



ADA COUNTY DEVELOPMENT SERVICES

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

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

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

June 18, 2021

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

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

Shawn,

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

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

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

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

Thank you for this opportunity to provide feedback.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services



Langtree Bungalows Subdivision

MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

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

Fire District Summary Report:

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

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

Accessibility: Roadway Access, Traffic, Radio Coverage

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

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

All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.

One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads. Additional access will be required to the north due to the number of lots.

The fire district requires that Autoturn models be submitted for review. Autoturn models should be reflect the utilization of a 36' long fire engine and a 50' long ladder truck.

Traffic calming devices will require approval by the Fire District.

An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.

All electronic gates will be required to be equipped with a knox switch and yelp for emergency services.



MIDDLETON RURAL FIRE DISTRICT

Langtree Bungalows Subdivision

STAR FIRE PROTECTION DISTRICT

The applicant shall work with City of Star, Ada County and Fire District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1

Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

Review Note:

As per Star City Code section 8-6B-2H flag lots are not allowed and not approved by the Fire District.

Developer and or HOA will be responsible for maintaining clearance of private roads all year around. This includes but is not limited to snow removal.

Water Supply:

Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.

1. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.
2. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the Star Sewer & Water District for bacteria testing.
3. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - a. Fire hydrants shall have a Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
 - b. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - c. Fire hydrants shall be placed on corners when spacing permits.
 - d. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
 - e. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
 - f. Fire hydrants shall be provided to meet the requirements of the City of Star and Star Sewer and Water District Standards.
 - g. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.

MIDDLETON RURAL FIRE DISTRICT



Langtree Bungalows Subdivision

STAR FIRE PROTECTION DISTRICT

Inspections:

Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued

Additional Comments:

Side Setback as per City Code. Any modification to setback will require review and approval by the Fire District.

Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.

(208) 286-7772
11665 W. STATE ST., SUITE B
STAR, IDAHO 83669



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

June 25, 2021

By e-mail: Snickel@staridaho.org

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

Subject: Langtree Bungalows Subdivision, AZ-21-11/DA-21-16/PP-21-15/PR-21-08

Dear Mr. Nickel:

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

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

1. AIR QUALITY

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

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

6. ADDITIONAL NOTES

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

Response to Request for Comment

June 25, 2021

Page 5

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

Sincerely,

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

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK123



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat PP-21-15

Langtree Bungalows

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

Reviewed By: Rowdy

Date: 6/25/2021



May 17, 2021

Stephanie Hopkins

Land Planner

KM ENGINEERING

5725 N. Discovery Way | Boise, ID 83713

208.639.6939

shopkins@kmengllp.com

Subject: Delivery Method Approval

Stephanie,

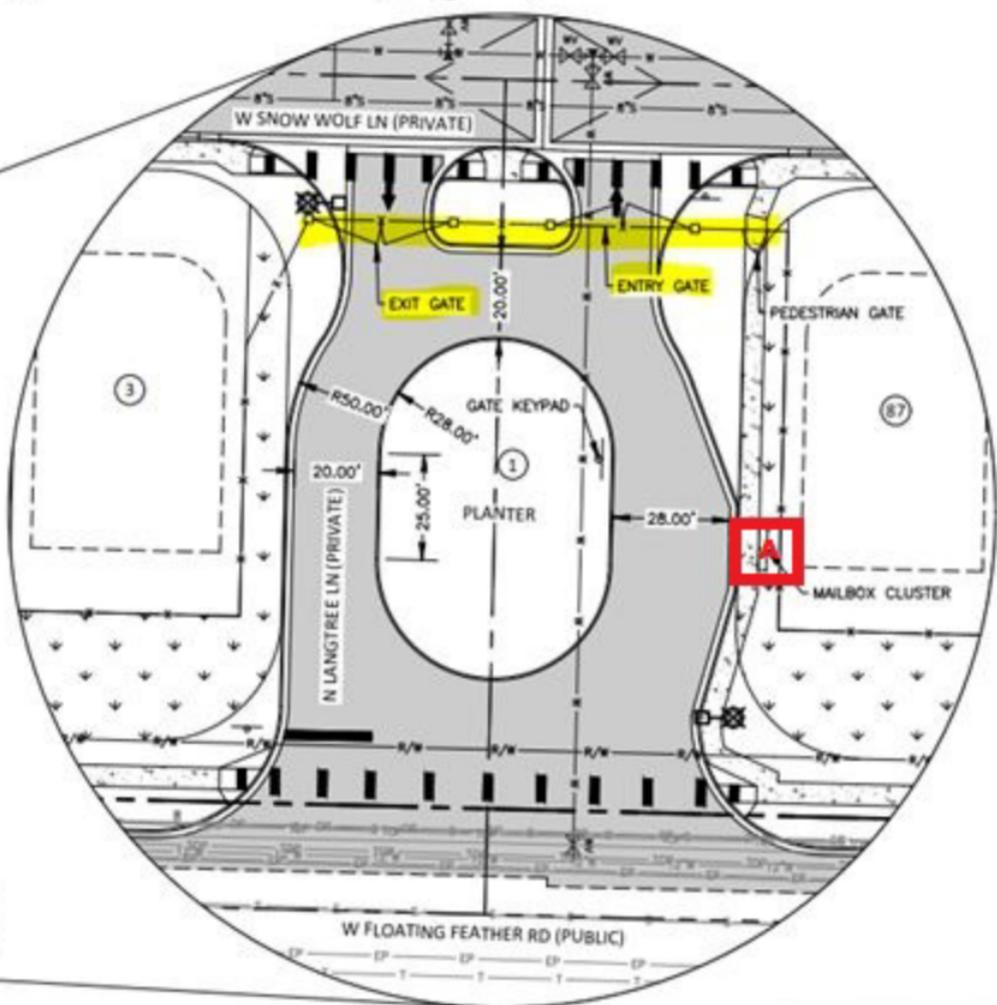
Thank you for contacting the Postal Service to update us on the decision to have Star Bungalows Subdivision be a gated community. As the developer has decided to have this be a gated community the previous letter's (sent on May 11th) CBU location will no longer be an acceptable location. I do approve of the new location outside the gates on the attached map to provide enough CBUs for the entirety of the development in all its phases. As this is will be a gated community the post office will not be going past the gates for parcel delivery either, so it is strongly suggested that on top of the CBUs needed to deliver the mail that the developer also places several parcel locker units along with the CBU so that the customer have a place to receive packages.

Please keep in mind when ordering your cluster boxes from the manufacturer we request that you ask them to number the boxes consecutively. As an example we would want the boxes to be labeled 1-165 as opposed to multiple units repeatedly numbered 1-16. We also request that the Parcel Lockers on the units also be numbered consecutively, so if there are 11 CBU units needed for the development, and there were two parcel lockers per unit, then the parcel lockers would be numbered 1 through 22. This numbering would also include any additional parcel locker units that were installed on top of the CBUs. If the CBUs are not numbered correctly, we may refuse to deliver until the numbering has been corrected.

Thank you for your assistance.

Mel Norton
Postmaster, Star

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



4
 1/2"
 9



Kent Goldthorpe, President
Dave McKinney, Vice-President
Jim D. Hansen, Commissioner
Mary May, Commissioner
Alexis Pickering, Commissioner

August 11th, 2021

To: Walsh Group
P.O. Box 1297
Eagle, ID 83616

Subject: SPP21-0017/ AZ-21-11/ DA-21-16/ PP-21-15/ PR-21-08
10090 W Floating Feather Road
Langtree Bungalows Subdivision

On 07/19/2021, the Ada County Highway District approved Langtree Bungalows Subdivision/ SPP21-0009/ AZ-21-11/ DA-21-16/ PP-21-15/ PR-21-08 for a preliminary plat application consisting of 103 residential lots and 21 common lots on 27.09 acres. The site-specific conditions of approval also apply to Langtree Bungalows/ SPP21-0017/ AZ-21-11/ DA-21-16/ PP-21-15/ PR-21-08.

If you have any questions, please feel free to contact me at (208) 387-6132.

Sincerely,

Kelly Bruner
Planner
Development Services

cc: City of Star (Shawn Nickel, via email)
Walsh Group
Stephanie Hopkins

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements). Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
2. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
3. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
4. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
5. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
6. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
7. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
8. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
9. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
10. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
11. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.



Project/File: Langtree Bungalow Subdivision/SPP21-0009/AZ-21-11/DA-21-16/ PP-21-15/PR-21-08

This is an annexation/rezone, private street, and preliminary plat application to allow for the development of 124 lots on 27.09 acres. This site is located north of Floating Feather road between Pollard Road and Hornback Avenue.

Lead Agency: City of Star

Site address: Northwest of the intersection of Floating Feather Road and Plummer Road

Staff Approval: July 19th, 2021

Applicant: Walsh Group
P.O. Box 1297
Eagle, Idaho 83616

Representative: KM Engineering, LLP.
Stephanie Hopkins
5725 North Discovery Way
Boise, Idaho 83713

Staff Contact: Brenna Garro
Phone: 387-6346
E-mail: bgarro@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a rezone from RUT (Rural Urban Transitioning) to R-4 (Residential), annexation, private street, and preliminary plat for the development of the Langtree Bungalow Subdivision, a development with 103 residential lots and 21 common lots on 27.09 acres.

The proposal is consistent with the City of Star’s future land use map, which designates this area as neighborhood residential.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential/Existing Public Use	RUT
South	Neighborhood Residential	RUT
East	Rural Residential/Existing Public Use	R-3
West	Neighborhood Residential	R-3-DA

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Welton Estates, located directly east of the site, was approved by ACHD on February 10, 2021 for the development of 14 lots on 10.15 acres.

- 5. Transit:** Transit services are not available to serve this site.
- 6. New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
- 7. Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
- 8. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - Floating Feather Road is scheduled in the IFYWP for the construction of sidewalk on the north side from Brandon Road to Hornback Avenue in 2023.
 - Floating Feather Road is listed in the CIP to be widened to 3-lanes from Star Road to Plummer Road between 2036 and 2040.
 - The intersection of Floating Feather Road and Plummer Road is listed in the CIP to be widened to 2-lanes on the south leg, 2-lanes east, and 2-lanes on the west leg, and reconstructed as roundabout between 2036 and 2040.
- 9. Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Floating Feather Road as a Level 3 facility that will be constructed as part of a future ACHD project.

B. Traffic Findings for Consideration

- 1. Trip Generation:** This development is estimated to generate 421 additional vehicle trips per day (19 existing); 29 additional vehicle trips per hour in the PM peak hour (2 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

A turn lane analysis was conducted for the Langtree Bungalows Subdivision. The analysis found that turn lanes are not warranted on Floating Feather Road at the proposed site access.

- 2. Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Floating Feather Road	723-feet	Minor Arterial	242	Better Than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Floating Feather Road East of Star Road was 3500 on 11/05/19.

C. Findings for Consideration

1. Floating Feather Road

a. **Existing Conditions:** Floating Feather is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 61-feet of right-of-way for Floating Feather Road (21 to 25-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Floating Feather Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 49-foot street section within 78-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate additional right-of-way to total 39-feet from the centerline of Floating Feather Road abutting the site.

The applicant is proposing to improve Floating Feather Road with additional pavement widening to total 16-feet from the centerline, curb, gutter, and 5-foot wide detached concrete sidewalk.

- d. **Staff Comments/Recommendations:** The applicant's proposal to dedicate additional right-of-way to total 39-feet from the centerline of Floating Feather Road abutting the site meets District policy and should be approved, as proposed. Floating Feather Road is listed in the CIP to be widened to 3-lanes within 78-feet of right-of-way, therefore the applicant will be compensated for the right-of-way dedication.

The applicant's proposal to improve Floating Feather Road with 16-feet from the centerline, curb and gutter does not meet and exceeds ACHD policy and should not be approved, as proposed. Directly west of the site, Floating Feather Road is improved as a 36-foot wide collector street section with vertical curb and gutter abutting the Claymont and Colt Place Subdivisions. When those subdivisions were originally approved in 2005/2006 Floating Feather Road was classified as a collector roadway, which required the construction of curb and gutter on Floating Feather Road adjacent to the site. With the 2008 adoption of ACHD's Floating Feather Realignment Study and ACHD 2009 Master Street Map, Floating Feather Road was reclassified as an arterial road. Since arterial roadways are impact fee eligible (ACHD constructs full improvements – curb and gutter), the construction of curb and gutter is not required abutting this site.

Consistent with ACHD policy the applicant should be required to widen the pavement on Floating Feather Road to 17-feet from centerline with a 3-foot gravel shoulder abutting the site.

The applicant's proposal to construct a 5-foot wide detached concrete sidewalk meets District policy and should be approved, as proposed. The sidewalk should be located a minimum of 32-feet from the centerline of Floating Feather Road abutting the site.

The applicant should be required to provide a permanent right-of-way easement to two-feet behind back of sidewalk for detached sidewalks located outside of the dedicated right-of-way.

2. Private Roads

- a. **Existing Conditions:** There are two existing driveways from the site onto Floating Feather Road; a 22-foot wide driveway and a 24-foot wide driveway located approximately 61-feet and 134-feet west of the site's east property line (measured property line to centerline).

- b. **Policy:**

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

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

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 40 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

- c. **Applicant Proposal:** The applicant is proposing to close both of the existing driveways onto Floating Feather Road, located 61-feet and 134-feet west of the site's east property line, with curb, gutter, and 5-foot wide detached sidewalk.

The applicant is proposing to construct a 33-foot wide gated private road from the site onto Floating Feather Road located approximately 382-feet west of the site's east property line.

- d. **Staff Comments/Recommendations:** The applicant's proposal to close both of the existing driveways onto Floating Feather Road, located 61-feet and 134-feet west of the site's east property line, meets District policy and should be approved, as proposed. The driveways should be closed with pavement widening, a gravel shoulder, and 5-foot wide detached concrete sidewalk.

The applicant's proposal to construct a 33-foot wide gated private road from the site onto Floating Feather Road, located 382-feet west of the site's east property line does not meet the District's successive driveways policy which requires driveways located on minor arterial roadways with a speed limit of 40 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway. However, staff recommends approval of the driveway location to allow

the private road to be located as proposed due to the fact that the driveway across from the site serves a single family home.

The gate should be located a minimum of 50-feet from the edge of pavement of Floating Feather Road and a turnaround shall be provided.

This private road is approved as temporary full access driveway and may be restricted at any time in the future at discretion of ACHD.

If the City of Star approves the private road, the applicant shall be required to pave the private roadway its' full width and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

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

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

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

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

3. Tree Planters

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

4. Landscaping

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

5. Other Access

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

D. Site Specific Conditions of Approval

1. Dedicate 39-feet of right-of-way from the centerline of Floating Feather Road abutting the site, as proposed. Compensation will be provided for this right-of-way dedication.
2. Widen the pavement on Floating Feather Road total 17-feet from centerline with a 3-foot wide gravel shoulder abutting the site. Construct a 5-foot wide detached concrete sidewalk located a

minimum of 32-feet from the centerline of Floating Feather Road abutting the site. Provide a permanent right-of-way easement to two-feet behind back of sidewalk for detached sidewalks located outside of the dedicated right-of-way

3. Close the existing 22 and 24-foot wide driveways onto Floating Feather Road, located 61 and 134-feet west of the site's east property line.
4. Construct a 33-foot wide gated private road from the site onto Floating Feather Road, located 382-feet west of the site's east property line, as proposed. Locate the gate a minimum of 50-feet from the edge of Floating Feather Road. A turnaround shall be provided.
5. Install street name and stop signs for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
6. Direct lot access to Floating Feather is prohibited and should be noted on the final plat.
7. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. Payment of impact fees is due prior to issuance of a building permit.
9. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

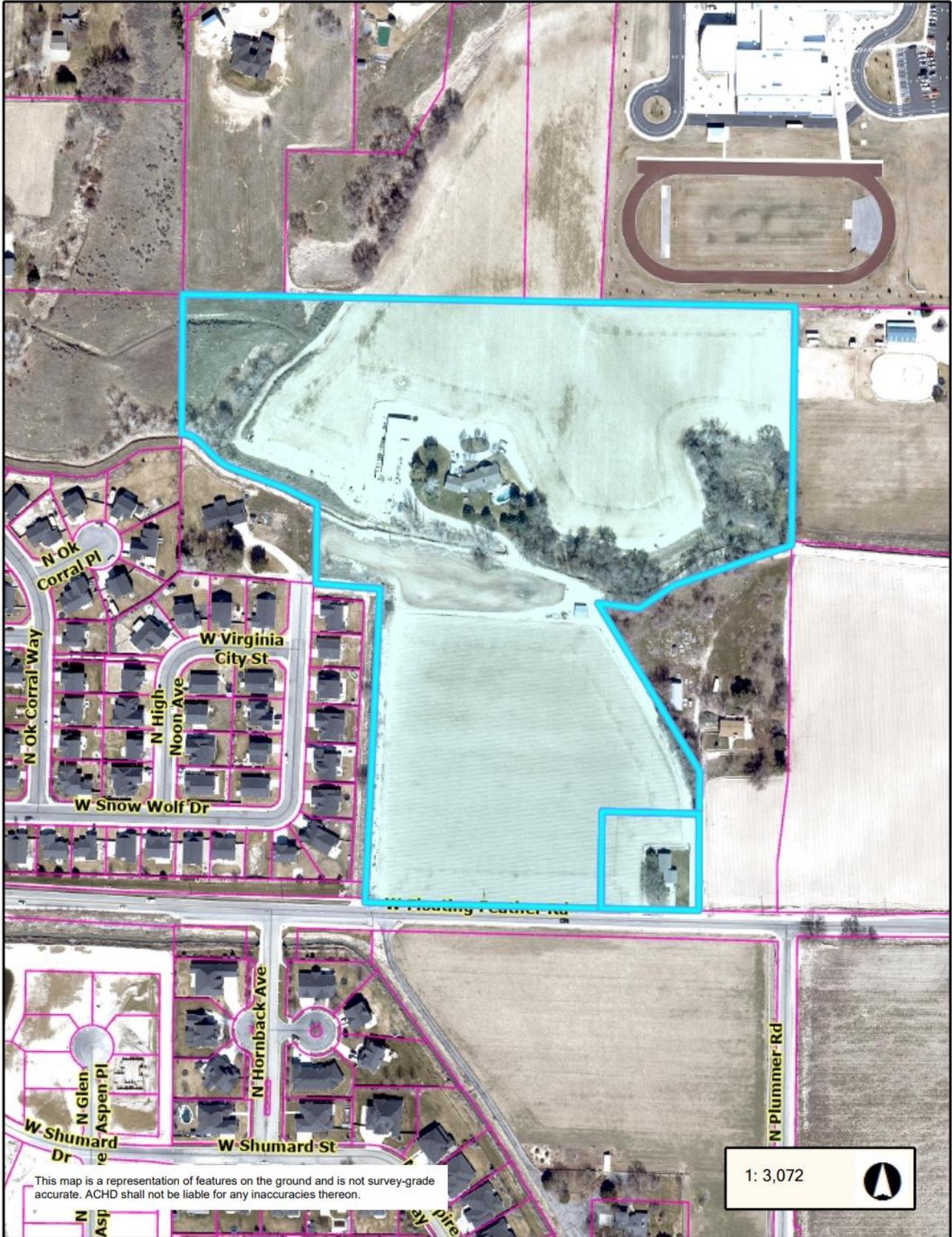
F. Conclusions of Law

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

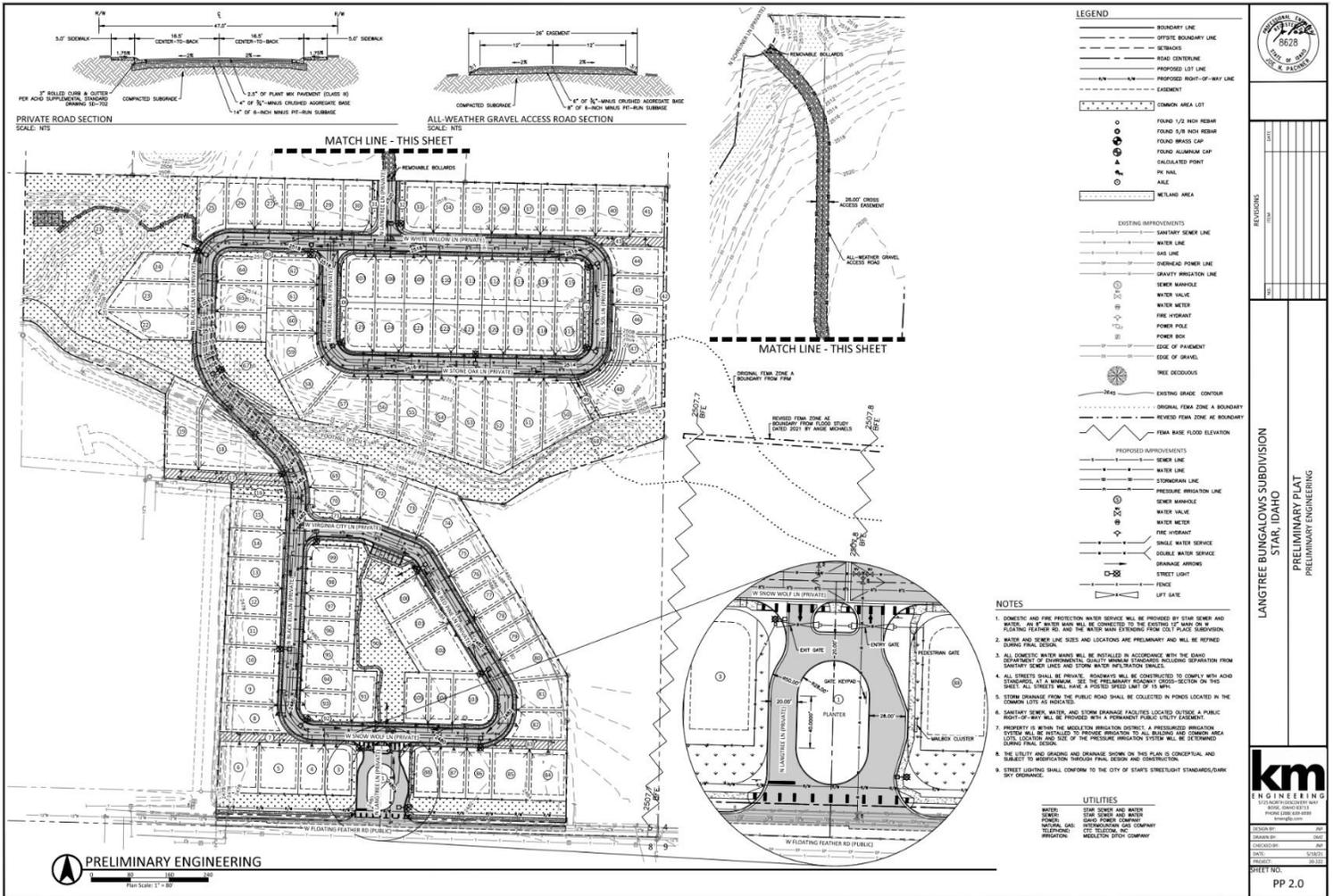
G. Attachments

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

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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



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Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

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

April 22, 2021

The Walsh Group
Kelli Black
kelli@walshgrp.com
Phone: 208-867-8682

VIA EMAIL

RE: Star Bungalows Subdivision – ITD Development Condition Memo

Dear Ms. Black,

The Idaho Transportation Department (ITD) appreciated the opportunity to review the Star Bungalows Subdivision Traffic Impact Analysis (TIA) located north of Floating Feather and west of SH-16. We have completed our review and although we do not have any technical questions, we do have concerns for the development's added trips to the SH-16 corridor.

ITD has entered into an agreement with the city of Star to collect a proportionate share contribution from each new development for impacts to the State highway system. As two agencies we are working together to accelerate highway construction within Star's area of impact to accommodate new development growth. ITD values your contribution to the transportation system so we can help keep goods, services and the public moving at an efficient pace.

Currently the intersection of SH-16 and Floating Feather Road has failing eastbound and westbound movements. ITD has been in discussions with ACHD to limit the intersection to right-in, right-out, left-in along with dedicated right turn lanes on SH-16 and lengthening the existing left turn lanes to current standards to be an acceptable solution.

Although analysis was not included in the TIS, ITD also knows the site traffic passing through the intersection of SH-44 / SH-16 increases congestion and delay to this intersection. ITD is currently working with our local agency partners including the city of Star to finalize the SH-44 Corridor Plan. This plan identifies the ultimate configuration of SH-44 / SH-16 to be a grade separated interchange.

