

NOTICE OF STAR CITY COUNCIL MEETING

Star City Hall
August 18, 2020
7:00 pm

AGENDA

1. CALL TO ORDER (Welcome)
2. PLEDGE OF ALLEGIANCE LED BY DAR & CAR
3. ROLL CALL
4. APPROVAL OF AGENDA (Approval of Agenda as it stands/Amend Agenda) Action Item
5. CONSENT AGENDA Action Items

*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. Regular Meeting Minutes of June 16, 2020
 - B. Women's Right to Vote Proclamation
 - C. Confirming Gerri McCorkle's Appointment to the Beautification Committee
 - D. Final Plat – American Star Subdivision, Phase 2 (FP-20-11)
6. OLD/NEW BUSINESS Action Items
 - A. Ordinance No. 311 Annual Appropriations
 - B. Public Hearing: 864 N. Star Road/Wilson Property Rezone & Development Agreement (RZ-20-08/DA-20-07)
 - C. Public Hearing: Greiner's Hope Springs Utility Vacation (VAC-20-01)
 - D. Star River Holdings Development Agreement Modification for Crystal Springs Apartments (DA-20-04 MOD) – **Table Indefinitely**
 - E. Public Hearing: Norterra Subdivision (Sample Property) Annexation & Zoning, Development Agreement, Preliminary Plat & Private Street (AZ-20-05/DA-20-05/PP-20-07/PR-20-03) - **Table to September 1, 2020**
 - F. Adopt response to ACHD 5-year Integrated Work Plan
7. REPORTS
8. ADJOURNMENT Action Item

**Star City Council
Meeting Minutes
June 16, 2020**

The regular meeting of the Star City Council was held on Tuesday, June 16, 2020 at 7:00 pm at Star City Hall, 10769 W. State Street in Star, Idaho. Mayor Trevor Chadwick called the meeting to order and all stood for the Pledge of Allegiance.

ROLL CALL: Councilmen David Hershey, Michael Keyes and Councilwoman Jennifer Salmonsens were present.

APPROVAL OF THE AGENDA: Keyes moved to approve the agenda with some updates that were done to the minutes. Hershey seconded the motion. All ayes. Motion carried.

CONSENT AGENDA: Keyes moved to approve the minutes of May 19 with some updates and amended the Ryken Meadow Subdivision conditions to amend condition 25 to read: The applicant agrees to contributions to Canyon Highway District No 4 when building permits are applied for, equivalent to the ACHD impact fees unless Canyon Highway District No 4 is able to collect its own impact fees for road impact in Canyon County. Hershey seconded the motion. Salmonsens mentioned that conditions 3 and 17 were the same on Ryken Meadows Subdivision conditions, so she would like to strike number 3. All ayes. Motion carried.

BUDGET / PRESENTATIONS:

Star Lions Club – They sponsor a food drive every year for Star Outreach. Star City Council entered their contest, they took first place and were presented with the Traveling Trophy 2020. The Mayor thanked the Lions Club for all they do for the community.

Western Alliance for Economic Development, Tina Gustaveson – Tina mentioned that she goes by the name of Wilson. They have been getting COVID-19 information out for businesses to re-open. Wilson has been meeting with local Star community groups, businesses and landowners to assess the needs of Star and work on business attraction projects. She would like to get further clarification on the City's Economic Strategic Development Plan. Wilson outlined some of their strategies and business intentions. They have not counted on any money from Star but would like to get on the budget for discussion. The Mayor mentioned that the budget had not yet been set and the public hearing would be August 4.

Star Sports Coordinator, Ron Weston – Weston gave the Council the budget from this year and numbers from last year. Due to the uncertainty of what will happen with COVID-19, the numbers are the same from last year. Weston discussed redirecting fees into new categories. Keyes wanted to clarify that Weston is tracking on a month to month basis, that the budget is not linear. Because of the refunds for COVID, it's difficult to have accurate numbers.

Star Maintenance Supervisor, Bob Little – Little's budget is based on the needs of equipment, not a stable amount. His budget is not absolute but built in for unforeseen emergencies. Keyes asked for an indication of what is needed year in and year out, and what could be potentially deferred if we went into a situation where we needed to cut back. Little listed a few things that could be cut but added that it's all determined on need. He also explained the need for different equipment, mowers and security cameras. The Mayor mentioned that we will be adding another park.

Star Recreation Coordinator, Kim Ingraham – Ingraham was able to keep a lot of the classes going this year, despite COVID-19, allowing people to choose whether to attend in person or via Zoom and using distancing for the camps. Ingraham talked about having more camps though out the year instead of only summer. She spoke about the new space that will hopefully be completed by the end of the year, which will provide a larger area for classes. Ingraham appreciated the new Resolution for fees, which will give more flexibility in class fees and paying instructors.

Star Police Department, Chief Jake Vogt – Chief Vogt detailed his budget plan and talked about adding an additional detective. Persons crimes have increased, so an additional detective would be able to focus on property crimes, allowing the other detective not to have to divide his focus between the two. Vogt talked about purchasing a radar trailer to address the speeding problem in Star, particularly along State Street. He explained the functions and how it would be able to communicate with other entities and give statistical traffic analysis beyond just speeding.

OLD/NEW BUSINESS:

Public Hearing – Moon Valley Estates Subdivision:

Applicant: Mark Tate, 1087 West River St, Ste 310, Boise, ID 83702. Tate read a letter from Idaho Transportation Department detailing the prior conditions and improvements they had agreed upon, stating that they had received approval from both ITD and Ada County Highway District, and the additional units would not require another Traffic Impact Study.

Public Testimony:

William Scott, 567 S Palmer Lane, Eagle ID, 83616. He is concerned about the traffic component and safe access after reviewing ACHD's projections that the addition of new subdivisions would create a significant increase of traffic. Scott believes there is insufficient access and length of road. He recommends that the intersection be developed and capacity validated before additional developments are approved. Scott is also concerned about maps on the website showing a road going through his property and tearing down a house he built. Building/Zoning Administrator, Shawn Nickel addressed Scott, explaining that the map will be revised and assured Scott that the road would not connect to Palmer Lane and run through his property.

Applicant Rebuttal: Tate addressed the traffic concern by stating that traffic volumes were studied by ACHD and the streets and intersections were found to be functioning properly. They will be doing their frontage improvements as part of ACHD's improvement conditions, and ITD is working on a more detailed plan for Highway 16 and State Street.

The Mayor closed the public hearing for deliberations. Keyes had some prior questions about the proportionate share agreements. His concerns have been adequately addressed and he's ready to move forward. Nickel would like to include in the modification of the Development Agreement the setbacks for the development, which would apply to the entire Moon Valley/Riverstone Development. All Council members were satisfied with the responses of the applicant and transportation departments. Hershey moved to approve with all modifications and conditions that were agreed on. Keyes seconded the motion. All ayes. Motion Carried.

Public Hearing – Moon Valley Commons Subdivision:

This hearing was done in conjunction with Moon Valley Estates. Keyes moved to approve with all modifications and conditions as stated. Hershey seconded the motion. All ayes. Motion carried.

Public Hearing – Rosti Farms Subdivision:

This was a continuation of a prior hearing due to material changes. When the Mayor asked regarding ex parte contact, Keyes mentioned that he has been exposed to, but not responded to, social media conversation particularly regarding the comprehensive plan.

Applicant: Becky McKay, with Engineering Solutions. 1029 N Rosario St, Meridian, ID 83642. McKay is representing Toll Southwest. The Applicant is seeking approval of an Annexation and Zoning including a Rezone from Mixed Use, Preliminary Plat for a proposed resident and commercial subdivision. They had their public hearing in February and there were issues concerning transportation and providing mixed used components beyond the neighborhood commercial that was initially proposed. ITD had been in conversation with the City of Star and their staff and were evaluating Floating Feather and Highway 16 intersection to determine what possibilities there were for a permanent overpass. One of the improvements that is currently ongoing is the signal at Plummer Rd and Highway 44, which should be operational by the end of July. McKay did a recap of the plans that were previously brought before the Council, along with a workshop they did after gathering information from commercial real estate brokers, ITD and Kittelson & Associates. McKay detailed their plan for different designs for a roundabout and access points and all the changes that were made based on the recommendations. She believes that the new plan satisfies the vision of Star and the things the Council had asked for and been concerned about, that it also meets the conditions of our ordinances, the neighborhood residential designation on the comprehensive plan, the compact residential, and the mixed-use component of office, commercial or residential. McKay believes that this plan also shows their willingness to create a development that furthers the vision of Star and leaves the door open for future permanent access and not just short-term access. Salmonsens asked if they would be willing to put one of the City's entry signs in the commercial area. McKay replied that it was already in the plan. Salmonsens also asked about a multi-use pathway along Drainage District No 2, if they had agreed to the pathway. McKay replied that she met with Drainage District Board and explained their plans for that pathway. Salmonsens asked if they had a plan for streetlights along Floating Feather. McKay answered that they did not submit streetlight plans but understood it would be required at Final Plat and she explained their plans. Keyes brought up high-density housing and asked where they would put it in their plan. McKay answered that they have no plans for the mixed-use area but will come back with a site-specific plan that meets the requirements. Keyes also asked about the letter that they were handed and if they would like to comment on how it complies with the comprehensive plan. McKay detailed the elevation, lot lines, tree lines and open space. Hershey thanked McKay for the illustration and for taking the worst-case scenario in the proposal, and for including commercial residential. He would like to see a condition that they cannot change to anything other than commercial until the other nine phases are developed. McKay replied that it would be the last phase anyway, so that was acceptable. Keyes had an additional question about the landowner. The plans showed the owner as a different person than the County Assessor had recorded. It was confirmed that the current owner is Josh Kenny. Keyes asked if it's known what his intentions were with that property. The Mayor said Kenny could sign up and address that during public testimony. The Mayor asked if the intent for the pathways was to have them all asphalted or concreted and McKay confirmed that was correct. The only thing that would be gravel would be the access on the North boundary for maintenance. The Mayor asked about the proportionate share and would like to put the dollar amount in the Development Agreement for each phase. McKay agreed to that and offered to provide her phasing plan to Nickel. The Mayor expressed appreciation to them for maintaining the access for the future intersection, which allows the City to have viable access to the highway system for the future. McKay supported that and mentioned the 3 steps to this process: first getting Floating Feather built, second establishing access that ITD is allowing, and the third step would be making it something permanent that meets the City's needs.

Public Testimony:

Steve Young, 906 N Pollard Lane, Star, ID 83669. Young expressed that he and his wife are supportive of the project. He is concerned about growth and wants to make sure it's a quality community. He is pleased with the changes and spoke in favor of the proposal.

Ryan Cantlon, 950 W Bannock St, Ste 420, Boise, ID 84702. Cantlon went independently and talked with developers in town who have active projects and asked if the area was enlarged, what they think would be the proper location. The consensus was on the North side, based on access and traffic flows.

Michael Prenn, 1875 N Mountain Vista Lane, Star, ID 83669. Prenn is the one who sent the letter that was referenced earlier. He said he does not feel that the project follows the comprehensive plan, using examples such as lot sizes and transition, trees, and flood plains. He would like to see the plan followed more closely as he sees it, and to make the plots ½ to 1-acre plots.

Josh Kenny, 8675 W Floating Feather Rd, Star ID 83669. Keyes asked if it was his intention to add more lots going forward. Kenny answered that his plan is to just build his own home and use the rest of the property as agriculture but reserves the right to develop as time goes on, but has no plans for the near future.

Applicant Rebuttal: McKay replied that the comprehensive plan is a guiding document determined by the courts but the implementing document is the Unified Development Code. McKay went through Prenn's concerns and explained how she feels their project is following the comprehensive plan. Keyes asked if there were any requirements from the ditch companies to remove trees. McKay replied that other than removing some dead trees, there was no requirement along the Foothill's ditch. Keyes asked if McKay would consider making it a condition to retain the trees. McKay replied she would. Keyes also mentioned a recommendation for retaining open style fencing. McKay replied that it was a requirement and is in the plan. Nickel added the definition of transitional lot or property from the new UDC that was approved.

The Mayor closed the public hearing and went into deliberations. Keyes said that he had spent a lot of time in the comprehensive plan and read some passages from the plan that supported the Applicant. When Keyes put the testimony against the plan, he believes it's in compliance with the comprehensive plan and ordinances. Hershey agreed with Keyes, commended the Applicant with the changes they've made and feels there is a good compromise. Salmonsens agreed with the other Council members that it meets the comprehensive plan with the changes that were made. Keyes amended his comments to echo the Council that this project respected the City's vision. Keyes moved to approve with the two conditions agreed to by the applicant, of retaining the trees and the open concept fencing. Hershey seconded the motion. All ayes. Motion carried.

Public Hearing – Star River Holdings: Tabled to August 18th per the applicant's request.

The Council took a five-minute recess.

Public Hearing – Canopi Estates Subdivision:

Applicant: Mary Jane Marlow 485 S Winslow Bay, Star, ID 83669. The Applicant was seeking approval of an Annexation and Zoning and a Preliminary Plat for a proposed residential subdivision consisting of 15 residential lots and 3 common lots. Marlow explained the lots, parkways, trees, the two phases and how they are consistent with our comprehensive plan. They will also be putting together a streetlight plan. They have received approval from ACHD, Star Fire, HRM Pipeline and ITD with standard conditions. She will be purchasing the abandoned New Hope property and will make it a common area. The Mayor asked for clarification of the where the access would be. Marlow corrected an error in the staff report that mentioned commercial – she confirmed there would

be no commercial. Keyes asked about a map where it appeared there was a road plotted for lots, and she replied that it would be updated to match her current plan. Salmonsens asked what their plans were for fencing. Marlow replied that there would be fencing but wasn't sure what kind. Salmonsens asked if they had received a response from the ditch company. Marlow confirmed and they had asked for an easement on either side. Salmonsens asked if there were any issues with irrigation. Nickel answered that it's in the letter. Nickel asked about the access to New Hope and what the plans were for a turnaround once the access goes away. There was discussion about the type of turnaround, and it was determined that there would be a condition made to revise the plan on the Preliminary Plat and be approved by Star Fire. No public testimony.

The Mayor closed the public hearing and went into deliberations. Keyes moved to approve with the condition of approval that an updated letter from the Fire Department is received, accepting the proposed turn around at the North end on the abandonment of Beacon Light right of way. Hershey seconded the motion. All ayes. Motion carried.

