



STAR CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho

Tuesday, May 18, 2021

7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – TJ Warren – Interfaith Group
3. **ROLL CALL**
4. **PUBLIC INPUT** – The Public is invited to speak to any item **NOT** already on the agenda. Items regarding Personnel or Elected Officials should be discussed with the Mayor. The Mayor or Presiding Officer may limit the amount of time. The public may be called upon to speak on any item on the agenda.
5. **AWARDS**
 - A. Parks, Arts & Beautification Service Award 2nd Quarter 2021 (Vraspir)
6. **COMMITTEE REPORTS**
 - A. Transportation & Pathways Committee
 - B. Parks, Art & Beautification Committee
 - C. Activities Committee
 - D. Historical Committee
 - E. Mayor's Youth Council
7. **CONSENT AGENDA (ACTION ITEM)**

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

 - A. Approval of Claims Provided
 - B. Approval of Minutes Completed
 - C. Finding of Fact:
 - i. Paint Point Subdivision Short Plat and Private Street (SP-21-02/PR-20-06)
 - ii. River Park Subdivision Annexation, Development Agreement and Preliminary Plat (AZ-21-01/DA-21-02/PP-21-04)
 - iii. Loran Estates Subdivision Annexation, Development Agreement, Short Plat and Private Street (AZ-21-02/DA-21-03/SP-21-01/PR-21-03)
 - iv. Greyloch Cabinetry Conditional Use Permit Modification for Height Exception (CUP-20-04 MOD)
 - v. Wildrye Subdivision Preliminary Plat & Development Agreement Modification (PP-21-02/DA-21-01-MOD)
 - D. Final Plats:
 - i. Sunfield Estates Subdivision (FP-21-02)
8. **DISCUSSION / ACTION ITEMS:**
 - A. Approval of Resolution to pay certain bills prior to a Council Meeting
9. **REPORTS**
 - A. Elected Official Reports
 - B. Staff Reports
10. **EXECUTIVE SESSION 74-206 (f):** to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. * ACTION ITEM
 - A. Actions as a result of 74-206 (f) *potential action item
11. **ADJOURNMENT**

Limited seating is available at the City Council Meeting at City Hall due to COVID-19. The meeting can be viewed via a link posted to the City of Star website at staridaho.org. Information on how to participate in a public hearing remotely will be posted to staridaho.org under the meeting information. The public is always welcomed to submit comments in writing.

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



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FUTURE MEETING TOPICS

- A. Bob McQuade, Ada County Assessor (June 1)
- B. Steve O, Canyon County Chief (June 1)
- C. Canyon Highway District #4 Impact Fees
- D. Cranefield Subdivision Rezone, DA, Preliminary Plat
- E. Moyle Estates Village-Heights Subdivision Development Agreement, Preliminary Plat
- F. South of the River Plan – Comprehensive Plan Amendment PUBLIC HEARING
- G. Commercial Business District Architectural Overlay Ordinance PUBLIC HEARING
- H. Rivermoor Subdivision Annexation, DA, Preliminary Plat, Private Street
- I. Stonebriar Subdivision Annexation
- J. Stargazer Subdivision Annexation, DA, Preliminary Plat
- K. Cherished Estates Subdivision Rezone, DA, Preliminary Plat
- L. Inspirado Subdivision Annexation, DA, Preliminary Plat, Planned Unit Development
- M. Starpointe Subdivision Annexation, DA, Preliminary Plat
- N. Oaklawn Crossing Subdivision Annexation, DA, Preliminary Plat
- O. Moon Valley Townhomes Rezone, DA, Preliminary Plat
- P. Fountain Park Subdivision Annexation, DA, Preliminary Plat
- Q. Venue Use Ordinance (Parks, River House & Other City Owned Public Spaces)
- R. Consolidated Fee Schedule – Public Hearing for new fees
- S. Personnel Policy Manual, Ethics Manual, Social Media Policy, Records Destruction Resolution, Surplus Property Liquidation Resolution, Audit Presentation

City of Star
Custom Transaction Detail Report

May 1 - 14, 2021

Type	Date	Name	Memo	Account	Amount
Bill	05/13/2021	Meridian Trophy	Quarterly 2 Service Award	429.20 · Beautification & Pathways	55.95
Bill	05/13/2021	Meridian Trophy	Award for Carla Karnes, Principal	428.20 · Public Relations	55.45
				TOTAL	111.40
Bill	05/13/2021	Office Savers Online	INV 5174 Office Supplies	422.10 · Supplies	17.98
Bill	05/13/2021	Office Savers Online	INV 5109 Office Supplies	422.10 · Supplies	46.44
Bill	05/13/2021	Office Savers Online	INV 5131 Office Supplies	422.10 · Supplies	74.97
Bill	05/13/2021	Office Savers Online	INV 4965 Office Supplies	422.10 · Supplies	41.99
				TOTAL	181.38
Bill	05/13/2021	Xerox	INV 13289870	425.60 · Xerox	127.88
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/8/21	422.40 · Advertising & Publications	43.68
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/11/21	422.40 · Advertising & Publications	51.08
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/11/21	422.40 · Advertising & Publications	51.82
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/11/21	422.40 · Advertising & Publications	48.86
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/15/21	422.40 · Advertising & Publications	67.36
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/21/21	422.40 · Advertising & Publications	48.86
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/22/21	422.40 · Advertising & Publications	48.12
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/22/21	422.40 · Advertising & Publications	49.60
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/28/21	422.40 · Advertising & Publications	46.64
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/28/21	422.40 · Advertising & Publications	50.34
Bill	05/13/2021	McClatchy Company LLC	Print Legal Ad 4/30/21	422.40 · Advertising & Publications	83.64
				TOTAL	590.00
Bill	05/13/2021	Ada County Sheriff's Office	Police Services May 2021	440 · Law Enforcement	97,450.00
Bill	05/13/2021	Suburban Propane.	Canceled Mechanical Permit - refund MPC2021-014	342.40 · Mechanical	627.60
Bill	05/13/2021	Sparklight	ACCT 112424171	430.10 · Telephone	176.88
Bill	05/13/2021	Treasure Valley Coffee	INV 2160:07471350	422.10 · Supplies	123.20
Bill	05/13/2021	Treasure Valley Coffee	INV 2160:07432287	422.10 · Supplies	90.70
Bill	05/13/2021	Treasure Valley Coffee	Credit	422.10 · Supplies	-20.30
				TOTAL	193.60
Bill	05/13/2021	Idaho Correctional Industries	INV 037328 Inspection Tags	422.10 · Supplies	1,050.00
Bill	05/13/2021	Ada County Prosecutors Office	May 2021	420.30 · Prosecuting Attorney	2,500.00
Bill	05/13/2021	Mountain Alarm	INV 2426341	425.30 · Mountain Alarm	42.50
Bill	05/13/2021	Mountain Alarm	INV 2426340	425.30 · Mountain Alarm	27.50
				TOTAL	70.00

4:11 PM
05/14/21
Accrual Basis

City of Star
Custom Transaction Detail Report
May 1 - 14, 2021

Bill	05/13/2021	Intermountain Gas Company	ACCT 107 612 3000 1	430.50 · Natural Gas	22.55
Bill	05/13/2021	Intermountain Gas Company	ACCT 850 932 3000 2	430.50 · Natural Gas	60.85
Bill	05/13/2021	Intermountain Gas Company	ACCT 092 579 1000 1	430.50 · Natural Gas	65.30
				TOTAL	148.70
Bill	05/13/2021	Blue Cross of Idaho	5/1/21 - 5/30/21	416.40 · Health Insurance	11,809.71
Bill	05/13/2021	Express Employment Professionals	INV 25397978 - Cindy Tinker	412.40 · Part-Time Help	742.50
Bill	05/13/2021	Protect Youth Sports	INV 860201 Soccer Coaches / Background Checks	434.25 · Coaches	537.30
Bill	05/14/2021	Leisure Time of Boise - REFUND	Refund of Fireplace HVAC Permit - not necessary	432.50 · REFUNDS	75.00
Bill	05/07/2021	Idaho Dept of Labor	50% of the total \$3,674 (covered by federal reimb	250 · Unemployment Compens	1,837.00
Bill	05/07/2021	GameFace Athletics	INV 310982 - Tents	434.10 · Equipment	1,500.00
Bill	05/07/2021	GameFace Athletics	Shipping for tents	434.10 · Equipment	159.46
Bill	05/07/2021	GameFace Athletics	INV 311002 - Elected Officials Shirts	428.20 · Public Relations	160.00
				TOTAL	1,819.46
Bill	05/07/2021	Logan Simpson	INV 27770 - Services for 03/13/2021 through 04/0	437.10 · Land Use Planning	8,560.00
Bill	05/13/2021	David Strauch	Refund Riverhouse Deposit	320.60 · River House Rentals	200.00
Bill	05/14/2021	BSN Sports	Shoot Blockers	434.10 · Equipment	394.98
				GRAND TOTAL	129,203.39



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Agenda Item 1: CALL TO ORDER – Mayor Chadwick welcomed everyone to the meeting and opened the meeting at 7:00pm

Agenda Item 2) INVOCATION – Jason Carr with the Interfaith Group led the invocation.

Agenda Item 3) ROLL CALL – Present were Mayor Trevor Chadwick, Council President David Hershey; Council Members; Michael Keyes, Jennifer Salmonsén and Kevin Nielsen. Staff present were City Attorney Chris Yorgason, Public Information Officer Dana Partridge, City Planner Shawn Nickel, Assistant City Planner Ryan Field and City Clerk / Treasurer Jacob Qualls.

Agenda Item 4) PRESENTATIONS – No Presentations

Agenda Item 5) CONSENT AGENDA (ACTION ITEM)

- Council Member Keyes moved to approve the Consent Agenda items; March 16, 2021 City Council Minutes with scrivener errors to be corrected, Claims submitted, Findings of Fact for Paint Point Subdivision (Rezone 20-11, Development Agreement 20-26, Preliminary Plat 20-16, and Plat Revision 20-06), Final Plat for Craftsman Subdivision #5 (Final Plat 21-03), and Rosti Farms Subdivision #3 & #4 (Final Plat 21-04 and Final plat 21-07) and removing Final Plat for Sunfield Estates Subdivision (Final Plat 21-02) from the consent agenda; Council Member Hershey seconded the motion. Voice vote indicated all members present signifying aye. Motion carried.

Agenda Item 6A) PUBLIC HEARING: Wildrye Subdivision Preliminary Plat & Development Agreement Modification (Preliminary Plat 21-02/ Development Agreement Modification 21-01)– Previously tabled from March 16, 2021.

Mayor Chadwick opened the public hearing at 7:07 pm. All Elected Officials reported they had not had ex parte' contact.

Applicant Representative Sabrina Durtschi, 3103 W Cheryl Drive, Meridian Idaho

Ms. Durtschi explained the project explaining the location of the subdivision, amenities offered, lot sizes and average open space along with the amenities built in Phase 1.

Council President Hershey asked why the east side lots appear larger. Ms. Durtschi explained the lots on the east side diminished from 13 to 11 garden lots subsequently making them larger.

Council Member Keys asked who owns the 44 feet of roadway between Craftsmen Estates and Wyldrye. Ms. Durtschi explained that the vacation of the roadway is already complete and ½ of each side of the roadway goes to each development.

Mayor Chadwick began to recognize members of the public.



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Debbie Phelps, 2093 N Starhaven Avenue, Star Idaho

Mrs. Phelps explained she lives on the west side of the proposed subdivision. She also explained concern regarding 15' of buffer which may only be two feet of buffer. She is concerned for the trash, weeds and no room to walk. CanAda Road is also a concern with new lights on the south side of the street. She is also concerned with the increase of traffic coming through her neighborhood.

Mayor Chadwick explained that ITD has performed a traffic study and will be making improvements to the area.

David McClellan, 2041 N Starhaven Avenue, Star Idaho

Mr. McClellan explained he was uncommitted but wanted to express on January 19 when a neighborhood meeting was held, he had expressed his concern of an eight to ten foot buffer walking path. He also voiced concern over a gravel two-foot pathway. He had reviewed the landscape plan on page 30 of the application. He also suggested the buildings be single story and expressed the average lot was just under 10,000 square feet. He also suggested that a light be placed on CanAda Road and State Street to help with the increased traffic.

Melissa Hartley, 2067 N Starhaven Avenue, Star Idaho

Ms. Hartley voiced her concern over increased traffic and a traffic pattern that did not seem conducive with the neighborhood. She suggested speed bumps and an increased buffer between the Wildrye Development and the other developments in the area.

Applicant Representative Sabrina Durtchi, 3103 W Cheryl Drive, Meridian Idaho

Ms. Durtchi rebutted testimony by explaining that change is often difficult and understands the neighborhood concerns. She explained the development does have common lots in which Craftsman Estates and other citizens can utilize the pathways.

Developer, Adam Kapal

Mr. Kapal explained that building up to the property line in the development can be confusing. The Homeowner's Association has common lots.

Council Member Nielsen asked if fencing will be included. Mr. Kapal explained that six-foot vinyl privacy fencing would be installed.

Council Member Salmonsens asked if the HOA pathway would be surfaced, Ms. Durtchi explained that it would be a stone material surface at this time. She further explained that this pathway was adjacent to the Middleton Canal.

Council Member Keyes asked about the two-foot buffer and if the vinyl fence would be wood style in appearance and who would be performing the weed control. Ms. Durtchi explained three common lots are still owned and controlled by the HOA.



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Council Member Keyes explained his concern of three neighbors expressing they believed Toll Brothers promised and there is not a representation of a walking path. Ms. Durtschi explained there is an easement in place. She further explained Craftsman residents are allowed to use the public pathways and will put it in the CCR's if necessary.

Council Member Salmonsens wanted to make sure the pathway was public and asked about the ACHD report and suggested the streets be longer. A suggestion as for additional traffic calming measures be in place and to review the ACHD plan.

City Planner Nickel explained the ITD submittal included the proportionate share agreement.

Council Member Nielsen believed the existing privacy fence could be a hassle and expensive and suggested a creative solution be sought. Mr. Kapal stated that they as Toll Brothers cannot compel an existing development to agree.

Council Member Salmonsens suggested that construction traffic enter on the east side of the development to move away from existing homeowners in other developments.

Mayor Chadwick closed the public hearing at 8:06 pm.

Agenda Item 6Ai and 6Aii) Wildrye Subdivision Preliminary Plat and Development Agreement

Council Member Nielsen thanked the applicant and the public for bringing their application and concerns to the Public Hearing. He stated he believed the application was good and he was in support of the preliminary plat.

Council Member Keyes thanked the applicant and the public as well. He stated he believed the application met the Comprehensive Plan and the neighborhood was residential which allows for three to five homes per acre. He explained this application came with three homes per acre and suggested the city negotiate conditions of approval. He wanted to make sure the pathway materials used were the construction standard and ten feet allows for ADA Compliance.

Council President Hershey suggested the applicant work with city staff to a resolution on the minor details.

- Keyes moved to approve the Wildrye Preliminary Plat 21-02 with conditions and the Wildrye Development Agreement 21-01 Modification; Council Member Nielsen seconded the motion with all members present signifying aye. Motion carried.

Agenda Item 7A) Approval to change pay cycle by Resolution from Monthly to Semi-Monthly

- Council Member Keyes moved to approve Resolution 2021-01, changing the pay cycle from monthly to semi-monthly; Council Member Salmonsens seconded the motion. Voice vote indicated no opposition to the motion with all members present signifying aye. Motion carried.



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Agenda Item 7B) Approval of Services Agreement; Dennis Holte, DBA: DMH Enterprises

- Council President Hershey moved to approve the DMH Plumbing Inspection Contract with the changes and authorized the mayor to sign it; Council Member Nielsen seconded the motion. Voice vote indicated no opposition to the motion with all members present signifying aye. Motion carried.

Agenda Item 7C) Approve Ordinance 330 – Rezoning 1133 South Main Street and Development Agreement

- Council Member Keyes moved to introduce Ordinance 330, suspend the rules requiring three separate readings on three separate days and read by title only once; Council President Hershey seconded the motion. Roll Call Vote: Hershey – aye, Keyes – aye, Salmonsens – aye, Nielsen – aye. Motion carried.

Council Member Keyes then read Ordinance 330 by title.

- Council Member Hershey moved to approve Ordinance 330; Council Member Nielsen seconded the motion. Voice vote indicated no opposition to the motion with all members present signifying aye. Motion carried.

Agenda Item 7D) Approve Ordinance 331 – Canvasback Subdivision Annexation / Development Agreement

This item tabled due to a computer server issue at City Hall until April 20, 2021

Agenda Item 8A) Elected Official Reports

Council Member Salmonsens reported a group from the Parks, Arts & Beautification and other volunteers helped to pick up garbage around the Heron River Estates area. She reported that much of the refuse was from construction material that had blown over. Construction workers helped to pick up some of the refuse.

Salmonsens also reported the Star Chamber Eggstravaganza was a huge success with hundreds of participants.

Council Member Keyes reported he has been meeting with the Canyon County Highway District #4 group and should have an impact fee agreement ready to present in May. City Attorney Chris Yorganson stated there would have to be a public hearing process followed and encouraged Keyes to include him in the discussions.

Keyes also reported on the Snake River Association and they are querying processes. He also reported the Star Water & Sewer District has three major projects they are working on.

Council President Hershey reported the Valley Regional Transit has reported ridership is down especially with the Senior Center being closed for a time.

Hershey also reported the Historical Committee will meet on April 20.



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Mayor Chadwick reported he and Keyes met with Idaho Transportation Department associate Mariah Ruttledge recently to discuss flags for pedestrians in the area between City Hall and Star Mercantile.

Chadwick also encouraged everyone to attend open houses for the South of the River Plan on April 14, 15 and 16. He stated post cards were sent out to all addresses within the Star Post Office delivery area and encouraged community involvement.

Mayor Chadwick also reported he met with the third-grade classes from Star recently and met near 120 students!

Agenda Item 8B) Staff Reports

City Planner Shawn Nickel reported McDonald's would be coming to town, no public hearing would be required at this time.