ITD determined Star Bungalows Subdivision's proportionate share contribution at both intersections as the following. Details of the proportionate share calculation are included in the attached *ITD Staff Technical Report*.



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Intersection	Proportionate Share Contribution
SH-44 / SH-16	\$128,000
SH-16 / Floating Feather Road	\$1,191
TOTAL	\$129,191
<i>Per household unit</i>	<i>Approx. \$1,219</i>

Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in Star, ID as we want all residents to travel safely and efficiently around the Treasure Valley. If you have any questions please contact me by email at Erika.Bowen@itd.idaho.gov or 208-265-4312 extension #7.

Sincerely,

Erika R. Bowen, P.E.

ITD – District 3

Development Services Manager

Cc:

Shawn Nickel – City of Star

Paige Bankhead – ACHD

Chhang Ream – CR Engineering



Development: Star Bungalows Subdivision

Lead Agency: City of Star
Shawn Nickel
10769 W. State Street
Star, Idaho 83669
snickel@staridaho.org
Phone: (208) 286-7247

Location: West of SH-16 on the north side of Floating Feather
SH-16 MP 101

Applicant: The Walsh Group
Kelli Black
kelli@walshgrp.com
Phone: 208-867-8682

Consultant: Chhang Ream
CR Engineering, Inc.
181 East 50th Street
Garden City, ID 83714
chream@gmail.com
Phone: 208-8414996

Staff Contact: Erika Bowen
ITD – District 3
Development Services Manager
erika.bowen@itd.idaho.gov
Phone: 208-256-4312 extension #7

Proportionate Share Contribution

ITD District 3 has issued *Memo 39-Development Proportionate Share Contribution (Updated 11-13-2020)* as a means to request equitable contribution from developers to improve public facilities needed to serve new growth and development.

ITD does not have jurisdictional authority to require proportionate share contribution from the developer because they are not asking for a direct access approach. ITD and the city of Star have entered into an Intergovernmental Agreement for the city to collect proportionate share contributions on the department’s behalf to be used towards future ITIP projects on the State highway system jointly selected by the two agencies.

Intersection	Proportionate Share Contribution
SH-44 / SH-16	\$128,000
SH-16 / Floating Feather Road	\$1,191
TOTAL	\$129,191
<i>Per household unit</i>	<i>Approx. \$1,219</i>

Traffic Impact Study Overview

1. Proposed Development

The proposed Star Bungalows Subdivision will contain 106 detached senior adult dwelling units. The proposed build-out year is 2024.

2. Vicinity Map



Figure 2 – Preliminary Site Plan



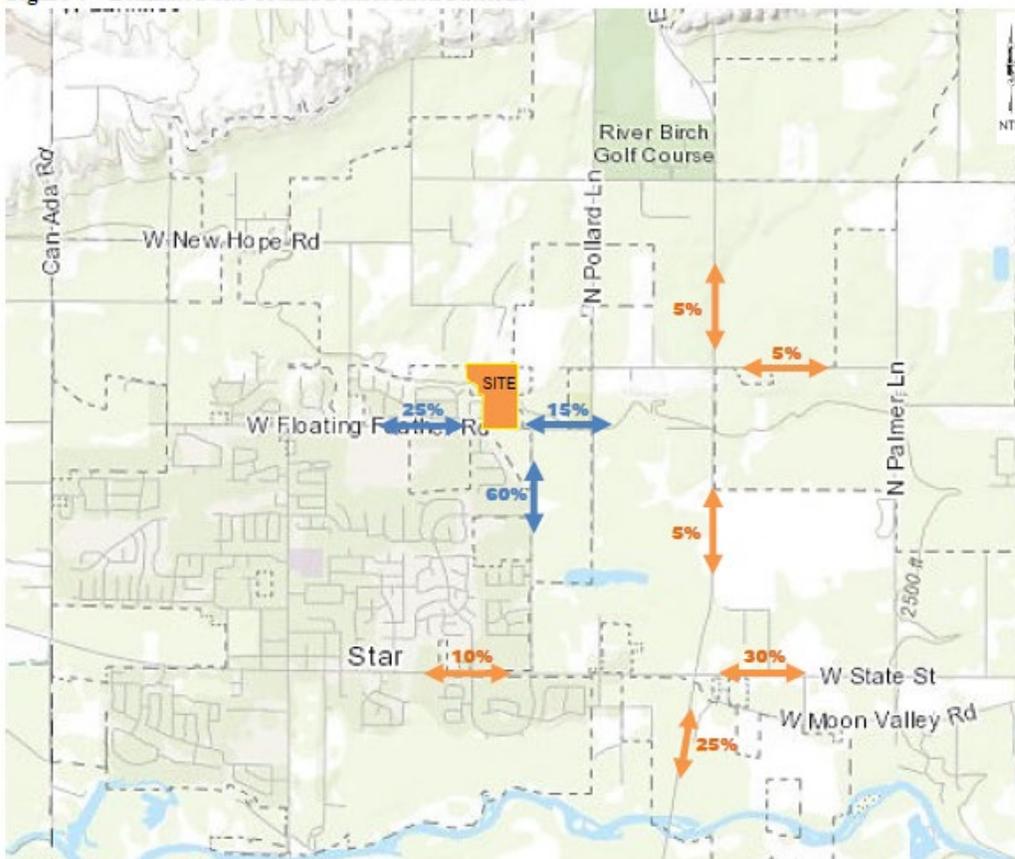
3. Trip Generation

Table 1 – Build-Out Site Trip Generation Summary

Land Use	ITE Code	Size	Unit	Period	Total Trips	Entering	Exiting
Senior Adult Housing - Detached	251	108	DU	Weekday Daily (vpd)	592	50%	296
				AM Peak Hour (vph)	43	33%	14
				PM Peak Hour (vph)	50	61%	31

4. Trip Distribution

Figure 4 – Estimated Site Traffic Distribution Patterns



5. Traffic Impact Study Recommendations

Dated: April 20, 2021

CR Engineering prepared a traffic impact study for the proposed Star Bungalows Subdivision. Below are the conclusions and recommendations presented in the TIS by CR Engineering. The following summary is not the opinion of ITD staff. ITD staff has reviewed the submitted traffic impact study for consistency with ITD policies and practices and may have additional and/or varied requirements beyond what is noted in the summary.

Based on the COMPASS model, ITD only asked for site trips and not analysis at the intersections of SH-44 / Plummer Road and SH-44 / SH-16.

SUMMARY

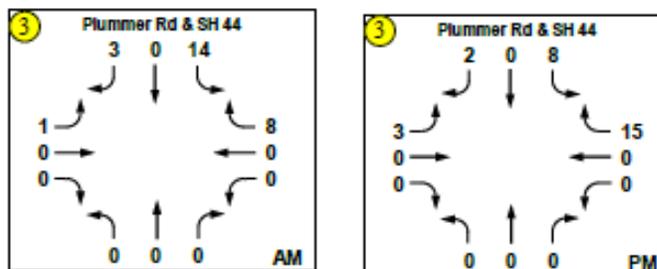
Based on the TIA results, the proposed development is anticipated to have minimal impacts on the existing roadway network. The key findings are:

- Star Bungalows Subdivision is a proposed gated senior community with 106 dwelling units
- The development is estimated to generate 592 weekday daily trips, 43 trips in the AM peak hour, and 50 trips in the PM peak hour
- The estimated site traffic distribution patterns are approximately 25% west of the site along Floating Feather Road, 60% south of the site along Plummer Road, and 15% east of the site along Floating Feather Road
- All site-generated trips will use the proposed site access on Floating Feather Road to access the roadway network
- The Plummer Road and Floating Feather Road intersection is anticipated to meet minimum operational thresholds under 2024 build-out year total traffic conditions
 - No improvements are needed to mitigate the development impacts
- The proposed site access intersection on Floating Feather Road is anticipated to meet minimum operational thresholds under 2024 build-out year total traffic conditions
 - No turn lanes are warranted based on ACHD turn lane guidelines

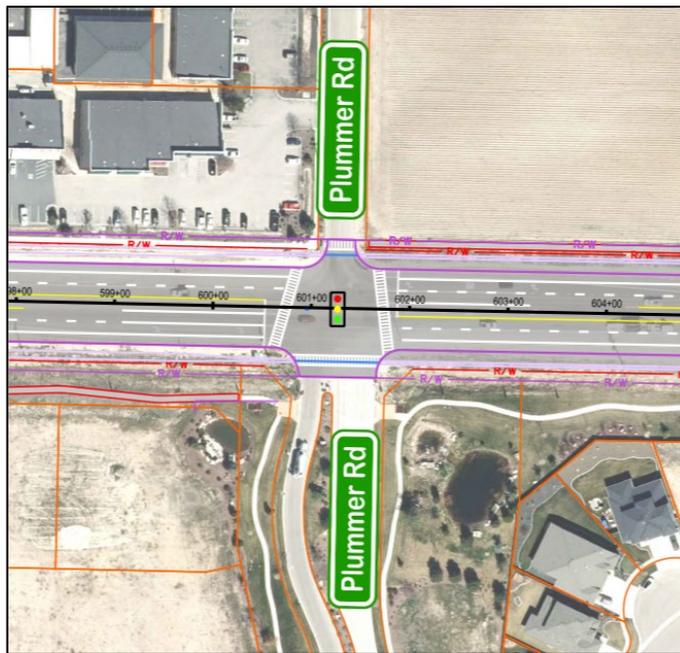
ITD Proportionate Share Contributions

1. SH-44 and Plummer Road

Per the TIS, the following are the site trips at full buildout at the intersection of SH-44 and Plummer Road.



Per the DRAFT SH-44 Corridor Plan, improvements on the Plummer Road approaches at the intersection of SH-44 / Plummer Road were not identified. ITD's SH-44 widening project will widen the corridor to the ultimate 5-lane configuration from Star Road to SH-16 in 2023. ITD does not intend to program an additional project to add improvements on the Plummer Road approaches. This will be accomplished by ACHD as parcels develop near this intersection.



Staff does not recommend any proportionate share contributions at the intersection of SH-44 / Plummer Road.

2. SH-44 and Floating Feather Road

**All supporting documentation in Appendix A*

Per the Sterling Floating Feather TIS, the westbound and eastbound movements at the intersection of SH-16 and Floating Feather Road functions fail with significant delay in the PM peak.

Table 5 – Intersection Traffic Operations – Existing (2021) Traffic

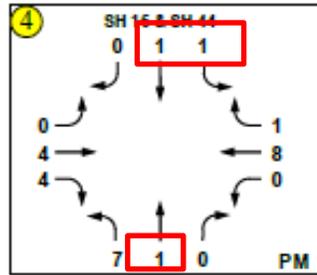
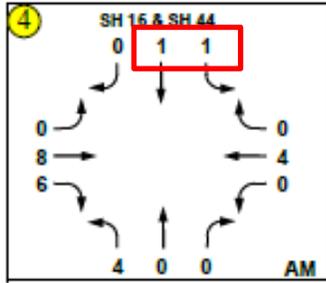
Intersection	Control	Approach	AM Peak			PM Peak		
			LOS	Delay	V/C	LOS	Delay	V/C
4. Floating Feather & SH-16	TWSC	Overall	A	4.9		B	10.5	
		Eastbound	E	47.6	0.576	F	111.1	0.75
		Westbound	D	27.7	0.201	F	105.4	0.783
		Northbound	A	8.9	0.02	A	8.7	0.024
		Southbound	A	8.5	0.012	A	9.8	0.003

ITD has had discussions with ACHD regarding limiting Floating Feather Road / SH-16 to right-in, right-out, left-in. The road also meets warrants for dedicated northbound and southbound right turn lanes. As discussed at the D3 TIS Committee Review meeting on April 14, 2021, ITD shall start asking for proportionate share to restrict and improve this intersection moving forward.

Staff estimates the design and construction costs for adding right turn lanes on SH-16, extending the existing left turn lanes and installing concrete traffic separator to be approximately \$793,963.

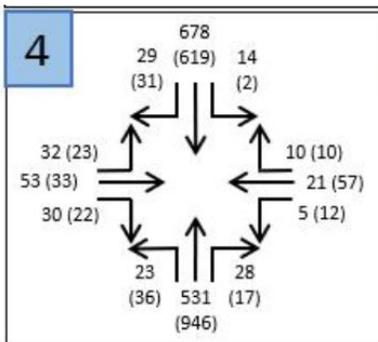
Proportionate share shall be based on the development’s total site traffic at this intersection versus 2025 traffic volumes identified in the Sterling Floating Feather TIS.

Star Gazer Site Traffic @ Floating Feather / SH-16



AM = 2 PM = 3

2025 Total Traffic @ Floating Feather / SH-16 **AM(PM)**

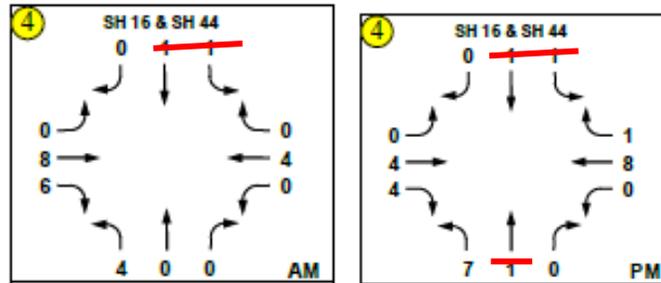


<i>Proportionate Share Calculations</i>		
<i>AM Site = 2</i>	<i>AM Total = 1,454</i>	<i>AM % = 0.14</i>
<i>PM Site = 3</i>	<i>PM Total = 1,808</i>	<i>PM % = 0.16</i>
<i>Average Proportionate Share Percentage</i>		<i>Avg % = 0.15</i>
<i>SH-16 / Floating Feather Cost Estimate</i>		<i>\$793,963</i>
<i>Proportionate Share Contribution</i>		<i>\$1,191</i>

Staff calculates the developer's proportionate share to be \$1,191(0.15%) based on site trips versus total intersection trips at 2025.

3. SH-44 and SH-16

Per the TIS, the following are the site trips at full buildout at the intersection of SH-44 and SH-16.



Per the DRAFT SH-44 corridor plan, the ultimate intersection configuration shall be a grade separated interchange. ITD’s GARVEE office estimates the design, construction and right-of-of way costs for the grade separated interchange to be \$40,000,000.

Proportionate share shall be based on the development’s total site traffic at this intersection versus 2045 traffic volumes identified in the DRAFT SH-44 Corridor plan.

SH-44, I-84 to Eagle, Corridor Study
ITD Project No. STP-3320(101), ITD Key No. 07827

INTERSECTION TURNING MOVEMENT VOLUMES

2045 Build

Table 5. 2045 Build intersection turning movement volumes – AM peak hour (7:00-8:00 AM)

Int. No.	Intersection Name	Northbound			Southbound			Eastbound			Westbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
22	SH-16/SH-44	135	731	846	372	940	31	114	1,210	482	1,007	536	278

Table 6. 2045 Build intersection turning movement volumes – PM peak hour (4:45-5:45 PM)

Int. No.	Intersection Name	Northbound			Southbound			Eastbound			Westbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
22	SH-16/SH-44	555	962	939	296	757	56	51	757	337	1,119	1,437	371

Proportionate Share Calculations		
AM Site = 22	AM Total = 6,682	AM % = 0.33
PM Site = 24	PM Total = 7,637	PM % = 0.31
Average Proportionate Share Percentage		Avg % = 0.32
SH-44 / SH-16 Interchange Cost Estimate		\$40,000,000
Proportionate Share Contribution		\$128,000

Staff calculates the developer’s proportionate share to be \$128,000 (0.31%) based on site trips versus total intersection trips at the 2045 horizon year for the SH-44 corridor plan.

*ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development.

** Recommendations included in ITD's Staff Technical Report along with any development conditions (see associated Permit Committee Agenda/Minutes) is only valid for the period of one year from the date of the TIS report. ITD reserves the right to request an updated TIS to reflect current traffic conditions if an approved encroachment application and/or proportionate share contribution are not obtained/provided within one year.

Appendix A

SH-44 / Floating Feather Road Documentation

Intersection Widening - Conceptual Cost Estimate

Estimated By: **E. Bowen** Date: **4/16/2021**
 Checked By: Date:

Location: **Intersection of SH-16 and Floating Feather Road**

Scope: **Design and construction costs to install northbound and southbound right turn lanes, extend the existing northbound and southbound left turn lanes to current standards and include 300ft of concrete traffic separator to limit the intersection to RIRO-LI**

Item Description	Quantity	Unit Price	Cost	Source
SECTION 1				
201-010A CLEARING & GRUBBING	0.92 ACRE	\$ 6,833.00	\$ 6,292.93	KN 18872
203-015A REM OF BITUMINOUS SURF	1093.33 SY	\$ 9.67	\$ 10,572.53	KN 18872
203-130A REMOVAL OF PAV MARKINGS	7380.00 FT	\$ 1.00	\$ 7,380.00	KN 18852
205-005A EXCAVATION	3644.44 CY	\$ 15.25	\$ 55,577.78	KN 18872
301-005A GRANULAR SUBBASE	3120.65 TON	\$ 15.90	\$ 49,618.39	KN 18872
303-022A 3/4" AGGR TY B FOR BASE	2713.62 TON	\$ 18.30	\$ 49,659.25	KN 18872
401-020A CSS-1 DIL EMUL ASPH FOR TACK COAT	556.80 GAL	\$ 3.48	\$ 1,937.66	KN 18872
405-435A SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3	1492.92 TON	\$ 70.00	\$ 104,504.40	KN 18872
614-015A SIDEWALK	0.00 SY	\$ 80.00	\$ -	KN 20294
614-025A CURB RAMP	0.00 SY	\$ 193.50	\$ -	KN 19965
615-492A CURB & GUTTER TYPE 2	0.00 FT	\$ 50.00	\$ -	KN 20294
621-005A SEED BED PREPARATION	0.58 ACRE	\$ 1,529.67	\$ 890.45	KN 18872
621-010A SEEDING	0.58 ACRE	\$ 1,663.33	\$ 968.26	KN 18872
615-651A TRAFFIC SEPARATOR TYPE 1	300.00 FT	\$ 20.00	\$ 6,000.00	KN 19965 KN 20798
630-020A TRANSVERSE, WORD, SYMBOL, ARROW PAV MKG – WATERBORNE	976.00 SF	\$ 3.40	\$ 3,318.40	KN 13962
630-025A LONGITUDINAL PAVEMENT MARKING	10941.00 FT	\$ 1.05	\$ 11,488.05	KN 18872
656-005A TRAF SIGNAL INSTALLATION	0.00 LS	\$ 229,000.00	\$ -	KN 18872
675-005A SURVEY	1.00 LS	\$ 20,000.00	\$ 20,000.00	KN 18872
Traffic Control	1.00 LS	\$ 73,000.00	\$ 73,000.00	KN 18872
Miscellaneous Minor Items	5%		\$ 20,060.40	
Mobilization	10%		\$ 40,120.81	
SECTION 1 Sub-Total			\$ 461,389.31	
SECTION 2				
CN Change Order / Quantity Variance	5%		\$ 23,069.47	
CN Non-Bid Items	3.5%		\$ 16,148.63	
SECTION 2 Sub-Total			\$ 39,218.09	
SUMMARY				
Sub-Total: SECTION 1 & SECTION 2			\$ 500,607.40	
Contingency - Scoping Level	30%		\$ 150,182.22	
TOTAL CONSTRUCTION COST			\$ 650,789.62	

Summary of Project Costs		Amount
Construction		\$ 650,789.62
Design Services	10%	\$ 65,078.96
Construction Services	12%	\$ 78,094.75
Right-of-Way	0.00 ACRES	\$ -
Total Cost		\$ 793,963.34

Shawn Nickel

From: John Ford <rainmaker92506@yahoo.com>
Sent: Thursday, September 30, 2021 2:35 PM
To: Shawn Nickel
Subject: Langtree Bungalows

In reviewing the ADHD approval letter for Langtree Bungalows, it recommends:

The intersection of Floating Feather Road and Plummer Road is listed in the CIP to be widened to 2-lanes on the south leg, 2-lanes east, and 2-lanes on the west leg, and reconstructed as roundabout between 2036 and 2040.

I request the City of Star to condition, at grading permit, any current and future developments in the area that might impact traffic on Floating Feather to design, build and install a 4 way stop (3 way in this particular instance) at the corner of Floating Feather and Plummer Road in the interim.

John Ford
Cell phone 951 905 8585

Shawn Nickel
City of Star
RE: Langtree Bungalow

RECEIVED
OCT 01 2021
BY: BN

October 1 2021

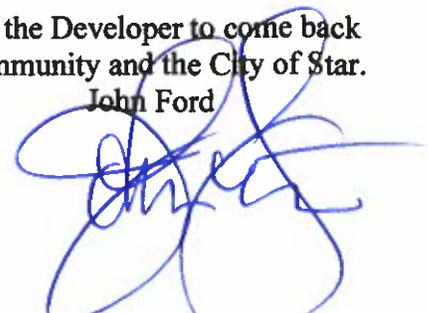
My name is John Ford. I live at 1772 N Hornback Ave, Star Idaho, Our home is contiguous to the proposed preliminary plat application. Our homes on Hornback Avenue are all “under water”. Most of the homes on this street have little or no drainage due to poor soils and a clay substrate near the surface. Most all have had to have sump pumps installed after construction, at considerable cost, as during the spring and summer seasons our crawl spaces all fill up with water. After a few legal episodes, the original builder, Corey Barton Homes agreed to take responsibility and financed and coordinated installation of those sump pumps.