Public Hearing – Recreation Fees Indoor and Outdoor:

Applicant: Mayor Trevor Chadwick. This proposal streamlines the fee processes by creating a new schedule of fees for both indoor and outdoor recreational activities, classifying age group fees, material kits fees, uniform fees, and instructor/referee fees, establishing non-resident fees, and adding a processing fee for refunds. The Mayor read the proposed list of fees. Salmonsens asked about umpires and referees, whether they were paid per referee or per game. The Mayor responded that it was per individual, where referees in the same game could be paid different amounts. Keyes pointed out that the resolution has been written "not to exceed" so there would be a range and flexibility of fee structure. No public testimony. The Mayor closed the public hearing. Keyes moved to approve the proposal. Salmonsens seconded the motion. All ayes. Motion carried.

Executive Session: Keyes moved for the Council to go into the Executive Session. Salmonsens seconded the motion.

Adjournment: The Mayor adjourned the meeting at 10:12 pm and The Mayor and Council went into the Executive Session.

Approved:

Respectfully submitted:

Trevor A. Chadwick, The Mayor

Meredith Hudson, Deputy City Clerk



WOMEN'S RIGHT TO VOTE CELEBRATION PROCLAMATION

WHEREAS, the City of Star commemorates the ratification of the 19th Amendment to the Constitution, which secured for women the right to vote, and

WHEREAS, the anniversary of this milestone is an appropriate time to reflect on the accomplishments of women in every facet of America life, and

WHEREAS, it is an opportunity to honor women for their leadership in service to their families, their communities, and the Nation, and

WHEREAS, in the spirit of the 19th Amendment, we must continue to seek an environment of opportunity for all women, and

WHEREAS, today, we celebrate the dedication of the women who struggled and persevered and for the countless ways that women strengthen our Nation.

NOW THEREFORE, BE IT RESOLVED, that the City of Star recognizes the commemoration of August 26, 1920, on which the women of American won their right to vote, and as an opportunity to continue to work for equal rights for ALL citizens.

IN TESTIMONY WHEREOF, I have hereunto set my hand
at city hall in the City of Star this eighteenth day of
August, in the year two-thousand and twenty.


Trevor A. Chadwick, Mayor



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, City Planner 

MEETING DATE: **August 18, 2020**

FILE(S) #: FP-20-11 Final Plat, American Star Subdivision Phase 2

REQUEST

Applicant requests approval of the American Star Subdivision Final Plat, Phase 2. The subdivision is generally located north of State Hwy. 44, south of Floating Feather Road and east of Plummer Road in Star, Idaho. Ada County Parcel #S0409223003.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE

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

OWNER/APPLICANT

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

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3)
Acres -	15.59
Residential Lots -	45
Common Lots -	8
Commercial -	N/A

HISTORY

May 16, 2006	Council denied an application for a Comprehensive Plan Map Amendment. The application also included Annexation and Zoning.
September 5, 2006	The Applicant provided an amended application for Comprehensive Plan Map Amendment, Annexation and Zoning. Council tabled the application to September 19, 2006.
September 19, 2006	Council unanimously approved annexation, zoning of Residential (R3),

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

GENERAL DISCUSSION

The Final Plat complies with the approved Preliminary Plat.

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

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

Setbacks for Residential (R3):

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

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

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

The property is affected by several irrigation canals and ditches: the Klondike Drain located on the

eastern boundary, Drainage District #2 drain traverses the property and the Middleton Mill canal is

located at the southeast corner of the property. Drainage District #2's drain will be used as an amenity for the residents with connecting pathways and a pedestrian/bridge crossing north to south.

- Public Streets

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

A Traffic Impact Study has been done for this subdivision.

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

There are no private streets within this subdivision.

Blocks Lengths not to exceed 500'

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

Sidewalks

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

Lighting

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

Street Names

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

- *Public Uses Proposed:*

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

- The Council voted 4 to 0 to approve PP-18-02 Preliminary Plat for the American Star Subdivision with the 15 Conditions of Approval with the addition of 1) to direct staff that occupancy not be allowed/approved until signalization at Plummer Road and Highway 44, 2) the condition of the elimination of flag lots as specified by the Fire Department is

completed, 3) condition that a stub street be added to the northeast portion of the property for future connection, 4) piping for delivery of water to accommodate the request of the neighbors to the west and also over to the Klondike drainage be installed as well, and 5) a barricade be placed at Ringle Creek and only to be removed by ACHD. The 500' block length requirement was waived. – **The traffic signal has been installed and is operational.**

Staff analysis of Final Plat Submittal:

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

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

Streetlights – **Streetlight design has not been submitted with this application. A plan shall be submitted to the City for review prior to approval of the Final Plat application. The City should review the design to determine compliance with Dark Sky requirements.**

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on August 27, 2019.

July 21, 2020	Keller Associates	Checklist with Conditions
August 5, 2020	West Ada School District	Standard Letter
July 21, 2020	Drainage District #2	Standard Letter

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

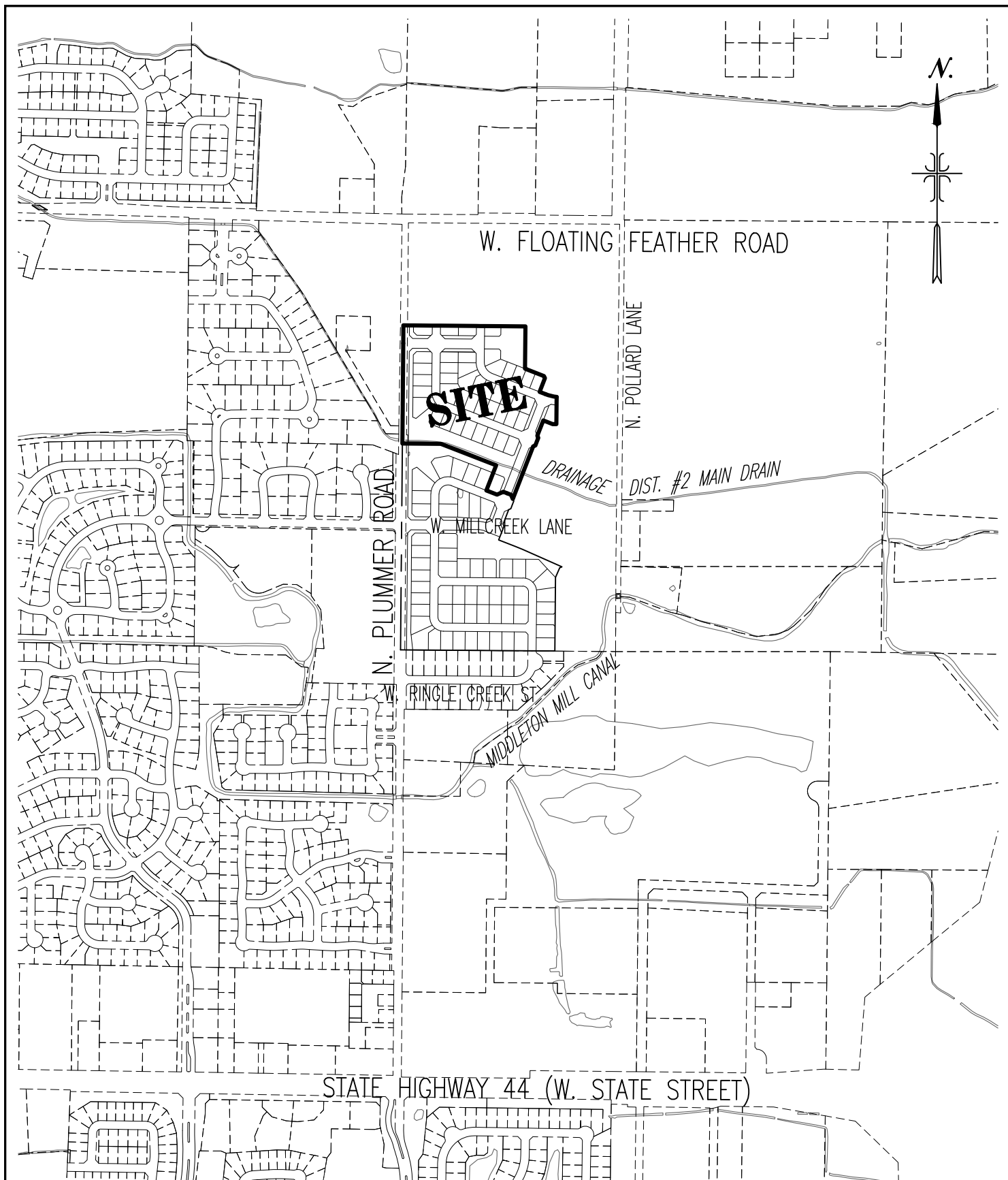
CONDITIONS OF APPROVAL

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

12. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
13. A sign application shall be submitted to the City for any subdivision signs.
14. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
15. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
16. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
17. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
18. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
19. All common areas shall be maintained by the Homeowners Association.
20. A barricade is required to be placed at the south end of N. Garnet Creek Avenue, to be removed only by ACHD.
21. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council approved File # FP-20-11 American Star Subdivision, Final Plat, Phase 2 on _____, _____. 2020.



AMERICAN STAR SUBDIVISION NO. 2

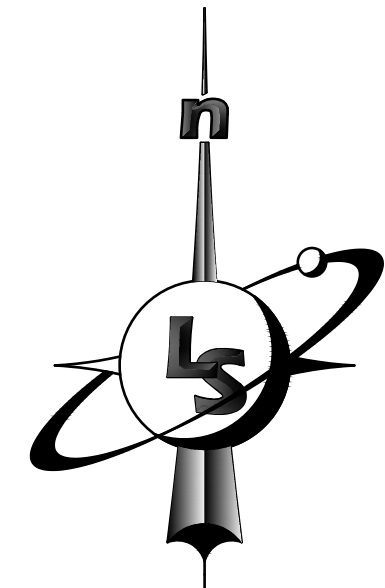
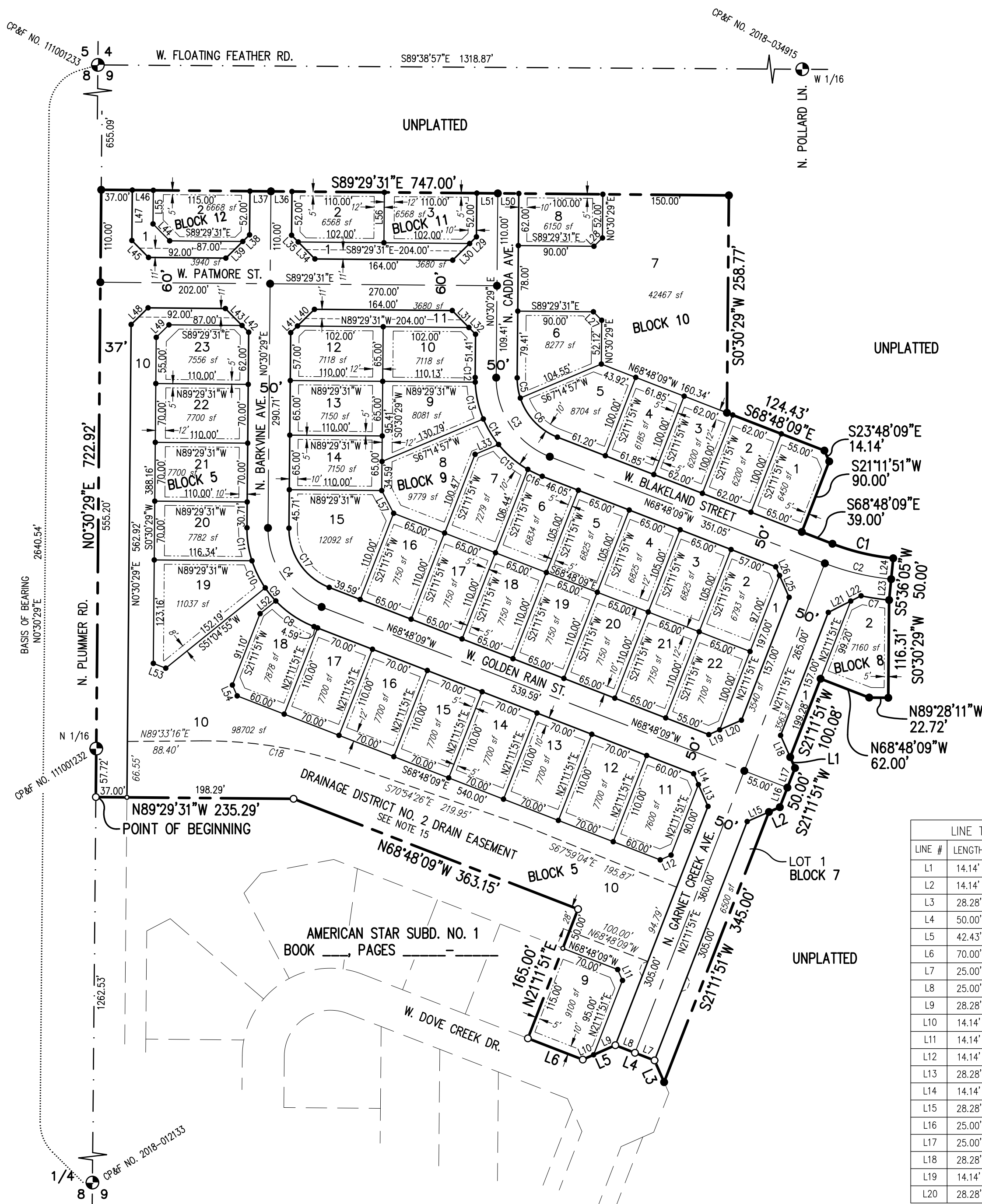
1" = 800'

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.
STAR, ADA COUNTY, IDAHO

AMERICAN STAR SUBDIVISION NO. 2

A PARCEL OF LAND BEING A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 9,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2020

BOOK _____, PAGE _____



SCALE: 1" = 100'