Nickel also reported that development has not stopped or slowed in Star. He estimates there will be two public hearings per regular City Council Meeting from now until late this fall.

City Clerk / Treasurer Jacob Qualls reported some of the financials would be difficult to attain just yet but hopes to share a Profit & Loss and Income Statement at the next meeting. Qualls reminded the council the reports are only a snapshot in time and are only as valid as the numbers being keyed into the reports.

Agenda Item 9) Adjournment

Mayor Chadwick gaveled the meeting adjourned at 8:49pm.

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer

FINDINGS OF FACT AND CONCLUSIONS OF LAW
RIVER PARK SUBDIVISION
FILE NO. AZ-21-01/DA-21-02/PP-21-04

The above-entitled Annexation & Zoning, Development Agreement, and Preliminary Plat land use applications came before the Star City Council for their action on April 20, 2021, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law;

Procedural History:

A. Project Summary:

The Applicant requested approval of an Annexation and Zoning (R-3), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 320 residential lots and 22 common lots. The property is located at the south end of Blessinger Road in Star, Idaho, Canyon County and consists of 150.47 acres with a proposed density of 2.1 dwelling units per acre.

B. Application Submittal:

A neighborhood meeting was held on February 16, 2021 in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on March 4, 2021.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on March 11, 2021. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on March 4, 2021. Notice was sent to agencies having jurisdiction in the City of Star on March 4, 2021. The property was posted in accordance with the Star Unified Development Code on April 9, 2021.

D. History of Previous Actions:

There have been no previous requests through the City for development of this property.

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

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Canyon County Agricultural (AG)	Neighborhood Residential	Agricultural/Residential
Proposed	Residential (R-3)	Neighborhood Residential	Single-Family Residential
North of site	Canyon County Agricultural (AG)	Neighborhood Residential	Agricultural/Residential
South of site	Canyon County Agricultural (AG)	Floodway	Boise River
East of site	Residential (R-2)	Estate Residential Neighborhood Residential	Residential - Star River Ranch Subdivision
West of site	Canyon County Agricultural (AG)	Estate Residential	Gravel Extraction; Undeveloped Property

F. *Development Features.*

ANNEXATION & REZONE:

The annexation and rezone request from Canyon County Agricultural (AG) to Medium Density 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 2.1 dwelling units per acre. The current Comprehensive Plan Land Use Map designates this property as Neighborhood Residential, with an allowed density of 3 to 5 dwelling units per acre. While lower than the current land use designation range, the requested density better aligns with the surrounding residential land uses in the immediate area. The requested zoning designation and density, therefore, meets the intent of the Comprehensive Plan. The applicant’s property is also contiguous to the City of Star corporate boundaries.

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 320 single family residential lots, and 22 common area lots for a total of 342 total lots. The residential lots range in size from 7,885 square feet to 24,564 square feet with the average buildable lot area of 10,734 square feet. The applicant has provided three basic lot types with minimum widths of 55- feet (44 total), 65 feet (196 total) and 81 feet (79 total) for a variety of lot options. The existing home will be retained and included as part of the subdivision within a 1.7-acre lot. Streets are proposed to be public throughout the development and will be under the jurisdiction of Canyon Highway District No. 4. Proposed local streets measure 36 ft from back of curb to back of curb on the submitted preliminary plat which meets the minimum City width requirement of the UDC.

The applicant has indicated that the development will contain a total of 45.59 acres (30.3%) of open space with 44.18 acres (29.4%) of qualified open space. This exceeds the minimum requirements for total and usable open space in the current Unified Development Code, Section 8-4E-2. Amenities proposed include open space area along the entirety of the Boise River (12.5 acres) that will include two parks, a public greenbelt along the river and a swimming pool with bathrooms, changing rooms and covered patio area. Open play area that can be used for athletic ball fields will make up the remainder of the River open area. In addition, there are 5 ponds totaling approximately 20 acres that will be located throughout the development and will be stocked with fish and accessible to the residents of the subdivision. Beaches and paved pathways are also designed to provide additional access to the ponds. There will also be two smaller open space areas in the northern portion of the development to provide recreational opportunities.

The development will be accessed on the north from Blessenger Road. The development will also have a direct connection to Star River Ranch Subdivision to the east and will provide a future stub street to the west.

The applicant has provided a conceptual phasing plan showing 5 phases for the development.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Sidewalks are proposed at five-foot (5') widths and will be detached throughout the subdivision with 8-foot landscape strips.
- Streetlights
A streetlight location plan and design sample has been submitted by the applicant. Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. Staff would like to see an alternative design that matches the streetlight design that most subdivisions in the City of Star are installing. Staff recommends a condition requiring approval of streetlight design prior to final plat approval.
- Pathways
The development contains several internal pathways throughout the development linking open space and amenities to the residents. City policy requires all pathways to be improved with a concrete or asphalt surface. The City has also been working towards pathway connections along canals and other waterways with the individual irrigation districts. The applicant has indicated that a paved pathway along the Canyon County Canal, located in the northern portion of the property, will be provided, if allowed by the Canal District. The City can help facilitate this pathway with the District. A condition of approval will be included to address this. The Greenbelt along the Boise River is proposed to be located along the southern

boundary of the subdivision and ultimately stub to the east. The City would like the applicant to be flexible on the final stub location and will coordinate with the Star River Ranch Subdivision on the connection location.

- Subdivision and Street Names

Street names will be approved by Canyon County Development Services and/or the City of Star prior to signature of final plat. A partial, preliminary approval has been provided by the County.

- Landscaping

As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. The applicant shall submit a revised Landscape Plan showing street trees on all streets. A condition of approval has been included.

- Floodplain

The property is located within a Special Flood Hazard Area. The applicant has submitted an application Permit to Develop in an Area of Special Flood Hazard to the City Engineer for review and approval. Final approval by the City Engineer will be required prior to submittal of the Final Plat. This will be condition of approval.

- Block Length Waiver

Many of the block lengths in the proposed subdivision exceed the 750' maximum block length requirement. Given the physical constraints of the property, including the Boise River to the south, Canyon County Canal, and the existing stub street from the east, along with the unique, circuitous layout of the street system, Staff is supportive of the waiver to the block lengths in this development. The applicant should work with the Highway District with regards to traffic calming technics.

- Setback Waiver

The applicant has requested 5' side yard setbacks for one and two-story homes.

H. *On-Site Features:*

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – Boise River.
- ✪ Mature Trees – Yes, many.
- ✪ Riparian Vegetation – Yes.
- ✪ Steep Slopes – None.

- ✪ Stream/Creek – Boise River along southern boundary.
- ✪ Unique Animal Life – No unique animal life has been identified by the applicant or IDFG.
- ✪ Unique Plant Life – No unique plant life has been identified by the applicant or IDFG.
- ✪ Unstable Soils – No known issues.
- ✪ Wildlife Habitat – No known wildlife habitat has been indicated by the applicant or IDFG.
- ✪ Historical Assets – No historical assets have been observed.

I. *Agencies Responding:*

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

Keller and Associates	April 12, 2021
ITD	April 2, 2021 & April 7, 2021
Canyon Hwy District No. 4	April 8, 2021
Star Fire District	March 10, 2021
Idaho Dept of Water Resources	March 31, 2021
Postmaster	February 18, 2021
Canyon County – Subdivision/Street Names	January 27, 2021
Canyon County Water LTD	April 8, 2021
Boise River Flood Control District #10	April 12, 2021
City of Middleton	April 16, 2021
Canyon County Commissioners	April 20, 2021

J. Staff received the following letters for the development:

Karl Gebhardt, P.E., P.H.	Letter regarding FEMA/FIRM Analysis
Earl Hafer Jr.	21309 Blessinger Rd, Star, ID 83669

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

Comprehensive Plan:

8.2.2 Area of City Impact

Pursuant to Idaho Code Section 67-6526, Area of City Impact - Negotiation Procedures: “a separate ordinance providing for application of plans and ordinances of the Area of City Impact shall be adopted. Subject to the provisions of Section 50-222, Idaho Code, an Area of City Impact must be established before a city may annex adjacent territory.” Annexations outside of the Area of City Impact may be permitted as otherwise provided for within Idaho Code. In defining an Area of City Impact, the following factors should be considered:

Trade Areas;

Geographic factors;

Areas that can reasonably be expected to be annexed into the city in the future.

The City of Star should work toward an agreement with Ada and Canyon Counties for land use decisions in pre-defined impact areas surrounding the city. The boundaries of the Area of City Impact are contingent upon negotiations with Ada and Canyon Counties and the surrounding cities.

In some cases, as requested by a landowner, the city has annexed outside its area of City Impact which is permitted. The City of Star recognizes that growth issues affect the city and both counties. Effective growth management will require a coordinated effort involving city and county land use regulations. Some of the more specific growth-related issues include:

Potential for growth in the areas outside of the city and within the Area of City Impact;

Modifications to the Area of City Impact and possible annexation;

Expansion of city services only in areas within the city limits of Star or its Area of Impact;

Based upon the Blaha case, the city recognizes that they can only make recommendations on land use issues in the Area of City Impact for lands not annexed into the city;

Impacts of growth can affect the efficiency of existing and future transportation and transportation corridors.

8.2.3 Land Use Map Designations:

Neighborhood Residential:

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

8.3 Goal:

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

8.4 Objectives:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Retain and encourage rural areas where it will not result in increased costs for urban service.

- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

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.

ZONING DISTRICT USES	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-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.

8-4E-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.

8-1E-1: DEFINITIONS - TERMS DEFINED

TRANSITIONAL LOT OR PROPERTY: The size of a new residential lot when being proposed adjacent to an established residential use. The ratio for lots adjacent to properties shall be determined on a case-by-case basis, when considering the size of the development potential for the existing use. This shall not be required if separated by an existing roadway or large canal where the distance between new structures and existing structures equal or exceed 100 feet.

IDAHO STATUTE:

TITLE 50
MUNICIPAL CORPORATIONS
CHAPTER 2

GENERAL PROVISIONS — GOVERNMENT — TERRITORY

50-222. ANNEXATION BY CITIES. (1) Legislative intent. The legislature hereby declares and determines that it is the policy of the state of Idaho that cities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to

equitably allocate the costs of public services in management of development on the urban fringe.

(2) General authority. Cities have the authority to annex land into a city upon compliance with the procedures required in this section. In any annexation proceeding, all portions of highways lying wholly or partially within an area to be annexed shall be included within the area annexed unless expressly agreed between the annexing city and the governing board of the highway agency providing road maintenance at the time of annexation. Provided further, that said city council shall not have the power to declare such land, lots or blocks a part of said city if they will be connected to such city only by a shoestring or strip of land which comprises a railroad or highway right-of-way.

(3) Annexation classifications. Annexations shall be classified and processed according to the standards for each respective category set forth herein. The three (3) categories of annexation are:

(a) Category A: Annexations wherein:

(i) All private landowners have consented to annexation. Annexation where all landowners have consented may extend beyond the city area of impact provided that the land is contiguous to the city and that the comprehensive plan includes the area of annexation;

(ii) Any residential enclaved lands of less than one hundred (100) privately owned parcels, irrespective of surface area, which are surrounded on all sides by land within a city or which are bounded on all sides by lands within a city and by the boundary of the city's area of impact; or

(iii) The lands are those for which owner approval must be given pursuant to subsection (5)(b)(v) of this section.

(b) Category B: Annexations wherein:

(i) The subject lands contain less than one hundred (100) separate private ownerships and platted lots of record and where not all such landowners have consented to annexation; or

(ii) The subject lands contain more than one hundred (100) separate private ownerships and platted lots of record and where landowners owning more than fifty percent (50%) of the area of the subject private lands have consented to annexation prior to the commencement of the annexation process; or

(iii) The lands are the subject of a development moratorium or a water or sewer connection restriction imposed by state or local health or environmental agencies; provided such lands shall not be counted for purposes of determining the number of separate private ownerships and platted lots of record aggregated to determine the appropriate category.

(c) Category C: Annexations wherein the subject lands contain more than one hundred (100) separate private ownerships and platted lots of record and where landowners owning more than fifty percent (50%) of the area of the subject private lands have not consented to annexation prior to commencement of the annexation process.

(4) (a) Evidence of consent to annexation. For purposes of this section, and unless excepted in paragraph (b) of this subsection, consent to annex shall be valid only when evidenced by written instrument consenting to annexation executed by the owner or the owner's authorized agent. Written consent to annex lands must be recorded in the county recorder's office to be binding upon subsequent purchasers, heirs, or assigns of lands addressed in the consent.

Lands need not be contiguous or adjacent to the city limits at the time the landowner consents to annexation for the property to be subject to a valid consent to annex; provided however, no annexation of lands shall occur, irrespective of consent, until such land becomes contiguous or adjacent to such city.

(b) Exceptions to the requirement of written consent to annexation. The following exceptions apply to the requirement of written consent to annexation provided for in paragraph (a) of this subsection:

(i) Enclaved lands: In category A annexations, no consent is necessary for enclaved lands meeting the requirements of subsection (3)(a)(ii) of this section;

(ii) Implied consent: In category B and C annexations, valid consent to annex is implied for the area of all lands connected to a water or wastewater collection system operated by the city if the connection was requested in writing by the owner, or the owner's authorized agent, or completed before July 1, 2008.

(5) Annexation procedures. Annexation of lands into a city shall follow the procedures applicable to the category of lands as established by this section. The implementation of any annexation proposal wherein the city council determines that annexation is appropriate shall be concluded with the passage of an ordinance of annexation.

(a) Procedures for category A annexations: Lands lying contiguous or adjacent to any city in the state of Idaho may be annexed by the city if the proposed annexation meets the requirements of category A. Upon determining that a proposed annexation meets such requirements, a city may initiate the planning and zoning procedures set forth in [chapter 65, title 67, Idaho Code](#), to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.

(b) Procedures for category B annexations: A city may annex lands that would qualify under the requirements of category B annexation if the following requirements are met:

(i) The lands are contiguous or adjacent to the city and lie within the city's area of city impact;

(ii) The land is laid off into lots or blocks containing not more than five (5) acres of land each, whether the same shall have been or shall be laid off, subdivided or platted in accordance with any statute of this state or otherwise, or whenever the owner or proprietor or any person by or with his authority has sold or begun to sell off such contiguous or adjacent lands by metes and bounds in tracts not exceeding five (5) acres, or whenever the land is surrounded by the city. Splits of ownership which occurred prior to January 1, 1975, and which were the result of placement of public utilities, public roads or highways, or railroad lines through the property shall not be considered as evidence of an intent to develop such land and shall not be sufficient evidence that the land has been laid off or subdivided in lots or blocks. A single sale after January 1, 1975, of five (5) acres or less to a family member of the owner for the purpose of constructing a residence shall not constitute a sale within the meaning of this section. For purposes of this section, "family member" means a natural person or the spouse of a natural person who is related to the owner by blood, adoption or marriage within the first degree of consanguinity;

(iii) Preparation and publication of a written annexation plan, appropriate to the scale of the annexation contemplated, which includes, at a minimum, the following elements:

- (A) The manner of providing tax-supported municipal services to the lands proposed to be annexed;
- (B) The changes in taxation and other costs, using examples, which would result if the subject lands were to be annexed;
- (C) The means of providing fee-supported municipal services, if any, to the lands proposed to be annexed;
- (D) A brief analysis of the potential effects of annexation upon other units of local government which currently provide tax-supported or fee-supported services to the lands proposed to be annexed; and
- (E) The proposed future land use plan and zoning designation or designations, subject to public hearing, for the lands proposed to be annexed;
- (iv) Compliance with the notice and hearing procedures governing a zoning district boundary change as set forth in section [67-6511](#), Idaho Code, on the question of whether the property should be annexed and, if annexed, the zoning designation to be applied thereto; provided however, the initial notice of public hearing concerning the question of annexation and zoning shall be published in the official newspaper of the city and mailed by first class mail to every property owner with lands included in such annexation proposal not less than twenty-eight (28) days prior to the initial public hearing. All public hearing notices shall establish a time and procedure by which comments concerning the proposed annexation may be received in writing and heard and, additionally, public hearing notices delivered by mail shall include a one (1) page summary of the contents of the city's proposed annexation plan and shall provide information regarding where the annexation plan may be obtained without charge by any property owner whose property would be subject to the annexation proposal.
- (v) In addition to the standards set forth elsewhere in this section, annexation of the following lands must meet the following requirements:
 - (A) Property owned by a county or any entity within the county that is used as a fairgrounds area under the provisions of [chapter 8, title 31](#), Idaho Code, or [chapter 2, title 22](#), Idaho Code, must have the consent of a majority of the board of county commissioners of the county in which the property lies;
 - (B) Property owned by a nongovernmental entity that is used to provide outdoor recreational activities to the public, and that has been designated as a planned unit development of fifty (50) acres or more and does not require or utilize any city services, must have the express written permission of the nongovernmental entity owner;
 - (C) Land, if five (5) acres or greater, actively devoted to agriculture, as defined in section [63-604\(1\)](#), Idaho Code, regardless of whether it is surrounded or bounded on all sides by lands within a city, must have the express written permission of the owner; and
 - (D) Land, if five (5) acres or greater, actively devoted to forest land, as defined in section [63-1701](#), Idaho Code, regardless of whether it is surrounded or bounded on all sides by lands within a city, must have the express written permission of the owner.
- (vi) After considering the written and oral comments of property owners whose land would be annexed and other affected persons, the city council may proceed with the enactment of an ordinance of annexation and zoning. In the course of the consideration of any such

ordinance, the city must make express findings, to be set forth in the minutes of the city council meeting at which the annexation is approved, as follows:

(A) The land to be annexed meets the applicable requirements of this section and does not fall within the exceptions or conditional exceptions contained in this section;

(B) The annexation would be consistent with the public purposes addressed in the annexation plan prepared by the city;

(C) The annexation is reasonably necessary for the orderly development of the city;

(vii) Notwithstanding any other provision of this section, railroad right-of-way property may be annexed pursuant to this section only when property within the city adjoins or will adjoin both sides of the right-of-way.