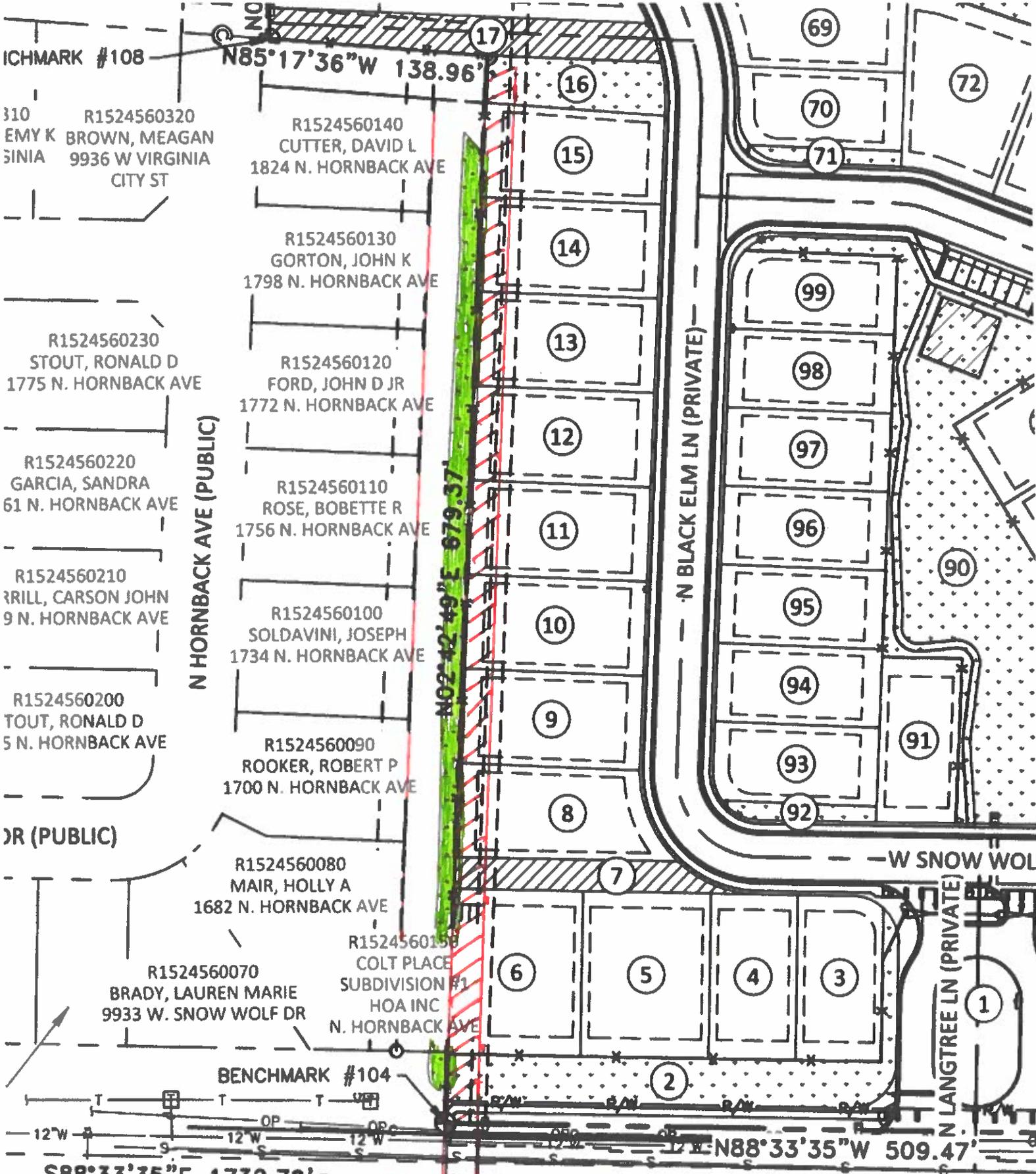
I oppose the approval the above-mentioned Preliminary Plat for the following reasons:

- 1) This application is too dense. Recently, the City Council recommended at public hearing that Cherish Estates update the original request for rezone and land use reapply with a plat for 100 units, or 2.5 unit per acre. This subdivision should conform to that same requirement. At 27 acres, that would allow for 67 units.
- 2) The traffic impacts are dire and have not been addressed adequately. Regardless of what ACHD has recommended, we can barely make it out of and back into our neighborhoods now, let alone once the Toll Bros project, the American Star project and Cherish Estates are completed. You can barely make a turn on Plummer to Floating Feather now. What happens when the new High School and Elementary School are built? The CIP that ACHD recommends for improvements to Floating Feather and a roundabout at Plummer and Floating Feather are needed in 2036 -2040 and I contend they are needed NOW. Further there is not even a Proportional Share Requirement for the developer to participate in Street and road improvements, similar as was recommended in the Cherished Estates findings.
- 3) This Developer has not considered how they are going to address the ditch behind our homes, and they have not disclosed to the public how they are going to address the ditch. Further, the Developer and the engineering firm, KM Engineering have been remiss in discussions with the Ditch Manager as to how the ditch will be addressed, On the map, they have not even taken into consideration a requirement for a maintenance easement for the ditch, which will require a license agreement and plans to be approved prior to final plat (please see the attachment) , I my opinion this is a bigger deal than a minor redraw of the map and will require significant engineering to determine the best way forward could result in loss of buildable units.
- 4) I believe that this subdivision will negatively affect the water table in the area and put our homes further “under water” than they already are. Additional hydrological assessments and soils and drainage analysis should be conducted and considered prior to further discussion regarding land use for this property. I believe that the assessments completed thus far are inadequate and have not addressed these pressing issues,

I humbly request that the City Council DENY this approval and ask the Developer to come back with something that is more conducive and representative of the community and the City of Star.
Sincerely,

John Ford





35° 25'

EXISTING EASEMENT
OWNED BY COLT PLACE
SUBDIVISION

MAINTENANCE EASEMENT AS REQD BY
DITCH MANAGEMENT

Stephanie Hopkins <shopkins@kmengllp.com>

To: John Ford

Fri, Apr 23 at 6:27 PM

Hi John,

Thanks for coming for a little bit and following up. You didn't miss a whole lot, it did go longer than the first meeting though, so maybe a good thing you ducked out early.

We need to give Allen a call again to discuss exactly what he'd like to see. Based on my call with him a couple of months ago it sounded like he'd be in support of what we have drawn up now, but it sounds like that may have changed. Thanks for the heads up, I'll be sure to check into that with him.

We have some details we need to wrap up and figure out, but otherwise we're getting pretty close to application submittal. Thanks for keeping in touch!

Hope you have a great weekend.

Thanks,

Stephanie Hopkins

Land Planner

KM ENGINEERING

5725 N. Discovery Way | Boise, ID 83713

208.639.6939

From: John Ford <rainmaker92506@yahoo.com>
Sent: Wednesday, April 21, 2021 9:15 PM
To: Stephanie Hopkins <shopkins@kmengllp.com>
Subject: Re: from John Ford re Walsh Group LLC

Hi Stephanie,

Nice to see you at the community out reach meeting Monday night. Sorry I did not stick around, so you can fill me in on how it when sometime later.

I spoke to Ron a bit and he explained to me that the plan was to put the drainage in the ditch into a pipe and to cover it up. The hope was that there would be a 50 foot right of way as required, 35 feet west of center line and 15 feet east of center line. Just to put my two cents in, it might be better to design for 25 feet from center line to the east as I think that's more what the drainage district is looking for. If you could pull that off without any loss of lots, it might avoid another redraw down the road.

Anyhow, hope all goes well,

John Ford
Cell phone 951 905 8585

On Tuesday, February 2, 2021, 1:37:41 PM MST, Stephanie Hopkins <shopkins@kmengllp.com> wrote:

Hi John,

I agree, it's difficult to tell exactly where the ditch line is based on the map. We're finalizing a topographic survey that will provide more information on that front. We'll need to assess how big of an easement the irrigation company would like and will coordinate with them further.

Thanks for your comments/thoughts on the geo-technical report. The water levels were assessed in January sometime, the report does note that further testing should be done. They did reference groundwater data in a range of several years for adjacent properties and monitored water levels in ten test pits on the subject site. I've let our engineer know that your subdivision required sump pumps this last year and we've reviewed the Geotech report. We're definitely going to work through how drainage will function on site and I'm sure the house sites will be required to be raised as well. It does appear based on the report that there are clay/silt soils on the south part of the site.

I have forwarded your email along to the project manager/P.E. working on the project to see if he has any comments. I am not an engineer, so cannot speak to some of the questions/comments you likely have. I will let him know that you would appreciate a call though.

Thank you for your time and the thought you've put into the proposal we're working through.

Thanks,

Stephanie (Leonard) Hopkins

Land Planner

KM ENGINEERING

9233 W. State St. | Boise, ID 83714

208.639.6939

Please note: my email address has changed. Please update your address book accordingly. My primary email address is: shopkins@kmengllp.com

From: John Ford <rainmaker92506@yahoo.com>
Sent: Monday, February 1, 2021 12:16 PM
To: Stephanie Hopkins <shopkins@kmengllp.com>
Subject: Re: from John Ford re Walsh Group LLC

Hi Stephanie,

Thanks for the response.

Looking at the map, it appears that the property line along the east boundary is to the center of the canal. I might be incorrect, but it appears that way on the drawing we were provided in the mail. Considering a 12 foot rear yard set back, this could be problematic. Especially since it would be beneficial to have an access road to the canal on that side.

With respect to the GeoTech, I recognize that the preliminary work product was completed when the water levels were not at their highest seasonally. Perhaps there will be an update, and without reviewing the report and without considering the work product nor methodology, I am at a loss to comment intelligently. I will reiterate that most all of the homes on Hornback were built on raised foundations and most had to have recent sump pumps installed in those crawlspaces at considerable cost to the original builder/developer, due to a very high water level (We personally had 4-6 inches of water in our space and I have a higher elevation than most).. Living here for the last year, I am aware that there is a clay substrate just below final elevations making it very difficult to drain (it doesn't, it evaporates) with little nor any potability. This particular area just holds water on the surface. While a project with this limited amount of acreage and the density proposed might not always require a hydrology analysis, perhaps because of the underlying issues it might be appropriate to at least consider it.

Regarding your plan to leave the ditch alone, my recommendation would be to form a Joint Maintenance Agreement with the Colt Place HOA, at a minimum. (I might have other recommendations as well)

I have many other comments and have not really written them all down nor done any in depth analysis. I recognize that developers want to maximize yield and get their projects approved timely, Perhaps it would be better to have a short and quick sit down rather than having me ask pointed questions at the first community outreach meeting?

Let me know,

Thanks,

John Ford
Cell phone 951 905 8585

On Monday, February 1, 2021, 10:26:55 AM MST, Stephanie Hopkins <shopkins@kmengllp.com> wrote:

Hi John,

Thanks for your email last week. Apologies on the delay in response. I'll pass your notes along to the owner and will let them know it'd be a good idea to touch base with the HOA manager. We have received some information from a geotechnical engineer on ground water and site conditions, so are working through how drainage is going to function.

We're working with the irrigation district regarding the Foothill Ditch and other waterways on site. Based on our mapping program it does look like the ditch behind your property intersects the property line. Our plan is to leave that alone and we'll continue to coordinate with the irrigation district to determine what will be required.

Thanks again for your email, I apologize if I'm not answering your questions in full, we just don't have all the information quite yet. Let me know if you have any further thoughts or questions.

Thanks!

Stephanie (Leonard) Hopkins

Land Planner

KM ENGINEERING

9233 W. State St. | Boise, ID 83714

208.639.6939

Please note: my email address has changed. Please update your address book accordingly. My primary email address is: shopkins@kmengllp.com

From: John Ford <rainmaker92506@yahoo.com>
Sent: Thursday, January 28, 2021 4:15 PM
To: Stephanie Hopkins <shopkins@kmengllp.com>
Subject: from John Ford re Walsh Group LLC

Hi Stephanie,

Nice talking to you today.

I have a few questions, but mostly, I am interested in the soils analysis and drainage studies. More particularly, I am interested in knowing how the passive canal is going to be addressed. It might be a good time for the developer to consider contacting the HOA association as I believe the property lines split the canal down the middle. The HOA is MGM Management and the account manager for Colt Place is Katie. Her phone number is [208-846-9189](tel:208-846-9189).

Let me know,

Thanks,

John Ford
Cell phone 951 905 8585

•

MB & H
MORRIS BOWER & HAWS PLLC

12550 W. Explorer Drive, Suite 100, Boise, Idaho 83713
Tel: (208) 345-3333 | Fax: (208) 345-4461

RECEIVED
OCT 01 2021
BY: BN

Thomas C. Morris
tmorris@morrisbowerhaws.com

September 28, 2021

City of Star
Attn: Shawn L. Nickel
Planning Director and Zoning Administrator
PO Box 130
Star, ID 83669

Re: Langtree Bungalows Subdivision Application.

Dear Mr. Nickel,

This firm represents Maxine McCombs, Leroy Swanson and Maryann Johnson (the "Homeowners"), each of whom owns a home in the Schreiner Subdivision. The Schreiner subdivision is a small 6 lot subdivision contiguous to and directly north of the proposed Langtree Bungalows Subdivision. The Homeowners represent all of the current homeowners in the Subdivision. Of the additional 3 lots in the Schreiner Subdivision, one of the lots is the private road Schreiner Lane (Lot 4), one of the lots is a "non-buildable" lot (Lot 6), which leaves one residential lot remaining that currently has no improvements on it (Lot 3). This letter is written on behalf of the Homeowners in response to the Notice of Public Hearing recently received by them.

The Langtree Bungalows Subdivision is a proposed residential subdivision consisting of 103 residential lots located at 9670 and 10090 W. Floating Feather Road. The developer, Walsh Group, LLC ("Walsh"), also recently acquired (or is planning to acquire) Lots 3 and 6 in the Schreiner Subdivision and is now proposing a stub street to the north of Langtree Bungalows Subdivision and through these lots to provide emergency access to the northern half of the development. The Homeowners oppose this proposed emergency access road that would run through the Schreiner Subdivision and connect to their private road.

Early on in this process, back when Lots 3 and 6 were owned by Bryan Pecht, the Homeowners were made aware that Mr. Pecht was trying to sell Lots 3 and 6 along with the property to the south of the Schreiner Subdivision for development purposes (now the proposed Langtree Bungalows Subdivision). Out of an abundance of caution, this firm sent a letter to Mr. Pecht dated October 8, 2020, informing Mr. Pecht that Lots 3 and 6 could not be used in the development of the property to the south. A copy of this letter is attached hereto.

In addition to that letter, in each of the neighborhood meetings conducted by Walsh, one or more of the Homeowners expressed to Walsh representatives that were present that they would oppose any attempt to build a road from the Langtree Bungalows Subdivision to the private Schreiner Lane.

Walsh originally discussed a full access road connecting to Schreiner Lane. It now appears from the application that the road would be for emergency access only. Regardless, any road connecting to Schreiner Lane is opposed by the Homeowners.

Without directly acknowledging the opposition that has been repeatedly and consistently voiced by the Homeowners, Stephanie Hopkins, Land Planner with KM Engineering, LLP, states in her May 18, 2021, letter addressed to you that: "The second emergency access proposed will be via a stub street at the north part of the property. **Details regarding connection and requirements for this access point need to be determined**, however, the intent is for this point of access to serve the second phase of development for the subdivision." Page 6, emphasis added. Those details were never determined because the Homeowners opposed it and are not going to let it happen.

Walsh was aware when it purchased this property that any development of Lots 3 and 6 is restricted by the Declaration of Covenants, Conditions and Restrictions for the Schreiner Subdivision recorded February 23, 1999, as instrument number 99017537, records of Ada County, Idaho (the "CC&Rs"). Specifically, the CC&Rs restrict any development of Lot 6 as it is designated as "non-buildable." Thus, no improvements whatsoever can be made to Lot 6, including any road, whether providing full access or emergency access.

In addition, Lot 3 can only accommodate one dwelling unit. That dwelling unit is further limited to a single-family dwelling unit, and the dwelling unit cannot be used for commercial purposes. Because use of Lot 3 is reserved solely for one single-family dwelling, no roads or access to or from the Langtree Bungalows Subdivision is allowed. Approval of any access through the Schreiner Subdivision will likely result in litigation.

Further, Schreiner Lane is a private lane and is only designed to accommodate the 4 buildable lots currently in the Schreiner Subdivision. When the Homeowners purchased their lots and built homes on it, they relied upon the subdivision plat and CC&Rs that were put into place to protect the relative peace and quiet of this small subdivision, designed for a maximum of 4 homes on large lots. Again, Walsh was aware of this when it acquired the property it seeks to develop.

Allowing full access through the Schreiner Subdivision for the 103 homeowners and guests in the Langtree Bungalows Subdivision would be a disaster for the Homeowners. While full access is not currently proposed, that ultimate intent has been stated by Walsh. Even allowing emergency access could significantly forever change the nature of the Schreiner Subdivision. The proposed development is a 55+ retirement community. It is a fact that older residents have a greater need for emergency services than would be found in a typical subdivision. No one wants ambulances and fire trucks routinely rumbling down their private road.

And finally, no mention is made by Walsh of how expenses for maintenance and upkeep of the private Schreiner Lane, all of which are currently paid by the Schreiner Subdivision lot owners, would be apportioned, assessed, collected and put to use.

For the reasons stated, the Homeowners oppose any access road being routed through their subdivision.

The Homeowners further state their concern with Walsh's proposed treatment of buffering along the City's *Special Transition Overlay Area*. Lots along the Langtree Bungalows Subdivision north

Shawn L. Nickel
September 28, 2021
Page 3

boundary that abut the City's *Special Transition Overlay Area* should be minimum one-acre lots or otherwise provide adequate buffering. It is unclear from Walsh's proposal exactly what buffering will be provided. The only thing stated is that the developer is acquiring two undeveloped parcels (Lots 3 and 6) within the Schreiner Subdivision and "plans to use a portion of those parcels as a buffer to the proposed subdivision." That proposal lacks any specificity. We ask that the City require Walsh to provide adequate buffering as contemplated by the *City's Special Transition Overlay Area*. If you should have any questions, please contact me. Thank you for your review of this letter.

Very Truly Yours,



Tom C. Morris

CC: clients

MB & H

MORRIS BOWER & HAWS PLLC

12550 W. Explorer Drive, Suite 100, Boise, Idaho 83713

Tel: (208) 345-3333 | Fax: (208) 345-4461

Thomas C. Morris
tmorris@morrisbowerhaws.com

October 8, 2020

Sent via regular and certified mail

Bryan Pecht
10090 W. Floating Feather Road
Star, ID 83669

Re: Lots 3 and 6, Schreiner Subdivision

Dear Mr. Pecht,

I recently met with Maxine McCombs and Leroy Swanson, who own property in the Schreiner Subdivision. I understand you currently own Lots 3 and 6, Block 1, in that subdivision. Ms. McCombs and Mr. Swanson are concerned because you are in the process of selling the two lots you own together with additional property you own that is contiguous to your lots ("farm property"). The listing material for the sale of your property represents that your property can be developed. We want to clarify that any development of Lots 3 and 6 is restricted by the Declaration of Covenants, Conditions and Restrictions for the Schreiner Subdivision recorded February 23, 1999, as instrument number 99017537, records of Ada County, Idaho (the "CC&Rs").

Specifically, the CC&Rs restrict any development of Lot 6 as it is designated as "non-buildable." Thus, no improvements whatsoever can be made to Lot 6.

Lot 3 can only accommodate one dwelling unit. That dwelling unit is further limited to a single-family dwelling unit, and the dwelling unit cannot be used for commercial purposes. Because use of Lot 3 is reserved solely for one single-family dwelling, no roads or access to or from your contiguous farm property onto Schreiner Lane is allowed. Further, Schreiner Lane is a private lane and is only designed to accommodate the 4 buildable lots currently in the Schreiner Subdivision.

We don't know what plans you may have for development of your property, or what plans a purchaser might have, but thought it best to clarify that restrictions apply to Lots 3 and 6, and any development of those lots would have to comply with these restrictions. You are of course free to develop your farm property as you desire.

October 1, 2021

To: Star Mayor and City Council
From: Ann Kuck, 10399 W Rolling Hills Dr., Star
Re: Preliminary Plat - Langtree Bungalows

Thank you for the opportunity to address several questions and concerns that I have regarding the Langtree Bungalows Subdivision on the agenda for the October 5 City Council meeting.

It appears that the lots directly abutting the Special Transition Overlay Area, located to the north of the Langtree property do not meet the comprehensive plan requirement for a transition from the STOA. These lots appear to be approximately .14 acre and should be at least one acre to form a meaningful transition between the properties.

The proposed emergency access north through the Schreiner Subdivision is on private property. This property is owned by two homeowners in the Schreiner Subdivision and allows for access only to the undeveloped lot, not through it. There is a letter on file with Shawn Nickel from the attorney representing these two homeowners. I believe this letter makes it clear that the proposed road to the north is not acceptable. In the letter from KM Engineering's access and connectivity section, there is the statement, "The primary entrance for the subdivision will be a full access point via Floating Feather Road and will extend through the Langtree Bungalows Subdivision. We have coordinated with the property owner to the east to facilitate an emergency access via a common driveway for the first phase of development." With access from the east and from Floating Feather Road, this road to the north is not needed and should be eliminated.

I did not find several items in the packet that are required:

- Notes from the neighborhood meetings.
- Names and addresses of homeowners notified about the project.
- Reports on wetlands and floodplain areas. In the background section of the letter from KM Engineering, there is this statement, "We have also completed a wetlands study, floodplain study and have coordinated with the various agencies and jurisdictions responsible for reviewing development in the area. Under the section on annexation and zoning, "This site is unique given the topography of the area, and the noted wetland and floodplain areas, both of which have been studied as part of this project.

I have a question about why there is a request that the internal streets measure 33 feet from back curb to back of curb with a right of way of 47 feet (It is noted that this does not satisfy the UDC which calls for roads to be 36 feet from back of curb to back of curb in a 50 foot right of way).

I am asking the Council to deny or table this application until missing documentation is available and the questions concerning the access road to the north are addressed. Thank you.



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

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

October 1, 2021

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

VIA EMAIL

Development Application	AZ-21-11, DA-21-16, PP-21-15, PR-21-08
Project Name	LANGTREE BUNGALOWS SUBDIVISION
Project Location	9670 & 10090 West Floating Feather Road, west of SH-16 milepost 101.10
Project Description	Annexation and zoning (R-4), a development agreement, and preliminary plat, and private street for a proposed residential subdivision consisting of 103 residential lots.
Applicant	Stephanie Hopkins, KM Engineering, LLP
Representing	Walsh Group

The Idaho Transportation Department (ITD) reviewed the referenced annexation, rezone, development agreement, preliminary plat, and private street applications and has the following comments:

1. This project does not abut the State Highway system.
2. ITD and the City of Star have entered into an interagency agreement to collect proportionate share from new developments to mitigate traffic impacts from incoming developments. Proportionate share for each development is calculated based off of number of trips added to State Highway system. The number of trips generated can be determined using the Institute of Transportation Engineers (ITE) Trip Generation Manual. ITD requires trip distribution information to determine where trips generated by developments access the State Highway system.
3. Applicant provided a Traffic Impact Study (TIS) for review; According to the information provided, the proposed subdivision is adding trips to SH-16/Floating Feather Road intersection and SH-16/ SH-44 intersection. Currently the intersection of SH-16 and Floating Feather Road has failing eastbound and westbound movements. ITD has been in discussions with ACHD to cul-de-sac Floating Feather on the west side, however if this is not possible the intersection will be limited to right in, right out, left in. Proportionate share is based on the average AM and PM site trips through the intersection of SH-16/





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Floating Feather Road, which is approximately 0.15% percent of the traffic utilizing the intersection in 2045.

TIS showed that trips generated also account for approximately 0.32% of traffic utilizing the SH-16/SH-44 intersection in 2045. The SH-16 Environmental Impact Study (EIS) identified the ultimate configuration as a grade separated interchange. ITD's GARVEE office estimates the design, construction, and right-of-way costs for the grade separated interchange to be \$40,000,000. The applicant will only be responsible for contributing their proportionate share of \$128,000 (0.32%) for the SH-44/SH-16 interchange and \$1,191 (0.15%) for the SH-16/ Floating Feather Road intersection for a total of \$129,191. Please refer to the attached technical report for more details.

4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
5. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
6. ITD objects to this development. ITD will remove the objection if the governing board requires, and the applicant agrees to, the execution of a Development Agreement with the City of Star binding the contribution of the proportionate share amount of \$129,191.

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

Sincerely,

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

Star/ Langtree Bungalows Written Public Statement Star City council Meeting 10/5/21
Robert Fehlau 2203 N. Sunny Lane, Star, Idaho 83669 208-695-9187

The Proposed Star/ Langtree Bungalows Subdivision should be denied for the following reasons:

1. The proposed .14 acre lots directly abutting the Special Transition Overlay Area (STOA) do not meet the Comp Plan required one Acre minimum. Because the applicants conditional purchase includes one buildable lot in the Schreiner Subdivision, protected by CC&Rs, this does not allow him to change the boundary or dictate how or where a transition will take place. The applicant states: page 26 Langtree packet: *“The developer is acquiring these two parcels within the Special Transition Overlay zone and plans to use a portion of those parcels as a buffer to the proposed subdivision.”* This is not an acceptable solution to the homeowners in that subdivision. Any lot owner would need to adhere to the existing CC&Rs. We strongly disagree with “Staff’s interpretation that this proposed buffer meets the intent of the Comprehensive Plan and the Unified Development Code. Council should consider this when making its decision on the application.” P. 16 Langtree Bungalows Subdivision packet.

2. The proposed emergency access north through the Schreiner Subdivision is on private property, is owned by two homeowners in the subdivision and allows for access only to the undeveloped lot, not through it. “The applicant states they have worked out an emergency access agreement with the property owner to the east to allow a secondary access through a common driveway.” P.12 Langtree Bungalows packet. With this option, the north road, or even a stub road, should not be considered and should be eliminated.

3. We believe that there is omitted, incorrect or time sensitive information in the council packet. Both of these reasons and more were stated quite clearly in a letter submitted to the city by an attorney, hired by homeowners in the Schreiner Subdivision (included on page 2 this statement). This letter which was submitted 9/27/2020, two days before any agenda was posted, should have been included in the packet. We also believe that there is other incomplete information in the packet that are critical before any decision. Specifically, regarding Special On-Site Features the staff report lists as not pertaining: Areas of Critical Environmental Concern, Evidence of Erosion, Riparian Vegetation, Steep Slopes, Unique Animal Life, Unique Plant Life, Unstable Soils, Wildlife Habitat. All these concerns are present and need to be addressed. The applicant stated “We have also completed a wetlands study,”. Why is this wetlands study not included in the application packet? It also seems to me that a letter from West Ada school district, Ada County and COMPAS should have been included.

4. We do not feel that the Applicant is proceeding in good faith on the requirements for the neighborhood meeting listed below. Our above concerns, which were shared with the applicant at both neighborhood meetings, would affect the feasibility of the development north of the irrigation canal. The applicant was directly asked if he planned to proceed with the application knowing these requirements. As required by **“Star UDC 8-6A-3: PRELIMINARY PLAT PROCESS:** the following requirement has not been submitted in the application or addressed.