LEGEND

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

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY PIONEER DITCH COMPANY, LTD. IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND INDIVIDUAL LOTS SHALL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITY, TO BE PAID THROUGH FEES ASSESSED BY THE HOMEOWNERS ASSOCIATION. PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE AMERICAN STAR HOMEOWNERS ASSOCIATION.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
- LOT 10, BLOCK 5; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1 & 11, BLOCK 9; LOT 7, BLOCK 10; LOT 1, BLOCK 11; AND LOT 1, BLOCK 12 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE AMERICAN STAR HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF DEVELOPMENT AGREEMENTS RECORDED AS INSTRUMENTS NOS. 104096519 AND 110048412, RECORDS OF ADA COUNTY, IDAHO.
- LOT 10, BLOCK 5 AND LOT 7, BLOCK 10, OR A PORTION OF SAID LOTS, ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR AMERICAN STAR SUBDIVISION, RECORDED AS INSTRUMENT NO. 107030954, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE SUBSEQUENTLY AMENDED.
- REFER TO RECORD OF SURVEY NO. 11363, ADA COUNTY RECORDS, FOR ADDITIONAL SURVEY INFORMATION.
- DIRECT LOT OR PARCEL ACCESS TO N. PLUMMER ROAD IS PROHIBITED.
- A PORTION OF LOT 10, BLOCK 5 IS SUBJECT TO AN EASEMENT FOR OPERATION AND MAINTENANCE OF A DRAINAGE DISTRICT NO. 2 DRAIN. PER DRAINAGE DISTRICT NO. 2, THIS EASEMENT IS DEFINED AS EXTENDING TWENTY-FIVE (25.00) FEET FROM THE TOP OF BANK ON EACH SIDE OF THE DRAIN.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	BEARING
C1	74.64'	275.00'	15°33'00"	S76°34'39"E
C2	81.44'	300.00'	15°33'14"	S76°34'46"E
C3	120.97'	100.00'	69°18'38"	S34°08'50"E
C4	120.97'	100.00'	69°18'38"	S34°08'50"E
C5	24.43'	75.00'	18°39'58"	S84°39'31"E
C6	66.29'	75.00'	50°38'39"	S43°28'49"E
C7	33.77'	325.00'	5°57'11"	S81°22'59"E
C8	55.19'	125.00'	25°17'45"	S56°09'17"E
C9	20.02'	125.00'	9°10'38"	S38°55'05"E
C10	36.03'	125.00'	16°30'57"	S26°04'18"E
C11	39.97'	125.00'	18°19'18"	S8°39'11"E
C12	5.60'	125.00'	2°33'54"	S0°46'29"E
C13	45.15'	125.00'	20°41'37"	S12°24'14"E
C14	35.47'	125.00'	16°15'37"	S30°52'52"E
C15	45.97'	125.00'	21°04'23"	S49°32'51"E
C16	19.02'	125.00'	8°43'06"	S64°26'36"E
C17	90.73'	75.00'	69°18'38"	S34°08'50"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.14'	S23°48'09"E
L2	14.14'	S66°11'51"W
L3	28.28'	N23°48'09"W
L4	50.00'	N68°48'09"W
L5	42.43'	S66°11'51"W
L6	70.00'	N68°48'09"W
L7	25.00'	N68°48'09"W
L8	25.00'	N68°48'09"W
L9	28.28'	S66°11'51"W
L10	14.14'	S66°11'51"W
L11	14.14'	S23°48'09"E
L12	14.14'	S66°11'51"W
L13	28.28'	S23°48'09"E
L14	14.14'	S23°48'09"E
L15	28.28'	S66°11'51"W
L16	25.00'	S21°11'51"W
L17	25.00'	S21°11'51"W
L18	28.28'	S23°48'09"E
L19	14.14'	S66°11'51"W
L20	28.28'	S66°11'51"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	29.94'	S63°06'36"W
L22	13.81'	S63°06'36"W
L23	25.00'	S5°36'05"W
L24	25.00'	S5°36'05"W
L25	28.28'	S23°48'09"E
L26	11.31'	S23°48'09"E
L27	14.14'	S44°29'31"E
L28	14.14'	N45°30'29"E
L29	11.31'	N45°30'29"E
L30	28.28'	N45°30'29"E
L31	28.28'	S44°29'31"E
L32	11.31'	S44°29'31"E
L33	30.34'	N67°14'57"E
L34	28.28'	S44°29'31"E
L35	11.31'	S44°29'31"E
L36	25.00'	S89°29'31"E
L37	25.00'	S89°29'31"E
L38	11.31'	S45°30'29"W
L39	28.28'	S45°30'29"W
L40	28.28'	N45°30'29"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	11.31'	N45°30'29"E
L42	11.31'	S44°29'31"E
L43	28.28'	S44°29'31"E
L44	28.28'	S44°29'31"E
L45	28.28'	S44°29'31"E
L46	25.00'	S89°29'31"E
L47	60.00'	N0°30'29"E
L48	28.28'	N45°30'29"E
L49	21.21'	N45°30'29"E
L50	25.00'	S89°29'31"E
L51	25.00'	S89°29'31"E
L52	24.09'	N51°04'55"E
L53	15.87'	N68°48'09"W
L54	14.14'	N23°48'09"W
L55	40.00'	N0°30'29"E
L56	60.00'	N0°30'29"E
L57	30.55'	S27°36'27"E

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY OF AMERICAN STAR SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 11363, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

AMH DEVELOPMENT, LLC
DEVELOPER
LAS VEGAS, NV

ENGINEERING
SOLUTIONS
MERIDIAN, IDAHO

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



AMERICAN STAR SUBDIVISION NO. 2

BOOK ____, PAGE ____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

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

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

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID W ½ OF THE NW ¼, ALSO BEING THE SOUTHWESTERLY CORNER OF AMERICAN STAR SUBDIVISION NO. 1, AS SHOWN IN BOOK ____ OF PLATS ON PAGES ____ THROUGH ____, RECORDS OF ADA COUNTY, IDAHO, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 9 BEARS N 0°30'29"E A DISTANCE OF 2640.54 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID W ½ OF THE NW ¼, ALSO BEING THE WESTERLY BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 1, N 0°30'29"E A DISTANCE OF 1262.53 FEET TO THE NORTHWESTERLY CORNER OF SAID AMERICAN STAR SUBDIVISION NO. 1, THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY N 0°30'29"E A DISTANCE OF 722.92 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°29'31"E A DISTANCE OF 747.00 FEET TO A POINT;

THENCE S 0°30'29"W A DISTANCE OF 258.77 FEET TO A POINT;

THENCE S 68°48'09"E A DISTANCE OF 124.43 FEET TO A POINT;

THENCE S 23°48'09"E A DISTANCE OF 14.14 FEET TO A POINT;

THENCE S 21°11'51"W A DISTANCE OF 90.00 FEET TO A POINT;

THENCE S 68°48'09"E A DISTANCE OF 39.00 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 74.64 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°33'00"AND A LONG CHORD BEARING S 76°34'39"E A DISTANCE OF 74.41 FEET TO A POINT;

THENCE S 5°36'05"W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 0°30'29"W A DISTANCE OF 116.31 FEET TO A POINT;

THENCE N 89°28'11"W A DISTANCE OF 22.72 FEET TO A POINT;

THENCE N 68°48'09"W A DISTANCE OF 62.00 FEET TO A POINT;

THENCE S 21°11'51"W A DISTANCE OF 100.08 FEET TO A POINT;

THENCE S 23°48'09"E A DISTANCE OF 14.14 FEET TO A POINT;

THENCE S 21°11'51"W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 66°11'51"W A DISTANCE OF 14.14 FEET TO A POINT;

THENCE S 21°11'51" W A DISTANCE OF 345.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 23°48'09"W A DISTANCE OF 28.28 FEET TO A POINT;

THENCE N 68°48'09"W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 66°11'51"W A DISTANCE OF 42.43 FEET TO A POINT;

THENCE N 68°48'09"W A DISTANCE OF 70.00 FEET TO A POINT;

THENCE N 21°11'51"E A DISTANCE OF 165.00 FEET TO A POINT;

THENCE N 68°48'09"W A DISTANCE OF 363.15 FEET TO A POINT;

THENCE N 89°29'31"W A DISTANCE OF 235.29 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 15.59 ACRES.

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

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

TYSON WILLIAMS
VICE PRESIDENT – CONSTRUCTION

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

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


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

NOTARY PUBLIC FOR IDAHO
RESIDING AT EAGLE, IDAHO
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

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

CLINTON W. HANSEN
PLS 11118



AMH DEVELOPMENT, LLC
DEVELOPER
LAS VEGAS, NV

AMERICAN STAR SUBDIVISION NO. 2

BOOK ____, PAGE ____

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

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

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CENTRAL DISTRICT HEALTH

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

CENTRAL DISTRICT HEALTH

CERTIFICATE OF COUNTY TREASURER

I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 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.

COUNTY TREASURER

DATE

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

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

COUNTY SURVEYOR

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK __M., THIS _____ DAY OF _____, 20____, IN MY OFFICE AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____.

DEPUTY

EX-OFFICIO RECORDER

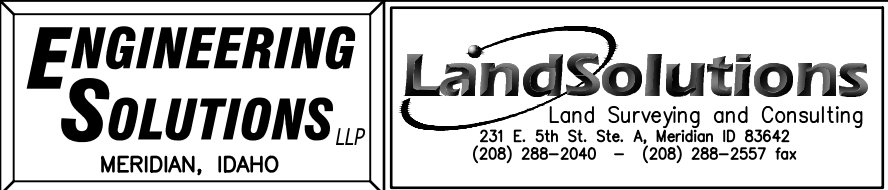
APPROVAL OF CITY COUNCIL

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

STAR CITY CLERK



AMH DEVELOPMENT, LLC
DEVELOPER
LAS VEGAS, NV



American Star Subdivision No. 1 Project Narrative

AMH Development, LLC., hereby applies for Final Plat approval for American Star Subdivision No. 2, consisting of 45 single-family residential lots and 8 common lots on 15.59 acres of land. Located at 1078 N. Plummer Road, the land was annexed with a zoning of R-3 in 2006. The gross density of this phase is 2.89 units per acre, with lots ranging in size from 6,150 square feet to 12,092 square feet. The landscaped/common area for this phase totals 3.81 acres, 24.4 percent of the total site. The amenities within this phase include landscaped common areas, pathways, and playground equipment.

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

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



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: American Star
Subdivision No. 2 Phase: 2 Date: 07/29/2020
Developable Lots: 45 Review No: 2
Developer: AMH Development, LLC
Tel: 208.871.0004 Fax: _____ Email: _____
Engineer: Engineered Solutions, LLP
Tel: 208.938.0980 Fax: _____ Email: _____
Property Address: N Plummer Road and W Floating Feather Road
Reviewed By: Kelsie Styrlund, E.I., Keller Associates
Review Check By: Ryan V. Morgan, P.E., Keller Associates

FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2			X	Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
3	X			Provide (1) copy of the "Preliminary Plat Findings of Fact and Conclusions of Law".
4	X			Landscape plan provided.
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7	X			Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping.
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within



West Ada

SCHOOL DISTRICT

August 5, 2020

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

RE: American Star Sub Phase 2
File No.: FP 20-11

Dear Planners:

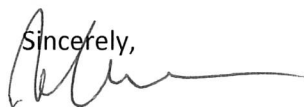
Joint School District No. 2 (dba West Ada School District) has experienced significant and sustained growth in student enrollment during the last ten years. Many of our schools throughout the district are operating at or above capacity. Based on U.S. census data, we can predict that these homes, when completed, will house 36 (= # homes x 0.8 per census data) school aged children. Approval of the **American Star Subdivision Phase 2** will affect enrollments at the following schools in West Ada District:

	<u>Enrollment</u>	<u>Capacity</u>
Star Elementary	679	650
Star Middle School	790	1000
Eagle High School	2318	1800

Due to the abundant amount of growth in the area, West Ada is actively building new schools, and boundaries are always changing. These future students could potentially attend Owyhee High School.

West Ada School District supports economic growth; however, growth fosters the need for additional school capacity. In order 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.

New 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,


Joe Yochum
Assistant Superintendent – Operations
West Ada School District

Boise Office

1101 W. River St., Ste. 110
P.O. Box 7985
Boise, Idaho 83707
Tel. (208) 629-7447

Challis Office

1301 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488

Twin Falls Office

236 River Vista Place
Suite 301
Twin Falls, Idaho 83301
Tel. (208) 969-9585

Fax (all offices)
(208) 629-7559



SAWTOOTH LAW

OFFICES, PLLC

July 21, 2020

RECEIVED

JUL 23 2020

CITY OF STAR

David P. Claiborne *

S. Bryce Farris

Patxi Larrocea-Phillips

Evan T. Roth

Daniel V. Steenson

Matthew A. Sturzen

Katie L. Vandenberg

Andrew J. Waldera **

James R. Bennetts (retired)

*Attorneys licensed in Idaho
* Also licensed in Washington
** Also licensed in Oregon*

City of Star
Attn: Shawn Nickel
P.O. Box 130
Star, Idaho 83669

Re: File #'s FP-20-11 - American Star Subdivision Final Plat Phase 2

Dear Mr. Nickel:

Drainage District #2 has a drainage ditch and easement that runs through or abuts this property. The easement is 100 feet, 50 feet each side of the centerline, for open drains and 50 feet, 25 feet each side of the centerline for piped or closed drains. The developer/owner must contact the District's attorney's, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into the District's facilities occurs. The District must review drainage plans and construction plans prior to any approval.

The District generally requires a License Agreement prior to any approval for the following reasons:

1. Relocation of a District facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
2. Piping of District facility.
3. Encroachment on a District facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
4. Drainage discharges into District facilities.

Also, please be advised that the District does not approve of trees within the District's easement. Therefore, any existing trees within the District's easement will need to be removed. On occasion, the District may make exceptions on a case by case basis, which requires the developers/owners to obtain written permission from the District for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,

S. Bryce Farris

SBF:krk

cc: DD#2 Board of Directors www.sawtoothlaw.com

				zone AE as shown on the firm panel 125 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.”
10	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11	X			Note is shown on the final plat: “Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat.”
12	X			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13	X			Water and sewer easements shown on face of plat. (<i>Note to Plan Reviewer:</i> Provide plat to Justin Walker for easement water and sewer easement verification.)
14	X			On the signature page of the plat please include the following “I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____ , HEREBY APPROVE THIS PLAT.” underneath the <u>APPROVAL OF CITY ENGINEER</u> line, and before the signature line.
15	X			“Change of Ownership” document filed with the IDWR to the HOA for all conveyable water rights. Part of phase 1.

CONSTRUCTION DRAWING REVIEW

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

				the City of Star Supplemental Specifications.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT PERMIT
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans.
22			X	Building finished floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
24			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
25			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
26			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
27	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
28	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
29	X			Drainage facilities and easements are shown.
30	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
31	X			Existing irrigation ditches, canals, and easements are shown.
32	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
33	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
34	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
35	X			Provisions have been made for erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.

36			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
37	X			Existing and proposed elevations match at property boundaries.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
38	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho. It appears that the acreage for basins 12 and 13 don't match between the plan view and the table on page DRN, please clarify.
39	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40	X			Narrative is provided that describes the proposed method of stormwater retention.
41	X			Drainage calculations contain no arithmetic errors. (Spot checked by City Engineer)
42	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
43	X			Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
44	X			Section view of drainage facility provided.
45	X			Able to determine drainage directions from information given.
46	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
47			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
48			X	Building finished floor elevation shown is above possible max water surface elevation and 2-feet above base flood elevation.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho Catalog of Stormwater Best Management Practices".
50	X			5-foot setback from property line maintained for drainage facilities.
51	X			Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53	X			Drain rock, ASTM C33 sand, or pond liner specified.
54	X			3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Used wetlands pond to mitigate.