(c) Procedures for category C annexations: A city may annex lands that would qualify under the requirements of category C annexation if the following requirements are met:

(i) Compliance with the procedures governing category B annexations; and

(ii) Evidence of consent to annexation based upon the following procedures:

(A) Following completion of all procedures required for consideration of a category B annexation, but prior to enactment of an annexation ordinance and upon an affirmative action by the city council, the city shall mail notice to all private landowners owning lands within the area to be annexed, exclusive of the owners of lands that are subject to a consent to annex which complies with subsection (4)(a) of this section defining consent. Such notice shall invite property owners to give written consent to the annexation, include a description of how that consent can be made and where it can be filed, and inform the landowners where the entire record of the subject annexation may be examined. Such mailed notice shall also include a legal description of the lands proposed for annexation and a simple map depicting the location of the subject lands.

(B) Each landowner desiring to consent to the proposed annexation must submit the consent in writing to the city clerk by a date specified in the notice, which date shall not be later than forty-five (45) days after the date of the mailing of such notice.

(C) After the date specified in the notice for receipt of written consent, the city clerk shall compile and present to the city council a report setting forth: (i) the total physical area sought to be annexed, and (ii) the total physical area of the lands, as expressed in acres or square feet, whose owners have newly consented in writing to the annexation, plus the area of all lands subject to a prior consent to annex which complies with subsection (4)(a) of this section defining consent. The clerk shall immediately report the results to the city council.

(D) Upon receiving such report, the city council shall review the results and may thereafter confirm whether consent was received from the owners of a majority of the land. The results of the report shall be reflected in the minutes of the city council. If the report as accepted by the city council confirms that owners of a majority of the land area have consented to annexation, the city council may enact an ordinance of annexation, which thereafter shall be published and become effective according to the terms of the ordinance. If the report confirms that owners of a majority of the land area have not consented to the annexation, the category C annexation shall not be authorized.

(6) The decision of a city council to annex and zone lands as a category B or category C annexation shall be subject to judicial review in accordance with the procedures provided

in [chapter 52, title 67](#), Idaho Code, and pursuant to the standards set forth in section [67-5279](#), Idaho Code. Any such appeal shall be filed by an affected person in the appropriate district court no later than twenty-eight (28) days after the date of publication of the annexation ordinance. All cases in which there may arise a question of the validity of any annexation under this section shall be advanced as a matter of immediate public interest and concern and shall be heard by the district court at the earliest practicable time.

(7) Annexation of noncontiguous municipal airfield. A city may annex land that is not contiguous to the city and is occupied by a municipally owned or operated airport or landing field. However, a city may not annex any other land adjacent to such noncontiguous facilities which is not otherwise annexable pursuant to this section.

History:

[50-222, added 2002, ch. 333, sec. 2, p. 939; am. 2008, ch. 118, sec. 1, p. 327; am. 2009, ch. 53, sec. 1, p. 145; am. 2019, ch. 22, sec. 1, p. 22; am. 2020, ch. 240, sec. 1, p. 702.]

ANNEXATION/REZONE FINDINGS:

1. All private landowners have consented to annexation.

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

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

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

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

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

8-1B-1C Findings:

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

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

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

- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

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

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

The Council finds that the residential purpose statement states that the purpose of the residential districts is to provide for a range of housing opportunities consistent with the Star Comprehensive Plan. Connection to the Star sewer and water district is a requirement for all residential districts, when available. Residential districts are distinguished by the allowable density of dwelling units per acre and corresponding housing types that can be accommodated within the density range. Council finds that this request is consistent with the statement.

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

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

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

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

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

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

8-6A-7: PRELIMINARY PLAT FINDINGS:

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

The Council finds that the Plat, as approved, will be consistent with the Comprehensive Plan and will meet the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.

2. Public Services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;
The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural operations.

Public Hearing of the Council:

- a. A public hearing on the application was scheduled before the City Council on April 20, 2021, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.
- b. Oral testimony was presented by the Star City Attorney regarding the process to annex property into the City.
- c. Oral testimony in favor of the application was presented to the City Council by:
 - Travis Hunter, 729 S. Bridgeway Place, the Applicant
 - Todd Tucker, HHS Construction LLC, the Applicant
 - Tim Eck, 6152 W. Half Moon Lane, Eagle, ID 83616
 - Lance Manning, 2048 Foudy Ave, Eagle, ID
- d. Oral testimony in opposition to the application was further presented to the Council by:
 - Al Dauven, 22020 Blessinger Rd, Star, ID
 - John Macleod, 6977 Ranch Court, Star, ID
 - Mary Dauven, 22020 Blessinger Rd, Star, ID
 - Trace Leighton, 21270 Trigger Ranch Lane, Star, ID
 - Timi Leighton, 21270 Trigger Ranch Lane, Star, ID
 - Trevor Leighton, 22444 Trigger Ranch Lane, Star, ID
 - Tina Vucinich, 1483 S Blue Jay Place, Eagle, ID

- Mark Vucinich, 1483 S Blue Jay Place, Eagle, ID
 - Gregg Herrera, 22104 Trigger Ranch Lane, Star, ID
 - Tammie Casteel, 22318 Blessinger Rd, Star, ID
 - Chris Casteel, 22318 Blessinger Rd, Star, ID
 - Bruce Bayne, City of Middleton Public Works, 1103 W. Main Street, Middleton, ID
 - Diane Broadhead, 22010 Blessinger Rd, Star, ID
 - Erv Ballou, Flood District #10, 433 Rene Place, Eagle, ID
- e. Written testimony in favor of or opposing the application was presented to the City Council by:
- City of Middleton - Letter dated April 20, 2021 and submitted to Council at Hearing

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed annexation and zoning application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in discussions on the annexation and platting of the development. Discussion included development layout, access and street configuration, density, River access, setbacks, and landscaping berms. The Council concluded that the Applicant's property met the standards for annexation into the City.

Statement of Compliance:

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

The Owner had requested the annexation and rezone from Agricultural (County) to Residential (R-3-DA) with a Development Agreement and a gross density of 2.1 dwelling units per acre.

Council added the following conditions of approval to their decision to approve the applications to include the following:

- Reduce the overall density by 19 lots for 2.0 dwelling units per acre (a maximum of 301 lots) and an R-2 Zoning Designation;
- Provide a berm with landscaping along the south side of the east-west collector street (Landruff Lane), and a privacy fence along the north side and along the northern boundary of the development;
- Work with the Boise Flood Control District and Star Fire District on a potential River access through the southern open space area;
- Provide a public access easement dedication along the southern greenbelt and also along the Canyon County Ditch;
- Council approves waiver to allow 5-foot side yard setbacks for one and two-story homes. Council also approves remaining R-3 setbacks for the development.
- Council approves waiver to block lengths.

Conditions of Approval:

1. The approved Preliminary Plat for the River Park Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star. **The applicant shall submit a revised Preliminary Plat prior to submittal of the Final Plat. The plat shall include the reduction of 19 lots (total of 301 lots) and shall further include landscape buffering along the northern property boundary and the east-west collector street.**
2. All public streets shall have a minimum street width of 36' and shall be constructed to CHD#4 standards.
3. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4 (for R-3), **as approved through waiver by Council.**
4. The stub streets shall be built in accordance with CHD#4 and Star Fire District requirements.
5. 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.
6. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with Staff on an alternative streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
7. 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 prior to final plat that reflects the Preliminary Plat revisions and street trees on all roadways and the landscaping buffer and fencing additions to the northern east-west collector street.**
8. **The applicant shall work with the Boise Flood Control District and Star Fire District to come up with a potential River access through the southern open space.**
9. **A public access easement shall be recorded along both the southern greenbelt and along the Canyon County Ditch for future pathway access. The applicant shall construct the greenbelt pathway as part of the subdivision development.**
10. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
12. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
13. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.

14. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
15. 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.
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
18. All common areas shall be owned and maintained by the Homeowners Association.
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
20. A sign application is required for any subdivision signs.

Council Decision:

The Council voted unanimously to approve the Annexation and Zoning to Residential (R-2-DA), Development Agreement, Preliminary Plat for River Park Subdivision on April 20, 2021.

Dated this 18th day of May 2021.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

FINDINGS OF FACT AND CONCLUSIONS OF LAW
LORAN ESTATES SUBDIVISION
FILE NO. AZ-21-02/DA-21-03/SP-21-01/PR-21-03

The above-entitled Annexation & Zoning, Development Agreement, Short Plat and Private Street land use applications came before the Star City Council for their action on May 4, 2021, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law;

Procedural History:

A. Project Summary:

The Applicant is seeking approval of an Annexation and Zoning (from AG to Residential R-1-DA) with a Development Agreement, and a Short Plat and a Private Street for a proposed residential subdivision consisting of 4 residential lots. The property is located at 23307 N. Can Ada Road in Star, Idaho and consists of 10.53 acres with a proposed density of .37 dwelling units per acre. The subject property is generally located on the west side of N. Can Ada Road, south of Somerset Lane Star, Canyon County, Idaho. Canyon County Parcel Nos. R3378900000, R33789011A0.

B. Application Submittal:

A neighborhood meeting was held on February 3, 2021 in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on March 15, 2021.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on April 8, 2021. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on March 16, 2021. Notice was sent to agencies having jurisdiction in the City of Star on March 16, 2021. The property was posted in accordance with the Star Unified Development Code on April 22, 2021.

D. History of Previous Actions:

There have been no previous requests through the City for development of this property.

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

	Zoning Designation	Comp Plan Designation	Land Use
Existing	AG (Canyon County)	Estate Residential	Rural Residential/Agriculture
Proposed	R-1-DA	Estate Residential	Residential (R-1-DA)
North of site	AG (Canyon County)	Estate Residential	Rural Residential/Agriculture
South of site	AG (Canyon County)	Estate Residential	Rural Residential/Agriculture
East of site	R-3-DA	Neighborhood Residential	Wildrye Estates
West of site	AG (Canyon County)	Estate Residential	Vacant/Agriculture

F. *Development Features.*

ANNEXATION & REZONE:

The applicant is requesting approval of an annexation and rezone application to change the zoning designation on 9.97 acres from Rural Urban Transitional (RUT) to Low Density Residential (R-1). This zoning district would allow for a maximum residential density of 1 dwelling unit per acre. The property is currently not serviceable with central sewer and water provided by Star Sewer and Water District. When services are available, each lot will annex into the Star Sewer and Water District. The property will use a private well and septic system for each lot. The property will be serviced by a private road and has access onto N. Can Ada Road with approximately 361 feet of frontage. The rezone request includes a development agreement that will address future density and development standards along with private road requirements. The applicant has submitted a preliminary plat that shows a layout of 4 residential lots, which is a density of less than 1 dwelling unit per acre.

PRELIMINARY PLAT & PRIVATE STREET:

The Preliminary Plat submitted contains 4 single family residential lots. The lots will have access and frontage from a private street. The residential lots range in size from 43,644 square feet to 284,076 square feet. The private street will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat is showing a 28 ft width within a 28 ft easement with no sidewalks. This meets the Fire District minimum width requirement and the Fire District verbally accepted their approval in the pre-application meeting. Due to the rural nature of the development and because a maximum of 4 lots will be accessing the private street, Staff is supportive of the reduced width and elimination of sidewalks. The applicant is requesting a gravel surface to serve the lots. The Council should consider whether the street should be paved with ribbon curb at the edges of the street to prevent continued destruction from vehicles. At the very least, the street should be paved a minimum of 30 feet from Can Ada Road to meet

Highway District policy standards. A private street maintenance plan, including proposed funding, shall also be required by Staff prior to final plat signature. Applicant has indicated that the first 30 feet of the private street will be paved, per ACHD requirements. Street name must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is also requesting, through the submitted preliminary plat, to waive the requirement for 15% open space. Because of the low density proposed, staff is supportive of this request, as is allowed for by Code. For this reason, the applicant has not submitted a landscape plan and is requesting that the existing landscaping along Can Ada Road count towards the required landscape buffer of 30 feet. Council should consider the request for acceptance of the existing landscaping along Can Ada Road.

Canyon Highway District 4 has provided comments relating to frontage improvements along Can Ada Road. Can Ada Road is maintained by ACHD, and CHD4 applies ACHD roadway cross section and design standards for Arterial Roadways through agreement between the two Districts. Roadway improvements for this application include street widening and sidewalk. CHD4 has indicated possible consideration of a road trust in lieu of improvements. The applicant will be required to work with CHD4 prior to signature of the Final Plat.

DEVELOPMENT AGREEMENT

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

- Density;
- ITD Proportionate Share Fees;
- Annexation into Star Sewer & Water District;
- Private Road Maintenance;
- Private Road Study Every Three (3) Years;

H. *On-Site Features:*

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – There is a pond in site.
- ✪ Floodplain – Property is not in a Special Flood Hazard area.
- ✪ Mature Trees – Several existing mature trees around the residence. Most to remain.
- ✪ Riparian Vegetation – None.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.

- ✪ Unstable Soils – No known issues.
- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.

I. *Agencies Responding:*

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

ITD Canyon Hwy District 4 Keller Associates	March 18, 2021 April 14, 2021 & April 15, 2021 (email) April 13, 2021
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J. Staff received the following letters for the development:

None

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

Comprehensive Plan:

8.2.2 Area of City Impact

Pursuant to Idaho Code Section 67-6526, Area of City Impact - Negotiation Procedures: "a separate ordinance providing for application of plans and ordinances of the Area of City Impact shall be adopted. Subject to the provisions of Section 50-222, Idaho Code, an Area of City Impact must be established before a city may annex adjacent territory." Annexations outside of the Area of City Impact may be permitted as otherwise provided for within Idaho Code. In defining an Area of City Impact, the following factors should be considered:

- A. Trade Areas;
- B. Geographic factors;
- C. Areas that can reasonably be expected to be annexed into the city in the future.

The City of Star should work toward an agreement with Ada and Canyon Counties for land use decisions in pre-defined impact areas surrounding the city. The boundaries of the Area of City Impact are contingent upon negotiations with Ada and Canyon Counties and the surrounding cities.

In some cases, as requested by a landowner, the city has annexed outside its area of City Impact which is permitted. The City of Star recognizes that growth issues affect the city

and both counties. Effective growth management will require a coordinated effort involving city and county land use regulations. Some of the more specific growth-related issues include:

- A. Potential for growth in the areas outside of the city and within the Area of City Impact;
- B. Modifications to the Area of City Impact and possible annexation;
- C. Expansion of city services only in areas within the city limits of Star or its Area of Impact;
- D. Based upon the Blaha case, the city recognizes that they can only make recommendations on land use issues in the Area of City Impact for lands not annexed into the city;
- E. Impacts of growth can affect the efficiency of existing and future transportation and transportation corridors.

8.2.3 Land Use Map Designations:

Neighborhood Residential:

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

8.3 Goal:

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

8.4 Objectives:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

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-1	35'	30'	30'	10'	20'

Notes:

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

8-4D-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.
- 4. **Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council.** Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.

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

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

- 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
- 2. Each development is required to have at least one site amenity.

3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.

4. **Developments with a density of less than 1 dwelling unit per acre may request a reduction in total required open space and amenities to the Council.** Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.

IDAHO STATUTE:

TITLE 50
MUNICIPAL CORPORATIONS
CHAPTER 2

GENERAL PROVISIONS — GOVERNMENT — TERRITORY

50-222. ANNEXATION BY CITIES. (1) Legislative intent. The legislature hereby declares and determines that it is the policy of the state of Idaho that cities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

(2) General authority. Cities have the authority to annex land into a city upon compliance with the procedures required in this section. In any annexation proceeding, all portions of highways lying wholly or partially within an area to be annexed shall be included within the area annexed unless expressly agreed between the annexing city and the governing board of the highway agency providing road maintenance at the time of annexation. Provided further, that said city council shall not have the power to declare such land, lots or blocks a part of said city if they will be connected to such city only by a shoestring or strip of land which comprises a railroad or highway right-of-way.

(3) Annexation classifications. Annexations shall be classified and processed according to the standards for each respective category set forth herein. The three (3) categories of annexation are:

(a) **Category A: Annexations wherein:**

(i) **All private landowners have consented to annexation. Annexation where all landowners have consented may extend beyond the city area of impact provided that the land is contiguous to the city and that the comprehensive plan includes the area of annexation;**

(ii) Any residential enclaved lands of less than one hundred (100) privately owned parcels, irrespective of surface area, which are surrounded on all sides by land within a city or which are bounded on all sides by lands within a city and by the boundary of the city's area of impact;
or

(iii) The lands are those for which owner approval must be given pursuant to subsection (5)(b)(v) of this section.

(b) Category B: Annexations wherein:

(i) The subject lands contain less than one hundred (100) separate private ownerships and platted lots of record and where not all such landowners have consented to annexation; or

(ii) The subject lands contain more than one hundred (100) separate private ownerships and platted lots of record and where landowners owning more than fifty percent (50%) of the area of the subject private lands have consented to annexation prior to the commencement of the annexation process; or

(iii) The lands are the subject of a development moratorium or a water or sewer connection restriction imposed by state or local health or environmental agencies; provided such lands shall not be counted for purposes of determining the number of separate private ownerships and platted lots of record aggregated to determine the appropriate category.

(c) Category C: Annexations wherein the subject lands contain more than one hundred (100) separate private ownerships and platted lots of record and where landowners owning more than fifty percent (50%) of the area of the subject private lands have not consented to annexation prior to commencement of the annexation process.

(4) (a) Evidence of consent to annexation. For purposes of this section, and unless excepted in paragraph (b) of this subsection, consent to annex shall be valid only when evidenced by written instrument consenting to annexation executed by the owner or the owner's authorized agent. Written consent to annex lands must be recorded in the county recorder's office to be binding upon subsequent purchasers, heirs, or assigns of lands addressed in the consent. Lands need not be contiguous or adjacent to the city limits at the time the landowner consents to annexation for the property to be subject to a valid consent to annex; provided however, no annexation of lands shall occur, irrespective of consent, until such land becomes contiguous or adjacent to such city.

