



STAR CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho

Tuesday, July 6, 2021

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 RECORD RETENTION POLICY.

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Bishop Jeff Wood –Church
3. **ROLL CALL**
4. **PRESENTATION:**
 - A. Ada County Prosecutor Presentation – Robert Bleazard
 - B. Valley Regional Transit Annual Report
5. **CONSENT AGENDA (ACTION ITEM)** **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
 - A. Approval of Claims Provided & Previously Approved: June 16, 2021 – June 30, 2021
 - B. Minutes as available
 - C. Findings of Fact:
 - i. Stonebriar Subdivision Annexation (AZ-21-05)
 - D. Final Plats:
 - i. Greiner's Hope Springs Subdivision No. 3 (FP-21-14)
6. **PUBLIC HEARINGS & ACTION ITEMS**
 - A. **PUBLIC HEARING – Cherished Estates Subdivision** Rezone, Development Agreement and Preliminary Plat (RZ-21-01/DA-21-07/PP-21-08)
 - i. **Action** of Cherished Estates Subdivision
 - B. **TENTATIVE ADOPTION OF FY 2021/2022 BUDGET**
7. **DISCUSSION ITEMS:**
8. **REPORTS**
 - A. Elected Official Reports
 - B. Staff Reports
9. **ADJOURNMENT**



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FUTURE MEETING TOPICS

- A. Comprehensive Plan Proposal (South of the River Plan) Public Hearing & Action – PENDING
- B. Canyon Highway District #4 Impact Fees - PENDING
- C. Rivermoor Subdivision Annexation, DA, Preliminary Plat, Private Street
- D. Cherished Estates Subdivision Rezone, DA, Preliminary Plat
- E. Inspirado Subdivision Annexation, DA, Preliminary Plat, Planned Unit Development
- F. Starpointe Subdivision Annexation, DA, Preliminary Plat
- G. Oaklawn Crossing Subdivision Annexation, DA, Preliminary Plat
- H. Moon Valley Townhomes Rezone, DA, Preliminary Plat
- I. Fountain Park Subdivision Annexation, DA, Preliminary Plat
- J. Milestone Ranch Subdivision
- K. Rooster Hollow Subdivision
- L. Langtree Bungalows Subdivision
- M. Stardust Ranch Subdivision
- N. Piedmont Place Annexation & Rezone
- O. Venue Use Ordinance (Parks, River House & Other City Owned Public Spaces)
- P. Consolidated Fee Schedule – Public Hearing for new fees
- Q. Personnel Policy Manual
- R. Ethics Manual
- S. Social Media Policy
- T. Surplus Property
- U. Audit Presentation

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.

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

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



May 28, 2021

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

Attention: Jacob Qualls, City Clerk

SUBJECT: Valley Regional Transit FY2022 Funding Request

Dear Mr. Qualls,

The following summary outlines the financial assumptions and goals used to develop FY2022 local contribution request. Through the Coronavirus Aid, Relief & Economic Security Act (CARES), Coronavirus Response and Relief Supplemental (CRSSA), and American Rescue Plan Act (ARPA) the Federal Government has provided resources to Valley Regional Transit and other transit agencies across the country to mitigate the financial disruption of the COVID-19 crisis. The VRT Board is committed to ensuring existing and future resources are used in alignment with the strategic direction & priorities adopted by the VRT Board of Directors:

- Direct Response: fund existing administration, operations and respond to the direct impacts of the crisis, including health, sanitation, marketing, and loss of revenue
- Resiliency: invest in systems and infrastructure that secures the safety of the traveling public and ensure the agency can respond and recover to disruptions
- Strategic Direction: continue as much as possible the strategic investments identified in local and regional plans

VRT has used the local cost allocation model (CAM) (see figure 1) to determine the local contributions necessary to maintain operations in FY2022. This allows VRT to remain transparent in our allocation process, and work toward sustainable funding levels.

Figure 1: Local Cost Allocation Model



The following table outlines requests for the **City of Star** for **FY2022**. The information provided is based on preliminary budget proposals. Through the budget process requests

may vary in response to changes in projected expenses, revenue assumptions, and further discussions with your staff and elected officials.

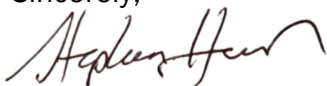
Type	Amount
General Assessment (<i>calculated by regional share of the population</i>)	\$7,026
Service Assessment (<i>calculated by share of miles serving your jurisdiction</i>)	\$ 0
Capital Assessment (<i>calculated by share of miles serving your jurisdiction</i>)	\$ 0
Special Assessment (<i>Negotiated</i>)	\$0
Total Request	\$7,026

- **General Assessments** support regional overhead (administration, finance, communications etc.)
- **Service Assessments** support service operations and associated paratransit, preventive maintenance, planning and administration.
- **Capital Assessments** support capital procurement, design or construction projects
- **Special Assessments** are requested to support activities, programs or projects outside of the typical assessments (specialized transportation programs, planning projects, etc.)

For non-service partners, such as Star, the General Assessment helps pay for VRT staff to provide planning support and be a resource for finding transportation solutions for our partners. In FY2021 VRT will be conducting a study in Highway 44 Corridor and engaging the communities of Star, Middleton, and Eagle in how transit can serve the traveling public. Should you have any questions or require additional information please feel free to contact me at (208) 258-2701 or shunt@valleyregionaltransit.org.

Thank you for your continued support of Valley Regional Transit.

Sincerely,



Stephen Hunt
Development Director

Cc:

Councilman David Hershey – VRT Board Member - dhershey@staridaho.org

Jill Reyes – VRT Programming Planner – jreyes@valleyregionaltransit.org

Jason Jedry – VRT Controller – jjedry@valleyregionaltransit.org

City of Star Transaction List by Vendor

June 15 - 30, 2021

Type	Date	Name	Memo	Amount
Bill	06/28/2021	208 Supply Co	Fun Run T-shirts Hometown Celebration	\$1,564.56
Bill	06/28/2021	A & B Lock & Key	New Keys for Riverhouse	\$52.50
Bill	06/28/2021	Ada County Highway District	Impact Fees 4/25/21-5/24/21	\$120,155.00
Bill	06/28/2021	Anna Strausbaugh	Refund Baseball Registration and Uniform	\$98.06
Bill	06/28/2021	Anthony Mendoza	Auction Co Svcs - Hometown Celebration	\$200.00
Bill	06/28/2021	Barbara Norgrove	Reimbursement Trash Bags Blake Park	\$14.83
Bill	06/28/2021	Blue Cross of Idaho	Health Insurance	\$13,556.35
Bill	06/28/2021	Brianna Riley	Park Deposit return	\$50.00
Bill	06/28/2021	Century Link	Telephone Services	\$196.18
Bill	06/28/2021	Cintas	Rug Cleaning Service	\$109.48
Bill	06/28/2021	Clearly	Telephone services	\$482.35
Bill	06/28/2021	Column Software, PBC	Notices in Statesman	\$71.68
Bill	06/28/2021	Computer Consulting	Information Technology	\$1,886.05
Bill	06/28/2021	Dan's Pump and Filter, LLC	Service Call - Reset overload switch	\$70.00
Bill	06/28/2021	Dana Partridge	Media Services	\$2,585.00
Bill	06/28/2021	Dana Partridge	Hometown Celebration	\$489.38
Bill	06/28/2021	DMH, Enterprises	Plumbing Inspections 05/25/21 - 06/24/21	\$11,877.68
Bill	06/28/2021	Dyan Isom	Deposit return - Blake Park	\$50.00
Bill	06/28/2021	ECI Contractors	Electrical Inspections 05/25/21 - 06/24/21	\$13,409.79
Bill	06/28/2021	Elena Evans	Soccer Referee	\$291.00
Bill	06/28/2021	Fastenal	Zip Ties	\$72.65
Bill	06/28/2021	FatBeam, LLC	Fiber Optic Charge	\$1,640.00
Bill	06/28/2021	Gameface Athletics	Clothing for Hometown Celebration	\$12,362.15
Bill	06/28/2021	Gameface Athletics	Campers T-shirts	\$576.00
Bill	06/28/2021	Gem State Paper & Supply	Paper towels - 3 cases	\$169.29
Bill	06/28/2021	Idaho Central Credit Union.	Credit Cards, Chadwick, Little, Qualls	\$2,712.71
Bill	06/24/2021	Idaho Power - IDACORP	ACCT 2202646036, 2220489781	\$2,801.16
Bill	06/28/2021	Jacob Qualls	Parking for AIC Conference	\$27.00
Bill	06/28/2021	Justin May	Printing shirts for Hometown Celebration	\$3,120.00
Bill	06/28/2021	Keller Associates	City Engineer Services	\$35,602.50
Bill	06/28/2021	Kevin McLeod	Annual Backflow Tests	\$100.00
Bill	06/28/2021	Madison Barnes	Soccer and Jamboree Referee Fees	\$177.00
Bill	06/28/2021	Mark Tamura	Park deposit return	\$50.00
Bill	06/28/2021	Mastercard	Credit Cards, Chadwick, Little, Qualls	\$136.52
Bill	06/28/2021	Matthew Vraspir	Reimbursement Paint for Senior Center	\$127.17
Bill	06/28/2021	Meredith Hudson	Reimbursement Parking AIC Conference	\$24.00
Bill	06/15/2021	Mountain Alarm	Alarms Services	\$70.00
Bill	06/28/2021	Mountain Alarm	Annual Fire Alarm Report	\$35.00
Bill	06/28/2021	Northwest Traffic Services	Traffic Control Hometown Celebration	\$6,783.00
Bill	06/28/2021	Office Savers Online	INV 5498	\$37.98
Bill	06/15/2021	Phone Works	Quarterly Partnership/Plan Coverage	\$439.00
Bill	06/28/2021	Pitney Bowes	Postage	\$200.00
Bill	06/28/2021	Pitney Bowes	Postage	\$200.00
Bill	06/15/2021	PortaPros	Portable Restrooms	\$806.20
Bill	06/28/2021	PortaPros	Portable Restrooms	\$264.40

City of Star Transaction List by Vendor

June 15 - 30, 2021

Type	Date	Name	Memo	Amount
Bill	06/28/2021	Rachel Miller	Camp supplies	\$664.03
Bill	06/28/2021	RIMI Inc.	Mechanical Inspections 05/25/21 - 06/24/21	\$14,079.00
Bill	06/28/2021	Robert P Little	Contract Grounds Service	\$4,660.00
Bill	06/28/2021	Silver Creek	Hunter MP Rotators	\$77.58
Bill	06/28/2021	Sparklight	Internet Services	\$148.57
Bill	06/28/2021	SportsPlus	Recreation Program	\$1,180.00
Bill	06/28/2021	Star Crane & Rigging	Crane services for moving bleachers	\$240.00
Bill	06/28/2021	Star Fire Department	Fire Impact Fees 05/25/21 - 6/24/21	\$34,557.94
Bill	06/28/2021	Star Merc	Fuel and keys	\$95.68
Bill	06/28/2021	Star Storage	Unit Rental	\$80.00
Bill	06/28/2021	Star Tire & Auto LLC	Tires for Mower #3	\$294.80
Bill	06/28/2021	Star Vet Clinic	Animal Control Services	\$1,400.00
Bill	06/28/2021	State of Idaho Federal Surplus	Tools	\$409.00
Bill	06/28/2021	Stroth General, LLC	Blake Haven & Pavilion Park Project No 20	\$136,080.81
Bill	06/28/2021	The Balloon Biz	Hometown Celebration	\$1,017.60
Bill	06/28/2021	The Front	Band - Hometown Celebration	\$2,000.00
Bill	06/28/2021	TimeClock Plus	Employee Time Management software	\$45.83
Bill	06/28/2021	Treasure Valley Coffee	2106:07578018	\$65.78
Bill	06/28/2021	United Heritage	Vision Insurance	\$144.57
Bill	06/21/2021	Voltline Media	Frame for Screen	\$2,788.58
Bill	06/28/2021	Voltline Media	Movie Night	\$335.00
Bill	06/28/2021	Whitman & Assoc. Inc.	Building Inspections 5/25/21 - 6/24/21	\$29,792.78
Bill	06/28/2021	Willow Tree Learning Center	Deposit return - Blake Park	\$25.00
Bill	06/28/2021	Yorgason Law Offices, PLLC	City Attorney Services	\$3,000.00
GRAND TOTAL				\$468,926.17

FINDINGS OF FACT AND CONCLUSIONS OF LAW
STONEBRIAR SUBDIVISION ANNEXATION
FILE NO. AZ-21-04/DA-21-13

The above-entitled Annexation & Zoning and Development Agreement land use applications came before the Star City Council for their action on June 15, 2021, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law;

Procedural History:

A. Project Summary:

The Applicant is seeking approval of an Annexation and Zoning (R-R-DA) and a Development Agreement for the annexation of the existing Stonebriar Subdivision into the City of Star. The annexation of the subdivision includes a total of 13 existing residential lots and associated common lots and an out-parcel. The properties included in this annexation are located at 7105, 7549, 7353, 7549, 7685, 7768, 7787, 7795, 7843, 8000, 8151, 8165, 8177 & 8189 N. Stonebriar Lane, and 6850 W. Joplin Road in Star, Idaho, and consists of approximately 147.26 acres. The subject properties are generally located on the north side at the east end of W. Joplin Road and N. Stonebriar Lane. Ada County Parcel No's R8180730041, R8180730001, R8180730022, R8180730050, R8180730031, R8180730011, R8180733900, R8180730080, R8180730070, R8180730060, R8180730110, R8180730100, R8180730090, R8180730120, R8180730130, R8180730140, R8180730150, R8180730160, S0421325606.

B. Application Submittal:

A neighborhood meeting was held on April 6, 2021 in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on April 25, 2021.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on April 28, 2021. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on April 26, 2021. Notice was sent to agencies having jurisdiction in the City of Star on April 26, 2021. The property was posted in accordance with the Star Unified Development Code on June 4, 2021.

D. History of Previous Actions:

The Stonebriar Subdivision was approved by Ada County in the 2000's for a 13-lot residential subdivision of 10 plus acre lots with common lots and a private road and a community sewage system with individual wells.

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

	Zoning Designation	Comp Plan Designation	Land Use
Existing	County Rural Transitional (RUT)	Rural Residential Special Transition Overlay	Existing Residential Subdivision
Proposed	R-R-DA	Rural Residential Special Transition Overlay	Existing Residential Subdivision
North of site		Floodway	Boise River
South of site	County Rural Transitional (RUT)	Neighborhood Residential	Vacant
East of site	County Rural Transitional (RUT)	Estate Residential	Agricultural Proposed Residential Subdivision (Rivermoor)
West of site	County Rural Transitional (RUT)	Neighborhood Residential	Agricultural

F. Development Features:

ANNEXATION & REZONE:

The annexation and rezoning request for the Stonebriar Subdivision will bring the existing 10-acre lot development into the City of Star. The R-R zoning designation proposed is consistent with the current Comprehensive Plan Map. The subdivision will also be annexing into the Star Sewer and Water District, and will be eventually connecting to extended services, once available.

The existing subdivision was developed with a 24' wide private, gated roadway with gravel shoulder and no sidewalk. Because this was a rural development when approved by Ada County, the subdivision does not include streetlights, fire hydrants or municipal sewer and water service. When the City annexes this property, they will be annexing the subdivision under its current configuration.

G. On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No known areas.

- ✧ Fish Habitat – No known areas.
- ✧ Mature Trees – Yes
- ✧ Riparian Vegetation – Unknown.
- ✧ Steep Slopes – None.
- ✧ Stream/Creek – Portion of Common Area adjacent to Boise River.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.
- ✧ Unstable Soils – No known issues.
- ✧ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✧ Historical Assets – No historical assets have been observed.

H. *Agencies Responding:*

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

None

I. Staff received the following letters for the development:

None

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Rural Residential

Suitable primarily for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. Densities typically range from 1 unit per 2 acres to 1 unit per 5 acres.

It is the intent of this land use designation to help to preserve Star's rural feel. Huge manicured "Rural Residential" lots are discouraged and therefore manicured home site areas on these properties should not exceed 1/2 acre. Uses may include active agriculture, viticulture, equestrian, and residential. Uses include native open space and small-scale active farmland. The Rural Residential land use is not amenity based (sewer, water, schools) and will usually be located away from goods and services. These areas encourage the keeping and raising of crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, or planned park and recreation facilities. Density may be further limited due to the limited availability of infrastructure. Modified street sections and a reduction in light pollution (by reducing lighting standards) may be offered for a more rural feel. This land use designation is to be located such that it does not block extension of urban services at reasonable costs. Wells

and septic systems should be permitted for lots in this land use designation if approved by the applicable Health Department.

Special Transition Overlay Area

Development adjacent to, and potentially within, this area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. Site layout is to provide for a transition in density and lot sizing.

8.3 Goal:

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

8.4 Objectives:

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

8.5.2 Policies Related Mostly to the Rural and Agricultural Planning Areas

- A. Create a "Rural Residential" land use zoning designation for rural lots to permanently remain as a part of the city in strategic locations and terminate rezones to the Rural Transitional (RT).

Rural Residential areas help to preserve Star's rural feel and huge manicured "Rural Residential" lots are discouraged in order to preserve land for more rural/agricultural type use. The manicured home site areas on these properties should be minimal and subordinate to open rural ground for pastures, farming, and other rural uses.

Modified street sections with dark sky lighting standards should be encouraged in Rural Residential land use areas.

When an urban density residential development is planned with lots that directly abut lots within a Rural Residential area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints

that provide transitional lots and/or open space area avoiding urban lots directly abutting rural residential lots.

Larger setbacks should be required for new lots planned to abut existing Rural Residential lots.

Lots within a Rural Residential Land Use designation should be designed such that lots on each side of the street are of similar size.

Rural Residential developments are to be located so that they do not block extension of urban services at reasonable costs and will require utility easements where necessary to assure urban service extensions.

Add an Agricultural (A) zoning designation within the zoning code to allow for large parcels of land to be annexed into the city as either agricultural use or as agricultural use transitioning in the future to city rural residential or urban lots.

At the time that the Comprehensive Plan is adopted, the existing legal uses of land will not be impeded.

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

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-R RURAL-RESIDENTIAL DISTRICT: To provide for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. Parcels are to be two acres minimum. It is the intent of this land use designation to help to preserve Star's rural feel. Huge manicured "Rural Residential" lots are discouraged and therefore manicured home site areas on these properties should not exceed 1/2 acre. Uses may include active agriculture, viticulture, equestrian, and residential. Uses include native open space and small-scale active farmland. The Rural Residential land use is not amenity based (sewer, water, schools) and will usually be located away from goods and services. These areas encourage the keeping and raising of small-scale crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, streetlights or planned park and recreation facilities. Density may be further limited due to the limited availability of infrastructure. Modified street sections and a reduction in light pollution (by reducing or eliminating lighting standards) may be offered for a more rural feel. Private streets may be permitted in this district for access to newly subdivided or split property. This land use designation is to be located such that it does not block extension of urban services at reasonable costs. Wells and septic systems should be permitted for lots in this land use designation if approved by the applicable Health Department. Easements of at least 20-feet in width shall be provided where determined necessary for the future extension of water and sewer mains. This district does allow for some commercial 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.

8-3B-2: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS - RURAL RESIDENTIAL DISTRICT:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. Manicured homesite areas shall be minimal and subordinate to open rural ground for pastures, farming, and other rural uses.
- C. Rural style street sections shall be provided if approved by the applicable roadway authority.
- D. Rural Residential developments are to be located so that they do not block extension of urban services at reasonable costs and will require utility easements where necessary to assure urban service extensions.

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

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

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

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.

8-1E-1: DEFINITIONS - TERMS DEFINED

TRANSITIONAL LOT OR PROPERTY: The size of a new residential lot when being proposed adjacent to an established residential use. The ratio for lots adjacent to properties shall be determined on a case-by-case basis, when considering the size of the development potential for

the existing use. This shall not be required if separated by an existing roadway or large canal where the distance between new structures and existing structures equal or exceed 100 feet.

FINDINGS:

1. All private landowners have consented to annexation.

The Council finds that the Applicant has requested annexation into the City of Star and therefore has consented to annexation.

2. The land subject to the annexation is contiguous to the City of Star.

The Council finds that the Applicant's property is contiguous to the corporate limits of the City of Star. There is no evidence that the Applicant's property is not contiguous to the City of Star.

3. The City of Star comprehensive plan includes the area to be annexed.

The Council finds that the Applicant's property is within the City of Star's adopted comprehensive plan. There is no evidence that the Applicant's property is not within the City of Star comprehensive plan.

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

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

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

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

The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council finds that this annexation and rezone 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 purpose of the rural-residential districts is to provide for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural

Residential type uses, and adjacent to BLM land areas. Parcels are to be two acres minimum. It is the intent of this land use designation to help to preserve Star's rural feel. 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 originally scheduled before the City Council on June 15, 2021, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony in favor of the application was presented to the City Council by:

- Kevin Amar, 1580 W. Cayuse Way, Meridian, ID
- Danielle Hansel, 7353 N. Stonebriar Lane, Star, ID
- Kevin Brunk, 7795 N. Stonebriar Lane, Star, ID
- Nate Cauffman, 8151 N. Stonebriar Lane, Star, ID

c. Oral testimony in opposition to the application was further presented to the Council by:
None

d. Written testimony in favor of or opposing the application was presented to the City Council by:
None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed annexation and zoning application in accordance with the City of Star Title 8 (Unified Development Code),

deliberated on the matter, resulting in discussions on the annexation of the existing subdivision. Discussion included existing conditions, non-conforming uses, floodplain and greenbelt pathway along the Boise River. The Council concluded that the Applicant's property met the standards for annexation into the City.

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.

The Owner has requested the annexation and rezone from RUT (County) to Rural Residential (R-R-DA) with a Development Agreement.

Council added the following conditions of approval to their decision to approve the applications to be included as part of the future Development Agreement to include the following:

- The City and the Stonebriar HOA shall work towards an agreement to provide for a future pathway along the Boise River within the HOA common lot (Lot 14, Block 1). This shall be through either an easement or through deeding of the pathway portion of the property from the HOA to the City of Star.
- The City accepts any non-conforming land uses within the subdivision as part of this annexation.

Council Decision:

The Council voted unanimously (4-0) to approve the Annexation and Zoning to Residential (R-R-DA) and Development Agreement for the Stonebriar Subdivision Annexation on June 15, 2021.

Dated this 6th day of July 2021.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Ryan B. Field, Assistant City Planner *Ryan B. Field*

MEETING DATE: July 6, 2021

FILE #: FP-21-14 Greiner's Hope Springs Subdivision Phase 3

REQUEST

The Applicant is seeking approval of a Final Plat for Greiner's Hope Springs Subdivision Phase 3. The phase is located on the eastern side of the approved preliminary plat and contains 37 residential and 6 common lots on 10.27 acres.

The subject property is generally located on the south side of W. New Hope Road, approximately 1,600 feet east of N. Munger Road in Star, Idaho. Ada County Parcel Number is R76268000015.

APPLICANT/OWNER/REPRESENTATIVE

Owner/Applicant:

Green Village 2 Development
Tucker Johnson
372 S. Eagle Road Suite 328
Eagle, Idaho, 83616

PROPERTY INFORMATION

Land Use Designation: Residential (R-4)

Phase 3

Acres: 10.27 Acres
Residential Lots: 37
Common Lots: 6
Commercial: N/A
Total Residential Units 37 Units

HISTORY

- On April 18, 2006, the City Council approved an annexation and zoning (AZ-06-06) for parcel no. R7626790405 containing 11.17-acres with a zoning designation of R-3.
- On August 20, 2019, the City Council approved annexation and zoning, development agreement and preliminary plat for Greiner's Hope Springs Subdivision (AZ-19-05/DA-19-06/PP-19-03).
- On June 2, 2020, the Council approved the Final Plat for Phase I of Greiner's New Hope Subdivision with 38 residential lots and 8 common lots on 11.41 acres.
- On October 6, 2020, the Council approved the Final Plat for Phase 2 of Greiner's New Hope Subdivision with 44 residential lots and 3 common lots on 9.79 acres. (FP-20-16)

GENERAL DISCUSSION

The Applicant is requesting approval of the Final Plat for phase 3 of Greiner's Hope Springs Subdivision consisting of 37 residential lots and 6 common lots.

The approved Preliminary Plat consists of 252 single family residential lots and 18 common lots. There are two existing dwellings that will remain and be platted as individual lots. The residential lots range in size from 5,000 square feet to 29,345 square feet (existing dwelling lot), with an average lots size of 6,885 square feet. The applicant has indicated that the development will contain a total of 11.62 acres (18.5%) open space. Although the application was submitted prior to the adoption of Ordinance 290 requiring a minimum of 15% open space, 10% usable, the applicant has provided 13.5% (8.49 acres) more open space than the required 5% in the Code that was relevant at the time of submittal of the application. Staff has interpreted and calculated the total usable open space provided as 7.4 acres, or 11.8% usable. This amount excludes drainage areas*, although the drainage areas are designed as grassed areas with minimal slope. Staff calculations do include the planting strips along the roadways for the proposed detached sidewalks. *Adding the drainage areas would increase the usable open space to 8.97 acres (14.3%).

The Unified Development Code in affect at the time of approval required one site amenity for each 20-acres of development area (total of 3 amenities required). Proposed amenities within the development include the following:

- Quality of Life Amenities – Proposed pathway system, seasonal stream and ponds with waterfalls, benches, community gardens, hanging flower baskets
- Clubhouse for gatherings and private events and with Parking Lot
- Additional Open Space in excess of 5% (as required by Code in affect at time of submittal)

- Detached 5' sidewalks with 8' landscape strips
- Usable landscaped storm water detention areas

Irrigation to the property will be provided by the Middleton Mill Irrigation District. The applicant has been working with the district.

The ingress/egress will be taken from W. New Hope Road. The design shows several future street connections to adjacent properties, including connection to the currently developing Sailing Hawks and Fallbrook Subdivisions.

The development received Specific Setbacks as Requested:

Greiner Hope Springs

Front Setbacks - 15' for living area, 26' to garage door (measured from property line)

Interior Side Setback – 5 feet (for one and two story)

**Street Side Setback – 15 feet for dwelling
26 feet for garage**

Locations for decorative streetlights are reflected on the submitted lighting plan. Streetlight design has also been submitted and meets the intent of the City's "Dark sky lighting" standards.

No sign locations have been designated for this development. A sign permit application shall be submitted prior to any sign installation.

If a pump house is proposed, a location needs to be called out on the site plans and identified in the "Notes".

Fencing is being proposed to be solid cedar or vinyl fencing along the boundary and within the subdivision with potential open fencing proposed between the residential lots and the central open space/common lots containing the streams. Any fencing shall reflect the Clear Vision Triangle regulations.

All internal roads are proposed as public streets and shall be 36' from back of curb to back of curb.

The Applicant received a waiver from Council for exceeding the 750' block lengths for two blocks within this subdivision. The blocks that would be affected would be Block 1 and Block 7.

The applicant indicated that the subdivision would develop in four to five phases. The applicant has requested flexibility in phasing in order to adjust the number of lots and combination of lots to reflect changing market conditions.

Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan does meet this requirement as submitted. (Please see "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code.)

The submitted final plat meets the conditions of approval for the approved preliminary plat application.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 3 phase is 3.60 du/acre, with lots ranging in size from 5,796 square feet to 9,229 square feet, with the average buildable lot size of 6,872 square feet. Phase 3 contains 37 residential lots. The total lots between phases 1 and 3 is 119. **That leaves 133 lots remaining of the 252 approved on the preliminary plat.**

Setbacks – The development was approved with special setbacks.

Front Setbacks - 15' for living area, 26' to garage door (measured from property line)

Interior Side Setback – 5 feet (for one and two story)

**Street Side Setback – 15 feet for dwelling
26 feet for garage**

Common/Open Space and Amenities – This phase will include a meandering stream park with natural pathway and waterfalls. A fully landscaped, grass bottom dog park is also part of phase 3. There will also be a concrete pathway corridor over the sewer trunk line and two buffer lots along Wild Clover. The submitted landscape plan meets the standards of the current zoning ordinance, including street trees. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code.

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

Mailbox Cluster – Location has been approved for previous phases and will be the same location for all phases. Letter of approval was included in the application packet.

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

Landscape – Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan, as submitted appears to satisfy this requirement. Common Area

landscape requirements call for one deciduous shade tree per 4,000 square feet. The plan as submitted meets these requirements.

Sidewalks - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with 8-foot landscape strips.

SITE SPECIFIC DISCUSSION

In review of the application, staff finds that per the Unified Development Code, the Greiner's Hope Springs Subdivision Final Plat, Phase 3, is in substantial compliance.

Applicant shall continue to advise all contractors of the City preferred transportation routes to and from the subdivision. This includes a route that avoids New Hope Road from the east as a primary travel pattern.

The Unified Development Code states that the final plat shall be in substantial compliance with the approved or conditionally approved preliminary plat, notwithstanding the following changes:

- 1- The number of buildable lots is the same or fewer;
- 2- The amount of common open space is increased;
- 3- The amount of open space is relocated with no reduction in the total amount;
- 4- The number of open space lots has been increased; or
- 5- The transportation authority has required minor changes.

AGENCY NOTIFICATIONS

Notification of this application was sent to agencies having jurisdiction on June 15, 2021. The following agencies responded:

April 9, 2021	Keller and Associates	Approval Letter
June 25, 2021	DEQ	Standard Letter
June 25, 2021	Central District Health	Standard Letter
June 16, 2021	ITD	Standard Letter

FINDINGS

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

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

Staff finds that this subdivision upon Preliminary Plat approval was in conformance with

the Comprehensive Plan; no changes have been made to change this status.

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

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

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

Staff has not received information from agencies having jurisdiction reflecting any financial hardships that would prevent services from being provided.

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

Staff has not received 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 changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

1. Applicant/Owner/Developer shall comply with all statutory requirements of all applicable agencies and Districts having jurisdiction in the City of Star, including the City Engineer.
2. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
3. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
4. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
5. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, unless otherwise approved.
6. The Mylar of this final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
7. All common area lots shall be owned and maintained by the Homeowner's Association.
8. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Home-Owners Association. Streetlights shall be installed prior to any building occupancy.
9. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages (See Section 8-4 B Landscaping Requirements).
10. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed

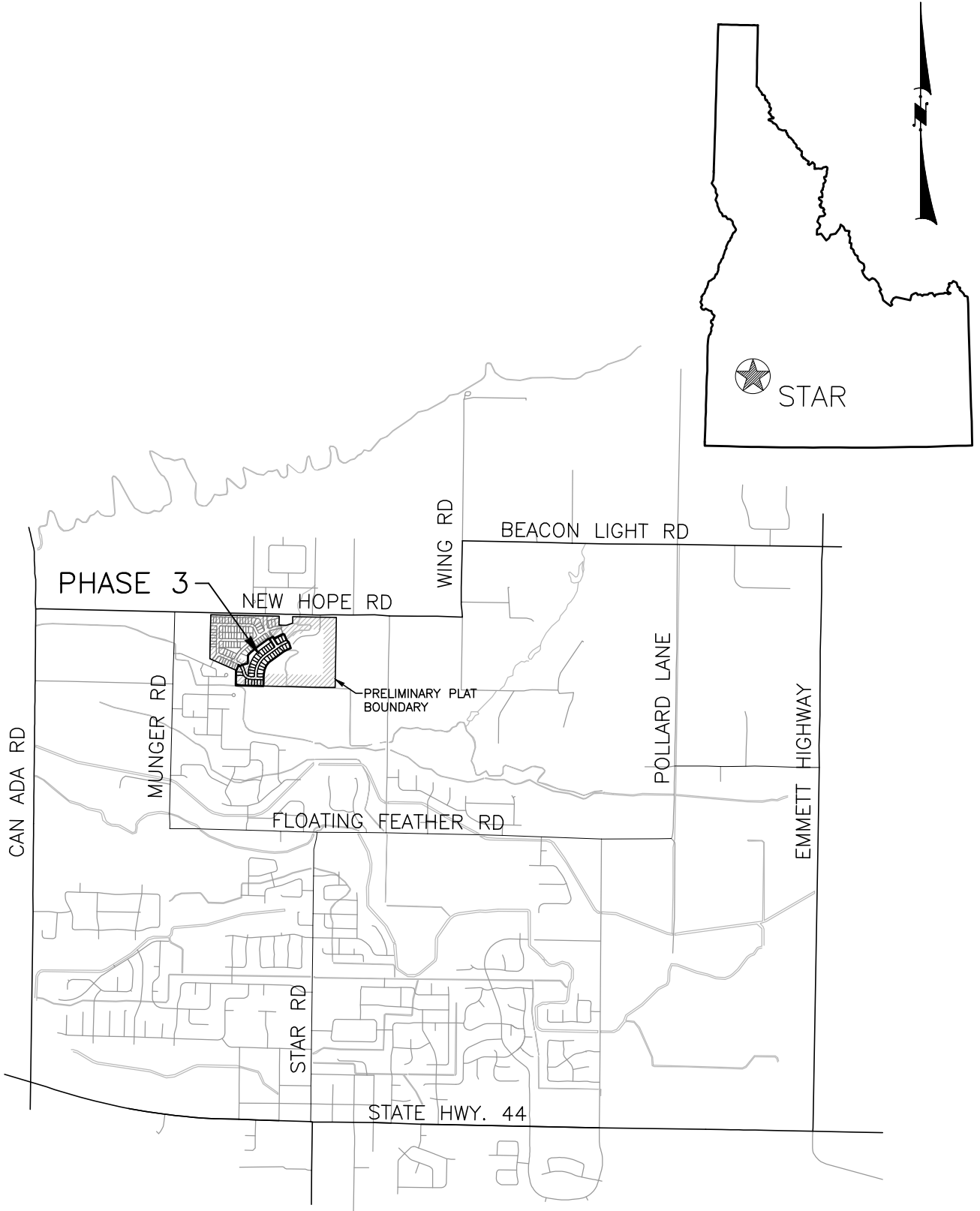
landscape architect responsible for the landscape plan. **This certification shall be submitted prior to issuance of first certificate of occupancy for this phase.**

11. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.
12. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
13. A sign application shall be submitted to the City for any internal or subdivision signs.
14. The applicant shall maintain, during all construction (including home construction), the installed construction sign, 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).
15. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
16. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
17. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
18. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**

COUNCIL DECISION

The Star City Council _____ File #FP-21-14 Greiner's Hope Springs Subdivision,
Final Plat-Phase 3 on _____, 2021.

VICINITY MAP
GREINERS HOPE SPRINGS SUBDIVISION No. 3



PREPARED BY
CIVIL SURVEY CONSULTANTS, INC
2893 S. MERIDIAN ROAD
MERIDIAN, ID 83642
(208)888-4312

SCALE: 1"=1/2 MILE

Greiners Hope Springs General Data and Statement of Compliance for Phase 3

GENERAL DATA (this phase)

- a. Gross Density– 37 on 10.271 acres = 3.60 DU/Ac
- b. Lot size range – 5,796 to 9,229
- c. Lot size average – 6,872
- d. Open Space
 - a. Meandering stream park with natural pathway and water falls, dog park (fully landscaped –grass bottom, storm detention area), concrete pathway corridor over sewer trunk line, and two buffer lots along Wild Clover.
 - b. These comprise 2.50 acres, which is 21.5% of the 11.62 total acres planned.
- e. Specific Setbacks for Greiners Hope Springs

TABLE 1 – HOPE SPRINGS DIMENSIONAL STANDARDS

(this table replaces Table 8-3B-6(a) of Star Code specific to Hope Springs)

Minimum street frontage	35 feet
Front Setback ¹	15 feet to the living area, 26 feet to the garage door ²
Rear setback	15 feet
Interior side setback	5 feet
Street side setback (local) ¹	
Dwelling	15 feet
Garage ²	26 feet
Street side setback (arterial and collector)	n/a
Street landscape buffer:	
Arterial and collector	35 feet
Entryway corridor	n/a
Maximum building height	35 feet
1. Measured from the Property Line 2. Setback for garage side wall (wall without vehicle door) is same as “dwelling or living” setback	

Items highlighted in yellow differ from the City’s R-4 standard setbacks.

TABLE 2 – HOPE SPRINGS FENCE SETBACKS

Front setback ¹	Minimum of 2 feet behind front enclosed building area
Side street setback ¹	9 feet
All other City fence standards remain as per City Code	
1. Measured from the Property Line	

CONDITIONS OF APPROVAL

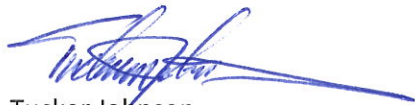
1. The approved Preliminary Plat for Greiner Hope Springs Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
 - a. The final plat must be signed by various agencies having jurisdiction before the mylar is recorded.
2. The property with the approved Preliminary Plat 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.
 - a. We shall maintain the property accordingly. We continue to mow weeds as needed.
3. 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 (7 a.m. start time). Sign shall be approved by zoning administrator prior to start of construction.
 - a. This sign was installed 2-29-2020 before construction began on phase 1 and remains on site.
4. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
 - a. See enclosed License Agreement (see also item #21 on thumb drive)
5. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigations systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
 - a. Construction drawings including the PI system have been reviewed and approved by Ryan Morgan. See attached, stamped plans. (see also item #17 on thumb drive)
6. 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)
 - a. The Plat complies.
7. Applicant/Owner/Developer shall submit a streetlight plan/design with each subsequent Final Plat application. Streetlights shall comply with the Star City Code, to include the "Dark Sky" initiative, and shall be of the same design throughout the entire subdivision.
 - a. See page 20 of approved construction drawings (see also Items #19 on thumb drive)



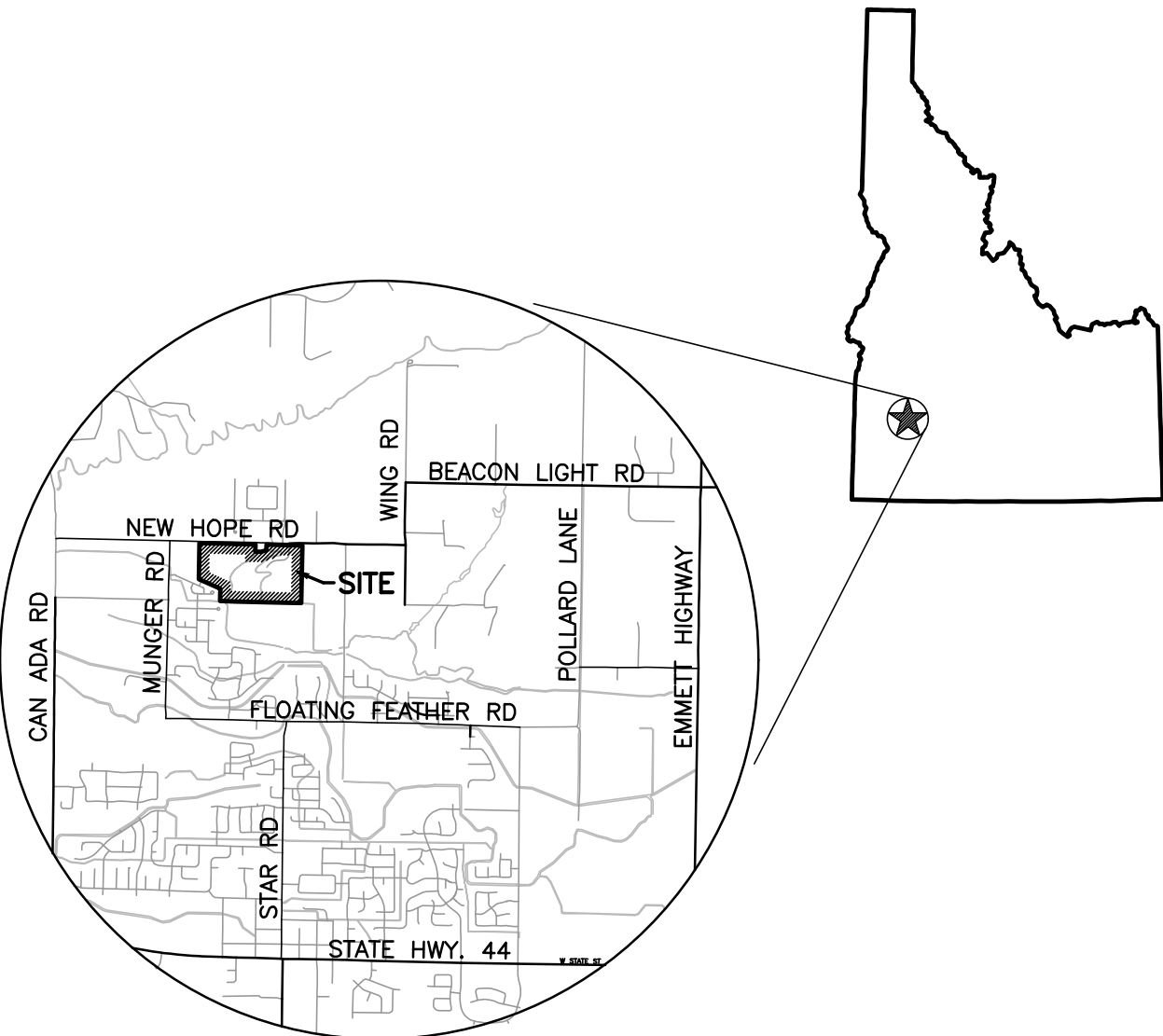
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
 - a. See Note #6 on the Final Plat.
9. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
 - a. See Notes #1, #2, #3, #5, on the Final Plat
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 the council.
 - a. This plat is in compliance with current Code and the specific City approvals for this preliminary plat.
11. Requested Surety will be required at 150% of the total 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.) ~~Bonding shall only apply to landscaping during winter months.~~
 - a. Net area to landscape with phase 3 is 108,689 SF. We will provide bid for bonding prior to Clerk signing the mylar.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
 - a. See enclosed copy (see also item #22 on thumb drive).
13. 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.
 - a. See attached approval letter – all boxes in one location (see also item #23 on thumb drive)
14. A form signed by the Star Sewer & Water shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
 - a. See file
15. All State, Federal and local rules and regulations regarding development in the Special Hazard Areas (Floodplain/Floodway) shall be adhered to, if applicable.
 - a. N/A
16. The applicant shall provide a domestic water stub to the properties to the east. This stub shall be coordinated with the City and the Star Sewer & Water District regarding location of said stub.
 - a. N/A to this phase

17. All existing irrigation and drainage ditches located along the boundary of the subdivision shall be provided with fire-roof fencing to protect against burning by Irrigation Districts or farmers.
 - a. N/A to this phase
18. The applicant shall coordinate with the property owner to the west regarding irrigation water delivery to their adjacent properties.
 - a. N/A to this phase – installed with phase 2.
19. The applicant shall include language in the CC&R's that recognizes and references surrounding active agricultural activities in the general vicinity and the sights, sounds and smells that are associated with these activities.
 - a. See Section 5.26 of the enclosed Master CCR's. (items #22 on thumb drive)
20. The applicant shall advise all contractors of the City preferred transportation routes to and from the subdivision. This includes a route that avoids New Hope Road from the east as a primary travel pattern.
 - a. See note on file per phone call between Tucker Johnson and Shawn Nickel on March 17, 2020. Discussed with contractors at the preconstruction meeting.

I certify that the above items are accurate.



