amenity.

2.6 Proportionate Share Agreement for ITD Improvements.

ITD is requiring the developer to construct the following improvements at the intersection of SH-44/Can Ada Road. Developer is required to provide the City of Star an engineer's estimate of these improvements. The difference between ITD's previously requested proportionate share amount of \$748,061 and the cost of design/construction of the following improvements needs to be provided to the City of Star.

- Addition of a center turn lane on SH 44 through the Can Ada Road Intersection;
- Addition of separate southbound right and left turn lanes on Can Ada Road;
- Addition of a westbound right turn lane on SH-44.
- Dedicate 12ft of right of way along the entire length of the westbound right turn lane.

ITD finds a direct access approach to SH-44 MP 9.77 (left) to be acceptable with the construction of the following improvements.

- The approach shall be limited to right-in, right-out, left-in with installation of a median traffic separator.
- Addition of a westbound right turn lane.
- Construct a continuous two-way left turn lane from Can Ada Road to the proposed approach.
- Dedicate the difference between the existing SH-44 right-of-way and the future right-of-way line (70ft from center of SH-44) along the entire length of the parcel.
- Dedicate an additional 12ft of right of way along the entire length of the westbound right turn lane.

2.7 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the

use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

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

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

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

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

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and

obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

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

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

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

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


Star:	City of Star Attn: City Clerk P.O. Box 130 Star, ID 83669
Owner:	Brent Thompson, Managing Member Iterra Holdings, LLC 316 E. 1400 S. Suite 2A Saint George, UT 84790

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

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


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

Dated this 3rd day March, 2021.




Trevor A. Chadwick, Mayor

ATTEST:



Jacob M. Qualls, City Clerk

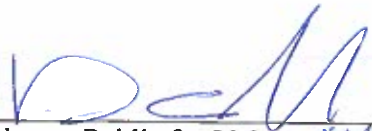
OWNER:

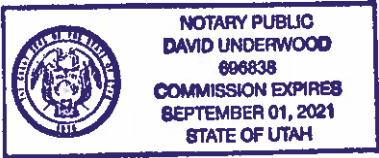

Brent Thompson
Managing Member, Iterra Holdings, LLC

STATE OF ^{Utah} IDAHO)
County of ^{Washington} Ada) ss.

On this ^{23rd} day of ^{February}, 2021, before me the undersigned, a Notary Public in and for said state, personally appeared Brent Thompson, known or identified to me to be the person who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same.

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


Notary Public for ^{Utah} Idaho
Residing at: ^{St. George} UT
My Commission Expires: ^{24796 9/1/2021}



[illegible]



GEM STATE PAPER
& SUPPLY COMPANY

Proposed by:

Gem State Paper &
Supply Co.
1801 Highland Ave. E.
Twin Falls, ID 83301
Tel: 800.727.2737

Client:

STAR CITY OF
10769 W STATE ST
STAR, ID 83669

Job:

Section 7, Item A.

Quote

02/24/23

Q304548

Item	Qty	Description	Net	Total
------	-----	-------------	-----	-------



1	EA	BD 50/50 C 20" AUTO SCRUBBER + WET BATTERY, PAD KAR11270290	3070.7457	\$3,070.75
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Acceptance: _____

Printed Name: _____ Date: _____

Merchandise	\$3,070.75
Misc Charge	\$0.00
Freight	
Tax	\$0.00
Total	\$3,070.75

Valid Until: 03/26/23

ORDINANCE NO. 378-2023
(BURNETT STORAGE ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 771 N. HWY 16, IN STAR, IDAHO (ADA COUNTY PARCELS S0409131605, S0409131500 & S0409131700), AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY HWY 16 VENTURES LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS MIXED USE WITH A DEVELOPMENT AGREEMENT (MU-DA) OF APPROXIMATELY 16.76 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Mayor and Council, held a public hearing on February 7, 2023 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Mixed Use with a Development Agreement (MU-DA) pursuant to the Unified Development Code of the City of Star.