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

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

Notes:

Additional Final Plat Comments:

Additional Construction Drawing Comments:

-

ORDINANCE NO. 311
(2020-2021 APPROPRIATIONS)

AN ORDINANCE, TO BE TERMED THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF STAR, IDAHO, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020, AND ENDING ON SEPTEMBER 30, 2021, APPROPRIATING SUMS OF MONEY IN THE AGGREGATE AMOUNT OF \$6,092,675.00 TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF STAR FOR SAID FISCAL YEAR; SPECIFYING THE OBJECT AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT APPROPRIATED FOR EACH OBJECT AND PURPOSE; AUTHORIZING THE CERTIFICATION TO THE COUNTY COMMISSIONERS OF ADA & CANYON COUNTIES, IDAHO, THE AMOUNT OF \$1,483,413.00 PROPERTY TAXES TO BE LEVIED AND ASSESSED UPON THE TAXABLE PROPERTY IN THE CITY; PROVIDING FOR THE FILING OF A COPY OF THIS ORDINANCE WITH THE OFFICE OF THE IDAHO SECRETARY OF STATE AS PROVIDED BY LAW; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1: The sum of \$6,092,675.00 is hereby appropriated to defray all necessary expenses and liabilities of the City of Star, Idaho, for the fiscal year commencing October 1, 2020, and ending on September 30, 2021 (the "2021 Fiscal Year").

Section 2: The objects and purposes for which such appropriation is made, and the amount appropriated for each object and purpose, are as follows:

<u>ESTIMATED EXPENDITURES</u> <u>GENERAL FUND</u>	<u>AMOUNT</u> <u>APPROPRIATED</u>
Salaries	\$1,037,518.06
Administrative Fees	\$3,421,532.90
Grant	\$ 10,000.00
Building Fees	\$ 301,710.00
Law Enforcement	\$1,169,411.04
Capital Expenditures	\$ 152,503.00
Transfer to Park Fund	<u>\$ 0.00</u>
Sub Total	\$6,092,675.00

Section 3: The amount of \$1,483,413.00 is hereby authorized to be certified by the City of Star to the Board of Commissioners of Ada and Canyon Counties, Idaho, in accordance with Section 30-1007, Idaho Code, to be levied and assessed as a property tax on the taxable property within the City of Star for the 2021 Fiscal Year.

Section 4: All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 5: The City Clerk is hereby authorized and directed to cause a certified copy of this Ordinance to be filed with the Office of the Secretary of State of the State of Idaho, as required by Section 50-1003, Idaho Code.

Section 6: This Ordinance shall be published once in full in the official newspaper of the City and shall take effect and be in force from and after its passage, approval, and publication.

APPROVED this _____ day of _____, 2020.

CITY OF STAR, IDAHO

By: _____
Trevor A. Chadwick, Mayor

A T T E S T:

Cathy Ward, City Clerk-Treas.



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, City Planner *Shawn L. Nickel*

MEETING DATE: August 18, 2020 – PUBLIC HEARING

FILE(S) #: RZ-20-08 Rezone
DA-20-07 Development Agreement

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Irene Wilson
864 N. Star Road
Star, ID 83669

Applicant/ Representative:

Chris Todd
Green Mountain Resources and Planning
53 N Plummer Road
Star, Idaho 83669

REQUEST

Request: The Applicant is seeking approval of a Rezone (from RT to Residential R-7-DA) and a Development Agreement for a proposed residential development with up to 67 single-family residential lots. The property is located at 864 N. Star Road and consists of 9.8 acres with a proposed density of up to 6.87 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the east side of N. Star Road, north of the Star Elementary School in Star, Idaho. Ada County Parcel No. S0408233800.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RT	Compact Residential	Residential/Vacant
Proposed	R-7-DA	Compact Residential	Single Family Residential
North of site	R-4	Neighborhood Residential	Waterview Subdivision
South of site	R-4	Neighborhood Residential Public Use	Middle Creek Subdivision Star Elementary School
East of site	R-4	Neighborhood Residential	Waterview Subdivision
West of site	R-4	Neighborhood Residential	Pristine Meadows Sub.

Existing Site Characteristics: The property currently contains a single-family residential dwelling with several out-buildings and vacant land.

Irrigation/Drainage District(s): Middleton Mill Ditch Co.

Flood Zone: This property is outside of the flood zone.

Special On-Site Features:

- ✧ Areas of Critical Environmental Concern – No known areas.
- ✧ Evidence of Erosion – No evidence.
- ✧ Fish Habitat – No known areas.
- ✧ Floodplain – Property is not in a Special Flood Hazard area.
- ✧ Mature Trees – None.
- ✧ Riparian Vegetation – Along northern boundary along ditch.
- ✧ Steep Slopes – None.
- ✧ Stream/Creek – Irrigation Ditch along north boundary
- ✧ 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 – Yes, along irrigation ditch on north boundary
- ✧ Historical Assets – No historical assets have been observed.
- ✧ 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	April 17, 2020
Neighborhood Meeting Held	June 15, 2020
Application Submitted & Fees Paid	June 17, 2020
Application Accepted	July 19, 2020

Residents within 300' Notified	July 20, 2020
Agencies Notified	July 20, 2020
Legal Notice Published	July 21, 2020
Property Posted	August 7, 2020

HISTORY

This property was part of a rezone (RZ-19-03) application that was withdrawn by the applicant in 2019.

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.

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

<u>ZONING DISTRICT USES</u>	A	R-R	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-6 to R-11 Detached	35'	15' to Living Area 20' to Garage	15'	3'	20'

Notes:

1. 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.
2. 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.

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

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.

2. Each development is required to have at least one site amenity.
 3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
 4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
 5. For multi-family developments, see Section 8-5-20 for additional standards.
- B. Qualified Open Space: The following may qualify to meet the common open space requirements:
1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
 - b. Qualified natural areas;
 - c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
 - d. A plaza.
 2. Additions to a public park or other public open space area.
 3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
 4. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:
 - a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.
 - b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.
 - c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:
 1. Must be at least fifty feet by one hundred feet (50' x 100') in area;

2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

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

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

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

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:

Compact Residential

Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multi-family. Densities range from 6 units per acre to 10 units per acre.

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.

- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

18.4 Implementation Policies:

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

PROJECT OVERVIEW

The applicant is requesting approval of a rezone application to change the zoning designation on 9.77 acres from Transitional Residential (RT) to Medium Density Residential (R-7). This zoning district would allow for a maximum residential density of 7 dwelling units per acre. The property is currently serviceable with central sewer and water provided by Star Sewer and Water District. Two stub streets are provided to the property (N. Knox Ave. & N. Park Vista Ave.) and the property has access onto N. Star Road with approximately 300 feet of frontage. The rezone request includes a development agreement that will address future density and development standards for any future subdivision plat that is submitted by the applicant.

The applicant has submitted a conceptual site plan that shows a layout of 65 residential lots, or a density of 6.65 dwelling units per acre. The application narrative states that the development will have detached sidewalks with tree lined streets, pathways to the Star Elementary School and "generous open space". The concept plan indicates an open space park at the northeast corner of the property and pathways to the school. The total open space for the property will need to be 63,837 square feet (1.46 acres) in size and will need to include 42,558 square feet (.97 acres) of usable open space to meet the UDC requirements.

It appears that the existing single-family dwelling will be retained along Star Road and may be requested to be split from the remaining subdivision property as part of a future Lot Line Adjustment. Staff will recommend that the remaining parcel with the existing house be required to be part of the future preliminary plat in order to provide a common area lot along Star Road that is consistent with the rest of the subdivision frontage and landscaping.

A future preliminary plat will need to provide details regarding the following:

- Block lengths
- Open Space – 15% (10 % usable) = 1.46 acres/63,837 square feet total needed
- Amenities/Pathways
- ACHD approval of Star Road Access
- Traffic calming

- Pressurized Irrigation
- Landscape Plan – Street Trees, Buffer Landscaping

DEVELOPMENT AGREEMENT

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

- Density;
- Pathways to Star Elementary School;
- ITD Proportionate Share Fees;
- Existing Home Parcel

AGENCY RESPONSES

West Ada School District	August 5, 2020
ACHD	August 10, 2020
ITD	Pending
Middleton Mill Ditch Company	July 21, 2020

PUBLIC RESPONSES

No public responses received.

STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The maximum allowed density of 7 dwelling units per acre (68 lots) is within the range of 6-10 dwelling units per acre allowed in the Compact Residential zoning designation.

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

FINDINGS

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

ANNEXATION/REZONE FINDINGS: (Applies only to the two southern parcels)

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 Compact Residential District is to provide for development suitable primarily for residential use allowing a mix of housing types such as single-family, two-family, ad multi-family. Densities range from 6 units per acre to 10 units per acre.

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.

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.

COUNCIL DECISION

The Star City Council _____ File #RZ-20-08/DA-20-07 864 N. Star Road Rezone on _____, 2020.

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



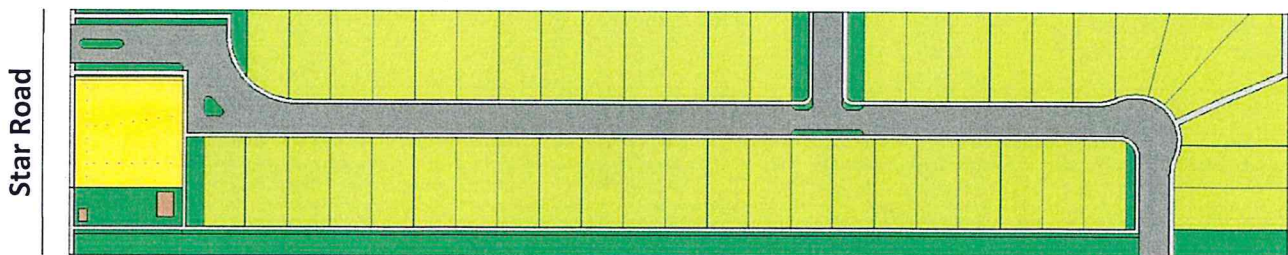
Mr. Shawn Nickel
Planning and Zoning Department
City of Star
10769 W. State Street
Star, Idaho 83669

RE: Wilson Parcel rezone to R-7, 864 N. Star Road

Dear Shawn,

We have applied to rezone Irene Wilson's property, approximately 9.77 acres, from its current zone of RT to R-7. The Comprehensive Plan Land Use Map indicates this property is intended as Compact Residential, *"Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multi-family. Densities range from 6 units per acre to 10 units per acre."* The application for 7 units per acre places this in the lower end of the intended density. Additionally, 7 units per acre is consistent with the previous Comprehensive Plan designation of 5 units per acre to 7 units per acre. Applicant understands that most residents in Star prefer detached single-family home projects and proposes to build accordingly.

This parcel is an infill project, with the challenges that go along with infill development. As an example, the parcel is only 293 ft wide, but is encumbered by approximately 85 ft of irrigation easements from ditches that abut its southern boundary and are enclosed in its northern boundary. Additionally, the current landowner has determined that she would like to remain in the existing home for as long as she is able. This creates a situation where the development of the project will have to occur around the existing residence and single wide mobile home on the parcel. Another challenge on this parcel is the block length of the southern block which exceeds both ACHD and City of Star standards. Because of the long and narrow nature of the parcel and the fact that the adjacent properties are already developed, there is no opportunity to create an additional side street.

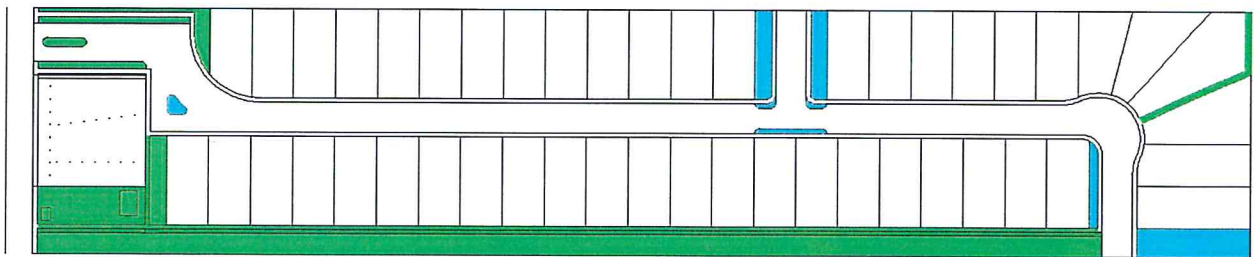


Yellow rectangle indicates portion current owner will retain for now.

ACHD has indicated they will accept the current block length if a traffic calming feature is provided. One is included in the Concept Plan.

Features in the concept are:

- Total open space of 17%.
- Usable open space of 14.6%.
- Typical lot depths of 106 ft which is similar to those in Waterview and Middle Creek, the bordering neighborhoods.
- A pathway at the northeast corner of the property that is intended to connect to the Waterview subdivision to provide a Safe Route to School for children in that neighborhood.
- Along the southern edge, there is a 35 ft greenway that will accommodate the existing easement for the Flake Lateral, space to reroute and tile the Jackson Lateral, and a walking path along the entire length of this easement in order to accommodate a Safe Route to School for children and create an amenity for the residents.
- An additional amenity is a picnic shelter in the southeast corner on a 55 by 125-foot green space. Given the ready access to both Star Elementary and Blake Park, addition playground equipment seemed redundant.
- The primary entryway to the project is on its northern border both to accommodate the existing residence, and to place it as far away as possible from the driveways at the elementary school. The offset jog provides further traffic calming.
- To honor the legacy of the current landowner and long-time Star resident Irene Wilson, the applicant has requested, and received, permission to name the project after her.
- The applicant intends to either dedicate an easement for all pathways to the city or agree to their public use in the Development Agreement.
- The Middleton Mill Ditch Company has indicated that they will allow stormwater, if properly filtered, to be discharged into the Middleton Canal just off the eastern boundary of the project. If the engineer determines this is feasible, all green spaces will be at-grade.