Tucker Johnson
Green Village 3 Development, LLC



LOCATION MAP

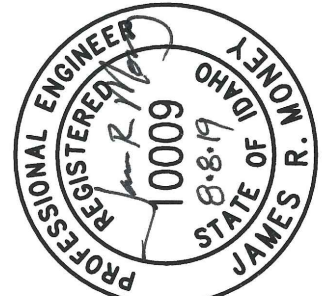
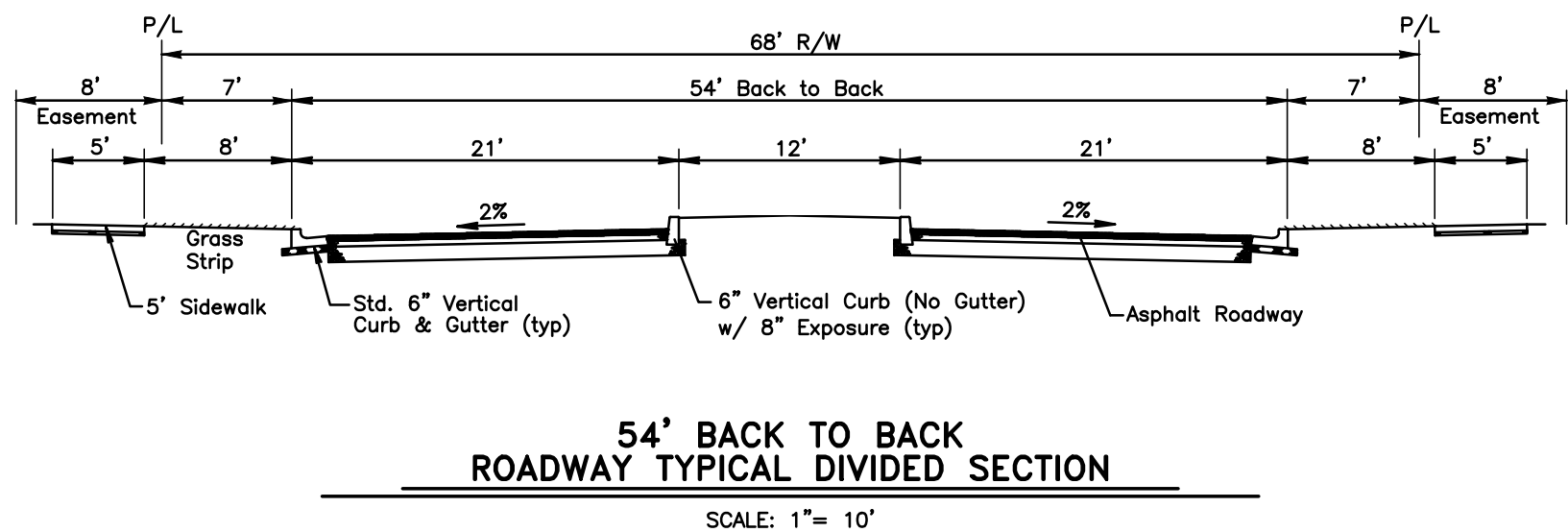
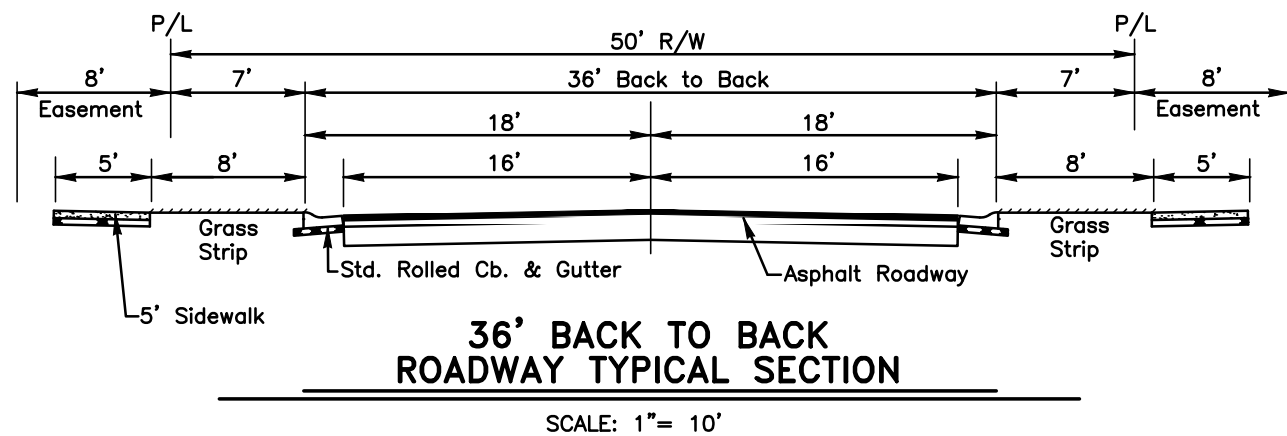
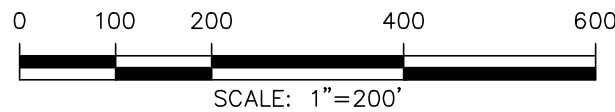
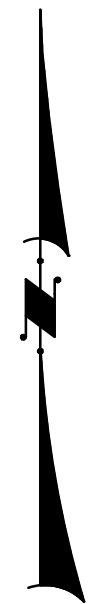
NOTES

OWNER/DEVELOPER:	GREEN VILLAGE 2 DEVELOPMENT, INC. TUCKER M. JOHNSON 372 S. EAGLE ROAD, STE 328 EAGLE, ID 83616	AREA:	62.71 Ac
		MIN. LOT SIZE:	5000 SQUARE FEET
		AVG. LOT SIZE:	6885 SQUARE FEET
ENGINEER:	CIVIL SURVEY CONSULTANTS, INC. 2893 S. MERIDIAN ROAD MERIDIAN, ID 83642 888-4312	NUMBER OF LOTS:	252 - RESIDENTIAL LOTS
			18 - OPEN SPACE LOTS (1.67 Ac)
			3 - DRAINAGE LOTS
			15 - LANDSCAPE BERMS/PATH/OTHER
JURISTITION:	STAR, IDAHO		270 - TOTAL LOTS
EXISTING ZONING:	RSW & R3	IRRIGATION DISTRICTS:	MIDDLETON IRRIGATION ASSOC. & MIDDLETON MILL DITCH CO.
PROPOSED ZONING:	R4	POTABLE WATER:	STAR SEWER & WATER DISTRICT
		SANITARY SEWER:	STAR SEWER & WATER DISTRICT

- △ SETBACKS: SETBACKS SHOWN ARE PER GREINERS HOPE SPRINGS DEVELOPMENT AGREEMENT. INTERIOR SIDE SETBACKS ARE FIVE FEET UNLESS OTHERWISE SHOWN. FRONT SETBACKS ARE MEASURED TO BACK OF SIDEWALK; 20' TO GARAGE DOOR, 9' TO BUILDING. REAR SETBACKS ARE 15'.
- △ RIGHT TO FARM: THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- △ EASEMENTS: ALL LOT LINES COMMON TO ANY STREET DEDICATED TO THE PUBLIC ARE SUBJECT TO A EIGHT (8) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT. THE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS TO EACH LOT. ALL INTERIOR SIDE LOT LINES ARE SUBJECT TO A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT ON EACH SIDE. ALL REAR LOT LINES ARE SUBJECT TO A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT. COMMON AREA LOTS THAT CONTAIN STORM WATER FACILITIES AND/OR IRRIGATION FACILITIES ARE SUBJECT TO EASEMENTS IN FAVOR OF APPLICABLE AGENCIES.

LEGEND

- SET 5/8" IRON PIN
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- ◆ FOUND BRASS CAP MONUMENT
- 24 LOT NUMBER
- 4567 LOT AREA
- OPEN SPACE LOT
- STORM DRAIN INLET
- ▣ SEDIMENT BOX
- MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- * STREET LIGHT
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE (5' INTERIOR UNLESS SHOWN)
- U — EXISTING UTILITY
- W — PROPOSED WATER
- S — PROPOSED SAN. SEWER
- PI — PROPOSED STORM DRAIN
- PI — PROPOSED PRESSURE IRRIGATION
- 1' CONTOUR LINES
- SURFACE FLOW
- FLOWLINE/VALLEY GUTTER



PROJECT NO.	18048/Preplat	DATE	7/25/19	DESIGNED	JRM	DRAWN	JRM/KK	CHECKED	APPROVED
NO.	1.	Revisions per City of Star comments							

CIVIL SURVEY CONSULTANTS, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

2893 S. MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312
Fax 888-0323

PRELIMINARY PLAT

GREINERS HOPE SPRINGS SUBDIVISION

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 5 AND
THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

DATE: 8/8/2019
DRAWING: Preplat-Sht1
JOB NO: 18048/Preplat

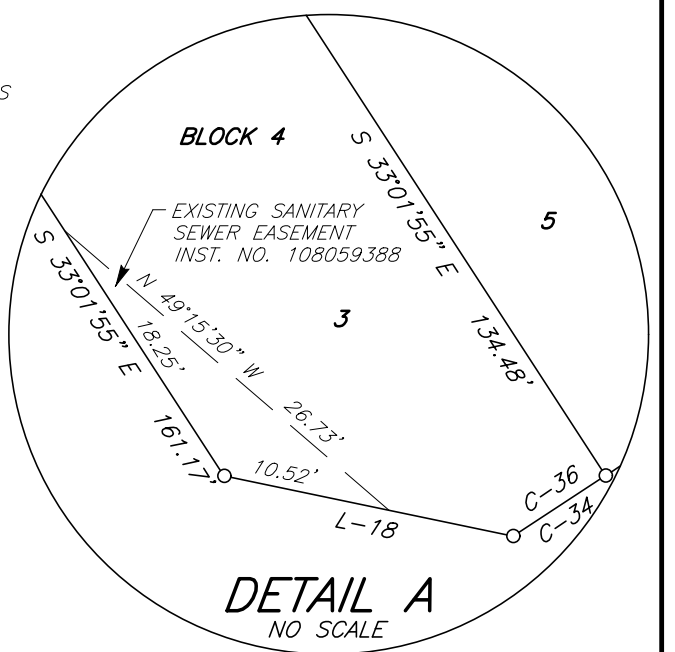
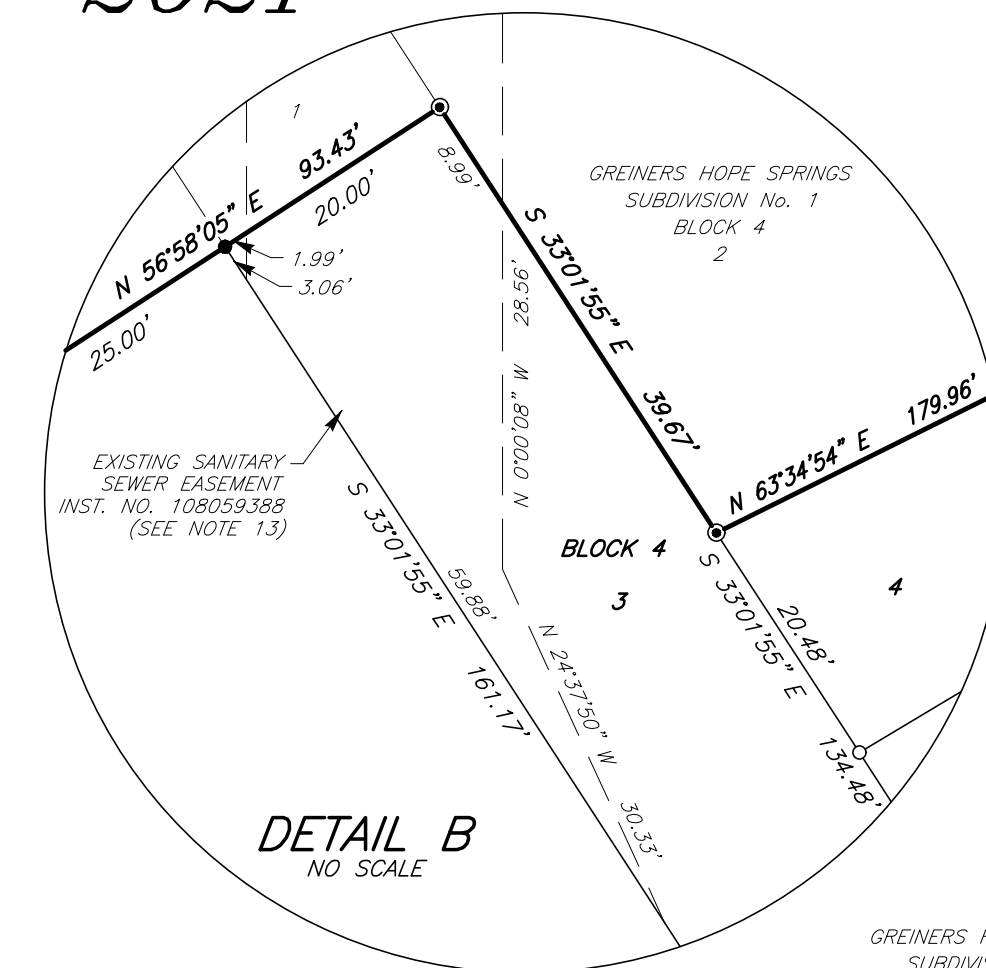
SHEET 1 OF 2

GREINERS HOPE SPRINGS SUBDIVISION No. 3

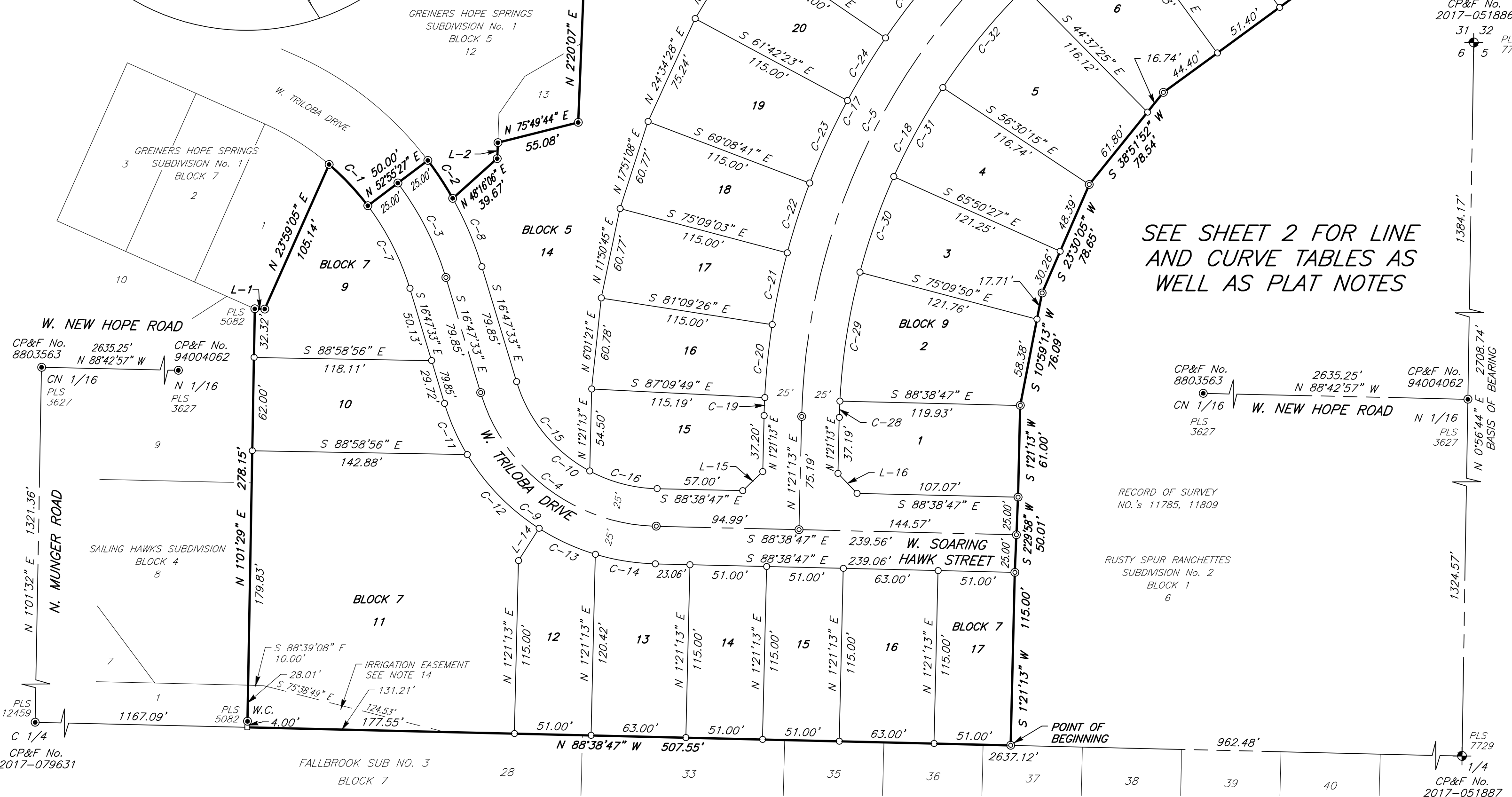
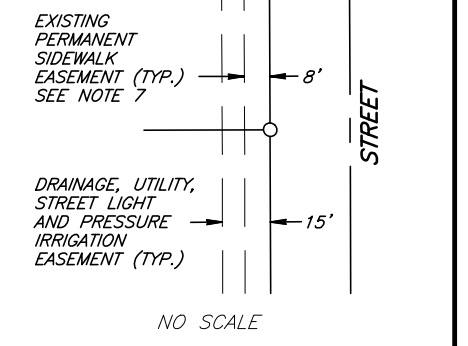
LOCATED IN THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4
NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY,
IDAHO AND BEING A REPLAT OF A PART OF LOT 4 OF BLOCK 1 OF RUSTY
SPUR RANCHETTES AND A PART OF LOTS 5, 6, AND 9 OF BLOCK 1 OF
RUSTY SPUR RANCHETTES NO. 2

A DEVELOPMENT BY GREEN VILLAGE 3 DEVELOPMENT, LLC

2021



STREET EASEMENT DETAIL



LEGEND

- SUBDIVISION BOUNDARY
- SET 5/8"x24" IRON PIN WITH PLS 18780 PLASTIC CAP
- FOUND 5/8" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
- FOUND 1/2" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 1/2"x24" IRON PIN WITH PLS 18780 PLASTIC CAP
- CALCULATED POINT, NOTHING SET
- W.C. WITNESS CORNER
- SECTION LINE
- STREET CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE



CIVIL SURVEY CONSULTANTS, INC.

2893 SOUTH MERIDIAN ROAD
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GREINERS HOPE SPRINGS SUBDIVISION NO. 3

LINE DATA		
LINE	BEARING	DISTANCE
L-1	S 88°58'31" E	6.60'
L-2	N 2°15'52" E	10.55'
L-3	N 33°39'22" W	12.56'
L-4	N 46°53'06" E	38.00'
L-5	N 47°08'58" E	49.59'
L-6	N 48°40'39" E	49.59'
L-7	N 50°12'19" E	49.59'
L-8	N 51°44'00" E	49.59'
L-9	N 52°40'09" E	49.65'
L-10	S 36°11'37" E	12.25'
L-11	S 71°15'17" E	25.58'
L-12	S 60°51'03" W	35.71'
L-13	S 64°17'24" W	28.01'
L-14	N 32°34'52" E	25.41'
L-15	N 46°21'13" E	18.37'
L-16	N 43°38'47" W	18.38'
L-17	S 10°23'14" W	17.89'
L-18	S 78°15'08" E	18.46'
L-19	S 49°15'30" E	8.02'

NOTES

- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY FILE NO. AZ-19-05/DA-19-06/PP-19-03.
- ALL LOTS HAVE A 15 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, PRESSURE IRRIGATION AND STREET LIGHT PURPOSES CONTIGUOUS TO ALL PUBLIC STREETS. ALL SIDE LOT LINES HAVE A 5 FOOT WIDE EASEMENT ON EACH SIDE FOR PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURE IRRIGATION PURPOSES. ALL REAR LOT LINES HAVE A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURIZED IRRIGATION PURPOSES. THE PRESSURE IRRIGATION EASEMENT IS RESERVED FOR THE HOPE SPRINGS OWNERS ASSOCIATION, INC.. 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.
- BUILDING AND OCCUPANCY SHALL CONFORM TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R's) RECORDED AS INSTRUMENT NO. 2020-107706, OFFICIAL RECORDS OF ADA COUNTY, AS WELL AS ANY FUTURE AMENDMENTS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- LOTS ABUTTING PUBLIC RIGHT-OF-WAY ARE SUBJECT TO AN EXISTING PERMANENT EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INST. NO. -----.
- LOT 3 OF BLOCK 4, LOTS 14 AND 28 OF BLOCK 5, LOT 11 OF BLOCK 7 AND LOT 12 OF BLOCK 9 ARE LANDSCAPE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOPE SPRINGS OWNERS ASSOCIATION, INC.. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURIZED IRRIGATION PURPOSES. THE PRESSURE IRRIGATION EASEMENT IS RESERVED FOR THE HOPE SPRINGS OWNERS ASSOCIATION, INC..
- GREINERS HOPE SPRINGS SUBDIVISION NO. 3 IS SUBJECT TO A LICENSE AGREEMENT WITH ACHD FOR LANDSCAPING AS DESCRIBED IN INSTRUMENT NO. -----.
- DIRECT LOT ACCESS TO N. WILD CLOVER AVENUE IS PROHIBITED.
- LOT 14 OF BLOCK 5 AND LOT 11 OF BLOCK 7 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM IS DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM. SAID LOTS ARE COMMON LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOPE SPRINGS OWNERS ASSOCIATION, INC..
- EASEMENTS AS PLATTED BY RUSTY SPUR RANCHETTES THAT AFFECT THIS SUBDIVISION HAVE BEEN VACATED BY BOTH THE CITY OF STAR AND BY THE RELEVANT UTILITY COMPANIES FOR WHICH THE EASEMENTS BENEFITED. SEE STAR VACATION FILE NO. VAC-20-01.
- LOT 3 OF BLOCK 4 AND LOT 12 OF BLOCK 9 ARE SUBJECT TO AN EXISTING SANITARY SEWER EASEMENT PER INSTRUMENT NO. 108059388. SEE DETAIL A AND B ON SHEET 1.
- LOT 11 OF BLOCK 7 IS SUBJECT TO A GRAVITY IRRIGATION EASEMENT HEREBY DEDICATED FOR THE FOOTHILL DITCH FOR THE BENEFIT OF MIDDLETON IRRIGATION ASSOCIATION AND MIDDLETON MILL DITCH COMPANY AND THE FARMERS UNION DITCH COMPANY, OR ITS ASSIGNS, AND IS SHOWN HEREON.

REFERENCES

REFERENCE RECORD OF SURVEY NUMBERS:
1229, 1249, 2473, 4087, 11785, 11809

REFERENCE PLATS OF:
RUSTY SPUR RANCHETTES
RUSTY SPUR RANCHETTES NO. 2
SAILING HAWKS SUBDIVISION
GREINERS HOPE SPRINGS NO. 1
GREINERS HOPE SPRINGS NO. 2
FALLBROOK SUBDIVISION NO. 3

SURVEYOR NARRATIVE

THE PLAT OF GREINERS HOPE SPRINGS SUBDIVISION NO. 3 IS A CONTINUATION OF THE MASTER PLAN FOR THE GREINERS HOPE SPRINGS SUBDIVISION. THIS SUBDIVISION IS A RE-PLAT OF A PART OF LOT 4 OF BLOCK 1 OF RUSTY SPUR RANCHETTES AS SHOWN IN BOOK 64 OF PLATS AT PAGE 6463, AND OF A PART OF LOTS 5, 6, AND 9 OF BLOCK 1 OF RUSTY SPUR RANCHETTES NO. 2 AS SHOWN IN BOOK 64 OF PLATS AT PAGE 6556 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO.

GREINERS HOPE SPRINGS SUBDIVISION NO. 3 IS BOUNDED TO THE NORTH AND EAST BY RUSTY SPUR RANCHETTES NO. 2, BOUNDED ON THE SOUTH BY FALLBROOK SUBDIVISION NO. 3, BOUNDED ON THE WEST BY GREINERS HOPE SPRINGS SUBDIVISION NO. 1 AS SHOWN IN BOOK 118 OF PLATS AT PAGE 18271 AND BY SAILING HAWKS SUBDIVISION AS SHOWN IN BOOK 117 OF PLATS AT PAGE 17747.

THE MONUMENTS ALONG THE BOUNDARY OF GREINERS HOPE SPRINGS SUBDIVISION NO. 1 AND THOSE MAKING UP THE REMAINING BOUNDARY ALONG SAILING HAWKS SUBDIVISION AND THOSE SHOWN ON RECORD OF SURVEY NO.'s 11785 AND 11809 WERE FOUND IN PLACE AND UNDISTURBED UNLESS OTHERWISE SHOWN. THE REMAINING PROPERTY LINES WERE DEVELOPED AS PER THE OWNER AS SHOWN HEREON.

EASEMENTS AS PLATTED BY RUSTY SPUR RANCHETTES AND BY RUSTY SPUR RANCHETTES NO. 2 THAT ARE WITHIN THE BOUNDS OF GREINERS HOPE SPRINGS SUBDIVISION NO. 3 HAVE BEEN VACATED BY THE CITY OF STAR AND BY THE RELEVANT UTILITY COMPANIES, SEE STAR VACATION FILE NO. VAC-20-01. ANY OTHER EXISTING EASEMENTS ARE SHOWN HEREON.



CIVIL SURVEY CONSULTANTS, INC.

2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

GREINERS HOPE SPRINGS SUBDIVISION NO. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, are the Owners of the real property described below in City of Star, Ada County, Idaho, and that we intend to include the following described property in this GREINERS HOPE SPRINGS SUBDIVISION NO. 3:

A parcel located in the S 1/2 of the NE 1/4 of Section 6, Township 4 North, Range 1 West, Boise Meridian, City of Star, and being a re-plat of a part of Lot 4 of Block 1 of RUSTY SPUR RANCHETTES SUBDIVISION as shown in Book 64 of Plats at Pages 6463 - 6464, and a part of Lots 5, 6, and 9 of Block 1 of RUSTY SPUR RANCHETTES SUBDIVISION NO. 2 as shown in Book 64 of Plats at Pages 6556 - 6557, in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the southeasterly corner of said S 1/2 of the NE 1/4, from which an aluminum cap monument marking the northeasterly corner of said Section 6 bears N 0°56'44"E a distance of 2708.74 feet;

Thence N 88°38'47"W along the southerly boundary of said S 1/2 of the NE 1/4 a distance of 962.48 feet to the POINT OF BEGINNING;

Thence continuing N 88°38'47"W a distance of 507.55 feet to a point marking the southwesterly corner of said Lot 4, said corner also being the southeasterly corner of SAILING HAWKS SUBDIVISION as shown in Book 117 at Pages 17747 - 17749 in said office of the Recorder;

Thence leaving said southerly boundary N 1°01'29"E along the westerly boundary of said Lot 4 and along the easterly boundary of said SAILING HAWKS SUBDIVISION a distance of 278.15 feet to a 5/8 inch diameter iron pin marking the northeasterly corner of said SAILING HAWKS SUBDIVISION, said point also marking the southerly corner of GREINERS HOPE SPRINGS SUBDIVISION NO. 1 as shown in Book 118 of Plats at Pages 18271 - 18274 in said office of the Recorder;

Thence leaving said westerly boundary and said easterly boundary and along the easterly boundary of said GREINERS HOPE SPRINGS SUBDIVISION NO. 1 the following described courses:

Thence S 88°58'31"E a distance of 6.60 feet to a 5/8 inch diameter iron pin;

Thence N 23°59'05"E a distance of 105.14 feet to a 5/8 inch diameter iron pin;

Thence a distance of 37.70 feet along the arc of a 175.00 foot radius non-tangent curve right, said curve having a radius point bearing of S 40°34'54"W, a central angle of 12°20'33" and a long chord bearing S 43°14'50"E a distance of 37.63 feet to a 5/8 inch diameter iron pin;

Thence N 52°55'27"E a distance of 50.00 feet to a 5/8 inch diameter iron pin;

Thence a distance of 30.15 feet along the arc of a 225.00 foot radius non-tangent curve right, said curve having a radius point bearing of S 52°55'27"W, a central angle of 7°40'39" and a long chord bearing S 33°14'11"E a distance of 30.13 feet to a 5/8 inch diameter iron pin;

Thence N 48°16'06"E a distance of 39.67 feet to a 5/8 inch diameter iron pin;

Thence N 2°15'52"E a distance of 10.55 feet to a 5/8 inch diameter iron pin;

Thence N 75°49'44"E a distance of 55.08 feet to a 5/8 inch diameter iron pin;

Thence N 2°20'07"E a distance of 138.28 feet to a 5/8 inch diameter iron pin;

Thence N 33°39'22"W a distance of 12.56 feet to a 5/8 inch diameter iron pin;

Thence N 46°53'06"E a distance of 38.00 feet to a 5/8 inch diameter iron pin;

Thence N 47°08'58"E a distance of 49.59 feet to a 5/8 inch diameter iron pin;

Thence N 48°40'39"E a distance of 49.59 feet to a 5/8 inch diameter iron pin;

Thence N 50°12'19"E a distance of 49.59 feet to a 5/8 inch diameter iron pin;

Thence N 51°44'00"E a distance of 49.59 feet to a 5/8 inch diameter iron pin;

Thence N 52°40'09"E a distance of 49.65 feet to a 5/8 inch diameter iron pin;

Thence N 53°48'23"E a distance of 200.00 feet to a 5/8 inch diameter iron pin;

Thence S 36°11'37"E a distance of 12.25 feet to a 5/8 inch diameter iron pin;

Thence N 56°58'05"E a distance of 93.43 feet to a 5/8 inch diameter iron pin;

Thence S 33°01'55"E a distance of 39.67 feet to a 5/8 inch diameter iron pin;

Thence N 63°34'54"E a distance of 179.96 feet to a 5/8 inch diameter iron pin;

Thence leaving said easterly boundary S 71°15'17"E a distance of 25.58 feet to a 5/8 inch diameter iron pin;

Thence S 21°07'37"E a distance of 114.00 feet to a 5/8 inch diameter iron pin;

Thence S 45°16'43"E a distance of 55.15 feet to a 5/8 inch diameter iron pin;

Thence S 19°27'59"E a distance of 113.65 feet to a 5/8 inch diameter iron pin;

Thence S 66°42'21"W a distance of 78.02 feet to a 5/8 inch diameter iron pin;

Thence S 60°51'03"W a distance of 35.71 feet to a 5/8 inch diameter iron pin;

Thence S 64°17'24"W a distance of 28.01 feet to a 5/8 inch diameter iron pin;

Thence S 53°48'02"W a distance of 336.56 feet to a 5/8 inch diameter iron pin;

Thence S 38°51'52"W a distance of 78.54 feet to a 5/8 inch diameter iron pin;

Thence S 23°30'05"W a distance of 78.65 feet to a 5/8 inch diameter iron pin;

Thence S 10°59'13"W a distance of 76.09 feet to a 5/8 inch diameter iron pin;

Thence S 1°21'13"W a distance of 61.00 feet to a 5/8 inch diameter iron pin;

Thence S 2°29'58"W a distance of 50.01 feet to a 5/8 inch diameter iron pin;

Thence S 1°21'13"W a distance of 115.00 feet to the POINT OF BEGINNING.

This parcel contains 10.271 acres, more or less.

CERTIFICATE OF OWNERS (CONT'D)

All the lots in this subdivision will be eligible to receive irrigation water as provided under Idaho Code 31-3805(1)(b) and lies within the Middleton Irrigation Association and Middleton Mill Ditch Company and the Farmers Union Ditch Company and are subject to assessments for said water.

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, irrigation and 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 15TH DAY OF APRIL, 2021.

GREEN VILLAGE 3 DEVELOPMENT, LLC

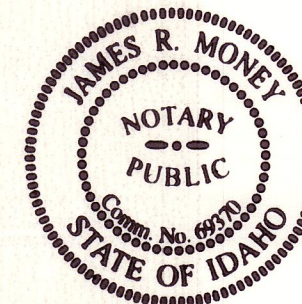
By Tucker M. Johnson, Manager

ACKNOWLEDGMENT

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

ON THIS 15TH DAY OF APRIL, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED TUCKER M. JOHNSON, KNOWN TO ME TO BE THE MANAGER OF GREEN VILLAGE 3 DEVELOPMENT, LLC THE PERSON WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

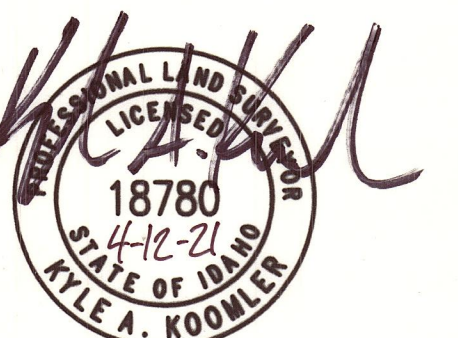
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



MY COMMISSION EXPIRES FEB 13, 2023

RESIDING AT ADA COUNTY

James R. Money
NOTARY PUBLIC FOR THE STATE OF IDAHO



CIVIL SURVEY CONSULTANTS, INC.

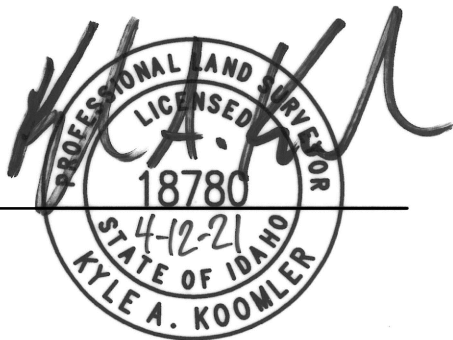
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

GREINERS HOPE SPRINGS SUBDIVISION NO. 3

CERTIFICATE OF SURVEYOR

I, KYLE A. KOOMLER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED 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.

KYLE A. KOOMLER
IDAHO NO. 18780



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 OF GREINERS HOPE SPRINGS SUBDIVISION NO. 3.

CITY ENGINEER ~ STAR, IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

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

DATE _____
ADA COUNTY SURVEYOR

CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, _____.

DEPUTY _____ EX-OFFICIO RECORDER _____

BOOK _____ PAGES _____ INSTRUMENT NO. _____

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 DISAPPROVAL.

DATE _____
CENTRAL DISTRICT HEALTH

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

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

ADA COUNTY HIGHWAY DISTRICT

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 _____ THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

CHAIRMAN

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

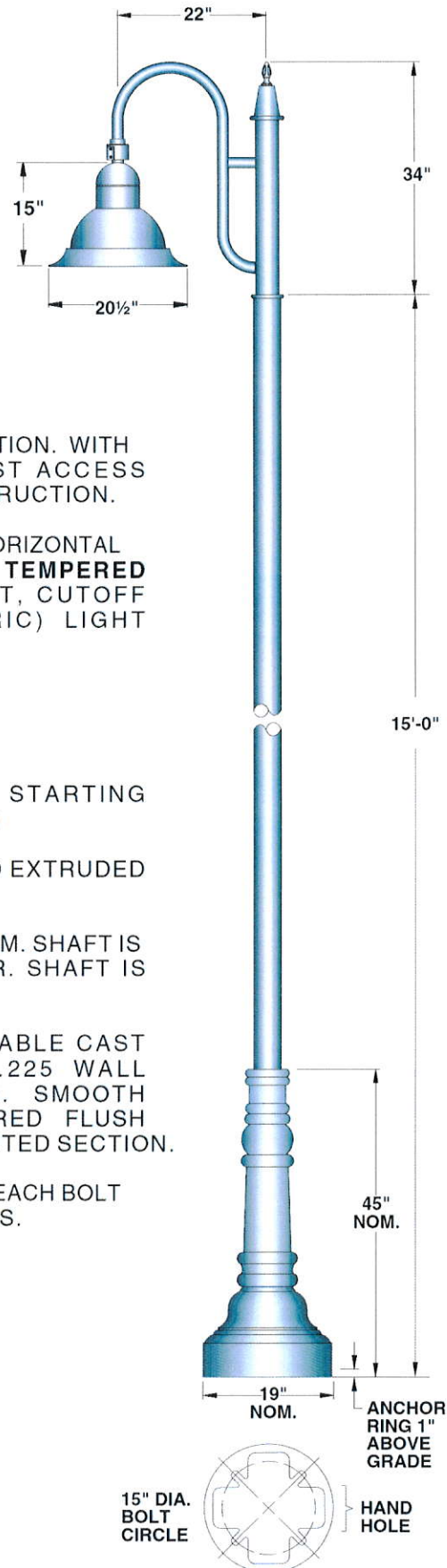
CUSTOMER APPROVAL:

X _____ DATE: _____

A signed approval will be required with the released order

PROPRIETARY SUBMITTAL, DO NOT MODIFY.

CS-7484



SPECIFICATIONS:

FIGURE: **HOUSING** - HEAVY WALL ALUMINUM CONSTRUCTION. WITH REMOVABLE BALLAST TRAY FOR BALLAST ACCESS
REFLECTOR - HEAVY WALL ALUMINUM CONSTRUCTION.

OPTICS: PRECISE, COMPUTER DESIGNED SEGMENTED HORIZONTAL REFLECTOR COMBINES WITH **CLEAR FLAT TEMPERED GLASS LENS** TO PRODUCE AN EFFICIENT, CUTOFF LUMINAIRE WITH **TYPE III** (ASYMMETRIC) LIGHT DISTRIBUTION.

LAMP HOLDER: MEDIUM BASE PORCELAIN.

LAMP: 100 W. PSMH. (BY OTHERS)

BALLAST: H.P.F./C.W.A. AUTOTRANSFORMER, -20° STARTING TEMPERATURE. (**4 TAP MULTI-TAP VOLTAGE.**)

ARM: DURABLE CORROSION RESISTANT, CAST AND EXTRUDED ALUMINUM CONSTRUCTION.

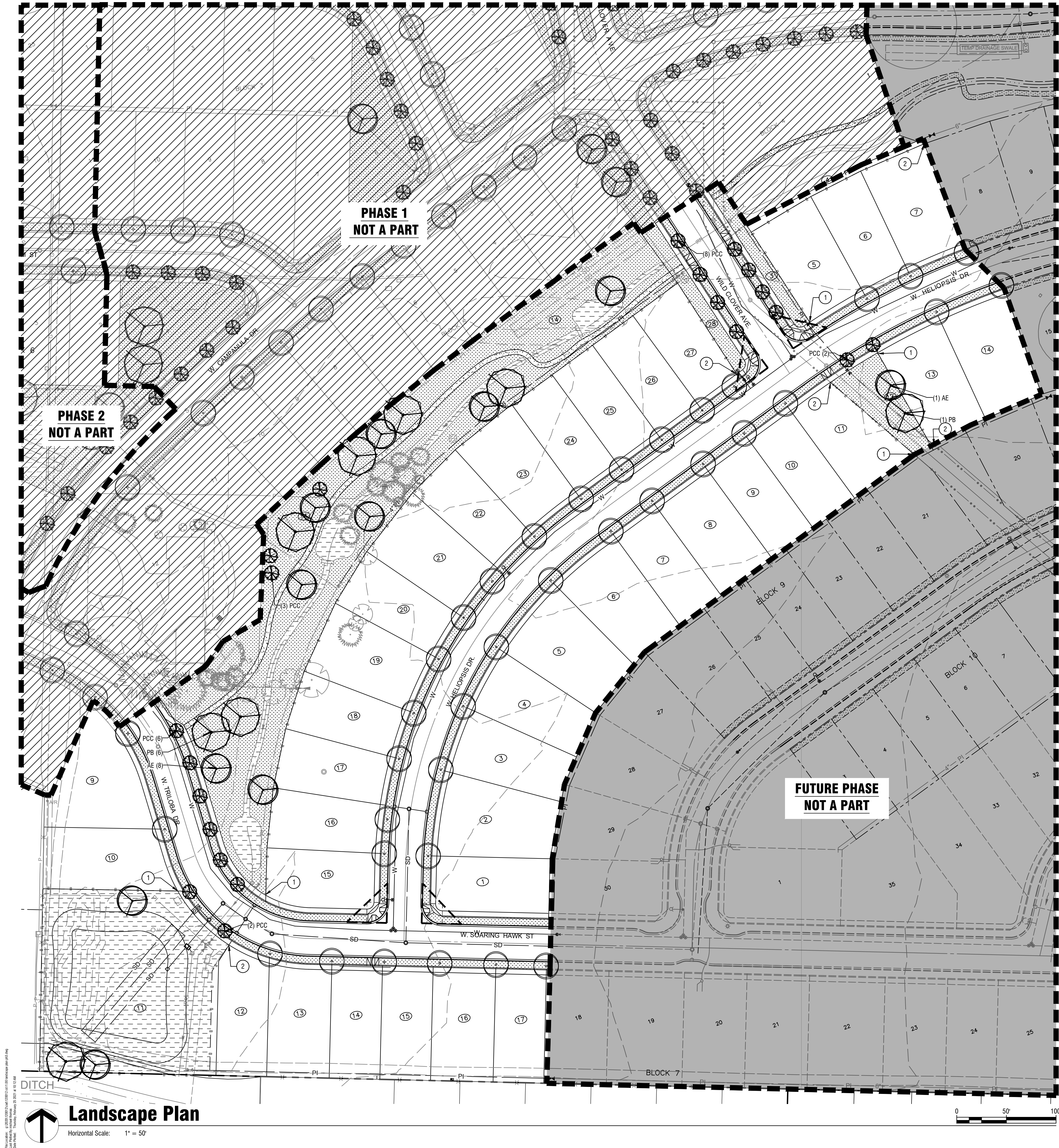
SHAFT: 4" DIA. EXTRUDED FROM 6063 ALLOY ALUMINUM. SHAFT IS HEAT TREATED TO PRODUCE A T6 TEMPER. SHAFT IS CIRCUMFERENTIALLY WELDED TO BASE.

BASE: ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION, MINIMUM .225 WALL THICKNESS. BASE CONSISTS OF A 19" DIA. SMOOTH TAPERED BOTTOM SECTION WITH A CONTOURED FLUSH HAND HOLE AND A DECORATIVE TAPERED FLUTED SECTION.

ANCHORAGE: (4) 3/4"X18" FULLY GALVANIZED ANCHOR BOLTS. EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS.

FINISH: POLYESTER POWDER COAT
 (COLOR: **BLACK TEXTURED, RAL-9005-T.**)

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



Material Legend:

- Turf Sod
- Seasonal Mow Grass at Drainage Facilities
- Subdivision Lot Street Tree to be Installed by Homeowner or Builder
- Existing Tree to be Retained and Protected

Landscape Calculations:

- Common Lot Open Space: 86,206 SQFT
- Common Lot Trees: Required 22 | Provided 22
- Quantified Open Space: Required 15% | Provided 19.3%
- Street Trees:
 - W. Triloba Dr: Required 8 | Provided 8
 - W. Clover Ave: Required 8 | Provided 8
 - W. Heliosis Dr: Required 2 | Provided 2

Keynotes:

- Begin Fencing, See Legend for Fencing Type
- End Fencing, See Legend for Fencing Type

ACHD Landscape Plan Notes:

- Trees shall not be planted within the 10' clear zone of all ACHD storm drain pipes, structures, or facilities.
- If ACHD seepage beds are located within a common lot where irrigation lines will be installed, seepage beds must be protected from any and all contamination during the construction and installation of the landscape irrigation system.

Plant Schedule

Trees	Botanical / Common Name	Size	Container
AE	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN MAPLE	2" CAL.	B&B
PB	PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	2" CAL.	B&B
PCC	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	2" CAL.	B&B

Landscape Notes:

- Contractor shall report to landscape architect all conditions which impair and/or prevent the proper execution of this work, prior to beginning work.
- Finish grades to be smooth and even gradients with positive drainage in accordance with site grading plan. Remove ridges and fill depressions, as required to meet finish grades. Place 3" of mulch over subgrade soil to achieve finish grade. Finish grade related to adjacent site elements shall be:
 - 1-inch below top of adjacent pavement, valve box, vault, etc.
 - 3-inches below top of curb unless noted otherwise.
- All planting beds shall have a minimum of 18" of topsoil. Sod areas a minimum of 12" of topsoil. Spread, compact and fine grade topsoil to a smooth and uniform grade.
- Re-use existing surface topsoil where possible. Verify suitability of surface soil to produce topsoil meeting requirements and amend when necessary. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign material and a pH of 5.5 to 7.0. If on-site topsoil does not meet these minimum standards, contractors are responsible to either: A) provide approved imported topsoil, or B) improve on-site topsoil with methods approved by landscape architect. Supplement with imported topsoil when quantities are insufficient. Clean topsoil of roots, plants, sods, stones, clay lumps and other extraneous materials harmful to plant growth.
- If imported topsoil from off-site sources is required, provide new 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 2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
- Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth of not less than 4 inches.
- All landscape areas shall be weed free at the time of landscape installation. Remove all roots, weeds, rocks and foreign material on the surface.
- New tree planting, see detail 1/L1.50. Contractor shall stake all trees deemed necessary, i.e., from being blown over, planted with loose root ball, etc. Contractor's option.
- All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.
- All plant material shall be guaranteed for a period of one year beginning at the date of substantial completion. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the owner.
- Tree pit backfill planting mix: blend topsoil and soil amendments and fertilizer for tree pit backfill. At the following rates. Blend amendments thoroughly with soil backfill. Tree pits shall be 5x5x1.5' (37.5 CF / 1.5 CY).
 - K.A. Application Rates:
 - K.A.A. Humic Acid: 25 lbs per tree pit
 - K.A.B. Commercial Grade Compost - 10 cubic feet per tree pit
 - K.A.C. Planting Tablet Fertilizer - 4 tablets per tree pit
 - K.A.D. Calcified Diatomaceous Earth - 75 lbs per tree pit
 - L. Immediately clean up any topsoil or other debris on the site created from landscape operations and dispose of properly off site.
- Contractor shall submit material samples for landscape rock mulch to landscape architect for approval prior to procurement. Landscape boulders, photo submittal is adequate. For rock mulch, submit 1 gallon bag sample to owner.

Tree Protection Notes:

- Protect the critical root zone of the trees to be retained on site. (Note: critical root zone is the area directly below the drip line of the tree.)
 - A.A. Construct protective fencing of chain-link around the critical root zone prior to demolition or construction.
 - A.B. Do not allow compaction by equipment traffic during construction or during demolition.
 - A.C. Do not allow cement trucks to rinse within the protection area, anywhere that tree roots exist or in planned planting beds.
 - A.D. Do not stockpile materials, debris or dirt within the tree protection area.
 - A.E. Maintain watering within the critical root zone from mid-April to mid-October at the rate of not less than the equivalent of 1-1/2" of water over the entire area per week.
 - A.F. Do not trench, excavate, fill or otherwise disturb the soil within the critical root zone.
 - A.G. Adjust proposed improvement locations as required to avoid damaging tree roots.
- Protect the crown and trunk of trees to be retained on site:
 - B.A. Operate equipment in such a way as to avoid contact with tree trunks or branches.
 - B.B. Pruning of public property trees shall be performed by a licensed arborist.
- All trees damaged or destroyed during construction shall be replaced using the following criteria:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER.....	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER.....	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER.....	1X CALIPER OF TREE REMOVED

EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.



Greiner Hope Springs Subdivision
Phase 3

Star, Idaho

Revisions	
1.	