(b) Exceptions to the requirement of written consent to annexation. The following exceptions apply to the requirement of written consent to annexation provided for in paragraph (a) of this subsection:

(i) Enclaved lands: In category A annexations, no consent is necessary for enclaved lands meeting the requirements of subsection (3)(a)(ii) of this section;

(ii) Implied consent: In category B and C annexations, valid consent to annex is implied for the area of all lands connected to a water or wastewater collection system operated by the city if the connection was requested in writing by the owner, or the owner's authorized agent, or completed before July 1, 2008.

(5) Annexation procedures. Annexation of lands into a city shall follow the procedures applicable to the category of lands as established by this section. The implementation of any annexation proposal wherein the city council determines that annexation is appropriate shall be concluded with the passage of an ordinance of annexation.

(a) Procedures for category A annexations: Lands lying contiguous or adjacent to any city in the state of Idaho may be annexed by the city if the proposed annexation meets the requirements of category A. Upon determining that a proposed annexation meets such requirements, a city may initiate the planning and zoning procedures set forth in [chapter 65, title 67, Idaho Code](#), to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.

(b) Procedures for category B annexations: A city may annex lands that would qualify under the requirements of category B annexation if the following requirements are met:

(i) The lands are contiguous or adjacent to the city and lie within the city's area of city impact;

(ii) The land is laid off into lots or blocks containing not more than five (5) acres of land each, whether the same shall have been or shall be laid off, subdivided or platted in accordance with any statute of this state or otherwise, or whenever the owner or proprietor or any person by or with his authority has sold or begun to sell off such contiguous or adjacent lands by metes and bounds in tracts not exceeding five (5) acres, or whenever the land is surrounded by the city. Splits of ownership which occurred prior to January 1, 1975, and which were the result of placement of public utilities, public roads or highways, or railroad lines through the property shall not be considered as evidence of an intent to develop such land and shall not be sufficient evidence that the land has been laid off or subdivided in lots or blocks. A single sale after January 1, 1975, of five (5) acres or less to a family member of the owner for the purpose of constructing a residence shall not constitute a sale within the meaning of this section. For purposes of this section, "family member" means a natural person or the spouse of a natural person who is related to the owner by blood, adoption or marriage within the first degree of consanguinity;

(iii) Preparation and publication of a written annexation plan, appropriate to the scale of the annexation contemplated, which includes, at a minimum, the following elements:

(A) The manner of providing tax-supported municipal services to the lands proposed to be annexed;

(B) The changes in taxation and other costs, using examples, which would result if the subject lands were to be annexed;

(C) The means of providing fee-supported municipal services, if any, to the lands proposed to be annexed;

(D) A brief analysis of the potential effects of annexation upon other units of local government which currently provide tax-supported or fee-supported services to the lands proposed to be annexed; and

(E) The proposed future land use plan and zoning designation or designations, subject to public hearing, for the lands proposed to be annexed;

(iv) Compliance with the notice and hearing procedures governing a zoning district boundary change as set forth in section [67-6511](#), Idaho Code, on the question of whether the property should be annexed and, if annexed, the zoning designation to be applied thereto; provided however, the initial notice of public hearing concerning the question of annexation and zoning shall be published in the official newspaper of the city and mailed by first class mail to every property owner with lands included in such annexation proposal not less than twenty-eight (28) days prior to the initial public hearing. All public hearing notices shall establish a time and procedure by which comments concerning the proposed annexation may be received in writing and heard and, additionally, public hearing notices delivered by mail shall include a one (1) page summary of the contents of the city's proposed annexation plan and shall provide information regarding where the annexation plan may be obtained without charge by any property owner whose property would be subject to the annexation proposal.

(v) In addition to the standards set forth elsewhere in this section, annexation of the following lands must meet the following requirements:

(A) Property owned by a county or any entity within the county that is used as a fairgrounds area under the provisions of [chapter 8, title 31](#), Idaho Code, or [chapter 2, title 22](#), Idaho Code, must have the consent of a majority of the board of county commissioners of the county in which the property lies;

(B) Property owned by a nongovernmental entity that is used to provide outdoor recreational activities to the public, and that has been designated as a planned unit development of fifty (50) acres or more and does not require or utilize any city services, must have the express written permission of the nongovernmental entity owner;

(C) Land, if five (5) acres or greater, actively devoted to agriculture, as defined in section [63-604\(1\)](#), Idaho Code, regardless of whether it is surrounded or bounded on all sides by lands within a city, must have the express written permission of the owner; and

(D) Land, if five (5) acres or greater, actively devoted to forest land, as defined in section [63-1701](#), Idaho Code, regardless of whether it is surrounded or bounded on all sides by lands within a city, must have the express written permission of the owner.

(vi) After considering the written and oral comments of property owners whose land would be annexed and other affected persons, the city council may proceed with the enactment of an ordinance of annexation and zoning. In the course of the consideration of any such ordinance, the city must make express findings, to be set forth in the minutes of the city council meeting at which the annexation is approved, as follows:

(A) The land to be annexed meets the applicable requirements of this section and does not fall within the exceptions or conditional exceptions contained in this section;

(B) The annexation would be consistent with the public purposes addressed in the annexation plan prepared by the city;

(C) The annexation is reasonably necessary for the orderly development of the city;

(vii) Notwithstanding any other provision of this section, railroad right-of-way property may be annexed pursuant to this section only when property within the city adjoins or will adjoin both sides of the right-of-way.

(c) Procedures for category C annexations: A city may annex lands that would qualify under the requirements of category C annexation if the following requirements are met:

(i) Compliance with the procedures governing category B annexations; and

(ii) Evidence of consent to annexation based upon the following procedures:

(A) Following completion of all procedures required for consideration of a category B annexation, but prior to enactment of an annexation ordinance and upon an affirmative action by the city council, the city shall mail notice to all private landowners owning lands within the area to be annexed, exclusive of the owners of lands that are subject to a consent to annex which complies with subsection (4)(a) of this section defining consent. Such notice shall invite property owners to give written consent to the annexation, include a description of how that consent can be made and where it can be filed, and inform the landowners where the entire record of the subject annexation may be examined. Such mailed notice shall also include a legal description of the lands proposed for annexation and a simple map depicting the location of the subject lands.

(B) Each landowner desiring to consent to the proposed annexation must submit the consent in writing to the city clerk by a date specified in the notice, which date shall not be later than forty-five (45) days after the date of the mailing of such notice.

(C) After the date specified in the notice for receipt of written consent, the city clerk shall compile and present to the city council a report setting forth: (i) the total physical area sought to be annexed, and (ii) the total physical area of the lands, as expressed in acres or square feet, whose owners have newly consented in writing to the annexation, plus the area of all lands subject to a prior consent to annex which complies with subsection (4)(a) of this section defining consent. The clerk shall immediately report the results to the city council.

(D) Upon receiving such report, the city council shall review the results and may thereafter confirm whether consent was received from the owners of a majority of the land. The results of the report shall be reflected in the minutes of the city council. If the report as accepted by the city council confirms that owners of a majority of the land area have consented to annexation, the city council may enact an ordinance of annexation, which thereafter shall be published and become effective according to the terms of the ordinance. If the report confirms that owners of a majority of the land area have not consented to the annexation, the category C annexation shall not be authorized.

(6) The decision of a city council to annex and zone lands as a category B or category C annexation shall be subject to judicial review in accordance with the procedures provided in [chapter 52, title 67](#), Idaho Code, and pursuant to the standards set forth in section [67-5279](#), Idaho Code. Any such appeal shall be filed by an affected person in the appropriate district court no later than twenty-eight (28) days after the date of publication of the annexation ordinance. All cases in which there may arise a question of the validity of any annexation under this section shall be advanced as a matter of immediate public interest and concern and shall be heard by the district court at the earliest practicable time.

(7) Annexation of noncontiguous municipal airfield. A city may annex land that is not contiguous to the city and is occupied by a municipally owned or operated airport or landing field. However, a city may not annex any other land adjacent to such noncontiguous facilities which is not otherwise annexable pursuant to this section.

History:

[50-222, added 2002, ch. 333, sec. 2, p. 939; am. 2008, ch. 118, sec. 1, p. 327; am. 2009, ch. 53, sec. 1, p. 145; am. 2019, ch. 22, sec. 1, p. 22; am. 2020, ch. 240, sec. 1, p. 702.]

FINDINGS:

1. All private landowners have consented to annexation.

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

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

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

3. The City of Star comprehensive plan includes the area to be annexed.
The Council finds that the Applicant's property is within the City of Star's adopted comprehensive plan. There is no evidence that the Applicant's property is not within the City of Star comprehensive plan.

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

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.
The Council finds that the purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:
 - ✓ *Protection of property rights.*
 - ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
 - ✓ *Ensure the local economy is protected.*
 - ✓ *Encourage urban and urban-type development and overcrowding of land.*
 - ✓ *Ensure development is commensurate with the physical characteristics of the land.**The goal of the Comprehensive Plan for Residential Districts is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council finds that this annexation and rezone is in compliance with the Comprehensive Plan.*
2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.
The Council finds that the residential purpose statement states that the purpose of the residential districts is to provide for a range of housing opportunities consistent with the Star Comprehensive Plan. Connection to the Star sewer and water district is a requirement for all residential districts, when available. Residential districts are distinguished by the allowable density of dwelling units per acre and corresponding housing types that can be accommodated within the density range. Council finds that this request is consistent with the statement.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
The Council finds that there is no indication from the material and testimony submitted that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by

any political subdivision providing public services within the city including, but not limited to, school districts.

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

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

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

8-6A-7: PRELIMINARY PLAT FINDINGS (Short Plat):

1. The plat is in compliance with the Comprehensive Plan;
The Council finds that the Plat, as approved, will be consistent with the Comprehensive Plan and will meet the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;
The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural operations.

8-4D-4: PRIVATE STREET FINDINGS:

- A. The design of the private street meets the requirements of this article;
Council finds that the proposed private street meets the design standards in the Code.

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

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

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

Council finds that the use is not in conflict with the comprehensive plan and/or regional transportation plan.

Public Hearing of the Council:

a. A public hearing on the application was originally scheduled before the City Council on April 20, 2021. The Council tabled the application to May 4, 2021 to allow the applicant additional time to post the public hearing sign. On May 4, 2021, a public hearing on the application was heard by the City Council, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

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

- Nate Mitchell, the Applicant, 1470 Rook Way, Star, Idaho

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

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

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed annexation and zoning application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in discussions on the annexation and platting of the development. Discussion included development layout, access and street configuration, Highway District impact fees, access to pond, and waivers to paving, landscaping and block length. The Council concluded that the Applicant's property met the standards for annexation into the City.

Statement of Compliance:

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

The Owner had requested the annexation and rezone from Agricultural (County) to Residential (R-1-DA) with a Development Agreement.

Council added the following conditions of approval to their decision to approve the applications to include the following:

- The City will lock in Hwy District impact fees at the time of building permit;
- All residential lots shall have access to the pond area.

Conditions of Approval:

1. The approved Preliminary Plat for the Loran Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. 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.
3. The applicant shall meet all requirements of Canyon Highway District 4 regarding access and frontage requirements for this development.
4. **The private street shall have a minimum street width of 28' and shall otherwise be constructed to ACHD standards, with the exception that a gravel surface has been approved. The private street shall meet all requirements of the Star Fire District.**
5. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC.**
6. **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 when services are available for these homes that they will annex into the District.**
7. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan/design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
8. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.

9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
10. Applicant has not indicated how the properties will be irrigated, this needs to be confirmed and details provided to the City prior to signature of the final plat. 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.
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
13. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
14. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
15. 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.
16. 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.**
17. A sign application is required for any subdivision signs.

Council Decision:

The Council voted unanimously (4-0) to approve the Annexation and Zoning to Residential (R-1-DA), Development Agreement, Short Plat and Private Street for Loran Estates Subdivision on May 4, 2021.

Dated this 18th day of May 2021.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

FINDINGS OF FACT AND CONCLUSIONS OF LAW
GREYLOCH CUSTOM CABINETRY CUP HEIGHT EXCEPTION
FILE NO. CU-20-04 MODIFICATION

The above-entitled Annexation & Zoning, Development Agreement and Conditional Use Permit applications came before the Star City Council for their action on May 4, 2021, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law;

Procedural History:

A. Project Summary:

The Applicant is seeking approval of a Modification to the Conditional Use Permit for Greyloch Custom Cabinetry to allow a height exception to 45 feet for the main structure and 52 feet for the dust silo. The property is located at 8706 W. State Street in Star, Idaho. The current zoning of the property is Industrial (I-L). The subject property is generally located on the north side of W. State Street, west of Hwy 16 in Star, Idaho. Ada County Parcel No's. S0409438405, S0409438605 & S0409438805.

B. Application Submittal:

A neighborhood meeting was held on October 13, 2020 in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The land use application was deemed complete on April 6, 2021.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on April 8, 2021. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on April 6, 2021. Notice was sent to agencies having jurisdiction in the City of Star on April 6, 2021. The property was posted in accordance with the Star Unified Development Code on April 23, 2021.

D. History of Previous Actions:

This entire property was approved as Mink Creek Subdivision on April 2, 2019. The original Conditional Use Permit was approved by Council on November 17, 2020.

LAND USE:

CONDITIONAL USE PERMIT MODIFICATION HEIGHT EXCEPTION (Greyloch Cabinetry):

The Conditional Use Permit Modification is to allow for an exception to the 35' structure height maximum for the new custom cabinet manufacturing plant (Greyloch) on the 12.62-acre site. The structure is approved as a 97,660 square feet building. At the time of the original approval the height of the structure was undetermined. The approval of the height exception is necessary for the construction of the facility. The total height of the structure, as discussed by the applicant, will be 45 feet. The dust collection silo proposed will be a total of 52 feet from finished floor. Per Section 8-3A-4D(3) of the UDC, this silo appears to fall under the definition of a ventilator or as an "other appurtenances usually required to be placed above the level of the ground and not intended for human occupancy".

E. *Agencies Responding:*

None

F. *Letters/Emails from the Public:*

None

G. *Comprehensive Plan and Unified Development Code Provisions and Conformance:*

Unified Development Code

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

LI LIGHT INDUSTRIAL DISTRICT: To provide for manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, contractors yards, and similar uses. Limited office and commercial uses may be permitted as ancillary uses. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare.

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

Zoning District	Maximum Height	Minimum Yard Setbacks			
	Note Conditions	Front (1)	Rear	Interior Side	Street Side

Commercial (no industrial in Code)	35'	20'	5'	0'	20'
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Note Conditions:

D. Maximum Height Limit:

1. Height exceptions shall not be permitted except by discretion of the council with the submittal of a conditional use permit or development agreement application.
2. The maximum height limitations shall not apply to the following architectural features, not intended for human occupation: spire or steeple, belfry, cupola, chimney. Such architectural features shall have a maximum height limit of twenty feet (20'), as measured from the roofline.
3. The maximum height limitations shall not apply to the following: amateur radio antenna; bridge tower; fire and hose tower; observation tower; power line tower; smokestack; water tank or tower; ventilator; windmill; wireless communication facility, or other commercial or personal tower and/or antenna structure; or other appurtenances usually required to be placed above the level of the ground and not intended for human occupancy.
4. No exception shall be allowed to the height limit where the height of any structures will constitute a hazard to the safe landing and takeoff of aircraft in an established airport.

8-1B-4: CONDITIONAL USES:

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

B. Applicability: The provisions of this section apply to all uses identified as conditional use in [chapter 3](#), "District Regulations", of this title, and as otherwise required by specific development standards in [chapter 5](#), "Specific Use Standards", of this title.

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.

3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the exact location and nature of the use and the property development.
6. Require the provision for on site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

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

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

Findings for Conditional Use Permits (UDC §8-6B-6):

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
The Council finds nothing in the record indicating that the site of the proposed use would not be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.
The Council finds that the proposed height exception request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development meets the intent or purpose of the Central Business District.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
The Council finds that operation of the proposed use would be compatible with the other uses in the general area.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
The Council finds that the proposed height exception, with imposed conditions of approval, would not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
The Council finds that the proposed use be adequately served by essential public facilities and services.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

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

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

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

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

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

Public Hearing of the Council:

a. A public hearing on the application was held before the City Council on May 4, 2021, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony in favor of the application was presented to the City Council by:
Glen Robinette, 3742 E. Parkcenter Blvd, Boise, Idaho
Nate Mitchell, 1470 N. Rook Way, Star, Idaho

c. Additional Oral testimony to the application was presented to the Council by:
None

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

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

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed annexation and rezone, development agreement, and conditional use permit application in accordance with the

City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in discussions on the request.

Council Decision:

The Council voted 4-0 to approve the Modification to the Conditional Use Permit for a Height Exception on May 4, 2021.

Dated this _____ day of _____, 2021.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

FINDINGS OF FACT AND CONCLUSIONS OF LAW
WILD RYE CREEK SUBDIVISION
FILE NO. PP-21-02/DA-21-01 MOD

The above-entitled Development Agreement Modification and Preliminary Plat land use applications came before the Star City Council for their action on April 6, 2021, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law;

Procedural History:

A. Project Summary:

The Applicant is seeking approval of a Preliminary Plat and modification to an existing Development Agreement to develop a proposed residential subdivision consisting of 169 single-family residential lots and 29 common lots. The property is located on N. Can Ada Road in Star, Idaho and consists of 56.85 acres with a proposed density of 2.97 dwelling units per acre. The property is currently zoned Residential (R-3). The subject property is generally located on the east side of N. Can Ada Road, approximately ¼ mile south of W. New Hope Road. Ada County Parcel No. S0406325410.

B. Application Submittal:

A neighborhood meeting was held on January 19, 2021 in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on February 8, 2021.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on February 11, 2021. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on February 8, 2021. Notice was sent to agencies having jurisdiction in the City of Star on February 8, 2021. The property was posted in accordance with the Star Unified Development Code on March 3, 2021.