“ O. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns; “

Furthermore, if the applicant re-applies after denial, we request that any structures backing to the STOA be limited to single story, which was also requested at the neighborhood meetings.

M B & H
MORRIS BOWER & HAWS PLLC

12550 W. Explorer Drive, Suite 100, Boise, Idaho 83713
Tel: (208) 345-3333 Fax: (208) 345-4461

Thomas C. Morris
tmorris@morrisbowerhaws.com

September 27, 2021

City of Star
Attn: Shawn L. Nickel
Planning Director and Zoning Administrator
PO Box 130
Star, ID 83669

Re: Langtree Bungalows Subdivision Application.

Dear Mr. Nickel,

This firm represents Maxine McCombs, Leroy Swanson and Maryann Johnson (the "Homeowners"), each of whom owns a home in the Schreiner Subdivision. The Schreiner subdivision is a small 6 lot subdivision contiguous to and directly north of the proposed Langtree Bungalows Subdivision. The Homeowners represent all of the current homeowners in the Subdivision. Of the additional 3 lots in the Schreiner Subdivision, one of the lots is the private road Schreiner Lane (Lot 4), one of the lots is a "non-buildable" lot (Lot 6), which leaves one residential lot remaining that currently has no improvements on it (Lot 3). This letter is written on behalf of the Homeowners in response to the Notice of Public Hearing recently received by them.

The Langtree Bungalows Subdivision is a proposed residential subdivision consisting of 103 residential lots located at 9670 and 10090 W. Floating Feather Road. The developer, Walsh Group, LLC ("Walsh"), also recently acquired (or is planning to acquire) Lots 3 and 6 in the Schreiner Subdivision and is now proposing a stub street to the north of Langtree Bungalows Subdivision and through these lots to provide emergency access to the northern half of the development. The Homeowners oppose this

proposed emergency access road that would run through the Schreiner Subdivision and connect to their private road.

Early on in this process, back when Lots 3 and 6 were owned by Bryan Pecht, the Homeowners were made aware that Mr. Pecht was trying to sell Lots 3 and 6 along with the property to the south of the Schreiner Subdivision for development purposes (now the proposed Langtree Bungalows Subdivision). Out of an abundance of caution, this firm sent a letter to Mr. Pecht dated September 27, 2021, informing Mr. Pecht that Lots 3 and 6 could not be used in the development of the property to the south. A copy of this letter is attached hereto.

In addition to that letter, in each of the neighborhood meetings conducted by Walsh, one or more of the Homeowners expressed to Walsh representatives that were present that they would oppose any attempt to build a road from the Langtree Bungalows Subdivision to the private Schreiner Lane. Walsh originally discussed a full access road connecting to Schreiner Lane. It now appears from the application that the road would be for emergency access only. Regardless, any road connecting to Schreiner Lane is opposed by the Homeowners.

Without directly acknowledging the opposition that has been repeatedly and consistently voiced by the Homeowners, Stephanie Hopkins, Land Planner with KM Engineering, LLP, states in her May 18, 2021, letter addressed to you that: "The second emergency access proposed will be via a stub street at the north part of the property. Details regarding connection and requirements for this access point need to be determined, however, the intent is for this point of access to serve the second phase of development for the subdivision." Page 6, emphasis added. Those details were never determined because the Homeowners opposed it and are not going to let it happen.

Walsh was aware when it purchased this property that any development of Lots 3 and 6 is restricted by the Declaration of Covenants, Conditions and Restrictions for the Schreiner Subdivision recorded February 23, 1999, as instrument number 99017537, records of Ada County, Idaho (the "CC&Rs"). Specifically, the CC&Rs restrict any development of Lot 6 as it is designated as "non-buildable." Thus, no improvements whatsoever can be made to Lot 6, including any road, whether providing full access or emergency access.

In addition, Lot 3 can only accommodate one dwelling unit. That dwelling unit is further limited to a single-family dwelling unit, and the dwelling unit cannot be used for commercial purposes. Because use of Lot 3 is reserved solely for one single-family dwelling, no roads or access to or from the Langtree Bungalows Subdivision is allowed. Approval of any access through the Schreiner Subdivision will likely result in litigation.

Further, Schreiner Lane is a private lane and is only designed to accommodate the 4 buildable lots currently in the Schreiner Subdivision. When the Homeowners purchased their lots and built homes on it, they relied upon the subdivision plat and CC&Rs that were put into place to protect the relative peace and quiet of this small subdivision, designed for a maximum of 4 homes on large lots. Again, Walsh was aware of this when it acquired the property it seeks to develop.

Allowing full access through the Schreiner Subdivision for the 103 homeowners and guests in the Langtree Bungalows Subdivision would be a disaster for the Homeowners. While full access is not currently proposed, that ultimate intent has been stated by Walsh. Even allowing emergency access could significantly forever change the nature of the Schreiner Subdivision. The proposed development is

a 55+ retirement community. It is a fact that older residents have a greater need for emergency services than would be found in a typical subdivision. No one wants ambulances and fire trucks routinely rumbling down their private road.

And finally, no mention is made by Walsh of how expenses for maintenance and upkeep of the private Schreiner Lane, all of which are currently paid by the Schreiner Subdivision lot owners, would be apportioned, assessed, collected and put to use.

For the reasons stated, the Homeowners oppose any access road being routed through their subdivision.

The Homeowners further state their concern with Walsh's proposed treatment of buffering along the City's Special Transition Overlay Area. Lots along the Langtree Bungalows Subdivision north boundary that abut the City's Special Transition Overlay Area should be minimum one-acre lots or otherwise provide adequate buffering. It is unclear from Walsh's proposal exactly what buffering will be provided. The only thing stated is that the developer is acquiring two undeveloped parcels (Lots 3 and 6) within the Schreiner Subdivision and "plans to use a portion of those parcels as a buffer to the proposed subdivision." That proposal lacks any specificity. We ask that the City require Walsh to provide adequate buffering as contemplated by the City's Special Transition Overlay Area.

If you should have any questions, please contact me. Thank you for your review of this letter.

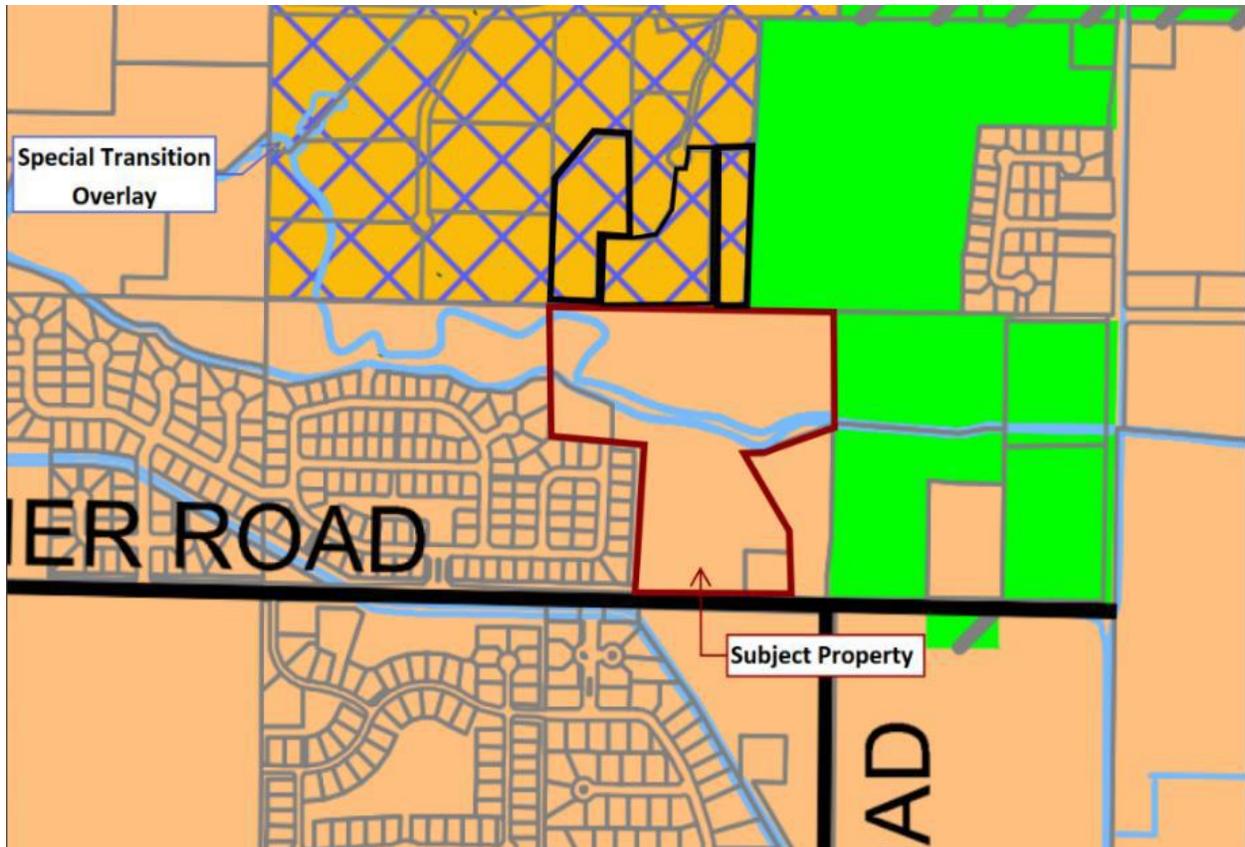
Very Truly Yours,

Tom C. Morris

CC: clients

Reference items and highlighted concerns:

Page number, if given, refers to page in Langtree Bungalows Subdivision packet.



Allowed Transition Density Near Special Transition Areas		
Existing Lot Zoning	Allowed Adjacent Transition	Allowed Across Road Transition
RR(RT) or RUT with 1 acre or larger lots	1 acre lots	1/2 acre lots
R-1, RR(RT), or RUT with smaller than 1 acre lots	1/3rd acre lots	R-3

“RE: Langtree Bungalows – Star, ID

Annexation and Zoning, and Preliminary Plat Narrative

In researching this property and preparing the subject proposal we held two neighborhood meetings, participated in a pre-application meeting with City staff and researched adjacent projects and recent approvals. **We have also completed a wetlands study,** floodplain study and have coordinated with the various agencies and jurisdictions responsible for reviewing development in the area. Through these discussions and research, our preliminary plat has been adapted to accommodate adjacent property owners to the west and north, to meet topographic and environmental conditions and to incorporate various City requirements.

UNIFIED DEVELOPMENT CODE:

5. The annexation (as applicable) is in the best interest of city.

8-4D-4: REQUIRED FINDINGS (PRIVATE STREETS): p.7

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

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

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

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

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

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

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.

8-3B-3: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS - RESIDENTIAL DISTRICTS: p.10

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

setbacks within the urban lots similar to the rural residential lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the rural residential lots.

Neighborhood Residential:

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

8.4 Objectives:

- 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: p.11

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

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

C. Site layout within the Special Transition Overlay Area is to provide for a transition in density and lot sizing. Base densities may be significantly reduced or home sites may be clustered to increase open space within a portion of a site when property is within this overlay.

8.5.4 Policies Related to The Special Transition Overlay Areas:

A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. This may include new abutting lots to be one acre in size or may include buffering.

B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.

C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.

D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include the provision of a buffer strip avoiding urban lots directly abutting Special Transition Overlay Area lots, or may include setbacks within the urban lots similar to the Special Transition Overlay Area lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the Special Transition Overlay Area lots.

E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots.

PRELIMINARY PLAT & PRIVATE STREET: p.12

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

PUBLIC RESPONSES p.15

No public comments have been received at this time.

STAFF ANALYSIS & RECOMMENDATIONS

TRANSITIONAL LOTS:

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

LANGTREE BUNGALOWS SUBDIVISION – FILE # AZ-21-11/DA-21-16/PP-21-15/PR-21-08 16 from owners in Star Acres Subdivision that the CC&R's for the subdivision prohibit future resubdivision of the existing Star Acre lots. It is Staff's interpretation that this proposed buffer meets the intent of the Comprehensive Plan and the Unified Development Code. Council should consider this when making its decision on the application.

ANNEXATION/REZONE FINDINGS: p.16

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.

p.17

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.

p.17

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

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

RE: Langtree Bungalows – Star, ID

Annexation and Zoning, and Preliminary Plat Narrative

In researching this property and preparing the subject proposal we held two neighborhood meetings, participated in a pre-application meeting with City staff and researched adjacent projects and recent approvals. We have also completed a wetlands study, floodplain study and have coordinated with the various agencies and

jurisdictions responsible for reviewing development in the area. Through these discussions and research, our preliminary plat has been adapted to accommodate adjacent property owners to the west and north, to meet topographic and environmental conditions and to incorporate various City requirements.

Comprehensive Plan p.25 packet

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

Special Transition Overlay Area p.26

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

In addition, there will be a pickleball court, internal walkways and green space located in the north part of the development.

Fire Department Emergency Access p.29

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

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative): p.34

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

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

9. Lots 18 and 19 appear to overlap the foothills ditch. Is this intentional? Please review, provide clarification, or revise plans.

Star UDC related requirements:

8-1A-6: PUBLIC HEARING PROCESS:

C. Neighborhood Meetings:

1. *Required: If a public hearing is required, applicants are required to hold a neighborhood meeting to present the proposed project to the neighbors, answer questions and receive comments prior to the submittal of an application.*

5. *Location: Neighborhood meetings shall be held at one of the following locations: on the subject property; at the nearest available public meeting place including, but not limited to, a fire station, library, school, church or community center; or at an office space with suitable meeting facilities, if the facilities are within the corporate limits of the City of Star.*

6. *Written Verification: The application materials shall include a copy of the provided neighborhood meeting notice, a copy of the neighborhood radius list and map, and written 5 verification of the neighborhood meeting, which shall include an attendance roster.*

8-6A-3: PRELIMINARY PLAT PROCESS:

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

O. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

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

FILE(S) #: RZ-21-05 Rezone
DA-21-17 Development Agreement
PP-21-16 Preliminary Plat for Stardust Ranch Subdivision
PR-21-09 Private Street

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Lofthus Group, LLC
1675 S. Blacksmith Place
Meridian, Idaho 83642

Applicant/Representative

Andrew Newell
Blaine A. Womer Civil Engineering
4335 W. Emerald Street, Ste. 145
Boise, Idaho 83706

REQUEST

The Applicant is seeking approval of a Rezone (R-2 to R-3), a Development Agreement, a Preliminary Plat and a Private Street for a proposed residential subdivision consisting of 5 residential lots and 3 common lots. The property is located on the south side of W. Floating Feather Road in Star, Idaho, and consists of 2.17 acres with a proposed density of 2.3 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located between N. Star Road and N. Munger Road, Star, Idaho. Ada County Parcel No. S0407120610.

Existing Site Characteristics: The property is currently vacant and used as pasture.

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

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

FEMA FIRM Panel: 16001C0130J

FIRM Effective Date: 06/19/2020

Flood Zone: Zone X

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	February 18, 2021
Neighborhood Meeting Held	March 25, 2021
Application Submitted & Fees Paid	May 18, 2021
Application Accepted	June 17, 2021
Residents within 300' Notified	September 14, 2021
Agencies Notified	July 28, 2021
Legal Notice Published	September 16, 2021
Property Posted	September 17, 2021

HISTORY

This parcel is currently annexed and zoned R-2. Staff has been unable to locate the historical documents associated with the original annexation.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-2	Neighborhood Residential	Vacant/Pasture
Proposed	R-3-DA	Neighborhood Residential	Single Family Residential
North of site	Rural Residential (RR) Residential (R-3)	Neighborhood Residential	Single Family Residential/Lakeshore

			Park Subdivision/Star Creek Subdivision
South of site	Residential (R-3)	Neighborhood Residential	Clearlake Subdivision (Lakes at Pristine Meadows)
East of site	Residential (R-2)	Neighborhood Residential	Single Family Residential
West of site	Residential (R-3)	Neighborhood Residential	Single Family Dwelling - Vacant

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.
4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.
5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the

denial of all related applications.

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

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

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

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

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

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-2	35'	20'	20'	10'	20'
R-3	35'	15' to living area/side load garage 20' to garage face	15'	5' per story (2)	20'

Notes:

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

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

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

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.
2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.

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

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

B. Construction Standards:

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

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

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

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

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

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

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

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

1. Private Road Reserve Study Requirements.

- a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The

board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.

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

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

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

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

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

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

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

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

requirements:

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

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

b. Qualified natural areas;

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

d. A plaza.

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

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

4. 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:

Neighborhood Residential:

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

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

C. Site layout within the Special Transition Overlay Area is to provide for a transition in density and lot sizing. Base densities may be significantly reduced or home sites may be clustered to increase open space within a portion of a site when property is within this overlay.

8.5.9 Additional Land Use Component Policies:

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

- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

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

PROJECT OVERVIEW

ANNEXATION & REZONE:

The annexation and rezone request from Residential (R-2) to Residential (R-3) on the applicant's property will allow for the subdivision of the property to develop with urban densities that will be consistent with the current Comprehensive Plan Map. The overall gross density of the proposed development is 2.30 dwelling units per acre. The current Comprehensive Plan Land Use Map designates this property as Neighborhood Residential, with an anticipated density of 3 to 5 dwelling units per acre. The requested density is currently below this designation. The requested zoning designation and density meets the intent of the Comprehensive Plan and is compatible with the surrounding land uses.

PRELIMINARY PLAT & PRIVATE STREET:

The Preliminary Plat submitted contains 5 residential lots and 3 common lots for a total of 8 lots with a density of 2.30 dwelling units per acre. The buildable, residential lots range in size from 8,054 square feet to 12,173 square feet with an average buildable lot of 10,310 square feet. The applicant has indicated that the development will contain a total of 14,554 square feet (15.4%) of open space. The applicant states that useable open space, not including street buffers and endcaps equal 14,554 square feet (15.4%) exceeding the requirement for usable open space in the current Unified Development Code, Section 8-4E-2. The development will be accessed from a single ingress/egress off W. Floating Feather Road. An emergency access is proposed at the far east of the development and shall have appropriate traffic control devices as approved by the Star Fire District. **The internal street is proposed to be private and proposed to measure 32 feet from back of curb to back of curb. This does not meet Section 8-4D-34B (4) of the UDC requiring for roads to be 36 feet from back of curb to back of curb. The applicant is requesting a reduction in the width of the roadway.**

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

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing an open grassy area on the northeast corner of the development but has not indicated a specific amenity. A condition of approval requiring at least one amenity per Section 8-4E-2C of the UDC shall be included in this recommendation.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Applicant is not proposing Internal sidewalks in the development. A ribbon curb will be included at the edges of the private street.
- Lighting
Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan showing one light at the entrance to the development.
The applicant has not provided a streetlight design/cut sheet that will be required and must be approved by Staff before installation.
- Street Names
Applicant has not provided verification from Ada County that the proposed street name has been approved. The applicant shall continue to work with the County on a street name through the final plat process.
- Subdivision Name
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.
- Landscaping
As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The landscape plan as submitted appears to meet the requirements for trees in the street buffer along W. Floating Feather Road and the common open area. The plan does not indicate street trees in the front of the homes along the internal, private street. Trees are required and shall be installed once homes are located on each lot.
- Setbacks – Client is not requesting any set back waivers and will adhere to the R-3 requirements outlined earlier in this report.

- Mailbox Cluster – Star Postmaster, Mel Norton, has authorized the mailbox cluster to be placed on the east side of Lot 1, Block 1, Facing East and accessible from North Star Lane. This letter is part of the applicant packet.

DEVELOPMENT AGREEMENT

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

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

AGENCY RESPONSES

Keller and Associates	Pending
ITD	September 17, 2021
ACHD	September 9, 2021
DEQ	August 6, 2021
Star Fire District	September 24, 2021

PUBLIC RESPONSES

Bryan Lightfield, 11535 W. Floating Feather Road, Star, Idaho 83669

STAFF ANALYSIS & RECOMMENDATIONS

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

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

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

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

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

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

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

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

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

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

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

school districts.

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

PRIVATE STREET FINDINGS:

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

The City must find that the proposed private streets meet the design standards in the Code.

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

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

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

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

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

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

CONDITIONS OF APPROVAL

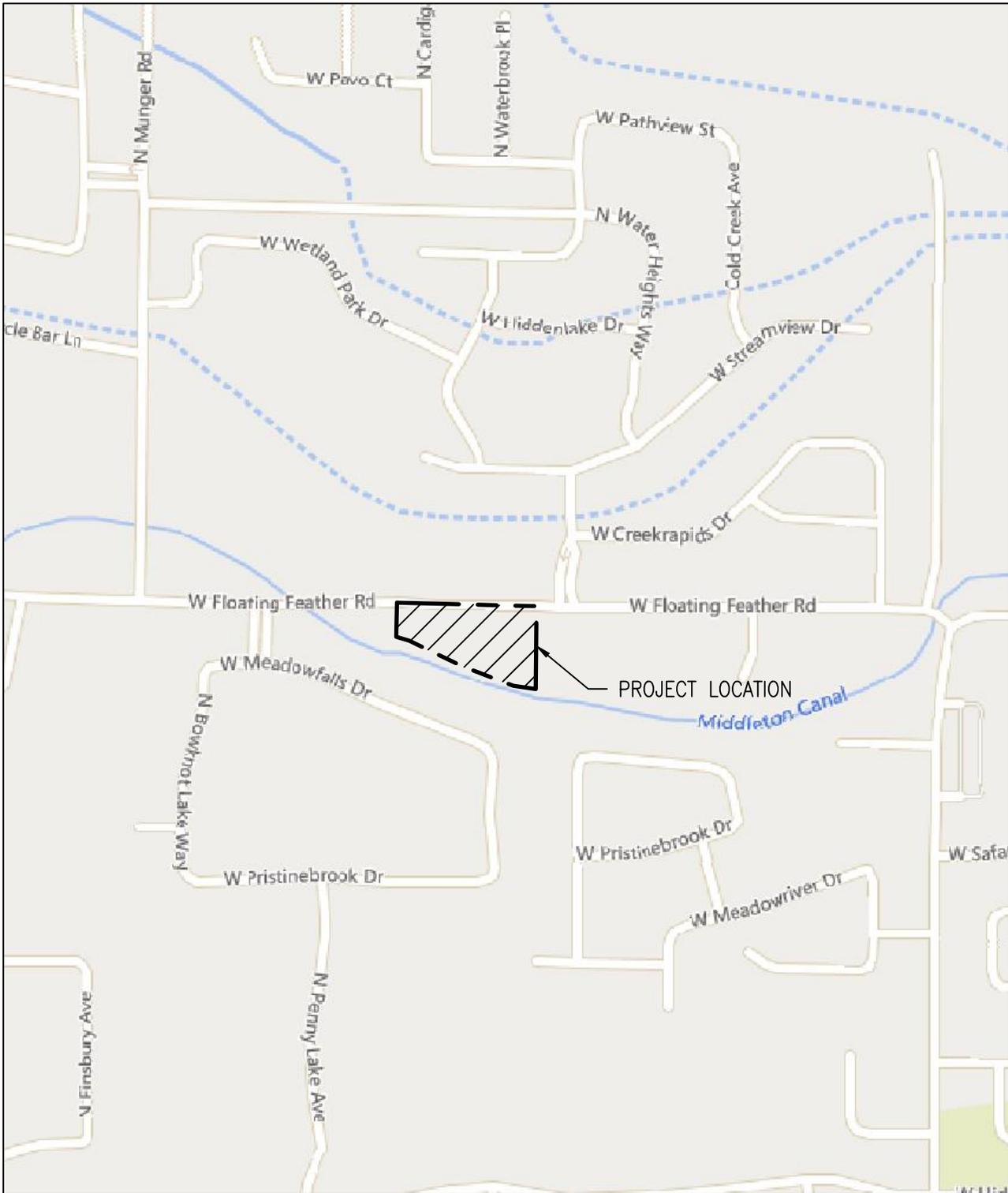
1. The approved Preliminary Plat for the Stardust Ranch Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **All private streets shall have a minimum street width of 36' and shall be constructed to ACHD standards, unless a reduced width is approved by Council.**
3. The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected. **The proportionate share amount, as determined by ITD is \$8,318.**
4. **Applicant shall satisfy all ACHD requirements prior to issuing building permits.**
5. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to any building permits being issued.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight design/cut sheet for approval by city staff prior to Final Plat approval.**
6. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet. **A revised landscape plan shall be submitted to the City showing street trees and at least one (1) approved open space amenity prior to approval of the Final Plat.**

7. Common area trees shall be provided as stated in Section 8-8C-2, J5, including one (1) tree per four thousand (4,000) square feet.
8. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
9. The entrance to W. Floating Feather Road shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
10. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and or work stoppage.
11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 12. Letter of approval from the Ada County Street Naming Committee must be submitted and all names on the final plat must match those approved, prior to signing.**
13. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
- 14. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
16. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
18. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement.
19. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
20. All common areas shall be owned and maintained by the Homeowners Association.
21. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
22. A sign application is required for any subdivision signs.
- 23. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic telecommunication cables.**
24. Any additional Conditions of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File #RZ-21-05/DA-21-17/PP-21-16/PR-21-09 for Stardust Ranch Subdivision on _____, 2021.