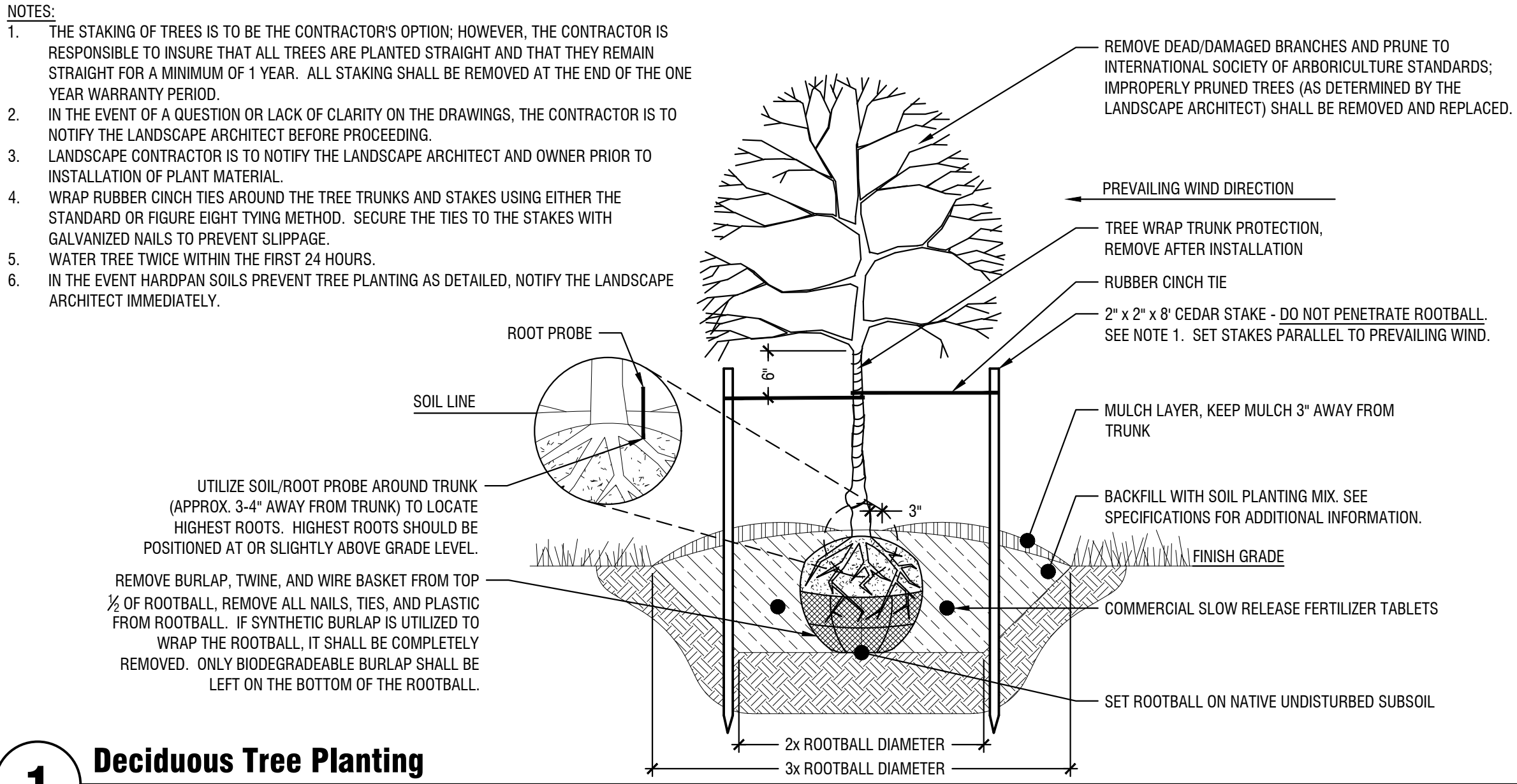


Project No.: 120012
Date of Issuance: 2.25.2021
Project Milestone: CD

Landscape Plan

L1.01

1/25/2021 10:00 AM 120012 11.01 Landscape plan.pdf
Date Printed: Thursday, February 25, 2021 10:12 AM



1 Deciduous Tree Planting

Scale: NTS

Greiner Hope Springs Subdivision Phase 3

Star, Idaho

Revisions	
1.	

STATE OF IDAHO MICHAEL R. THOMPSON LA-16888 LANDSCAPE ARCHITECT 02/25/2021	Project No.: 120012 Date of Issuance: 2.25.2021 Project Milestone: CD
--	---

Landscape Details

L1.50



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

June 25, 2021

By e-mail: Snickel@staridaho.org

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

Subject: Greiner's Hope Springs Subdivision Phase 3, FP-21-14

Dear Mr. Nickel:

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

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

1. AIR QUALITY

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

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

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

6. ADDITIONAL NOTES

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

Response to Request for Comment

June 25, 2021

Page 5

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

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK120



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat FP-21-14

Greiner's Hope Springs 3

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

Reviewed By: Rowley

Date: 6/25/2021



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

IDAHO TRANSPORTATION DEPARTMENT

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

June 16, 2021

Shawn Nickel
City Clerk
P.O. Box 130
Star, Idaho 83669

VIA EMAIL

Development Application	FP-21-14
Project Name	GREINER'S HOPE SPRINGS SUBDIVISION PHASE 3
Project Location	South side of New Hope Road approximately 1,600 feet east of North Munger Road, north of SH-44 milepost 10.56 and west of SH-16 MP 101.70
Project Description	Final Plat Phase 3 consisting of 37 residential lots and 6 common lots on 10.27 acres
Applicant	Tucker Johnson

The Idaho Transportation Department (ITD) reviewed the referenced final plat application and has the following comments:

1. This project does not abut the State Highway system.
2. ITD has previously reviewed and accepted a Traffic Impact Study for Hope Springs Subdivision and all safety concerns were addressed. Proportionate share is not requested as the TIS was reviewed prior to the interagency agreement with the City of Star.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
4. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
5. ITD does not have any objection to the proposed application.

If you have any questions, you may contact me at (208) 334-8338.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov



131 SW 5th Ave, Suite A
Meridian, ID 83642

(208) 288-1992

April 09, 2021

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

Re: Greiners Hope Springs Subdivision Phase 3 – Final Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Final Plat and Construction Drawings for the Greiners Hopes Springs Subdivision Phase 3 dated March 23, 2021. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel. There are a few outstanding items that need to be addressed prior to the City Engineer signing the final plat as indicated on the attached Final Plat and Construction Drawing Review Checklist.

We recommend that the construction drawings and final plat be **APPROVED**. The City Engineer's signature on the final plat will be withheld until the requirements identified on the attached checklist are satisfactorily addressed. The attached checklist was reviewed with the applicant's engineer and it was agreed that the additional items needed for approval would be addressed.

By stamping and signing the Final Plat and Construction Drawings, the Registered Professional Land Surveyor and Professional Engineer, respectively, are responsible to ensure that said plat and construction drawings conform to all City standards, ordinances, and policies (and State laws and statutes). Any variances or waivers to these standards, ordinances, or policies must be specifically and previously approved in writing by the City. Acceptance of the above referenced Final Plat and Construction Drawings does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

Sincerely,

KELLER ASSOCIATES, INC.

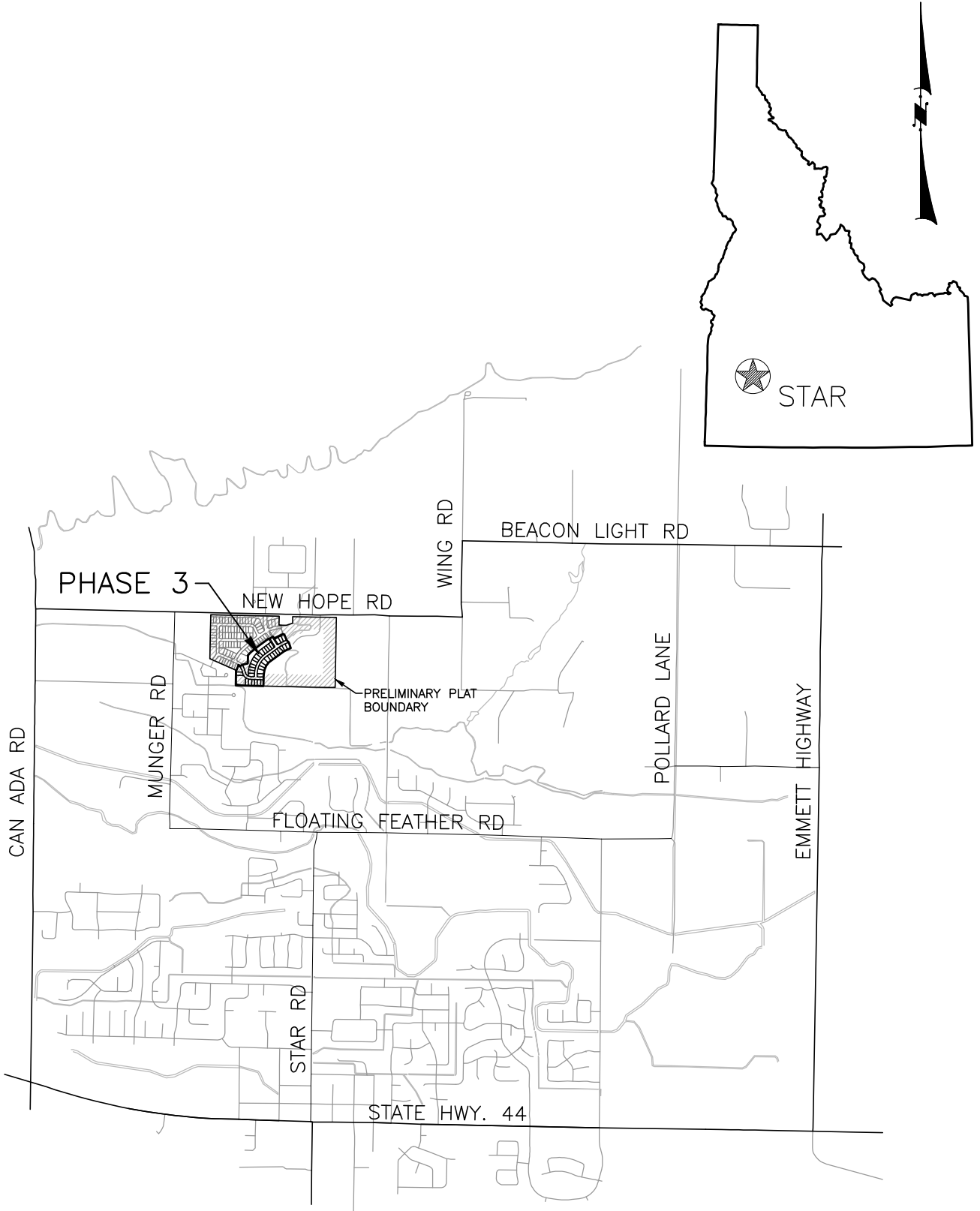
A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.
City Engineer

Enclosure(s)

cc: File

VICINITY MAP
GREINERS HOPE SPRINGS SUBDIVISION No. 3



PREPARED BY
CIVIL SURVEY CONSULTANTS, INC
2893 S. MERIDIAN ROAD
MERIDIAN, ID 83642
(208)888-4312

SCALE: 1"=1/2 MILE



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Ryan B. Field, Assistant City Planner *Ryan B. Field*

MEETING DATE: July 6, 2021 – PUBLIC HEARING

FILE(S) #: RZ-21-01 Rezone
DA-21-07 Development Agreement
PP-21-08 Preliminary Plat for Cherished Estates Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Redwood Creek Ranch
PO Box 98
Eagle, ID 83616

Applicant:

Brian Sinderhoff
Sterling Land Development, Inc
1159 E. Iron Eagle Drive, Ste. 170H
Eagle, ID 83616

Representative:

Bonnie Layton, NV5
690 S. Industrial Way, Ste 10
Meridian, ID 83642

REQUEST

Request: The Applicant is seeking approval of a Rezone (R-2 to R-4), a Development Agreement, and a Preliminary Plat for a proposed residential subdivision consisting of 136 residential lots and 12 common lots. The property is located on the south side of W. Floating Feather Road in Star, Idaho, and consists of 40.22 acres with a proposed density of 3.38 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located between N. Star Road and N. Rook Way, Star, Idaho. Ada County Parcel No. S0408212400.

Existing Site Characteristics: The property is currently in agricultural use.

Irrigation/Drainage District(s): - Middleton Mill Ditch Company
PO Box 848
Middleton, ID 83644

Flood Zone: This property is not located in a Special Flood Hazard Area.

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	January 28, 2021/March 2, 2021
Neighborhood Meeting Held	February 17, 2021
Application Submitted & Fees Paid	April 8, 2021
Application Accepted	May 5, 2021
Residents within 300' Notified	May 6, 2021
Agencies Notified	May 5, 2021
Legal Notice Published	May 9, 2021
Property Posted	June 22, 2021

HISTORY

The property was previously annexed into the City of Star in 2001 (Ord 56) and given an R-2 zoning designation at that time. A development plan was not submitted as part of the application.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS
--

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-2	Neighborhood Residential	Agricultural
Proposed	R-4-DA	Neighborhood Residential	Single Family Residential
North of site	Rural Urban Transition (RUT) / Residential (R-4-DA)	Neighborhood Residential	Single Family Residential/Lobo Creek Subdivision
South of site	Residential (R-4)	Neighborhood Residential	Waterview Estates Subdivision
East of site	Residential (R-2-DA)	Neighborhood Residential	Crowfoot / Lakepoint Subdivision
West of site	Residential (R-2)	Neighborhood Residential	Single Family Dwelling - Vacant

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front(1)	Rear	Interior Side	Street Side
R-2	35'	20'	20'	10'	20'
R-3	35'	15' to living area/side load garage 20' to garage face	15'	5' per story (2)	20'
R-4	35'	15' to living area 20' to garage face	15'	5' per story (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. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior

side yard setbacks for one and two-story structures.

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

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.

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

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

requirements, unless all of the following is met:

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

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

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

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

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

E. Maintenance:

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

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Neighborhood Residential:

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3 units per acre to 5 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

ANNEXATION & REZONE:

The annexation and rezone request from Residential (R-2) to Residential (R-4) on the applicant's property will allow for the subdivision of the property to develop with urban densities that will be consistent with the current Comprehensive Plan Map. The overall gross density of the proposed development is 3.38 dwelling units per acre. The current Comprehensive Plan Land Use Map designates this property as Neighborhood Residential, with an anticipated density of 3 to 5 dwelling units per acre. The requested density is within this designation. The requested zoning designation and density meets the intent of the Comprehensive Plan.

PRELIMINARY PLAT:

The original Preliminary Plat submitted was for 153 residential lots and 12 common lots for a total of 165 lots with a density of 3.80 dwelling units per acre. After meeting with neighbors and working with City Staff, the Applicant has made changes to the development. The revised Preliminary Plat submitted contains 136 single family residential lots, and 12 common area lots for a total of 148 total lots with a density of 3.38 dwelling units per acre. The buildable, residential lots range in size from 5,500 square feet to 16,027 square feet with an average buildable lot of 7,252 square feet. The applicant has indicated that the development will contain

a total of 8.49 acres (21.1%) of open space. The applicant states that useable open space, not including street buffers and endcaps equal 5.22 acres (12.9%) exceeding the requirement for usable open space in the current Unified Development Code, Section 8-4E-2. Streets are proposed to be public and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

The development will be accessed to the north on Floating Feather Road across from N. Silver Wolf Way. The development will have connections to existing roads in adjacent developments on the east to W. Shumard Drive and on the South to N. Cygnus Way. The development will also have a stub road near the southwest corner of the property that will terminate at the western property line.

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

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 3 site amenities. The applicant is proposing two large parks, one will have a large pond with a sand beach area, play structure and picnic table. The second park will have a pergola with picnic table and open, grassy play area. There will be a ten (10) foot paved pathway along the west and south perimeter of the development providing connectivity to other developments and the community.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an eight (8') foot landscape strip.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan. **The plan needs to have a streetlight at the corner of Floating Feather Road and Silver Wolf Way. The plan also needs a light at Black Fir and Shumard Drive. Both corners of N. Nebula Avenue should have lights added to illuminate the corner.** All other proposed light locations satisfy City code. The applicant has provided a streetlight design/cut sheet that meet the intent of the City.
- Street Names
Street names have been reviewed by Ada County. The applicant shall continue to work with the County on street names through the final plat process.

- 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. **Landscape plan is short 4 trees for Lot 1, Block 3. 17 are required and 13 have been provided. Because the preliminary plat was revised after the original submittal of the application, a revised landscape plan referencing all new changes shall be submitted with the final plat application.**
- Setbacks – Client is not requesting any set back waivers and will adhere to the R-4 requirements outlined earlier in this report.
- Mailbox Cluster – Star Postmaster, Mel Norton, has authorized the mailbox cluster to be placed in Block 5, Facing East and accessible from Silver Wolf Way. This letter is part of the applicant packet.

AGENCY RESPONSES

Keller and Associates	May 3, 2021
ITD	Pending
ACHD	June 29, 2021
DEQ	May 14, 2021
West Ada School District	June 23, 2021
Central District Health	May 12, 2021
COMPASS	June 27, 2021

PUBLIC RESPONSES

Please see the list of attached comments from the public.

STAFF ANALYSIS & RECOMMENDATIONS

Staff is overall supportive of the revised design, layout and density of the development application, with the proposed conditions of approval.

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed rezone, development agreement, and preliminary plat meets the requirements, standards and intent for development as they relate to the Unified Development Code and the Comprehensive Plan. The Council should consider the entire record

and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

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

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

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

The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The City must find compliance with the Comprehensive Plan.

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

The City must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

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

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

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

5. The development preserves significant natural, scenic or historic features;

The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

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 Cherished Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
3. The stub street shall be built in accordance with Star Fire District requirements.
4. The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. 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.
5. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed prior to any building permits being issued.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan, showing the type/style of the proposed lights and required additional streetlight locations prior to Final Plat approval.**
6. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet.
7. Common area trees shall be provided as stated in Section 8-8C-2, J5, including one (1) tree per four thousand (4,000) square feet. **A revised landscape plan shall be provided prior to final plat submittal showing the correct number of trees in the common areas and street buffers and shall include any revisions to the preliminary plat.**
8. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
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. **Letter of approval from the Ada County Street Naming Committee must be submitted and all names on the final plat must match those approved, prior to signing.**
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.
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 and/or copper telecommunication cables.**
21. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File #RZ-21-01/DA-21-07/PP-21-08 for Cherished Estates Subdivision on _____, 2021.



April 8, 2021

Mr. Shawn Nickel
Planning and Zoning Administrator
City of Star
10769 W. State Street
Star, ID 83669

hand delivered

RE: Cherished Estates – Parcel No. S0408212400
Rezone and Preliminary Plat Application with Development Agreement

Dear Mr. Nickel,

On behalf of our client, Sterling Land Development, Inc. please accept the attached applications for a Rezone and Preliminary Plat with a Development Agreement for the subject property. Our request is to Rezone the property from R-2 to R-4 and to process a Preliminary Plat for the 40.22 acre parcel located on the south side of Floating Feather Road. This request is supported by the 2040 City of Star Comprehensive Plan and Future Land Use Map designation for Neighborhood Residential.

Our project proposes to develop the parcel into a Single Family Detached Residential Subdivision with a gross density not to exceed four dwelling units per acre along with a variety of community amenities. In an addition to providing 153 building lots the project contemplates 8.34 acres of qualified open space (21.1%) including two large parks at the entrance at Floating Feather Road. The larger of the two parks includes a pond with sand beach, play structure, picnic table and benches along with pathways throughout the park. The second park will include a pergola with picnic table, pathways and open grassy play area. Pathways are also planned along the southern and western boundaries of the site which will provide walkability, circulation and connectivity to the residents in the area.

A neighborhood meeting was simultaneously held in person and virtually on February 17, 2021 whereby we received feedback from the adjacent neighbors. In response to the neighbors' concerns at the meeting (and in subsequent letters sent to the city and provided to our team) we have revised our plan in an effort to address the concerns. Overall, we believe our project will compliment the surrounding residential developments and provide much needed housing in the area.

We have appreciated your assistance and guidance on this project. It has been a pleasure to work with you and your staff and we are pleased to submit these applications for your review and consideration.

If you have any questions please do not hesitate to contact me at 208-724-2624.

Kind regards,

Bonnie L. Layton

Bonnie Layton
Sr. Planner

enclosures

June 28, 2021

Mr. Shawn Nickel
Planning and Zoning Administrator
City of Star
10769 W. State Street
Star, ID 83669

sent via email

**RE: Cherished Estates – Parcel No. S0408212400
Preliminary Plat Revisions**

Dear Mr. Nickel,

On behalf of our client, Sterling Land Development, Inc. I am writing today to follow up on the changes we have made to the preliminary plat in our effort to address various concerns raised by neighbors in the surrounding neighborhoods to the south and east of our project.

As a bit of a background, a neighborhood meeting was simultaneously held in person and virtually on February 17, 2021 whereby a handful of neighbors attended. We received minimal feedback at that time with most concerns voiced relating to traffic generated from our project and traffic patterns during the construction process.

In response to the neighbors' concerns at the meeting (and due to subsequent letters sent to the city and provided to our team) our client took additional steps by personally reaching out to the neighbors who had provided comments, along with scheduling and meeting in person with roughly 25 different individuals/groups of neighbors to understand to their concerns and try to come to a reasonable solution.

Consequently our proposed preliminary plat revisions include:

1. A reduction of residential lots from 153 to 136 units.
2. Gross density lowered from 3.8 du/acre from 3.38 du/acre.
3. Reduction in the number of lots along the southern boundary to match the lot lines of the subdivision to the south.
4. Reduced the number of lots through the middle and southern portion of the project concentrating the smaller lots adjacent to Floating Feather Road.
5. Increase in open space from 19.8% to 21.1%.
6. We have committed to provide temporary barricades during construction so that construction traffic will not be able to drive through the existing neighborhoods to the south and east.

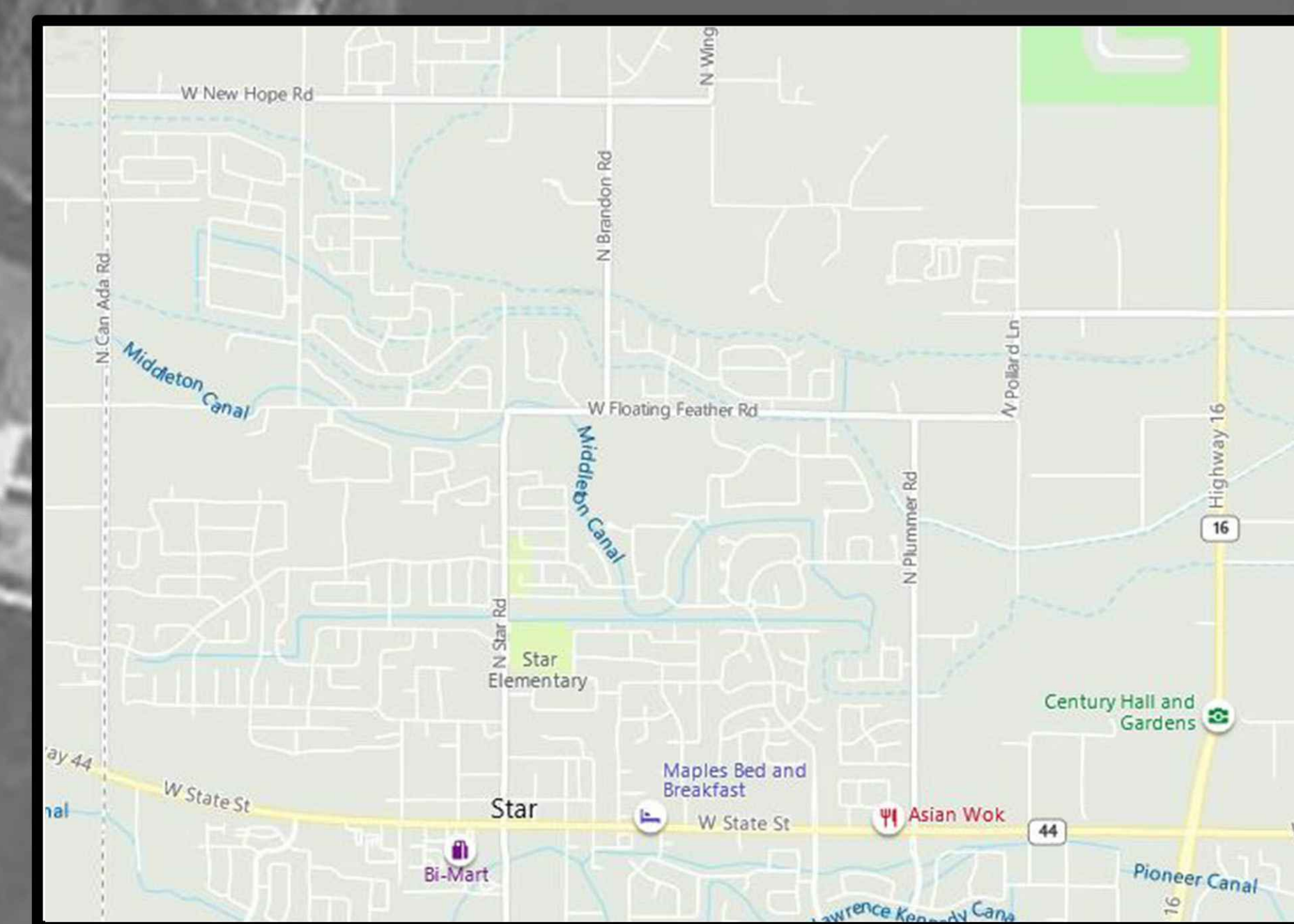
We hope that these proposed revisions demonstrate our client's sincere efforts to create a thoughtfully designed single family detached residential community that is mindful of the surrounding subdivisions, has great access and proximity to the downtown core along with city parks and other community amenities. We believe our proposed development is consistent with the City of Star's Comprehensive Plan, Zoning Code, and will provide for an attractive subdivision with quality landscaping and amenities for future homeowners and families to enjoy, those who appreciate all that the City of Star has to offer and wish to live in your beautiful city.

Once again, we have appreciated your assistance and guidance on this project and it has been a pleasure to work with you and your staff. If you have any questions please do not hesitate to contact me at 208-724-2624.

Kind regards,

Bonnie L. Layton

Bonnie Layton
Sr. Planner



VICINITY MAP

TOTAL ACRES.....	40.22 ACRES
TOTAL OPEN SPACE.....	7.81 ACRES
%OF TOTAL AREA.....	19.4%
QUALIFIED OPEN SPACE.....	9.34 ACRES
OPEN GRASSY AREA.....	142,179 SF
NATURAL AREA.....	102,517SF
POND AREA.....	43,560 SF
BUFFER AREA.....	41,161 SF
PARKWAYS.....	97,738 SF
% OF QUALIFIED OPEN SPACE.....	23.3%
SEWER: STAR SEWER AND WATER DISTRICT	
WATER: STAR SEWER AND WATER DISTRICT	
IRRIGATION: MIDDLETON MILL DITCH CO.	
SCHOOL: WEST ADA COUNTY SCHOOL DISTRICT	
EMERGENCY SERVICES: FIRE - STAR FIRE DISTRICT	
POLICE-CITY OF STAR	

SITE DEVELOPMENT FEATURES

Cherished Estates Subdivision

OWNER
STERLING LAND DEVELOPMENT INC.
1159 E. IRON EAGLE DRIVE, STE 170-K
EAGLE, ID 83616

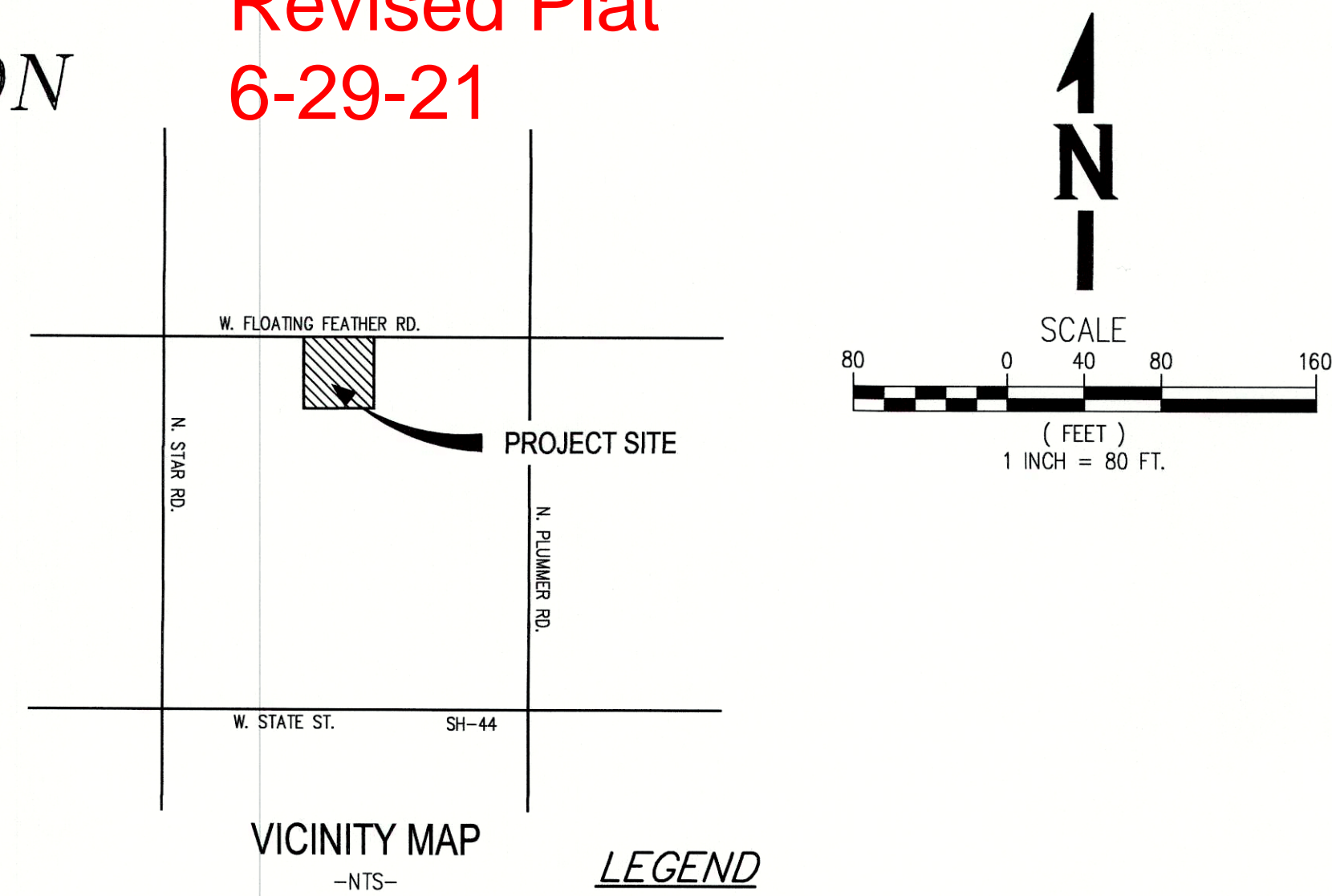
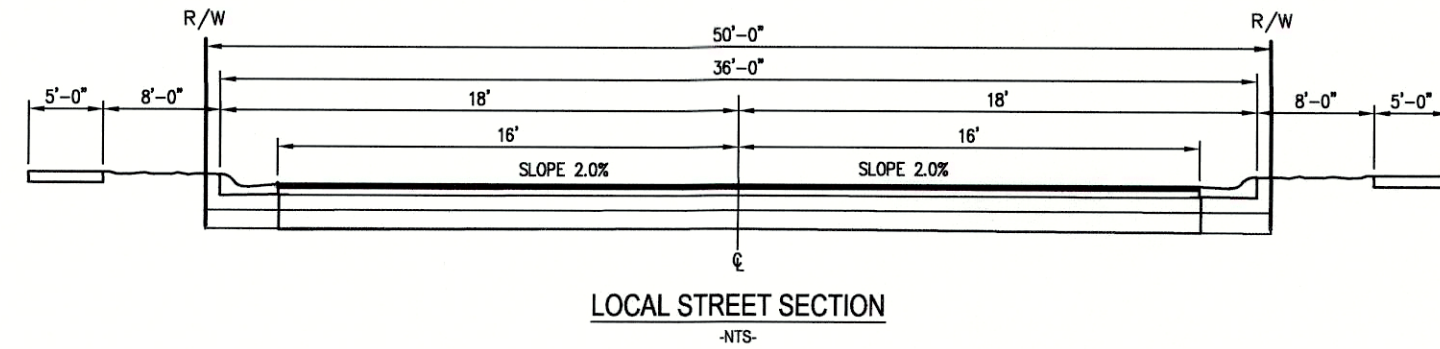
NVI5
600 Industry Way, Suite 10
Meridian, ID 83445
208.342.8400 www.nvi5.com



A PRELIMINARY PLAT OF CHERISHED ESTATES SUBDIVISION

SITUATED ENTIRELY IN THE
NW¹/₄ OF SECTION 8, T.4N.,
R.1W., B.M. CITY OF STAR,
ADA COUNTY, IDAHO

Revised Plat
6-29-21



LEGEND

	EXISTING FENCE
	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	EXISTING ROAD CENTERLINE
	EDGE OF PAVEMENT
	EXISTING LOT LINE
	EXISTING SEWER LINE W/ MANHOLE
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING WATER WELL
	EXISTING STORM CATCH BASIN
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED ROAD CENTERLINE
	PROPOSED ROAD RIGHT OF WAY
	PROPOSED LOT LINE
	BLOCK AND LOT NUMBER
	PROPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK
	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED 8" WATER MAIN
	PROPOSED PRESSURE IRRIGATION
	PROPOSED FIRE HYDRANT
	PROPOSED DOWNWARD FACING LED STREETLIGHT W/ FLUSH FACE
	PROPOSED UTILITY EASEMENT

BLOCK 5 5

DEVELOPMENT FEATURES

TOTAL ACRES.....	40.22 ACRES
TOTAL LOTS.....	148 LOTS
BUILDING LOTS.....	136 LOTS
55' LOTS.....	32 LOTS
60'+ LOTS.....	104 LOTS
AVERAGE BUILDING LOT SIZE.....	7252 SF
RESIDENTIAL DENSITY (GROSS).....	3.38 UNITS/Ac.
RESIDENTIAL DENSITY (NET).....	6.0 UNITS/Ac.
EXISTING ZONING.....	R-2
PROPOSED ZONE.....	R-4
MINIMUM BUILDING LOT SIZE.....	5500 sf
TOTAL OPEN SPACE.....	7.0 ACRES
QUALIFIED OPEN SPACE.....	6.5 ACRES
% OF QUALIFIED OPEN SPACE.....	21.1%

SEWER

STAR SEWER AND WATER DISTRICT

WATER

STAR SEWER AND WATER DISTRICT

IRRIGATION

MIDDLETON MILL DITCH CO.

SCHOOL

WEST ADA COUNTY SCHOOL DISTRICT

EMERGENCY SERVICES

FIRE - STAR FIRE DISTRICT
POLICE - CITY OF STAR

NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 10' UTILITY EASEMENT.
- 2) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 3) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 4) DRAINAGE SHALL BE DETAINED ON SITE VIA SURFACE AND/OR SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF STAR AND ACD.
- 5) POTABLE WATER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 6) SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 7) BLOCK 1 LOTS 1 & 29, BLOCK 2 LOTS 1 & 10, BLOCK 3 LOT 1, BLOCK 4 LOTS 1, BLOCK 6 LOT 3, 10, 11 & 19, BLOCK 7 LOT 13 & BLOCK 8 LOT 8 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- 8) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.

APPLICANT

BRIAN SINDERHOFF
STERLING LAND DEVELOPMENT, INC.
1159 E. IRON EAGLE DRIVE, STE 170-K
EAGLE, ID 83616
(949) 226-4482

ENGINEER

RYAN YOUNG, P.E.
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

PLANNER

BONNIE LAYTON
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

SURVEYOR

TRAVIS FOSTER, PLS, CRedS
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

PRELIMINARY PLAT

STERLING LAND DEVELOPMENT, INC.
CHERISHED ESTATES SUBDIVISION

PROJECT NUMBER B000196.00
DRAWING FILE NAME B000196.00-C-PPLT03

SHEET NUMBER

PP1

REVISIONS

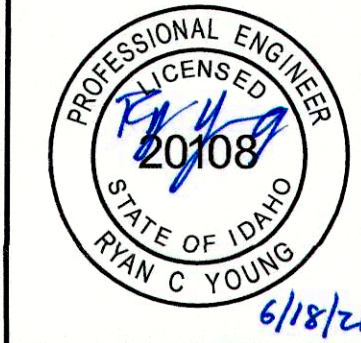
NO.	BY	DATE	REMARKS
1	LAG	05/24/21	ADDRESSED KELLER ASSOCIATES' COMMENTS 1-6
2	LAG	05/24/21	CREATED STREET LIGHT DETAIL SHEET PP3
3	KYP	6/07/21	LOT ADJ. & FLOATING FEATHER IMPROVEMENTS

SHEET INFO

SCALE AS NOTED

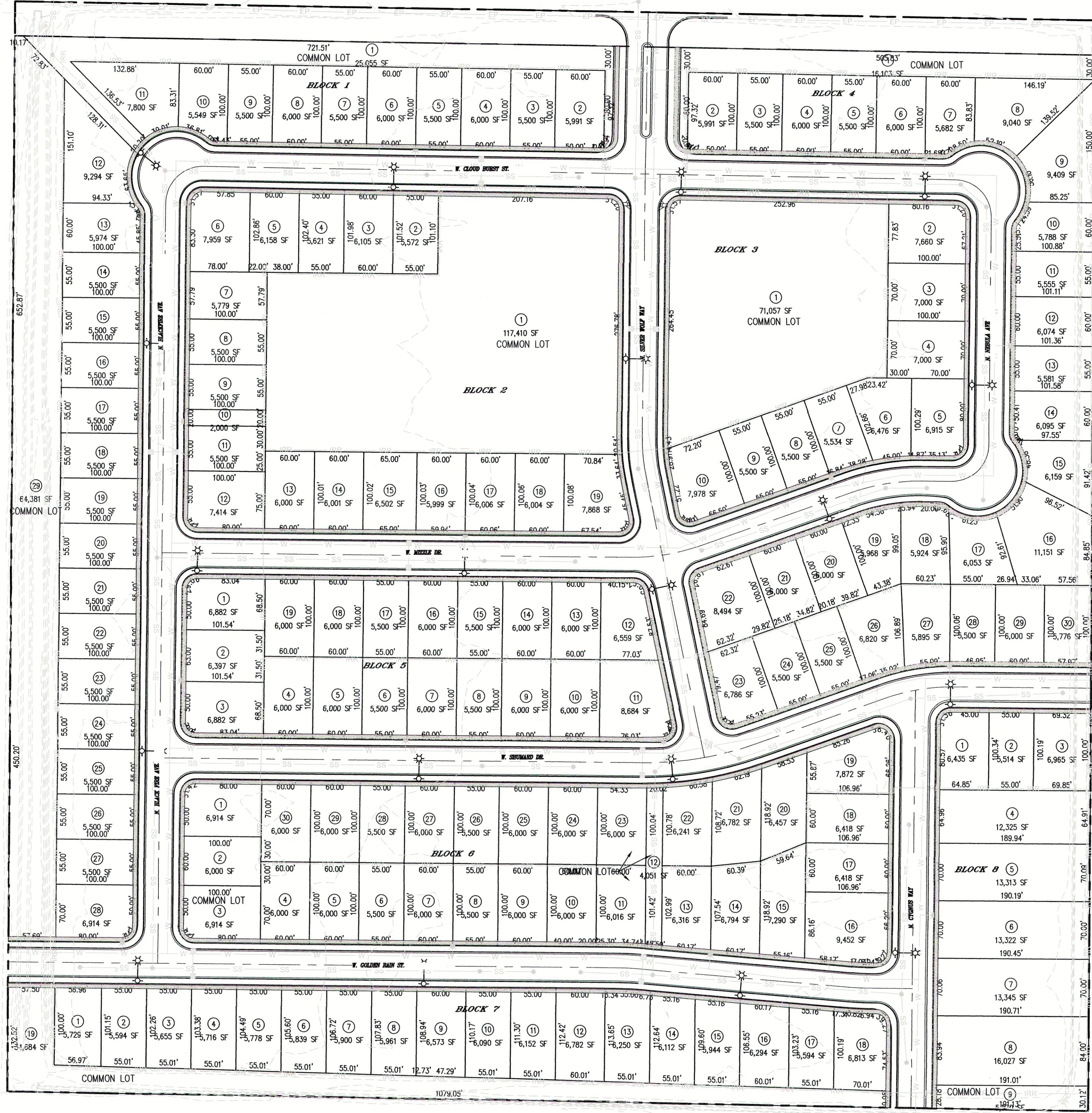
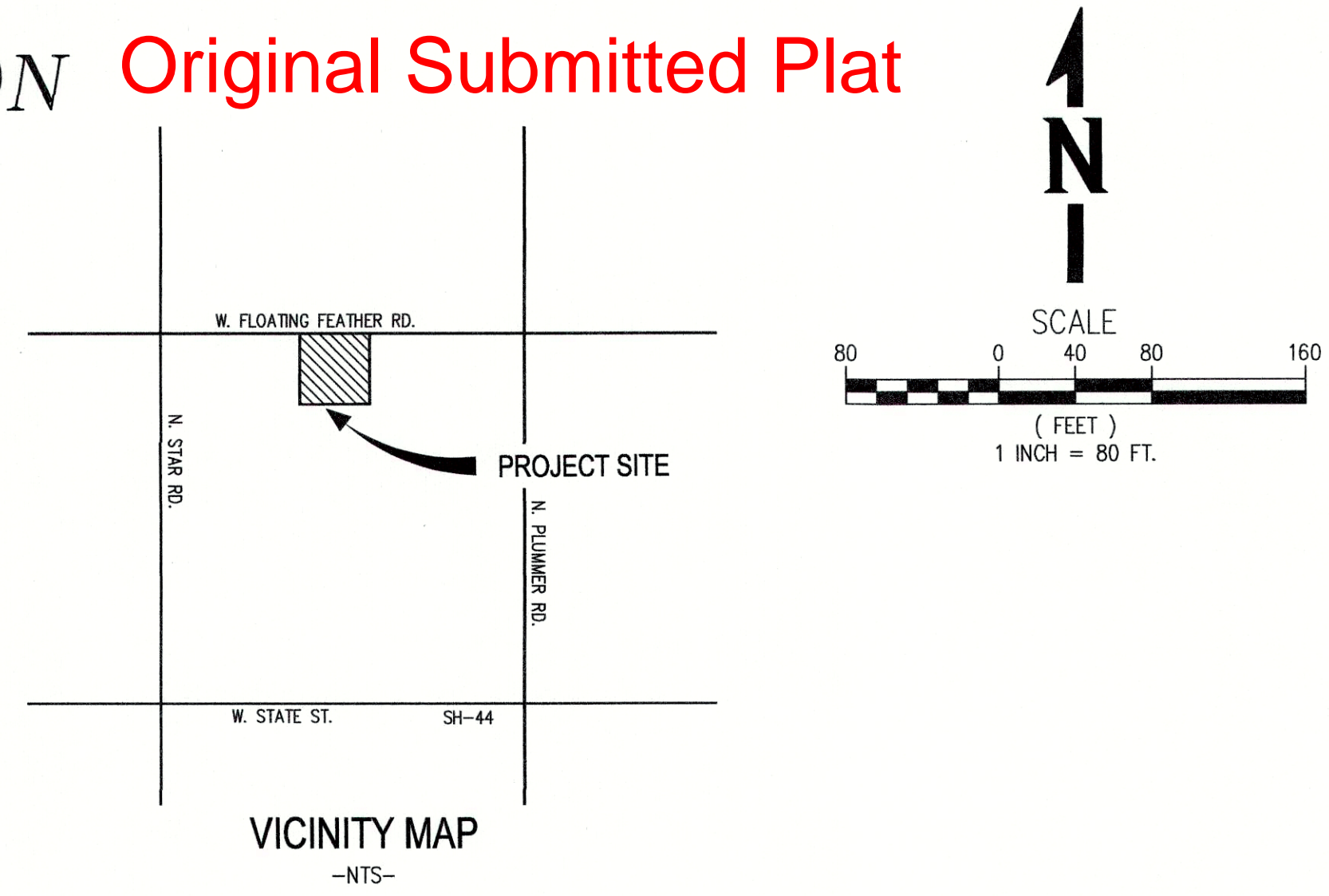
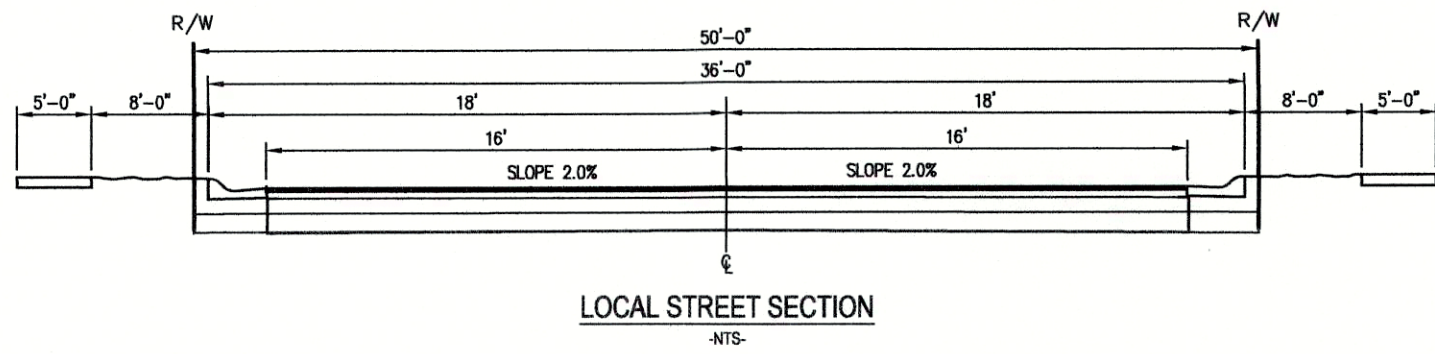
NV5

690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.NV5.com



A PRELIMINARY PLAT OF
CHERISHED ESTATES SUBDIVISION Original Submitted Plat

SITUATED ENTIRELY IN THE
NW¹/₄ OF SECTION 8, T.4N.,
R.1W., B.M. CITY OF STAR,
ADA COUNTY, IDAHO



LEGEND

- EXISTING FENCE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- EXISTING ROAD CENTERLINE
- EDGE OF PAVEMENT
- EXISTING LOT LINE
- EXISTING SEWER LINE W/ MANHOLE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING WATER WELL
- EXISTING STORM CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED LOT LINE
- BLOCK 5** 5 BLOCK AND LOT NUMBER
- PROPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED 8" WATER MAIN
- PROPOSED PRESSURE IRRIGATION
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT

DEVELOPMENT FEATURES

TOTAL ACRES..... 40.22 ACRES
TOTAL LOTS..... 165 LOTS
BUILDING LOTS..... 153 LOTS
55' LOTS..... 68 LOTS
60'+ LOTS..... 85 LOTS
AVERAGE BUILDING LOT SIZE..... 6,490 SF
RESIDENTIAL DENSITY (GROSS)..... 3.8 UNITS/Ac.
RESIDENTIAL DENSITY (NET)..... 6.8 UNITS/Ac.
EXISTING ZONING..... R-2
PROPOSED ZONE..... R-4
MINIMUM BUILDING LOT SIZE 5500 sf
TOTAL OPEN SPACE..... 7.0 ACRES
QUALIFIED OPEN SPACE..... 6.5 ACRES
% OF QUALIFIED OPEN SPACE..... 21.1%

SEWER
STAR SEWER AND WATER DISTRICT
WATER
STAR SEWER AND WATER DISTRICT
IRRIGATION
MIDDLETON MILL DITCH CO.
SCHOOL
WEST ADA COUNTY SCHOOL DISTRICT
EMERGENCY SERVICES
FIRE - STAR FIRE DISTRICT
POLICE - CITY OF STAR

NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 10' UTILITY EASEMENT.
- 2) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 3) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 4) DRAINAGE SHALL BE DETAINED ON SITE VIA SURFACE AND/OR SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF STAR AND ACHD.
- 5) POTABLE WATER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 6) BLOCK 1 LOTS 1 & 28, BLOCK 2 LOT 1, BLOCK 3 LOT 1, BLOCK 4 LOTS 1, BLOCK 6 LOT 3, 11, 12 & 23, BLOCK 7 LOT 19 & BLOCK 8 LOT 9 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- 7) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.