D. History of Previous Actions:

The property was annexed (AZ-07-06) into the City with an approved Preliminary Plat (PP-07-05) for 168 residential lots and a Development Agreement in 2007 as Taurus Village Subdivision.

The preliminary plat has since expired, and the Development Agreement is still in effect, however, a new preliminary plat is necessary.

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

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R3 – DA	Neighborhood Residential	Single Family Residential/Agriculture
Proposed	R-3-DA	Neighborhood Residential	Single Family Residential
North of site	R-3	Neighborhood Residential	Craftsman Estates Subdivision No. 4
South of site	RUT – Ada County	Neighborhood Residential	Single Family Residential/Agriculture
East of site	R-3/RR – Ada County	Neighborhood Residential	Craftsman Estates Subdivision No. 1 & 2 Single Family Residential Agricultural
West of site	RR – Canyon County	Estate Residential	Single Family Residential/Agriculture

F. *Development Features:*

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 169 single family residential lots, and 24 common area lots for a total of 193 lots. The residential lots range in size from 6,050 square feet to 14,619 square feet with the average buildable lot area of 8,508 square feet. The applicant has indicated that the development will contain a total of 11.93 acres (20.98%) of open space, of which 7.52 acres (13.23%) is usable open space. Streets are proposed to be public throughout the development, will have 50’ right of way and pavement will measure 36’ from back of curb to back of curb which satisfies Section 8-4D-34B(4) of the UDC.

The development will have access on the west from N. Can Ada Road via two (2) ingress/egress locations. The site will also connect to two (2) existing stub roads, one (1) located on the east of the development and one (1) on the north, both connecting to Craftsman Estates subdivision. The development will also provide a stub road that will terminate at the property line on the southeast corner of the property for future access.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 4 site amenities. The applicant is proposing a large common area of 2.06 acres with a pool,

pool house, tot lot and gazebo. The development will also have walking paths and a pocket park that will have seating areas with shade.

ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks** - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.
- **Pathways**
 - Proposed 8 ft asphalt pathway along the Drainage District No. 2 Drain, that will be open to the public and connect Can Ada Road to Craftsman Estates subdivision. Pathway will include benches and landscaping.
 - Proposed internal, private, natural gravel pathway along the southern boundary of the property following the Middleton Canal.
- **Streetlights** - Applicant has proposed using a DSS or similar LED light that has a downward facing fixture and a flush head. These are the City suggested lights and will meet the "Dark Sky" criteria. The same streetlight design shall continue throughout the entire 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. The landscape plan submitted with the Preliminary Plat shows street trees throughout the entire development as required per code for both street sections and open space.
- **Setbacks** – Applicant is requesting to maintain the originally approved setbacks that were provided in the 2007 Development Agreement. Those approvals are listed below.

Minimum Street Frontage	Minimum Front Yard Setback	Minimum Rear Yard setback	Minimum Interior Side Setback	Minimum Street Side Setback
35'	15' to living space 20' to garage space	15'	5' (1 & 2 stories)	15'

- **Mail Cluster** – Approval was given by Star Postmaster, Mel Norton on January 21, 2021 to place the mail cluster on lot 1 Block 5 for all phases of the development. This is the same lot as the pool and pool house and the proposed mail cluster looks to be located to the east of the pool on the north of the parking lot. The approval letter is included in the application packet.

- **Subdivision Name** – Wildrye Creek subdivision was confirmed by Ada County Development Services on December 15, 2020. The supporting documentation is in the application packet.

H. *On-Site Features:*

- ✪ Areas of Critical Environmental Concern – None identified.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – Yes, developer plans to keep them.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – Middleton Canal and Drainage District No. 2.
- ✪ 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 sensitive wildlife habitat has been observed.
- ✪ Historical Assets – No historical assets exist.

I. *Agencies Responding:*

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

Keller and Associates	February 24, 2021
ITD	March 11, 2021
ACHD	March 31, 2021
DEQ	February 19, 2021
COMPASS	March 5, 2021
Central District Health	February 12, 2021
Drainage District No. 2/Middleton Mill	February 9, 2021
Star Fire District	February 23, 2021

J. Staff received the following letters for the development:

- John & Debra Sothern via email February 18, 2021
- Larry & Lezle Ferguson, 2015 N. Starhaven Ave, Star, Idaho – via Email
- David & Renee McClellan, 2041 N. Starhaven Ave, Star, Idaho 83669
- Charles and Sharon Van Dusen – via Email
- Leonard and Melissa Hartley, 2067 N. Starhaven Ave, Star, Idaho
- Julie Williams, 2286 N. Starhaven Ave, Star, Idaho
- Lynn and Donna Nelson, 1448 N. Waterbrook Way, Star, Idaho

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

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 those existing larger lots are not likely to be subdivided in the future.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.

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

18.4 Implementation Policies:

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

Unified Development Code:

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

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

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-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.

8-4E-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.

8-6A-7: PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan;
The Council finds that the Plat, as approved, will be consistent with the Comprehensive Plan and will meet the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.

2. Public Services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;
The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural operations.

Public Hearing of the Council:

- a. A public hearing on the application was originally scheduled before the City Council on March 16, 2021. The Council tabled the application to April 6, 2021 to allow for Staff to receive ACHD's report. On April 6, 2021, a public hearing on the application was heard by the City Council, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.
- b. Oral testimony in favor of the application was presented to the City Council by:
 - Sabrina Durtschi, Toll Brothers, the Applicant, 3103 W. Sheryl Dr, Ste 100 Meridian, ID
 - Adam Capell, Toll Brothers, the Applicant, 3103 W. Sheryl Dr, Ste 100 Meridian, ID
- c. Oral testimony in opposition to the application was further presented to the Council by:
 - Debbie Phelps, 2093 N. Starhaven Ave, Star, Idaho
 - David McClellan, 2041 N. Starhaven Ave, Star, Idaho
 - Mellisa Hartley, 2067 N. Starhaven Ave, Star, Idaho
- d. Written testimony in favor of or opposing the application was presented to the City Council by:

None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed annexation and zoning application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in discussions on the platting of the development. Discussion included development layout, access and street configuration, density, two-story homes, fencing and buffer on the east side of the development, open space and pathways and landscaping. The Council concluded that the Applicant's request meets the requirements for a preliminary plat.

Statement of Compliance:

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

The applicant had requested the platting of the existing R-3 zoned property and a modification to the existing Development Agreement.

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

- The neighboring property owners are permitted to use the proposed pathways within the new development. This will be a condition in the development agreement and part of the CC&R's.
- If the City includes the Middleton Canal in the upcoming City Pathway System, the applicant shall provide a 10-foot wide, paved and ADA compliant public pathway along the canal. This will be a condition in the development agreement and part of the CC&R's.
- The applicant shall work with City Staff and the developer of Craftsman Estates to come up with solutions to the issue of the removal of the 2-foot buffer area between the two subdivisions. The neighbors shall be included in the process.
- The development shall include one-story homes along the entire eastern boundary of the subdivision. This shall be a condition in the development agreement and part of the CC&R's.

Conditions of Approval:

1. The approved Preliminary Plat for the Wildrye Creek Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.

3. **The applicant shall agree to modify the existing Development Agreement with the City, agreeing to the 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 and shall contain the details of the fees to be collected.
4. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building permits being issued.
5. 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.
6. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
11. 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.
12. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
13. 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.
14. All common areas shall be owned and maintained by the Homeowners Association.
15. 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.**
16. A sign application is required for any subdivision signs.

Council Decision:

The Council voted unanimously to approve the modification to the Development Agreement and Preliminary Plat for Wildrye Creek Subdivision on April 6, 2021.

Dated this 18th day of May 2021.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council
FROM: Shawn L. Nickel, Planning Director and Zoning Administrator *Shawn L. Nickel*
MEETING DATE: **May 18, 2021**
FILE(S) #: FP-21-02 Final Plat, Sunfield Estates

REQUEST

Applicant requests approval of the Sunfield Subdivision Final Plat. The Sunfield Subdivision is located at 9655 W. Beacon Light Road, between N. Wing Road and N. Pollard Road in Star, Idaho, and consists of 26.1 acres with a proposed density of 2.49 dwelling units per acre. Ada County Parcel No. S0405110010.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE

Andrew Newell
Blaine A. Womer Civil Engineering
4355 W. Emerald St.
Boise, Idaho 83706

OWNER/APPLICANT

Don Newell
P.O. Box 1939
Eagle, Idaho 83616

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-DA)
Acres -	26.09
Residential Lots -	69
Common Lots -	6
Commercial -	N/A

HISTORY

October 20, 2020 Public hearing tabled to November 17, 2020 to rework preliminary plat.

November 17, 2020 City Council approved the annexation & zoning, development agreement and preliminary plat applications.

GENERAL DISCUSSION

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

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

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

Setbacks for Residential (R3):

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

Only 1 site amenity, a pathway, was listed on the original Preliminary Plat application. The development requires a minimum of 2 site amenities. The applicant has since added a pergola structure as part of open space Lot 5, Block 4.

Applicant was required to provide a streetlight at the intersection of W. Beacon Light and Fire Flower Ave.

Council approved the preliminary plat with 69 single-family dwelling lots and 6 common lots.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density on the final plat is 2.64 du/ac and contains 69 single-family residential lots.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted contains the required number of trees along W. Beacon Light and throughout the development. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code.

Irrigation - The applicant has not submitted any letters of approval from the respective irrigation districts pertaining to irrigation rights, pressurized irrigation or required easements. Staff will require irrigation approval from the irrigation district prior to signing the final plat.

Street Names – Ada County made some minor modifications to the street names from the preliminary plat and those changes have been reflected on the final plat and match the letter of approval from Ada County.

CC&R's – The draft CC&R's need to be updated to add the following as permanent restrictions that cannot be removed:

- The Applicant shall adhere to all City requirements regarding Dark Sky Lighting. Specifically, all proposed and future lighting on homes and structures of properties along the western and southern boundaries of the subdivision shall be directed down and/or away from Star Acres Subdivision.
- Lots 6, 8, 9, 10, 12, 13 & 14, Block 1 shall be restricted to single-story home construction. This shall be a plat note and a deed restriction.
- Lot 7, Block 1 shall be designated as a buffer lot containing a 10' high landscaped berm and shall be owned and maintained by the Sunfield Homeowners Association. Landscaping shall include native grasses and shrubs including but not limited to tall fescue, sage, and bitterbrush. The lot shall be restricted in access to maintenance and emergency purposes only. There shall not be pathway within this buffer lot.
- No lot within this development shall be re-subdivided in the future.

PUBLIC NOTIFICATIONS

Notification of this application was sent to agencies having jurisdiction on March 3, 2021, 2021. The following agencies responded:

March 10, 2021	Emmett Lateral Water Users Assn.	Direction for Water Rights
April 27, 2021	Keller Associates	Checklist

FINDINGS

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

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

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

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

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

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

CONDITIONS OF APPROVAL

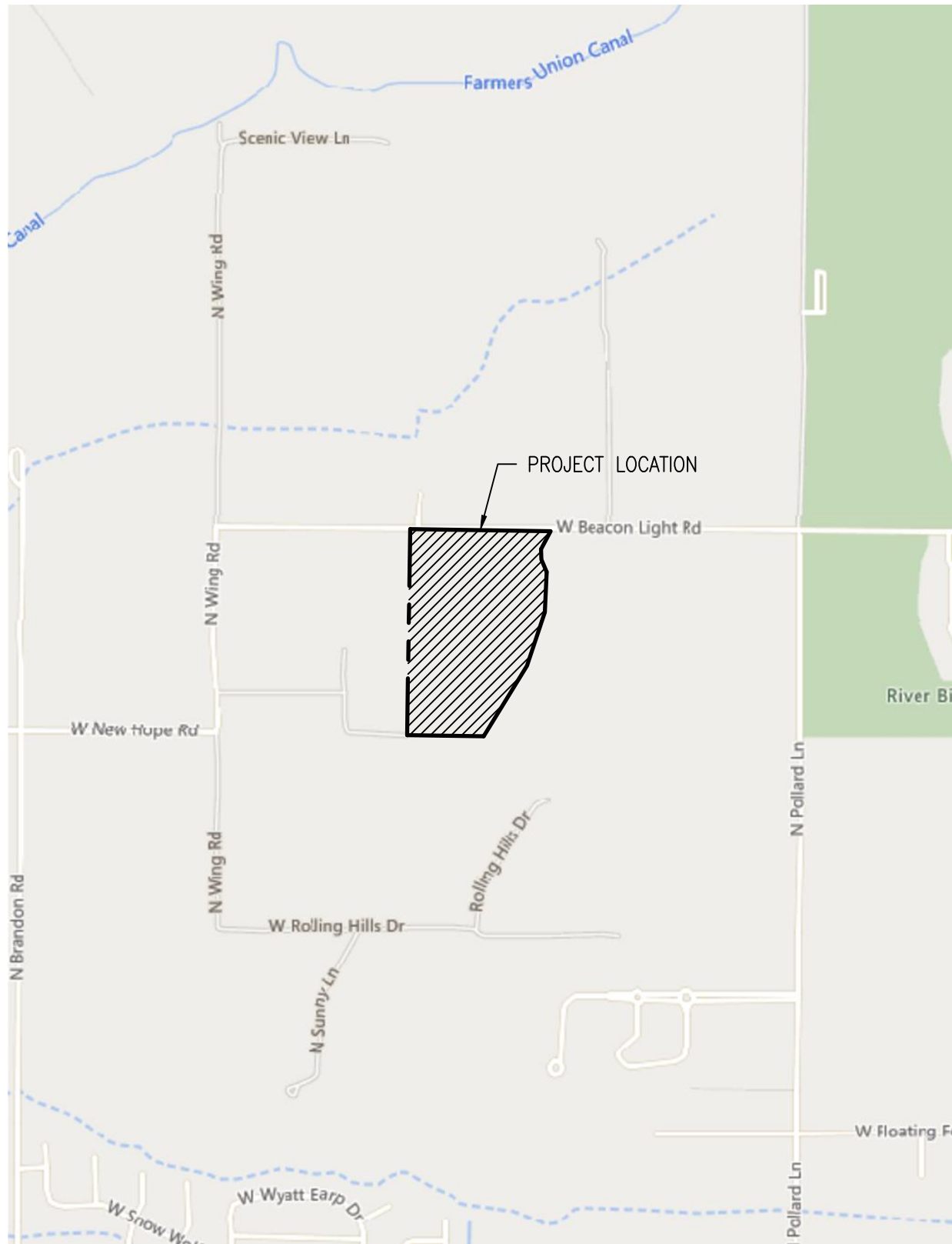
1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$964.06 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$66,520.00. The City will allocate funds to roadway improvements in the vicinity of the project.
2. The final plat shall comply with all requirements of the applicable agencies providing services to this subdivision.
3. As built plans for pressurized irrigation systems shall be submitted to the City of Star.
4. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the **signed recorded final plat** with all signatures, prior to any building permits being issued.
5. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
6. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
7. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
8. A copy of signed irrigation agreements shall be sent to the City prior to mylar/final plat signature.
9. All common areas shall be maintained by the Homeowners Association.
10. **Streetlights shall be continuous throughout the subdivision** and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
11. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees.
12. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
13. 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 zoning administrator prior to start of construction.
14. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued. The CC&R's shall include permanent restrictions that include:

- The Applicant shall adhere to all City requirements regarding Dark Sky Lighting. Specifically, all proposed and future lighting on homes and structures of properties along the western and southern boundaries of the subdivision shall be directed down and/or away from Star Acres Subdivision.
- Lots 6, 8, 9, 10, 12, 13 & 14, Block 1 shall be restricted to single-story home construction. This shall be a plat note and a deed restriction.
- Lot 7, Block 1 shall be designated as a buffer lot containing a 10' high landscaped berm and shall be owned and maintained by the Sunfield Homeowners Association. Landscaping shall include native grasses and shrubs including but not limited to tall fescue, sage, and bitterbrush. The lot shall be restricted in access to maintenance and emergency purposes only. There shall not be pathway within this buffer lot.
- No lot within this development shall be re-subdivided in the future.

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

COUNCIL DECISION

The Star City Council Approved File # FP-21-02 Sunfield Estates Subdivision, Final Plat, on May 18, 2021.



BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

SUNFIELD ESTATES SUBDIVISION

FIGURE 1
VICINITY MAP



FINAL PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Don Newell
Applicant Address: PO Box 1939, Eagle, ID Zip: 83616
Phone: _____ Email: ashton.homes@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: 4355 W. Emerald Street, Suite 145, Boise, ID Zip: 83706
Phone: 208-593-7555 Email: andrew@bawce.com

Property Information:

Subdivision Name: Sunfield Estates Subdivision Phase: 1

Parcel Number(s): S0405110010

Approved Zoning: R-3 Units per acre: 2.64

Total acreage of phase: 26.09 Total number of lots: 75

Residential: 69 Commercial: 0 Industrial: 0

Common lots: 6 Total acreage of common lots: 5.73 Percentage: 21.96%

Percent of common space to be used for drainage: 2.24% Acres: 0.13

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>69</u>	<u>69</u>
Number of Common Lots:	<u>6</u>	<u>6</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>8</u>	<u>8</u>

Amenities: NA

Flood Zone Data:

Subdivision Name: Sunfield Estates Subdivision Phase: 1

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 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.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
X	Completed and signed Final Plat Application	
x	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
to be submitted	Electronic copy of current recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
to be submitted	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Electronic copy of the "final" street name evaluation/approval from Ada County.	
X	Electronic copy of vicinity map showing the location of the subject property	
x	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
x	One (1) 11" X 17" paper copy of the Final Plat	
x	Electronic copy of the landscape plan**	
X	One (1) 11" X 17" copy of the landscape plan	

X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
NA	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight design and location information	
X	Electronic copy of all Special Flood Information	
to be submitted	Electronic copy of all easement agreements submitted to the irrigation companies	
to be submitted	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	Two (2) Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type.</u>	
acknowledged	<p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
acknowledged	<p>After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.</p>	

FEE REQUIREMENT:

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



 Applicant/Representative Signature

2-12-2021

 Date



February 11, 2021
Project No.: N1420003

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

**RE: Sunfield Estates Subdivision – Star, ID
Final Plat Application**

Mr. Nickel,


On behalf of Sunfield, LLC, we are pleased to submit the Final Plat application and required supplements for the Sunfield Estates Subdivision (Project) located west of the intersection of Pollard Lane and Beacon Light Road in Star, ID. More specifically, this project is located a portion of Government Lot 1 of Section 5, 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.