4/14/2021 10:39:33 AM Z:\DRAWINGS\1821001\CADD\EXHIBITS\VICINITY_MAP.DWG



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STARDUST RANCH SUBDIVISION
STAR, ID
VICINITY MAP



PRELIMINARY PLAT APPLICATION

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

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

Applicant Information:

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

Applicant Name: Lofthus Group, LLC
Applicant Address: 1675 S. Blacksmith Place, Meridian, ID Zip: 83642
Phone: 208-571-3360 Email: gerrikelley@hotmail.com

Owner Name: same as above
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, **engineer**, developer):
Contact: Andrew Newell Firm Name: Blaine A. Womer Civil Engineering
Address: 4335 W Emerald Street, Suite 145, Boise, ID Zip: 83706
Phone: 208-593-7555 Email: andrew@bawce.com

Property Information:

Subdivision Name: Stardust Ranch Subdivision
Site Location: W. Floating Feather Road, Star, ID 83669
Approved Zoning Designation of Site: R-2
Parcel Number(s): S0407120610

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-2	Neighborhood Residential	Pasture
Proposed	R-3	Neighborhood Residential	Residential
North of site	RR	Neighborhood Residential	Residential
South of site	R-3	Neighborhood Residential	Residential
East of site	R-2	Neighborhood Residential	Residential
West of site	R-3	Neighborhood Residential	Undeveloped

SITE DATA:

Total Acreage of Site - 2.17
Breakdown of Acreage of Land in Contiguous Ownership - 2.17
Total Acreage of Site in Special Flood Hazard Area - NA
Dwelling Units per Gross Acre - 2.30
Minimum Lot Size - 8054 SF
Minimum Lot Width - 47'

Total Number of Lots - 8
Residential - 5
Commercial - 0
Industrial - 0
Common - 3

Total Number of Units - 5
Single-family - 5
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 15.4 % / 0.33 acres
Percent of Common Space to be used for drainage - 0
Describe Common Space Areas (amenities, landscaping, structures, etc.) - 0.33 acres of common area with landscaping dedicated concrete sidewalks.
Proposed Dedicated Lots & Acreage (school, parks, etc): NA

Public Streets - 0 Private Streets - 34 ROW - 32 back to back
Describe Pedestrian Walkways (location, width, material) - 5' detached concrete along FLoading Feather
Describe Bike Paths (location, width, material) - NA

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

Total Acreage of Site in Special Flood Hazard Area - NA

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE NA .0 ft., etc.: NA
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

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

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

Potable Water - Star Sewer and Water District
 Irrigation Water- Middleton Mill Ditch Co.
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire Department
 Schools - West Ada School District
 Roads - Private

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

Areas of Critical Environmental Concern - No Floodplain - No
 Evidence of Erosion - No Fish Habitat - No
 Historical Assets - No Mature Trees - No
 Riparian Vegetation - No Steep Slopes - No
 Stream/Creek - No Unstable Soils - No
 Unique Animal Life - No Unique Plant Life - No

Application Requirements:

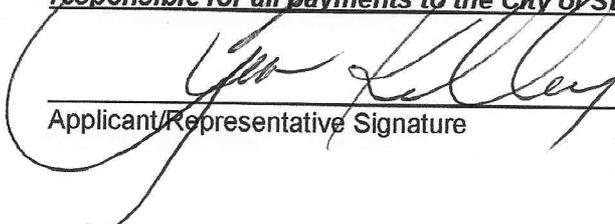
*(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)*

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

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

FEE REQUIREMENT:

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


 Applicant/Representative Signature

5/12/21
 Date



May 12, 2021
Project No.: L1821001

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

**RE: Stardust Ranch Subdivision – Star, ID
Applications for Rezone and Preliminary Plat**

On behalf of Lofthus Group, we are pleased to submit the attached applications for the development of the Stardust Ranch Subdivision (Project), located on the south side of Floating Feather Road roughly 1,400 feet west of the intersection of Floating Father Road and Star Road in Star, ID. More specifically, this Project is within the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 4 North, Range 1 West, Boise Meridian. The purpose of this letter is to provide supplemental information for the Project to assist in the review process of this application.

Our applications include: 1) Rezoning of the 2.17-acre site from R-2 to R-3 for single family detached homes and; 2) Preliminary Plat for a new residential subdivision consisting of 5 single family lots.

Existing Use of the Property

The property currently has no existing homes or buildings. All existing structures/materials will be removed from the property. The parcel has historically been used for pastures. The land generally slopes from north to South. The Middleton Canal abuts the south side of the Project.

Comprehensive Plan and Surrounding Land Uses

The Stardust Ranch community totals 2.17 acres. The City of Star's Land Use Map designates the area as Neighborhood Residential, allowing for 3-5 dwelling units per acre. The surrounding land uses within the immediate area are as follows: North – pasture and residential (Starcreek and Lakeshore Park Subdivision); East – pasture and residential; South and West - pasture and residential (Clearlake Subdivision). The surrounding subdivisions are zoned R-3. The development of the Project is consistent with other approved projects.

Rezone

The applicant is requesting rezoning to R-3 with a preliminary plat. The proposed gross density of the Project is 2.30, which is lower than the density range allowed within the Neighborhood Residential designation.

The development of this Project will not only develop a vacant property but will also provide a fine housing product that is desired in this location and current economy.

Residential Lots and Density

The Project provides lots ranging in size from 12,173 square feet (sf) to 8,054 sf, with an average residential lot size of 10,310 sf. The proposed gross density of the project is 2.30 dwelling units per acre. The development has lot widths of 47 to 80 feet and lot depths of 65 to 172 to accommodate different house plans and residential lifestyles. The Project is intended to be developed as one phase.

Open Space and Amenities

The total and qualified open space within the Project is 0.33 acres, or 15.4%. A 30 foot wide common lot and landscape buffer is provide along the entire north property line, providing separation and privacy from the busy minor arterial street.

Streets and Utilities

The Project has been designed in compliance with the ACHD and City of Star standards. The proposed private street section will consist of 34 feet of right-of-way, 28 feet of asphalt and 2-foot ribbon curb on either side. The frontage road will be improved to provide 17 feet of asphalt (measured from center line/section line), a 3 feet of gravel shoulder, drainage swale and 5 feet of concrete sidewalk. A gravel access road will be installed for emergency fire access use.

Potable water and sewer are all readily available to the property and will be served by the Star Sewer and Water District (SSWD). All utilities within the proposed development comply with the adopted master plans of the SSWD.

Pressure irrigation is anticipated to be provided by Middleton Mill Ditch Company via the Middleton Canal.

All storm water generated onsite will be handled and remained onsite. Current preliminary design shows roadside swales. This preliminary design may be altered in the future based on additional information acquired during the final design process.

Traffic Impact Study

The Traffic Impact Study is not required to this project per ACHD.

Neighborhood Meeting

Due to the COVID-19 pandemic, the neighborhood meeting for the Project was held on site. The meeting was held at 5:00 pm on Thursday, March 25, 2021. Attendees of the meeting received a copy of the most current lot layout at the time and an invitation to contact the project planner (me) at any time with questions or concerns. The names of attendees are listed on the neighborhood meeting attendance sheet. Neighbors who emailed for more information are also listed on the attendance sheet with their contact information.

The proposed Project site layout accompanied by this application has been modified from the one shown at the neighborhood meeting. This was done to incorporate suggestions by the neighbors discussed at the meeting. We believe this version creates an even balance and blend of the neighbor’s ideas and the owner’s vision.

Waivers and Requests

No variances or deviations from the requirements and dimensional standards of the Star Unified Development Code are requested with this application.

Summary

The residents in this neighborhood will enjoy a quiet neighborhood, with the benefit of excellent access to local outdoor activities and a short trip to downtown Star for shopping and business.

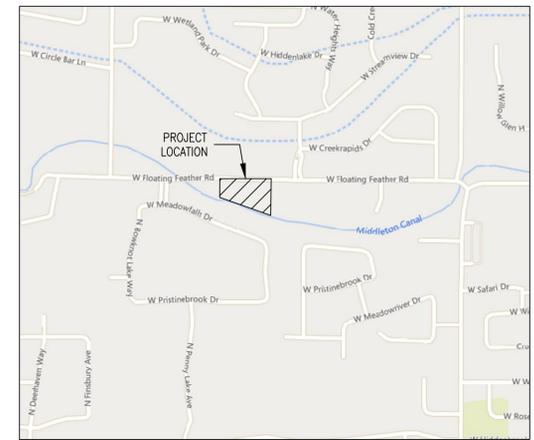
We are pleased to submit our applications that will provide a desirable product at this special location in Star. We look forward to working with you, your staff and Star's decision makers through the approval process. Please do not hesitate to contact us if you have questions about our proposed development or the applications.

BLAINE A. WOMER CIVIL ENGINEERING

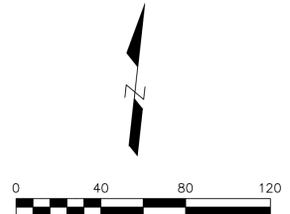
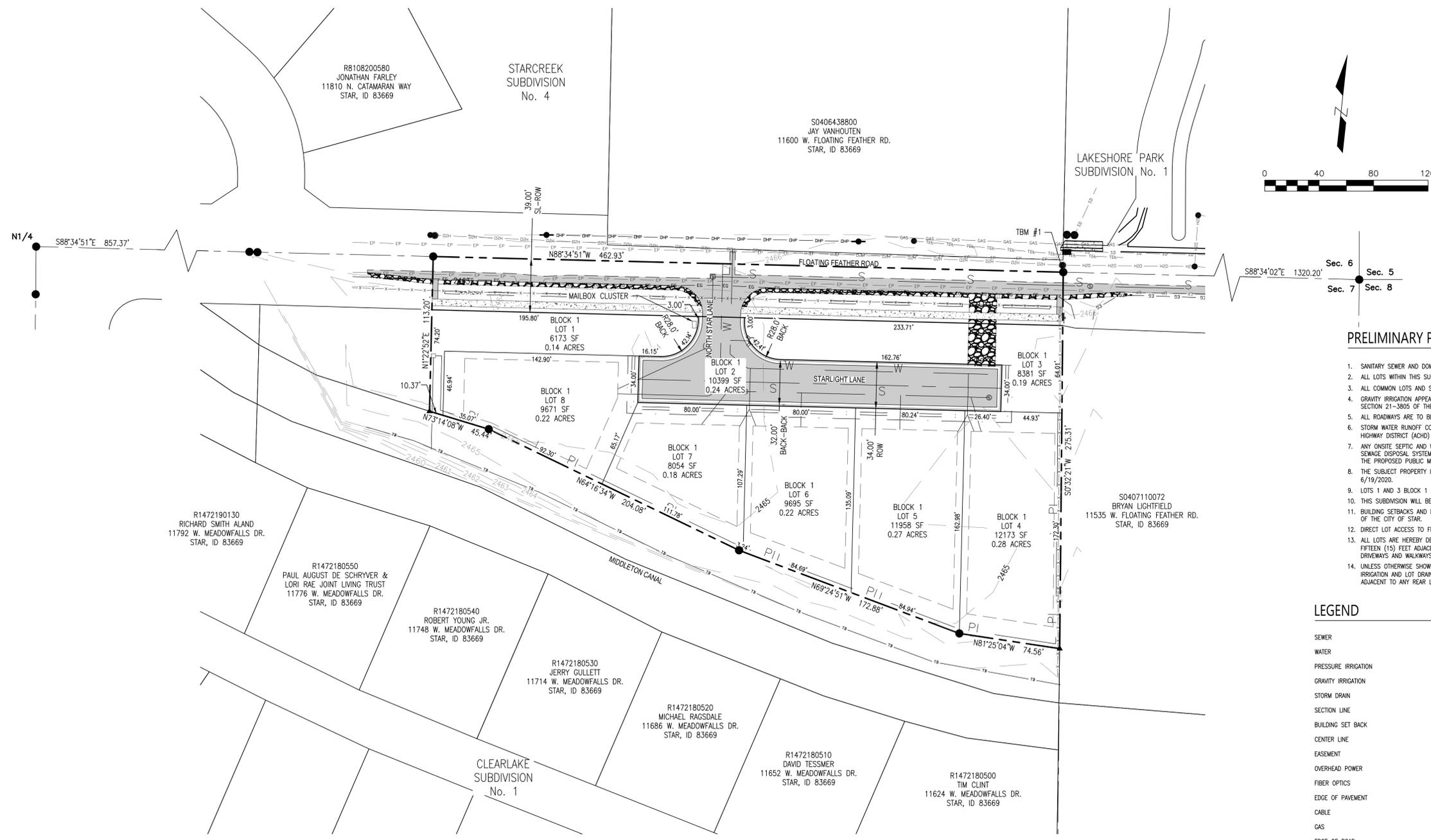
By: 

Andrew Newell, Project Manager

**PRELIMINARY PLAT OF
STARDUST RANCH SUBDIVISION**
A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NE1/4 OF
SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, ADA COUNTY, IDAHO
MAY 2021



VICINITY MAP
NTS



Sec. 6
Sec. 7
Sec. 5
Sec. 8

PRELIMINARY PLAT NOTES

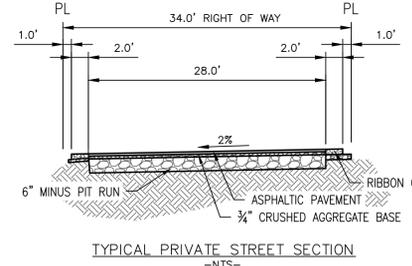
- SANITARY SEWER AND DOMESTIC WATER WILL BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY A NEW PRESSURE IRRIGATION SYSTEM.
- ALL COMMON LOTS AND STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA)
- GRAVITY IRRIGATION APPEARS TO BE SUPPLIED BY MIDDLETON MILL IRRIGATION DISTRICT. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH SECTION 21-3805 OF THE IDAHO CODE CONCERNING IRRIGATION WATER.
- ALL ROADWAYS ARE TO BE PRIVATE AND TO BE OWNED AND OPERATED BY THE HOA.
- STORM WATER RUNOFF CONVEYANCE AND TREATMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF STAR AND ADA COUNTY HIGHWAY DISTRICT (AHD) STANDARDS.
- ANY ONSITE SEPTIC AND WELLS WILL BE ABANDONED IN ACCORDANCE WITH THE TECHNICAL GUIDANCE MANUAL FOR INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. EXISTING WELLS AND SEPTIC SYSTEMS IN THE AREA APPEAR TO MEET STANDARD SEPARATION REQUIREMENTS FOR THE PROPOSED PUBLIC MAINS.
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X FLOODWAY PER FIRM MAP 16001C0130J EFFECTIVE 6/19/2020.
- LOTS 1 AND 3 BLOCK 1 ARE COMMON LOTS AND BE MAINTAINED BY THE HOA.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR.
- DIRECT LOT ACCESS TO FLOATING FEATHER ROAD IS PROHIBITED.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.

LEGEND

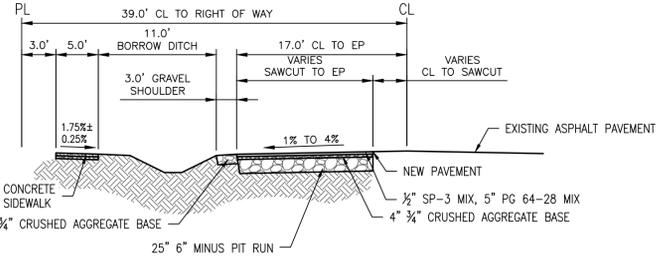
SEWER	— S —	— S —
WATER	— W —	— W —
PRESSURE IRRIGATION	— PI —	— PI —
GRAVITY IRRIGATION	— GI —	— GI —
STORM DRAIN	— SD —	— SD —
SECTION LINE	— — — — —	
BUILDING SET BACK	— — — — —	
CENTER LINE	— — — — —	
EASEMENT	— — — — —	
OVERHEAD POWER	— OHP —	— OHP —
FIBER OPTICS	— FO —	— FO —
EDGE OF PAVEMENT	— EP —	— EP —
CABLE	— C —	— C —
GAS	— G —	— G —
EDGE OF ROAD	— RD —	— RD —
POWER	— P —	— P —
JOINT TRENCH	— JT —	— JT —
SEWER MANHOLE	⊙	
STREET LIGHT	⊙	

PRELIMINARY PLAT DATA

ANNEXATION:	NOT REQUIRED
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-3
TOTAL LOTS:	8
BUILDABLE LOTS:	5
TOTAL AREA:	2.17 AC
RIGHT OF WAY AREA:	0.41 AC
MINIMUM LOT SIZE:	8,054 SF
DENSITY LOTS PER ACRE:	2.30/AC
AVERAGE BUILDABLE LOT AREA:	10,310 SF
REQUIRED OPEN SPACE:	14,185 SF (15.0%)
OPEN SPACE SHOWN:	14,554 SF (15.4%)
REQUIRED USABLE OPEN SPACE:	9,457 SF (10.0%)
USABLE OPEN SPACE SHOWN:	14,554 SF (15.4%)



TYPICAL PRIVATE STREET SECTION
-NTS-



TYPICAL MINOR ARTERIAL STREET SECTION
-NTS-

CONTACT INFORMATION

ENGINEER/PLANNER BLAINE A. WOMER CIVIL ENGINEERING 4355 W. EMERALD STREET, SUITE 145 BOISE, ID 83706 CONTACT: ANDREW F. NEWELL, P.E. EMAIL: andrew@womer.com PHONE: (208) 593-7555	SURVEYOR COMPASS LAND SURVEYING, PLLC 623 S. BLACKSMITH PLACE MERIDIAN, ID 83641 CONTACT: RICHARD GRAY EMAIL: rgray.csls@gmail.com PHONE: (208) 442-0115	DEVELOPER/APPLICANT LOFTHUIS GROUP, LLC 1675 S. BLACKSMITH PLACE MERIDIAN, ID 83642 CONTACT: GERRY KELLEY EMAIL: gerry.kelley@lofthuis.com PHONE: (208) 514-5003	LANDSCAPE ARCHITECT SOUTH BECK AND BAIRD 2002 S. VISTA AVENUE BOISE, ID 83705 CONTACT: JIM MIHAN EMAIL: jmihan@sbabpa.com PHONE: (208) 342-2999
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NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

DRAWING STATUS:
PRELIMINARY PLAT

NO.	BY	DATE	REVISIONS	APPR.	DATE



BLAINE A. WOMER CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

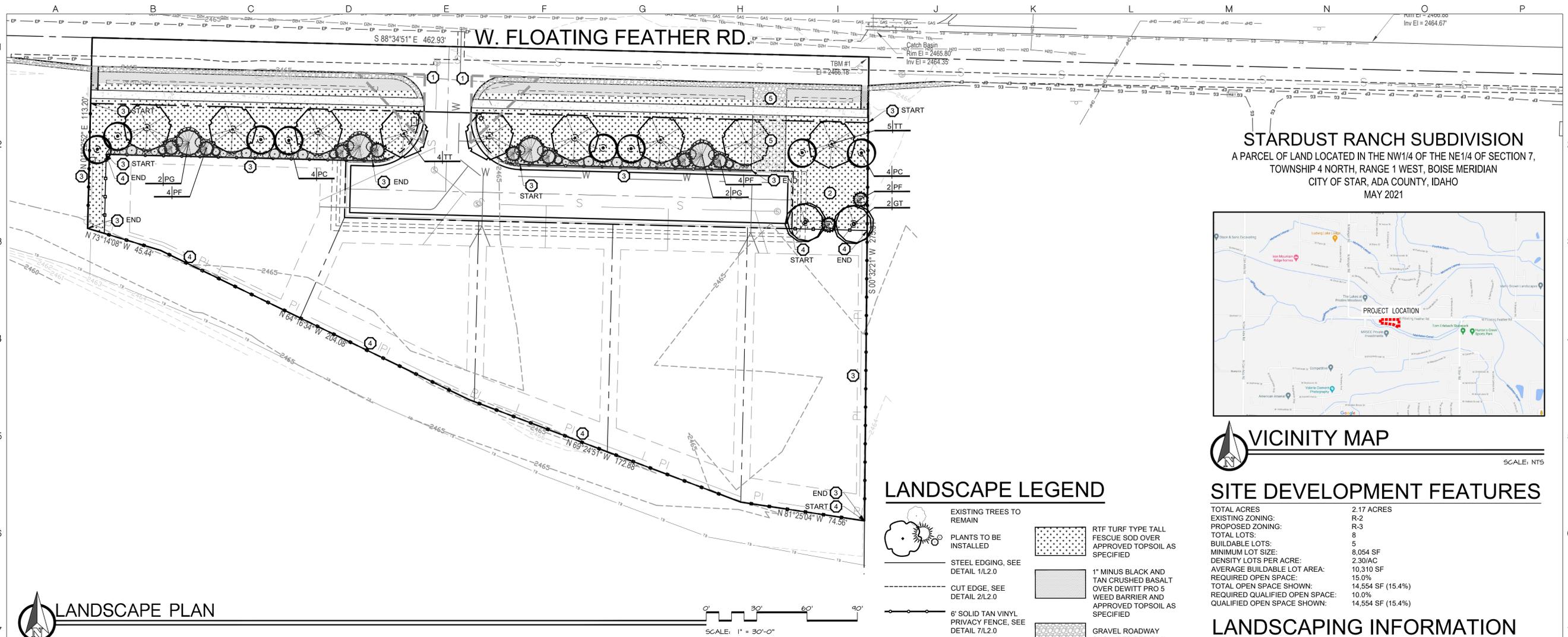
Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-593-7444

BENCHMARK:
TBM #1
CONTROL POINT, 5/8 INCH IRON PIN
E: 18680.19
N: 10033.01
ELEV: 2466.14
NAVD 88 DATUM

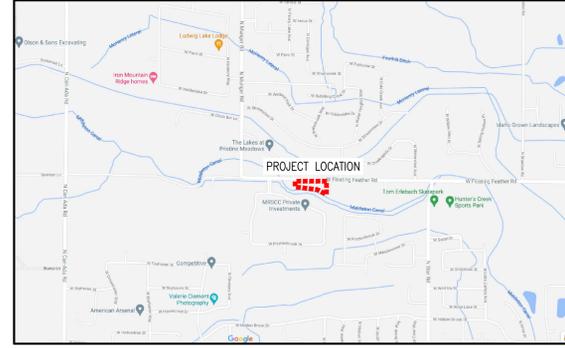
SCALE:
H: _____ V: _____

CITY OF STAR, ID
STARDUST RANCH SUBDIVISION
PRELIMINARY PLAT

SHEET NO.
PP-1
FILE NO.
L1821001



STARDUST RANCH SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 7,
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 CITY OF STAR, ADA COUNTY, IDAHO
 MAY 2021



VICINITY MAP
 SCALE: N.T.S.

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- QUANTITY PLANT IDENTIFICATION KEY
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- 1" MINUS BLACK AND TAN CRUSHED BASALT OVER DEWITT PRO 5 WEED BARRIER AND APPROVED TOPSOIL AS SPECIFIED
- GRAVEL ROADWAY SHOULDER PER CIVIL
- EZ ROLL GRASS PAVERS AS DETAILED. COORDINATE WITH CIVIL FOR EXTENTS OF FIRE LANE AND ADDITIONAL REQUIREMENTS.