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

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

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Ada County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners

within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

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

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

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

DATED this 7th day of March, 2023.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk



City of Star
Annexation Description
August 22, 2022

A portion of the South 1/2 of the Northeast 1/4 of Section 9, Township 4 North, Range 1 West of the Boise Meridian, located in the County of Ada, State of Idaho, being more particularly described as follows:

COMMENCING at the Center 1/4 corner of said Section 9, from which the East 1/4 corner of said Section 9 bears South 89°35'15" East a distance of 2,627.68 feet; thence on the South line of said South 1/2, South 89°35'15" East a distance of 312.60 feet to the **REAL POINT OF BEGINNING**;

thence North 00°54'26" East a distance of 520.71 feet;

thence South 89°34'17" East a distance of 13.64 feet;

thence North 00°36'00" East a distance of 172.43 feet to the centerline of the Middleton Canal;

thence on said centerline the following three (3) courses and distances:

South 77°28'30" East a distance of 232.78 feet;

North 74°28'52" East a distance of 393.59 feet;

South 87°51'56" East a distance of 331.83 feet to the Westerly Right-of-Way Line of State Highway 16;

thence South 89°05'07" East a distance of 80.00 feet to the Easterly Right-of-Way Line of said State Highway 16;

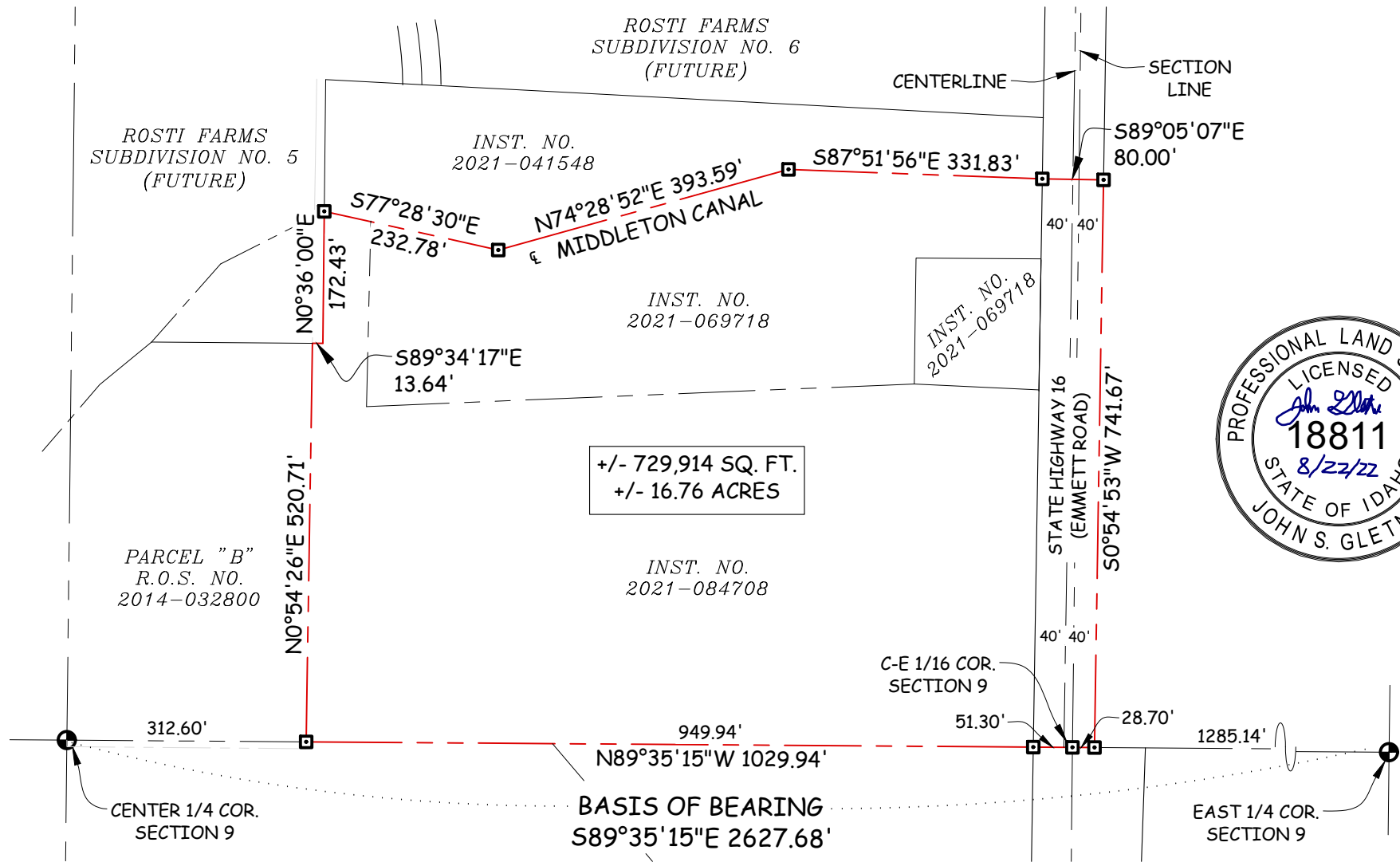
thence on said Easterly Right-of-Way Line, South 00°54'53" West a distance of 741.67 feet to said South line;