The Project is zoned R-3 and will consist of 75 lots; 69 single-family residential lots and 6 common. The Project will consist of one phase at total buildout. The residential lots range in size, from 6,600 to 36,584 square feet (sf), with an average lot size of 9,509 sf. The total acreage of the site is 26.09 acres. The gross density of the Project is 2.64 units per acre. The overall open space provided is 5.73 acres, or 21.96% of gross area. No special building setbacks are being requested at this time.

The infrastructure proposed with this subdivision phase consists of interior local streets, collector streets, water lines, sewer lines, gravity irrigation, pressure irrigation and storm water retention facilities.

We trust this information will serve as an appropriate informational supplement to the construction plan application. However, should you have any questions or require additional information, please do not hesitate to contact our office.

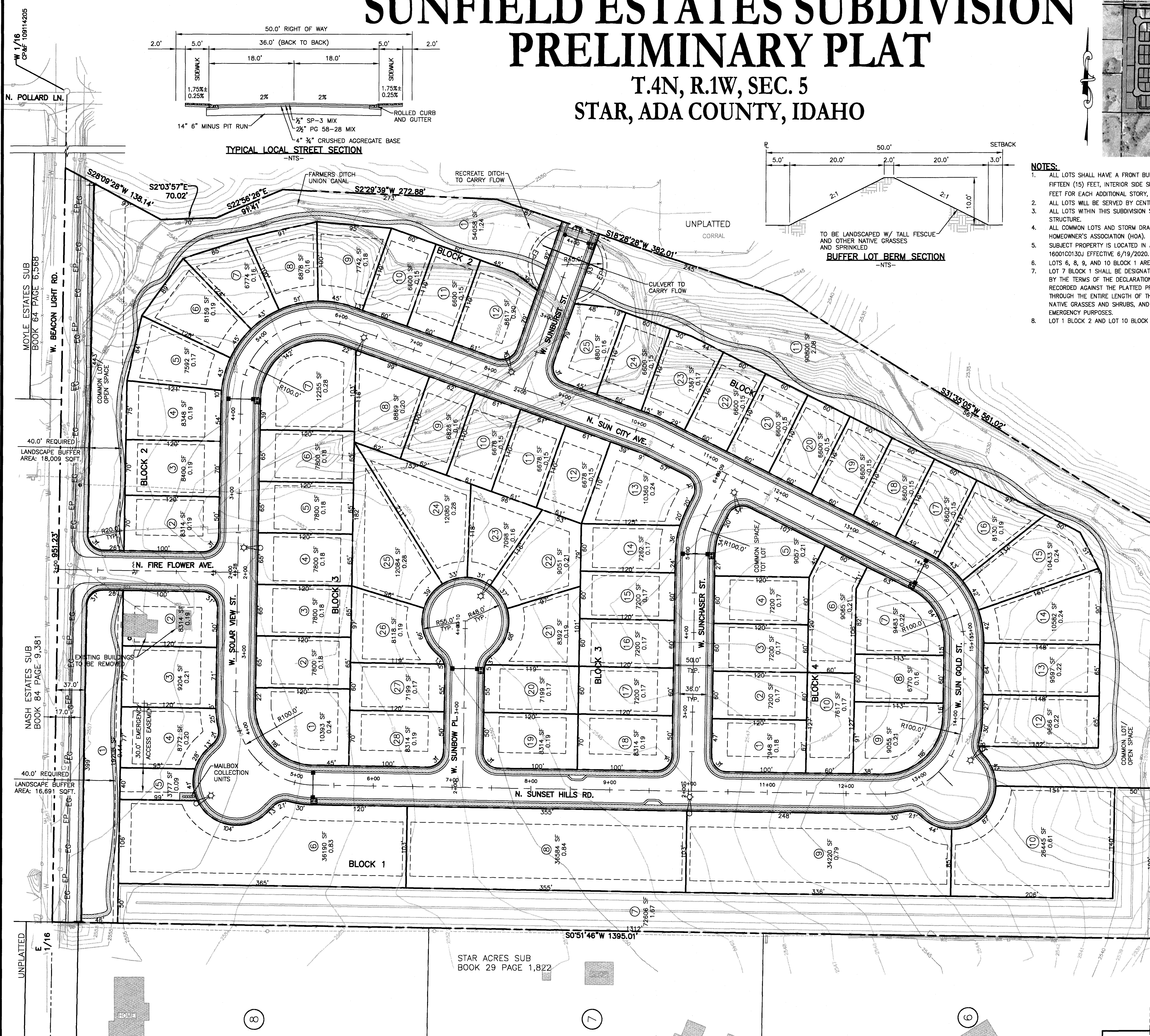
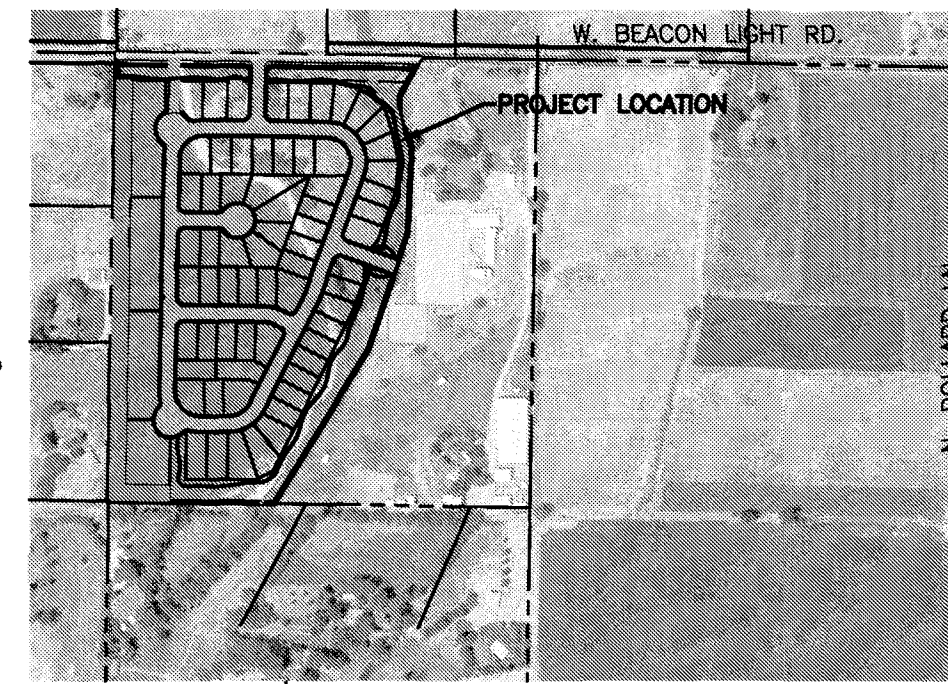
BLAINE A. WOMER CIVIL ENGINEERING

By: 

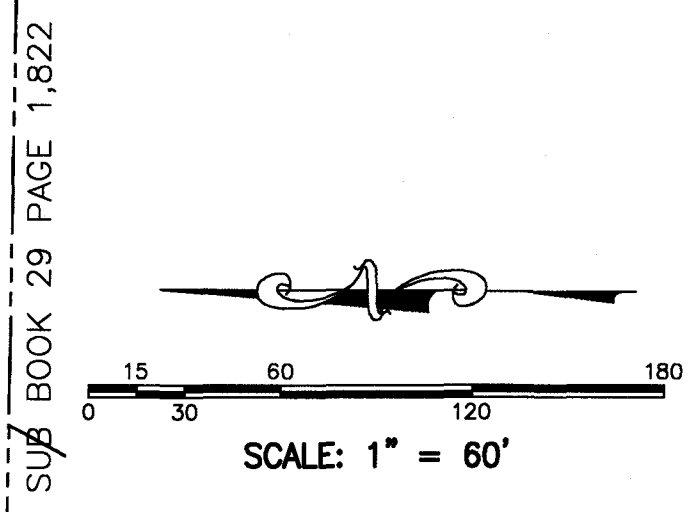
Andrew Newell, Project Engineer

SUNFIELD ESTATES SUBDIVISION PRELIMINARY PLAT

T.4N, R.1W, SEC. 5
STAR, ADA COUNTY, IDAHO



- NOTES:**
- ALL LOTS SHALL HAVE A FRONT BUILDING SETBACK OF TWENTY (20) FEET, A REAR SETBACK OF FIFTEEN (15) FEET, INTERIOR SIDE SETBACKS OF FIVE (5) FEET FOR THE FIRST STORY AND FIVE (5) FEET FOR EACH ADDITIONAL STORY, AND STREET SIDE SETBACKS OF TWENTY (20) FEET.
 - ALL LOTS WILL BE SERVED BY CENTRAL WATER AND SEWER BY STAR SEWER AND WATER DISTRICT.
 - ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED WITH A NEW PRESSURE IRRIGATION STRUCTURE.
 - ALL COMMON LOTS AND STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
 - SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X PER FIRM MAP 16001C0130J EFFECTIVE 6/19/2020.
 - LOTS 6, 8, 9, AND 10 BLOCK 1 ARE RESTRICTED TO SINGLE STORY CONSTRUCTION.
 - LOT 7 BLOCK 1 SHALL BE DESIGNATED A BUFFER LOT TO BE MAINTAINED BY HOA AND REQUIRED BY THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED AGAINST THE PLATTED PROPERTY TO INCLUDE A BERM 10 FT IN HEIGHT EXTENDING THROUGH THE ENTIRE LENGTH OF THE LOT, TO BE LANDSCAPED WITH TALL FESCUE AND OTHER NATIVE GRASSES AND SHRUBS, AND BE RESTRICTED FOR ACCESS AND USE TO MAINTENANCE AND EMERGENCY PURPOSES.
 - LOT 1 BLOCK 2 AND LOT 10 BLOCK 3 SHALL BE OWNED AND MAINTAINED BY THE CITY OF STAR.



SITE SUMMARY

ANNEXATION: REQUIRED
THE PROPOSED ZONING IS: R-3
TOTAL LOTS.....75
BUILDABLE LOTS.....69
TOTAL AREA.....26.1 AC
RIGHT OF WAY AREA.....5.28 AC
MINIMUM LOT SIZE.....6,600 SQFT.
DENSITY LOTS PER ACRE.....2.64/AC
AVERAGE BUILDABLE LOT AREA.....9,519 SQFT.
REQ. OPEN SPACE.....170,476 SQFT. (15.00%)
OPEN SPACE SHOWN.....249,506 SQFT. (21.95%)
REQ. USABLE OPEN SPACE.....113,651 SQFT. (10.00%)
USABLE OPEN SPACE SHOWN.....228,378 SQFT. (20.09%)

LINE TYPES:

---	EXISTING CURB & GUTTER
---	CONSTRUCT CURB & GUTTER
S	EXISTING SANITARY SEWER
S	INSTALL SANITARY SEWER MAIN
---	INSTALL SEWER SERVICE
---	EXISTING STORM DRAIN
SD	INSTALL STORM DRAIN MAIN
---	EXISTING WATER MAIN
W	INSTALL WATER MAIN
---	INSTALL WATER SERVICE
---	EXISTING PRESSURE IRR.
PI	INSTALL PRESSURE IRR. MAIN
---	EXISTING GRAVITY IRRIGATION
IRR	INSTALL GRAVITY IRR. MAIN
---	LOT LINE
---	BOUNDARY/PHASE LINE
---	CENTER LINE
---	EASEMENT LINE
2547	EXISTING CONTOUR
2550	FINISH GRADE CONTOUR
EP	EXISTING EDGE OF PAVEMENT
OP	EXISTING OVERHEAD POWER
FO	EXISTING FIBER OPTICS
TEL	EXISTING TELEPHONE

SYMBOLS:

⊙	EXISTING SANITARY SEWER MANHOLE
⊙	INSTALL SANITARY SEWER MANHOLE
⊙	EXISTING GRAVITY IRRIGATION
⊙	INSTALL GRAVITY IRRIGATION
⊙	EXISTING VALVE
⊙	INSTALL WATER VALVE
⊙	INSTALL IRRIGATION VALVE
⊙	EXISTING WATER METER
⊙	INSTALL WATER METER
⊙	EXISTING BLOW-OFF VALVE
⊙	INSTALL BLOW-OFF VALVE
⊙	EXISTING FIRE HYDRANT
⊙	INSTALL FIRE HYDRANT
⊙	STORM WATER FLOW
⊙	INSTALL STREET LIGHT
⊙	EXISTING IRRIGATION PUMP-OUT
⊙	INSTALL IRRIGATION PUMP-OUT
⊙	EXISTING CATCH BASIN INLET
⊙	CONSTRUCT CATCH BASIN INLET
⊙	CONSTRUCT PEDESTAL RAMP
⊙	TEST HOLE W/ PERCOLATION TEST
⊙	TEST HOLE
⊙	INSTALL STOP SIGN
⊙	INSTALL STREET SIGN
⊙	INSTALL 2-PARTY MAILBOX
⊙	EXISTING TREE
⊙	EXISTING UTILITY POLE
⊙	EXISTING UTILITY POLE W/ GUY WIRE
⊙	EXISTING ELECTRICAL BOX
⊙	EXISTING TELEPHONE BOX
⊙	INSTALL CLEAN OUT

ABBREVIATIONS:

BRG	BEARING	MJ	MECHANICAL JOINT
CL	CENTER LINE	NF	NEAR FACE
CLR	CLEAR	OP	OVERHEAD POWER
EG	EDGE OF GRAVEL	OPP.	OPPOSITE
EL	ELEVATION	P/L	PROPERTY LINE
EP	EDGE OF PAVEMENT	PC	POINT OF CURVE
FF	FINISHED FLOOR	PI	PRESSURE IRRIGATION
FG	FINISHED GRADE	PT	POINT OF TANGENT
FL	FLOW LINE	PS	SANITARY SEWER
EX	EXISTING	SD	STORM DRAIN
ME	MATCH EXISTING	STA.	STATION
G.B.	GRADE BREAK	TBC	TOP BACK CURB
IRR	GRAVITY IRRIGATION	TEL	TELEPHONE UTILITY
INV.	INVERT	TYP.	TYPICAL
RT	RIGHT	W	WATER
LT	LEFT		
BVCS	BEGIN VERTICAL CURVE STATION	EVCS	END VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION	EVCE	END VERTICAL CURVE ELEVATION

LEAVITT & ASSOCIATES ENGINEERS, INC.
STRUCTURAL * CIVIL SURVEYING

1924 FIRST STREET SOUTH Nampa Idaho 83651
PHONE (208)463-0531 FAX (208)463-5040

PROFESSIONAL ENGINEER
NATHAN J. MATTHEW J.
17650
STATE OF IDAHO

SUNFIELD ESTATES SUBDIVISION PRELIMINARY PLAT

OWNER: STAR, IDAHO
DEVELOPER: LANDMARK PACIFIC DEVELOPMENT
P.O. BOX 1939
EAGLE, ID 83616
PHONE (208) 401-2161

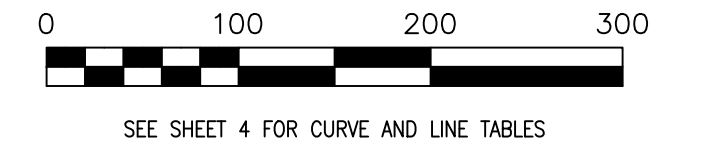
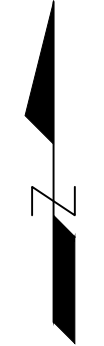
11/06/20	PDL	REV. PER NEIGHBOR COORDINATION		
10/08/20	PDL	REV. PER STAFF COMMENTS		
07/30/20	NJP	ISSUED FOR APPROVAL		
No.	DATE	BY	DESCRIPTION	REVISIONS

SCALE: AS NOTED
Sheet Number: 1

T:\SUBDIVISIONS\Purch-S0080_001\Drawings\PUSCH Preliminary Plat-17
 UNPLATTED
 MOYLE ESTATES SUB BOOK 64 PAGE 6,568
 W. BEACON LIGHT RD.
 NASH ESTATES SUB BOOK 84 PAGE 9,381
 LANDSCAPE BUFFER AREA: 18,009 SQFT.
 LANDSCAPE BUFFER AREA: 16,691 SQFT.
 W. 1/16
 STAR ACRES SUB BOOK 29 PAGE 1,822
 SW CORNER GOVT LOT 1
 THIS DOCUMENT IS THE PROPERTY OF LEAVITT & ASSOCIATES ENGINEERS, INC AND THE DESIGN AND IDEAS WITHIN ARE NOT TO BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT OF LEAVITT & ASSOCIATES ENGINEERS, INC.