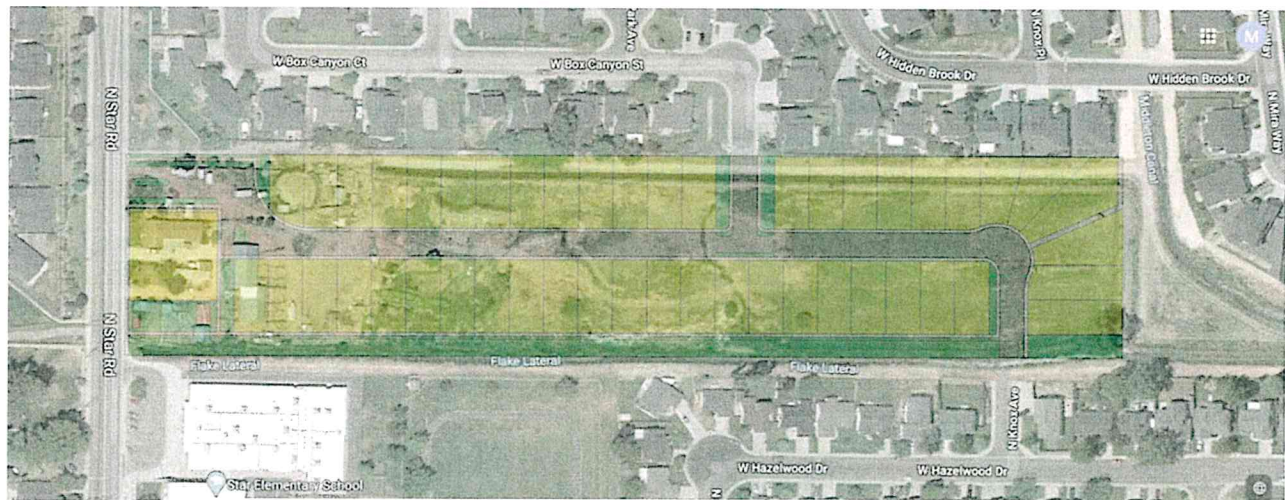
Shaded areas = Open Space. Green shaded areas are city defined Useable Open Space.

Applicant requests the following be included in the Development Agreement:

- A waiver of the block length requirement of the south block due to the long/narrow footprint of this parcel. In exchange a traffic calming feature will be constructed.
- Agreement that when the existing home is eventually sold that the applicant be allowed to develop additional lots, some additional open space, and be included into the subdivision. The additional lots will be within the approved density for the project.



Current view of parcel



Proposed project overlaid on existing map

Thank you,

Chris Todd

Chris Todd

Green Mountain Resources and Planning

53 N Plummer Rd Star ID 83669



West Ada

SCHOOL DISTRICT

August 5, 2020

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

RE: Development of the Wilson Property
File No.: DA-20-07

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. Many of our schools throughout the district are operating at or above capacity. Based on U.S. census data, we can predict that these homes, when completed, will house 54 (= # homes x 0.8 per census data) school aged children. Approval of the **Wilson Property Development** will affect enrollments at the following schools in West Ada District:

	<u>Enrollment</u>	<u>Capacity</u>
Star Elementary	679	650
Star Middle School	790	1000
Eagle High School	2318	1800

Due to the abundant growth in the area, West Ada is actively building new schools, and boundaries are always changing. These future students could potentially attend Owyhee High School.

West Ada School District supports economic growth; however, growth fosters the need for additional school capacity. In order 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.

New 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,

Joe Yochum
Assistant Superintendent – Operations
West Ada School District

Boise Office

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P.O. Box 7985
Boise, Idaho 83707
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(208) 629-7559

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



SAWTOOTH LAW

OFFICES, PLLC

July 21, 2020

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JUL 23 2020

CITY OF STAR

David P. Claiborne *

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Katie L. Vandenberg

Andrew J. Waldera **

James R. Bennetts (retired)

Attorneys licensed in Idaho
** Also licensed in Washington*
*** Also licensed in Oregon*

Re: Inspiration Homes Rezone - 864 N. Star Road / File #'s: RZ-20-08 / DA-20-07

Dear Mr. Nickel:

The Middleton Mill Ditch Company and Middleton Irrigation Association and the Flake Ditch Company (hereinafter collectively referred to as the "Ditch Companies") have a ditch and easement that runs through or abuts this property. The easement is 25 feet each side from the top of bank. The developer must contact the Ditch Companies' attorney's, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into the Ditch Companies' facilities occurs. The Ditch Companies must review drainage plans and construction plans prior to any approval.

The Ditch Companies generally require a License Agreement prior to any approval for the following reasons:

1. Relocation of the Ditch Companies' facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
2. Piping of the Ditch Companies' facility.
3. Encroachment on the Ditch Companies' facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
4. Drainage discharges into the Ditch Companies' facilities.

Also, please be advised that the Ditch Companies do not approve of trees within it's easement. Therefore, any existing trees within the Ditch Companies' easement will need to be removed. On occasion, the Ditch Companies may make exceptions on a case by case basis, which requires the developers/owners to obtain written permission from the Ditch Companies for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,

S. Bryce Farris

cc: MM-MI / Flake Ditch Company

www.sawtoothlaw.com



Project/File: **Rezone/ STAR20-0005/ RZ-20-08/ DA-20-07**
 This is a rezone to R-7-DA with a development agreement application located on 9.8 acres.

Lead Agency: City of Star

Site address: 864 N. Star Road

Staff Approval: August 10, 2020

Applicant: Chris Todd
 Green Mountain
 Resources and Planning
 53 N. Plummer Road
 Star, ID 83669

Owner: Irene Wilson
 864 N. Star Road
 Star, ID 83669

Staff Contact: Dawn Battles
 Phone: 387-6218
 E-mail: dbattles@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a rezone from RT (Rural Transitional Residential) to R-7-DA (Compact Residential) with a development agreement located on 9.8 acres for the future residential development of up to 67 single family residential lots. The applicant's rezone proposal is consistent with the City of Star's Land Use Plan which shows this site as Compact Residential.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium Low Density Residential	R-4
South	Medium Low Density Residential	R-4
East	Medium Low Density Residential	R-4
West	Medium Low Density Residential	R-4

- Site History:** ACHD has previously reviewed this site as a rezone in June 2019. The requirements of this staff report have been updated to reflect the current site plan proposed for the site.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Sumpter Cove, a 23-lot residential subdivision located southwest of the site was approved by the ACHD Commission in May 2018.

- Pristine Meadows Subdivision, a 297-lot residential subdivision and 1 elementary school lot located west of the site was approved by ACHD in January 2007 and is in various stages of construction.
5. **Transit:** Transit services are available to serve this site via route 44.
 6. **New Center Lane Miles:** The proposed development includes 0.34 centerline miles of new public road.
 7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
 8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - Star Road is listed in the CIP to be widened to 5-lanes from SH 20/26 (Chinden Boulevard) to SH-44 (State Street) between 2031 and 2035.
 - The intersection of SH-44 (State Street) and Star Road is listed in the CIP to be widened to 4-lanes on the north leg, 5-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and signalized between 2031 and 2035.
 - Floating Feather is listed in the CIP to be widened to 3-lanes from Plummer Road to SH-16 (Emmett Hwy) between 2026 and 2030.
 - Floating Feather is listed in the CIP to be widened to 3-lanes from Star Road to Plummer Road between 2031 and 2035.
 - The intersection of Floating Feather Road and Plummer Road is listed in the CIP to be constructed as a single-lane roundabout between 2031 and 2035.
 - The intersection of Floating Feather Road and Star Road is listed in the CIP to be constructed as a single-lane roundabout between 2031 and 2035.

B. Traffic Findings for Consideration

1. This development is estimated to generate 623 vehicle trips per day (9 existing); 66 vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.
2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 44 State Street	0-feet	Principal Arterial	823	N/A
Star Road	293-feet	Collector	264	Better than "D"

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

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

3. **Average Daily Traffic Count (VDT)**
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for SH-44 (State Street) east of Star Road was 15,282 on March 8, 2019.

- The average daily traffic count for Star Road south of Floating Feather Road was 4,493 on October 23, 2019.

C. Findings for Consideration

This application is for a rezone only. Listed below are some finding for consideration that the District may identify when it reviews a future development application. The District may add additional findings when it reviews a specific development application.

1. Star Road

- Existing Conditions:** Star Road is improved with 2-travel lanes, 43-feet of pavement, vertical curb, gutter, and 7-foot wide sidewalk abutting the site. There is 65-feet of right-of-way for Star Road (36-feet from centerline).

There are three existing driveways onto Star Road from the site located 359-feet, 416-feet and 547-feet north of Blake Drive (measured centerline-to-centerline).

- Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Star Road is designated in the MSM as a Residential Collector as a 2-lane roadway with bike lanes a 46-foot street section within 64-feet of right-of-way.

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is

being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 35 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 285-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

- c. **Applicant's Proposal:** The applicant is not proposing any improvements to Star Road abutting the site.
- d. **Staff Comments/Recommendations:** Star Road is fully improved; therefore, no additional right-of-way dedication or street improvements should be required as part of a future development application.

As part of a future development application, the applicant should be required to close the three existing driveways onto Star Road with vertical curb, gutter and 7-foot wide concrete sidewalk to match the existing improvements on either side.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any damaged or deficient improvements along Star Road abutting the site.

2. Internal Local Streets

- a. **Existing Conditions:** There are no local streets within the site.

There are two local stub streets to the site, Park Vista Avenue stubs to the site's north property line and Knox Avenue stubs to the site's south 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 45-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.

Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

Tangent Length Between Curves: District policy 7207.5.13 states a minimum tangent length of 50-feet is required between horizontal reverse curves, unless the centerline radii are at least 300-feet.

Tangent Length Approaching Intersections: District policy 7207.5.14 states that intersections located on horizontal curves should be avoided particularly if the radius of either street is close to the minimum allowed or if the intersection occurs on the inside of the horizontal curve. A permanent sight distance easement based on the sight distance of the design speed shall be provided where one street must intersect with another on a curve.

The minimum centerline tangent length approaching an intersection shall be 150-feet from the near edge of the travel way. If the street is planned for future widening, then the tangent shall be measured from the near edge of the future travel way.

- c. **Applicant's Proposal:** The applicant's concept plan shows the entry roadway intersecting Star Road with a center landscape island. Based on the concept plan the entry roadway is planned to extend east from Star Road into the site approximately 163-feet to the east and then curves to the south and continues east.

The applicant's concept plan shows the extension of the 2 existing stub streets into the site, Park Vista Avenue located 938-feet east of Star Road and located 1,325-feet east of Star Road.

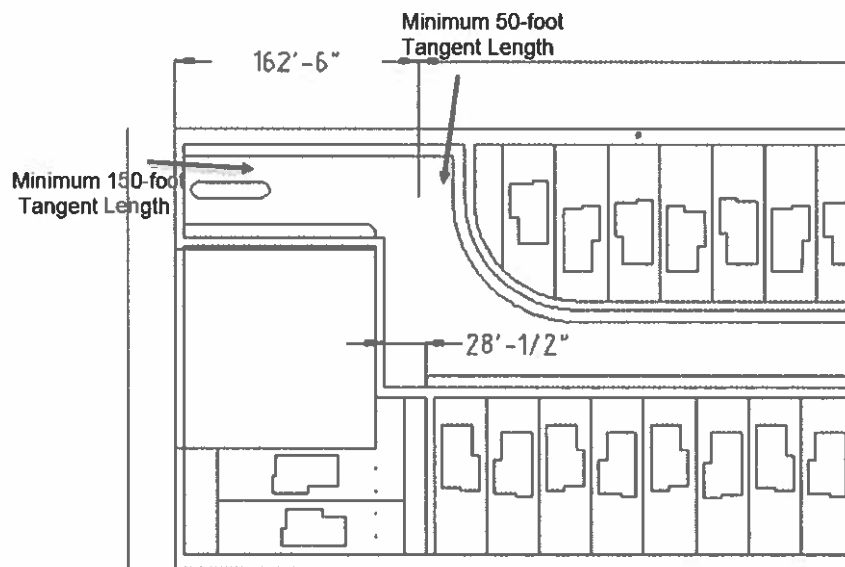
The concept plans show a traffic circle with a center landscape island at the intersection of the entrance roadway and Park Vista Avenue and a knuckle with center landscape island at the entrance roadway and Knox Avenue intersection.

- d. **Staff Comments/Recommendations:** As part of a future development application the applicant should construct the internal streets as 36-foot street sections with curb, gutter and 5-foot wide sidewalk within 50-feet of right-of-way.

As part of a future development application the entry portion of the proposed entrance street should be constructed with two 21-foot wide travel lanes, a 12-foot wide center landscape island, curb, gutter, and 5-foot wide concrete sidewalk. The right-of-way should extend to 2-feet behind back of sidewalk.

The right-of-way may be reduced to 2-feet behind the back of curb if a permanent right-of-way easement is provided for detached sidewalks.

The entry roadway should be designed to provide a minimum tangent length of 50-feet between horizontal reverse curves where the entrance roadway curves south and a minimum centerline tangent length approaching the intersection of 150-feet from the near edge of the travel way for the entrance roadway as it goes west as depicted below.



The applicant's proposal to construct a traffic circle at the intersection of the entrance roadway and Park Vista Avenue does not meet District policy and should not be approved.

Staff is supportive of the proposal to construct a bulb-out with a center landscape island at the intersection of the entrance roadway and Park Vista Avenue to provide traffic calming and the knuckle with center landscape island. The bulb-outs should be designed to provide a minimum pavement width of 24-feet of between the bulb-outs; measured from face-of-curb to face-of-curb.

All center landscape islands should be platted as right-of-way owned by ACHD. The applicant or homeowner's association should enter into a license agreement for any landscaping proposed within the island.

The proposal to extend Park Vista Avenue and Knox Avenue into the site meets District policy. The extension of these stub streets will require the construction of bridge crossings for the waterway at Park Vista Avenue and the Flake Lateral at Knox Avenue.

3. Roadway Offsets

a. **Existing Conditions:** There are no roadways within the site.

b. **Policy:**

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. **Applicant's Proposal:** The concept plan shows the entrance street intersecting Star Road located approximately 470-feet south of Hidden Brook Drive.

All other local streets are proposed to align or offset by a minimum of 125-feet.

d. **Staff Comments/Recommendations:** The proposal shown on the concept plan meets District policy.

4. Bridges for Flake Lateral Crossing & Waterway Located at Park Vista Avenue

The District will require that the applicant submit the bridge plans for the crossing of the Flake Lateral (Knox Avenue) and for the crossing of the waterway at Park Vista Avenue 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.

5. 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.

6. 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.

7. Other Access

Star Road is classified as collector 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

This application is for a rezone only. Site specific conditions of approval will be established as part of the future development application.

1. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

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

G. Attachments

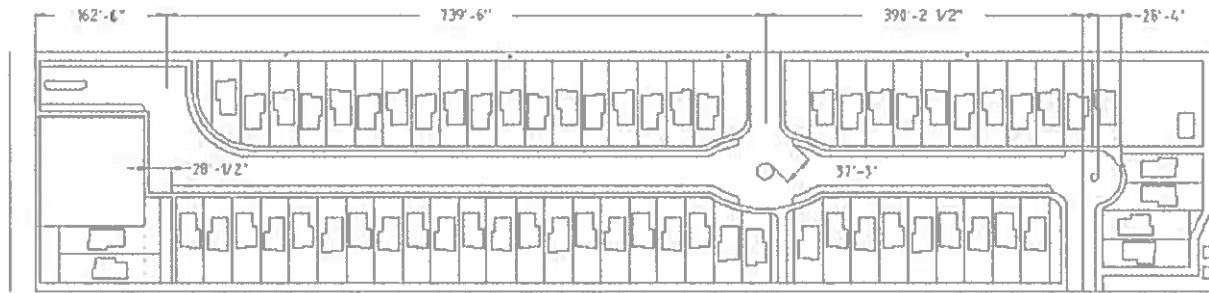
1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



SITE PLAN

Inspiration Homes Concept Plan- Star Rd. , Star Idaho



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.



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, City Planner *Shawn L. Nickel*

MEETING DATE: August 18, 2020 – PUBLIC HEARING

FILE(S) #: VAC-20-01 Vacation of Utility Easements

OWNER/APPLICANT/REPRESENTATIVE

Property Owner/Applicant:
Green Village 2 Development
Tucker Johnson
372 S. Eagle Road Suite 328
Eagle, Idaho, 83616

REQUEST

Request: The Applicant is requesting approval of a vacation of existing utility easements no longer necessary on the property previously approved as the Greiner's Hope Springs Subdivision. The property is located at 11601 W. New Hope Road and 2660 N. Rusty Spur Lane in Star, Idaho, and consists of 62.71 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the south side of W. New Hope Road, east of N. Munger Road in Star, Idaho. Ada County Parcel #'s R7626790200; R7626790405; R7626800012; R7626800022; R7626800051; R7626800041; R7626800030.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	July 16, 2020
Neighborhood Meeting Held	July 31, 2020
Application Submitted & Fees Paid	July 23, 2020
Application Accepted	July 23, 2020
Residents within 300' Notified	August 3, 2020

Agencies Notified
Legal Notice Published
Property Posted

July 30, 2020
August 02, 2020
August 08, 2020

HISTORY

This property was approved as part of an Annexation & Zoning (AZ-19-05), Development Agreement (DA-19-06), and Preliminary Plat (PP-19-03) application on August 20, 2019.

PUBLIC RESPONSES

Staff has not received any written responses from the public.

STAFF REVIEW AND RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed vacation of easements meets the requirements, standards and intent of the Comprehensive Plan and Zoning Ordinance. The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

COUNCIL ACTION

The Council may **approve, conditionally approve, deny** or **table** this request for vacation of easements.

Council may consider:

1. This application complies with the framework of Star's Comprehensive Plan;
2. The vacations do not create any landlocked property;
3. The vacations do not restrict access to any parcel;
4. The vacations do not reduce the quality of public services to any parcel of land.

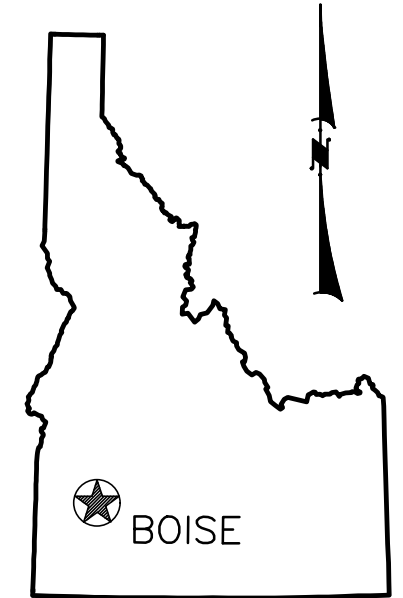
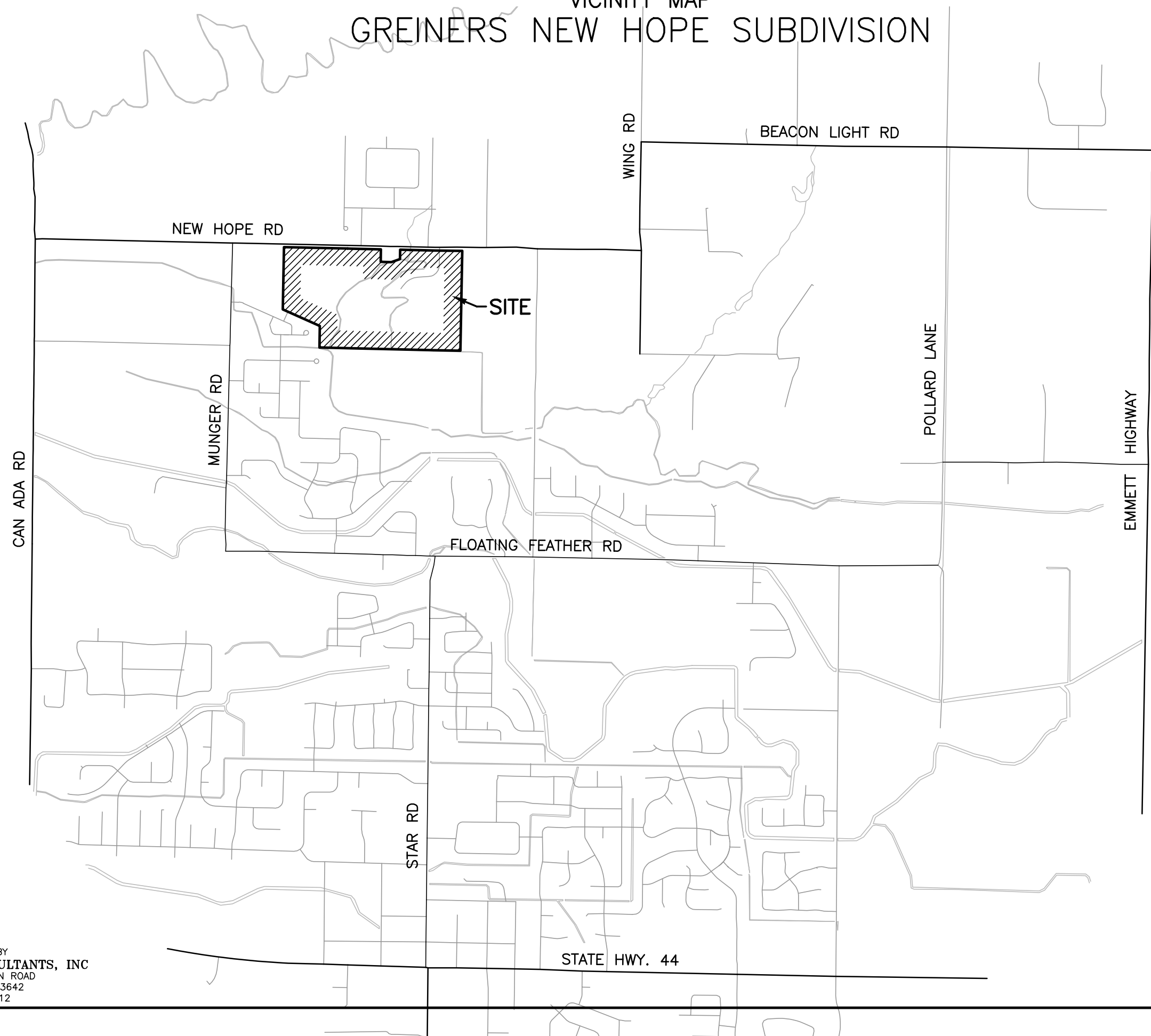
PROPOSED CONDITIONS OF APPROVAL

1. The approved Final Plat for Greiner's Hope Springs Subdivision shall continue to comply with all conditions of approval for the final plat, along with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The applicant shall comply with all requirements of the City Engineer.
3. Any additional site-specific conditions and considerations as required by Staff or Council.

COUNCIL DECISION

The Star City Council _____ File VAC-20-01 Easement Vacation for Greiner's Hope Springs Subdivision on _____, 2020.

VICINITY MAP
GREINERS NEW HOPE SUBDIVISION

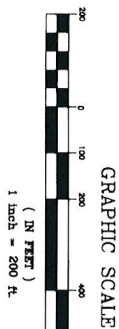


RUSTY SPUR RANCHETTES

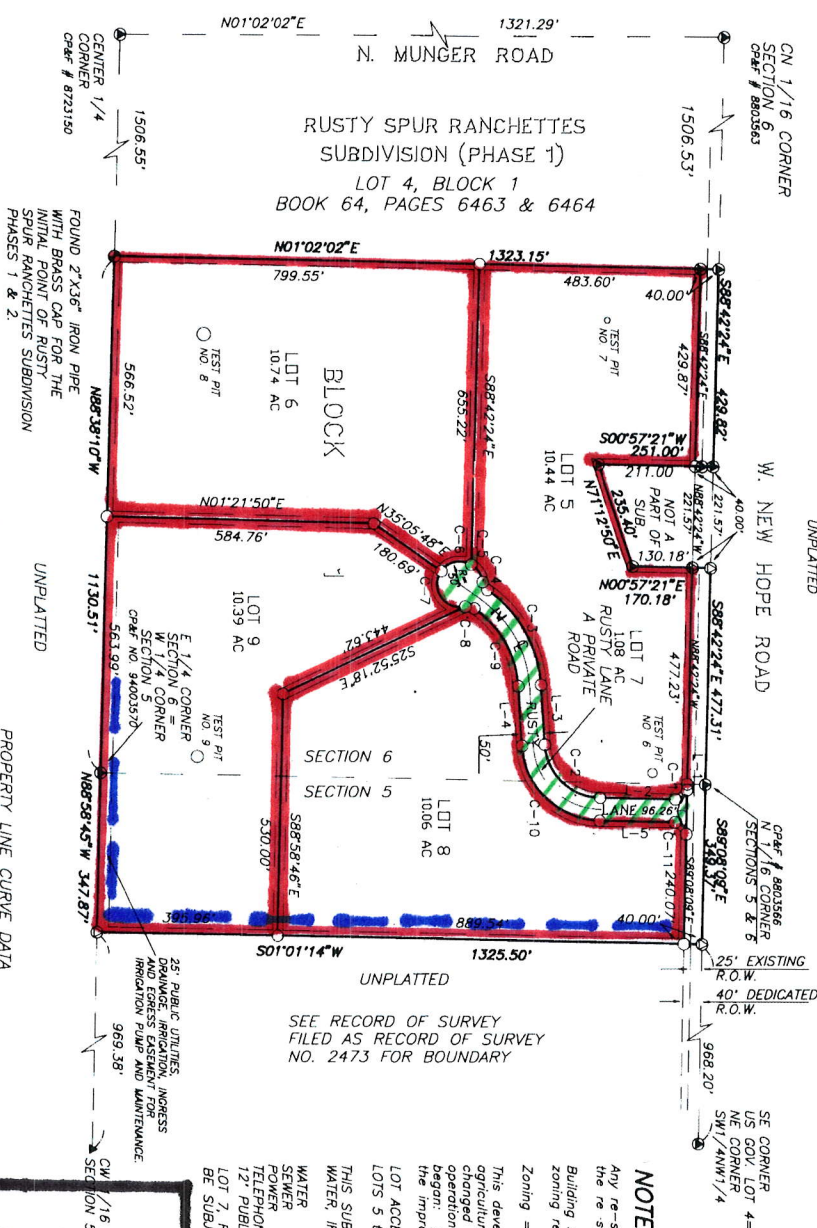
SUBDIVISION NO. 2

BEING A PORTION OF THE S 1/2 OF THE NE 1/4 OF SECTION 6 AND A PORTION OF THE SW 1/4 OF SECTION 5, ALL IN T. 4 N., R. 1 W., BOISE MERIDIAN, ADA COUNTY, IDAHO.

1994



This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



SEE RECORD OF SURVEY FILED AS RECORD OF SURVEY NO. 2473 FOR BOUNDARY

NOTES

Any re-subdivision of this plot shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of Ada County.
Zoning = RR (Rural Residential)

This development recognizes Section 22-4503, et seq., Idaho Code, right to farm, which states, "No agricultural operation or an appearance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation on an appearance to it."
LOT ACCESS TO W. NEW HOPE ROAD IS PROHIBITED EXCEPT FOR RUSTY LANE, A PRIVATE ROAD.
LOTS 5 THRU 8 SHALL SHARE AN ACCESS EASEMENT OFF RUSTY LANE, A PRIVATE ROAD.
THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. IRRIGATION TO ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED.
WATER INDIVIDUAL WELLS
SEWER INDIVIDUAL SEPTIC SYSTEMS
POWER IDAHO POWER COMPANY
TELEPHONE US WEST
12" PUBLIC UTILITIES AND DRAINAGE EASEMENTS ADJ. TO ALL LOT LINES
LOT 7, RUSTY LANE, "A" PRIVATE ROAD SHALL BE OWNED BY THE HOME OWNERS ASSOCIATION AND SHALL BE SUBJECT TO A PUBLIC UTILITIES, DRAINAGE AND ACCESS EASEMENTS TO ALL LOTS.

LEGEND

- ▲ FOUND BRASS CAP MONUMENT SEE NOTE
- FOUND 5/8" IRON PIN AND PLASTIC CAP
- FOUND 1/2" IRON PIN AND PLASTIC CAP
- SET 5/8" IRON PIN AND PLASTIC CAP P.L.S. 4108
- SET 1/2" IRON PIN AND PLASTIC CAP P.L.S. 4108
- 12" PUBLIC UTILITY DRAINAGE AND IRRIGATION EASEMENT ON ALL LOT LINES EXCEPT AS NOTED

PROPERTY LINE
CENTER LINE AND PROPERTY LINE
RIGHT OF WAY

LINE	DIRECTION	DISTANCE
L-1	N89°08'09"W	9.34'
L-2	S01°01'14"W	164.96'
L-3	N86°31'00"E	132.51'
L-4	N86°31'00"E	132.52'
L-5	N01°01'14"E	165.23'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	25.00'	39.34'	35.40'	N44°03'27"W	90°06'42"
C-10	175.00'	261.13'	237.57'	N43°46'07"E	85°29'42"
C-11	25.00'	39.20'	35.31'	N45°46'32"W	89°50'37"
C-2	125.00'	196.52'	169.69'	N43°46'07"E	85°29'46"
C-3	275.00'	246.81'	208.82'	N56°48'30"W	57°23'23"
C-4	25.00'	46.97'	42.22'	N56°36'43"E	57°43'04"
C-5	50.00'	93.94'	87.38'	S12°26'01"E	84°58'22"
C-6	50.00'	120.80'	90.99'	N53°53'04"E	135°23'27"
C-7	25.00'	20.82'	20.22'	S11°14'16"W	47°43'04"
C-8	225.00'	201.93'	193.22'	S60°48'24"W	57°23'12"

UTILITY
Platted Easements to be vacated
Private Road to be vacated
Starfish District Easement to be vacated
When applicable utility allows/approves



Fischer Land Surveying, Inc.
PROFESSIONAL LAND SURVEYING
404 So. Washington Ave.
Emmett, Idaho 83617
Phone: (208) 365-4146



June 24, 2020

Tucker Johnson
Green Village 2 Development, Inc
372 S Eagle Rd, Ste 328
Eagle, ID 83616

RE: Easement Vacation ~ Rusty Spur Ranchettes 1 & 2, Lots 2, 4-9 Block 1

To whom it may concern:

Intermountain Gas Company has received the request to vacate "12' public utility easement" inside Rusty Spur Ranchettes 1 & 2, Lots 2 and 4-9, Block 1 for a redevelopment plat of Greiners Hope Springs.