APPLICANT
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EAGLE, ID 83616
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PROFESSIONAL ENGINEER
LICENSED
04/08/21
20198
STATE OF IDAHO
RYAN C YOUNG

REVISIONS		SHEET INFO		SCALE	
NO.	BY	DATE	DESIGNED	RCY	AS NOTED
			DRAWN	KVP	
			CHECKED	RCY	
			APPROVED	RCY	
			LAST EDIT	4/8/2021	
			PLOT DATE	4/8/2021	
			SUBMITTAL		

PRELIMINARY PLAT

STERLING LAND DEVELOPMENT, INC.
CHERISHED ESTATES SUBDIVISION

PROJECT NUMBER B000196.00
DRAWING FILE NAME B000196.00-C-PPLT02

SHEET NUMBER

PP1

**Westpointe
R-2**

**Lobo Creek
R-4-DA**

**Colt Place
R-3-DA**

**Proposed
Cherished
Estates
R-4-DA**

**Hunter's
Creek
R-3**

**Lakepointe
R-2-DA**

**Waterview Estates
R-4-DA**

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3" IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BLACK AND TAN ROLK MUCK. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
3. ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACEMENT PLANTS SHALL BE SOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
5. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
6. ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL. LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
7. FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS, 21 GRAM, QUANTITY PER MANUFACTURER'S RECOMMENDATION.
8. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
9. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
10. IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY.
11. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAINFREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
12. ALL EXISTING TREES, WELLS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
13. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGHOUT OUR CONSTRUCTION.
14. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM.
16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8" ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - a. PRECISE INDIVIDUAL STATION TIMING
 - b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ON IMPIEVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
10. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

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

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BOISE, ID 83705
(208) 342-2999

CHERISHED ESTATES SUBDIVISION
SITUATED ENTIRELY IN THE NE¼ OF THE NE¼ OF
SECTION 8, T.4N.; R.1W. B.M.
ADA COUNTY, STAR, IDAHO



TOTAL ACRES	40.22 ACRES	SEWER
TOTAL COMMON SPACE	8.28 ACRES	STAR SEWER AND WATER DISTRICT
% OF TOTAL ACRES	20.58%	
QUALIFIED OPEN SPACE	8.80 ACRES	WATER
OPEN GRASSY AREA	122.08 SF	STAR SEWER AND WATER DISTRICT
NATURAL AREA	102.517 SF	
POND AREA "0.5"	23.139 SF	IRRIGATION
BUFFER AREA	36.374 SF	MIDDLETON MILL DITCH CO.
PARKWAYS: 103,482-156 LOTS * 26 SF	99.426 SF	SCHOOL
% OF QUALIFIED OPEN SPACE	21.89%	WEST JAG COUNTY SCHOOL DISTRICT

* ROADWAY LANDSCAPE BUFFERS:
W. FLOATING FEATHER RD. (MINOR ARTERIAL):
30' STREET BUFFER
1,319' - 82' R.O.W. - 60' IRRIGATION EASEMENT = 1,177 FEET STREET BUFFER
SHADE TREES @ 3'/100' =35 TREES REQUIRED
21 TREES PROPOSED
EVERGREENS @ 3'/100' =35 EVERGREEN TREES REQUIRED
36 EVERGREEN TREES PROPOSED
ORNAMENTALS @ 0'/100' =0 ORNAMENTALS TREES REQUIRED
28 ORNAMENTALS TREES PROPOSED
SHRUBS @ 8'/100' =94 SHRUBS REQUIRED
256 SHRUBS PROPOSED
(NOT INCLUDING ENTRY FEATURE)
5' HIGH BUFFER/ SCREEN REQUIRED
6' HEIGHT SOLID VINYL FENCE PROVIDED

* PARKWAY STRIPS / STREET TREES:
1 TREE / 35' @ 12,664L.F. / 35 = 362 - 20 (VISION TRIANGLES)
342 TREES REQUIRED
355 TREES PROPOSED

1 TREE / 4000 SF

BLOCK 1, LOT 1 25,055 SF

BLOCK 1, LOT 29 64,381 SF - 64,381 SF (IRRIGATION EASEMENT) =0SF

BLOCK 2, LOT 1 117,410 SF

BLOCK 2, LOT 10 2,000 SF

BLOCK 3, LOT 1 71,057 SF

BLOCK 4, LOT 1 16,103 SF

BLOCK 6, LOT 3 6,914 SF

BLOCK 6, LOT 10 6,715 SF

BLOCK 6, LOT 11 4,051 SF

BLOCK 6, LOT 19 6,700 SF

BLOCK 7, LOT 13 34,884 SF - 34,684 SF (IRRIGATION EASEMENT) =0SF

BLOCK 8, LOT 8 5,570 SF - 5,570 SF (IRRIGATION EASEMENT) =0SF

256,005 SF TOTAL COMMON LOT AREA

TOTAL COMMON AREA TREES REQUIRED = 64 CLASS II TREES

72 SHADE TREES + 25 ORNAMENTAL TREES + 21 CONIFERS

= 95 (EQUIVALENT) PROVIDED

TOTAL SHADE TREES	REQUIRED = 409
	PROVIDED = 448 (109%)
TOTAL CONIFERS	REQUIRED = 35
	PROVIDED = 57 (163%)
TOTAL SHRUBS	REQUIRED = 94
	PROVIDED = 1,290 (1,372%)
TOTAL ORNAMENTAL TREES	
	REQUIRED = 0
	PROVIDED = 53
TOTAL SPECIES PROVIDED =	12

* NOTE:
CONIFERS AND ORNAMENTAL TREES ARE SUBSTITUTED AT THE RATE OF 2 PER SHADE TREE.

* MITIGATION FOR REMOVAL OF EXISTING TREES:
ALL EXISTING TREES ON THE SITE ARE TO REMAIN - NO MITIGATION NECESSARY -
COORDINATE WITH THE CITY FORESTER IN THE FIELD BEFORE ANY EXISTING TREES ARE
DAMAGED OR REMOVED.

* SITE AMENITIES:
1 + 1/20 ACRES + 1/75 BUILDING LOTS = 5 REQUIRED AMENITIES
AMENITIES PROVIDED:

NATURAL OPEN SPACE PATHWAY	POND WITH 2 X SAFETY STATIONS
COMMUNITY GATHERING SPACE	PLAY STRUCTURE
OPEN GRASSY PLAY AREA	2 X PERGOLA WITH PICNIC TABLE
WALKING PATHS WITH BENCHES	

A circular preliminary stamp from the State of Idaho. The outer ring contains the text "STATE OF IDAHO" at the top and "FRED LANDSCAPE ARC" at the bottom. Inside the ring, the name "JOHN D. ROTERS" is written in a smaller arc. The center of the stamp features the text "PRELIMINARY NOT FOR CONSTRUCTION" in large, bold, capital letters, with the date "6/17/2021" printed below it. Above the stamp, the word "STAMP:" is printed.

DATE: 6/17/2021



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OVERALL LANDSCAPE PLAN
Cherished Estates
W. Floating Feather Rd. Star, Idaho 83669

DRAWN BY: A I

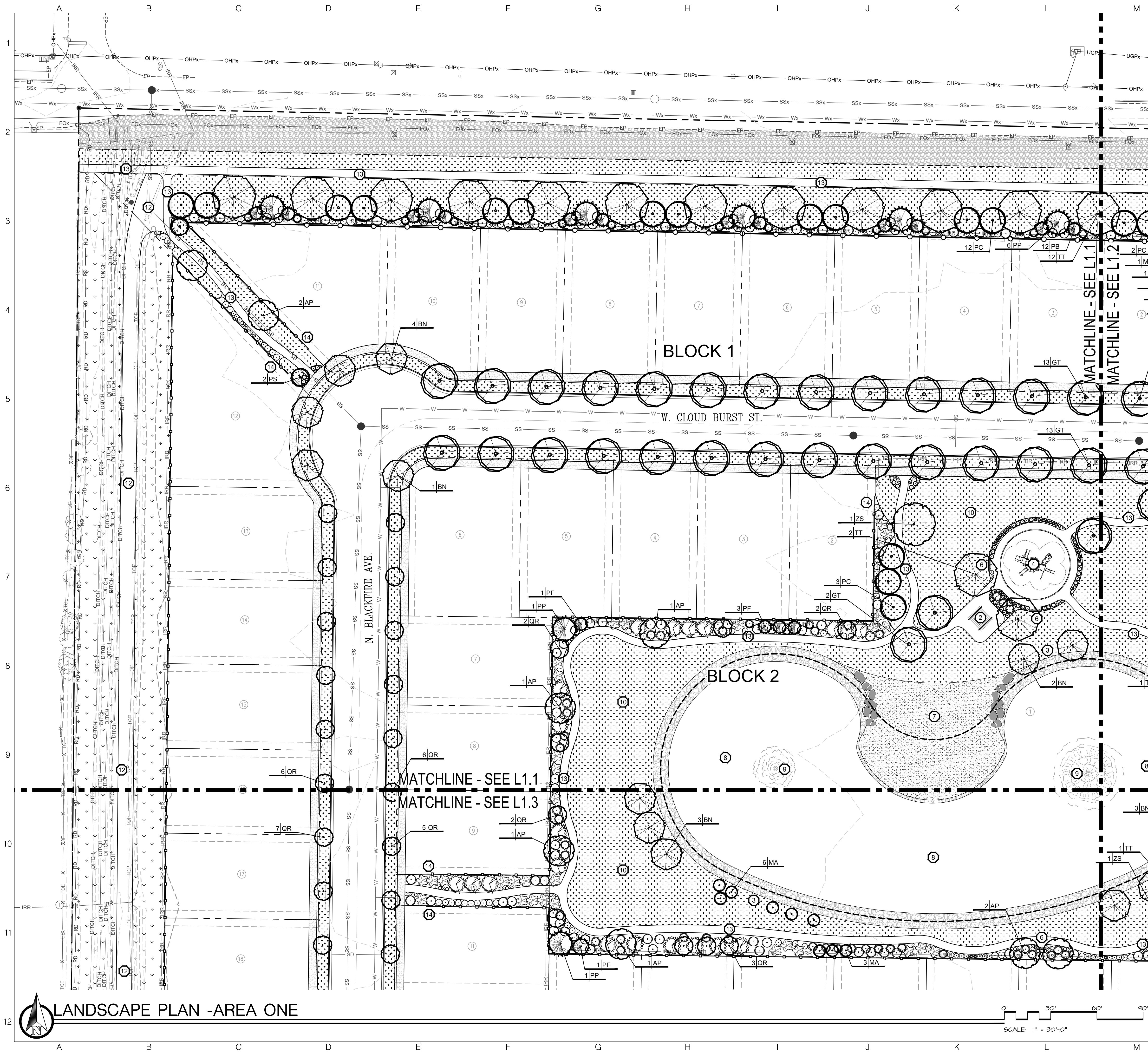
CHECKED BY: JN

PROJECT NUMBER
21-015

SHEET:

L1.0

AMENDED PRE-PLAT SUBMITTAL



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
- POND WATER LINE PER CIVIL
- PROPERTY LINE (VERIFY)
- QUANTITY PLANT IDENTIFICATION KEY
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 5/L2.0
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
- GRAVEL ROADWAY SHOULDER PER CIVIL
- 3"-6" WASHED COBBLE PER CIVIL
- CLEAN WASHED PLAY SAND PER CIVIL

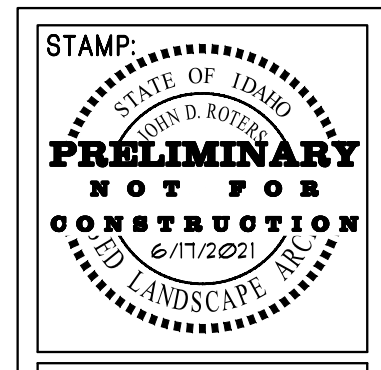
PLANT SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
MA	Malus x 'Red Baron' Red Baron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS II
CONIFEROUS TREES				
PB	Picea pungens 'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	20' hgt. 10' w	CONIF.
PP	Picea pungens 'glauca' Colorado Blue Spruce	8"-10" B&B	35' hgt. 15' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS				
1	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
2	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
3	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
4	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
5	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	
6	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SHRUBS				
7	Euonymus alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
8	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
9	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
10	Cornus alba 'Baillhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
11	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
12	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
13	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	1' hgt. x 6' wide	
14	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
15	Physocarpus opulifoliosus 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
16	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
17	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
18	Rosa x 'Noisplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
19	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
20	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

1	40' VISION TRIANGLE
2	PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 2 & 5/L2.1
3	WATER SAFETY STATION PER OWNER.
4	PLAY STRUCTURE BY OWNER
5	3' HEIGHT RETAINING WALL WITH MONUMENT SIGN, SEE DETAIL 3/L2.1
6	6'-0" BENCH, SEE DETAIL 1/L2.1
7	SAND BEACH
8	1 ACRE OPEN RECREATION POND
9	POND AERATION PER OWNER
10	OPEN GRASSY PLAY SPACE
11	3'-4" BERM WITH 3:1 MAX SLOPE, AND ARBOR, SEE DETAIL 6/L2.1
12	10'-0" WIDE ASPHALT PATHWAY
13	5'-0" WIDE CONCRETE PATHWAY
14	START FENCE LINE AT 20' BUILDING SETBACK.
15	MAILBOX CLUSTERS, SEE DETAIL 4/L2.1 (TYPICAL OF 10)

CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 2 & 5/L2.1
- 3 WATER SAFETY STATION PER OWNER.
- 4 PLAY STRUCTURE BY OWNER
- 5 3' HEIGHT RETAINING WALL WITH MONUMENT SIGN, SEE DETAIL 3/L2.1
- 6 6'-0" BENCH, SEE DETAIL 1/L2.1
- 7 SAND BEACH
- 8 1 ACRE OPEN RECREATION POND
- 9 POND AERATION PER OWNER
- 10 OPEN GRASSY PLAY SPACE
- 11 3'-4" BERM WITH 3:1 MAX SLOPE, AND ARBOR, SEE DETAIL 6/L2.1
- 12 10'-0" WIDE ASPHALT PATHWAY
- 13 5'-0" WIDE CONCRETE PATHWAY
- 14 START FENCE LINE AT 20' BUILDING SETBACK.
- 15 MAILBOX CLUSTERS, SEE DETAIL 4/L2.1 (TYPICAL OF 10)



DATE: 6/17/2021

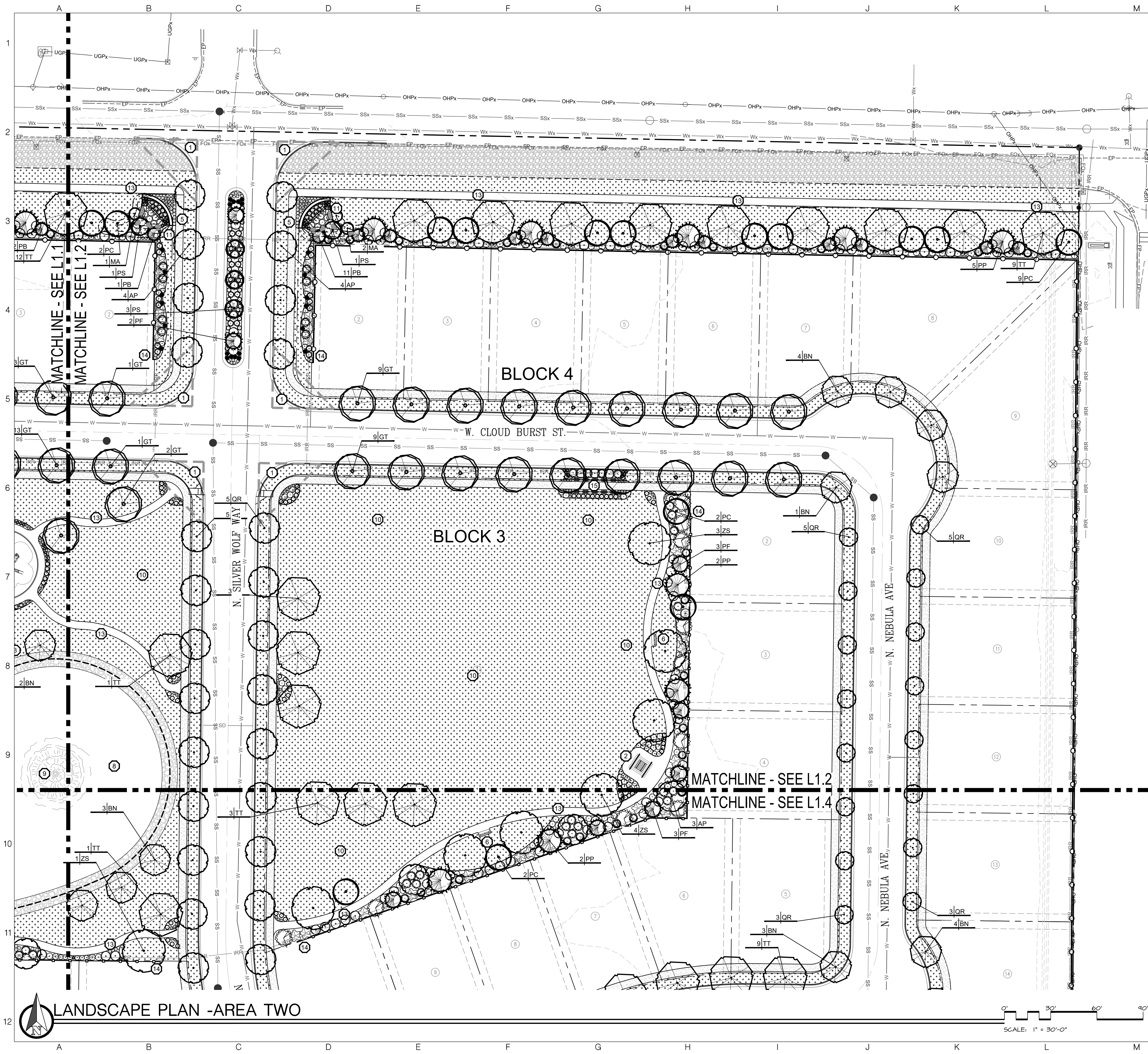
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SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:		
No.	Date	Description

DETAILED LANDSCAPE PLAN
Cherished Estates
W. Floating Feather Rd. Star, Idaho 83669

DRAWN BY: AJ
CHECKED BY: JR
PROJECT NUMBER: 21-015
SHEET: L1.1



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- QUANTITY PLANT IDENTIFICATION KEY
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 5/L2.0
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
- GRAVEL ROADWAY SHOULDER PER CIVIL
- 3'-6" WASHED COBBLE PER CIVIL
- CLEAN WASHED PLAY SAND PER CIVIL

PLANT SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				
AP	Acer platanoides 'Columnarbroad'	2" B&B	40' hgt. 25' w	CLASS II
BN	Betula nigra	2" B&B	35' hgt. 25' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline'	2" B&B	45' hgt. 30' w	CLASS II
MA	Malus x 'Red Baron'	2" B&B	15' hgt. 10' w	CLASS I
PC	Prunus cerasifera 'Thundercloud'	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'Columnaris'	2" B&B	30' hgt. 15' w	CLASS I
QR	Quercus robur x alba	2" B&B	35' hgt. 15' w	CLASS II
TT	Tilia tomentosa 'Sterling'	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow'	2" B&B	24' hgt. 36' w	CLASS II
CONIFEROUS TREES				
PB	Picea pungens 'Bacheri'	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid'	6" B&B	20' hgt. 10' w	CONIF.
PP	Picea pungens 'glauca'	8'-10" B&B	35' hgt. 15' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS				
o	Coreopsis rosea 'Sweet Dreams'	1 Gal.	1' hgt. x 1' wide	
•	Calamagrostis x. acutiflora 'Overdam'	1 Gal.	3' hgt. x 2' wide	
•	Hemerocallis x 'Stella De Oro'	1 Gal.	18" hgt. x 2' wide	
•	Sedum spectabile 'Autumn Joy'	1 Gal.	2' hgt. x 3' wide	
o	Pennisetum alopecuroides 'Little Bunny'	1 Gal.	2' hgt. x 3' wide	
o	Phlox subulata 'Candy Stripe'	1 Gal.	6" hgt. x 3' wide	
SHRUBS				
o	Euonymus alatus 'Compactus'	2 Gal.	4' hgt. x 4' wide	
o	Buxus microphylla japonica 'Winter Gem'	5 Gal.	4' hgt. x 4' wide	
o	Berberis thunbergii 'Helmond Pillar'	2 Gal.	3' hgt. x 2' wide	
o	Cornus alba 'Bailhalo'	5 Gal.	6' hgt. x 6' wide	
o	Cotoneaster horizontalis 'Perpusillus'	2 Gal.	12" hgt. x 6' wide	
o	Rhus trilobata 'Autumn Amber'	2 Gal.	6' hgt. x 6' wide	
o	Juniperus horizontalis 'Blue Chip'	5 Gal.	1' hgt. x 6' wide	
o	Picea pungens 'Globosa'	5 Gal.	4' hgt. x 6' wide	
o	Physocarpus opulifolius 'Seaward'	2 Gal.	4' hgt. x 4' wide	
o	Potentilla fruticosa 'Gold Star'	2 Gal.	3' hgt. x 3' wide	
o	Prunus x cistena	5 Gal.	10' hgt. x 6' wide	
o	Rosa x 'Noisplash'	2 Gal.	2' hgt. x 4' wide	
o	Spiraea japonica 'Goldmound'	2 Gal.	3' hgt. 3' wide	
o	Viburnum plicatum tomentosum 'Mariesii'	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 2 & 5/L2.1
- 3 WATER SAFETY STATION PER OWNER.
- 4 PLAY STRUCTURE BY OWNER
- 5 3' HEIGHT RETAINING WALL WITH MONUMENT SIGN, SEE DETAIL 3/L2.1
- 6 6'-0" BENCH, SEE DETAIL 1/L2.1
- 7 SAND BEACH
- 8 1 ACRE OPEN RECREATION POND
- 9 POND AERATION PER OWNER
- 10 OPEN GRASSY PLAY SPACE
- 11 3'-4" BERM WITH 3:1 MAX SLOPE, AND ARBOR, SEE DETAIL 6/L2.1
- 12 10'-0" WIDE ASPHALT PATHWAY
- 13 5'-0" WIDE CONCRETE PATHWAY
- 14 START FENCE LINE AT 20' BUILDING SETBACK.
- 15 MAILBOX CLUSTERS, SEE DETAIL 4/L2.1 (TYPICAL OF 10)

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 6/17/2021

2021 S. Visa Ave
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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN
Cherished Estates
W. Floating Feather Rd. Star, Idaho 83669

DRAWN BY: AJ

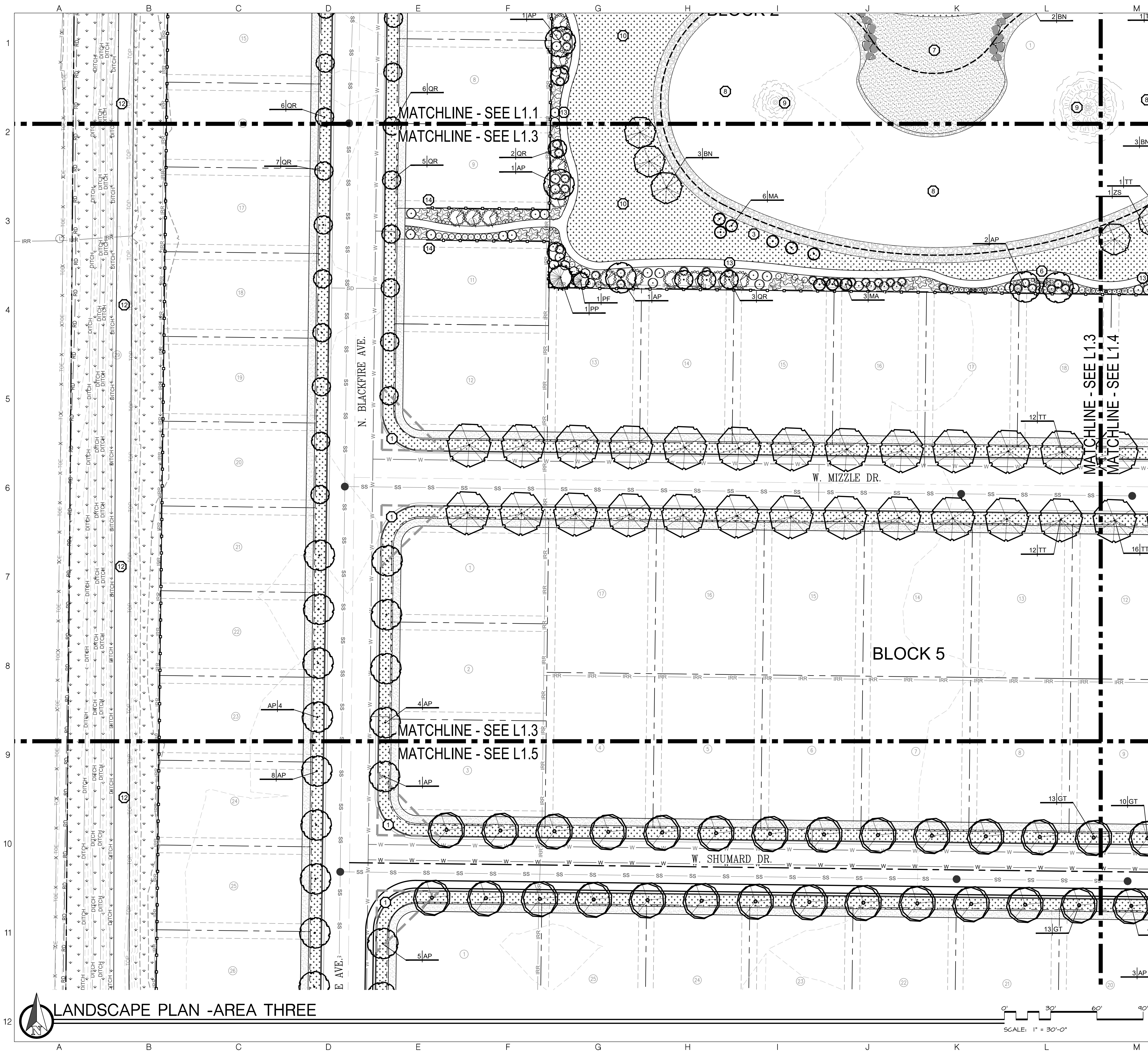
CHECKED BY: JR

PROJECT NUMBER: 21-015

SHEET: L1.2

AMENDED PRE-PLAT SUBMITTAL

USER:ADAM V. JENKINSON LOCATION:PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-015 CHERISHED ESTATES\DWG\SHEETS\21-015 LANDSCAPE PLANNING PRINT DATE:6/17/2021 3:27 PM



LANDSCAPE LEGEND

EXISTING TREES TO REMAIN

PLANTS TO BE INSTALLED

STEEL EDGING, SEE DETAIL 1/L2.0

CUT EDGE, SEE DETAIL 2/L2.0

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

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

PROPERTY LINE (VERIFY)

QUANTITY PLANT IDENTIFICATION KEY

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 5/L2.0

NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

GRAVEL ROADWAY SHOULDER PER CIVIL

3"-6" WASHED COBBLE PER CIVIL

CLEAN WASHED PLAY SAND PER CIVIL

PLANT SCHEDULE

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

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES SEE DETAIL 9/L2.0				
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
MA	Malus x 'Red Baron' Red Baron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS II
CONIFEROUS TREES SEE DETAIL 8/L2.0				
PB	Picea pungens 'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	20' hgt. 10' w	CONIF.
PP	Picea pungens 'glauca' Colorado Blue Spruce	8"-10" B&B	35' hgt. 15' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 3/L2.0				
o	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
•	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
•	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
•	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
o	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	
o	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SHRUBS SEE DETAIL 4/L2.0				
o	Euonymus alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
o	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
o	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
o	Cornus alba 'Baillhali' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
o	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
o	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
o	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	1' hgt. x 6' wide	
o	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
o	Physocarpus opulifoliosus 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
o	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
o	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
o	Rosa x 'Noislet' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
o	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
o	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

1 40' VISION TRIANGLE	8 1 ACRE OPEN RECREATION POND
2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 2 & 5/L2.1	9 POND AERATION PER OWNER
3 WATER SAFETY STATION PER OWNER.	10 OPEN GRASSY PLAY SPACE
4 PLAY STRUCTURE BY OWNER	11 3'-4" BERM WITH 3:1 MAX SLOPE, AND ARBOR, SEE DETAIL 6/L2.1
5 3' HEIGHT RETAINING WALL WITH MONUMENT SIGN, SEE DETAIL 3/L2.1	12 10'-0" WIDE ASPHALT PATHWAY
6 6'-0" BENCH, SEE DETAIL 1/L2.1	13 5'-0" WIDE CONCRETE PATHWAY
7 SAND BEACH	14 START FENCE LINE AT 20' BUILDING SETBACK.
	15 MAILBOX CLUSTERS, SEE DETAIL 4/L2.1 (TYPICAL OF 10)

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DATE:
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REVISIONS:
No. Date Description

DETAILED LANDSCAPE PLAN
Cherished Estates
W. Floating Feather Rd. Star, Idaho 83669

DRAWN BY:
AJ

CHECKED BY:
JR

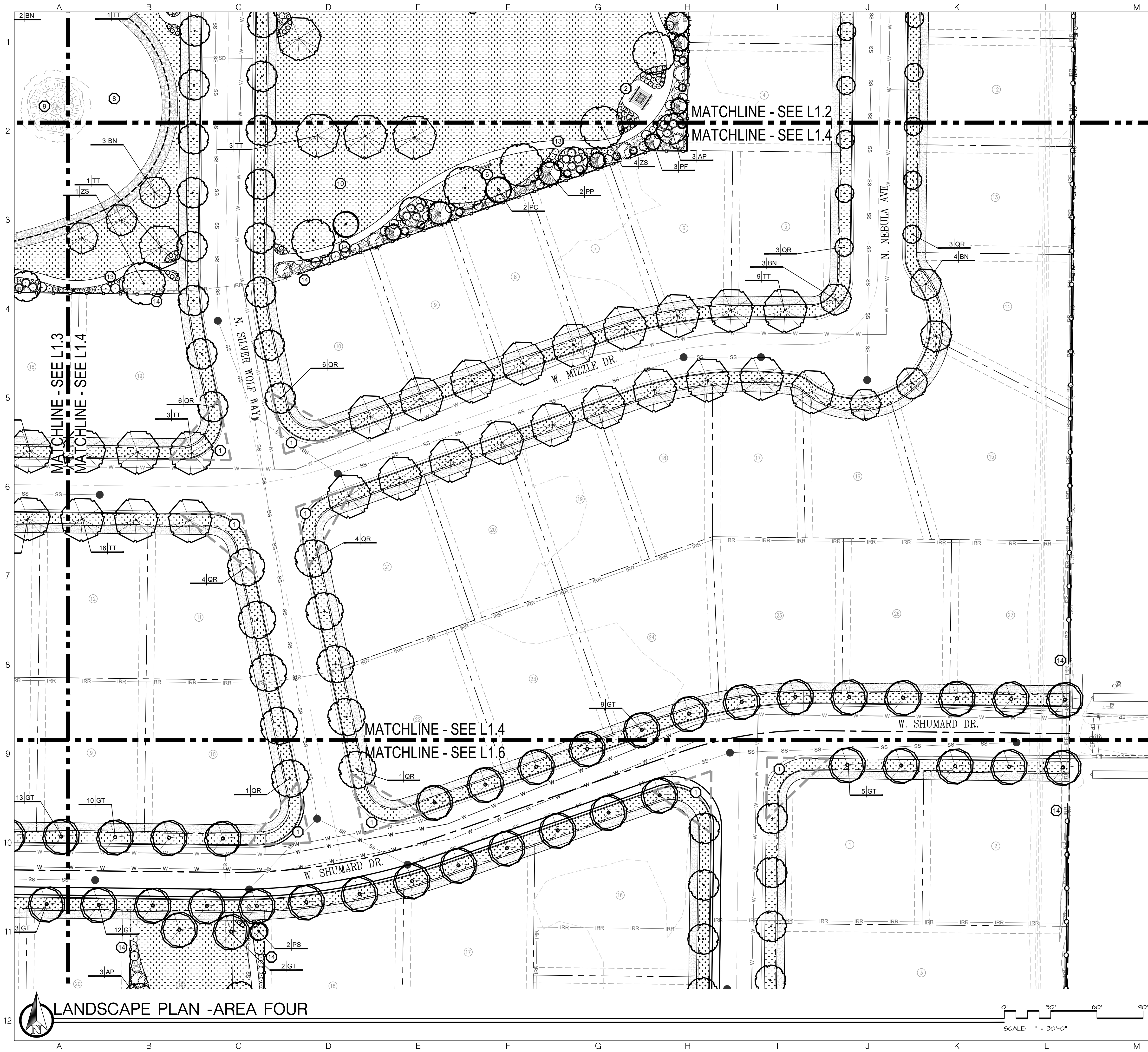
PROJECT NUMBER
21-015

SHEET:
L1.3

AMENDED PRE-PLAT SUBMITTAL

LANDSCAPE PLAN -AREA THREE

USER:ADAM V. JOHNSTON LOCATION:PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-015 CHERISHED ESTATES\DWG SHEET\21-015 LANDSCAPE PLANNING PRINT DATE:6/17/2021 3:27 PM



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
- POND WATER LINE (VERIFY)
- PROPERTY LINE (VERIFY)
- QUANTITY PLANT IDENTIFICATION KEY
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 5/L2.0
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
- GRAVEL ROADWAY SHOULDER PER CIVIL
- 3"-6" WASHED COBBLE PER CIVIL
- CLEAN WASHED PLAY SAND PER CIVIL

PLANT SCHEDULE

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

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				
SEE DETAIL 9/L2.0				
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
MA	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS II

CONIFEROUS TREES

PB	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
PP	Picea pungens 'glauca' Colorado Blue Spruce	8'-10' B&B	35' hgt. 15' w	CONIF.

GROUND COVERS/ GRASSES/ PERENNIALS

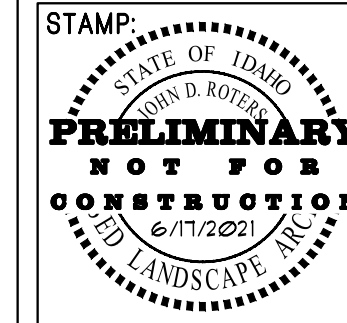
SEE DETAIL 3/L2.0			
o	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide
•	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide
•	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide
•	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide
o	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide
o	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide

SHRUBS

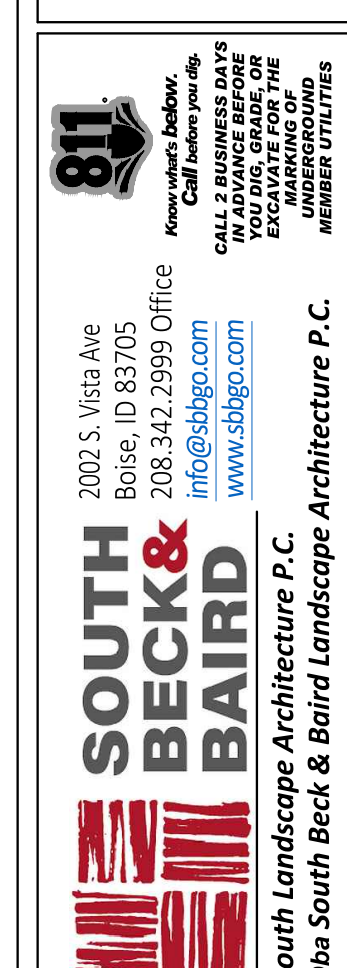
SEE DETAIL 4/L2.0			
o	Euonymus alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide
o	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide
o	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide
o	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide
o	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide
o	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide
o	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	1' hgt. x 6' wide
o	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide
o	Physocarpus opulifolius 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide
o	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide
o	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide
o	Rosa x 'Noisplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide
o	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide
o	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide

CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 2 & 5/L2.1
- 3 WATER SAFETY STATION PER OWNER.
- 4 PLAY STRUCTURE BY OWNER
- 5 3' HEIGHT RETAINING WALL WITH MONUMENT SIGN, SEE DETAIL 3/L2.1
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- 14 START FENCE LINE AT 20' BUILDING SETBACK.
- 15 MAILBOX CLUSTERS, SEE DETAIL 4/L2.1 (TYPICAL OF 10)



DATE: 6/17/2021



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REVISIONS:		
No.	Date	Description

DETAILED LANDSCAPE PLAN
Cherished Estates
W. Floating Feather Rd. Star, Idaho 83669

DRAWN BY: AJ

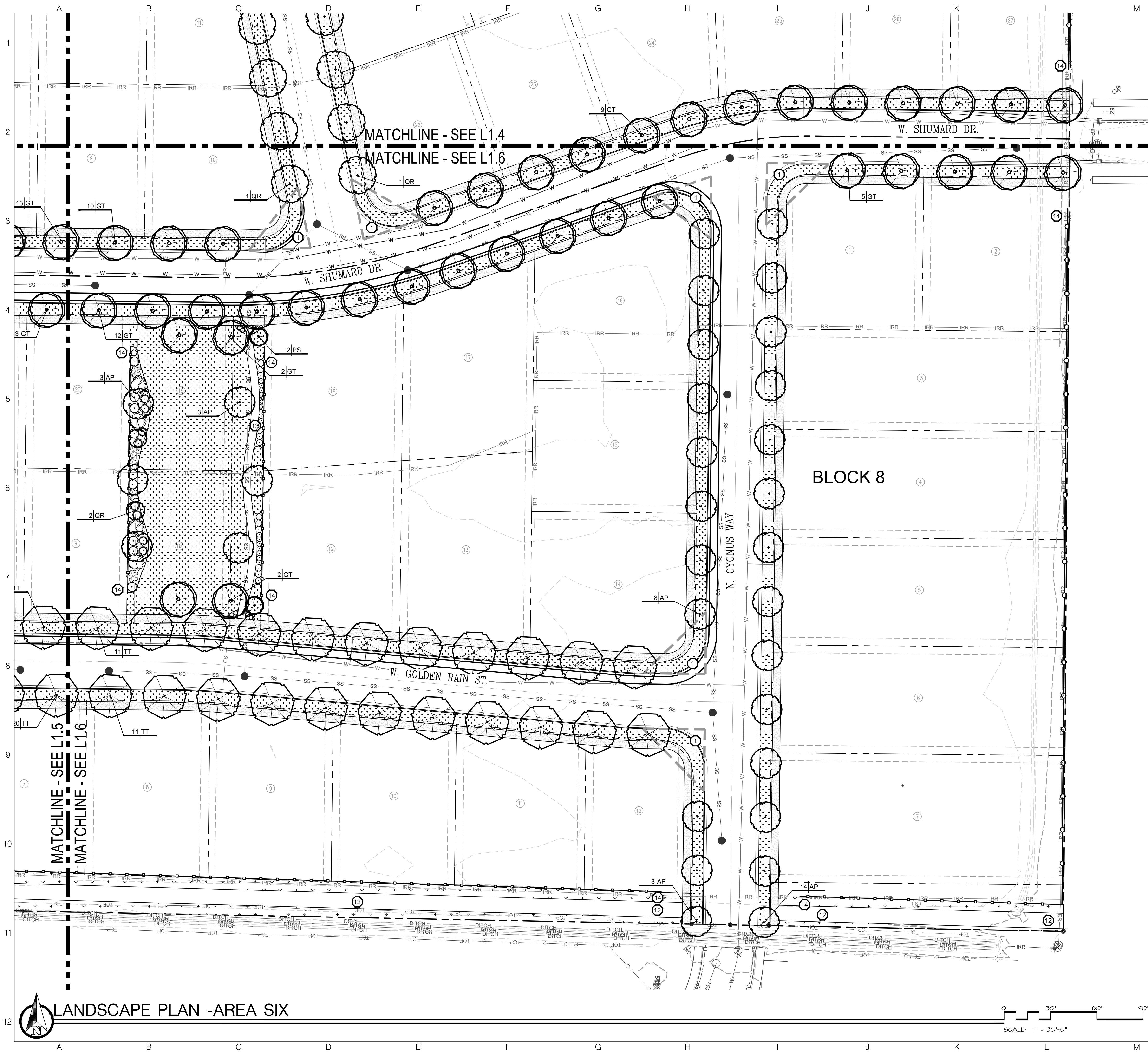
CHECKED BY: JR

PROJECT NUMBER
21-015

SHEET:

L1.4

AMENDED PRE-PLAT SUBMITTAL



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
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- PROPERTY LINE (VERIFY)
- QUANTITY PLANT IDENTIFICATION KEY
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 5/L2.0
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
- GRAVEL ROADWAY SHOULDER PER CIVIL
- 3"-6" WASHED COBBLE PER CIVIL
- CLEAN WASHED PLAY SAND PER CIVIL

PLANT SCHEDULE

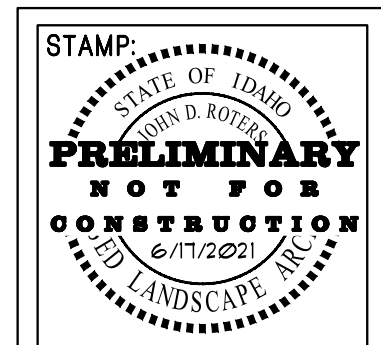
NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				
AP	Acer platanoides 'Columnarbroad'	2" B&B	40' hgt. 25' w	CLASS II
BN	Betula nigra	2" B&B	35' hgt. 25' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline'	2" B&B	45' hgt. 30' w	CLASS II
MA	Malus x 'Red Baron'	2" B&B	15' hgt. 10' w	CLASS I
PC	Prunus cerasifera 'Thundercloud'	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'Columnaris'	2" B&B	30' hgt. 15' w	CLASS I
QR	Quercus robur x alba	2" B&B	35' hgt. 15' w	CLASS II
TT	Tilia tomentosa 'Sterling'	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow'	2" B&B	24' hgt. 36' w	CLASS II
CONIFEROUS TREES				
PB	Picea pungens 'Bacheri'	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid'	6" B&B	20' hgt. 10' w	CONIF.
PP	Picea pungens 'glauca'	8"-10" B&B	35' hgt. 15' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS				
SEE DETAIL 3/L2.0				
SHRUBS				
SEE DETAIL 4/L2.0				