thence on said South line, North 89°35'15" West a distance of 1,029.94 feet to the **REAL POINT OF BEGINNING**.

Containing an approximate area of 729,914 square feet or 16.76 acres, more or less.

End of Description.





PROJECT NO.
22-125

DRAWN BY
J.S.G.

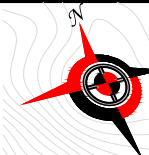


SCALE: 1"=200'

0' 100' 200' 400'

EXHIBIT DRAWING FOR
CITY OF STAR ANNEXATION

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9,
T.4N., R.1W., B.M., LOCATED IN THE COUNTY OF ADA, STATE OF IDAHO.



VALLEY
LAND SURVEYING
PROFESSIONAL LIMITED LIABILITY COMPANY
5099 S. Valley St. Boise, ID 83709
www.valleylandsurveying.com
Phone: (208) 261-2226

DATE
08/22/2022

SHEET
1 293

DEVELOPMENT AGREEMENT BURNETT STORAGE ANNEXATION

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and **HWY 16 Ventures, LLC**, hereinafter referred to as "Owner".

WHEREAS, Owner owns parcels of land of approximately 16.76 acres in size, currently located within Ada County, zoned RUT, and more particularly described in **Exhibit A** of Ordinance 378-2023, which is attached hereto and incorporated by reference herein (the "Property");

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

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

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

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

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

WHEREAS, a Request for Annexation and Zoning of the Property to MU-DA was made as File No. AZ-22-13/DA-22-14/CU-22-06, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances, which applications were approved;

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

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

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

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Property described in **Exhibit A**, Owner is allowed to develop the 16.76 acres as follows:

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

2.2 Uses. The Property is hereby approved for a storage condominium development, as illustrated in **Exhibit B**. Any additional uses or a change in use shall require submittal and approval of new land use applications, in addition to a modification to this development agreement.

2.3 Setbacks. Future development shall comply with the standard setbacks for the MU zone that are in place at the time of building permit.

2.4 Additional Requirements:

- **The applicant shall construct a right-in, right-out access with approval from ITD to mitigate traffic concerns on Highway 16.**
- **The applicant shall provide a 54' easement to the City of Star along the entire western boundary of the property for the purpose of a future internal access to the facility. Once the internal access is in place, the applicant agrees to permanently close the access on Highway 16, other than for emergency access if approved by the Star Fire District and ITD.**
- **The applicant shall provide a remote gate control system be installed to insure that entrance into the facility from Highway 16 will not impede traffic flow at any time.**
- **Once the buildings are constructed, the applicant shall submit a condominium plat to the City for approval and recordation.**

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

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

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

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

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

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within

the Property. The new owners of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

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

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

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

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

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

Owners: Hwy 16 Ventures, LLC
1026 W. Two Rivers Lane
Eagle, ID 83616-7128

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

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

between the parties and shall survive any default, termination or forfeiture of this Agreement.