PLAT OF SUNFIELD ESTATES SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1 OF SECTION 5
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, ADA COUNTY, IDAHO
2021

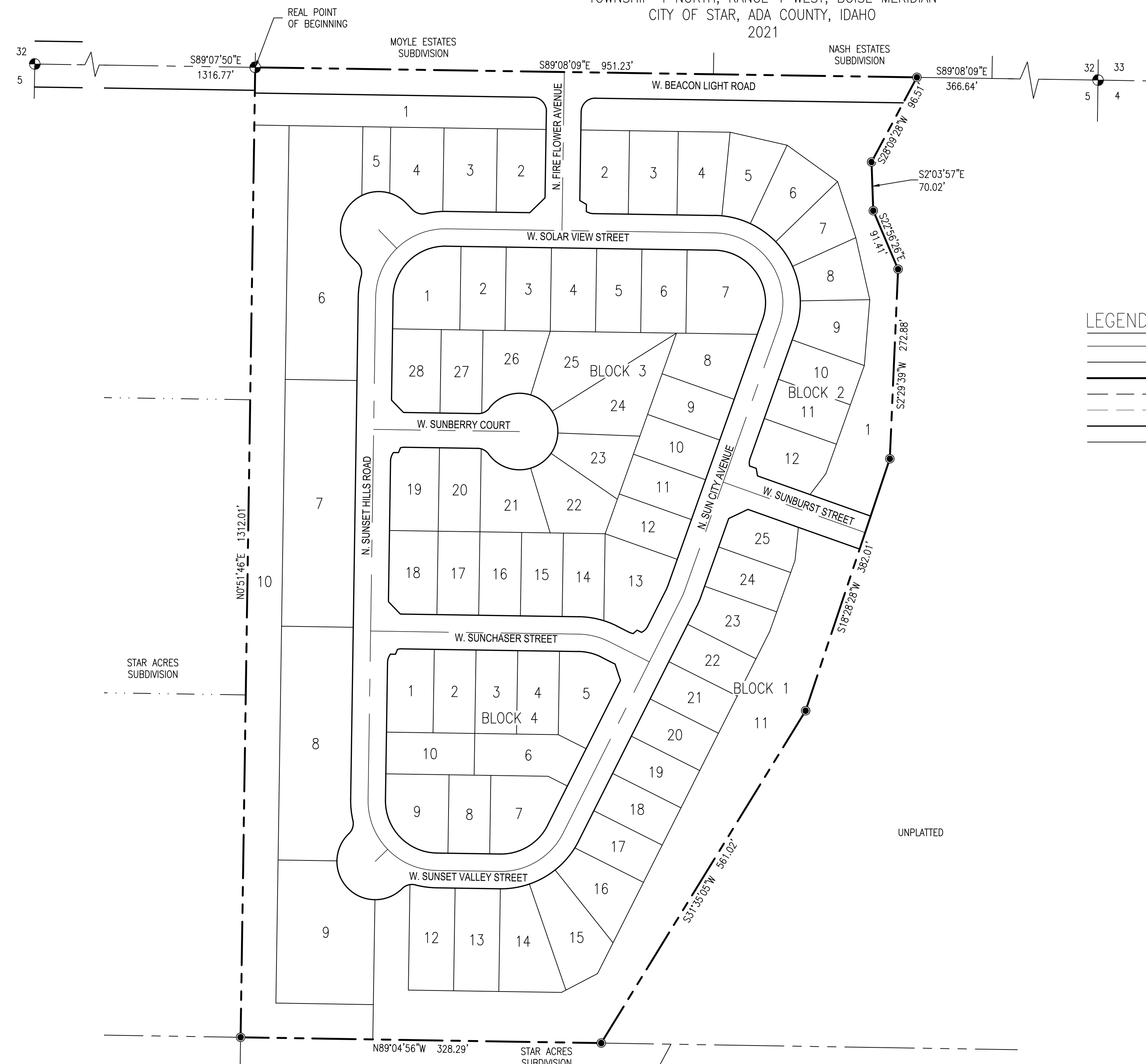


SHEET INDEX

- SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND
- SHEET 2 - DETAILED PLAT MAP
- SHEET 3 - DETAILED PLAT MAP
- SHEET 4 - DETAILED PLAT MAP, CERTIFICATE OF OWNERS AND LINE AND CURVE TABLES
- SHEET 5 - CERTIFICATES AND APPROVALS AND NOTES

LEGEND

	ROADWAY CENTERLINE
	LOT LINE
	PROPERTY BOUNDARY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND DISTURBED MONUMENT, NOT ACCEPTED
	FOUND 5/8" REBAR, AS NOTED
	FOUND 1/2" REBAR, AS NOTED
	SET 5/8" REBAR, PLASTIC CAP "FLSI PLS"
	SET 1/2" REBAR, PLASTIC CAP "FLSI PLS"
	FOUND CHISELED "X" IN CONCRETE
	FOUND COPPER CAP MONUMENT
	FOUND HIGHWAY/RIGHT-OF-WAY MONUMENT
	SURVEY CONTROL POINT (AS NOTED)



BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

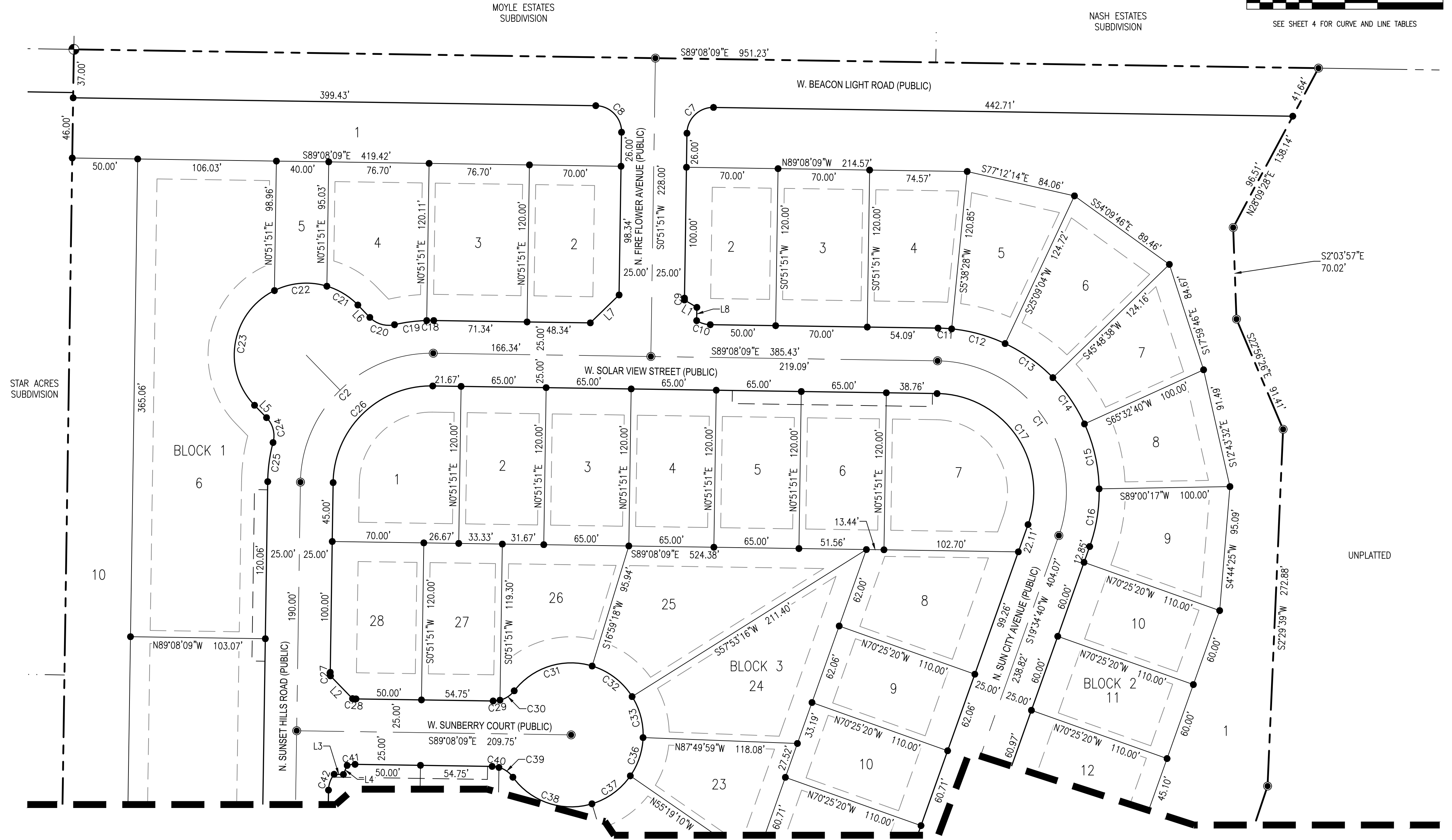
SHEET NO.	1 OF 5
JOB NO.	N1420003

Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-993-7444

PLAT OF SUNFIELD ESTATES SUBDIVISION



SEE SHEET 4 FOR CURVE AND LINE TABLES



SEE SHEET 3

B
A
W

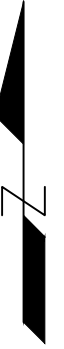
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PLANNING
SURVEYING
CIVIL ENGINEERING
PUBLIC WORKS

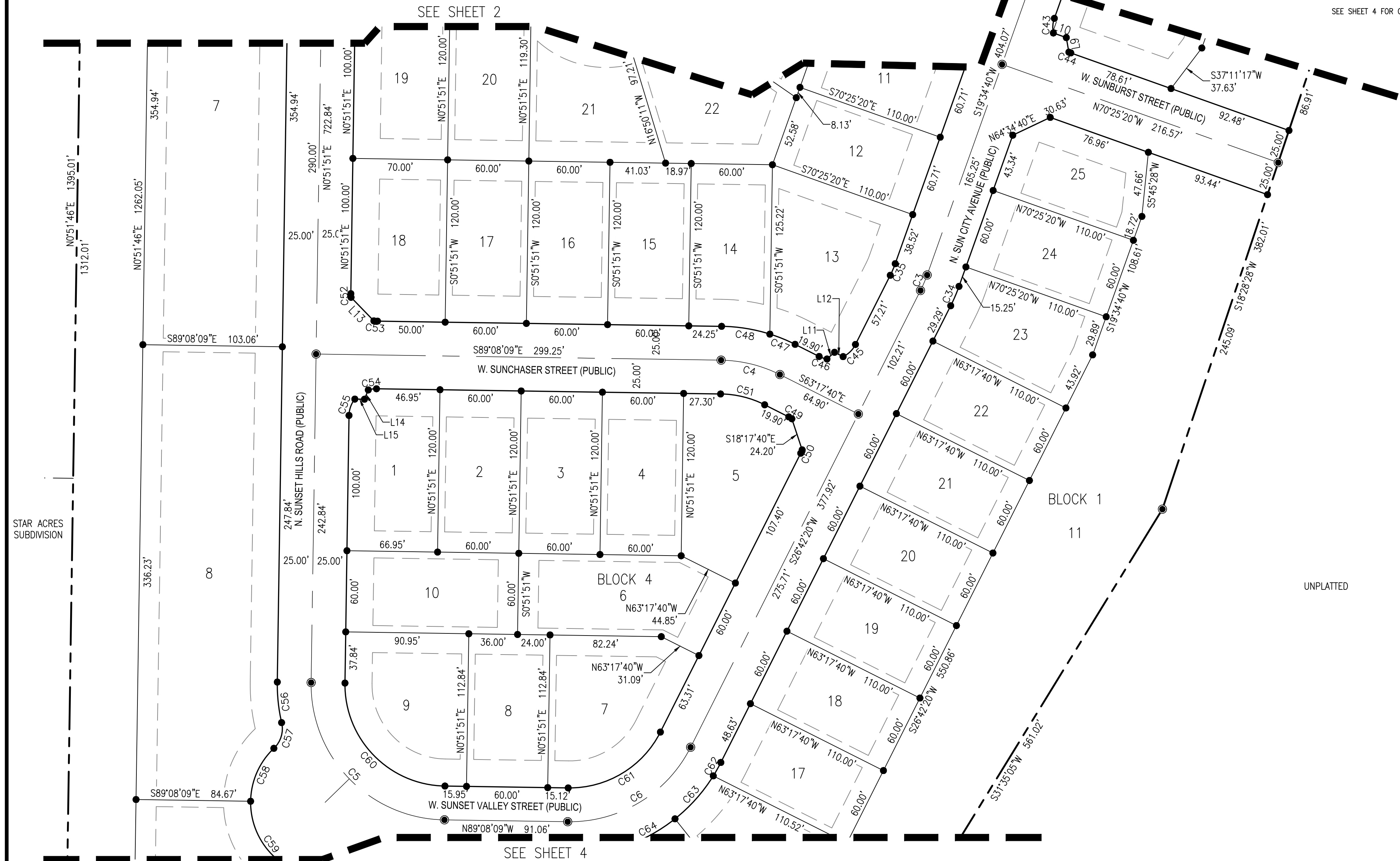
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SHEET NO.
2 OF 5
JOB NO.
N1420003

PLAT OF SUNFIELD ESTATES SUBDIVISION



SEE SHEET 4 FOR CURVE AND LINE TABLES



STAR ACRES
SUBDIVISION

UNPLATTED

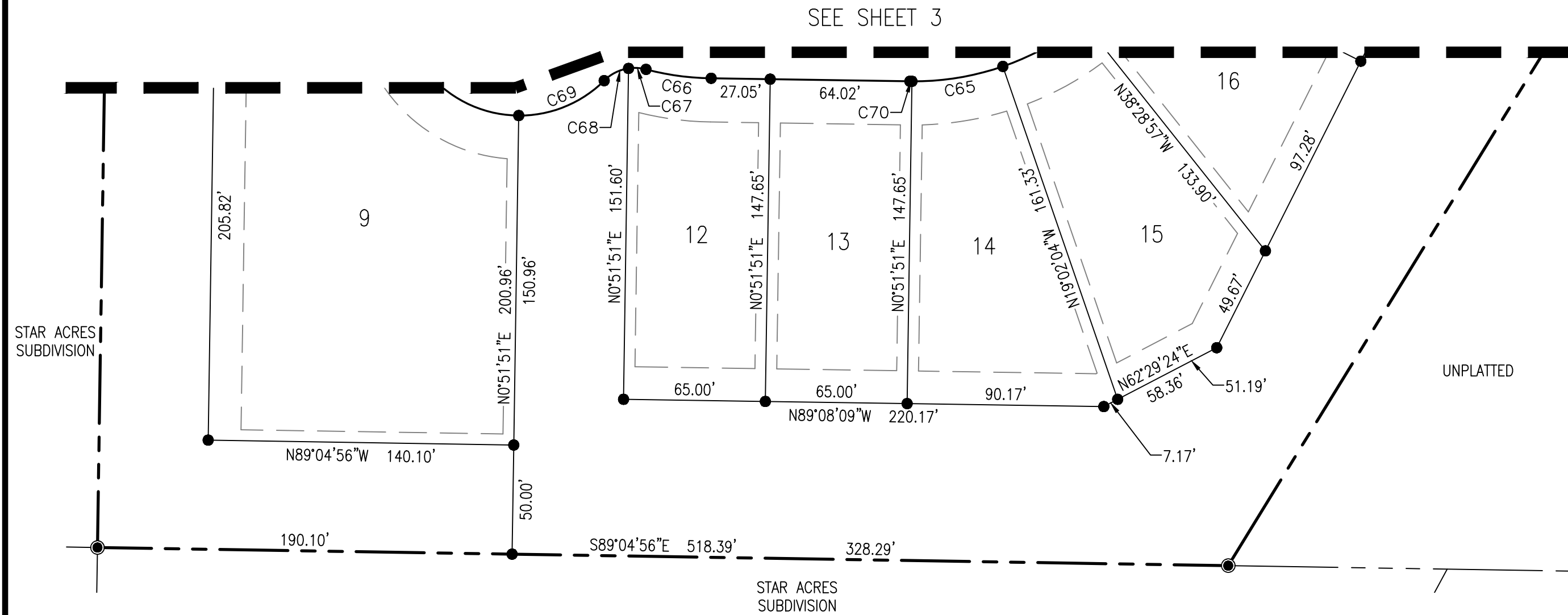
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- PLANNING
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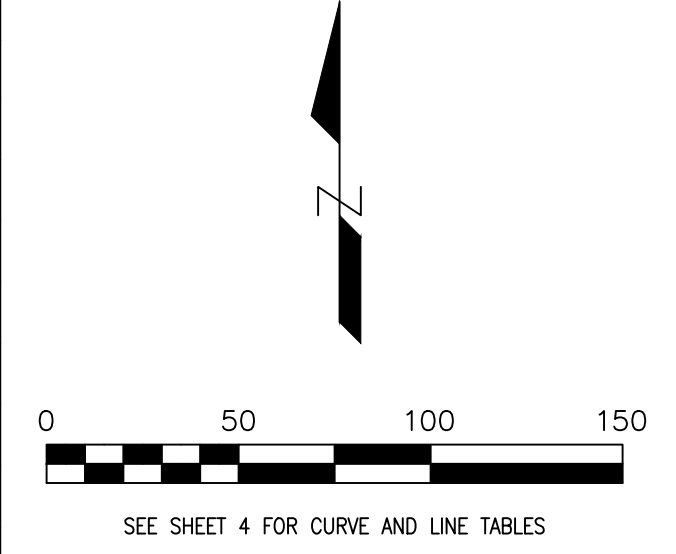
SHEET NO.
3 OF 5
JOB NO.
N1420003

Book ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-983-7444

PLAT OF SUNFIELD ESTATES SUBDIVISION



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C61	83.98'	75.00'	64°09'31"	S58°47'06"W	79.66'
C62	11.38'	125.00'	5°13'05"	N29°18'53"E	11.38'
C63	42.75'	125.00'	19°35'37"	N41°43'14"E	42.54'
C64	42.43'	125.00'	19°26'53"	N61°14'29"E	42.23'
C65	42.43'	125.00'	19°26'52"	N80°41'22"E	42.23'
C66	30.23'	125.00'	13°51'18"	S82°12'29"E	30.15'
C67	8.08'	20.00'	23°08'45"	S86°51'13"E	8.02'
C68	12.70'	20.00'	36°23'48"	S63°22'30"W	12.49'
C69	43.42'	55.00'	45°13'58"	N67°47'35"E	42.30'
C70	0.98'	125.00'	0°27'04"	S89°21'40"E	0.98'



CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 5, FROM WHICH A FOUND ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 5 BEARS S89°07'59"E A DISTANCE OF 2831.64 FEET; THENCE ON THE NORTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 5, S89°07'50"E A DISTANCE OF 1316.77 FEET TO A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1 AND THE REAL POINT OF BEGINNING.