After review, Intermountain Gas finds the vacation request acceptable with no conflicts.

Thank you for your time and consideration in this matter.

Sincerely,
Intermountain Gas Company

Ben Marconi
Nampa Dist Operations Manager

BM/jm
Enclosure

6/30/2020

Tucker Johnson
Skyline/Green Village
372 S. Eagle Rd., Ste. 328
Eagle, Idaho 83616
208-866-1355
tj@skylineid.com



No Reservations/No Objection

SUBJECT: Vacation request

LOCATION: Lots 2, and 4 - 9 Block 1 of Rusty Spur Ranchette's (No. 1 and No. 2)

To Whom It May Concern:

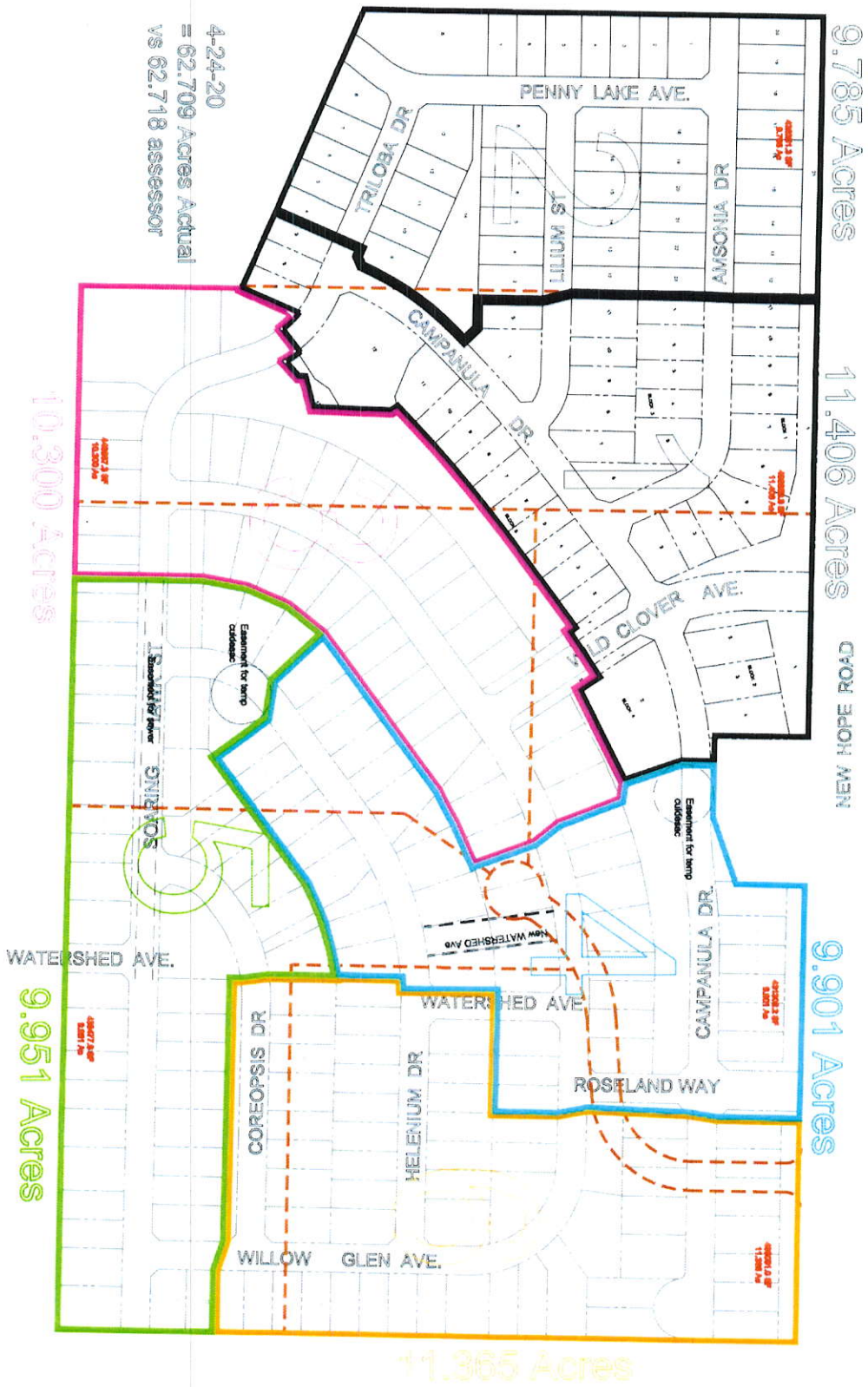
Qwest Corporation, d/b/a CenturyLink QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely,
Tommy Sassone
Network Infrastructure Services
CenturyLink
P829786

EXHIBIT A



CableOne, DBA Sparklight

Sparklight has received a request to vacate "12' public utility easements" inside Rusty Spur Ranchettes Subdivisions No. 1 and No. 2, specifically Lots 2, and 4 - 9 of Block 1 for a redevelopment plat of Greiners Hope Springs.

After review, Sparklight finds the vacation request acceptable with no conflicts due to future utility easements being provided with new sub design.

Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Jaci Blanche". The signature is fluid and cursive, with the first name "Jaci" and last name "Blanche" clearly distinguishable.

Sparklight,

2/28/2020

Division Vice President



July 24, 2020

Sent via email to tj@skylineid.com

Re: Partial Relinquishment of the Public Utility Easement (PUE), Lot 5 & 6, Rusty Spur Ranchettes Subdivision No. 2 within the Greiners Hope Springs Sub. No. 1, Ada County, Idaho

Dear Mr. Johnson:

This is in response to your relinquishment request submitted to Idaho Power Company regarding the possible partial relinquishment of the above noted PUE. The attached Exhibit more specifically identifies the "easement area" located within Lot 5 & 6 of the Rusty Spur Ranchettes Subdivision No. 2 highlighted in yellow.

Idaho Power's review of the relinquishment request indicated that we do not have facilities within the easement area. As such, Idaho Power agrees to relinquish the easement area noted on the attached exhibit so long as a new public utility easement is provided for the new Idaho Power facilities within the new Greiners Hope Subdivision No. 1 Plat.

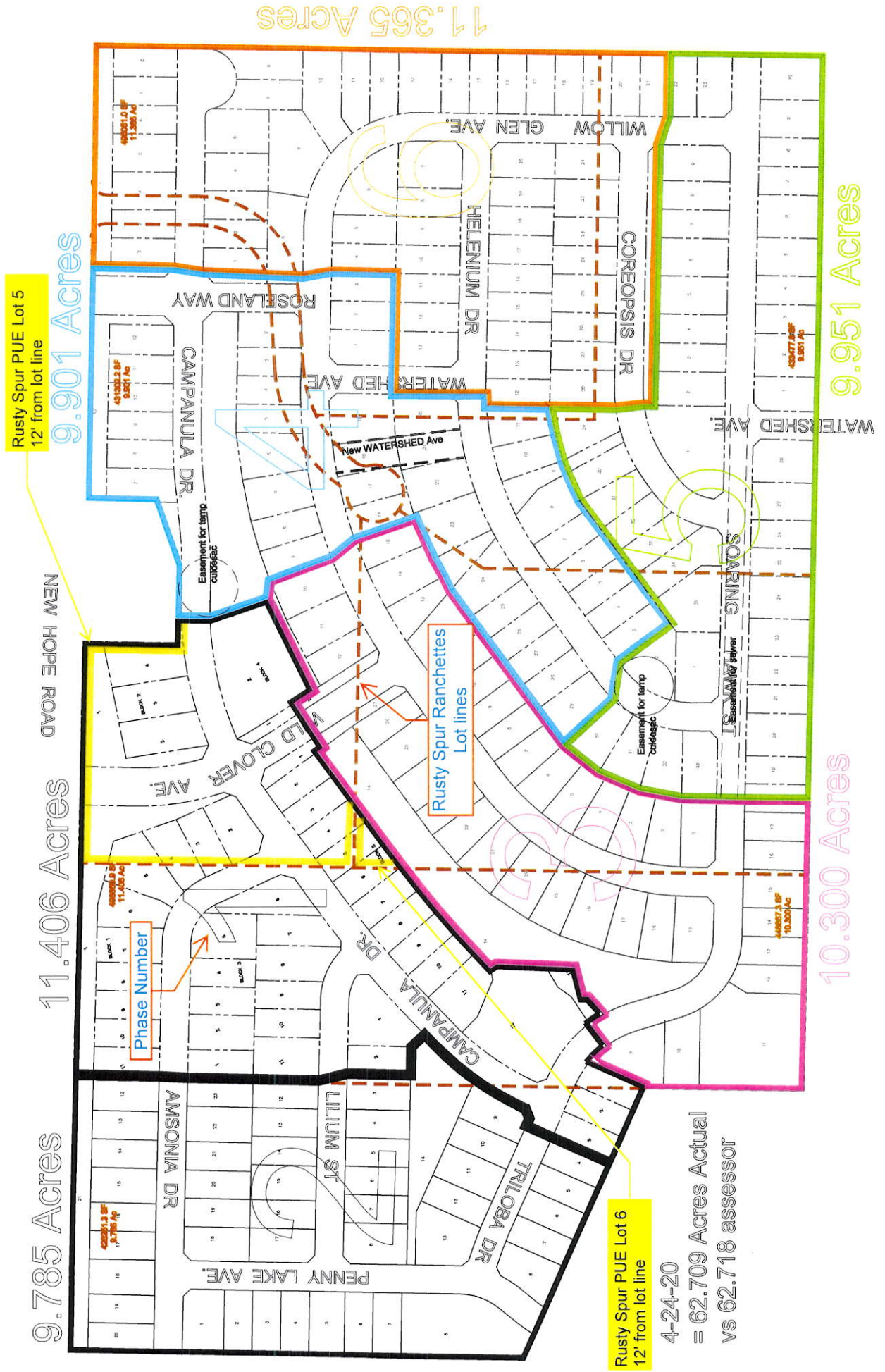
Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

Krista Englund
Associate Real Estate Specialist
Land Management and Permitting Department
Corporate Real Estate
Idaho Power Company

208-388-2245
kenglund@idahopower.com

Greiners Hope Springs plat (phases) overlayed on Rusty Spur Ranchettes Plats



Rusty Spur PUE Lot 6
12' from lot line

4-24-20
= 62.709 Acres Actual
vs 62.718 assessor



July 17, 2020

Sent via email to tj@skylineid.com

Re: Partial relinquishment of the Public Utility Easement (PUE), Phase 1, Lot 2 & 4, Rusty Spur Ranchettes Subdivision, Ada County, Idaho

Dear Mr. Johnson:

This is in response to your updated relinquishment request submitted to Idaho Power Company in July 10, 2020, regarding the possible partial relinquishment of the above noted PUE. The attached Exhibit more specifically identifies the "easement area" located within Phase 1, Lot 2 & 4 of the Rusty Spur Ranchettes Subdivision.

Idaho Power's review of the relinquishment request indicated that we do have facilities within a portion of the easement area. As such, Idaho Power agrees to relinquish the easement area marked in yellow within Phase 1 Lot 2 so long as the existing facilities are de-energized. Idaho Power also agrees to relinquish the easement area marked in blue within Phase 1 Lot 4, but will not require services to be de-energized prior to relinquishment. In addition we also ask that a new public utility easement is provided for the new Idaho Power facilities within the new Greiners Hope Subdivision Plat.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

Krista Englund
Associate Real Estate Specialist
Land Management and Permitting Department
Corporate Real Estate
Idaho Power Company

208-388-2245
kenglund@idahopower.com

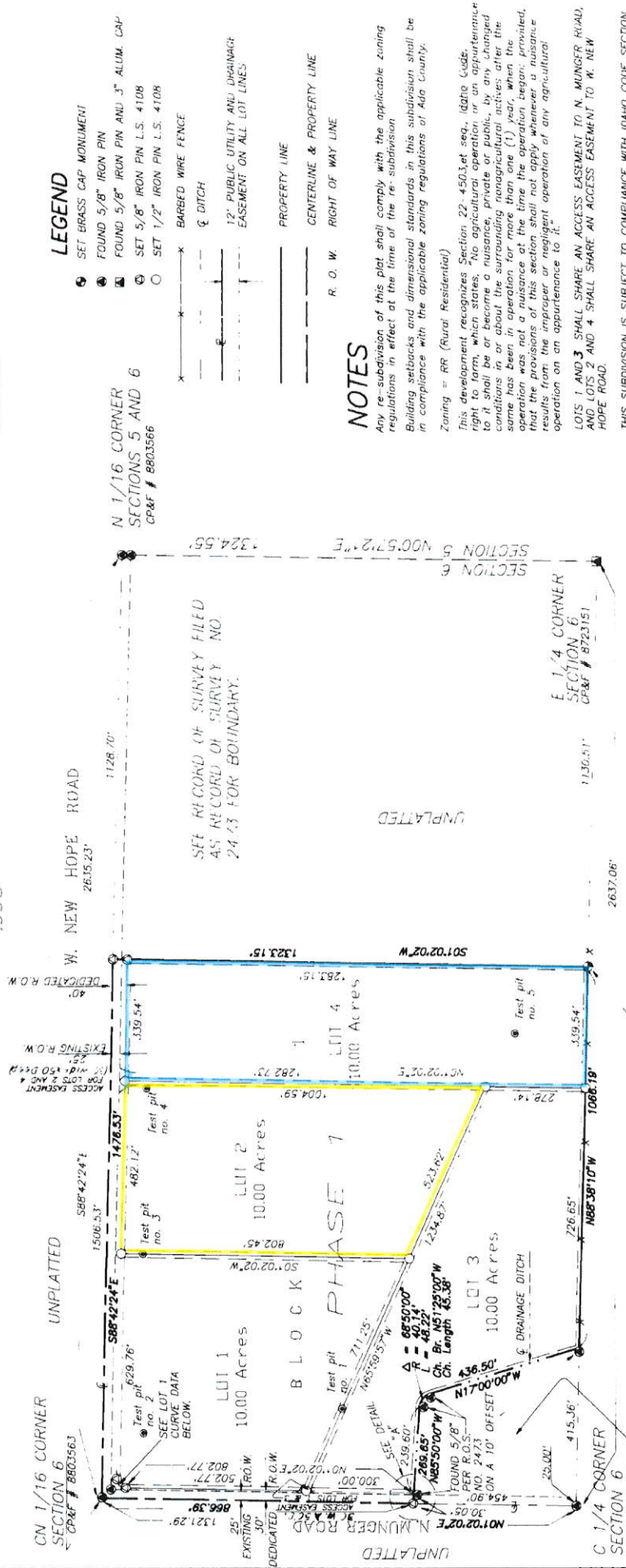
RUSTY SPUR RANCHETTES

A SUBDIVISION

BEING A PORTION OF THE S 1/2 OF THE NE 1/4 OF SECTION 6, T. 4 N., R. 1 W., B.M., ADA COUNTY, IDAHO
1993

BASIS OF BEARINGS

THE BEARING N01°02'02"E ALONG THE WEST LINE OF THE S 1/2 OF THE NE 1/4 OF SECTION 6, T. 4N., R. 1W., B.M., ADA COUNTY, IDAHO AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED AS SURVEY NO. 2473 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS DRAWING.