- Euonymus alatus 'Compactus'
- Dwarf Burning Bush
- Buxus microphylla japonica 'Winter Gem'
- Winter Gem Boxwood
- Berberis thunbergii 'Helmond Pillar'
- Helmond Pillar Barberry
- Cornus alba 'Bailhalo'
- Ivory Halo Dogwood
- Cotoneaster horizontalis 'Perpusillus'
- Prostrate Rock Cotoneaster
- Rhus trilobata 'Autumn Amber'
- Autumn Amber sumac
- Juniperus horizontalis 'Blue Chip'
- Blue Chip Juniper
- Picea pungens 'Globosa'
- Dwarf Globe Blue Spruce
- Physocarpus opulifoliosus 'Seaward'
- Summer Wine Ninebark
- Potentilla fruticosa 'Gold Star'
- Gold Star Potentilla
- Prunus x cistena
- Dwarf Red Leaf Sand Cherry
- Rosa x 'Noasplash'
- Pink Splash Groundcover Rose
- Spiraea japonica 'Goldmound'
- Goldmound Spirea
- Viburnum plicatum tomentosum 'Mariesii'
- Doublefile Viburnum

CALLOUT LEGEND

- 40' VISION TRIANGLE
- PERGOLA ON CONCRETE PAD WITH PICNIC TABLE, SEE DETAILS 2 & 5/L2.1
- WATER SAFETY STATION PER OWNER.
- PLAY STRUCTURE BY OWNER
- 3' HEIGHT RETAINING WALL WITH MONUMENT SIGN, SEE DETAIL 3/L2.1
- 6'-0" BENCH, SEE DETAIL 1/L2.1
- SAND BEACH
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- 5'-0" WIDE CONCRETE PATHWAY
- START FENCE LINE AT 20' BUILDING SETBACK.
- MAILBOX CLUSTERS, SEE DETAIL 4/L2.1 (TYPICAL OF 10)



DATE: 6/17/2021

811

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REVISIONS:		
No.	Date	Description

DETAILED LANDSCAPE PLAN

Cherished Estates

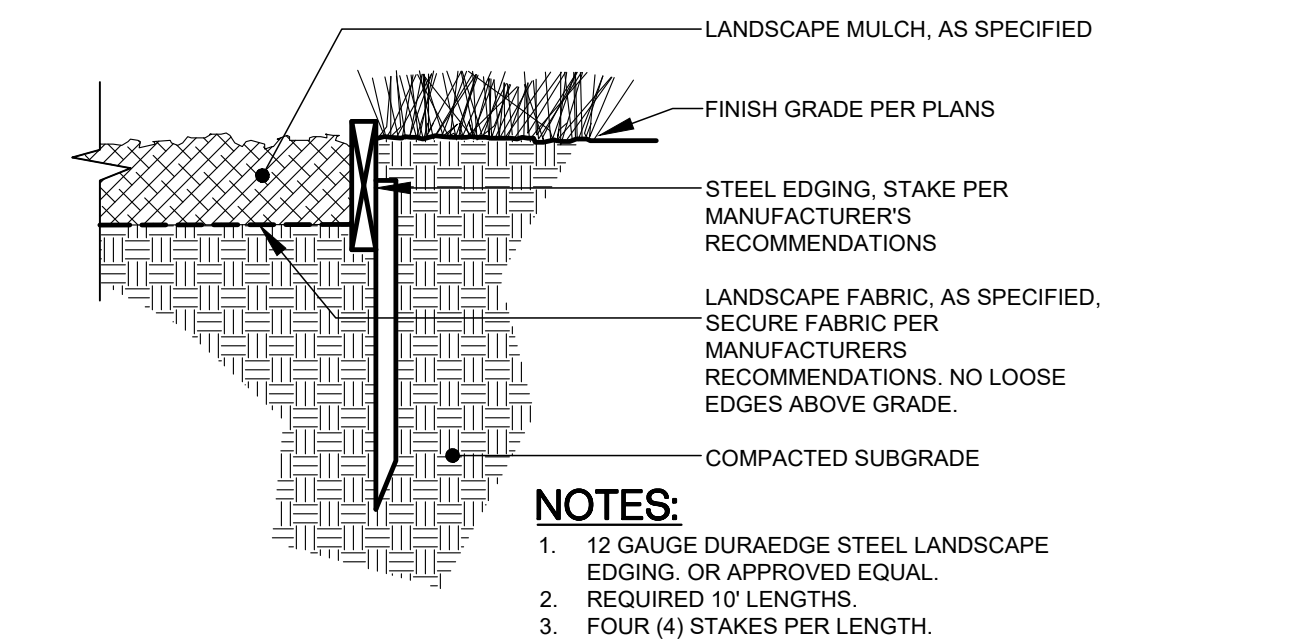
W. Floating Feather Rd. Star, Idaho 83669

DRAWN BY: AJ

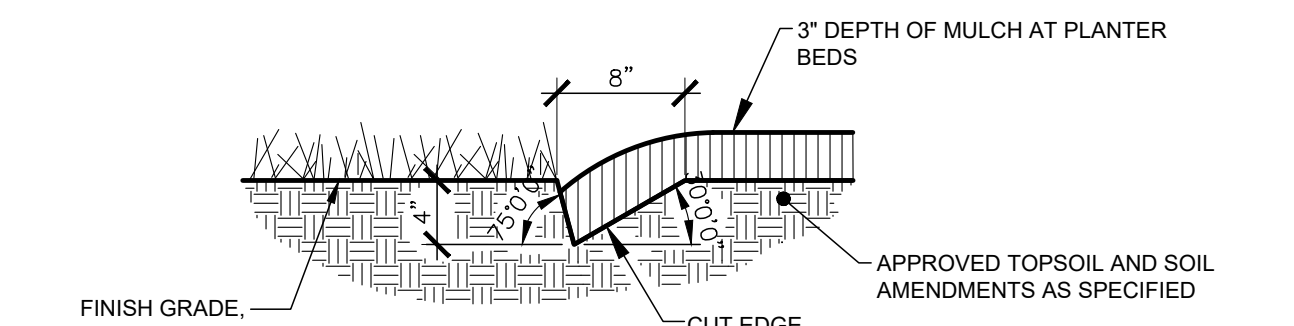
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PROJECT NUMBER: 21-015

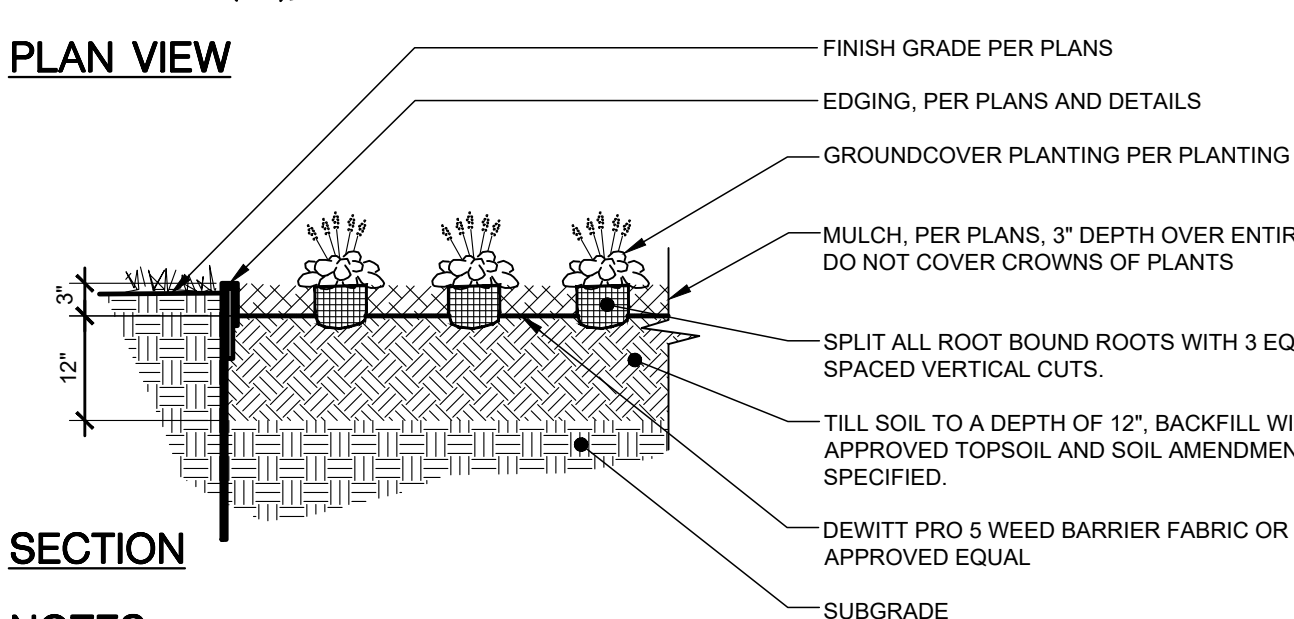
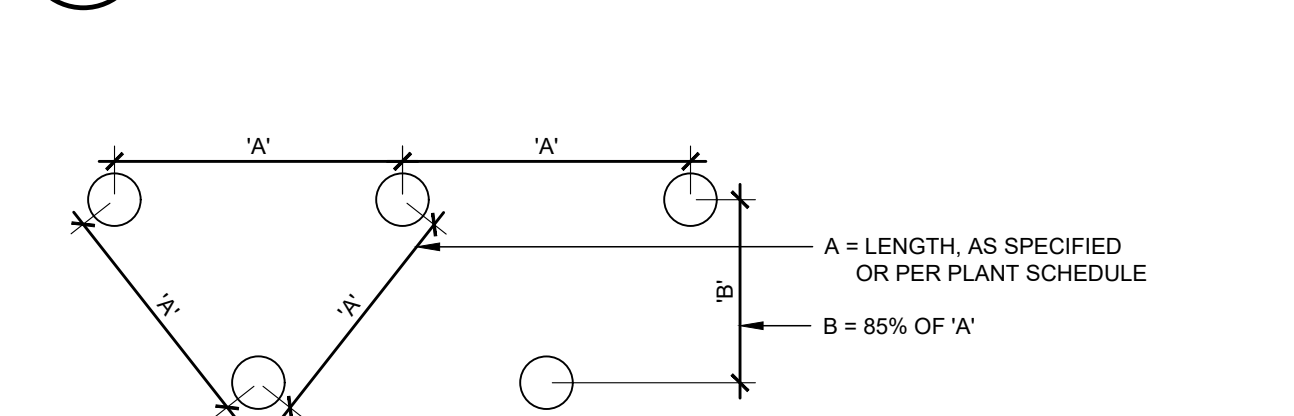
SHEET: L1.6



1 DURA EDGE STEEL EDGING

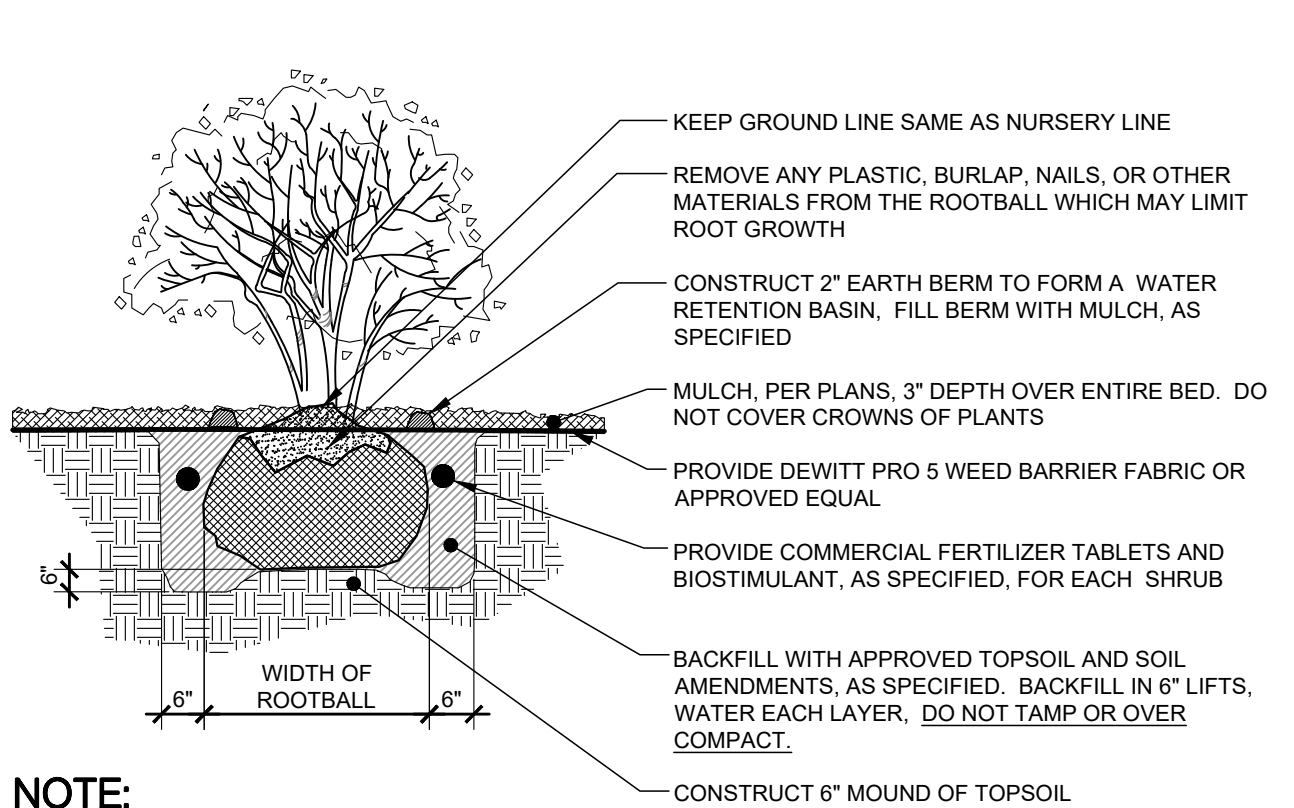


2 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS)



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

3 PERENNIAL & GROUNDCOVER PLANTING



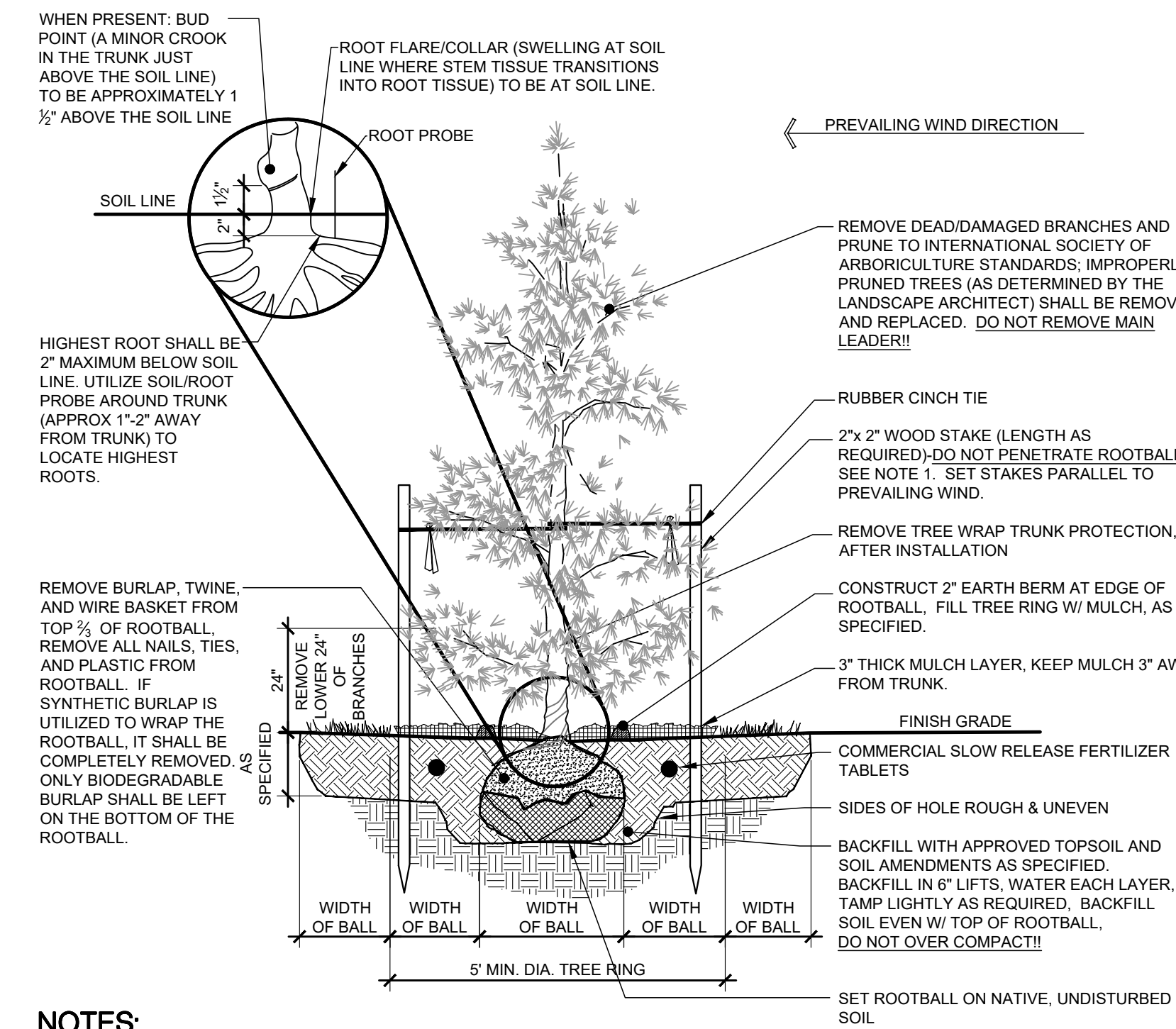
5 BOULDER INSTALLATION



6 WROUGHT IRON FENCE

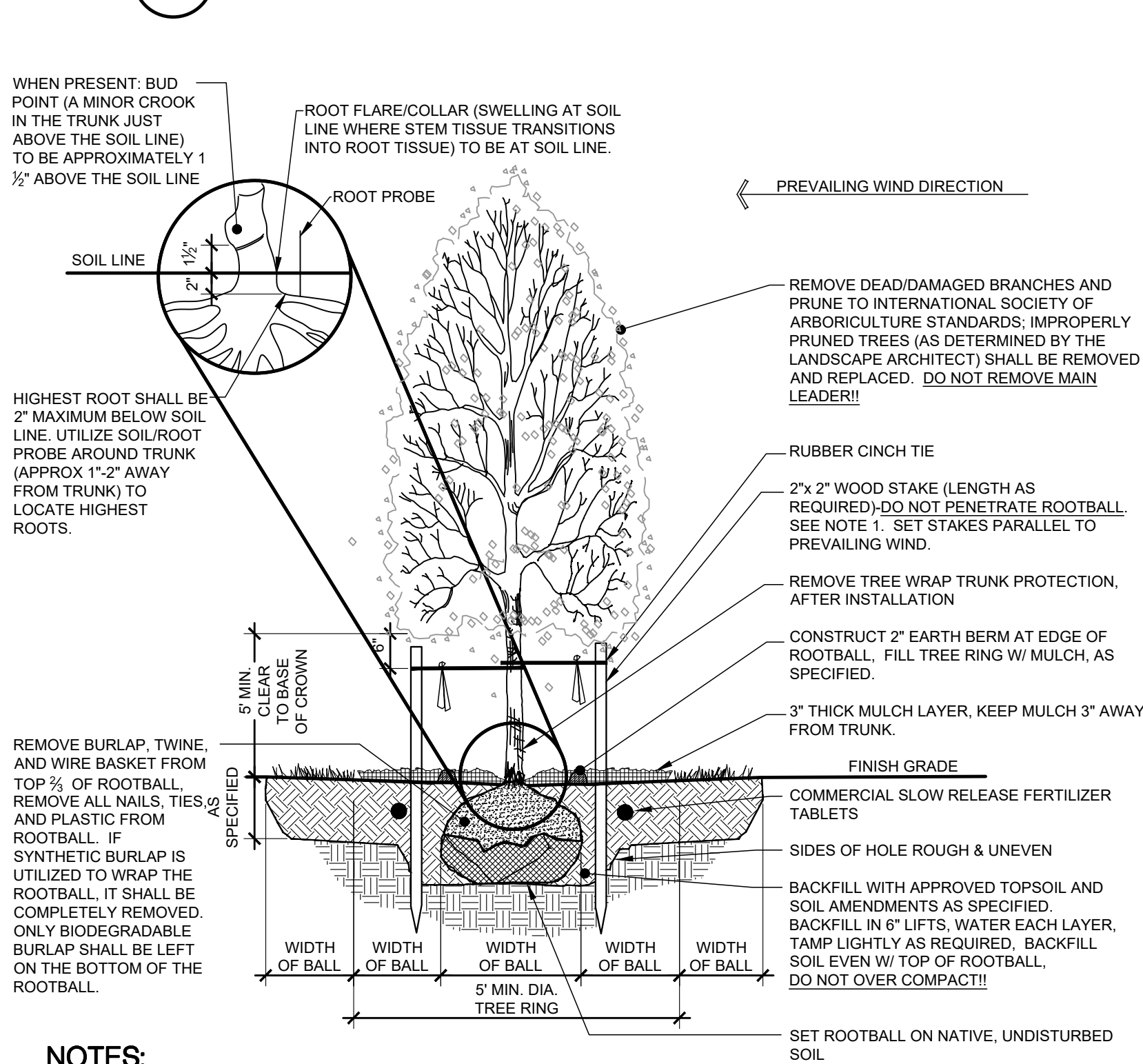


7 VINYL FENCE PANEL



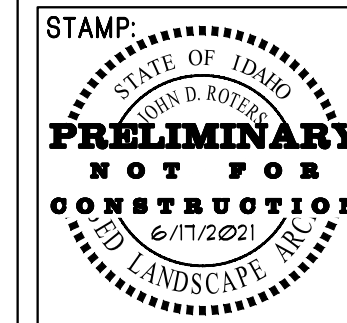
- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED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

8 CONIFEROUS TREE PLANTING

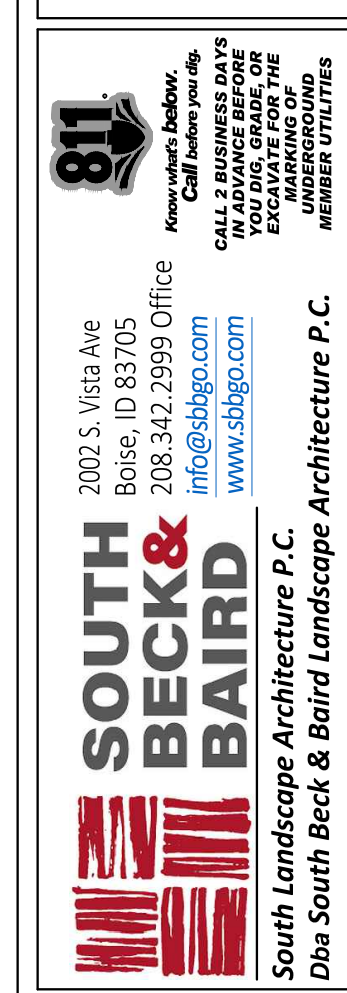


- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED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

9 DECIDUOUS TREE PLANTING



DATE: 6/17/2021



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REVISIONS:		
No.	Date	Description

LANDSCAPE DETAILS
Cherished Estates
Star, Idaho 83669
W. Floating Feather Rd.

DRAWN BY: AJ

CHECKED BY: JR

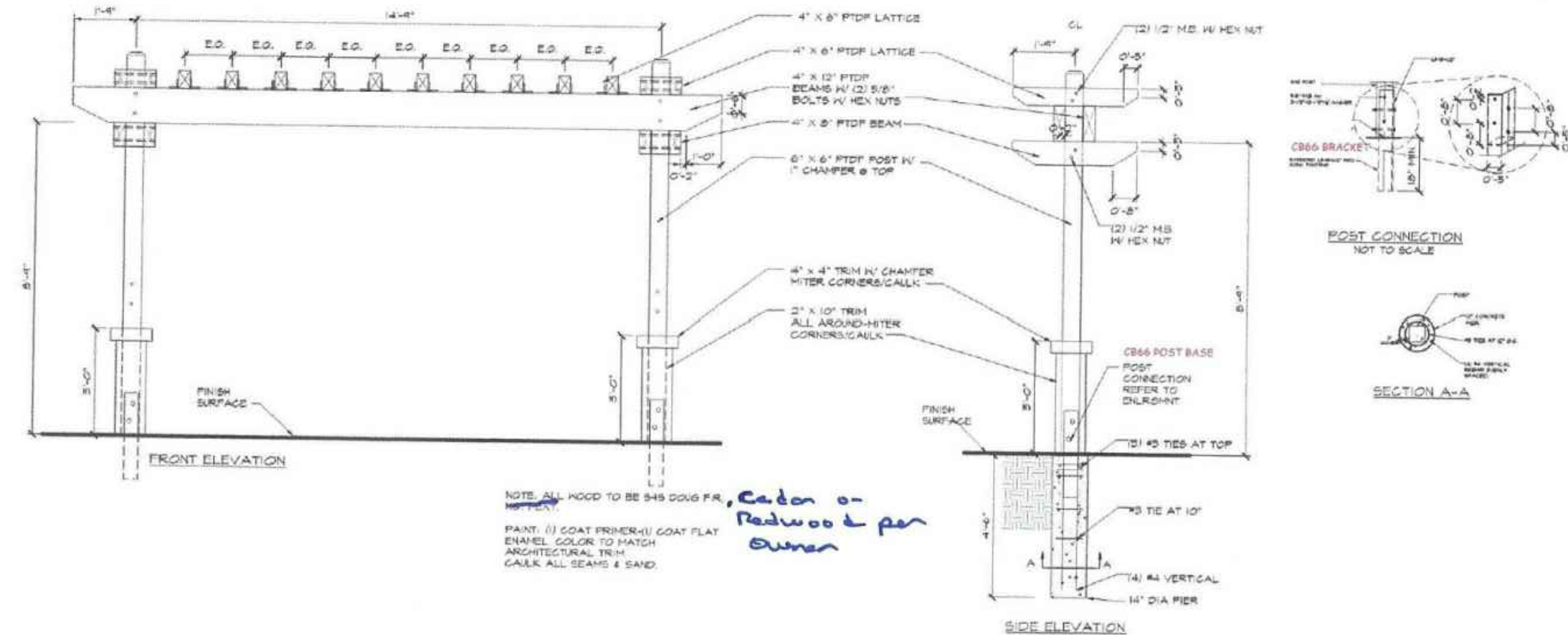
PROJECT NUMBER: 21-015

SHEET: L2.0

1. ALL 6 FOOT BENCHES TO BE SURFACE MOUNTED ON A MINIMUM 4" CONCRETE PAD. BENCH TO BE A MAGLIN MLB1200 SERIES BENCH, SURFACE MOUNT WITH A POWDER COAT "EVRGREEN" COLOR, SLATS TO BE RECYCLED PLASTIC COLOR - CEDAR. CONTACT MAGLIN 1-800-716-5506 X 521 TO ORDER. ORDER SHALL BE PLACED A MINIMUM OF 8 WEEKS TO INSURE DELIVERY.
2. (2) PICNIC TABLES AT THE SHADE STRUCTURES (SEE LANDSCAPE PLANS FOR LOCATIONS) ARE TO BE SURFACE MOUNTED ON A MINIMUM 4" CONCRETE PAD (UNLESS OTHERWISE SHOWN ON THE DRAWINGS). #MLP7210-S-R SERIES BENCH, POWDER COAT - EVERGREEN-FINETEX, RECYCLED PLASTIC, COLOR CEDAR-#SM-CEDAR-RP, SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. CONTACT MAGLIN 1-800-716-5506 X 521 TO ORDER. ORDER SHALL BE PLACED A MINIMUM OF 8 WEEKS TO INSURE DELIVERY.
3. THE CONTRACTOR SHALL MEET AND/OR EXCEED ALL LOCAL, STATE, AND FEDERAL GOVERNMENT ACCESSIBILITY STANDARDS.
4. THE LANDSCAPE PLANS ARE FOR LANDSCAPE CONSTRUCTION PURPOSES ONLY, NO GRADING OR DRAINAGE, CONCRETE WALKS OR PEDESTRIAN RAMPS, SITE UTILITIES, AND/OR STRUCTURES SHALL BE DESIGNED OR BUILT FROM THE LANDSCAPE DRAWINGS.
5. ALL ONSITE AMENITIES STRUCTURES ARE TO BE CONSTRUCTED WITH REDWOOD, CEDAR, OR DOUG FIR AS DETERMINED BY THE OWNER. COORDINATE AS REQUIRED.



Scale: $\frac{3}{8}'' = 1'-0''$



FRONT ELEVATION

SIDE ELEVATION

NOTE - ALL WOOD TO BE CONHEART REDWOOD OR CEDAR WITH NATURAL STAIN

ENTRY ARBOR

SCALE: 3/8" = 1'-0"

222 -

Scale: NTS



AMENITIES DETAILS
Cherished Estates
W. Floating Feather Rd. Star, Idaho 83669

CHECKED BY

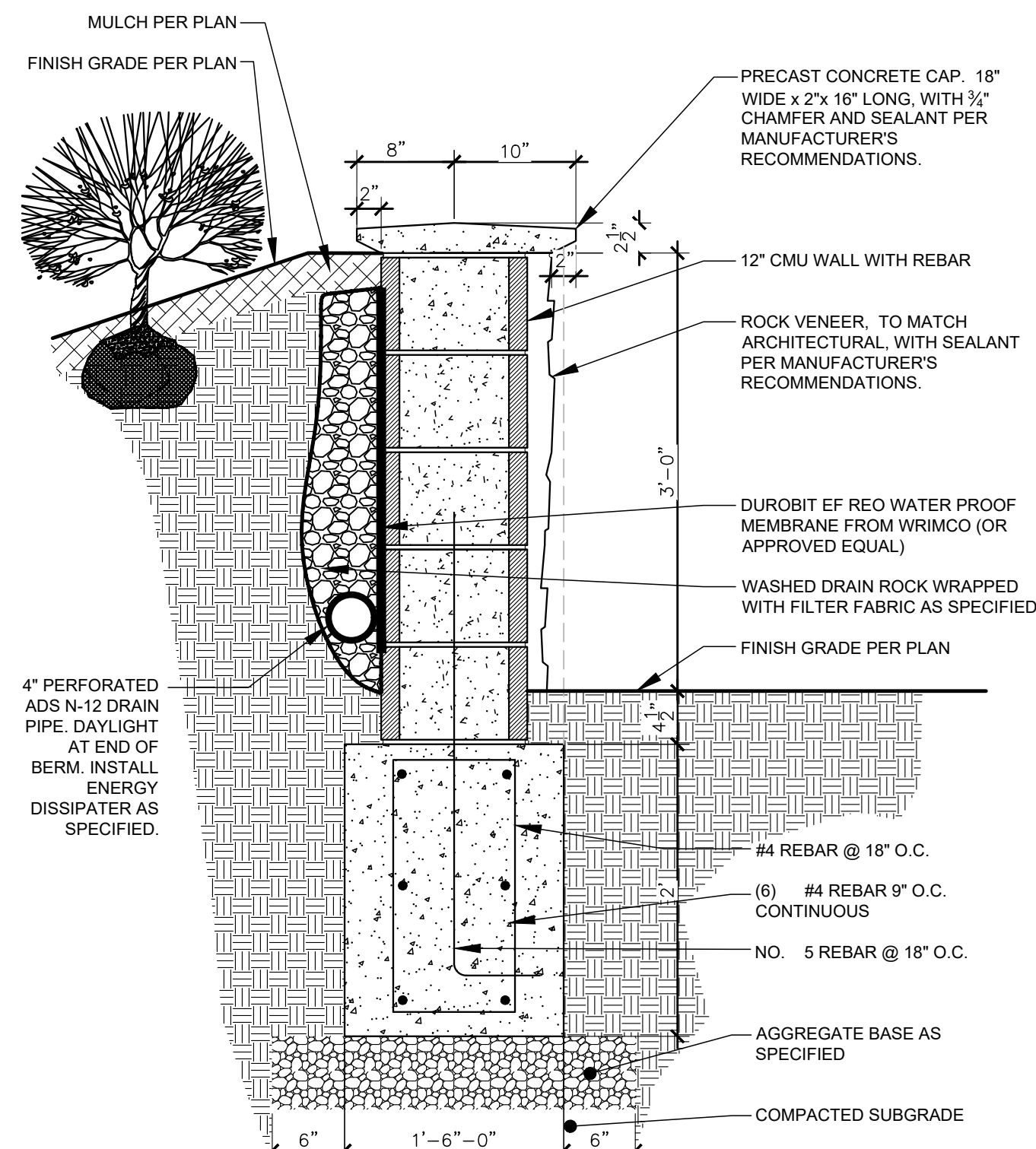
SHEET:

AMENDED PRE-PLAT SUBMITTAL

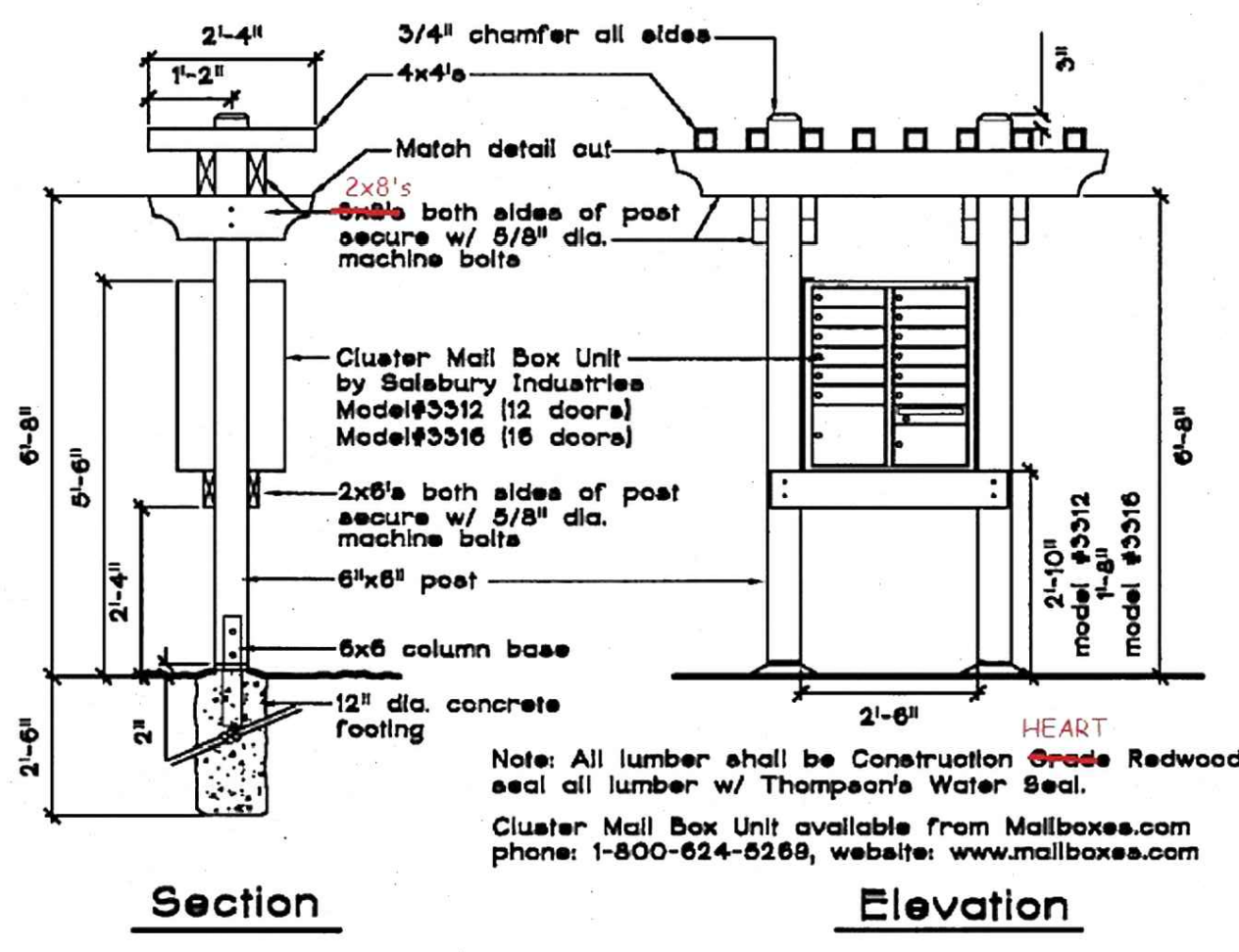


NOTE: #MLB1200 SERIES BACKED BENCH, POWDER COAT - EVERGREEN-FINETEX, RECYCLED PLASTIC SLATS COLOR CEDAR, SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. BENCH BY MAGLIN SITE FURNITURE, CONTACT JENNIFER FANCY OR MATT IYER, 1.800.716.5506 EXT. 261 (COORDINATE WITH OWNER FOR ORDERING AND SCHEDULE)

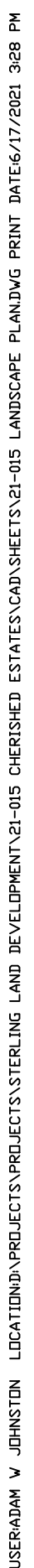
NOT TO SCALE



Scale: 1"= 1'-0"



NOT TO SCALE





West Ada

SCHOOL DISTRICT

June 23, 2021

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

RE: Cherished Estates Subdivision, PP-21-08

Dear Planners:

Joint School District No. 2 (dba West Ada School District) has experienced significant and sustained growth in student enrollment during the last ten years. Applying our Student Generation Rate (.7 per SF dwelling unit, .1 per MF dwelling unit), to the **Cherished Estates Subdivision** we predict these homes, when completed, could house **107 school aged children**. Approval of this development could affect enrollments at the following schools in West Ada District:

	<u>Enrolled for 21-22</u>	<u>Capacity</u>	<u>Approved prelim plat parcels per attendance area</u>	<u>Approved MF units per attendance area</u>
Star Elementary	614	650	2615	37
Star Middle School	804	1000	7611	278
Owyhee High School	1431	1800	5533	58
Galileo STEM Academy (K-8 school of choice)	760	775	N/A	N/A

West Ada School District supports economic growth. To meet the need for additional school capacity, West Ada School District will accept the donation of land appropriate for a school site. Passage of a bond issue will be required prior to the commencement of new school construction.

Residents cannot be assured of attending the neighborhood school(s) as it may be necessary to bus students to available classrooms across the district. The safety of our students is our first and foremost priority. With this in mind, we ask that you encourage the developer to provide safe walkways, bike paths and pedestrian access for our students. School capacity and transportation is addressed in Idaho Code 67-6508 - future development will continue to have an impact on the district's capacity.

Sincerely,

Marci Horner
Planning and Development Administrator



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

May 14, 2021

By e-mail: snickel@staridaho.org

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

Subject: Cherished Estates Subdivision, RZ-21-01, DA-21-07, PP-21-08

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: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

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

1. AIR QUALITY

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deg.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

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

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

6. ADDITIONAL NOTES

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

Response to Request for Comment

May 14, 2021

Page 5

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

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK90



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat PP-21-08

Cherished Estates

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

Reviewed By: [Signature]

Date: 5/12/2021

Communities in Motion 2040 2.0 Development Review

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 2040 2.0* (CIM 2040), 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 2040 2.0 goals.

Development Name: Cherished Estates






Agency: Star

CIM Vision Category: Future Neighborhoods

New households: 153

New jobs: 0

Exceeds CIM forecast: No

	CIM Corridor: Floating Feather Road Pedestrian level of stress: PG-13 Bicycle level of stress: R	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.
	Housing within 1 mile: 2,250 Jobs within 1 mile: 480 Jobs/Housing Ratio: 0.2	A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
	Nearest police station: 1.6 miles Nearest fire station: 1.7 miles	Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
	Farmland consumed: Yes Farmland within 1 mile: 309 acres	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
	Nearest bus stop: >4 miles Nearest public school: 0.9 miles Nearest public park: 0.1 miles Nearest grocery store: 1.7 miles	Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

The closest transit services are located more than four miles away. ValleyConnect 2.0 plans for the extension of the State Street bus route to serve downtown Star, approximately one mile in distance when that route is operational.

More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



Project/File: **Cherished Estates Subdivision/ SPP21-0005/ RZ-21-01/ DA-21-07/ PP-21-08**
This is a rezone application to rezone 40.22 acres from R-2 to R-4 and a preliminary plat application to develop 153 single family lots and 12 common lots on 40.22 acres.

Lead Agency: City of Star

Site address: Located southeast of Brandon Road and Floating Feather Road, Parcel Number S0408212400

Staff Approval: June 29, 2021

Applicant: Brian Sinderhoff
 Sterling Land Development, Inc.
 1159 E. Iron Eagle Drive, Suite 170H
 Eagle, ID 83616

Representative: Bonnie Layton
 NV5
 690 S. Industry Way, Suite 10
 Meridian, ID 83642

Staff Contact: Paige Bankhead, E.I.
 Phone: 387-6293
 E-mail: pbankhead@achdidaho.org

Vicinity Map



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a rezone application to rezone 40.22 acres from R-2 to R-4 and a preliminary plat application to develop 153 single family lots and 12 common lots on 40.22 acres.

The City of Star's Future Land Use Map designates this area as Neighborhood Residential.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single Family Residential/Rural Urban Transition (Ada County)	R-4/RUT
South	Single Family Residential	R-4
East	Single Family Residential	R-2
West	Single Family Residential	R-2

- Site History:** ACHD has not previously reviewed this site for a development application.
- Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 1.31 centerline miles of new public road.
6. **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.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - Floating Feather Road is scheduled in the IFYWP to be improved with sidewalk on the north side of the road where there are gaps in sidewalk from Brandon Avenue to Hornback Avenue in 2023.
 - Bridge 1086 located directly northwest of the site at the intersection of Floating Feather Road and Brandon Road is scheduled in the IFYWP to be replaced in 2021.
 - Floating Feather Road is listed in the CIP to be widened to 3-lanes between Star Road and Plummer Lane between 2036 and 2040.
8. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.
 - The BMP identifies Floating Feather Road as Level 2 facilities that will be constructed as part of a future ACHD project.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,602 additional vehicle trips per day; 160 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**

NV5 prepared a traffic impact study for the proposed Cherished Estates Subdivision. An executive summary of the findings **as presented by NV5 can be found as Attachment 3**. 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.

 - a. **Policy**

Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

 - Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
 - Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
 - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
 - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
 - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
 - Reducing the scope and/or scale of the project.

Level of Service Planning Thresholds: District Policy 7206.4.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

- b. Staff Comments/Recommendations:** Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The TIS notes that all roadway segments and intersections meet ACHD's minimum operational thresholds under the existing, 2025 background and 2025 total traffic conditions except for the following intersections.

SH-44/Plummer Road

The study recommends improving the intersection of SH-44 and Plummer Road with a southbound left-turn lane and an additional eastbound and westbound through lane to mitigate the 2025 traffic conditions. The Idaho Transportation Department's Draft SH-44 Corridor Plan does not identify improvements to the intersection of the Plummer Road approaches, therefore, ITD has not required the applicant to submit a proportionate share or construct improvements. ITD recommended that ACHD consider required a southbound left-turn lane at the intersection. However, the site traffic at this intersection is 2.7% of the 2025 total traffic at this intersection. Therefore, the applicant should not be required to construct the improvements consistent with District Policy 7026.4.1. This Policy states that a proposed development with less than 10% of the existing downstream intersection peak hour traffic shall not be required to provide mitigation for an intersection that currently exceeds acceptable v/c ratios. In addition, this intersection is located off-site and there is not sufficient right-of-way to accommodate a southbound left-turn lane.

Floating Feather Road/SH-16

The study recommends signaling the intersection of Floating Feather Road and SH-16 to mitigate the 2025 traffic conditions, or restricting the intersection to right-in/right-out/left-in only.

ITD has requested that the applicant submit their proportionate share for the future improvements at this intersection. ITD has indicated that they will restrict and improve this intersection to right-in/right-out/left-in only in the future.

Access

The study recommends constructing a dedicated westbound left-turn lane on Floating Feather Road at the entrance to the subdivision. The applicant should be required to construct the dedicated westbound left-turn lane consistent with the study recommendations.

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	Existing Plus Project
Floating Feather Road	1,315-feet	Minor Arterial	199	Better than "D"	Better than "D"
Plummer Road	0-feet	Collector	171	Better than "D"	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "E" (575 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 Floating Feather Road east of Star Road was 3,777 on 2/3/2021.
- The average daily traffic count for Plummer Road south of Floating Feather Road was 2,984 on 2/3/2021.

C. Findings for Consideration

1. Floating Feather Road

- a. **Existing Conditions:** Floating Feather Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 51-feet of right-of-way for Floating Feather Road (27-feet from section line and 34-feet from centerline).