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

Dated this 7th day March, 2023.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

OWNERS:

Gary Opper

Hwy 16 Ventures, LLC

By:

STATE OF IDAHO)

) ss.

County of _____)

On this _____ day of _____, 2023, before me the undersigned, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the persons who subscribed their names to the foregoing instrument, and acknowledged to me that they executed the same.

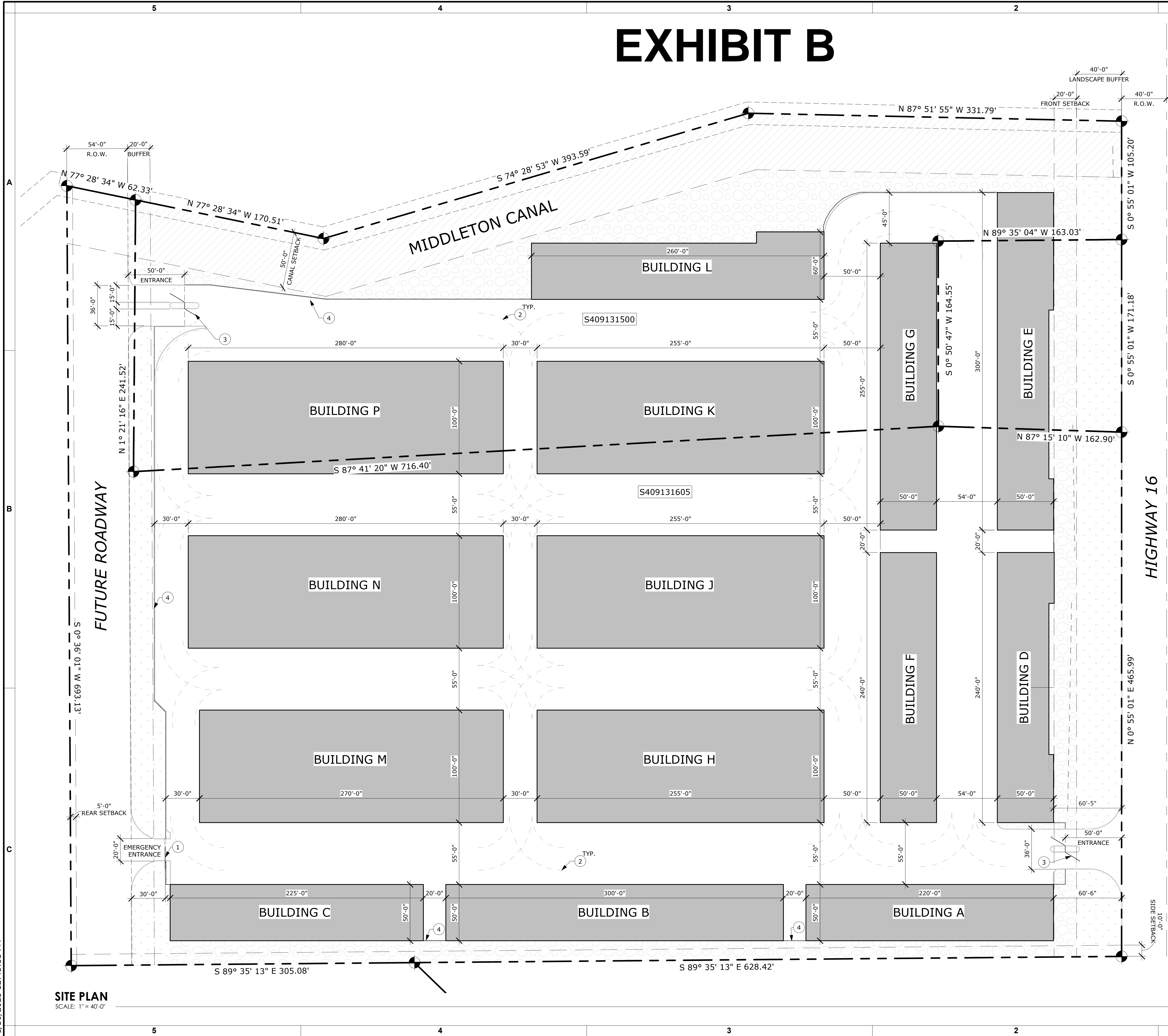
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho

Residing at _____

My Commission expires _____

EXHIBIT B



SITE PLAN
SCALE: 1" = 40'-0"

SITE RECAP

- ZONING**
- EXISTING: RUT
 - PROPOSED: MU
- SETBACKS**
- FRONT: 20'-0"
 - REAR: 5'-0"
 - SIDES: 10'-0"

- PARKING**
- PARKING TO BE WITHIN INDIVIDUAL UNITS.
- BUILDING STORIES**
- 1 BUILDING STORY

PARCEL RECAP

PARCEL NUMBER	ACRES	SQUARE FOOTAGE
S409131500	4.443 acres	193,520 SF
S409131605	10.144 acres	441,851 SF
S409131700	0.628 acres	27,348 SF
TOTAL PROJECT SITE	15.214 acres	662,720 SF

AREA RECAP

NAME	AREA
BUILDING A	11,000 SF
BUILDING B	15,000 SF
BUILDING C	11,250 SF
BUILDING D	11,470 SF
BUILDING E	14,371 SF
BUILDING F	12,000 SF
BUILDING G	12,500 SF
BUILDING H	25,500 SF
BUILDING J	25,500 SF
BUILDING K	25,500 SF
BUILDING L	13,600 SF
BUILDING M	27,000 SF
BUILDING N	28,000 SF
BUILDING P	28,000 SF
TOTAL	260,691 SF

GENERAL NOTES

- ALL PROPOSED DRAINAGE TO REMAIN ON SITE.
- SEWER AND WATER ARE AVAILABLE AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE PROPERTY.
- ONSITE TRASH ENCLOSURE NOT PROPOSED.
- POWER IS PROPOSED TO COME FROM HWY 16.

KEYNOTE

#	DESCRIPTION
1	SLIDING ACCESS GATE, SEE DETAIL XXXX
2	FIRE TURN RADIUS, 28' INTERIOR RADIUS AND 48' EXTERIOR RADIUS
3	SWINGING ACCESS GATE, SEE DETAIL XXXX
4	PERIMETER FENCING, SEE DETAIL XXXX

HATCH DESIGN
ARCHITECTURE

200 WEST 36TH ST.
BOISE, IDAHO 83714
OFFICE: (208) 475-3204
FAX: (208) 475-3205
COPYRIGHT 2023
HATCH DESIGN
ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR
COPIED IN ANY FORM, NOR ARE THE DOCUMENTS TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, WITHOUT THE WRITTEN CONSENT
AND PROPER COMPENSATION TO HATCH DESIGN.

THE USE OF THE PLAN SHALL BE RESTRICTED TO THE
ORIGINAL SITE OR WHICH THEY WERE PREPARED.
INCLUDING THESE IN ELECTRONIC FORM, PREPARED BY THE
AUTHORS, SHALL BE THE SOLE PROPERTY OF HATCH DESIGN
CONSULTANTS SHALL BE DENIED THE AUTHORITY AND
RIGHT TO REPRODUCE OR TRANSMIT THE PLAN OR ANY
AND SHALL RETAIN ALL COPYRIGHT AND OTHER RIGHTS, INCLUDING PATENTS.

NEW CONSTRUCTION FOR:

HIGHWAY 16 STORAGE

771 N HWY 16 EAGLE, ID 83616

DATE: JANUARY 2023

DRAWN BY: WE
CHECKED BY: JIH
JOB NUMBER: MKT

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1.0