WATER INDIVIDUAL WELLS
SEWER INDIVIDUAL SEPTIC SYSTEMS
POWER IDAHO POWER COMPANY
TELEPHONE US WEST
12" PUBLIC UTILITIES AND DRAINAGE EASEMENTS ADJ. TO ALL LOT LINES

DEVELOPER
BARRY AND JILL ROARK
500 S. FLORENCE AVE.
FACILE IDAHO 83616
(208) 339-6464

Fischer Land Surveying, Inc.
PROFESSIONAL LAND SURVEYING
404 So. Washington Ave.
Emmett, Idaho 83617
Phone: (208) 365-4146

REGISTERED LAND SURVEYOR
IDAHO
No. 4108
DATE 11/19/93
R. CHAND P.

PROPERTY LINE CURVE DATA
Δ = 90°15'34"
R = 25.00'
T = 25.11'
L = 39.89°49'E
Ch. length 35.44'

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft

DETAIL "A"
NOT TO SCALE

LEGEND

- SET BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN
- FOUND 5/8" IRON PIN AND 3" ALUM. CAP
- SET 5/8" IRON PIN L.S. 4108
- SET 1/2" IRON PIN L.S. 4108
- BARBED WIRE FENCE
- DITCH
- 12" PUBLIC UTILITY AND DRAINAGE EASEMENT ON ALL LOT LINES
- PROPERTY LINE
- CENTERLINE & PROPERTY LINE
- R. O. W.
- RIGHT OF WAY LINE

NOTES

Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of Ada County.

Zoning = RR (Rural Residential)

This development recognizes Section 22-4503 et seq., Idaho Code, right to farm, which states: "No agricultural operation or an apurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural areas; after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation on an apurtenance to it."

LOTS 1 AND 3 SHALL SHARE AN ACCESS EASEMENT TO N. MUNGER ROAD, AND LOTS 2 AND 4 SHALL SHARE AN ACCESS EASEMENT TO W. NEW HOPE ROAD.

THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-0105 CONCERNING IRRIGATION WATER, IRRIGATION TO ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED.



PLEASE RETURN TO:
IDAHO POWER COMPANY
Po Box 70
BOISE, ID 83702

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 DAN RYALLS
IDAHO POWER

2020-092687
07/24/2020 08:14 AM
\$16.00

IDAHO POWER COMPANY

Release of Easement

WHEREAS, by easement dated **02/27/1996**, and recorded **10/04/1996**, as Instrument Number **96082966** of the records of **Ada** County, State of Idaho, **Mike Greiner and Tammy Greiner** granted to IDAHO POWER COMPANY an easement (the "Easement") for the construction, operation and maintenance of certain power line facilities upon the following premises located in **Ada** County, State of Idaho, to-wit:

More particularly described in Exhibit A attached hereto and made a part hereof.

AND, WHEREAS, the continuance of such easement is no longer necessary or desirable;

NOW, THEREFORE, in consideration of the premises, IDAHO POWER COMPANY does hereby release and abandon the said rights and easement hereinabove referred to and described, with the intent that the same shall forthwith cease, determine and be extinguished.

IN WITNESS WHEREOF, IDAHO POWER COMPANY has caused these presents to be executed by its proper officers thereunto duly authorized this 17th day of July, 2020.

IDAHO POWER COMPANY

By: 

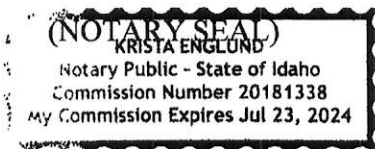
MICHAEL CHURELLA, LAND MANAGEMENT & PERMITTING LEADER

Release of Existing Easement
Instrument No. 96082966, Ada County, Idaho

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 17th day of July, 2020, before me Krista Englund, a Notary Public, personally appeared Michael Churella, Land Management and Permitting Leader of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same as the free act and deed of said corporation.

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



Krista Englund
Notary Public
Residing at: Boise, ID
My Commission Expires on: 7/23/2024

Created by: KE
Print Name: Krista Englund

**Idaho Power Company
UNDERGROUND POWER LINE EASEMENT**

Mike and Tammy Greiner Grantor(s), of
ADA County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a corporation, its licensees, successors and assigns, Grantee, for One Dollar and other valuable considerations, receipt of which is hereby acknowledged, a permanent and perpetual easement and right of way, sufficient in width to install and maintain an underground electric power line, including the perpetual right to enter upon the real estate hereinafter described, at all reasonable times, to construct, maintain and repair underground power lines, over, through, under and across said lands, together with the right, at the sole expense of Grantee, to excavate and refill ditches and trenches for the location of said power lines, and the further right to remove trees, bushes, sod, flowers and shrubbery and other obstructions and improvements, interfering with the location, construction and maintenance of said power lines, over, on and across the following premises belonging to the said Grantor(s) in ADA County, State of Idaho, in the following location, to wit:

A strip of land 20 feet wide and being 10 feet on each side of centerline located in the NE1/4 of section 6, T4N, R1W, B.M., Ada County, Idaho, being a part of Lot 4 Block 1 of Rusty Spur Ranchettes Phase I, as shown on the official plat thereof now on file and of record in the office of the county recorder of Ada County, State of Idaho, the centerline of which is more particularly described as follows:

Commencing at the Northwest corner of the above-said Lot 4, Block 1; thence S 01°02'02" W a distance of 483 mg feet to the Real Point Of Beginning; thence N 89°30'00" E a distance of 340 feet, more or less, to the Point Of Terminus.

The electrical system generally will consist of buried power wires, transformers, junction boxes and other equipment, part of which may extend above ground, necessary to serve electric power to these premises and adjacent premises.

Executed and delivered this 27th day of Feb, 1996 96082966

Mike Greiner
Tammy Greiner

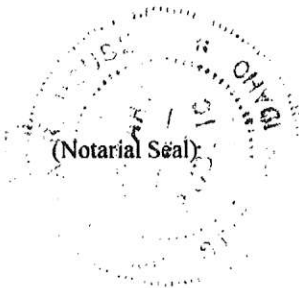
ADA CO. RECORDER
J. DAVID LAYARRO
BOISE ID
Idaho Power Co.

STATE OF Idaho)
) ss.
County of Ada)

'96 OCT 4 AM 8 15
FEE 3.00 Oxall
RECORDED

On this 27th day of February, 1996, before me, Alison R. House a Notary Public, personally appeared Mike Greiner and Tammy Greiner known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

Alison R. House
Notary Public, residing at Boise, id
Commission expires 10 -, 1998



45-312-967
WPS



131 SW 5th Ave., Suite A
Meridian, ID 83642
(208) 288-1992

August 3, 2020

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

Re: Greiner's Hope Springs Subdivision Easement Vacation Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Easement Vacation Application for the Greiner's Hope Springs Subdivision dated. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn Nickel. There are a few outstanding items that need to be addressed.

1. The Exhibit A from the Warranty Deed Order Number 18324726 dated March 7, 2019 was missing (see attached for reference). As a result, we were unable to verify the boundaries of said Warranty Deed. Therefore, there are parcels of land located within the subdivision that are not included with the property owned by Mr. Tucker Johnson. These parcels need to be included or letters from the respective property owners agreeing to vacate the access easement associated with the private road will need to be included in the application.
2. There is no letter from the Star Sewer and Water District agreeing to or support the vacation of their easement as indicated on the exhibit located within the application.

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

Sincerely,

KELLER ASSOCIATES, INC.

DocuSigned by:

A blue ink signature of Ryan V. Morgan, written in a cursive style, over a white rectangular background.

RYAN V. MORGAN, P.E.
City Engineer

Enclosure(s)

cc: File

Shawn Nickel

From: Ryan Morgan <rmorgan@Kellerassociates.com>
Sent: Tuesday, August 11, 2020 12:11 PM
To: Shawn Nickel
Cc: Tucker Johnson
Subject: RE: Greiner's Hope Springs Sub Easement Vacation Application

I spoke with Hank about the Districts thoughts. They are going to put together a letter with the requirements needed prior to vacation so that City Council has something in writing. I think this resolves all concerns and we can move forward with Tuckers request. Are you trying to get this before council on the 18th?

RYAN V. MORGAN, PE, LEED AP

Keller Associates, Inc.

DIRECT 208-813-7553 | CELL 208-440-1534 | OFFICE 208-288-1992

From: Shawn Nickel <Snickel@staridaho.org>
Sent: Tuesday, August 11, 2020 11:10 AM
To: Ryan Morgan <rmorgan@Kellerassociates.com>
Cc: Tucker Johnson <tj@skylineid.com>
Subject: FW: Greiner's Hope Springs Sub Easement Vacation Application

Ryan. Please see Tucker's response below.

Shawn

From: Tucker Johnson <tj@skylineid.com>
Sent: Tuesday, August 11, 2020 10:44 AM
To: Shawn Nickel <Snickel@staridaho.org>
Subject: RE: Greiner's Hope Springs Sub Easement Vacation Application

Shawn,

The missing Exhibit A for the deed is attached hereto; that is, the full document.

Recall that the big picture here is that we are seeking council approval to conditionally vacate easements WHEN a utility is also in agreement for a portion of the overall project. For example, Idaho Power is releasing their rights as we go – as we replace the few existing power lines with new lines. Another example: The SSWD Board won't vacate the existing water line easement until after SSWD approves the plans and installation of the replacement water line (generally in the new roadways). This won't happen for a year or two – in phase 5 and 6. If the Council feels that we need another public hearing on this in the future, at the applicable time, then so be it – but I hope, for everyone's sake, we can avoid multiple hearings on the same issue.

---- FYI, my engineer is already working with the engineer of the proposed Brandon Road Subdivision to coordinate the permanent water tap location, both off the existing line, and the future relocated line. (They may also have access to water in Brandon Street soon).

My goal with this application is to avoid repetitive public hearings with Council's "umbrella" approval to vacate unnecessary easements within the overall project, conditioned upon each utility/easement holder also providing approval, which may be phase by phase. Once all these conditions are met for a given area, phase or phases, then the Surveyor will be authorized to record an Affidavit vacating the easements.

Perhaps an additional condition by the Council in approving this "umbrella" Vacation application could be that I provide the draft Affidavit of Easement Vacation to City staff, along with supporting documentation from the affected utilities for the applicable area, for Staff review and approval prior to recording the Affidavit.

If for some reason a particular easement can't be released until later (after the plat is recorded), a phase/plat could be recorded with the existing Rusty Spur easements shown thereon, and the easement released prior to a building permit being issued for any affected building lot. Recall that this is the case for the recorded Greiners Hope Springs No. 1 plat – Idaho Power is working to energize new lines so the existing lines can be de-energized and vacated. Idaho Power will complete their work in phase 1 this month. Once Idaho Power's work is complete, and Council approval received, the Affidavit will be recorded and the City provided a copy.

Summary

- CenturyLink, Sparklight (CableOne), and Intermountain Gas letters release their easement rights across the entire preliminary plat area.
- Idaho Power will release easements phase by phase, or area by area, once they de-energize each area.
- Star Sewer and Water will formally take action in the future as generally outlined above. I've asked Hank Day of SSWD to touch base with you to confirm that SSWD and I are working together towards the same solution.

Sorry – this got a bit long – and repetitive.

Please let me know if you have any further questions.

Tucker Johnson

Skyline/Green Village

372 S. Eagle Rd., Ste. 328

Eagle, Idaho 83616

From: Shawn Nickel [<mailto:Snickel@staridaho.org>]

Sent: Tuesday, August 11, 2020 7:59 AM

To: Tucker Johnson

Subject: FW: Greiner's Hope Springs Sub Easement Vacation Application

FYI. Please respond. Thanks.

Shawn

Shawn L. Nickel

City Planner

City of Star

Snickel@staridaho.org

208-286-7247

From: Ryan Morgan <rmorgan@Kellerassociates.com>
Sent: Tuesday, August 4, 2020 2:15 PM
To: Shawn Nickel <Snickel@staridaho.org>
Subject: RE: Greiner's Hope Springs Sub Easement Vacation Application

Shawn, please see our comments attached.

RYAN V. MORGAN, PE, LEED AP
Keller Associates, Inc.
DIRECT 208-813-7553 | CELL 208-440-1534 | OFFICE 208-288-1992

From: Shawn Nickel <Snickel@staridaho.org>
Sent: Thursday, July 30, 2020 9:13 AM
To: Ryan Morgan <rmorgan@Kellerassociates.com>
Subject: Greiner's Hope Springs Sub Easement Vacation Application

Ryan. I am trying to get this easement vacation request for Greiner's New Hope Sub on the August 18th Council agenda for approval. Can you please provide review comments at your earliest convenience. Thanks Ryan!

Shawn

Shawn L. Nickel
City Planner
City of Star
Snickel@staridaho.org
208-286-7247