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk along the arterial roadway. If this waiver is granted, other requirements may be established to accommodate pedestrians and non-motorized travel.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Floating Feather Road is designated in the MSM as a Residential Arterial with 3-lanes and bike facilities, a 46-foot wide street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has not proposed any improvements to Floating Feather Road abutting the site.
- d. **Staff Comments/Recommendations:** Bridge #1086 that crosses the intersection of Floating Feather Road and Brandon Road to the northwest of the site is listed in ACHD's IFYWP to be replaced in 2021. This project also includes improving Floating Feather Road abutting the site for 200-feet east of the site's west property line with pavement widening, gravel shoulder, a borrow ditch and sidewalk on the south side of the road. Typically, the applicant would be required to improve the entire frontage of Floating Feather Road abutting the site with pavement widening, a gravel shoulder, borrow ditch and a 5-foot wide detached concrete sidewalk consistent with District Policy for frontage improvements on arterial roadways. However, ACHD will construct sidewalk, borrow ditch, gravel shoulder and widen the pavement for 200-feet of Floating Feather Road abutting the site with the bridge replacement project. Therefore, the applicant should be required to submit a road trust deposit of \$9,400 to ACHD in lieu of improving that segment of Floating Feather Road for the 200-foot that will be constructed by ACHD with the bridge replacement.

The applicant should be required to construct 5-foot wide detached concrete sidewalk located a minimum of 30-feet from the section line of the roadway and widen the pavement to 17-feet

from the section line of the roadway and construct a 3-foot wide gravel shoulder and borrow ditch for the remaining portion of Floating Feather Road abutting the site.

The applicant should be required to dedicate additional right-of-way for Floating Feather Road abutting the site that totals 37-feet from the section line of the roadway. Compensation will be provided for this right-of-way dedication since this segment of Floating Feather Road is listed in the CIP.

The applicant should also be required to construct the dedicated westbound left-turn lane on Floating Feather Road at Silver Wolf Way, consistent with the TIS recommendations, and dedicate additional right-of-way as necessary to accommodate the pavement widening for the turn lane. Compensation will not be provided for pavement widening or additional right-of-way dedication beyond 37-feet from the section line of Floating Feather Road.

2. Internal Local Roadways

- a. **Existing Conditions:** There are no roadways within the site. There is one local road, Cyngus Way, that stubs to the site's south property line. There is another local road, Shumard Drive, that stubs to the site's east property line.

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.

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-feet 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 extend Cyngus Way and Shumard Drive into the site and construct all internal local roadways as a 36-foot wide local street section with curb, gutter, 8-foot wide planter strips and 5-foot wide detached concrete sidewalks within 50-feet of right-of-way. The applicant has proposed to construct 3 knuckles.

The applicant has proposed to construct the entrance of Silver Wolf Way with a 12-foot wide landscape median with 16-foot wide travel lanes, 8-foot wide planter strips and 5-foot wide detached concrete sidewalk within right-of-way that extends to 2-feet behind the back of sidewalk.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed, except for the travel lane widths proposed on either side of the median on Silver Wolf Way. The applicant should be required to construct the entrance of Silver Wolf Way with a minimum of 20-foot wide travel lanes on either side of the landscape median to accommodate emergency vehicles. The applicant should also be required to plat the landscape islands as right-of-way owned by ACHD and the applicant or future owners association shall enter into a license agreement with ACHD for any landscaping within the median.

For detached sidewalk located outside of the right-of-way, provide a permanent right-of-way easement that extends from the right-of-way to 2-feet behind the back of sidewalk.

3. Roadway Offsets

- a. **Existing Conditions:** There are no roadways within the site.
- b. **Policy:**
Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).
- c. **Applicant's Proposal:** The applicant has proposed to construct Silver Wolf Way to intersect Floating Feather Road aligned centerline to centerline with Silver Wolf Way on the north side of Floating Feather Road, located 760-feet east of Brandon Road.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed.

4. Stub Streets

- a. **Existing Conditions:** There is one local road, Cyngus Way, that stubs to the site's south property line. There is another local road, Shumard Drive, that stubs to the site's east property line.
- b. **Policy:**
Stub Street Policy: District policy 7207.2.4.3 (local) states 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 7207.2.4 (local), 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 ROAD WILL BE EXTENDED 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: 7207.2.4.4 (local) 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 road, Golden Rain Street, to stub to the site's west property line and locate it 158-feet north of the site's south property line. The stub street is proposed to be 166-feet long as measured from Black Fire Avenue.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. The applicant should be required to construct a temporary cul-de-sac at the terminus of Golden Rain Street since it is proposed to be longer than 150-feet. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac with a 50-foot radius. 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.

5. Traffic Calming

- a. **Speed Control and Traffic Calming Policy (Local):** 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, or the streets exceed 750-feet in length, 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. Passive design elements are to be considered the preferred method to calm traffic and achieve the desired travel speed for the roadway. Speed humps, valley gutters, stop signs and cross drains are not acceptable tools for traffic calming on new local streets.
- b. **Staff Comments/Recommendations:** The applicant has proposed to construct the following roadway with long straight segments longer than 750-feet:
 - Shumard Drive
 - Golden Rain Street
 - Black Fire Avenue
 - Cloud Burst Street
 - Mizzle Drive

These roadways should be redesigned to reduce the length of the roadway or include the use of additional passive design elements. 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.

Stop signs, speed humps/bumps and valley gutter will not be accepted as traffic calming.

6. McHenry Lateral Crossing

The District will require that the applicant submit the plans for the crossing of the McHenry Lateral (Cyngus Way) for review and approval prior to the pre-construction meeting and final plat approval.

Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

7. 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.

8. 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.

9. Other Access

Floating Feather is classified as minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Prior to ACHD's signature on the first final plat, submit a revised preliminary plat showing the redesigned roadways for review and approval:
 - Shumard Drive
 - Golden Rain Street
 - Black Fire Avenue
 - Cloud Burst Street
 - Mizzle Drive

Stop signs, speed humps/bumps and valley gutter will not be accepted as traffic calming.

2. Dedicate additional right-of-way on Floating Feather Road to total 37-feet from the section line of the roadway. Compensation will be provided for this right-of-way dedication.
3. Construct a dedicated westbound left-turn lane on Floating Feather Road at Silver Wolf Way. Dedicate additional right-of-way and provide additional pavement widening to accommodate the turn lane as needed. Compensation will not be provided for pavement widening and additional right-of-way dedication beyond 37-feet from the section line of the roadway.
4. Submit a road trust deposit to ACHD in the amount of \$9,400 for the construction of sidewalk, borrow ditch, gravel shoulder and pavement widening for the segment of Floating Feather Road that extends from the site's west property to 200-feet to the east.
5. For the remaining segment of Floating Feather Road abutting the site, widen the pavement on Floating Feather Road to 17-feet from the section line of the roadway and construct a 3-foot wide gravel shoulder and borrow ditch abutting the site.

6. Construct a 5-foot wide detached concrete sidewalk located a minimum of 30-feet from the section line of Floating Feather Road abutting the site.
7. Construct Silver Wolf Way to intersect Floating Feather Road aligned centerline to centerline with Silver Wolf Way on the north side of Floating Feather Road, located 760-feet east of Brandon Road, as proposed.
8. Extend 2 local roadways, Cyngus Way and Shumard Drive, into the site, as proposed.
9. Construct all internal local roadways as a 36-foot wide local street section with curb, gutter, 8-foot wide planter strips and 5-foot wide detached concrete sidewalks within 50-feet of right-of-way, as proposed. Provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.
10. Construct the entrance of Silver Wolf Way with a 12-foot wide landscape median with 20-foot wide travel lanes, 8-foot wide planter strips and 5-foot wide detached concrete sidewalk within right-of-way that extends to 2-feet behind the back of sidewalk. Plat the center landscape median as right-of-way owned by ACHD. The applicant or future owners association shall enter into a license agreement with ACHD for any landscaping within the median.
11. Construct 3 knuckles, as proposed.
12. Construct one stub to the west property, Golden Rain Street located 158-feet north of the site's south property line, as proposed. Construct a temporary cul-de-sac at the terminus of Golden Rain Street. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac with a 50-foot radius. 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.
13. Submit the plans for the crossing of the McHenry Lateral (Cyngus Way) for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.
14. Other than the access specifically approved with this application, direct lot access is prohibited to Floating Feather Road and should be noted on the final plat.
15. 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.
16. Payment of impact fees is due prior to issuance of a building permit.
17. 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.

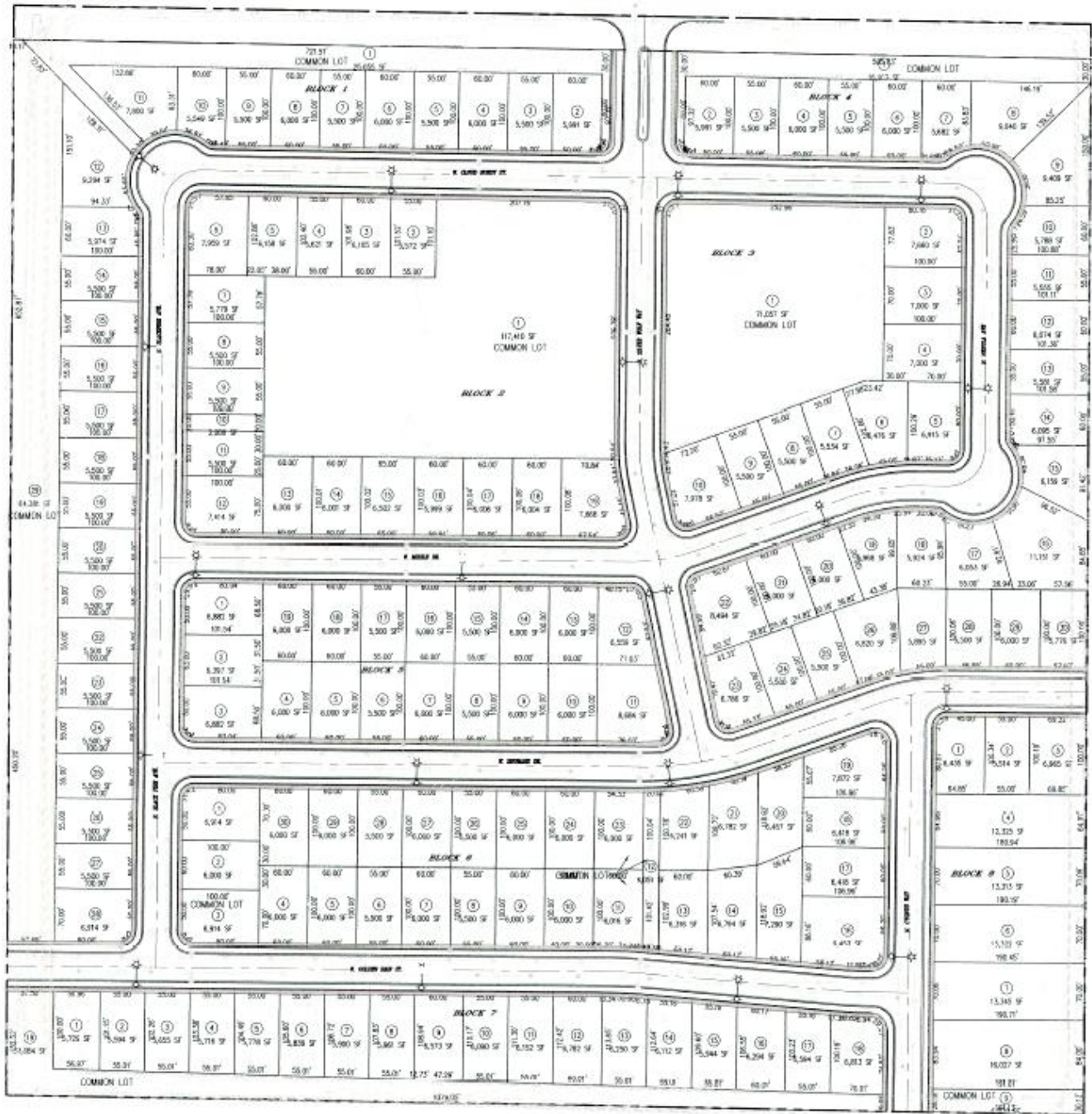
G. Attachments

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.

Shawn Nickel

From: Randy Biddle <windships@earthlink.net>
Sent: Saturday, April 10, 2021 10:51 AM
To: Trevor Chadwick; Kevin Nielsen; Jennifer Salmonsens; Michael Keyes; David Hershey; Shawn Nickel
Subject: "Cherished" Estates

Ladies and Gentlemen,

Writing in adamant protest about the proposal before the Star City Council about the "development" of this parcel, which is situated directly behind our across-the-street neighbors here on West Wild Iris in Star. I have attended numerous city council

2021 Property Details for Parcel S0408212400

2021 ▼ Change Year Need Help? Email the Appraiser Assigned to this Parcel

[\[Print View\]](#)

Details

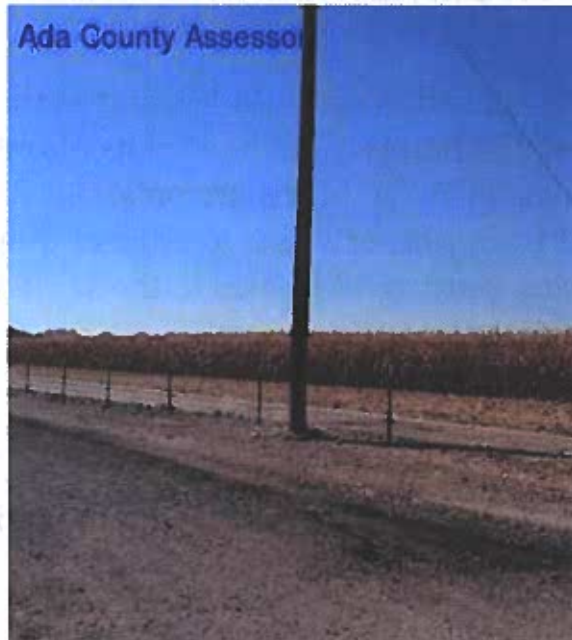
Valuation

Tax Districts

Taxes

Characterist

Parcel: S0408212400
Year: 2021
Parcel Status: Active in 2021
Primary Owner:
REDWOOD CREEK RANCH LLC
Zone Code: R-2
Total Acres: 39.46
Tax Code Area: 07-2
Instrument Number:
105092024
Property Description:
PAR #2400 OF NE4NW4
SEC 8 4N 1W
#211000-R



meetings and other gatherings about proposed new residential construction in the area. My consistent take-aways are that the city doesn't understand what is happening to Star, has done little to prepare for the future, and seems bent on making sure developers take precedence over the local citizen. Moreover, the individuals and firms retained to "do planning" seem woefully ill-equipped for the job.

People make investments in the home of their choice for many reasons. One of them is the “character” of the neighborhood, measured by such things as Safety, Schools, Shopping, Views, Traffic, Proximity to Neighbors, Lot Size, Density, and of course, Aesthetics / Appearance / Architecture, and Quality of Construction. The proposal as we understand it fails the Waterview Estate community on practically every one of these aspects.

Density is perhaps, the key factor because it has an effect on nearly everything else. For example:

As you well know, the property behind West Wild Iris and at the end of Cygnus Way is being proposed to house over 153 homes with many lots of only 5,500 sq ft.

To put this in perspective, homes on W. Wild Iris are on about 7,600 sq ft lots and still only have between 5 and 6 feet from property line to edge of their houses.

“Cherished Estates” is proposing putting 13 homes in the same space that we have 8. Would you want to live there?

To accomplish this they must have you, our city council and city planner approve moving this property to zone R4 from the current R2.

If so, we will be living in a completely different environment than what we were promised when deciding to purchase our homes.

1. **Traffic and Safety:** current proposal filters over half of the cars into WaterView and LakePointe. It is specifically designed to use neighboring subdivisions as primary entrance / exit points. The area that Cherished estates enters Waterview has homes with children on both major corners. Who’s going to protect our streets?
2. **Master Plan:** Star’s master plan was specifically developed with this property (and LakePointe) as areas for larger building lots. Going back on the master plan is a further step in mitigating overcrowding the town we love.

3. **Overloading Schools and Star infrastructure:** Keeping zoned at R2 allows for only 80 homes instead of 160. Having half the amount of proposed homes minimizes adverse conditions in Star.
4. **Disingenuous and Misleading Proposal Language:** The developers of this area don't care about us at all. To them it's all about money. They only had one public meeting that they held to "inform" us about this development. During the meeting Bonnie Layton (Sr Planner with NV5 engineering) said they want to be "good" neighbors and put in a development that's "similar" to others in our area. None of her comments are reflected in the actual plan. Cherished Estates is NOT similar to surrounding Subdivisions: The same 40 acres when overlayed (by google maps) into the neighboring areas show: Waterview: 90, LakePointe: 83, West Waterview: 113, SW corner of proposed area: 103. Cherished Estates wants to put in 160. What is "similar"?
5. **Floating Feather is being overloaded** with mass, higher density development already. The East end of Floating Feather will be stuffed with 700 homes in just 2 main areas.

Simply keeping the parcel at R2 would be a good beginning. Addressing the type of construction proposed for a parcel with a water table only six feet below the surface is the next item of contention, because we don't want our property values to be diminished once the difficulties and dangers of that type of construction become known, to first, or second time buyers of these homes.

Regardless, satisfactory resolution of those items does not obviate the other issues listed above.

Cherished Estates is as poorly conceived as this developer's plan for the recently vacated property adjacent to Star Elementary School, and for many of the same reasons.

We know who you are, and we have high expectations that you will do the right thing. Be assured our next vote will hold you to account, should that not occur. Some of us have professional city/regional planning experience as well. We are eager to hear from you.

Mayor: Trevor Chadwick tchadwick@staridaho.org (208) 908-5451 Cell: 208-869-0426

Council:

Kevin Nielsen Kn Nielsen@staridaho.org (208) 286-7247 Cell: (208) 985-5451

Jennifer Salmons: jsalmons@staridaho.org (208) 286-7247 Cell: (208) 985-

5216

Michael Keyes: Mkeyes@staridaho.org (208) 286-7247 Cell: (208) 985-5346
David Hershey: Dhershey@staridaho.org (208) 286-7247 Cell: (208) 385-5446
City Planner: Shawn Nickel snickel@staridaho.org (208) 286-7247

Thank You for this opportunity to comment.

Randy

Randle M Biddle
10623 W Wild Iris St
Star, ID 83669
661-645-5742
windships@earthlink.net

If you forward this message kindly remove my name and email address.

Shawn Nickel

From: jlwaite5@gmail.com
Sent: Saturday, April 17, 2021 3:40 PM
To: Jennifer Salmonsens; Michael Keyes; Dhershey@starridho.org; Shawn Nickel; Kevin Nielsen
Cc: Trevor Chadwick
Subject: Comments concerning Proposed Project for Parcel S0408212400- West Floating Feather

Members of the Star City Council and City Planner

I am writing you with a major concern the has come up just recently. I live at 1155 N Cygnus Way in the WaterView Subdivision. My self and a the local neighbors in our subdivision have been made aware of a proposed subdivision off of West Floating Feather Road in Star. The name of this proposed development is Cherished Estates. The parcel S0408212400 is the location of the proposed project. There was a meeting several weeks ago to present the developer's plan for the proposed subdivision. In that meeting they laid out a plan to build 153 homes in this project. Presently this parcel is Zoned as R-2. It appears the developer is wanting Star City Council and the City Planner to rezone this parcel to an R-4 to accommodate the increase number of home that would be built. They are proposing to build 13 homes in the same space as the current 8 home on West Wild Iris in the Waterview Subdivision phase 6, which is a street that runs parallel to the back street of the project. This will add a substantial amount of over crowding in the area.

After reviewing the proposal during the presentation It became obvious to me that the added density of home being built in this project would create an over crowding issue in the area and a major impact to Star. I am opposed to the requested changes from R-2 Zoning to R-4 Zoning. This would have a major impact on many things is this area and here are my concerns specifically.

- 1) **Traffic:** The current proposal filters over half of the cars into the WaterView and Lake Point Subdivisions. It is designed to use neighboring subdivision as primary entrance/exit points. The area that Cherished Estates enters WaterView has home with children on both major corners. Who's going to protect our streets and our children from the additional traffic.
- 2) **Master Plan:** Star's Master Plan was specifically developed with this property (and Lake Point) are areas for larger building lots. Not following the Master Plan in this situation is a further step to the over crowding of Star and a serious stress on local infrastructure.
- 3) **Overloading Schools and infrastructure:** Keeping the proposed area zoned R-2 allows for only 80 homes instead of 153. Having half the amount of proposed homes will minimize the impact to Star and the local infrastructure.
- 4) **It is not similar to surrounding Subdivisions:** The same 40 acres when overlayed (by Google Maps) into the neighboring areas shows: Waterview: 90 Homes; Lake Point: 83 homes; West WaterView: 113 Homes and the South West Corner of the proposed areas: 103. Cherished Estates want to put in 153 homes. They say "they want to be similar", but, what is similar, there is nothing similar to that in the area.
- 5) **Floating Feather is being over loaded with mass development already:** The east end of Floating Feather is under massive development with over 700 in just 2 main Areas.

The Developers of this area don't care about the surrounding home owners and the total impact they will have on them or Star. To them it's all about MONEY. They only had one public meeting that held to "inform" us about this development. They were not open to suggestions from surrounding homeowners and our concerns. During the meeting Bonnie Layton(Sr. Planner with NV5 Engineering) said they wanted to be "good" neighbors and put in a development that's similar" with the area. Her plan did not reflect any similarities to existing subdivisions in the area. I hope that you all can understand the concerns that we as neighbors have with this proposed project and NOT Approve the change requested to the Zoning.

My only hope is that, as the City Council you will take the recommendations from the citizens who elected you and help to keep Star a beautiful town.

John L. Waite

Cell: (208) 576-0298

Shawn Nickel

From: Teresa Westrum <twestrum77@gmail.com>
Sent: Monday, March 15, 2021 12:24 PM
To: Trevor Chadwick; Kevin Nielsen; Jennifer Salmonsens; Michael Keyes; David Hershey; Shawn Nickel
Subject: Proposed Cherished Estates homes in Star

Dear Council Members,

I am a resident of Lake Pointe Subdivision in Star off Floating Feather between Star Rd. & Plummer Rd. I am writing because I have a great concern with the development being proposed for the open acreage west of the Lake Pointe subdivision. High density housing is being proposed for the 40 acres allowing Sterling Builders to apply for a zone change of up to R5.

All of the surrounding areas are zoned R2 and R4. Lake Pointe is zoned R2. There are traffic concerns for Floating Feather and within our quiet neighborhood. Another concern affects our values when high density housing is next to R2 housing.

My hope is to keep Star growing in a positive way. I would respectfully ask you to consider a R2 or R4 zone for this development. This would help Star star with consistent development keeping traffic more manageable and property values more consistent.

Thank you very much for your time and consideration of this request and concern for our lovely community.

Warm Regards,

Teresa Westrum

Star resident, business owner, & Chamber board member

--

Teresa J. Westrum CPT, CNS



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Shawn Nickel

From: Gina Mulhern <ginmul@yahoo.com>
Sent: Sunday, March 21, 2021 10:31 PM
To: Shawn Nickel
Subject: Proposed Cherished Estates development

Attention Star City Council Members

C/O Shawn Nickel, Planning Director

Subject: Proposed Cherished Estates development
(West of Lake Pointe subdivision off Floating Feather)

On February 17, 2021 Bonnie Layton represented Sterling Builders at a neighborhood meeting for a proposed Cherished Estates to be developed at the location of the approximate 40 acres of vacant property to the west of Lake Pointe subdivision off Floating Feather. (I believe at this time no application has been submitted to the city.)

We were provided a map depicting 153 potential homesites. The description "patio homes" was verbally mentioned by Ms. Layton. This configuration and density is not congruent to the surrounding neighborhoods as Lake Pointe is zoned R2, Waterview to the south is zoned R4, Lobo Creek to the north is zoned R4. The property at the intersection of Brandon and Floating Feather (across the street from Cherished Estates) is zoned RUT. Utilizing the homesite layout provided by Bonnie Layton, with 153 homesites X 2 cars each which will be actually higher as this number does not take into consideration younger teenaged drivers= a minimum of 306+ cars spilling onto Floating Feather and through the streets of the surrounding neighborhoods.

As the Comprehensive Plan would allow for a rezone from the current R2 on the proposed site to R3-R5, this is of major concern to the affected neighborhoods. I understand the Comprehensive Plan is just that, a plan, not a guaranteed density. If Sterling Builders applies for a zone change to the R5 density then the above numbers become more inflated and more dangerous for the citizens of Star. This creates an undue burden on the existing road infrastructure, and other necessary services.

Again in the map provided by Bonnie Layton, a great majority of the homesites will be constructed to the south of the development. Most likely it will be most convenient for a minority of those residents to utilize Floating Feather for their ingress and egress from their community. In this scenario, the majority of the traffic will be flowing through the residential streets of the adjacent neighborhoods. Long stretches of neighborhood streets pose potential "raceway" conditions and that is exactly the case here of what will occur down Shumard Drive. In order for Cherished Estates to avoid this situation *in their own neighborhood*, it will place that very unsafe situation from their neighborhood through Lake Pointe down Shumard Drive with a very long stretch racing all the way through to the Yellowstone subdivision. Additionally, at the point where Shumard in Lake Pointe meets the new continuation of that same street in Cherished Estates, we recently improved a walkway in the Lake Pointe subdivision whereby a shortcut exists to the Lake Pointe totlot where young children and families cross Shumard in a now safe area which will become extremely dangerous when an additional 100+ cars pass through there.

I understand development of this land is inevitable. Please come out and look at the racetrack situation that will result if Sterling Builders continues as they have depicted on the map provided to us. In addition you will realize the amount of traffic generated by a development of that size is a major safety concern as it enters the Lake Pointe subdivision. Every effort should be made to minimize this safety hazard by **redirecting the flow of traffic out onto Floating Feather**. In addition, another necessary step is to keep the density of this proposed development down. 153 home sites is not in the best interests of the surrounding neighborhoods. I live in the Lake Pointe subdivision and we too are approximately

40 acres with 79 homes zoned R2 which in comparison to Cherished Estates which encompasses approximately the same land mass, also zoned R2, but with the proposed 153 homes is simply not a proper fit in this area.

Besides not allowing the maximum zoning, keeping the number of homes to a lower number, another plan is to create their proposed common area green space or pond/lake water feature to the rear of that property where the natural water already exists as this would also help to keep the home density closer to Floating Feather and again not contributing to a racetrack through Lake Pointe.

I wish to thank the Star City Council members for their perseverance in regards to the proposed Paint Pointe development at the SW corner of Star Road and Floating Feather. I feel this is the time for us to decide what we want the future of our town to be and look like. I urge you to please consider keeping the zoning in the aforementioned property to a minimum. Please consider the safety ramifications of the many vehicles generated by the proposed Cherished Estates homeowners passing through Lake Pointe's Shumard Drive and then unsafely racing past our tot lot or continuing further down Shumard through the Yellowstone subdivision. This is a very long stretch of road and will pose a severe safety hazard.

Thank you for all you do to keep Star beautiful and safe.

Sincerely,

Gina Mulhern

10189 W. Shumard Drive

Star, ID 83669

Sent from my iPad

Shawn Nickel

From: Gina Mulhern <ginmul@yahoo.com>
Sent: Friday, June 25, 2021 4:30 PM
To: Shawn Nickel
Subject: Fwd: Proposed Cherished Estates, Floating Feather

Gina Mulhern

10189 W Shumard Dr.
Star, ID 83669

Regarding : Opposition to Cherished Estates Proposed Subdivision
Sterling Builders

Attention: Star City Planner, Shawn Nickel

My first email regarding the above named subdivision was sent 3-21-2021 after Sterling held their required Neighborhood meeting on February 17, 2021. I feel so strongly in opposition to the proposed development I am writing a second email.

No one in my Lake Pointe subdivision wishes to affect the rights of a farmer or landowner from selling their property. However now is the time for the City of Star to decide how we want the future of our town to be and look like. The City Council meeting on July 6, 2021 is the very point in time when decisions will be made by the City to allow its affected citizens to have a choice in allowing the very highest density for a new neighborhood or a more reasonable, measured, thoughtful option more in fitting with the surrounding subdivisions. This includes the type of construction as well. The surrounding subdivisions are comprised of both custom and semi-custom homes. Sterling Builders offers cookie cutter cracker boxes, devaluing the many existing tax paying, voting homeowners property values. The decision made by you all will affect those of us in Lake Pointe, Waterview, Yellowstone, Hunters Creek, Rock Bridge, Lobo Creek and **any** and **all** traffic which flows down Floating Feather forever.

In addition to keeping down the density at the proposed site, please consider carefully the need for traffic calming measures on Shumard Dr where it enters the Lake Pointe subdivision from the proposed Cherished Estates. We recently completed an improvement to a shortcut to our tot lot which when opening Shumard Dr from the West will add very substantial traffic posing serious safety hazards for children. In an effort to minimize the amount of traffic entering our subdivision from Shumard to the West, consider the common area pond and green space in the proposed development to be flipped to the rear of the property so as to push the density of homes forward channeling the major flow of traffic towards Floating Feather and not dangerously speeding through residential areas causing major safety concerns.

On May 27, 2021 a few homeowners met with Jim Zubillaga of Sterling Builders. He stated he could build fewer more expensive homes, and still make a good profit. This is a perfect location in Star for larger luxury homes. The current proposed one-size-fits-all approach is grossly out of scale with the surrounding neighborhoods in density and build. Irregardless of the Comprehensive Plan R3-R5

designation, it merely represents a "Guide" not inferring squeezing in as many homes as possible. This is NOT keeping in harmony with the surrounding neighborhoods thus not in the best interests of the citizens of the City of Star. In fact the Cherished Estates proposal is being LARGELY opposed.

At a time when our city's infrastructure is constantly at the forefront of most citizens concerns, it makes more sense for Sterling Builders to develop homes that are similar in intensity as the surrounding subdivisions. In addition, the higher density vehicle traffic generated by the current proposed Cherished Estates should not be permitted to connect to the lower density in Lake Pointe.

Overwhelmingly the citizens of Star are asking to keep the rural feel of the City. Packing in as many houses as possible does not meet that expectation. Infrastructure is simply not keeping up with the rapid growth here. The proposed Cherished Estates is not a good fit in this area and will add to the undue burden on all existing infrastructure. Due to all the aforementioned please deny the rezone request.

Thank you,
Gina Mulhern

The very name "Cherished Estates" conjures up a larger home on a sizable piece of property. Thus, one must question the "Truth in advertising" concept used by Sterling Builders. The bordering and nearby communities with 40 acres have far fewer homes when contrasted with the 40+ acres of Not So Cherished Estates 153 home sites plus or minus a very few. Laughable.

Sent from my iPad

Shawn Nickel

From: Jim Cheney <jlcheney81@gmail.com>
Sent: Monday, April 5, 2021 4:18 PM
To: Kevin Nielsen; Jennifer Salmonsens; Michael Keyes; David Hershey; Shawn Nickel
Subject: Cherished Estates off Floating Feather NO to rezone request

Attention City Council, Mayor and City Planner

Action Item: Please DO NOT allow Cherished Estates subdivision to go forward as planned. DO NOT change the zoning from R2 to their proposal of R4

A little over a year ago I contacted a member of the city council about all of the tiny lot sizes in Star. I was informed that the master plan does allow for many small lots, however it also has certain areas designated for larger lot sizes. "For example, the property behind you is zoned R2 to allow for larger lots". Well, the time has now come to see if that conversation really meant anything.

The property in question is parcel: S0408212400 on Floating Feather.

I live at 10664 W Wild Iris St and this property is directly behind mine. Your decision will directly impact my life. It will decide if I have to put up a fence, expand a security system, plant large trees in my already very small yard and worry about the value of my property when it comes time to sell. This makes me very nervous to say the least.

All I'm asking is to stay with R2 and allow up to 80 homes in this 40 acres. I'm not against growth, but I am a believer that cities do have the right to control it. Eagle, Meridian and Nampa all have rejected projects like this request, so I know it can be done.

In addition to concerns over property value, traffic flows, overloading schools and our infrastructure, I am equally concerned over the credibility of this specific developer and/or their representative Bonnie Layton. She was the voice and the only contact that was made available to us, so I have no other person to link this to but her. My concern with NV5 and Sterling is in what they said does not match what they are proposing. We had 1 neighborhood meeting on Feb 17th 2021. Keep in mind this was before vaccinations became readily available. Only 6 people attended in person, but a zoom link was set up. I was on the zoom call. However, Bonnie said she didn't really understand zoom that well so they would not be taking comments from anyone on zoom! She suggested that we type in our comments and she would try to read them.

Concern #1: There was no real representation opportunity by the neighboring areas.

Because of all of the confusion with the way the meeting was set up, I asked if an additional meeting with the community would be held. She said no. I feel as a neighbor to this area, I have not been able to express my concerns and have a dialog with NV5 or

Sterling. I don't believe they have met the requirement for an initial meeting with those impacted. **THEY SHOULD BE REQUIRED TO HOLD A PROPER MEETING!**

Concern #2: Censorship of questions and comments.

Because she would not accept verbal communication on the zoom call, Bonnie had the ability to choose which questions to read and address in the meeting. I know she did this because she started reading one of my concerns and a question and she stopped in the middle of reading it out loud, and said something like "we'll address that later". My question was about changing from R2 to R4, smaller lot sizes and how this could be similar to neighboring subdivisions, and what would they do to rectify this. I believe she recognized this as controversial and didn't want to point out the rezoning need.

Concern #3: Speech doesn't match actions. No feedback or response.

Bonnie stated the meeting saying they want to be "good neighbors" and that they were going to build a development that would be "similar" to the surrounding areas. She made these statements over and over again. She said lot sizes and house sizes would be "similar". Then she put up her slide. 153 homes with lot sizes of 5,500sq ft. Yes, there are a few that are larger, but the bulk are below 6,000 sq ft. This is no way near what ANY of the neighboring areas are like. (I'll address this in detail below)

The slide(s) was also not made available to anyone on zoom. I've also emailed asking for her to send it to me and have had no reply! IF this is how they act when they are trying to sell something, imagine how horrible they will be to work with after the approvals are reached!

Those are 3 of my main concerns with this specific developer and the process they are supposed to be utilizing.

On to their "Cherished" estates, or as all the neighbors call it, the "Not So Cherished" area.

#1 Stay with the master plan / Impact on Schools etc. Star needs some larger lot sizes. Families need areas to have gardens and yards. Kids need to be able to learn responsibilities and how to take care of property. Small lots do not equal gardens, play areas, etc. Give them an area for a dog, the ability to play catch, jump on a trampoline , etc. Kids take room to "grow".

Shifting to small lots also only increases pressure on our schools, roads and in this case, Floating Feather itself! I'm sure you are very aware of all of the building and changes already happening on Floating Feather road. You have the opportunity to minimize additional impact on this road. Don't create a problem for tomorrow because someone wants to overbuild today. Idaho has lots of building and development areas. (Drive to Emmett and look on either side). There is no reason to cram everyone into a small space.

#2 Traffic into existing areas. The proposed development will tie into Lake Pointe and WaterView phase 6. We know this is going to happen. However, these to connections shouldn't be the main access points for a new development. Bonnie said that they didn't want to have any "raceways" in their development so they didn't make it easy to get to the back half of the development from floating feather. What they did is make a raceway into LakePointe! Waterview won't have as big a raceway, however it is a shortcut to Star Elementary and Star road. Unfortunately, we have families with small children living on both ends of Wild Iris and also Cygnus. Adding unneeded traffic to these streets greatly increases the chance of accidents specifically in these two areas. Lowering to 80 homes and change the layout of the development.

#3 Not Similar at all. Cherished Estates is proposing 153+ homes in 40 acres. I went to google maps and overlayed that same 40 acres on all of the surrounding areas. Here's what I found:

To NW:	Lobo Creek	65 homes
North:	Colt place	110 homes
East:	Lake Pointe	80 homes
SE:	unsure of the name	103 homes
South:	Part Waterview	90 homes
SW Corner:	part Waterview	113 homes

There isn't a single area surrounding this property that has more than 113 homes on their 40 acre equivalent.

Lot Sizes: My lot size is 7,600 sq ft. We have 5'6" from edge of my home to our property line on both sides. The proposed lots behind us are 5,500 sq ft. There is no way a comparable home could be built on that size of a lot, unless you go building edge to edge and up 3 stories. On W Wild Iris, we have 8 homes on our side of the street. In the same area behind us, they are proposing 13 homes! (18 total if you include the land behind our corner lot and the pond on our side) 8 homes vs 13-18??? Again, nothing similar in their proposal.

PLEASE do not allow this to go forward as planned. Also, make them hold a proper community meeting.

Thank you for your time and consideration,

Jim Cheney

10664 W Wild Iris St.

208-800-9101

Shawn Nickel

From: Pamela Schnabel <p13schnabel@gmail.com>
Sent: Wednesday, June 23, 2021 9:54 PM
To: Shawn Nickel
Subject: Fwd: Cherished Estates
Attachments: Cherished Estates 1.pdf

6/23/2021

Attention: City Council Members

C/O Shawn Nickel, Planning Director

RE: Cherished Estates

Dear Council Members,

I am writing in opposition to the above referenced proposed rezone for the following reasons:

The density of the proposed project is grossly out of scale with the surrounding community, will negatively affect local property values and is in conflict with the Comprehensive plan. (see attached map)

An arbitrary increase in density will create an undue burden on the existing infrastructure, including schools, roads and utilities and is in conflict with State Law.

The existing Zoning designation for the property is R2. Just because the property has a designation of 3-5 units/acre on the comprehensive plan doesn't mean squeezing in the maximum number of lots is in the best interest of the City. Growth for the sake of growth is the ideology of cancer.

The proposed project far exceeds the density of the immediate neighborhoods and is in direct conflict with the Comprehensive Plan 8.4 (G):

"Encourage land uses that are in harmony with existing resources, scenic areas and natural wildlife area AND SURROUNDING LAND USES" (Emphasis added)

The average density in the immediate surrounding neighborhoods is 1.99 units/acre. The average lot size is approximately 14,180 SF. The proposed project exceeds the surrounding land uses density by 50% and the average lot size is 61% smaller.

The project is connected to the surrounding communities at three (3) locations which is why it is particularly important to have uses with similar intensity. From a land use planning perspective, higher density uses should not be permitted to be connected by vehicular traffic to lower density uses.

Higher density and smaller lots correlate directly with affordable housing. "Affordable housing" has a direct negative effect on local property values. The average home price in the Treasure Valley has increased between 30-55% except in Star where it has only increased 10% year over year (Per MLS Statistics). Star is also the only City in the Valley that has no minimum lot sizes specified per zoning designation. Star has far fewer homes for sale in the higher price ranges. Star also has no design review or rental restrictions in spite of the comprehensive plan objectives 16.4 and 16.5:

"The City should set forth criteria for building design, landscaping, signage and other aesthetic standards"

“Encourage the development of an aesthetically pleasing community”

“Development should satisfy community design standards”

The Applicant has not even submitted proposed plans or elevations for the proposed housing type for the project. Their website has no examples of single family homes. The applicant has not stated their intention to sell or rent the homes in the community. We already have one rental community in the neighborhood; we certainly don't need another one.

It is difficult to comprehend how small substandard homes on substandard lots surrounded by much larger lots will meet the intent of the City's Comprehensive plan objectives.

The site is ideally located for a larger lot luxury development and a builder/developer with luxury home experience may be a better fit for this site. We would strongly support a project meeting the current zoning designation of R2. This is a great opportunity for the City to expand its inventory of higher priced homes.

The number one issue in the public comments section of the Comprehensive plan survey overwhelmingly was essentially “too many vehicles for the current roads level of service” meaning the infrastructure was not keeping up with growth. This was followed closely by a desire to keep the “rural” feel of the City. Residents have made it abundantly clear that infrastructure needs to be promoted over density.

The proposed project will generate over 1,500 new vehicle trips per day and no traffic study has been included in the application documents. The increase in density will create an undue burden on the existing road infrastructure.

Star Comprehensive plan shows projected future levels of service for Star Road and Plummer Road from Floating Feather to be level “F” which is described as “very low speeds, long delays, volume exceeding capacity with stop and go traffic”

Floating feather is designated as an arterial per Comprehensive plan. A future 3 lane arterial will require a minimum 70' Right of Way. The existing RW is only 50'. The applicant has not proposed any additional right of way dedication to accommodate the need for future widening of Floating Feather Road.

Floating Feather road has become a rural improved arterial in an urban service area. The original design speed is no longer applicable. Additional vehicle trips and intersections have made the posted speed limit of 40 mph unsafe. The applicant has not proposed any turn lanes or acceleration/deceleration lanes.

Property adjacent to Plummer was down zoned in an attempt to mitigate future traffic congestion and increase capacity. It does not make public policy sense to increase density where a few blocks away residential density was reduced in an effort to mitigate future road congestion (as shown on the 3/22/2019 land use maps, comp plan traffic analysis page 7)

Idaho State Law requires governing agencies to analyze changes to proposed zoning ordinances to ensure they are not in conflict with adopted comprehensive plans and would not result in demonstrable adverse impacts on delivery of services of Schools, Transportation, Utilities and any other public service (Title 67 Chapter 65 Idaho statutes)

“Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services”

A rezone application is discretionary. Per the City comprehensive plan page 42, 8.2:

“It is important to remember that the comprehensive plan is just that, a plan. Unlike ordinances, which it subservient to, it is intended to be flexible and responsive to the communities' changing conditions.”

In addition,

“It has long been held in Idaho that a Comprehensive Plan is a “guide”. It has also been litigated in Idaho that the Land Use Map is only one component to be considered when rendering a decision, not just the Land Use Map. The Land Use

Map is not required to “mirror “zoning designations... It is the sole discretion of the City Council to determine the best zoning using the Comprehensive Plan as a guide”

We request the City Council make a motion and vote to DENY the rezone request.

R4 zoning is incompatible with the surrounding area and would be materially detrimental to the public health, safety and welfare.

We would encourage the Council to consider a lower density project on this site, more consistent with the surrounding communities and with lower impact on infrastructure.

Respectfully,

Pamela & Mark Schnabel

10168 W Shumard Dr, Star, ID 83669

Shawn Nickel

From: Trevor Chadwick
Sent: Sunday, June 27, 2021 9:20 PM
To: Shawn Nickel; Ryan Field; Chris Yorgason
Subject: Fwd: No to rezone on Cherished Estate!

Please include this into the packet
Get [Outlook for iOS](#)

From: marlyn lara <brisadejair@yahoo.com>
Sent: Sunday, June 27, 2021 8:32:20 PM
To: Trevor Chadwick <TChadwick@staridaho.org>
Subject: No to rezone on Cherished Estate!

We live in
Lobo Creek Subdivision.
1997 N Black Fire Pl

We respectfully request the Star City Council DENY the proposed rezoning and keep the project zoned at R-2 for the following reasons:

- * **An increase in density will create an undue burden on existing infrastructure, schools, roads and utilities.**
- * The proposed project far exceeds the surrounding land use density by 50% and the average lot size is 61% smaller.
- * The proposed project will generate over 1500 new vehicle trips per day and no traffic study has been included in the application documents. **The increase in density will have a gross negative impact on the existing road infrastructure, which is already strained and may cause unsafe conditions for children attending Star Elementary School and utilizing the park.**

We are not against the growth of the city of Star, but all this new building is happening so fast that the infrastructure, roads , utilities are not built for this amount of new houses.

I used to loved the tranquility of this place, now is horrible and frustrating because every where I go there is closed road because of a new subdivision or property tax increase because of the need of updating the schools, the roads , utilities etc...

Please take in consideration all this points and DENY the rezoning of the Cherished Estate.

Think in the future of the city of Star!!!

Shawn Nickel

From: Charles Fitzpatrick <charftz@aol.com>
Sent: Friday, March 5, 2021 1:42 PM
To: Shawn Nickel
Subject: Cherished Estates Development

March 5, 2021

Shawn Nickel / Star City Planner

I am a resident of Lake Pointe subdivision. I'm writing in regard to the proposed Cherished Estates development by Sterling Builders to the west of Lake Pointe. I understand that the builder can apply for a zone change up to R5. That would negatively affect our area with additional traffic on Floating Feather, as well as through our neighborhood. I'm asking that you limit the zoning to R2 to limit the number of residents and vehicles in the immediate area.

Thank you,
Charlie Fitzpatrick

Shawn Nickel

From: dhoerler@cableone.net
Sent: Wednesday, March 10, 2021 6:01 PM
To: Trevor Chadwick
Cc: David Hershey; Kevin Nielsen; Jennifer Salmonsens; Michael Keyes; Shawn Nickel
Subject: Cherished Estates future development

Mayor, City Counselors and City Planner of Star,

We are writing this email to thank you for all that you do for the city of Star, such as managing the growth of our city.

Last year, my wife and I sold our house in the Reserve (behind Pinewood Lakes) and moved to Lake Pointe. We looked at various communities in Meridian, but ultimately chose to stay in Star. What we enjoy about living here is the open feel (not the congested developments in other cities).

Most recently, there was a meeting regarding Cherished Estates that is planned to be developed next to us. We welcome this new development and after some research feel that Sterling Homes will be an added value to the city.

It is our hope and desire that you will keep this area zoned as R4, allowing for a less congested living community. Should the developer desire the zone to be amended to R5 or above, we would be strongly opposed.

Since our house is located on Shumard Dr and will be an access point to Cherished Estates we have some concerns:

1. Increased traffic due to the layout of streets (as presented by Sterling Homes planner) – without direct access to Floating Feather Rd, the residents on the backside of Cherished Estates will be using Shumard.
2. When construction begins, contractors will most likely use Shumard as their entry and exit point. Having already lived through the build process in Lake Pointe with semi-trucks, cement trucks, construction workers traveling at excess speeds, etc. this would be an extreme annoyance.

We would propose working with the developer on placing signage that prevents construction vehicles and workers using the Shumard entrance.

Again, thanks to each of you for your dedication, time and work that each of you puts into running our city.