PLANT SCHEDULE

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

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				
GT	Gleditsia triacanthos 'inermis' 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES				
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	20' hgt. 10' w	CONIF.
PP	Picea pungens 'glauca' Colorado Blue Spruce	8'-10" B&B	35' hgt. 15' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS				
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	SEE DETAIL 3/L2.0
SHRUBS				
	Euonymus alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	SEE DETAIL 4/L2.0
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Baillhali' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	1' hgt. x 6' wide	
	Picea pungens 'Globoosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	

CALLOUT LEGEND

- ① 40° VISION TRIANGLE
- ② OPEN GRASSY PLAY SPACE
- ③ VINYL FENCE AS DETAILED
- ④ WROUGHT IRON FENCE AS DETAILED
- ⑤ EZ ROLL GRASS PAVERS AS DETAILED.

SITE DEVELOPMENT FEATURES

TOTAL ACRES	2.17 ACRES
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-3
TOTAL LOTS:	8
BUILDABLE LOTS:	5
MINIMUM LOT SIZE:	8,054 SF
DENSITY LOTS PER ACRE:	2.30/AC
AVERAGE BUILDABLE LOT AREA:	10,310 SF
REQUIRED OPEN SPACE:	15.0%
TOTAL OPEN SPACE SHOWN:	14,554 SF (15.4%)
REQUIRED QUALIFIED OPEN SPACE:	10.0%
QUALIFIED OPEN SPACE SHOWN:	14,554 SF (15.4%)

LANDSCAPING INFORMATION

- ROADWAY LANDSCAPE BUFFERS:**
 W. FLOATING FEATHER RD. (MINOR ARTERIAL):
 30' STREET BUFFER
 463 FEET STREET BUFFER
 SHADE TREES @ 3/100' = 14 TREES REQUIRED
 10 TREES PROPOSED
 EVERGREENS @ 3/100' = 14 EVERGREEN TREES REQUIRED
 14 EVERGREEN TREES PROPOSED
 ORNAMENTALS @ 0/100' = 0 ORNAMENTALS TREES REQUIRED
 8 ORNAMENTALS TREES PROPOSED
 SHRUBS @ 8/100' = 37 SHRUBS REQUIRED
 59 SHRUBS PROPOSED
 5' HIGH BUFFER/ SCREEN REQUIRED
 6' HEIGHT SOLID VINYL FENCE PROVIDED
- PARKWAY STRIPS / STREET TREES:**
 N/A
- COMMON LOTS:**
 1 TREE / 4000 SF
 1,990 SF TOTAL COMMON LOT AREA (BUFFER AREA NOT INCLUDED)
 TOTAL COMMON AREA TREES REQUIRED = 1 CLASS II TREES
 = 1 PROVIDED
- OVERALL LANDSCAPE TREE REQUIREMENTS**
 TOTAL SHADE TREES REQUIRED = 15
 PROVIDED = 11
 TOTAL CONIFERS REQUIRED = 14
 PROVIDED = 14
 TOTAL SHRUBS REQUIRED = 37
 PROVIDED = 59
 TOTAL ORNAMENTAL TREES REQUIRED = 0
 PROVIDED = 8
 TOTAL TREE SPECIES PROVIDED = 5
- NOTE:**
 CONIFERS AND ORNAMENTAL TREES ARE SUBSTITUTED AT THE RATE OF 2 PER SHADE TREE.
- MITIGATION FOR REMOVAL OF EXISTING TREES:**
 ALL EXISTING TREES ON THE SITE ARE TO REMAIN - NO MITIGATION NECESSARY - COORDINATE WITH THE CITY FORESTER IN THE FIELD BEFORE ANY EXISTING TREES ARE DAMAGED OR REMOVED.
- SITE AMENITIES:**
 1 + 1/20 ACRES + 1/75 BUILDING LOTS = 1 REQUIRED AMENITIES
 AMENITIES PROVIDED:
 OPEN GRASSY PLAY AREA

SEE SHEET L2.0 FOR LANDSCAPE DETAILS

LANDSCAPE PLAN

- ENGINEER/PLANNER**
 BLAINE A. WOMER CIVIL ENGINEERING
 4355 W. EMERALD STREET, SUITE 145
 BOISE, ID 83706
 CONTACT: ANDREW F. NEWELL, P.E.
 EMAIL: andrew@bawce.com
 PHONE: (208) 593-7555
- SURVEYOR**
 COMPASS LAND SURVEYING, PLLC
 623 11th AVENUE SOUTH
 NAMPA, ID 83651
 CONTACT: RICHARD GRAY
 EMAIL: rgray.cls@gmail.com
 PHONE: (208) 442-0115
- DEVELOPER/APPLICANT**
 LOFTHUS GROUP, LLC
 1675 S. BLACKSMITH PLACE
 MERIDIAN, ID 83642
 CONTACT: GERRY KELLEY
 EMAIL: gerrikelley@hotmail.com
 PHONE: (208) 514-5003
- LANDSCAPE ARCHITECT**
 SOUTH BECK AND BAIRD
 2002 S. VISTA AVENUE
 BOISE, ID 83705
 CONTACT: JIM MIHAN
 EMAIL: mihan@sbbgo.com
 PHONE: (208) 342-2999

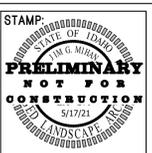
LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3" IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BLACK AND TAN ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
3. ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
5. ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION. A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
6. FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
7. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
8. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
9. IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
10. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
11. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
12. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
13. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
14. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
15. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
16. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.
17. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
18. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
19. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
20. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
21. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 a. PRECISE INDIVIDUAL STATION TIMING
 b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
22. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
23. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
24. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
25. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
26. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

IRRIGATION NOTES:

DISCLAIMER

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DATE: 5/17/2021

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REVISIONS:

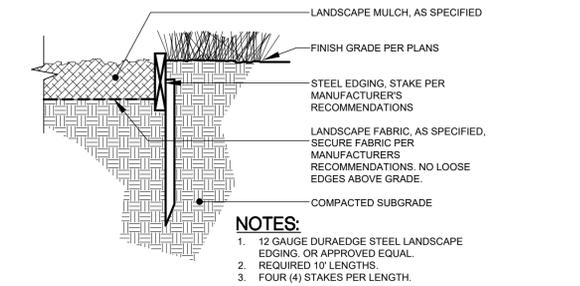
No.	Date	Description

LANDSCAPE PLAN
Stardust Ranch Subdivision
W. Floating Feather Rd. Star, Idaho 83669

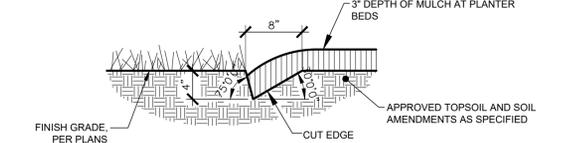
DRAWN BY: AJ
 CHECKED BY: JM
 PROJECT NUMBER: 21-073
 SHEET:

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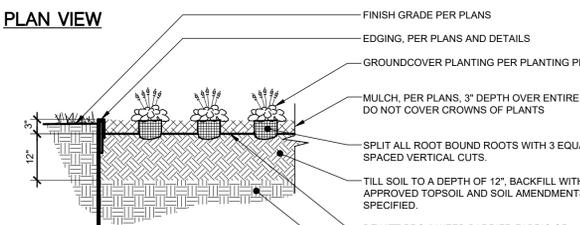
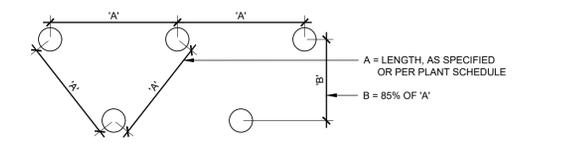
PRE-PLAT SUBMITTAL



1 DURA EDGE STEEL EDGING NOT TO SCALE

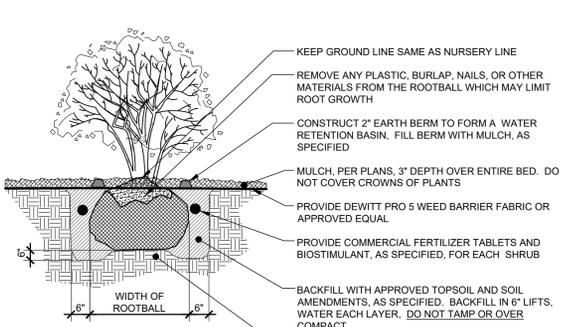


2 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS) NOT TO SCALE



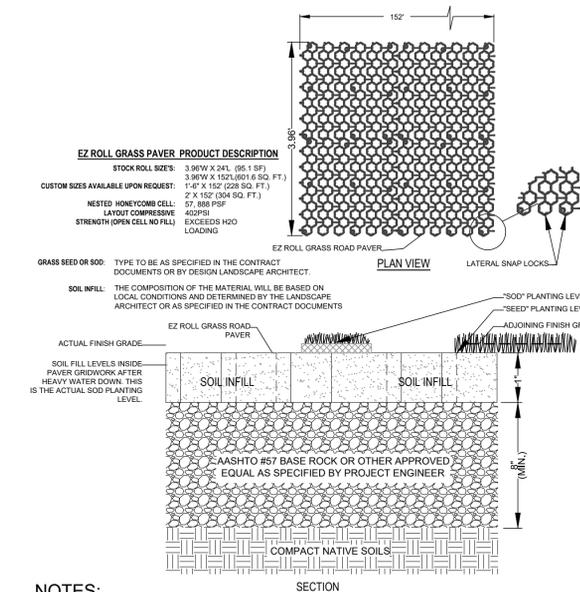
NOTES:
 1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 PERENNIAL & GROUNDCOVER PLANTING NOT TO SCALE

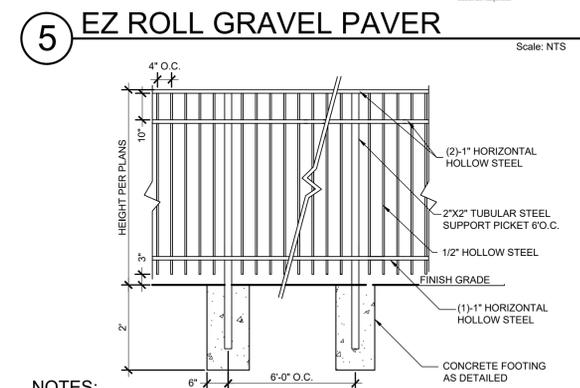


NOTE:
 1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
 2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 SHRUB PLANTING NOT TO SCALE

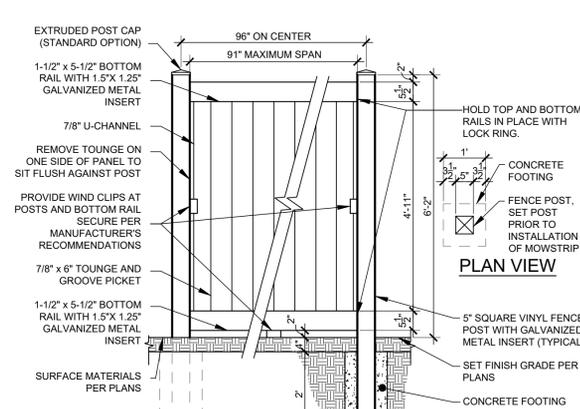


5 EZ ROLL GRAVEL PAVER Scale: NTS



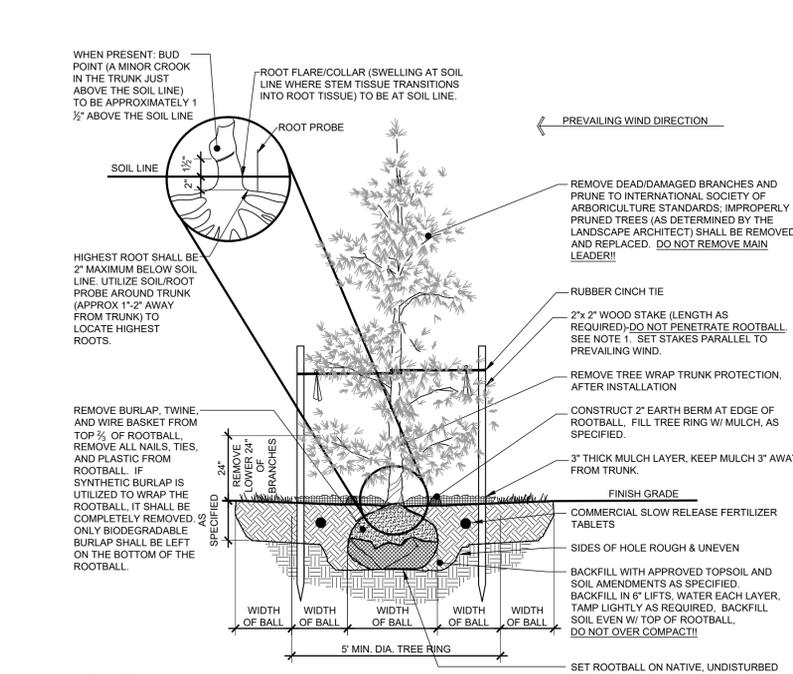
NOTES:
 1. REFER TO PLANS FOR FENCE LOCATIONS.
 2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. WROUGHT IRON TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR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

6 WROUGHT IRON FENCE Scale: 1/2" = 1'-0"



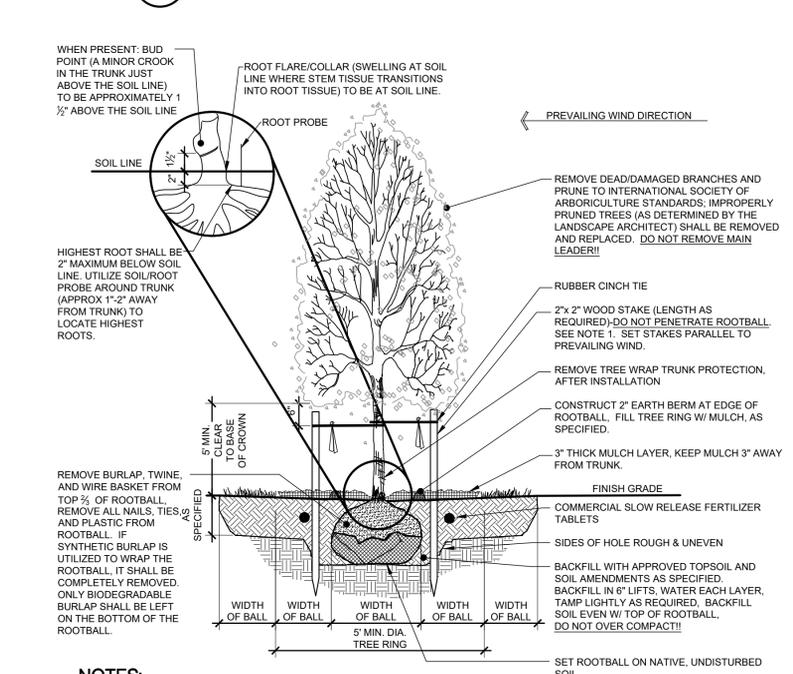
NOTES:
 1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
 2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

7 VINYL FENCE PANEL SCALE: 1/2" = 1'-0"



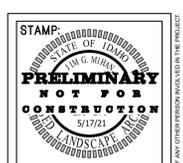
NOTES:
 1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED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

8 CONIFEROUS TREE PLANTING NOT TO SCALE



NOTES:
 1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
 7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0\"/>

9 DECIDUOUS TREE PLANTING NOT TO SCALE



DATE: 5/17/2021
 811
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REVISIONS:

No.	Date	Description

LANDSCAPE DETAILS
Stardust Ranch Subdivision
W. Floating Feather Rd. Star, Idaho 83669

DRAWN BY: AJ
 CHECKED BY: JM
 PROJECT NUMBER: 21-073
 SHEET:

L2.0

Shawn Nickel

From: Lightfield, Bryan J. (Boise) <Bryan.Lightfield@va.gov>
Sent: Wednesday, September 22, 2021 4:05 PM
To: Shawn Nickel
Subject: Stardust Ranch Subdivision

Attention Shawn,

Application: Stardust Ranch Subdivision

I will try to make it to the hearing but my wife and I both are in healthcare and I don't know our shift for Oct 5th.

My name is Bryan Lightfield and my family lives next door to this development at 11535 West Floating Feather Road.

We are Idaho natives and grew up in Boise and Eagle. We both served our country in the military and came back to

Idaho in 2005. We moved to Star a few years ago to raise our family and enjoy the country life and community.

We understand that the growth in this valley is unprecedented and understand why others would want to move here.

We cannot control that but we can control how we grow and develop our city/neighborhoods.

Here are my comments as it pertains to this development:

1. I would prefer this development remain an R-2 similar to the development on the corner of Star Rd and Floating Feather. They are similar size and shape. Both adjacent to the canal.
2. R-2 would increase lot size (compared to what is shown on their plat) and hopefully invite single level homes instead of the skinny two story boxes we have seen in other areas.
3. The ACHD setback should be the same as Clear Lake Subdivision. The drawing I had was very small so I could not tell.
4. Sidewalks, street lighting and reduced speed limit along floating feather should all be part of approving these subdivisions. We have had many wrecks, property damage and dead pets near our peaceful farm.
5. The plat suggests a new pressurized irrigation system. I don't see a holding pond or pump house. Do they intent to tie on to our system? This is not clear. If they do, our cost should go down since it is shared. As it is, our system serves many homes and breaks down several times a year.
6. What type of fence would separate our properties? Should there be a buffer or common area between? Access to the irrigation pipe and main drain is on our property. I don't want more people accessing stuff through our property.
7. We are a small farm that feeds our community with natural home grown veggies. We have horses, goats, chickens and bees. This brings us much joy but also brings smells and flies. I hope our new neighbors won't complain about our little piece of the American Dream.

Thanks for your time and consideration,

Bryan

Bryan Lightfield

Department of Veterans Affairs

Assistant Chief - FMS

Boise VA Medical Center

(208) 422-1345

(208) 919-8613 Cell

Bryan.Lightfield@va.gov



Stardust Ranch Subdivision

MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

DATE: September 24, 2021
TO: City of Star, Planning & Zoning
FROM: Victor Islas, Deputy Chief
SUBJECT: Fire District Review
PROJECT NAME: Stardust Ranch Subdivision (RZ-21-17, DA-21-17, PP-21-16, PR-21-09)

Fire District Summary Report:

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

Fire Response Time: This development will be served by the Star Fire Protection District Station 51, located at 11655 W. State St., Star, Idaho. Station 51 is 1.6 miles with a travel time of 4 minutes under ideal driving conditions to the proposed entrance of the development off W. Floating Feather Rd.

Accessibility: Roadway Access, Traffic, Radio Coverage

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

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

All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.

The purposed entrance to the development off W. Floating Feather will meet the intent of the Fire Code.

Residential structures that sit more than 150ft off the roadway will require additional turnaround for emergency access.

Traffic calming devices will require approval by the Fire District.

An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.

The applicant shall work with City of Star, Ada County and Fire District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1

(208) 286-7772
11665 W. STATE ST., SUITE B
STAR, IDAHO 83669



MIDDLETON RURAL FIRE DISTRICT

Stardust Ranch Subdivision

STAR FIRE PROTECTION DISTRICT

Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

Review Note:

Developer and or HOA will be responsible for maintaining clearance of private roads all year around. This includes but is not limited to snow removal.

Water Supply:

Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.

1. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.
2. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the Star Sewer & Water District for bacteria testing.
3. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - a. Fire hydrants shall have a Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
 - b. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - c. Fire hydrants shall be placed on corners when spacing permits.
 - d. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
 - e. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
 - f. Fire hydrants shall be provided to meet the requirements of the City of Star and Star Sewer and Water District Standards.
 - g. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
4. Hydrant placement will be at the entrance of the development and at the end of Starlight Lane.

Inspections:

Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued

Additional Comments:

Side Setback as per City Code. Any modification to setback will require review and approval by the Fire District.

Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.

(208) 286-7772
11665 W. STATE ST., SUITE B
STAR, IDAHO 83669



Project/File: Stardust Ranch Subdivision/ SPP21-0016/ RZ-21-17/ DA-21-17/ PP-21-16/ PR-21-09

This is a rezone, private street, development agreement, and preliminary plat application for the development of 8 lots on 2.17 acres. This site is located south of Floating Feather Road between Meadowhills Avenue and Catamaran Way.

Lead Agency: City of Star

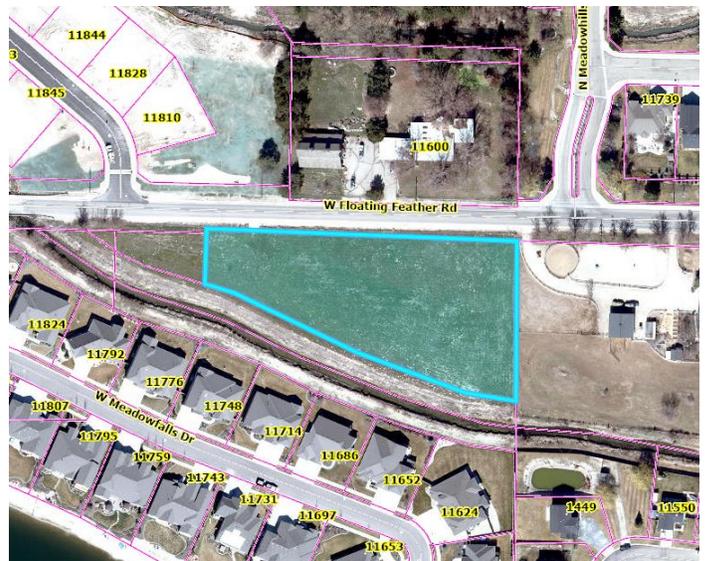
Site address: Parcel #S0407120610
W. Floating Feather Road

Staff Approval: September 9, 2021

Applicant: Lofthus Group, LLC
1675 S Blacksmith Place
Meridian, ID 83642

Representative: Blaine A Womer Civil Engineering
Andrew Newell
4335 W Emerald Street
Suite 145
Boise, ID 83706

Staff Contact: Brenna Garro
Phone: 387-6346
E-mail: bgarro@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a development agreement with the City of Star and a rezone from R-2 to R-3, a private street, a planned unit development and a preliminary plat application to allow for the development of 5 residential lots and 3 common lots on 2.17 acres.

The applicant's proposal is consistent with the City of Star's Land Use Map which designates this area as Neighborhood Residential.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Neighborhood Residential	R-3 and RUT (Ada County)
South	Neighborhood Residential	R-2 and R-3
East	Neighborhood Residential	R-2
West	Neighborhood Residential	R-2 and R-3

3. **Site History:** ACHD staff previously reviewed this site for a rezone as STAR14-0001/ SRZ-15-02 in December of 2014. The requirements of this staff report are not consistent with those of the prior action.
4. **Transit:** Transit services are not available to serve this site.
5. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - A detached multi-use pathway on Floating Feather Road from Wild Mustang Place to Meadow Lake Avenue is scheduled in the IFYWP to be constructed in 2024.
 - Bridge #2028 over the Middleton Canal on Floating Feather Road is scheduled in the IFYWP to be replaced in 2024.
 - Floating Feather Road is listed in the CIP to be widened to 3-lanes from Can Ada Road to Star Road between 2036 and 2040.
 - The intersection of Floating Feather Road and Star Road is listed in the CIP to be constructed as a single lane roundabout in 2036-2040.
8. **Roadways to Bikeways Master Plan:** ACHD’s Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Floating Feather Road as a Level 2 facilities that will be constructed as part of a future ACHD project.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 47 vehicle trips per day; 5 vehicle trips per hour in the PM peak hour, 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
Floating Feather	464-feet	Arterial	196	Better than “E”

- * Acceptable level of service for a two-lane minor arterial is “E” (575 VPH).
- * Acceptable level of service for a three-lane minor arterial is “E” (720 VPH).

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

- The average daily traffic count for Floating Feather Road west of Star Road was 4,471 on 06/08/2021.

C. Findings for Consideration

1. Floating Feather Road and Bridge #2028 Project #CM215-04.02

ACHD has a project planned for Floating Feather Road between Wild Mustang Place and Meadow Lake Avenue abutting the site. The project will include the construction of a 10-foot wide multi-use pathway abutting the site. The project is currently being designed and is tentatively scheduled for construction in 2025.

The applicant should be required to coordinate with ACHD's Development Review staff and ACHD's Project Manager, David Rader, regarding improvements required along the roadway abutting the site. In addition, the applicant should be required to provide a road trust deposit for 5-foot wide concrete sidewalk on Floating Feather Road abutting the site.