Warmest regards,
Dale and Jacquie Hoerler
10368 W Shumard Dr
208-391-0909

Shawn Nickel

From: Gayle Lindley <gayleseph@gmail.com>
Sent: Friday, April 16, 2021 1:54 PM
To: Trevor Chadwick; Kevin Nielsen; Jennifer Salmonsens; Michael Keyes; David Hershey; Shawn Nickel
Subject: Cherished Estates Proposal - Concerns

To Whom It May Concern:

I was quite saddened to see the sale sign go up in the field behind our house so quickly after we moved in last summer... Part of what I absolutely LOVE about our house is the open feel thanks to the field. I completely understand that the owner has every right to sell; I understand that Star is a popular place (after all, we just moved in, too!); however, I wish the field could stay.

Knowing that this lot has sold, and there will very likely be houses built, one of my biggest concerns with the current proposal is the small lot sizes. Our house sits on a corner lot and the proposed lines behind our house are very small, which would mean 2-3 two story homes looking directly into our backyard. The surrounding neighborhoods have larger lots and many single story homes. Would maintaining the R2 zoning keep similar lot sizes to the existing neighborhoods?

A second concern I have is the traffic. The map provided at the meeting I attended shows that much of the traffic will be directed through the existing neighborhoods. Is that because of concerns that Floating Feather will not be able to maintain the growth? Will there be stop signs at these intersections to encourage responsible, and respectful, driving as many kids play along these routes?

I have a friend who recently moved to Middleton. She was looking into having her children attend Star Elementary as I'll be helping her with child care. According to the school, it is very impacted... How will even more new homes affect our schools? Are there plans to build additional schools?

My hope is that you take these concerns into consideration as you move forward and make decisions about the Cherished Estates proposal. Your time and efforts to read this are greatly appreciated.

Respectfully,

Gayle Lindley and Family
10510 W Wild Iris Street
(530)748-5409

Shawn Nickel

From: Susan Anderson <susan.linders.anderson@gmail.com>
Sent: Sunday, June 27, 2021 3:41 PM
To: Shawn Nickel
Cc: Rick Anderson
Subject: Cherished Estates
Attachments: Cherished Estates 1 Map.pdf; Rezone FB Posts.pdf

Dear Mr. Nickel,

On July 6, developers of the proposed Cherished Estates subdivision will be coming before the Star City Council to request a rezoning of this property from the current zoning of R-2 to R-4. The property is 40 acres, and the developers are proposing 153 building lots and 12 common lots. The density of the proposed project is grossly out of scale with the surrounding community (see attached map) and will potentially negatively affect local property values and it conflicts with the Star Comprehensive Plan.

We respectfully request the Star City Council to DENY this proposed rezoning for the following reasons

- An arbitrary increase in density will create an undue burden on the existing infrastructure, including schools, roads and utilities.
- The proposed project far exceeds the surrounding land use density by 50% and the average lot size is 61% smaller.
- The proposed project will generate over **1,500 new vehicle trips per day** and no traffic study has been included in the application documents. The increase in density will create an undue burden on the existing road infrastructure, which is already strained.
- Property adjacent to Plummer Rd. was down zoned in an attempt to mitigate future traffic congestion and increase capacity. It does not make public policy sense to increase density where a few blocks away residential density was reduced in order to mitigate future road congestion.

We are also attaching the comments from a recent "Star, Idaho Community News and Chatter" Facebook post – clearly the community of Star is against this kind of density.

We ask that the Council please deny this rezoning request and keep the property zoned at R-2.

Thank you for your service to the City of Star.

Respectfully,

Rick and Susan Anderson
10205 W. Golden Rain St.
Star, ID 83669

Star, Idaho Community News & Chatter

John Farley
June 18 at 1:15 PM

Another Re-Zone request, on Floating Feather between Star Rd and Plummer. Currently zoned as R-2 (80 homes). Request is for R-4 (153 homes). More houses, more people, more cars!



109 190 Comments

Like Comment Share

All Comments

Diane Withrow-Brown
Unbelievable

Like Reply 4d

Jacqui Miller-Romano
This needs to stop

Like Reply 4d

Lori DeSchryver
I run a route down Floating Feather three times a week and it is becoming more and more dangerous.

Like Reply 4d

Angela Somers Tittle
Noooooo!!!!

Like Reply 4d

Kelli LeBeau Summers
Instead of the Homes Maybe a Home Depot or Lowe's

Like Reply 4d

Kathi AndOille Swindell
NO! Let's keep residential with residential and let the commercial stay in the commercial zone. This would be a terrible location for a big box store. Floating Feather would be even more crammed with traffic.

Like Reply 4d

5 Replies

Ken Brooks
Kelli LeBeau Summers No thank you.

Like Reply 4d

Troy Elliott
Whats the average? Three persons per household? $4000 \times 3 = 12,000$ people. Star population would double.

Like Reply 4d

Kelli LeBeau Summers
Troy Elliott big carbon foot print in my house hold lol

Like Reply 4d

Krista Denton
Troy Elliott how did you come up with that? 153 homes at 4 people per household is 612 people

Like Reply 4d

View 1 more reply

Krista Denton
Troy Elliott got it! I read it in reference to the original post. Star is about to explode on population and we don't have the infrastructure for it

Like Reply 4d

View 1 more reply

Amy Rejchrt
It doesn't matter what you voice and what concerns you raisesomeone is approving everything way too fast and without thinking of the effects!

Like Reply 4d Edited

Deanna Johnson
Amy Rejchrt We can't give up, we need to really have a show of force at this meeting. It must stop.

Like Reply 3d

Kathleen Jones Amatangelo
We don't have adequate roads for all the cars that will result. Who, in their right mind, thinks this is OK?

Like Reply 4d

Cyndy Raldae
Kathleen Jones Amatangelo Agree with the traffic situation.

Like Reply 4d

Tammy Narvaez Gasperson
no

Like Reply 4d

Kamala Rawlins
Time and location for the meeting on the 6th please.

Like Reply 4d

Kelli LeBeau Summers
Kamala Rawlins it says on the sign 7 at the star city hal

Like Reply 4d

Lanny Robnett
It's all about the tax dollars, they could care less about anything else.

Like Reply 4d

Bob Brandenburg
I say keep it at 80 for sure

Like Reply 4d

Susan Yarrow Jensen
We came from Salmon and I am so ready to return.

Like Reply 4d

John Farley Author
Between Star Rd and Plummer on Floating Feather.
Like Reply 4d

Keith John
I saw that this morning. 🤔
Like Reply 4d

Ron Rook
4000 houses total from what I hear. All feeding onto state hwy 44.
Like Reply 4d Edited

Kelli LeBeau Summers
Ron Rook no that's the other side 🤔 this is off Plummer and floating feather
Like Reply 4d

Ron Rook
Kelli LeBeau Summers my error, what I meant to write was that all those home owners will be traveling on 44. As if it's not busy enough.
Like Reply 4d

Katie Logan Randall
Yuck
Like Reply 4d

Melissa Lyons +2
They sent out letters to the homes across from that and they stated it was for the 153 homes. They didn't mention it was being rezoned 🤔
Like Reply 4d

Ken Brooks +2
That's fantastic news. There is entirely too much open space. How about some cheesy strip malls with liquor stores and tobacco shops. Sounds delicious.
Like Reply 4d

Kelli LeBeau Summers
Ken Brooks gotta fill in the Space. They are playing Tetris. I think they can jam even more!
Like Reply 4d
↳ 5 Replies

Jeff Kessel
Cool
Like Reply 4d

Steve Gasperson
It will be approved. They all get approved 🤔
Like Reply 4d

Deanna Johnson
Steve Gasperson we actually voiced our concerns for Paintpoint on the corner of FF and Star Rd and they got denied. We will be out in force against this rezone as well.
Like Reply 4d
↳ 5 Replies

Will Houston
Steve Gasperson



Steve Gasperson
Will Houston so true

Rhett Reed
Ruins the neighborhoods the City needs to stop this
Like Reply 4d

Ken Brooks +2
Rhett Reed News flash: they don't care!
Like Reply 4d

Rhett Reed
Ken Brooks Apparently so sad...
Like Reply 4d

Linda Appleton
Why can't they give homeowners some property with those houses.
Like Reply 4d

Theresa Marcelli Ramphal
Live in sub next to that field and we will be in full force on 7/6 @ rezone meeting. We have very compelling documentation and letters to present. We did the same when they tried to rezone that piece of land at Star and FF and council did not allow rez... See More
Like Reply 4d

Rhett Reed
Theresa Marcelli Ramphal I'll be there as well this is BS and I have kids that play in the street right around the corner don't need more traffic
Like Reply 4d

Amy Coates
Theresa Marcelli Ramphal what time is the meeting, Theresa? I live in Star... different area, but I'm sick and tired of being sick and tired of this mess!! I would love to come support you all.
Like Reply 4d
↳ View 2 more replies

Deanna Johnson
Amy Coates
<https://www.staridaho.org/2021meetings>



Pamela Schwen Stafford
Ugh! Too much, too many, too fast.
Like Reply 4d

Lynda Woj
Mark your calendar. Too many houses. I'm going to the meeting, how about you?
Like Reply 4d

Kimberly Jo Clark
Lynda Woj when is it?
Like Reply 4d
↳ View 1 more reply

Deanna Johnson
Kimberly Jo Clark
<https://www.staridaho.org/2021meetings>
this site gives all of the details



- Troy Elliott**
Whats the average? Three persons per household?
 $4000 \times 3 = 12,000$ people. Star population would double.
Like Reply 4d
- Kelli LeBeau Summers**
Troy Elliott big carbon foot print in my house hold lol
Like Reply 4d
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Like Reply 4d
View 1 more reply
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Like Reply 4d
- View 1 more reply
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Like Reply 4d Edited
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Amy Rejchrt We can't give up, we need to really have a show of force at this meeting. It must stop.
Like Reply 3d
- Kathleen Jones Amatangelo**
We don't have adequate roads for all the cars that will result. Who, in their right mind, thinks this is OK?
Like Reply 4d
- Cyndy Raidmae**
Kathleen Jones Amatangelo Agree with the traffic situation.
Like Reply 4d
- Tammy Narvaez Gasperson**
NO
Like Reply 4d
- Kamala Rawlins**
Time and location for the meeting on the 6th please.
Like Reply 4d
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Kamala Rawlins it says on the sign 7 at the star city hal
Like Reply 4d
- Lanny Robnett**
It's all about the tax dollars, they could care less about anything else.
Like Reply 4d
- Bob Brandenburg**
I say keep it at 80 for sure
Like Reply 4d
- Susan Yarrow Jensen**
We came from Salmon and I am so ready to return.
Like Reply 4d

- Kathi AndOllie Swindell**
Susan Yarrow Jensen We are from Challis. If it was not for the fact that we need to be closer to medical specialists, we would have retired there.
Like Reply 10h
- Gary Se**
If the rezone gets approved, then you know the CC is getting paid.
Like Reply 4d
- Rhett Reed**
Gary Se Criminal what they're doing to Star
Like Reply 4d
- Cindi O'Brien**
Is this the last piece of field across from the church and cemetery? More rental homes?
Like Reply 4d
- Theresa Marcell Ramphal**
Cindi O'Brien no corn field on ff between plumber and star after lake pointe sub.
Like Reply 3d
- Tami Cron**
Go to the meeting July 6 at 7pm, star city hall! The mayor needs to hear from all of us!
Like Reply 4d
- Noelle Nicula**
Tami Cron unfortunately, money will always win out. They've already shown their colors...
Like Reply 2d
- Brittany N Eicher**
No no no!!! I am so sick of watching our farming heritage being destroyed. This is damaging idaho abs our way of life. Make it stop
Like Reply 4d
- Kelli LeBeau Summers**
Brittany N Eicher it's the farmers that sell or retiring
Like Reply 4d
6 Replies
The comment Brittany N Eicher is replying to has been deleted
- Brittany N Eicher**
Hans Hamilton yeah right except that the prices aren't where a native Idahoan can afford to buy the land.
Like Reply 4d
- View 1 more reply
- Connie Miller**
So much for a small town
Like Reply 4d
- Ken Brooks** +2
Connie Miller that ended in 2010.
Like Reply 3d
- Connie Miller**
Ken Brooks ya I know it's so sad too see
Like Reply 3d
- Paul Dyson**
Connie Miller, check out the Facebook page entitled "Conservative Citizens For Thoughtful Growth". On this page you will find politicians that advocate strong growth for the City of Star and Ada County. Their solution to the problem is keep approving ... See More
Like Reply 3d

Johnny Ray
Public hearings are a waste of time. Star City Council has already made a decision. They will continue to grow regardless of any environmental impacts. Only way out is to find some endangered animal or Indian Artifacts. Then we can save the land and... See More

Like Reply 4d

Kamala Rawlins
Johnny Ray Quick, someone go plant some native/endangered bush or bury something there.

Like Reply 3d Edited

Noelle Nicola
Kamala Rawlins I've got a bunch of arrowheads and spear tips I could donate to the dig. Certainly some nearly extinct owl must live here SOMEWHERE

Like Reply 2d

Johnny Ray
Here is where city council can deny the rezone request. Michael Keyes will certainly vote for it unless he is the requestor in which case he will deny knowing it was a rezone request but abstain anyway

Like Reply 4d

Ken Brooks +2
Johnny Ray Bingo!

Like Reply 3d

Paul Dyson
Johnny Ray, I'm relatively new to the community, and I do not know the members of the Star city council and what they stand for. It's difficult for me to get to a City Council meeting. Is Michael Keyes a pro-growth, at whatever cost, type of politician... See More

Like Reply 3d

→ View 2 more replies

Johnny Ray
Paul Dyson I think if our city council and mayor keep amending building codes to R3 we as a community should rise up and run against all of the incumbents. Not saying any of them, including Keyes are not good people. What I am saying is if the incumb... See More

Like Reply 3d

Toni Ann Soto
Ugh

Like Reply 4d

Cheryl Anne Cosce Burgess
And they'll probably all be two story!!!! No design factor anymore.

Like Reply 4d

Jim Wilkey
Enough already! Build some infrastructure before the housing morons!

Like Reply 3d

Diana Maples
I hope it's a no

Like Reply 3d

Christopher E Cox
Just from experience....a suggestion here if it helps... Any arguments like its going to add to much traffic, or it will make the city to busy, or its gonna raise taxes...thats not going to play..... See More

Like Reply 3d Edited

Johnny Ray
Christopher E Cox I hear you but let's be realistic. City council isn't gonna do a damn thing. We could bring up Schools. Where are all the kids that are gonna occupy some 5K plus new homes gonna go? We could bring up the aquifers and future water i... See More

Like Reply 3d

Max Darch
Johnny Ray how about be realistic in that you can't stop growth but you can stop rezoning to double homes per acre. I'm not originally from here but I'm from a small town in the south east this happened too. If you are a public servant you shouldn't ba... See More

Like Reply 3d Edited

Kimbal Anderson
More califkination

Like Reply 3d

Sue Roberts Hand
Kimbal Anderson I don't believe CBH is a California company....though they certainly act like it.

Like Reply 3d

Lynda Woj
Kimbal Anderson Corey Barton Homes, now CBH, started out small over twenty years ago.

Like Reply 3d

→ View 2 more replies

Danielle Brandenburg Smith
Stop approving developers request to change a zone !!!

Like Reply 3d Edited

Ken Brooks +2
Danielle Brandenburg Smith hard to do when they are part of the city government.

Like Reply 3d

→ View 2 more replies

Bob Jones
Ken Brooks not again.

Like Reply 2d

Ken Brooks +2
That begins after my 90 day ban

Like Reply 2d

Lynda Woj
The more people that stand up to this, the more we will be heard.

Like Reply 3d

Carl Fredrickson
How to stop it if they follow all the rules?

Like Reply 3d

Lynda Woj
Carl Fredrickson I'm going to research the City of Stars comprehensive plan....

Like Reply 3d

Susi Guidl
Lynda Woj don't talk to Chadwick, he is all about high density growth!

Like Reply 3d

Like Reply 3d

Elena Hauge
Carl Fredrickson I am wondering the same. If a rezone request doesn't follow the comprehensive plan, I get that's an easy denial. However, if the rezone request does fall in line with the comprehensive plan, then does it come down to the testimony pres... See More

Like Reply 3d

David Reinhart
We all need to show up to the meeting.

Like Reply 3d

Michael Hays Sr.
Wow

Like Reply 3d

Cheryl Tamburri
That is WAY high density; but developers own local gov't sooo... See More

Like Reply 3d

Susi Guidi
Cheryl Tamburri true

Like Reply 3d

Nathan Clark
Excuse my grandchildren! Spoiled plum rotten! Too much, too easy, too soon!

Like Reply 3d

Mark Thompson
Check with Sierra Club and other environmental groups..wildlife habitat, water impacts, etc. Sierra Club has money and knowledgeable attorneys...let's use them to our advantage.

Like Reply 3d

Lauren LeVier
NOOOOOOO

Like Reply 3d

Mary Anne Hughes Kendall
How many people who complain about it actually take the time to show up at a city council meeting? If you want change, show up. Come up with practical reasons why this would not benefit Star as a whole. Gather your friends and neighbors who agree wit... See More

Like Reply 3d

Jenny Newlife
Mary Anne Hughes Kendall I agree with you , however you have no idea how many meetings I've taken off work and attended the city has its agendas and plans as we have seen happening since the Bell days. UGH CITY OFFICIALS, STOP ALREADY FOR A WHILE LETS ... See More

Like Reply 3d

View 1 more reply

Jenny Newlife
Mary Anne Hughes Kendall all of those reasons above it's a mess in these parts now. If you don't see it then you haven't lived here long enough. Yes many if us have gone to the meetings for years

Like Reply 3d

Kim Jones Wickstrum
Find two slow growth candidates for city council, and back them. Also, attend the public hearing, and check the city comprehensive plan before going.

Like Reply 3d

Mary Anne Hughes Kendall
Kim Jones Wickstrum when was the city comprehensive Plan written? Is this a ten year plan based on old data and not on the influx of people moving here now?

Like Reply 3d

Susi Guidi
We don't have enough water to supply the people here, are the council people just stupid?

Like Reply 3d

Mary Anne Hughes Kendall
Susi Guidi I would say, make a chart or presentation showing you've investigated this and can prove it. Then come up with a solution to also present. If you do that at a city council meeting or planning commission (not sure what they call it here) yo... See More

Like Reply 3d

Susi Guidi
And on Highway 16 and Beacon light 400 Homes by legacy are already underway!
We really need to get better council and mayor!

Like Reply 3d Edited

Rhett Reed
Susi Guidi completely agree!!

Like Reply 3d

Gary Se
Susi Guidi I could start a campaign to recall them all. It's not that hard to do with the support of Star residents.

Like Reply 3d

View 1 more reply

Susi Guidi
Gary Se
Lets start it! at least let them know we will NOT re elect them!

Like Reply 3d

View 2 more replies

Paul Dyson
There is a Facebook page called "Conservative Citizens For Thoughtful Growth" that advocates increased growth and development in Star and Ada County. Their page states, "A very simple understanding of supply and demand, teaches that more inventory will... See More

Like Reply 3d

Rick Wilmoth
I think going forward we need to look at the ratio of green space (recreation) to the number of housing units. Some of the yard space is so small kids will not have enough room to play, etc. Either more yard space or more green space!

Like Reply 3d

Mary Hopper
If it's the 40 acres next to Lake Pointe Subdivision our neighborhood is on it. There is only 1 exit to Floating Feather in the plan and 2 through the subdivisions. How about a 40 acre park like the one in Meridian (Kleiner). Star could use one.

Like Reply 3d

Susi Guidi
Mary Hopper It on 16 and floating feather across from the golf course.

Like Reply 3d

Susi Guidi
Mary Hopper It on 16 and floating feather across from the golf course.

Like Reply 3d

↳ View 2 more replies

Susi Guidi
Mary Hopper It is right on the border of Star
The 16 is the cutoff but it is going to effect Star way more than eagle.
Also at FLAT 16 400 condos have been approved

Like Reply 3d

Kathleen Jones Amatangelo
Mary Hopper Between the entrance to Lake Pointe to the east and the skate park to the west.

Like Reply 3d

Mary Hopper
Kathleen Jones Amatangelo, that's exactly what I originally thought.

Like Reply 3d

Ginny Bayuk
Stop the madness!!!

Like Reply 3d 5

Kathleen Jones Amatangelo
Notice how tiny the lots are and the need to drive through other neighborhoods (other than one road) to travel in and out.



Like Reply 3d

Rhett Reed
Kathleen Jones Amatangelo Doesn't match surrounding neighborhoods at all hopefully it'll get denied I'll be there

Like Reply 3d

Dustin Lopez
Rhett Reed it does too. They're are very few homes surrounding the subdivision that are more that 8,000-10,000 sqft.

Like Reply 3d

Mary Hopper
Kathleen Jones Amatangelo, thx for the visual. Guarantee the developer has many alternative plans other than this current one.

Like Reply 3d Edited

Carmen Errecart
I'll be there to voice my opinion that's for sure.
#ZonedR2

Like Reply 3d

Susi Guidi
Carmen Errecart can you tell me when the meeting is?

Like Reply 2d

Like Reply 2d

Christopher E Cox
Perhaps it might be a good idea to get a person from the surrounding area sub divisions and have one or two people to be a spokesman and speak on the issues that they feel will have the best points....just a thought

Like Reply 3d

Mary Hopper
Christopher E Cox, already in the works

Like Reply 2d Edited 1

Marilyn D Romero
No

Like Reply 2d

Jeff Busby
Once again liveability of Star is not being considered !!!! This is a simple move by the developer to make more money. The zoning was already approved for 80 !!! Now they want to double it !!! That is simply a move based upon greed!!!! If our city... See More

Like Reply 2d Edited 9

Frank Vazorka
Jeff Busby
Unfortunately greed has been at the forefront of America for the past several years, it's one thing to focus on greed another to focus on need, with the home prices being pushed beyond what most locals can afford, sure would be nice to at l... See More

Like Reply 1d 3

Jeff Busby
Frank Vazorka but we do not need to double this project because it will not make the homes more affordable

Like Reply 10h

Ken Brooks +2
Jeff Busby Bingo

Like Reply 20h

Frank Vazorka
Idaho is growing, times change.
Let's keep it a red state.

Like Reply 2d 3

Ginny Brumpton
Don't do it our city is too crowded for the streets. Not enough room for the added population.

Like Reply 20h 3

Write a comment...



Attention: City Council Members

C/O Shawn Nickel, Planning Director

RE: Cherished Estates

Dear Council Members,

I am writing in opposition to the above referenced proposed rezone for the following reasons:

The density of the proposed project is grossly out of scale with the surrounding community, will negatively affect local property values and is in conflict with the Comprehensive plan. (see attached map)

An arbitrary increase in density will create an undue burden on the existing infrastructure, including schools, roads and utilities and is in conflict with State Law.

The existing Zoning designation for the property is R2. Just because the property has a designation of 3-5 units/acre on the comprehensive plan doesn't mean squeezing in the maximum number of lots is in the best interest of the City. Growth for the sake of growth is the ideology of cancer.

The proposed project far exceeds the density of the immediate neighborhoods and is in direct conflict with the Comprehensive Plan 8.4 (G):

"Encourage land uses that are in harmony with existing resources, scenic areas and natural wildlife area AND SURROUNDING LAND USES" (Emphasis added)

The average density in the immediate surrounding neighborhoods is 1.99 units/acre. The average lot size is approximately 14,180 SF. ***The proposed project exceeds the surrounding land uses density by 50% and the average lot size is 61% smaller.***

The project is connected to the surrounding communities at three (3) locations which is why it is particularly important to have uses with similar intensity. From a land use planning perspective, higher density uses should not be permitted to be connected by vehicular traffic to lower density uses.

Higher density and smaller lots correlate directly with affordable housing. "Affordable housing" has a direct negative effect on local property values. The average home price in the Treasure Valley has increased between 30-55% except in Star where it has only increased 10% year over year (Per MLS Statistics). Star is also the only City in the Valley that has no minimum lot sizes specified per zoning designation. Star has far fewer homes for sale in the higher price ranges. Star also has no design review or rental restrictions in spite of the comprehensive plan objectives 16.4 and 16.5:

"The City should set forth criteria for building design, landscaping, signage and other aesthetic standards"

"Encourage the development of an aesthetically pleasing community"

"Development should satisfy community design standards"

The Applicant has not even submitted proposed plans or elevations for the proposed housing type for the project. Their website has no examples of single family homes. The applicant has not stated their intention to sell or rent the homes in the community. We already have one rental community in the neighborhood; we certainly don't need another one.

It is difficult to comprehend how small substandard homes on substandard lots surrounded by much larger lots will meet the intent of the City's Comprehensive plan objectives.

The site is ideally located for a larger lot luxury development and a builder/developer with luxury home experience may be a better fit for this site. We would strongly support a project meeting the current zoning designation of R2. *This is a great opportunity for the City to expand its inventory of higher priced homes.*

The number one issue in the public comments section of the Comprehensive plan survey overwhelmingly was essentially "too many vehicles for the current roads level of service" meaning the infrastructure was not keeping up with growth. This was followed closely by a desire to keep the "rural" feel of the City. *Residents have made it abundantly clear that infrastructure needs to be promoted over density.*

The proposed project will generate over 1,500 new vehicle trips per day and no traffic study has been included in the application documents. The increase in density will create an undue burden on the existing road infrastructure.

Star Comprehensive plan shows projected future levels of service for Star Road and Plummer Road from Floating Feather to be level "F" which is described as "very low speeds, long delays, volume exceeding capacity with stop and go traffic"

Floating feather is designated as an arterial per Comprehensive plan. A future 3 lane arterial will require a minimum 70' Right of Way. The existing RW is only 50'. The applicant has not proposed any additional right of way dedication to accommodate the need for future widening of Floating Feather Road.

Floating Feather road has become a rural improved arterial in an urban service area. The original design speed is not longer applicable. Additional vehicle trips and intersections have made the posted speed limit of 40 mph unsafe. The applicant has not proposed any turn lanes or acceleration/deceleration lanes.

Property adjacent to Plummer was down zoned in an attempt to mitigate future traffic congestion and increase capacity. It does not make public policy sense to increase density where a few blocks away residential density was reduced in an effort to mitigate future road congestion (as shown on the 3/22/2019 land use maps, comp plan traffic analysis page 7)

Idaho State Law requires governing agencies to analyze changes to proposed zoning ordinances to ensure they are not in conflict with adopted comprehensive plans and would not result in demonstrable adverse impacts on delivery of services of Schools, Transportation, Utilities and any other public service (Title 67 Chapter 65 Idaho statutes)

"Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services"

A rezone application is discretionary. Per the City comprehensive plan page 42, 8.2:

"It is important to remember that the comprehensive plan is just that, a plan. Unlike ordinances, which it subservient to, it is intended to be flexible and responsive to the communities' changing conditions."

In addition,

"It has long been held in Idaho that a Comprehensive Plan is a "guide". It has also been litigated in Idaho that the Land Use Map is only one component to be considered when rendering a decision, not just the Land Use Map. The Land Use Map is not required to "mirror" zoning designations... It is the sole discretion of the City Council to determine the best zoning using the Comprehensive Plan as a guide"

We request the City Council make a motion and vote to DENY the rezone request.

R4 zoning is incompatible with the surrounding area and would be materially detrimental to the public health, safety and welfare.

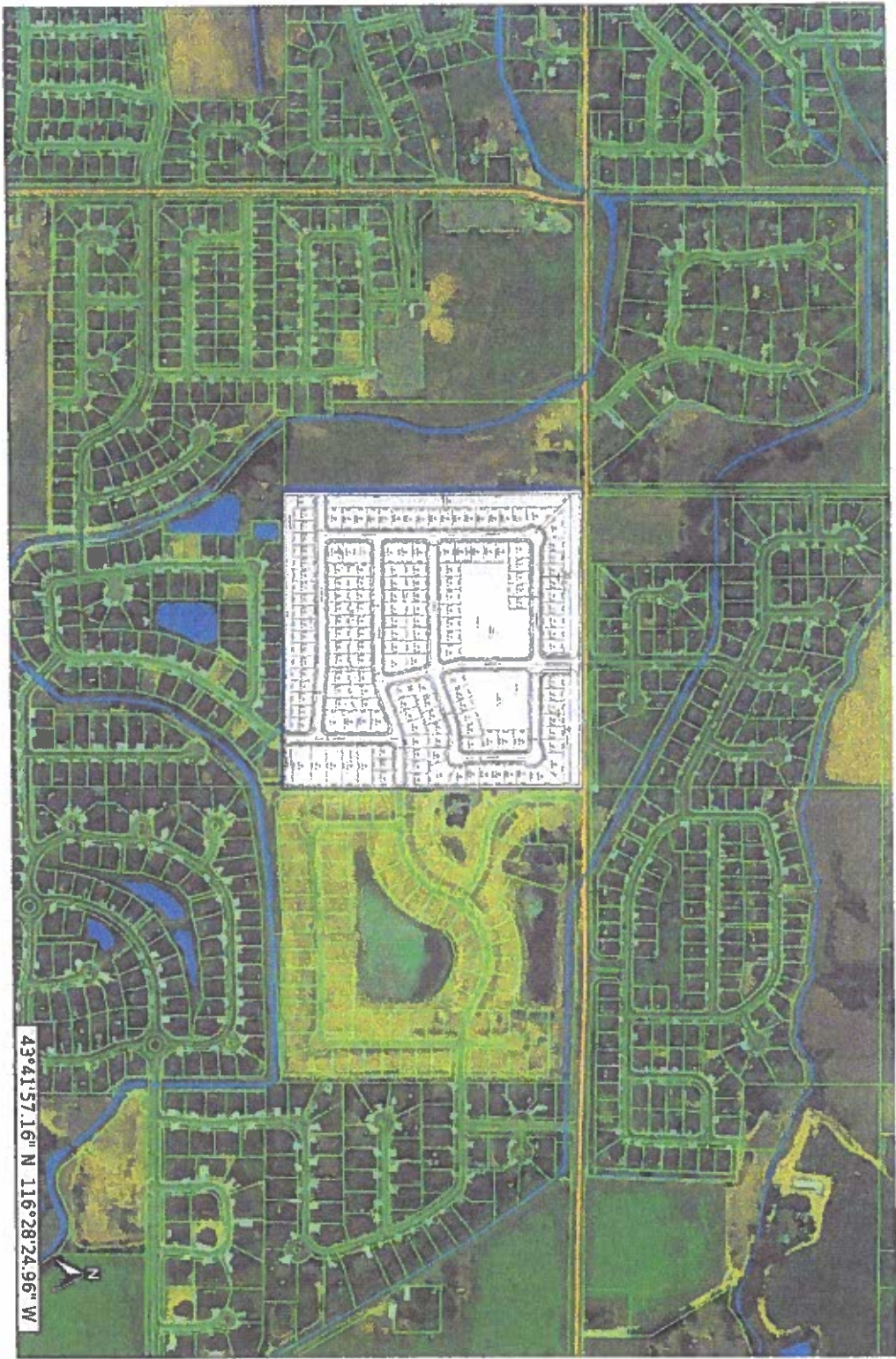
We would encourage the Council to consider a lower density project on this site, more consistent with the surrounding communities and with lower impact on infrastructure.

Respectfully,

Deanna Johnson

1345 N Glen Aspen Ave.

Star, Idaho, 83669



43°41'57.16" N 116°28'24.96" W

Shawn Nickel

From: GREGORY LIVELY <lively1s@sbcglobal.net>
Sent: Thursday, March 4, 2021 7:16 PM
To: Trevor Chadwick; Kevin Nielsen; Shawn Nickel
Subject: Development on Floating Feather Rd between Star Rd and Lake Pointe

Dear Trevor, Kevin, and Shawn,

My name is Greg Lively and my wife, Patsy, and I have recently moved to 10232 W. Shumard Dr. in Star. When looking for homes in the Treasure Valley we were especially taken with Star. We have only grown more fond of Star since moving into Lake Pointe. However, we have been informed that there is a possibility that the land next to us on Floating Feather Rd. could be developed into a much higher density than Lake Pointe and surrounding developments. In addition this development would be connected to Shumard Dr. and my street would become a major exit and entrance for this new development. Since I am on the corner of Shumard and Rook this noise and traffic is of particular concern to me and others on Shumard and Rook. I adjure you all in our city government to protect the quality of our shared lives by keeping the density of this development in line with our neighborhood. Please protect your citizens from over zealous developers trying to wring out every last dollar of profit from this land. We are trusting you to safeguard our future and we are trusting and praying that the Good Lord will give you great discernment and wisdom in this matter. I am given much confidence as Star has been so well governed in the past and given such a strong heritage. I am praying that God blesses our community in these times of unprecedented growth and that He in particular blesses each of you in such a way that you feel His approval as you exercise your gifts to lead us strongly forward.

Sincerely, Greg Lively

Shawn Nickel

From: Trevor Chadwick
Sent: Friday, June 25, 2021 7:48 AM
To: Shawn Nickel
Subject: FW: Cherished Estates Re-Zone

Trevor A. Chadwick
Mayor, City of Star
208-869-0426 (Cell)
208-286-7247 (Office)
10769 W. State Street
Star, Idaho 83669

"There can be no personal victory or triumph for those who serve here. There can be no individual defeat. No man or woman can rule here, or for any prolonged period impose his or her will upon others. **The only victor when we are wise – is Idaho. The only victim if we are unwise – is her People.**" Grandpa Jack M Murphy, Lt. Governor, Idaho, 1967-1975

From: kalingren@sbcglobal.net <kalingren@sbcglobal.net>
Sent: Thursday, June 24, 2021 4:46 PM
To: Trevor Chadwick <TChadwick@staridaho.org>; Kevin Nielsen <Knielsen@staridaho.org>; Jennifer Salmonsens <jsalmonsens@staridaho.org>; Michael Keyes <Mkeyes@staridaho.org>; David Hershey <Dhershey@staridaho.org>; snickel@staridaho.com
Subject: Cherished Estates Re-Zone

On July 6th developers of the proposed Cherished Hills subdivision will come before Star City Council to request a rezoning of this property from R-2 to R-4. This far exceeds the density of the immediate neighborhoods. The developer proposes 153 building lots and 12 common lots. The density of the proposed project is out of scale with the surrounding community and has the potential to have a negative impact on local property values and conflicts with the Star Comprehensive Plan.

An increase in density could generate over 1,500 new vehicle trips per day.

We respectfully request the Star City Council **DENY** this proposed rezoning and keep the project zoned at R-2

Karla Lingren
Loren Lingren (llingren@sbcglobal.net)

Shawn Nickel

From: Michael Keyes
Sent: Monday, March 1, 2021 3:10 PM
To: Shawn Nickel
Cc: chris@yorgasonlaw.com
Subject: FW: New development Cherished Estates

Forwarding as this was addressed to me only.

From: kalingren@sbcglobal.net <kalingren@sbcglobal.net>
Sent: Friday, February 26, 2021 7:36 PM
To: Michael Keyes <Mkeyes@staridaho.org>
Subject: New development Cherished Estates

Michael Keyes,

I am a resident of the Lake Pointe Subdivision in Star. This letter is to voice my opposition to the proposed Cherished Estates development by Sterling Builders.

This subdivision of 153 homes is going to be built on the vacant 40 acres to the west of Lake Pointe. I feel this is too many homes to be built on 40 acres! Plus, if each home had two cars each, that is 306 additional cars onto Floating Feather and winding through the streets of Lake Pointe.

Must we cram in so many houses?

Karla Lingren

Shawn Nickel

From: Michael Keyes
Sent: Monday, March 1, 2021 3:10 PM
To: Shawn Nickel
Cc: chris@yorgasonlaw.com
Subject: FW: Proposed development Cherished Estates

Forwarding as this was addressed to me only.

From: JERRY KREMESEC <jkremesec@comcast.net>
Sent: Sunday, February 28, 2021 10:56 AM
To: Michael Keyes <Mkeyes@staridaho.org>
Subject: Proposed development Cherished Estates

Hello Mr. Keyes:

I recently purchased a home in the Lake Pointe development adjacent to the proposed Cherished Estates subdivision and would like to voice my concerns regarding the eventual increase in road traffic through our neighborhood that will result if this subdivision is allowed to move forward with the proposed 150+ home sites on a parcel of land approximately 40 acres in size. In contrast, the Lake Pointe parcel where my home is located features only 79 homes on roughly the same sized parcel. Considering the average household has at least 2 automobiles (and in many case 3 vehicles) this would result in an increase of vehicular traffic through the surrounding streets of at least 300 additional vehicles per day, twice a day, Monday through Friday, during an average work week.

I feel that this could cause a devaluation of the homes within Lake Pointe and the surrounding community due to the increased traffic congestion therefore I am strongly opposed to the density of housing that Sterling Homes is seeking. While I understand that progress is inevitable, and that this same progress is what allowed Lake Pointe to become a reality, I believe that there should be a limit on home density within the surround area so that it does not negatively impact the quality of life in the community or home values. I am asking for your help in keeping Star a desirable place to live that residents can continue to proudly call their home.

Sincerely,
Jerry Kremesec
1367 N Glen Aspen Ave.
Star, ID

Shawn Nickel

From: Richard Ramphal <rrick1993@gmail.com>
Sent: Monday, March 1, 2021 11:24 AM
To: Shawn Nickel
Subject: Sterling Homes Rezoning

Hello Shawn

My wife and I live in the Lake Pointe development off Floating Feather and it has come to our attention that Sterling Homes wants to rezone the 40 acres adjacent to our sub to R5.

This is totally unacceptable for many reasons.

The adverse impact on our quality of life brought on by over population of this rural area,

The impact of that much traffic and noise on our small roads.

Danger to the children using the Hunters Creek sports complex

The school on Star Rd.

The 10 acre development on Star Rd.

The coming developments on Plummer Road

The traffic from Ridleys and the new Albertsons on 44.

I understand a developer wants to maximize his profitability but this should not be allowed at the expense of our lifestyle.

The infrastructure to support excessive development does not and should not exist in this little area of Star.

This is a quiet residential area and will be adversely impacted more than enough with the Plummer Road developments and Floating Feather reroute and the 10 acre development on Star near the school.

R2 zoning only please.

Sincerely

Richard and Theresa Ramphal

N. Glen Aspen Ave.

Star

Shawn Nickel

From: Susan Mitchell <smitch2236@gmail.com>
Sent: Sunday, March 7, 2021 8:23 AM
To: Kevin Nielsen; Jennifer Salmonsens; Michael Keyes; David Hershey; Shawn Nickel
Subject: Fwd: Cherished Estates / Sterling Home development

I am writing to express my strong opposition to the possible rezoning from R2 to R4 of the Cherished Estates that will be going in off Floating Feather in Star.

While the local community may be unable to prevent this development, that in itself will be detrimental to the area, nearly all residents in the nearby neighborhoods are completely opposed to the addition of over development housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

I am disappointed that you could possibly approve the rezoning from R2 to R4 and I urge you to disapprove the proposed rezoning, and ask you consider this new development to match the surrounding development such as Lake Pointe subdivision.

Thank you for your continued service and support of our beautified STAR communities and please do the right thing and let's create a beautiful yet underdeveloped city that I call home and love with all my heart.

Thank you,
Susan and Robert Mitchell 10349 W Golden Rain Street Star, Idaho 83669

Lake Pointe Subdivision

Shawn Nickel

From: Trevor Chadwick
Sent: Sunday, June 27, 2021 4:11 PM
To: Shawn Nickel; Ryan Field; Chris Yorgason
Subject: Fwd: Proposed Cherished Hills subdivision

Please include in the packet
Get [Outlook for iOS](#)

From: Marci Keyes <marcikeyes@gmail.com>
Sent: Saturday, June 26, 2021 4:55:52 PM
To: Trevor Chadwick <TChadwick@staridaho.org>; Kevin Nielsen <Knielsen@staridaho.org>
Subject: Proposed Cherished Hills subdivision

Please deny this proposed Cherished Hills subdivision! Keep the project zoned ar R-2 for the following reasons:

- An arbitrary increase in density will create a burden on infrastructure.
- The project exceeds the land use by 50%.
- The project will generate over 1500 new vehicle trips per day.

It doesn't make sense to increase density where just a few blocks away residential density was reduced to mitigate future road construction. This community wants the growth of our beautiful Star to slow down please!!

Respectfully Yours,

Marci Keyes
1983 N Black Fire Pl.
Star, ID 83669
208-286-7350

Shawn Nickel

From: cskendrovich@gmail.com
Sent: Monday, March 1, 2021 6:42 PM
To: Shawn Nickel
Subject: Housing Density Crisis

Good afternoon. I am a resident of the Lake Pointe subdivision off of Floating Feather in Star. I love where I live. We chose to move to Star because of its unique combination of country and accessibility. However, I have learned that the cornfield next to Lake Pointe is going to be developed as a subdivision zoned up to R5. With Lake Pointe being R2, and the surrounding subdivisions zoned at R2 and R4, it concerns me that Sterling Builders wants to cram up to 153 homes in an area comparable to Lake Pointe's 79 homes. Think of the congestion! If every one of those 153 homes has 2 cars, that's 300+ vehicles clogging the two-lane roads of Star, Floating Feather, and Plummer, not to mention the neighborhood streets. And that's just Cherished Estates. There is also a small parcel of land opposite the skate park, named Paint Point, where the developer proposes to pack nine homes when even five would be too many. Lastly, please consider the development off of Floating Feather and Plummer where it is rumored to be apartments going in. Has anyone even studied the impact of all these residences on the existing infrastructure? What about all the lights shining into the beautiful night sky in direct opposition of Idaho's Dark Sky ordinance, or the noise from cars, trucks, and car alarms going off? I feel my concerns hold merit. We did not move to Star to live surrounded by concrete worthy of southern California housing developments.

While I understand we cannot stop progress, we can control how it affects the livability of our beloved city. Developers are in the business to make money; they care very little for how their subdivisions affect the surrounding population. Their concern is the bottom line. It is up to our city leaders to control the effects of urban sprawl on its current residents, and not get glassy-eyed at the amount of revenue such developers promise their projects will bring in. First and foremost, the quality of life discussed in numerous city monthly newsletters should always be a goal of our city leaders.

I urge you to carefully reconsider the zoning of Cherished Estates and Paint Point. If the city of Star wants to continue to be that "city with a small-town feel," its leaders need to be very cautious in going forward with growth plans. It's not good enough to just say those words; the city has to live up to its reputation in actions, and lowering the zoning for residential areas is a good first step.

Thank you in advance for your consideration,

Cathy Skendrovich

Zone of Action, available now from [Entangled Publishing](#)

Undercover with the Nanny, available now from [Entangled Publishing](#)

The Pirate Bride's Holiday Masquerade, available now at [Amazon](#) and [Literary Wanderlust](#)

The Pirate's Bride, available now at [Amazon](#) and [Literary Wanderlust](#)

Prisoner of Love, available now at [Amazon](#) and [Entangled Publishing](#)

[Newsletter](#)

[Website](#)

[Facebook](#)

[Twitter](#)

[Goodreads](#)

Shawn Nickel

From: Michael Keyes
Sent: Monday, June 28, 2021 9:55 PM
To: Shawn Nickel
Cc: chris@yorgasonlaw.com
Subject: FW: NO to Cherished Estates Rezone Request

From: Breanna Rittmann <breannarittmann@gmail.com>
Sent: Monday, June 28, 2021 9:16 PM
To: Michael Keyes <Mkeyes@staridaho.org>
Subject: NO to Cherished Estates Rezone Request

Hi Mr. Keyes,

I respectfully request the Star City Council DENY the proposed rezoning of Cherished Estates and keep the project zoned at R-2 for the following reasons:

- An arbitrary increase in density will create an undue burden on the existing infrastructure, including schools, roads and utilities.
- The proposed project far exceeds the surrounding land use density by 50% and the average lot size is 61% smaller.
- The proposed project will generate over 1,500 new vehicle trips per day and no traffic study has been included in the application documents. The increase in density will have a gross negative impact on the existing road infrastructure, which is already strained and may cause unsafe conditions for children attending Star Elementary School and utilizing Tom Erlebach Skatepark.
- Property adjacent to Plummer Rd. was down zoned in an attempt to mitigate future traffic congestion and increase capacity. It does not make public policy sense to increase density where a few blocks away residential density was reduced in order to mitigate future road congestion.

Additionally, my family and I moved here this year to escape the congested cities we once lived in hopes to provide our 9 month old son a safe place to play and explore. More housing is a good thing but not when traffic improvements and additional services (schools and utilities) are not accounted for in parallel.

Thank you,

Breanna Culleney
Lobo Creek

To: Mayor Trevor Chadwick, Star City Council Members (Kevin Nielsen, Jennifer Salmonsens, Michael Keyes, David Hershey), Shawn Nickel

From : Mark Priano – 1414 N Rook Way, Star, ID

Date: June 29, 2021

RE: Proposed Cherished Estates Development

I am writing in opposition to the above referenced proposed rezone for the following reasons:

- The density of the proposed project is extremely out of scale with the surrounding residential communities in this immediate area.
- A decision to allow this increase in density will create pressure and burdens to the existing infrastructure, including roads and utilities.
- The potential major traffic flow increase out of this development if approved at a major density increase over the three neighborhoods surrounding it will also increase safety concerns for all the families and kids using the childrens park on Rook Way. Knowing traffic could come down Shumard to Rook Way from a like development density wise of Lakepointe is one thing; potentially increasing it three-fold is a very bad idea.

The existing Zoning designation for the property is R2. Just because the property has a designation of 3-5 units/acre on the comprehensive plan doesn't mean squeezing in the maximum number of lots is in the best interest of the City or its residents. Growth is good; growth for the sake of growth while ignoring solid planning defeats the purpose of a well thought out community.

The proposed project far exceeds the density of the immediate neighborhoods and is in direct conflict with the Comprehensive Plan 8.4 (G) where it states "Encourage land uses that are in harmony with existing resources, scenic areas and natural wildlife area AND SURROUNDING LAND USES".

My understanding is the average density in the immediate surrounding neighborhoods is 1.99 units/acre. The average lot size is approximately 14,180 SF. The proposed project exceeds the surrounding land use density by 50% and the average lot size is 61% smaller.

The project is connected to the surrounding communities at three (3) locations which is why it is important to have uses with similar density. I believe from a land use planning perspective, higher density uses should not be permitted to be connected by vehicular traffic to lower density uses, per my point above with Shumard/Rook Way.

Higher density and smaller lots correlate directly with affordable housing. "Affordable housing" has a direct negative effect on local property values. At the same time, communities need to

have housing available at multiple price points. This proposed development is not right for this site based on the existing neighborhood developments and density. Based on the growth going on in Star, there appears to me to be alternative locations that could work in the overall scheme of the build out of this community. I see a new duplex development going in off Highway 44 and new apartments slated to arrive. The City can send a clear message that you will develop this city in the best way possible; this proposed development is not right at this location. My final comments below were taken from another letter writer who has done additional research etc. as I just arrived in December of 2020.

“The City should set forth criteria for building design, landscaping, signage and other aesthetic standards”

“Encourage the development of an aesthetically pleasing community”

“Development should satisfy community design standards”

The Applicant has not even submitted proposed plans or elevations for the proposed housing type for the project. Their website has no examples of single family homes. The applicant has not stated their intention to sell or rent the homes in the community. We already have one rental community in the neighborhood; we certainly don't need another one.

It is difficult to comprehend how small substandard homes on substandard lots surrounded by much larger lots will meet the intent of the City's Comprehensive plan objectives.

The site is ideally located for a larger lot luxury development and a builder/developer with luxury home experience may be a better fit for this site. We would strongly support a project meeting the current zoning designation of R2. *This is a great opportunity for the City to expand its inventory of higher priced homes.*

The number one issue in the public comments section of the Comprehensive plan survey overwhelmingly was essentially “too many vehicles for the current roads level of service” meaning the infrastructure was not keeping up with growth. This was followed closely by a desire to keep the “rural” feel of the City. *Residents have made it abundantly clear that infrastructure needs to be promoted over density.*

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In addition,

“It has long been held in Idaho that a Comprehensive Plan is a “guide”. It has also been litigated in Idaho that the Land Use Map is only one component to be considered when rendering a decision, not just the Land Use Map. The Land Use Map is not required to “mirror” zoning designations... It is the sole discretion of the City Council to determine the best zoning using the Comprehensive Plan as a guide”

We request the City Council make a motion and vote to DENY the rezone request.

R4 zoning is incompatible with the surrounding area and would be materially detrimental to the public health, safety and welfare.

I strongly encourage the Council to consider a lower density project on this site, more consistent with the surrounding communities and with lower impact on infrastructure.

Shawn Nickel

From: Pamela Eaker <pkeaker@yahoo.com>
Sent: Tuesday, March 2, 2021 3:27 PM
To: Shawn Nickel
Subject: New housing proposal

<

Subject: Proposed Home Developments on Floating Feather @ Star Rd. and Floating Feather West of Rook

Writing to let you know that I oppose the proposed development of 153 homes (Cherished Estates by Sterling Homes) on this approximately 40 acre parcel (south of Floating Feather and just west of Rook) as well as a similar proposal for homes (Paint Point) with the same requested zoning changes. I know the smaller parcel is up for consideration today March 2, 2021 with the larger parcel zoning variance to come at a later time both I have the same concerns regarding each location.

First and foremost the original zoning was R-2, and these developers are now requesting R-5, when homes in the surrounding areas of Lake Pointe, Yellowstone, and others are more in keeping with R-2 or R-4.

I understand developers wanting to wring out every last dime from investments, but some common sense needs to be applied to such as

- * Strain on traffic patterns
- * Strain on Fire, Police and Paramedic needs
- * Obvious strain on schools
- * Devaluation of surrounding homes

I'm new to star having moved from Southern California where I grew up on a chicken ranch, before the powers that be in that area decided to do mass quantity building, needless to say the area I grew up in no longer resembles anything from my childhood, in fact the only thing similar would be that you can now call it a "hood".

I visited Idaho 4 times before moving, but my decision to move came from my very first visit. I very much love the openness, country roads, fields of crops and animals (both domestic and wild) and a very definite sense of community.

I understand progress and have no problem with building, but my opinion is that it should be in keeping with the surrounding area and not be over built; as it is there is another high density community going in on Plummer, just south of Floating Feather.

My one neighbor who has lived in Idaho for several years told me that Idaho has a "dark skies" policy, this would adversely effect that as well.

So again I understand the need and want to develop but I am very much opposed to a variance from R-2 to R-5 being granted, rather I would favor an R-2 or R-3 being considered in order to maintain that lovely charm that is Star.

Sincerely

Pamela K. Eaker

Shawn Nickel

From: marlyn lara <brisadejair@yahoo.com>
Sent: Sunday, June 27, 2021 8:41 PM
To: Shawn Nickel
Subject: No to rezone request of Cherished Estates

We live in
Lobo Creek Subdivision.
1997 N Black Fire Pl

We respectfully request the Star City Council DENY the proposed rezoning and keep the project zoned at R-2 for the following reasons:

- * **An increase in density will create an undue burden on existing infrastructure, schools, roads and utilities.**
- * The proposed project far exceeds the surrounding land use density by 50% and the average lot size is 61% smaller.
- * The proposed project will generate over 1500 new vehicle trips per day and no traffic study has been included in the application documents. **The increase in density will have a gross negative impact on the existing road infrastructure, which is already strained and may cause unsafe conditions for children attending Star Elementary School and utilizing the park.**

We are not against the growth of the city of Star, but all this new building is happening so fast that the infrastructure, roads , utilities are not built for this amount of new houses.

I used to loved the tranquility of this place, now is horrible and frustrating because every where I go there is closed road because of a new subdivision or property tax increase because of the need of updating the schools, the roads , utilities etc...

Please take in consideration all this points and DENY the rezoning of the Cherished Estate.

Think in the future of the city of Star!!!

Shawn Nickel

From: Tasha Scachetti <tscachetti@gmail.com>
Sent: Tuesday, March 2, 2021 12:00 PM
To: Kevin Nielsen; Michael Keyes; David Hershey; Shawn Nickel; Jennifer Salmonsens; Trevor Chadwick
Cc: Marco Scachetti
Subject: Opposition of Cherished Estates

To whom it may concern,

I am writing you on behalf of the many Lake Pointe neighborhood home owners, in opposition of the Cherished Estates neighborhood.

We have four children and this connection to our neighborhood would no longer allow them to ride their bikes and play freely in our neighborhood. It would be beyond dangerous with this much traffic coming through.

We were devastated to hear that this neighborhood would be high density of 40 acres to house 153 homes. Easily over 300 more cars cutting through our quiet development and more congestion on Floating Feather.

While we understand that the city of Star is growing leaps and bounds, we would like to hope that we could keep less congestion on our streets and consider the safety for our children.

We plan on also attending the zoom City Council meeting to oppose this.

Please rethink this many homes being approved to be built by Sterling Builder just west of our neighborhood of Lake Pointe.

Sincerely,
Marco and Tasha Scachetti
Sent from my iPhone

Shawn Nickel

From: Susan Ramos <sushisu53@hotmail.com>
Sent: Friday, March 5, 2021 1:49 PM
To: Trevor Chadwick
Cc: Shawn Nickel
Subject: Proposal of Cherish Estates

To whom it may concern,

This letter is in regards to the proposed Cherished Estates on Floating Feather Rd. West of Lake Pointe subdivision.

After attending the meeting and questions were asked of Bonnie Layton and Brian from SterlingLand, many of the questions were not answered with certainty.

We in Lake Pointe are concerned about the Density being R2-R-4, possibly R-5. Star does not need to be overpopulated, overcrowding of our Schools, and the safety of our children and our Seniors with the traffic it will cause in our nice Community of Star.

Another concern is Cherished Estates roads do not allow for easy access from Floating Feather entrance to flow easily to rear portion of the Development. Most likely making Shumard Dr. their primary access. This is a big concern for the safety of children. With 300 plus more cars on what will become a very long straight thoroughfare, potentially causing high rates of speed thru Lake Pointe subdivision. Note: according to the plans a higher concentration of homes 70plus, are back by Shumard Dr. entrance.

Also according to the proposed plans, they have 2 Parks by the Floating Feather Rd. Entrance. It would make for a much safer Community to reverse that, putting the Parks in the back area, with better road access through the subdivision to the Parks, with fewer houses surrounding as shown in plans.

Bonnie and Brian also mentioned they were planning to start the Construction of Homes at Floating Feather entrance, making the second phase by Shumard Dr. Which would make Shumard Dr. the easy access for Construction Trucks to drive through the streets of our subdivision. Which is dangerous for residents of Lake Pointe due to our very narrow Streets. And after time ruin our roads.

So hopefully Shawn, you can understand our concern and not let this happen, Priority is: Safety First.

To conclude: We in the area believe our Property Values are at Stake, including Star, and might be better for our area to resemble more closely to the surrounding subdivisions. Also as Eagle and Meridian have. By way of fewer houses, larger lots.

The interest of many, supersede the interest of ONE.

Thank You, for your attention
In this matter,

Art and Susan Ramos
10301 W. Shumard Dr. Star
Lake Pointe

Sent from my iPhone

Shawn Nickel

From: clare goss <fxr_clare@hotmail.com>
Sent: Wednesday, March 10, 2021 10:06 AM
To: Trevor Chadwick; Shawn Nickel
Subject: Proposed Cherished Estates rezoning by Sterling Builders

March 10, 2021

RE: Proposed Cherished Estates high density housing development by Sterling Builders
(Vacant 40 acres west of Lake Point)

Mayor Trevor Chadwick
Star City Planner Shawn Nickel

We are very concerned about the proposed development being considered to be rezoned and built right next door to our community. As you know we are zoned R-2 and the new development is applying to make high density housing. Not to mention the more houses they can stuff in, the more it will affect the value on my home. Being zoned R-2 in Lake Point, it seemed it was to be a little bit of a rural atmosphere and now are being challenged by this new housing plan.

We live on Shumard Drive which will definitely be affected by this development in terms of additional traffic on my now peaceful street. From what I understand there will only be one entrance off of floating feather for them, which will leave open our entrance as an alternate for them to cut through onto Shumard.

I know we can not stop progress but would appreciate you taking into consideration our concerns with keeping the rezoning compatible.

Sincerely,

Steve and Clare Goss

Shawn Nickel

From: John Farley <j_r_farley@hotmail.com>
Sent: Tuesday, March 2, 2021 2:55 PM
To: Shawn Nickel
Subject: Quality of Life in Star

Shawn Nickel,

This email is in regards to zoning and development decisions in Star.

In order to maintain quality of life in Star I would request that you avoid zoning decisions that would result in more high density neighborhoods.

It is one thing to have high density on 1 or 2 acres but for larger parcels this would add up to a lot of homes, a lot of people, and a lot of cars.

We bought our home in an R-2 subdivision and were aware that the adjoining neighborhood and the adjoining 40 acre empty lot were both zoned R-2 as well. These facts were part of our purchase decision.

It is now our understanding that Sterling Builders is planning to build Cherished Estates on the 40 acre parcel on Floating Feather between Brandon and Rook. Their plan would dramatically increase the traffic on Shumard flowing through the Lake Pointe subdivision. I estimate that one-third of the drivers in the proposed plan would choose to drive through Lake Pointe on Shumard in order to get to Plumber.

Please keep the zoning for this 40 acre parcel as R-2 and require that Sterling Builders rework the plan so that the homeowners in the southern part of the parcel have a direct route to Floating Feather so they avoid driving through Lake Pointe.

Thank You

John and Andrea Farley
10156 W Golden Rain St
Star, ID 83669

Shawn Nickel

From: Shawn Nickel
Sent: Thursday, March 11, 2021 8:58 AM
To: Paul Jacobson
Subject: RE: Hello Shawn, my name is Paul Jacobson I live in Lakepoint development on feather. My question is the 40 acres west of me. What is the zoning of that parcel? Thank you!

Good morning Paul. The current Zoning Designation for that property is Residential (R-2) which currently allows a density of up to 2 units per acre. The City Comprehensive Plan Future Land Use Map shows that property as Neighborhood Residential 3-5 units per acre. It is my understanding that an application is forthcoming that will request a rezone to R-4 which would allow up to 4 units per acre, which would be in conformance with the Plan. The City Council would need to approve any rezone and subdivision application once submitted.

Hope this information is helpful.

Thanks.

Shawn

Shawn L. Nickel
Planning Director and Zoning Administrator City of Star snickel@staridaho.org
208-908-5455

-----Original Message-----

From: Paul Jacobson <pjacobson2@sbcglobal.net>
Sent: Wednesday, March 10, 2021 10:27 PM
To: Shawn Nickel <Snickel@staridaho.org>
Subject: Hello Shawn, my name is Paul Jacobson I live in Lakepoint development on feather. My question is the 40 acres west of me. What is the zoning of that parcel? Thank you!

Sent from my iPhone

Shawn Nickel

From: Dale Austin <austin173@comcast.net>
Sent: Friday, February 26, 2021 9:20 AM
To: Trevor Chadwick; Kevin Nielsen; Jennifer Salmonsens; Michael Keyes; David Hershey; Shawn Nickel
Subject: Rezoning Cherished Estates

I am writing to express my opposition to the rezoning of the property located at the intersection of Rook and Floating Feather. The property is called Cherished Estates and the builder/developer is proposing 153 new homes in a 40-acre plot. This far exceeds the R2 zoning currently applied to the property. Anything higher than R2 will adversely affect the Lake Pointe development/neighborhood and surrounding neighborhoods. The likelihood of adding approximately 306 more vehicles will also affect the area with increased traffic and noise. I urge you to keep the property zoned R2 and have the builder/developer revise his plans to keep the development in line with the surrounding area and the family values of Star. If you would like to have a face-to-face conversation, I am available.

Respectfully,
Dale Austin and Cheryl Garrison
1491 N Glen Aspen Pl
Star, ID 83669

206-830-8448

Shawn Nickel

From: Cheryl Garrison <orcagold@yahoo.com>
Sent: Friday, February 26, 2021 8:27 AM
To: Trevor Chadwick; Kevin Nielsen; Jennifer Salmonsens; Michael Keyes; David Hershey; Shawn Nickel
Subject: REZONING OF CHERISHED ESTATES

I am writing to you because some disturbing news has come to my attention. I need to express my total opposition to the rezoning of the property located at the intersection of Rook and Floating Feather.

The development is Cherished Estates and the builder/developer is proposing 153 new homes on 40 acres! The development I live in is about the same size acreage and we only have 79 homes. I believe it is currently zoned as an R2, but the developer wants to increase that to an R4-R5.

This would SO adversely affect my neighborhood and the surrounding neighborhoods in a huge way. Most households have 2 cars if not more. Traffic and noise would triple on Floating Feather and through our development of Lake Pointe as there will be a connecting road. With Legacy expanding its development to the East of us and this proposal to the West of us, I fear there will be nothing but continuous traffic and noise on Floating Feather and through our development. Not to mention the visitors and construction vehicles and contractors.

I moved here from Washington State to get away from the chaos. I fell in love with the country atmosphere and quietness of Star, and after living here for a year, I have seen nothing but huge developments going up everywhere! I am becoming more and more concerned as I witness the beautiful area that drew me to move here is disappearing rapidly.

I STRONGLY urge you to not consider rezoning for this developer. They are looking at dollar signs and we, that made the choice to move here for some peace, beauty and quiet, are only looking for just that.

Concerned citizen living in Lake Pointe

I am writing in regards to the housing development by Sterling Builders with plans to build on the vacant 40 acres to the west of Lake Pointe. Lake Pointe is zoned R2 and the bordering subdivisions and properties are zoned R2 and R4. My concern is should Sterling Builders apply for a zone change up to R5, which means more smaller homes, one could only imagine how many homes could be built on that property. It could mean possibly 150 homes and 300 (at least) cars traveling on Floating Feather and also winding through our streets.

I know we cannot stop the building, but we have major concerns of the additional traffic and safety to our community.

Please take this into consideration before approving a request for that property being rezoned.

We are willing to attend via in person or zoom City Council meetings to voice our concerns.

Thank you for reading and should you like to contact us, here are the numbers:

Larry Tavares 209-652-4101 *Larry Tavares*

Betty (BJ) Tavares 209-649-5270 *BJ Tavares*

Shawn Nickel

From: Fred Forbeck <fred.demotorhead@yahoo.com>
Sent: Wednesday, May 12, 2021 2:03 PM
To: Shawn Nickel
Subject: Zoning & Building Proposal for Parcel S0408212400

Dear Mr. Nickel, please keep the zoning for this parcel of land at the R2 zoning level. The builder purchased the lot knowing that it was R2 zoning. The city of Star has kept a tradition for the last 25 years keeping the R2 zoning areas integrity and development within the zoning restrictions. We live in the Lake Point parcel next to this lot & our parcel was kept at the R2 level when it was developed. The traffic and congestion is starting to get out of control on Floating Feather Road and we believe by limiting the amount of homes built on this parcel will help insure the safety and integrity of our community. In addition, this last year we were informed that the water levels have been lower than normal and want to make sure there is enough water for the areas that exist. In closing, we love Star and this small community and would like to keep it within reason. Please forward this note to all parties involved in the decision making. Thank you very much.
Regards, Fred & Debbie Forbeck

Shawn Nickel

From: Stephen Turner <164wrench@gmail.com>
Sent: Monday, June 28, 2021 4:20 PM
To: Shawn Nickel
Subject: Cherished estates

I writing you to put a stop to this rezone request.
For couple of reasons.

1. It's already not safe for people and children walking and waiting for school buses on floating feather. the speed limit is 40 which is higher than even state street itself. Crazy right. And for us that need to pull out on floating feather it's getting impossible and dangerous. I find it easier to pull out on state street. Someone's going to die. I don't want it to be one of my family or anyone.
And it would be harder to sell with all that traffic. P.S. the speed limit on floating feather should be twenty five just like state street. Thank you. Stephen Turner

Attention: City Council Members

C/O Shawn Nickel, Planning Director

RE: Cherished Estates

Dear Council Members,

I am writing in opposition to the above referenced proposed rezone for the following reasons:

The density of the proposed project is grossly out of scale with the surrounding community, will negatively affect local property values and is in conflict with the Comprehensive plan. (see attached map)

An arbitrary increase in density will create an undue burden on the existing infrastructure, including schools, roads and utilities and is in conflict with State Law.

The existing Zoning designation for the property is R2. Just because the property has a designation of 3-5 units/acre on the comprehensive plan doesn't mean squeezing in the maximum number of lots is in the best interest of the City. Growth for the sake of growth is the ideology of cancer.

The proposed project far exceeds the density of the immediate neighborhoods and is in direct conflict with the Comprehensive Plan 8.4 (G):

"Encourage land uses that are in harmony with existing resources, scenic areas and natural wildlife area AND SURROUNDING LAND USES" (Emphasis added)

The average density in the immediate surrounding neighborhoods is 1.99 units/acre. The average lot size is approximately 14,180 SF. ***The proposed project exceeds the surrounding land uses density by 50% and the average lot size is 61% smaller.***

The project is connected to the surrounding communities at three (3) locations which is why it is particularly important to have uses with similar intensity. From a land use planning perspective, higher density uses should not be permitted to be connected by vehicular traffic to lower density uses.

Higher density and smaller lots correlate directly with affordable housing. "Affordable housing" has a direct negative effect on local property values. The average home price in the Treasure Valley has increased between 30-55% except in Star where it has only increased 10% year over year (Per MLS Statistics). Star is also the only City in the Valley that has no minimum lot sizes specified per zoning designation. Star has far fewer homes for sale in the higher price ranges. Star also has no design review or rental restrictions in spite of the comprehensive plan objectives 16.4 and 16.5:

"The City should set forth criteria for building design, landscaping, signage and other aesthetic standards"

"Encourage the development of an aesthetically pleasing community"

"Development should satisfy community design standards"

The Applicant has not even submitted proposed plans or elevations for the proposed housing type for the project. Their website has no examples of single family homes. The applicant has not stated their intention to sell or rent the homes in the community. We already have one rental community in the neighborhood; we certainly don't need another one.

It is difficult to comprehend how small substandard homes on substandard lots surrounded by much larger lots will meet the intent of the City's Comprehensive plan objectives.

The site is ideally located for a larger lot luxury development and a builder/developer with luxury home experience may be a better fit for this site. We would strongly support a project meeting the current zoning designation of R2. *This is a great opportunity for the City to expand its inventory of higher priced homes.*

The number one issue in the public comments section of the Comprehensive plan survey overwhelmingly was essentially "too many vehicles for the current roads level of service" meaning the infrastructure was not keeping up with growth. This was followed closely by a desire to keep the "rural" feel of the City. *Residents have made it abundantly clear that infrastructure needs to be promoted over density.*

The proposed project will generate over 1,500 new vehicle trips per day and no traffic study has been included in the application documents. The increase in density will create an undue burden on the existing road infrastructure.

Star Comprehensive plan shows projected future levels of service for Star Road and Plummer Road from Floating Feather to be level "F" which is described as "very low speeds, long delays, volume exceeding capacity with stop and go traffic"

Floating feather is designated as an arterial per Comprehensive plan. A future 3 lane arterial will require a minimum 70' Right of Way. The existing RW is only 50'. The applicant has not proposed any additional right of way dedication to accommodate the need for future widening of Floating Feather Road.

Floating Feather road has become a rural improved arterial in an urban service area. The original design speed is not longer applicable. Additional vehicle trips and intersections have made the posted speed limit of 40 mph unsafe. The applicant has not proposed any turn lanes or acceleration/deceleration lanes.

Property adjacent to Plummer was down zoned in an attempt to mitigate future traffic congestion and increase capacity. It does not make public policy sense to increase density where a few blocks away residential density was reduced in an effort to mitigate future road congestion (as shown on the 3/22/2019 land use maps, comp plan traffic analysis page 7)

Idaho State Law requires governing agencies to analyze changes to proposed zoning ordinances to ensure they are not in conflict with adopted comprehensive plans and would not result in demonstrable adverse impacts on delivery of services of Schools, Transportation, Utilities and any other public service (Title 67 Chapter 65 Idaho statutes)

"Particular consideration shall be given to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services"

A rezone application is discretionary. Per the City comprehensive plan page 42, 8.2:

"It is important to remember that the comprehensive plan is just that, a plan. Unlike ordinances, which it subservient to, it is intended to be flexible and responsive to the communities' changing conditions."

In addition,

"It has long been held in Idaho that a Comprehensive Plan is a "guide". It has also been litigated in Idaho that the Land Use Map is only one component to be considered when rendering a decision, not just the Land Use Map. The Land Use Map is not required to "mirror "zoning designations... It is the sole discretion of the City Council to determine the best zoning using the Comprehensive Plan as a guide"

We request the City Council make a motion and vote to DENY the rezone request.

R4 zoning is incompatible with the surrounding area and would be materially detrimental to the public health, safety and welfare.

We would encourage the Council to consider a lower density project on this site, more consistent with the surrounding communities and with lower impact on infrastructure.

Respectfully,

Deanna Johnson

1345 N Glen Aspen Ave.

Star, Idaho, 83669

Shawn Nickel

From: arleta klaus <arletaklaus@yahoo.com>
Sent: Monday, April 12, 2021 2:51 PM
To: Trevor Chadwick; Kevin Nielsen; Jennifer Salmonsens; Michael Keyes; David Hershey; Shawn Nickel; arleta klaus
Subject: Cherished Estates proposed zone change from R2 to R4 (Property PAR #2400 OF NE4NW4 SEC 8 4N 1W #211000-R)

Good Afternoon,

I am contacting you regarding the zone change proposal of the Cherished Estates property, which is directly behind my home in WaterView Estates, our address is 10620 W Wild Iris St and the proposed subdivision is between my property and Floating Feather. (my back view)

We are extremely unhappy that the owners of the subdivision are asking to change from R2 to R4, the reasons are many, but it is very UNETHICAL that they are asking to change the status (after they completed the purchase) and are wanting to create a overcrowded subdivision that will cause issues and ugliness.

We are opposed to this change for many reason, the major being the following reasons:

1. **Traffic.** the current proposal filters over half the traffic into WaterView and LakePointe,
2. **Master Plan:** Stars Master plan was specifically developed with this property and LakePointe as areas for larger building lots, how can they request a change after the fact? and why overcrowd our neighborhoods?
3. **Overloading Schools and Star Infrastructure:** Keeping zoned at R2 allows for only 80 homes instead of 160 keeps Star a beautiful place to live, rather than a high density neighborhood.
4. **It is NOT similar to our surrounding Subdivisions:** The same 40 acres when overlay-ed by google maps into the neighboring areas show: WaterView 90 homes, LakePointe 83 homes, West Waterview 113 homes, BUT Cherished Estates wants to put in 160? NOT similar.
5. **Floating Feather is being overloaded with mass development already,** as the East end of Floating Feather is under massive development with over 700 homes in just 2 main areas.

The bottom line is: Star is being flooded with homes, which puts a burden on Star in every way possible, Lets manage Star's growth and follow the Master Plan, and ensure quality of life and not turn it into another Los Angeles.

Please ensure Cherished Estates in not allow to cheat, by proposing a subdivision as R2, then changing it to R4 after purchase and ruining my neighborhood, with unsightly crowded homes, traffic, just so they can make more money.

Thank-you for listening, please call me at 541-420-0687 if you have questions or comments.

Arleta Klaus
10620 W. Wild Iris St
Star, Idaho 83669

[etsy.com/shop/ArtzWear](https://www.etsy.com/shop/ArtzWear)

Shawn Nickel

From: dhoerler@cableone.net
Sent: Wednesday, March 10, 2021 6:01 PM
To: Trevor Chadwick
Cc: David Hershey; Kevin Nielsen; Jennifer Salmonsens; Michael Keyes; Shawn Nickel
Subject: Cherished Estates future development

Mayor, City Counselors and City Planner of Star,

We are writing this email to thank you for all that you do for the city of Star, such as managing the growth of our city.

Last year, my wife and I sold our house in the Reserve (behind Pinewood Lakes) and moved to Lake Pointe. We looked at various communities in Meridian, but ultimately chose to stay in Star. What we enjoy about living here is the open feel (not the congested developments in other cities).

Most recently, there was a meeting regarding Cherished Estates that is planned to be developed next to us. We welcome this new development and after some research feel that Sterling Homes will be an added value to the city.

It is our hope and desire that you will keep this area zoned as R4, allowing for a less congested living community. Should the developer desire the zone to be amended to R5 or above, we would be strongly opposed.

Since our house is located on Shumard Dr and will be an access point to Cherished Estates we have some concerns:

1. Increased traffic due to the layout of streets (as presented by Sterling Homes planner) – without direct access to Floating Feather Rd, the residents on the backside of Cherished Estates will be using Shumard.
2. When construction begins, contractors will most likely use Shumard as their entry and exit point. Having already lived through the build process in Lake Pointe with semi-trucks, cement trucks, construction workers traveling at excess speeds, etc. this would be an extreme annoyance.

We would propose working with the developer on placing signage that prevents construction vehicles and workers using the Shumard entrance.

Again, thanks to each of you for your dedication, time and work that each of you puts into running our city.

Warmest regards,
Dale and Jacquie Hoerler
10368 W Shumard Dr
208-391-0909

Shawn Nickel

From: Michael Keyes
Sent: Thursday, March 4, 2021 10:55 PM
To: Shawn Nickel; chris@yorgasonlaw.com
Subject: Fwd: Star ID - Our Future

Forwarding as this was addressed to me only.

From: Barry P <onlinepas99@gmail.com>
Sent: Thursday, March 4, 2021, 9:39 PM
To: Michael Keyes
Subject: Re: Star ID - Our Future

Mr. Michael Keyes

We are sending this email to share our concerns about Stars' zoning and development decisions to maintain a high quality of life

Our concern is high density zoning will drive down property values, greatly increase residential traffic and place a high burden on existing and the current and future service infrastructures (water, sewer, gas, power, roadways etc..) pushing them to the breaking point.

We decided to purchase in Star because we enjoy the wide-spaces, comfortable neighborhood, and plentiful green spaces. We were delighted that our home is in a R-2 zoned subdivision, plus our next-door neighborhood and the adjoining 40 acre empty lot are both zoned R-2.

After our ZOOM call regarding the Cherished Estates on the 40 acre parcel Sterling Builders is planning to develop and build homes on, we learned about their proposed plan to change this property to zone R-5. This would drastically change the number of homes within similar spaces as the adjacent established residential properties. As a result the proposed Cherished Estates will immediately negatively affect the surrounding homes by increasing traffic beyond what the roads are designed to efficiently manage, and significantly drive down home values. All of which makes Sterling Builders proposal for this property unacceptable.

We feel strongly that this property must remain as zone R-2 and that Sterling Builders must redesign their plan for Cherished Estates to match zone R-2 the neighborhood. We've spoken with many homeowners that will be directly affected by the proposed Cherished Estates plan and they are all in agreement with us.

We trust in your understanding and consideration of current home owners in Star when developing growth plans for this wonderful area. We will all be paying close attention to your decisions regarding how our community grows now and in the future.

We are grateful for the service and direction you have been elected to provide when representing Star as our voice.

Thank You

Barry and Elena Pasco
1285 N red Ash Ave Star ID

Shawn Nickel

From: Kusars <the4kusars@sbcglobal.net>
Sent: Tuesday, March 2, 2021 9:01 PM
To: Shawn Nickel
Subject: Opposition to Proposed High Density Cherished Estates

Dear Mr. Nickel,

We are writing to you in opposition of the proposed Cherished Estates 153 high density housing development by Sterling Builders in the vacant lot to the West of Lake Pointe Development. This seems like an awfully high number of homes in addition to the current homesites in the surrounding areas. We know that the City of Star is growing at a fast rate; however that area's development should be congruent to the number of homesites in the surrounding areas. Lake Pointe is zoned R2, the bordering subdivisions and properties are zoned R2 and R4.

If Sterling Builders can apply for a zone change up to R5 for that proposed development, that would mean a greater number of smaller homes which would mean double the amount of residents as well as double the amount of cars which would have access to cut through our subdivision near the Tot Lot area of Lake Pointe as well as congest Floating Feather. We know we cannot stop progress; however, we ask as concerned parents and homeowners, for that area's development be equal not greater in size to the surrounding subdivisions.

If allowed to make a zone change to R5 in that development, the rezone will change the character of our neighborhood and lead to more people, more traffic and safety issues. It may also cause our property values to decrease.

We are only requesting that the new proposed development in that vacant 40 acre lot be consistent with the zoning of bordering subdivisions.

Thank you for your time.

Sincerely,
Jason & Maria Kusar
Lake Pointe Subdivision

Shawn Nickel

From: C&P Emerson <usalbion266@gmail.com>
Sent: Monday, March 1, 2021 3:16 PM
To: Shawn Nickel
Subject: Cherished Estates

CHERISHED ESTATES PROPOSED DEVELOPMENT

Following our retirement several years ago, Pat and I decided to move to Idaho to enjoy our golden years. We had visited the state numerous times before and had found the people very welcoming. We decided to settle in Star and purchased a home in the Lake Pointe development, being aware that additional development would occur in the general area.

We put our trust in the current Star City Council that they would continue to honor the needs and wishes of the current residences as well as new individuals coming to the area.

We are aware that there is a new high density housing development named Cherished Estates proposed for the vacant 40 acres to the west of Lake Pointe. Pat and I are not opposed to new development, but are opposed to "high density" zoning in established residential area. Lake Pointe is zoned R2 and others in the area are zoned R2 and R4. Under the comprehensive plan submitted, the builder may apply for a zone change up to R5. If such a request is made and approved, it would result in smaller homes, which would have a negative effect on property values of all the homes in the area, in addition to a significant increase of traffic on Floating Feather. In looking at the current proposal, much of the new traffic would be directed through the Lake Pointe development since there would only be one entrance from Cherished Estates onto Floating Feather. If a request is made to rezone to R5 we would be strongly opposed!!!!

Thank you for the great service you are doing for all residences and not just the developers \$\$.



Chuck and Pat Emerson
10061 W Golden Rain St
Star
March 1, 2021

Shawn Nickel

From: Jan and Frank Rice <janandfrank83669@gmail.com>
Sent: Monday, March 1, 2021 11:39 AM
To: Shawn Nickel
Subject: Paint Point Subdivision (RZ-20-11/DA-20-26/PP-20-16/PR-20-06)

We are writing to voice our opposition to the referenced proposed project that you will be reviewing March 2, 2021.

We have reviewed the original submission by the developer and the subsequent revisions thereof and are dismayed that City Staff would be in support of a project that is completely incongruous with the zoning of existing residences (R2 & R3) that border the project. Should this project be approved we are very concerned for the precedent that it may set for future projects in the City be they infill projects, such as this one, or newly planned projects such as the Cherished Estates project on Floating Feather.

While we respect the fact that all developments, be they large or small, be given due consideration, we also feel strongly that it is the responsibility of City Staff to ensure that the long range good to the City and the current residents be taken into consideration when proposals that seek to maximize density are presented. The proposed Paint Point Subdivision stands in stark aesthetic contrast to the existing subdivisions to the North (N. Watershed Ave.) and to the West (N. Wild Mustang Pl.). In reading the public hearing testimonials from current residents this project has met with uniform disapproval; no resident support for this project could be found. As proposed, this project would seemingly benefit only the out of state owner/developer, and the nine families that would purchase these "entry level", "at around four hundred thousand" homes. (reference letter from developer/owner Rick Williams to Star City Counsel (sic) dated November 20, 2020)

We respectfully request that the City NOT approve this subdivision re-zoning request as submitted and further require that the owner/developer resubmit with a plan whose density and building styles are more compatible with the existing established communities that surround this site.

Respectfully,

Frank Rice / Jan Trost
10109 W Golden Rain St.
Star, ID 83669

Shawn Nickel

From: Trevor Chadwick
Sent: Friday, February 26, 2021 9:23 AM
To: Ryan Field; Shawn Nickel
Subject: FW: REZONING OF CHERISHED ESTATES

Trevor A. Chadwick
Mayor, City of Star
208-869-0426 (Cell)
208-286-7247 (Office)
10769 W. State Street
Star, Idaho 83669

"There can be no personal victory or triumph for those who serve here. There can be no individual defeat. No man or woman can rule here, or for any prolonged period impose his or her will upon others. **The only victor when we are wise – is Idaho. The only victim if we are unwise – is her People.**" Grandpa Jack M Murphy, Lt. Governor, Idaho, 1967-1975

From: Cheryl Garrison <orcagold@yahoo.com>
Sent: Friday, February 26, 2021 8:27 AM
To: Trevor Chadwick <TChadwick@staridaho.org>; Kevin Nielsen <Kn Nielsen@staridaho.org>; Jennifer Salmonsens <jsalmonsens@staridaho.org>; Michael Keyes <Mkeyes@staridaho.org>; David Hershey <Dhershey@staridaho.org>; Shawn Nickel <Snickel@staridaho.org>
Subject: REZONING OF CHERISHED ESTATES

I am writing to you because some disturbing news has come to my attention. I need to express my total opposition to the rezoning of the property located at the intersection of Rook and Floating Feather.

The development is Cherished Estates and the builder/developer is proposing 153 new homes on 40 acres! The development I live in is about the same size acreage and we only have 79 homes. I believe it is currently zoned as an R2, but the developer wants to increase that to an R4-R5.

This would SO adversely affect my neighborhood and the surrounding neighborhoods in a huge way. Most households have 2 cars if not more. Traffic and noise would triple on Floating Feather and through our development of Lake Pointe as there will be a connecting road. With Legacy expanding its development to the East of us and this proposal to the West of us, I fear there will be nothing but continuous traffic and noise on Floating Feather and through our development. Not to mention the visitors and construction vehicles and contractors.

I moved here from Washington State to get away from the chaos. I fell in love with the country atmosphere and quietness of Star, and after living here for a year, I have seen nothing but huge developments going up everywhere! I am becoming more and more concerned as I witness the beautiful area that drew me to move here is disappearing rapidly.

I STRONGLY urge you to not consider rezoning for this developer. They are looking at dollar signs and we, that made the choice to move here for some peace, beauty and quiet, are only looking for just that.

Shawn Nickel

From: Lynn Phillips <purplelynn2@yahoo.com>
Sent: Thursday, February 18, 2021 2:15 PM
To: Shawn Nickel
Cc: Art Ramos; Steve Phillips
Subject: Cherished Estates - East of Lake Pointe
Attachments: New Development East of Lake Pointe.jpg; STAR_MP_ZONING_MAP_22X34-ZONING_MAP_2018-02-09_(2).pdf

Hi Shawn. A few homeowners of Lake Pointe sub-division would like to have a meeting with you to discuss the proposed sub-division east of Lake Pointe (Cherished Estates). We attended the Neighborhood Meeting hosted by the developer and project manager for this new sub-division yesterday. At that meeting we were surprised by the proposed 153 homes on 40 acres (I included the proposed plot map). As you can see from the proposed plot map, the density of this sub-division is considered R-4 zoning. According to the Star zoning map from 2018, which I have included, the sub-divisions off Floating Feather are a R-2-DA zoning. Thus the purpose of our request to meet with you. Many homeowners from Lake Pointe are now aware of the proposed sub-division and have shared concerns regarding the proposed density, quality/size of the homes, traffic, etc. We did discuss concerns with the developer last night. However, we have no way to confirm or believe that our concerns will be taken into consideration or even shared with you and the City Counsel when it comes time for the City Counsel to review the application packet of Cherished Estates. If we could have 1 hour of your time in the next few weeks to meet with you we will be grateful. Thank you Shawn.

Lynn Phillips
Steve Phillips
Art Ramos
Suzie Ramos

Shawn Nickel

From: Toni Turner <tntfish222@gmail.com>
Sent: Saturday, March 13, 2021 8:56 AM
To: Trevor Chadwick
Subject: Cherished Estates Proposal

Good morning Mr. Mayor,

I am writing to express my opposition to the high density housing development called Cherished Estates proposed by the Sterling Brothers. I am a 4th generation Star resident and currently reside in Lake Pointe, land that was previously farmland. My family has seen the growth and changes that come with it. I'm not opposed to growth, but am opposed to the high density that is proposed. Because Lake Pointe roads will be extended to this new subdivision, it will invite more traffic through our subdivision. It will also add more into Floating Feather, Plummer and Star Road. Neither Floating Feather nor Plummer (or other roads north of the cemetery) are prepared for what could be an additional 300 or more cars that would start in this high density subdivision.

I'm asking that the Development be zoned at no more than R2.

Thank you for your consideration.

Toni Turner
10211 W Shumard Dr
Star

208.861.9969

Scope and Budget

The City of Star (Owner) desires to construct improvements to Highway 44 at the west end of town. Improvements include an additional east bound lane and sidewalk where it has yet to be constructed from Highbrook Way to Star Road, with an alternate for an additional west bound lane from the proposed Albertsons improvements at Highbrook Way to Star Road. Project funding is made available by the City through a proportionate share agreement in conjunction with the Idaho transportation Department (ITD).



City of Star – SH 44, Highbrook Way to Star Road
June 21, 2021

The following work items are not included within the Basic Scope of Work:

- 1) Environmental evaluation or investigation, detection, evaluation or assessment of hazardous materials
- 2) Right-of-Way plans, appraisals, acquisition, and easement support
- 3) Written NPDES Storm Water Pollution Prevention Plan (SWPPP) (to be provided by the project contractor)
- 4) Construction survey staking
- 5) Adherence to federal aid design and procedural standards
- 6) Publication costs
- 7) Public meetings and outreach
- 8) Construction material testing and construction staking
- 9) Geotechnical Investigation and Reports
- 10) Utility Coordination
- 11) ITD application fees

These items of work will either be performed by others, by the City, is not required for the project, or are considered Additional Services and can be provided on a time and materials basis.

The following engineering services shall hereby be provided as part of this Agreement for Engineering Services.

BASE TASKS

Task 1 – Project Management

- a) Project management includes general project administration services, which involves contract administration and monthly project/status reports.
- b) Deliverables include monthly progress reports.
- c) Design Coordination Meetings
 - Three design coordination meetings are included to coordinate design efforts with the Owner. These meetings include a kick-off, Preliminary Design (30% Design), and 95% Design.
 - These meetings will serve as an opportunity to review the design, receive Owner feedback and to coordinate design efforts for the next deliverable.
 - Attendance at these meetings will consist of the project manager and one other engineer.
 - Deliverables include design meeting agenda and minutes.

Task 2 – Design Survey

- a) The Consultant will provide a topographic design survey to incorporate surface features, visible utilities, and other utilities identified by Digline. Task includes research monuments that may be disturbed within roadway and research of existing right-of-way and adjacent ownership.
- b) City Responsibilities
 - Provide known record drawings for parcels along the improvements.

Task 3 – Preliminary Design (30% Design)

Task includes a concept level design (30%) to show general design features of planned improvements, which illustrates horizontal layout only of the existing and proposed roadway. Improvements will include lane additions, sidewalk, curb and gutter, stormwater improvements and streetlights.

- a) Services and deliverables associated with task include the following:
 - Preliminary Opinion of Construction Cost
 - Roadway horizontal layout (roll plot)
- b) City Responsibilities
 - Perform internal review of Preliminary Design deliverables

Task 4 – Drainage Analysis and Memo

Task comprised of looking at three drainage options for the project. The options available are roadside swale, a subsurface infiltration, or a piped system to a pond location.

- a) Services and deliverables associated with task include the following:
 - Stormwater drainage analysis and memo
- b) City Responsibilities
 - Perform internal review of deliverables

Task 5 – 95% Design.

Task includes advancing the plans and specifications to 95% complete. Deliverable shall be in PDF or electronic format. City will be responsible for transmitting plan sets to utility companies, and local agencies.

- a) Services and deliverables associated with task include the following:
 - Title Sheet
 - Typical Sections (1 sheet)
 - Roadway Plan and Profile Sheets 1" = 40' (6 sheets)
 - Detail Sheets (1 sheets)
 - Temporary Traffic Control Plan (2 sheets)
 - Pavement Markings (6 sheets)
 - Streetlight plans (6 sheets)
 - Bid Documents including Special Provisions

- b) 95% Opinion of Cost Estimate
- c) City Responsibilities
 - Transmitting plan sets to utility companies, and local agencies.
 - Perform internal review of deliverables

Task 6 – Idaho Transportation Department (ITD) Coordination

Task contains coordination with ITD and submitting the project per the ITD 2111, Right-of-Way Encroachment Application and Permit.

Services and deliverables associated with task include the following:

- ITD 2111
 - Plans
 - Drainage Memo

Task 7 – 100% Bid Documents

The Consultant will incorporate ITD comments into the 100% Bid Documents.

a) Services and deliverables associated with task include the following:

- Complete Bid Package
 - 100% Plans
 - 100% Specifications
 - 100% Opinion of Cost Estimate
 - Roadway Cross Sections

Task 8 – Bidding Services

a) Services and deliverables associated with task include the following:

- Provide bid advertisement to the Owner for advertisement of the Project
- Respond to questions received during the bid phase and issuing up to two (2) addenda
- Manage the bid documents including the list of plan holders
- Attend one pre-bid meeting with potential bidders
- Evaluate the bids and provide a recommendation of award to the Owner

b) City Responsibilities

- Attend pre-bid meeting
- Pay for bid advertisement costs

c) Assumptions

- Budgeting for bidding task includes one bid process and assumes award to one Contractor
- Electronic bidding will be used via QuestCDN

Task 9 – Construction Support

a) As directed by the Owner, the Consultant will provide construction support, which may include services, such as intermittent construction observation, shop

drawing review, responding to questions during construction, evaluating contractor pay applications, and project closeout support. Service fees for this task will be determined later.

Compensation

The Consultant will be compensated on a lump sum basis for Tasks 1 through 8 and Subconsultant. Task 9 includes the design for the west bound lane alternative and includes the additional cost for survey and design. Task 9 is not included in the total lump sum fee allocation summarized in the table below. Task 10 is shown on the table as well and will be determined after design is completed.

Summary of Professional Service Fees

Task	Description	Billing	Fee/Budget
Task 1	Project Management	LS	\$ 11,000
Task 2	Topographic Design Survey	LS	17,000
Task 3	Preliminary Design (30% Design)	LS	20,000
Task 4	Drainage Analysis	LS	14,000
Task 5	95% Design	LS	30,000
Task 6	ITD Coordination and Application	LS	14,000
Task 7	100% Bid Documents	LS	9,000
Task 8	Bidding Services	LS	14,000
Task 9	West Bound Improvements Add Alternate	LS	35,000
Task 10	Construction Support	LS/T&M	TBD
	Total Lump Sum (Tasks 1-8)		\$ 129,000

Schedule

The anticipated milestones for the overall project schedule are listed below. Schedule is based on one-week review periods for the City of Star.

- Notice to Proceed July 8, 2021
- Surveying Complete August 4, 2021
- Preliminary Design (30%) August 25, 2021
- 95% Design Submittal September 29, 2021
- Submit ITD 2111 September 30, 2021
- ITD Review October 20, 2021
- 100% Bid Documents October 27, 2021
- Project Bidding October 27, 2021