2. Floating Feather Road

a. Existing Conditions: Floating Feather Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50 to 67-feet of right-of-way for Floating Feather Road (27 to 36-feet from centerline).

b. Policy:

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

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

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

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

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

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

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

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

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-

of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Floating Feather Road is designated in the MSM as a Residential Arterial with 3-lanes, 46-foot street section within 78-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate additional right-of-way to total 39-feet from the centerline of Floating Feather Road.

The applicant is proposing to improve Floating Feather Road with pavement widening to total 17-feet from centerline and a 3-foot wide gravel shoulder.

The applicant is proposing to construct 5-foot wide detached concrete sidewalk on Floating Feather Road abutting the site.

- d. **Staff Comments/Recommendations:** The applicant's proposal to dedicate additional right-of-way to total 39-feet from the centerline of Floating Feather Road meets District policy, however, additional right-of-way is needed to accommodate ACHD's Bridge Project noted in Finding 1 above. Therefore, applicant should be required to dedicate additional right-of-way to total 40.5-feet from the centerline of Floating Feather Road. Floating Feather Road is listed in the Capital Improvements Plan therefore the applicant will be compensated for the right-of-way dedication.

The applicant's proposal to improve Floating Feather Road with pavement widening to total 17-feet from centerline and a 3-foot wide gravel shoulder meets District policy and should be approved, as proposed.

Typically, the applicant should be required to improve Floating Feather Road with 5-foot wide detached concrete sidewalk abutting the site. However, as noted in section C1 above, this section of Floating Feather is listed in the IFYWP and will include the construction of a 10-foot wide multi-use pathway. Therefore, in lieu of improving Floating Feather Road with 5-foot wide detached sidewalk, the applicant should provide ACHD with an \$9,700 road trust deposit. ACHD will use the road trust deposit money for the construction of a 10-foot wide multi-use pathway abutting the site as part of the Floating Feather Road and Bridge #2028 Project #CM215-04.02.

Staff recommends coordinating with ACHD's Development Review staff and ACHD's Project Manager, David Rader, regarding improvements required along the roadway abutting the site.

This area is within the 2024 chipseal zone.

3. Driveways

3.1 Floating Feather Road

- a. **Existing Conditions:** There is an existing 14-foot wide unimproved driveway from the site onto Floating Feather Road located approximately 70-feet east of the site's west property line (measured property line to centerline).

- b. **Policy:**

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

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

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 40 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is proposing to close the existing 14-foot wide unimproved driveway from the site onto Floating Feather Road, located 70-feet east of the site's west property line, with pavement widening, a gravel shoulder, and 5-foot wide detached concrete sidewalk.
- d. **Staff Comments/Recommendations:** The applicant's proposal to close the existing 14-foot wide unimproved driveway from the site onto Floating Feather Road, located 70-feet east of the site's west property line, with pavement widening, a gravel shoulder, and 5-foot wide detached concrete sidewalk meets District policy and should be approved with the exception of the 5-foot wide sidewalk (see Finding 2d). Staff recommends that the applicant close the driveway with pavement widening and a 3-foot wide gravel shoulder.

4. Private Roads

a. **Existing Conditions:** There are no existing private roads within the site.

b. **Policy:**

Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the

proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

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

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 40 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant Proposal:** The applicant is proposing to construct a 28-foot wide private road/ drive aisle from the site onto Floating Feather Road located approximately 213-feet east of the site's west property line (measured property line to centerline) to align with the driveway directly north of the site on Floating Feather Road.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a 28-foot wide private road/ drive aisle from the site onto Floating Feather Road, located 213-feet east of the site's west property line, to align with the driveway directly north of the site on Floating Feather Road meets the intent of District policy and should be approved, as proposed.

If the City of Eagle approves the private road, the applicant shall be required to pave the private roadway its full width and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Eagle, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

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

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

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

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

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

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

D. Site Specific Conditions of Approval

1. Provide ACHD with a road trust deposit in the amount of \$9,700 for future improvements on Floating Feather Road.
2. Dedicate additional right-of-way to total 40.5-feet from the centerline of Floating Feather Road. Compensation will be provided for this right-of-way dedication.
3. Improve Floating Feather Road with pavement widening to total 17-feet from centerline and a 3-foot wide gravel shoulder, as proposed.

4. Close the existing 14-foot wide unimproved driveway from the site onto Floating Feather Road, located 70-feet east of the site's west property line, with pavement widening and a gravel shoulder.
5. Construct a 28-foot wide private road onto Floating Feather Road, located 213-feet east of the site's west property line, aligned center line to centerline with the driveway directly north of the site on Floating Feather Road, as proposed.
6. Install street name and stop signs for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
7. Direct lot access to Floating Feather Road is prohibited and should be noted on the final plat.
8. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
9. Payment of impact fees is due prior to issuance of a building permit.
10. 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.

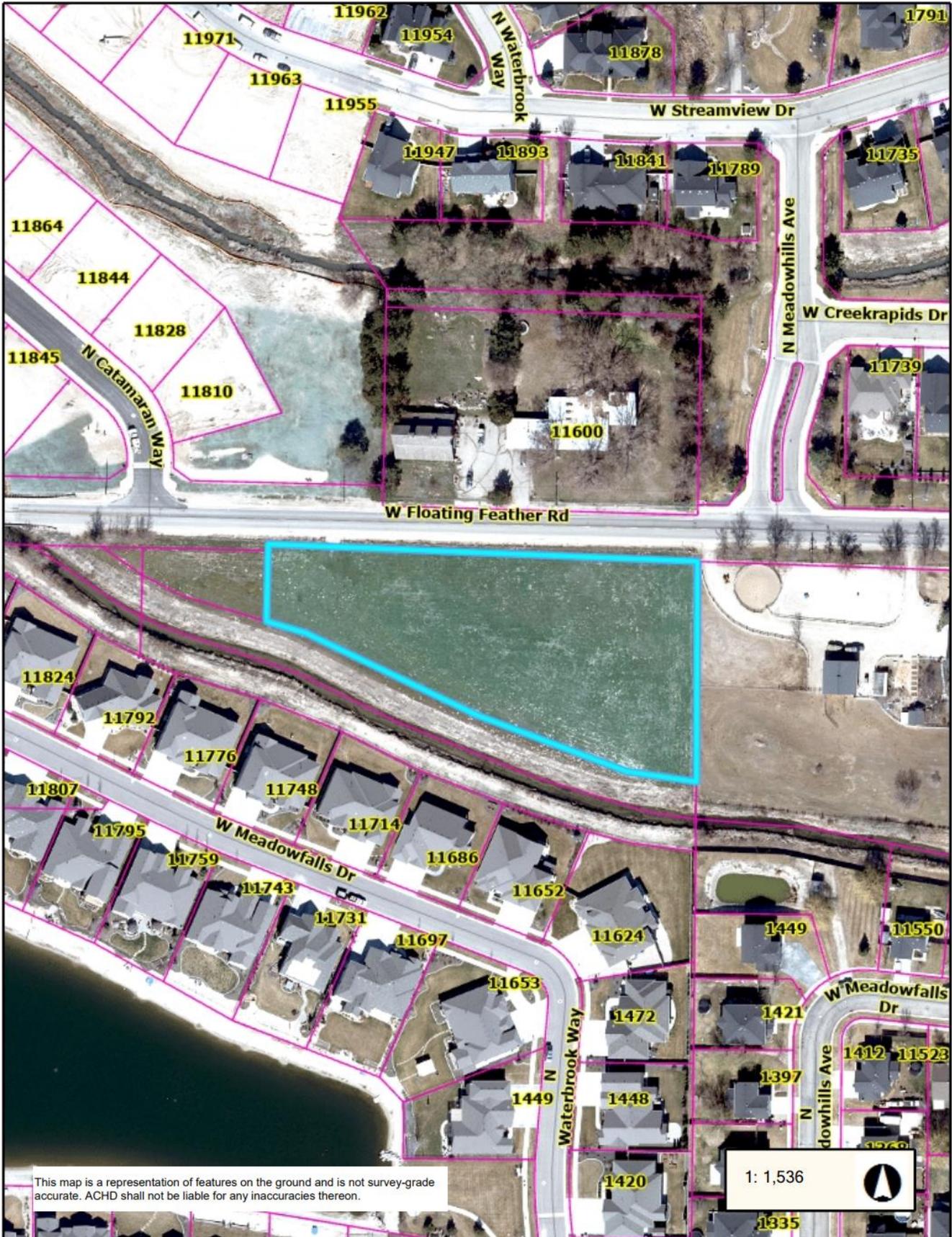
F. Conclusions of Law

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

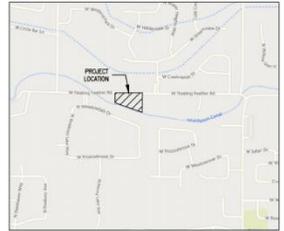
1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP

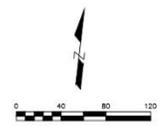
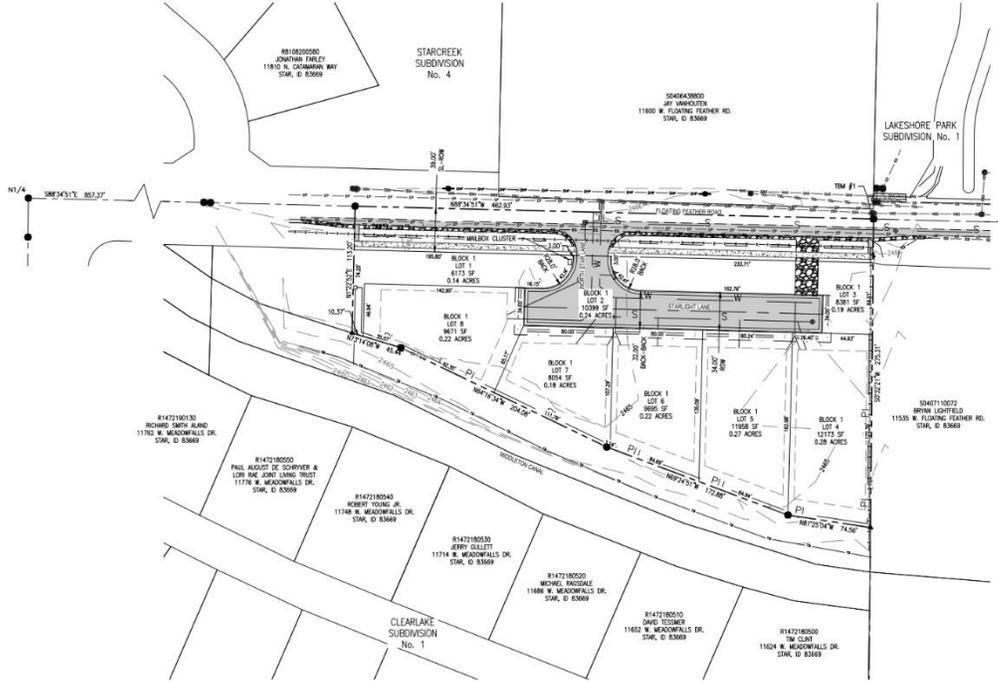


SITE PLAN

PRELIMINARY PLAT OF
STARDUST RANCH SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NE1/4 OF
 SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 CITY OF STAR, ADA COUNTY, IDAHO
 MAY 2021



VICINITY MAP
NTS



PRELIMINARY PLAT NOTES

1. SANITARY SEWER AND DOMESTIC WATER WILL BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY A NEW PRESSURE WASTEWATER SYSTEM.
3. ALL COMMON LOTS AND STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
4. STORM DRAINAGE FACILITIES TO BE CONSTRUCTED BY THE HOMEOWNERS ASSOCIATION. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH SECTION 51-3003 OF THE IDAHO CODE CONCERNING WASTEWATER.
5. ALL HOMEOWNERS ARE TO BE PROVIDED AND TO BE OWNED AND MAINTAINED BY THE HOA.
6. STORM WATER DRAINAGE CONDUIT AND TREATMENT SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF STAR AND ADA COUNTY DRAINAGE SYSTEM DESIGN MANUAL.
7. ANY DRAINAGE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE TECHNICAL GUIDANCE MANUAL FOR INDIVIDUAL AND SUBSEQUENT STAGE DRAINAGE SYSTEMS. DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF STAR AND ADA COUNTY DRAINAGE SYSTEM DESIGN MANUAL.
8. THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE 4. FLOODWAY PER FEMA MAP 180020101A EFFECTIVE 6/19/2020.
9. LOTS 1 AND 2 BLOCK 1 ARE COMMON LOTS AND BE MAINTAINED BY THE HOA.
10. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
11. EXISTING UTILITIES AND DIMENSIONS SHOWN IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR.
12. STREET LIGHT ACCESS TO FLOODING HAZARD ZONE IS PROHIBITED.
13. ALL LOTS ARE HEREBY DESIGNATED AS BEING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PROVISION AND LOT DRAINAGE OVER THE OTHER LOTS THAT ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND-SUPPORTED DRAINAGES AND WASTEWATER TO EACH LOT.
14. GRAVEL COVERING SOUM AND SANDPAPERED. ALL LOTS ARE HEREBY DESIGNATED AS BEING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PROVISION AND LOT DRAINAGE OVER THE OTHER LOTS THAT ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND-SUPPORTED DRAINAGES AND WASTEWATER TO EACH LOT.

LEGEND

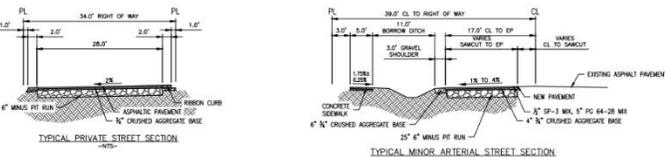
SEWER	S	S
WATER	W	W
PROPOSED IMPROVEMENT	PI	PI
EXISTING IMPROVEMENT	GI	GI
STORM DRAIN	SD	SD
SECTION LINE		
BOUNDARY SET BACK		
CONCRETE LINE		
EASEMENT		
CONCRETE FORM	OHP	OHP
FRONT SETBACK	FD	FD
EDGE OF PAVEMENT	EP	EP
DALE	C	C
EDGE OF ROAD	RD	RD
POWER	P	P
JOINT FRENCH	JT	JT
SEWER MANHOLE	⊙	
STREET LIGHT	⊙	

PRELIMINARY PLAT DATA

AREAS	NET REQUIRED
EXISTING ZONING	R-3
PROPOSED ZONING	R-3
UNIMPROVED LOTS	1
IMPROVED LOTS	1
AREA OF LOT 1	2,117 AC
AREA OF LOT 2	6,611 AC
AREA OF LOT 3	6,624 AC
AREA OF LOT 4	6,624 AC
AREA OF LOT 5	6,624 AC
AREA OF LOT 6	6,624 AC
AREA OF LOT 7	6,624 AC
AREA OF LOT 8	6,624 AC
AREA OF LOT 9	6,624 AC
AREA OF LOT 10	6,624 AC
AREA OF LOT 11	6,624 AC
AREA OF LOT 12	6,624 AC
AREA OF LOT 13	6,624 AC
AREA OF LOT 14	6,624 AC
AREA OF LOT 15	6,624 AC
AREA OF LOT 16	6,624 AC
AREA OF LOT 17	6,624 AC
AREA OF LOT 18	6,624 AC
AREA OF LOT 19	6,624 AC
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AREA OF LOT 32	6,624 AC
AREA OF LOT 33	6,624 AC
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AREA OF LOT 42	6,624 AC
AREA OF LOT 43	6,624 AC
AREA OF LOT 44	6,624 AC
AREA OF LOT 45	6,624 AC
AREA OF LOT 46	6,624 AC
AREA OF LOT 47	6,624 AC
AREA OF LOT 48	6,624 AC
AREA OF LOT 49	6,624 AC
AREA OF LOT 50	6,624 AC

CONTACT INFORMATION

ENGINEER/PLANNER	SURVEYOR	DEVELOPER/APPLICANT	LANDSCAPE ARCHITECT
BLAKE A. HANSEN, D.E., ENGINEERING 1825 W. BROADWAY DRIVE BOISE, IDAHO 83725 PHONE: (208) 383-7555	COMPTON LANE SURVEYING, PLLC 822 17TH AVENUE SOUTH BOISE, IDAHO 83725 PHONE: (208) 442-8111	LIFETIME GROUP, LLC 2022 S. BROADWAY BOISE, IDAHO 83725 PHONE: (208) 514-5000	SOOTH HILL AND BROS 2022 S. BROADWAY BOISE, IDAHO 83725 PHONE: (208) 342-2099



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.



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Your Economic Opportunity**

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

September 17, 2021

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

VIA EMAIL

Development Application	RZ-21-17, DA-21-17, PP-21-16, PR-21-09
Project Name	STARDUST RANCH SUBDIVISION
Project Location	South of Floating Feather Road, north of SH-44 milepost 10.29
Project Description	Rezone (R-2 to R-3), a development agreement, preliminary plat and private street for a proposed subdivision consisting of 5 residential lots and 3 common lots.
Applicant	Andrew Newell, Blaine A. Womer Civil Engineering
Representing	Lofthus Group LLC

The Idaho Transportation Department (ITD) reviewed the referenced rezone, development agreement, preliminary plat, and private street applications and has the following comments:

1. This project does not abut the State Highway system.
2. ITD and the City of Star have entered into an interagency agreement to collect proportionate share from new developments to mitigate traffic impacts from incoming developments. Proportionate share for each development is calculated based off of number of trips added to State Highway system. The number of trips generated can be determined using the Institute of Transportation Engineers (ITE) Trip Generation Manual. ITD requires trip distribution information to determine where trips generated by developments access the State Highway system.
3. No trip distribution information was provided; without trip distribution information ITD must assume the worst case scenario that all trips generated will utilize the Star Road/ SH-44 intersection. The proposed subdivision is adding 5 trips to SH-44/Star Road intersection in the PM Peak at buildout, and 4 trips in the AM Peak. Proportionate share is based on the average AM and PM site trips through the intersection of SH-44/ Star Road which is approximately 0.11% percent of the traffic utilizing the intersection in 2045. Per the SH-44 Traffic Study, this intersection's ultimate configuration will likely be a quarter continuous flow intersection (CFI) or its equivalent. The construction of the cost of design,



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construction, and right-of-way for a future quarter CFI at SH-44/ Star Road is estimated to cost \$7,398,133 (see attached). The applicant will only be responsible for contributing their proportionate share of \$8,318 (0.11%).

4. In order to provide a more accurate and potentially lower estimate, the applicant could provide ITD specific trip distribution numbers. ITD suggests the applicant contact COMPASS to have a model run conducted to determine trip distribution. ITD would be willing to accept trip distribution numbers provided by COMPASS or a licensed civil engineer.
5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
6. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
7. ITD objects to this development. ITD will remove the objection if the governing board requires, and the applicant agrees to, the execution of a Development Agreement with the City of Star binding the contribution of the proportionate share amount of \$8,318.

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

Sincerely,

A handwritten signature in blue ink that reads "Sarah Arjona".

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



Total Traffic 2045 @ SH-44 / Star Road

2045 Build

Table 5. 2045 Build intersection turning movement volumes – AM peak hour (7:00-8:00 AM)

Int. No.	Intersection Name	Northbound			Southbound			Eastbound			Westbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
20	Star Road/SH-44	372	140	126	95	358	50	36	790	884	159	347	29

Table 6. 2045 Build intersection turning movement volumes – PM peak hour (4:45-5:45 PM)

Int. No.	Intersection Name	Northbound			Southbound			Eastbound			Westbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
20	Star Road/SH-44	1,175	387	492	120	264	48	80	714	548	404	1,034	107

<i>AM Site = 4</i>	<i>AM Total = 3,386</i>	<i>AM % = 0.12</i>
<i>PM Site = 5</i>	<i>PM Total = 5,373</i>	<i>PM % = 0.09</i>
<i>Proportionate Share for SH-44 / Star Road quarter CFI Intersection Improvements</i>		<i>Avg % = 0.11</i>

Proportionate share contribution of 0.11% is \$8,318.



COUNTY AND NET NUMBER	PROJECT NO. SH-44, INTERSECTION STAR RD ADA CD	IDAHO TRANSPORTATION DEPARTMENT	CONCEPTUAL LAYOUT: SH-44, STAR RD 1/4 CFI INTERSECTION
-----------------------------	--	---------------------------------------	---

100'



0

SH-44

STAR RD

PROJECT NO.



IDAHO
TRANSPORTATION
DEPARTMENT

CONCEPTUAL LAYOUT: SH-44, STAR RD
1/4 CFI INTERSECTION

100'

Legend symbols



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

August 6, 2021

By e-mail: Snickel@staridaho.org

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

Subject: Stardust Ranch Subdivision, RZ-21-17/DA-21-17/PP-21-16/PR-21-09

Dear Mr. Nickel:

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

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

1. AIR QUALITY

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

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

4. SURFACE WATER

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

6. ADDITIONAL NOTES

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

Response to Request for Comment

August 6, 2021

Page 5

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

Sincerely,

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

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK151

ORDINANCE NO. 341
(RIVERMOOR SUBDIVISION ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 7290 N. STONEBRIAR LANE, ADA COUNTY PARCELS S0416347100, S0421212600 & S0421234110, IN STAR, IDAHO AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTIES ARE OWNED BY RAMA GROUP, LLC, BOBAK FAMILY TRUST, AND EDMONDS GROVES LAND HOLDINGS, INC.; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-2-DA) OF APPROXIMATELY 144.26 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Mayor and Council, held a public hearing on July 20, 2021 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Residential with a Development Agreement (R-2-DA) pursuant to the Unified Development Code of the City of Star.

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

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

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Ada County, Idaho, is hereby annexed into the City of Star. From and

after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

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

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

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

DATED this ____ day of _____, 2021.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

EXHIBIT A

Description for
R-2 ZONE
Rivermoor Subdivision
April 6, 2021

A portion of Government Lots 5 and 6 of Section 16 and the Northwest 1/4 of Section 21, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

BEGINNING at the Section corner common to Sections 16, 17, 20, and 21, T.4N., R.1W., B.M. from which the 1/4 corner common to said Sections 20 and 21 bears, South 00°32'16" West, 2653.48 feet;

thence on the West boundary line of said Government Lot 5, North 00°32'09" East, 251.93 feet;

thence leaving said West boundary line, North 64°12'20" East, 365.62 feet;

thence South 59°50'34" East, 372.03 feet;

thence South 35°52'58" East, 296.31 feet to the North boundary line of said Section 21;

thence on said North boundary line, South 88°53'41" East, 473.38 feet to the Southwest corner of said Government Lot 6;

thence on the West boundary line of said Government Lot 6, North 00°36'59" East, 197.25 feet to the North boundary line of said Government Lot 6;

thence on said North boundary line the following two (2) courses and distances:

South 79°26'49" East, 146.84 feet;

North 70°03'12" East, 1,379.89 feet to the centerline of State Highway 16;

thence on said centerline 3,645.12 feet along the arc of a curve to the right having a radius of 15,000.00 feet, a central angle of 13°55'24" and a long chord which bears South 21°12'26" West, 3,636.16 feet to the Easterly extension of the centerline of W. Joplin Road;

thence on said centerline and the Easterly extension thereof the following seven (7) courses and distances:



South 89°47'31" West, 239.79 feet;

117.85 feet along the arc of curve to the right having a radius of 300.00 feet, a central angle of 22°30'26" and a long chord which bears North 78°57'16" West, 117.09 feet;

North 67°42'04" West, 91.38 feet;

121.03 feet along the arc of curve to the left having a radius of 325.00 feet, a central angle of 21°20'15" and a long chord which bears North 78°22'11" West, 120.33 feet;

North 89°02'19" West, 627.55 feet;

208.88 feet along the arc of curve to the left having a radius of 300.00 feet, a central angle of 39°53'33" and a long chord which bears South 71°00'55" West, 204.68 feet;

South 51°04'08" West, 4.55 feet;

thence leaving said centerline, North 38°55'52" West, 25.00 feet to the West boundary line of that parcel conveyed in a Warranty Deed recorded on December 9, 2020 as Instrument No. 2020-169685, records of Ada County, Idaho;

thence on said West boundary line the following eleven (11) courses and distances:

3.87 feet along the arc of a curve to the left having a radius of 125.00 feet, a central angle of 01°46'18" and a long chord which bears North 01°12'06" East, 3.86 feet;

North 00°18'57" East, 257.36 feet;

78.61 feet along the arc of curve to the left having a radius of 425.00 feet, a central angle of 10°35'52" and a long chord which bears North 04°58'59" West, 78.50 feet;

North 10°16'55" West, 51.83 feet;

73.95 feet along the arc of curve to the right having a radius of 175.00 feet, a central angle of 24°12'37" and a long chord which bears North 01°49'24" East, 73.40 feet;



North 13°55'41" East, 99.90 feet;

187.07 feet along the arc of curve to the left having a radius of 425.00 feet, a central angle of 25°13'10" and a long chord which bears North 01°19'06" East, 185.56 feet;

North 11°17'27" West, 6.21 feet;

96.76 feet along the arc of a curve to the right having a radius of 475.00 feet, a central angle of 11°40'16" and a long chord which bears North 05°27'21" West, 96.59 feet;

North 00°22'47" East, 148.81 feet;

North 89°28'18" West, 54.01 feet to the West boundary line of said Section 21, which is coincident with the East boundary line of Stonebriar Subdivision as filed in Book 83 of Plats at Pages 9211 through 9219, records of Ada County, Idaho;

thence on said East and West boundary lines, North 00°32'16" East, 1,735.15 feet to the **REAL POINT OF BEGINNING**.

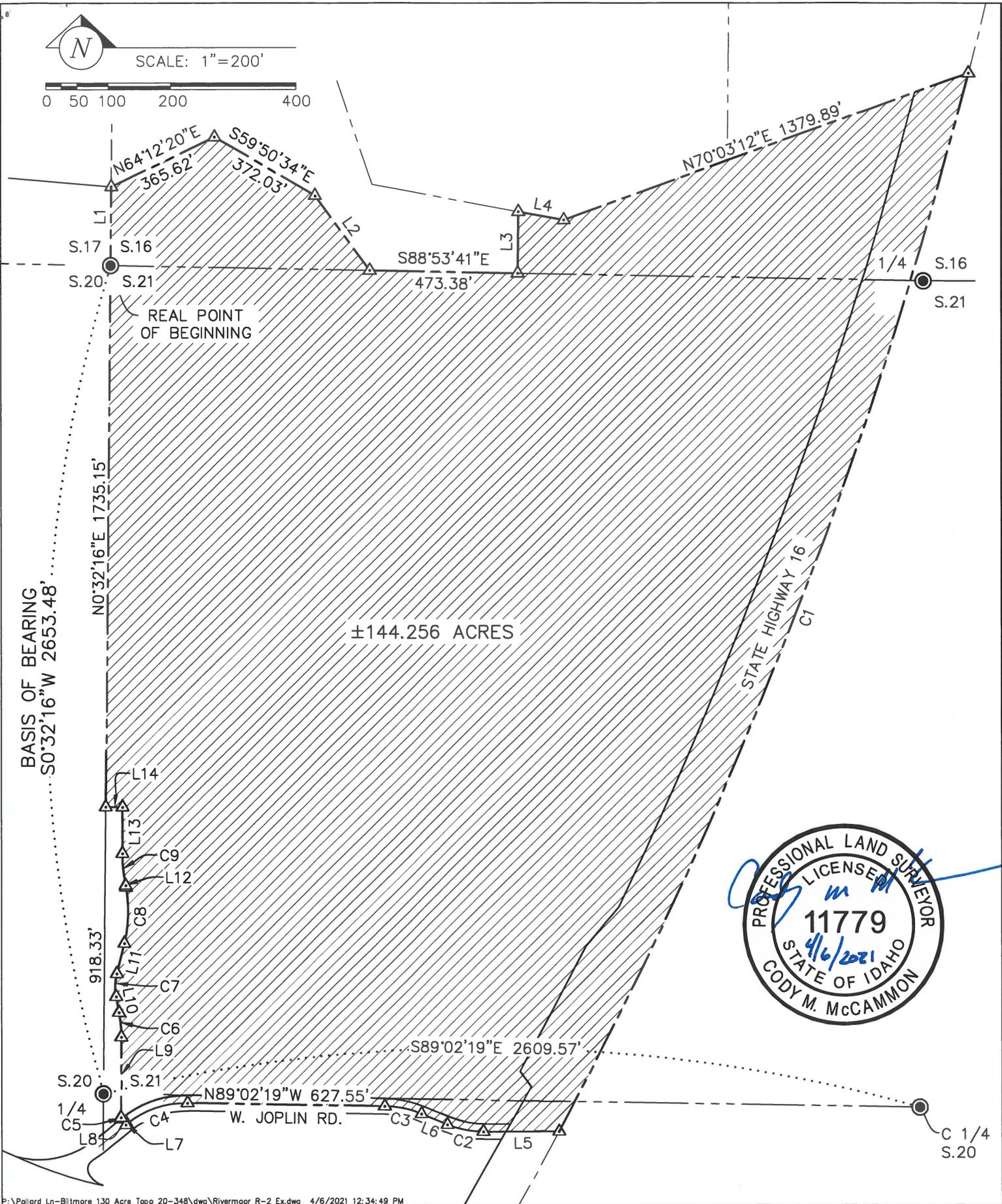
Containing 144.256 acres, more or less.

End of Description.





SCALE: 1"=200'



P:\Pollard Ln-Biltmore 130 Acre Topo 20-348\dwg\Rivermoor R-2 Ex.dwg 4/6/2021 12:34:49 PM



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

EXHIBIT DRAWING FOR
R-2 ZONE
 RIVERMOOR SUBDIVISION

A PORTION OF GOVERNMENT LOTS 5 AND 6 OF SECTION 16 AND THE NW 1/4 OF SECTION 21, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 20-348
SHEET NO. 1 OF 2
DWG. DATE 4/6/2021

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	3645.12	15000.00	13°55'24"	S21°12'26"W	3636.16
C2	117.85	300.00	22°30'26"	N78°57'16"W	117.09
C3	121.03	325.00	21°20'15"	N78°22'11"W	120.33
C4	208.88	300.00	39°53'33"	S71°00'55"W	204.68
C5	3.87	125.00	1°46'18"	N1°12'06"E	3.86
C6	78.61	425.00	10°35'52"	N4°58'59"W	78.50
C7	73.95	175.00	24°12'37"	N1°49'23"E	73.40
C8	187.07	425.00	25°13'10"	N1°19'06"E	185.56
C9	96.76	475.00	11°40'16"	N5°27'21"W	96.59

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°32'09"E	251.93
L2	S35°52'58"E	296.31
L3	N0°36'59"E	197.25
L4	S79°26'49"E	146.84
L5	S89°47'31"W	239.79
L6	N67°42'04"W	91.38
L7	S51°04'08"W	4.55
L8	N38°55'52"W	25.00
L9	N0°18'57"E	257.36
L10	N10°16'55"W	51.83
L11	N13°55'41"E	99.90
L12	N11°17'29"W	6.21
L13	N0°22'47"E	148.81
L14	N89°28'18"W	54.01



P:\Pollard Ln-Biltmore 130 Acre Topo 20-348\dwg\Rivermoor R-2 Ex.dwg 4/6/2021 12:35:05 PM



**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

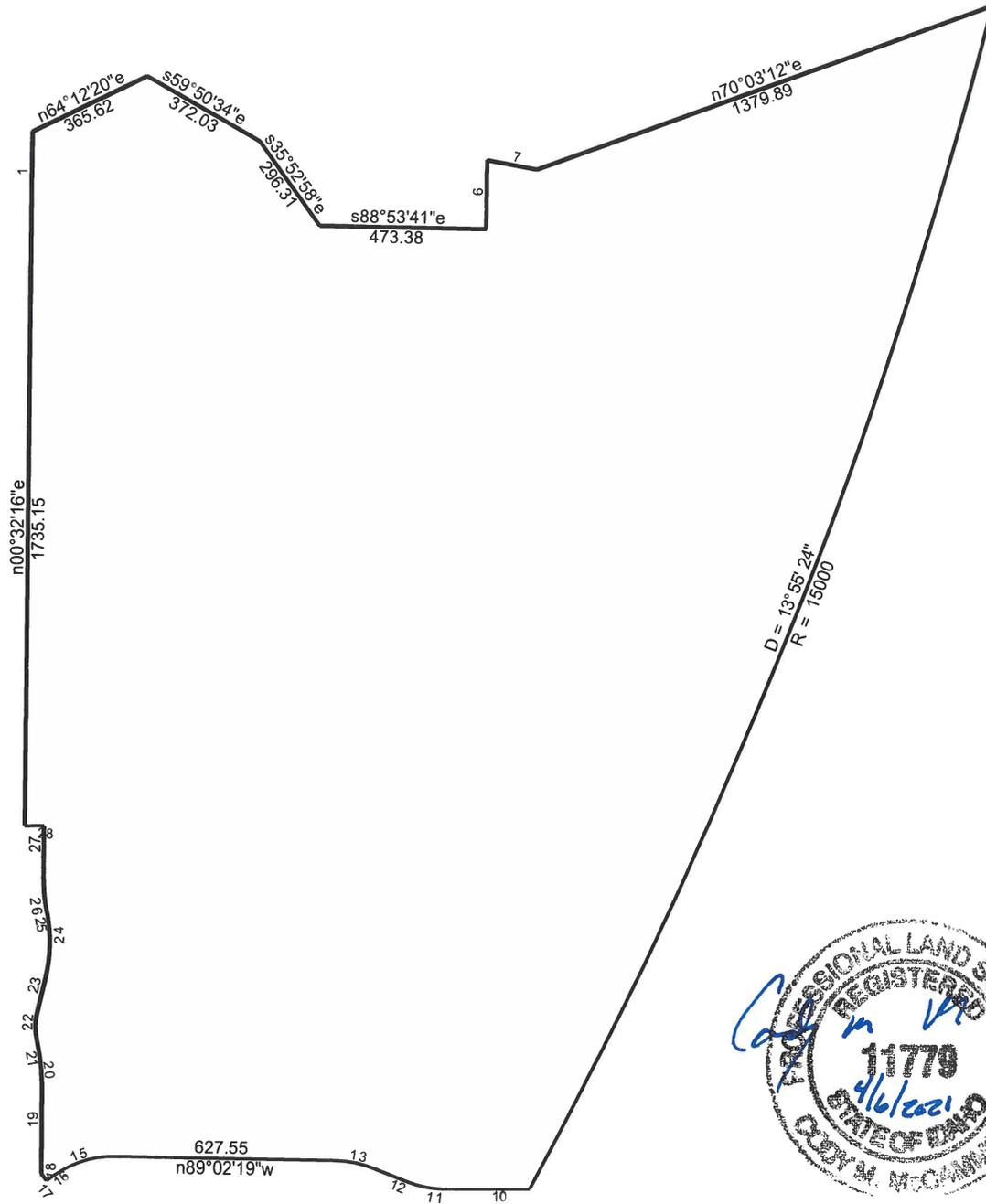
EXHIBIT DRAWING FOR
R-2 ZONE
RIVERMOOR SUBDIVISION

A PORTION OF GOVERNMENT LOTS 5 AND 6 OF SECTION 16 AND THE NW 1/4 OF
SECTION 21, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.
20-348

SHEET NO.
2 OF 2

DWG. DATE
4/6/2021



4/6/2021

Scale: 1 inch= 500 feet File: COS R-2 Zone.ndp

Tract 1: 144.2562 Acres, Closure: n53.3403e 0.01 ft. (1/999999), Perimeter=11358 ft.

- | | |
|--|---|
| 01 n00.3209e 251.93 | 18 Lt, r=125.00, delta=001.4618, chord=n01.1206e 3.86 |
| 02 n64.1220e 365.62 | 19 n00.1857e 257.36 |
| 03 s59.5034e 372.03 | 20 Lt, r=425.00, delta=010.3552, chord=n04.5859w 78.50 |
| 04 s35.5258e 296.31 | 21 n10.1655w 51.83 |
| 05 s88.5341e 473.38 | 22 Rt, r=175.00, delta=024.1237, chord=n01.4924e 73.40 |
| 06 n00.3659e 197.25 | 23 n13.5541e 99.91 |
| 07 s79.2649e 146.84 | 24 Lt, r=425.00, delta=025.1310, chord=n01.1906e 185.56 |
| 08 n70.0312e 1379.89 | 25 n11.1727w 6.21 |
| 09 Rt, r=15000.00, delta=013.5524, chord=s21.1226w 3636.16 | 26 Rt, r=475.00, delta=011.4016, chord=n05.2721w 96.59 |
| 10 s89.4731w 239.79 | 27 n00.2247e 148.81 |
| 11 Rt, r=300.00, delta=022.3026, chord=n78.5716w 117.09 | 28 n89.2818w 54.01 |
| 12 n67.4204w 91.38 | 29 n00.3216e 1735.15 |
| 13 Lt, r=325.00, delta=021.2015, chord=n78.2211w 120.33 | |
| 14 n89.0219w 627.55 | |
| 15 Lt, r=300.00, delta=039.5333, chord=s71.0055w 204.68 | |
| 16 s51.0408w 4.55 | |
| 17 n38.5552w 25 | |

DEVELOPMENT AGREEMENT RIVERMOOR SUBDIVISION

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and **RAMA Group, LLC, Bobak Family Trust, and Edmonds Groves Lane Holdings, Inc.**, hereinafter referred to as "Owners".

WHEREAS, **Owners** owns parcels of land of approximately 130.51 acres (144.26 acres as annexed) in size, currently located within Ada County, zoned RUT and more particularly described in **Exhibit A** of Ordinance 341, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, **Owners** has requested that the Property be annexed into the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, **Owners** desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

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

WHEREAS, Owner filed with the City of Star, a Request for Annexation and Rezone of the Property and Zoning of **R-2-DA**, as File No. **AZ-21-06**, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and Land Use Ordinances;

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

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

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

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcel shown on **Exhibit A**, Owner is allowed to develop approximately 130.51 acres as follows:

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

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

2.3 Home Designs. The elevations illustrated in **Exhibits C thru F** are examples of building types requested by the applicant.

2.4 Uses. The development is hereby approved for a maximum of 252 single-family residential lots.

2.5 Setbacks. The development shall follow the setbacks required in the R-2 zoning district for the Residential Uses except as follows, as approved by Council*:

- Side Yard Setbacks within the development to be 5 feet per story, except for Lots 19-31, Block 1, which will have 10-foot setbacks.
- Front Yard Setbacks to be 15' to the living area, 20' to the garage measured from the edge of the driveway.
- Rear Yard Setbacks on Lots 19-31 to be 50 feet.

*Lot numbers based on approved Preliminary Plat

2.6 Additional Requirements:

- Lots 8, and 10-13, Block 6, as they appear on the approved preliminary plat, shall be limited to one-story homes.
- Subdivision approved for Private Streets with a Privacy Gate.
- Single-Story Homes only on Lots 19-28, Block 1.
- Community to comply with Dark Sky Ordinance for all lighting.
- All ponds in the subdivision shall be prohibited from any motorized vehicles.
- Gravel extraction to create the ponds shall be limited to a maximum of 2 years.
- Lot 1, Block 1 will have a new, undulating berm installed at 6'-8' in height and will be incorporated into and matching the existing Stonebriar berms and landscaping located on the western boundary of the subdivision. Applicant shall coordinate with Staff regarding locations and heights of berms. All

landscaping maintenance shall be the responsibility of the Rivermoor HOA. Stonebriar HOA to provide access for maintenance.

- Fencing shall include open rail fencing adjacent to internal open space, solid fencing between shared residential lots within Rivermoor, a six (6) foot high solid fence adjacent to Stonebriar Subdivision Lots 22-31, and a six (6) foot high wrought iron/open style fence located at the eastern toe of the berm along Lot 1, Block 1. Fencing shall be coordinate with Staff for location and style.
- Access to Stonebriar Subdivision from Rivermoor will be limited to one (1) emergency access with no other vehicle, pedestrian or animal access. Developer shall install an emergency gate that limits non-emergency vehicle, pedestrian and animal access and shall coordinate type with Staff and the Fire District.
- Other than the new emergency only access, the Developer shall abandon all existing pedestrian and vehicular easements and adjust eastern property line along Stonebriar Lane.
- Provide streetlight at the entrance to the subdivision off Joplin Road.
- Meet ACHD final report requirements as approved by the District.

2.7 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$294,168.00 traffic mitigation fee determined, or as may be revised, by the Idaho Transportation Department as follows: the Developer will pay the City \$1,167.33 per buildable lot within each phase prior to signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.8 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.9 Conditions. Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to

bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit/Permission of Property Owner. Owner shall provide an affidavit or notarized signature agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert to its prior, or similar zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior, or similar zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner(s): RAMA Group, LLC
Kevin Amar, Manager
1580 W. Cayuse Creek Drive
Meridian, Idaho 83646

Bobak Family Trust
Lisa Anne Bobak Trustee
736 Puerto Real Court
Las Vegas, Nevada 89138-4602

Edmond Groves Land Holdings, Inc.
Richard C. Groves, President
6223 N. Discovery Way Suite 100
Boise, Idaho 83713

7.5 **Effective Date.** This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 **Attorney Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this _____ day _____, 2021.

Trevor A. Chadwick, Mayor

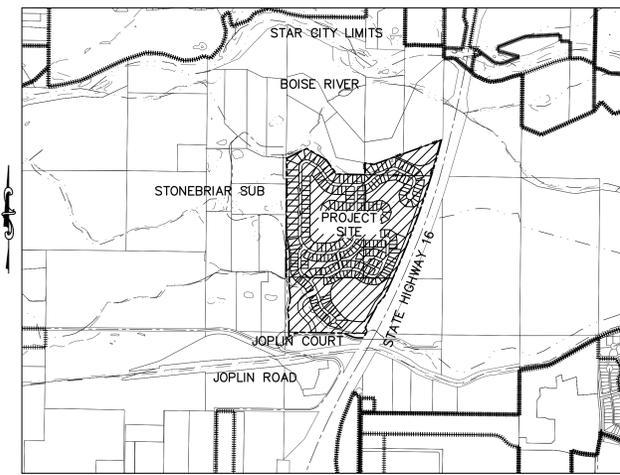
ATTEST:

Jacob M. Qualls, City Clerk

EXHIBIT B

PRELIMINARY PLAT FOR RIVERMOOR SUBDIVISION

LOCATED IN GOVERNMENT LOTS 5 AND 6 OF SECTION 16 AND THE NW 1/4 OF SECTION 21 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN STAR, ADA COUNTY, IDAHO 2021



PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, INDEX, COMMON LOT TABLE, NOTES & VICINITY MAP
PP-2	PRELIMINARY PLAT & STREET DETAILS
PP-3	CONCEPTUAL ENGINEERING PLAN, STREET DETAILS & CURVE TABLES
PP-4	CONCEPTUAL SEWER PROFILES & PARCEL TABLE

NOTES

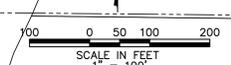
- STAR SEWER AND WATER DISTRICT SEWER SERVICES SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALLS WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C040J EFFECTIVE JUNE 18, 2020
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 12 (TWELVE) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 12 (TWELVE) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 6 (SIX) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF SUBDIVISION APPROVAL.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE NEW DRY CREEK DITCH COMPANY.
- THERE IS A 30' ITD EASEMENT ADJACENT TO HIGHWAY 16 AS SHOWN.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PIPES AND/OR SUBSURFACE INFILTRATION FACILITIES AS APPROVED BY ACHD.
- COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH STAR CITY CODE OR AS PURSUANT TO THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-XX-20 OR ANY SUBSEQUENT MODIFICATIONS.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM, 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."
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR ZONING CODE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.

PLAT LEGEND

- PROPOSED FIRE HYDRANT
- STREET LIGHT
- EXISTING CONTOUR
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- ROAD CENTERLINE
- ROLLED CURB/GUTTER AND SIDEWALK
- LOT NUMBER
- LOT AREA
- 6,000 sf
- BLOCK 7
- W. ASHTON DR.
- HANDICAP RAMP

SURVEY LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION LINE



Lot	Area	Common Lots
BLOCK 1 Lot 1 OPEN	231541	COMMON OPEI
BLOCK 1 Lot 2 OPEN	1716	BUFFER
BLOCK 1 Lot 15 OPEN	6016	EMERG ACCESS
BLOCK 1 Lot 20 OPEN	4366	COMMON OPEI
BLOCK 1 Lot 51 OPEN	7500	LEWS ACCESS
BLOCK 1 Lot 62 OPEN	232021	COMMON OPEI
BLOCK 1 Lot 63 OPEN	158647	FLOODWAY
BLOCK 1 Lot 80 OPEN	24510	COMMON OPEI
BLOCK 1 Lot 81 OPEN	407831	OPEN WATER
BLOCK 1 Lot 108 SD	12602	COMMON DRAI
BLOCK 1 Lot 119 OPEN	29647	COMMON OPEI
BLOCK 1 Lot 145 OPEN	65506	CLUBHOUSE
BLOCK 1 Lot 156 OPEN	23772	COMMON OPEI
BLOCK 1 Lot 166 OPEN	1536	BUFFER
BLOCK 1 Lot 167 OPEN	213980	COMMON OPEI
BLOCK 1 Lot 168 OPEN	460791	OPEN WATER
BLOCK 1 Lot 300 OPEN	7500	COMMON OPEI
BLOCK 2 Lot 1 OPEN	39126	COMMON OPEI
BLOCK 2 Lot 29 SD	9691	COMMON SD
BLOCK 2 Lot 45 SD	11620	COMMON SD

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	2782.43	14850.00	10°44'08"	S20°02'27"W	2778.36
C2	624.10	14850.00	2°24'29"	S19°50'38"W	624.05
C3	1822.31	14850.00	7°01'52"	S20°33'48"W	1821.17
C4	336.02	14850.00	1°17'47"	S24°43'37"W	336.01
C5	108.03	275.00	22°30'26"	N78°57'16"W	107.33
C6	130.34	350.00	21°20'15"	N78°22'11"W	129.59
C7	228.28	325.00	39°53'33"	S71°00'50"W	221.74
C8	3.87	125.00	1°44'01"	N11°02'07"W	3.86
C9	78.41	425.00	10°35'52"	N45°58'59"W	78.50
C10	73.95	175.00	24°12'37"	N1°49'24"E	73.40
C11	187.07	425.00	25°13'10"	N1°19'06"E	185.56
C12	96.76	475.00	11°40'18"	N52°21'21"W	96.59

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 130.51 ACRES
TOTAL LOTS - 274
TOTAL DWELLING UNITS - 251
BUILDABLE LOTS - 87 RESIDENTIAL - 252
COMMON LOTS - 22
DENSITY DU/ACRE - 1.92
MINIMUM LOT SIZE - 7,300 sf
AVERAGE LOT SIZE - XXXX sf

OPEN SPACE REQUIRED: 15%
TOTAL OPEN SPACE PROVIDED: 53.76 ac - 41%

ZONING
EXISTING - RUT
PROPOSED - R-2

SEWAGE DISPOSAL
STAR SEWER AND WATER DISTRICT

WATER SUPPLY
STAR SEWER AND WATER DISTRICT

CITY
STAR CITY

SCHOOL DISTRICT

WEST ADA

FIRE DISTRICT

STAR

IRRIGATION DISTRICT

EUREKA WATER CO

OWNERS

RAMA GROUP, LLC
1580W CANYON CREEK DR
MERIDIAN, ID 83646

DEVELOPER

KEVIN AMAR
BALTIMORE COMPANY
9415 CANYON CREEK
MERIDIAN, ID 83646

ENGINEER

DAVID A. BAILEY, P.E.
DAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
208-698-0013

PLANNER/CONTACT

KENT BROWN
PLANNING SERVICES
3161 SPRINGWOOD DR
MERIDIAN, ID 83646
208-871-6842

PRELIMINARY PLAT
RIVERMOOR SUBDIVISION
BOISE

PP-1

DATE: 03-28-2021
 PROJECT: C2020-020

REVISIONS:
 NO. DATE DESCRIPTION
 01-01-2021 KILLES 2ND REVIEW COMMENTS

CHECKED BY: DAVID A. BAILEY, P.E.
 DRAWN BY: DAVID A. BAILEY

PROFESSIONAL ENGINEER
 REGISTERED
 CIVIL ENGINEER
 STATE OF IDAHO
 8575
 DAVID A. BAILEY

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 402 N. WOODBURN LANE
 BOISE, ID 83724
 TEL: 208-888-0013
 WWW.BAILEYENGINEERING.COM

Exhibit C – 2 Story Home Elevations



Exhibit D – 2 Story Home Elevations



Exhibit E – 2 Story Home Elevations



Exhibit F – Single Story Home Elevations