THENCE ON THE NORTH LINE OF GOVERNMENT LOT 1, S89°08'09"E A DISTANCE OF 951.23 FEET TO THE WESTERLY BOUNDARY LINE OF INSTRUMENT No. 8152905, ADA COUNTY RECORDS;

THENCE ON SAID WESTERLY BOUNDARY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

THENCE S28°09'28"W A DISTANCE OF 138.14 FEET;
 THENCE S02°03'57"E A DISTANCE OF 70.02 FEET;
 THENCE S22°56'26"E A DISTANCE OF 91.41 FEET;
 THENCE S02°29'39"W A DISTANCE OF 272.88 FEET;
 THENCE S18°28'28"E A DISTANCE OF 382.01 FEET;
 THENCE S31°35'05"W A DISTANCE OF 561.02 FEET TO THE EXTERIOR BOUNDARY LINE OF STAR ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 29 PLATS AT PAGES 1822-1823, ADA COUNTY RECORDS;

THENCE ON SAID EXTERIOR BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE N89°04'56"W A DISTANCE OF 518.39 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1;
 THENCE N00°51'46"E A DISTANCE OF 1395.01 FEET TO THE REAL POINT OF BEGINNING;

SAID PARCEL CONTAINS 26.09 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM CITY OF MIDDLETON. SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

ACKNOWLEDGMENT

STATE OF IDAHO)
 ADA COUNTY) SS

ON THIS _____ DAY OF _____, IN THE YEAR _____ A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE _____ OF _____, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THIS INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LLC, AND ACKNOWLEDGED TO ME THAT SUCH LLC EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF IDAHO
 RESIDING AT _____
 MY COMMISSION EXPIRES _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	189.74'	100.00'	108°42'49"	N34°46'44"W	162.53'
C2	157.08'	100.00'	90°00'00"	S45°51'51"W	141.42'
C3	12.44'	100.00'	7°07'40"	N23°08'30"E	12.43'
C4	45.10'	100.00'	25°50'29"	N76°12'54"W	44.72'
C5	157.08'	100.00'	90°00'00"	S44°08'09"E	141.42'
C6	111.98'	100.00'	64°09'31"	N58°47'06"E	106.22'
C7	31.42'	20.00'	90°00'00"	S45°51'51"W	28.28'
C8	31.42'	20.00'	90°00'00"	S44°08'09"E	28.28'
C9	1.44'	20.00'	4°08'03"	N1°12'10"W	1.44'
C10	10.97'	20.00'	31°25'09"	N73°25'34"W	10.83'
C11	10.42'	125.00'	4°46'36"	N86°44'51"W	10.42'
C12	42.56'	125.00'	19°30'37"	N74°36'14"W	42.36'
C13	45.07'	125.00'	20°39'34"	N54°31'09"W	44.83'
C14	43.05'	125.00'	19°44'02"	N34°19'21"W	42.84'
C15	51.18'	125.00'	23°27'36"	N12°43'32"W	50.83'
C16	44.88'	125.00'	20°34'23"	N9°17'28"E	44.64'
C17	142.31'	75.00'	108°42'49"	S34°46'44"E	121.90'
C18	5.36'	125.00'	2°27'19"	S89°38'12"W	5.36'
C19	24.86'	125.00'	11°23'50"	S82°42'37"W	24.82'
C20	20.54'	20.00'	58°51'09"	N73°33'43"W	19.65'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C21	28.00'	55.00'	29°10'24"	N58°43'21"W	27.70'
C22	41.14'	55.00'	42°51'44"	S85°15'35"W	40.19'
C23	103.64'	55.00'	107°57'52"	S9°50'47"W	88.97'
C24	20.54'	20.00'	58°51'09"	S14°42'34"E	19.65'
C25	30.22'	125.00'	13°51'09"	S74°27'26"W	30.15'
C26	117.81'	75.00'	90°00'00"	N45°51'51"E	106.07'
C27	2.71'	20.00'	7°46'03"	N3°01'10"W	2.71'
C28	2.71'	20.00'	7°46'03"	N85°15'07"W	2.71'
C29	5.31'	20.00'	15°12'27"	S83°15'38"W	5.29'
C30	13.24'	20.00'	37°55'22"	S56°41'44"W	13.00'
C31	66.48'	55.00'	69°15'15"	S72°21'41"W	62.51'
C32	39.26'	55.00'	40°53'59"	N52°33'43"W	38.43'
C33	32.91'	55.00'	34°16'45"	N14°58'21"W	32.42'
C34	15.55'	125.00'	7°07'40"	N23°08'30"E	15.54'
C35	9.33'	75.00'	7°07'40"	S23°08'30"W	9.32'
C36	31.21'	55.00'	32°30'49"	N18°25'26"E	30.79'
C37	36.94'	55.00'	38°28'59"	N53°55'20"E	36.25'
C38	67.99'	55.00'	70°49'51"	S71°25'15"E	63.74'
C39	13.24'	20.00'	37°55'22"	S54°58'01"E	13.00'
C40	5.31'	20.00'	15°12'27"	S81°31'55"E	5.29'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C41	6.14'	20.00'	17°35'21"	N82°04'11"E	6.12'
C42	13.06'	20.00'	37°24'17"	N19°34'00"E	12.83'
C43	10.97'	20.00'	31°25'09"	N3°52'06"E	10.83'
C44	1.52'	20.00'	4°21'11"	N68°14'44"W	1.52'
C45	13.06'	20.00'	37°24'17"	S45°24'29"W	12.83'
C46	6.14'	20.00'	17°35'21"	N72°05'20"W	6.12'
C47	20.12'	125.00'	9°13'19"	N67°54'19"W	20.10'
C48	36.26'	125.00'	16°37'10"	N80°49'34"W	36.13'
C49	2.71'	20.00'	7°46'03"	S59°24'39"E	2.71'
C50	2.71'	20.00'	7°46'03"	S22°49'19"W	2.71'
C51	33.83'	75.00'	25°50'29"	S76°12'54"E	33.54'
C52	2.71'	20.00'	7°46'03"	N3°01'10"W	2.71'
C53	2.71'	20.00'	7°46'03"	N85°15'07"W	2.71'
C54	6.14'	20.00'	17°35'21"	N82°04'11"E	6.12'
C55	13.06'	20.00'	37°24'17"	N19°34'00"E	12.83'
C56	30.23'	125.00'	13°51'18"	S60°3'48"E	30.15'
C57	20.78'	20.00'	59°32'34"	S16°46'50"W	19.86'
C58	43.86'	55.00'	45°41'35"	S23°42'19"W	42.71'
C59	86.83'	55.00'	90°26'57"	S44°21'57"E	78.09'
C60	117.81'	75.00'	90°00'00"	N44°08'09"W	106.07'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	11.00'	N59°07'54"W
L2	24.20'	N44°08'09"W
L3	7.11'	S89°08'09"E
L4	7.44'	N22°24'21"E
L5	13.15'	S44°08'09"E
L6	13.15'	N44°08'09"W
L7	30.63'	S45°51'51"W
L8	10.13'	N0°51'51"E
L9	10.94'	N9°56'28"W
L10	10.16'	N70°25'20"W
L11	7.44'	S48°14'50"W
L12	7.11'	N63°17'40"W
L13	24.20'	N44°08'09"W
L14	7.44'	N22°24'21"E
L15	7.11'	S89°08'09"E

BLAINE A. WOMER
 CIVIL ENGINEERING

PLANNING
 SURVEYING
 CIVIL ENGINEERING
 PUBLIC WORKS

SHEET NO.
 4 OF 5
 JOB NO.
 N1420003

PLAT OF SUNFIELD ESTATES SUBDIVISION

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C.50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID.

THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (DLPE) REPRESENTING THE CITY OF STAR AND THE DLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT OFFICER

DATE

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____

STATE OF IDAHO }
 } SS
CANYON COUNTY }

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

DEPUTY

EX-OFFICIO RECORDER

FEE: _____

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

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

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

DATE

CERTIFICATE OF SURVEYOR

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF SUNFIELD ESTATES SUBDIVISION AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

(NAME), P.L.S. #

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
- LOTS 1, 5, 10 AND 11, BLOCK 1, LOT 1, BLOCK 2 AND LOT 5, BLOCK 4 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUNFIELD ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND SUNFIELD ESTATES HOMEOWNER'S ASSOCIATION IRRIGATION.
- LOTS 6, 7, 8, 9, 12, 13 AND 14, BLOCK 1 SHALL BE RESTRICTED TO SINGLE-STORY HOME CONSTRUCTION.
- LOT 10, BLOCK 1 SHALL BE DESIGNATED A BUFFER LOT TO BE MAINTAINED BY THE SUNFIELD ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION AND REQUIRED BY THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED AGAINST THE PLATTED PROPERTY TO INCLUDE A BERM 10' IN HEIGHT EXTENDING THROUGH THE ENTIRE LENGTH OF THE LOT TO BE LANDSCAPED WITH NATIVE GRASSES AND SHRUBS TO INCLUDE, BUT NOT LIMITED TO, TALL FESCUE, SAGE AND BITTERBRUSH, AND RESTRICTED FOR ACCESS AND USE TO MAINTENANCE AND EMERGENCY PURPOSES.
- NO LOT WITHIN THIS DEVELOPMENT SHALL BE RE-SUBDIVIDED IN THE FUTURE.
- ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
- IRRIGATION WATER HAS BEEN PROVIDED FROM FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM FARMERS UNION DITCH COMPANY AND THE SUNFIELD ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION.
- THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORDING AT THE ADA COUNTY RECORDER'S OFFICE, AND ANY FUTURE AMENDMENTS.
- UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF STAR STREET LIGHTS, SUNFIELD ESTATES HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
- UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, SUNFIELD ESTATES HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR SUNFIELD ESTATES HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- A PORTION OF LOT 5, BLOCK 4 IS SERVANT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM, THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 OF IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- DIRECT LOT ACCESS TO BEACON LIGHT ROAD IS PROHIBITED.
- LOTS 6-9, LOTS 12-25, BLOCK 1, LOTS 9-12, BLOCK 2, LOTS 8-28, BLOCK 3 AND LOTS 1-10, BLOCK 4 WILL BE SERVED BY A PRIVATE PRESSURE SEWER MAIN AND INDIVIDUAL GRINDER PUMPS. THIS SHALL BE MADE CLEAR TO THE BUYER OF THE PROPERTY. ANY MAINTENANCE TO THIS SYSTEM SHALL BE HANDLED BY THE HOME OWNER AND SUNFIELD ESTATES HOA.
- THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. _____, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION IS SUBJECT TO A FARMERS UNION DITCH COMPANY LICENSE AGREEMENT PER INSTRUMENT No. _____, RECORDS OF ADA COUNTY, IDAHO.

APPROVAL OF CITY COUNCIL

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

CITY CLERK, STAR, IDAHO

APPROVAL OF CITY ENGINEER

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

ENGINEER, STAR, IDAHO

DATE

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

DATE



BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

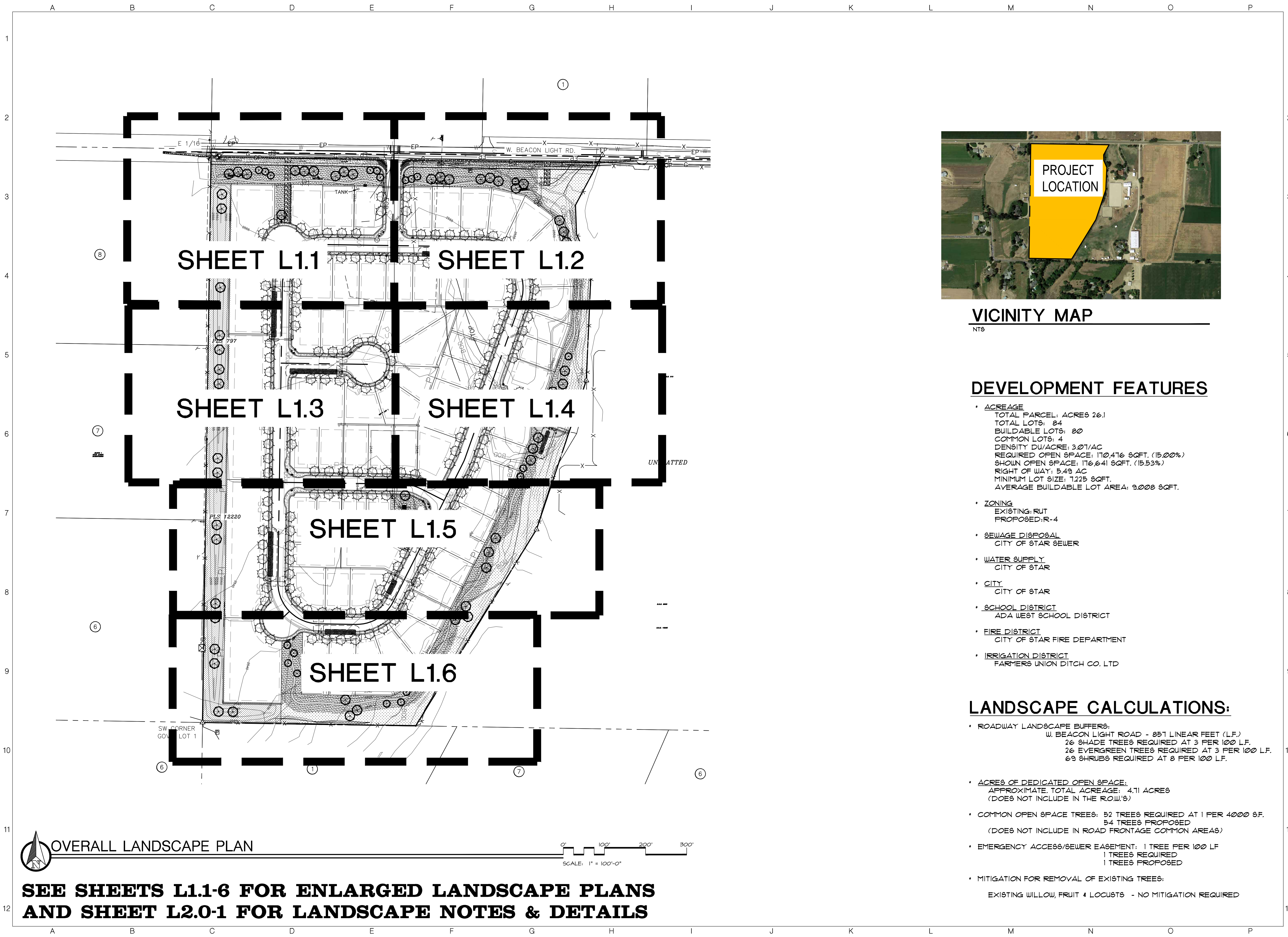
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SHEET NO.

5 OF 5

JOB NO.

N1420003



OVERALL LANDSCAPE PLAN

SEE SHEETS L1.1-6 FOR ENLARGED LANDSCAPE PLANS AND SHEET L2.0-1 FOR LANDSCAPE NOTES & DETAILS



VICINITY MAP

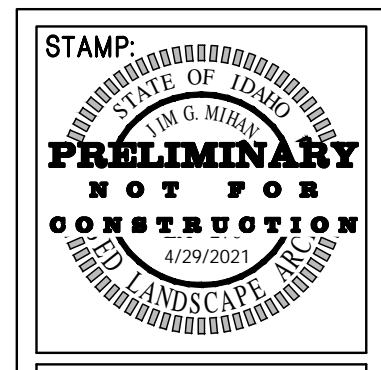
NTS

DEVELOPMENT FEATURES

- **ACREAGE**
 TOTAL PARCEL: ACRES 26.1
 TOTAL LOTS: 84
 BUILDABLE LOTS: 80
 COMMON LOTS: 4
 DENSITY DU/ACRE: 3.01/AC
 REQUIRED OPEN SPACE: 170,476 SQFT. (15.00%)
 SHOWN OPEN SPACE: 176,641 SQFT. (15.53%)
 RIGHT OF WAY: 5.49 AC
 MINIMUM LOT SIZE: 7,225 SQFT.
 AVERAGE BUILDABLE LOT AREA: 9,008 SQFT.
- **ZONING**
 EXISTING: RUT
 PROPOSED: R-4
- **SEWAGE DISPOSAL**
 CITY OF STAR SEWER
- **WATER SUPPLY**
 CITY OF STAR
- **CITY**
 CITY OF STAR
- **SCHOOL DISTRICT**
 ADA WEST SCHOOL DISTRICT
- **FIRE DISTRICT**
 CITY OF STAR FIRE DEPARTMENT
- **IRRIGATION DISTRICT**
 FARMERS UNION DITCH CO. LTD

LANDSCAPE CALCULATIONS:

- **ROADWAY LANDSCAPE BUFFERS:**
 W. BEACON LIGHT ROAD - 851 LINEAR FEET (L.F.)
 26 SHADE TREES REQUIRED AT 3 PER 100 L.F.
 26 EVERGREEN TREES REQUIRED AT 3 PER 100 L.F.
 69 SHRUBS REQUIRED AT 8 PER 100 L.F.
- **ACRES OF DEDICATED OPEN SPACE:**
 APPROXIMATE TOTAL ACREAGE: 4.71 ACRES
 (DOES NOT INCLUDE IN THE R.O.W.'S)
- **COMMON OPEN SPACE TREES:** 52 TREES REQUIRED AT 1 PER 4000 SF.
 54 TREES PROPOSED
 (DOES NOT INCLUDE IN ROAD FRONTAGE COMMON AREAS)
- **EMERGENCY ACCESS/SEWER EASEMENT:** 1 TREE PER 100 LF
 1 TREES REQUIRED
 1 TREES PROPOSED
- **MITIGATION FOR REMOVAL OF EXISTING TREES:**
 EXISTING WILLOW, FRUIT & LOCUSTS - NO MITIGATION REQUIRED



DATE: 04/29/2021

811
 2022 S. Vista Ave
 Boise, ID 83705
 208.342.2999 Office
 info@sbbg.com
 www.sbbg.com
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REVISIONS:

No.	Date	Description
1	4/21/21	COMMENTS

LANDSCAPE PLAN
SUNFIELD ESTATES
STAR, ID

DRAWN BY:
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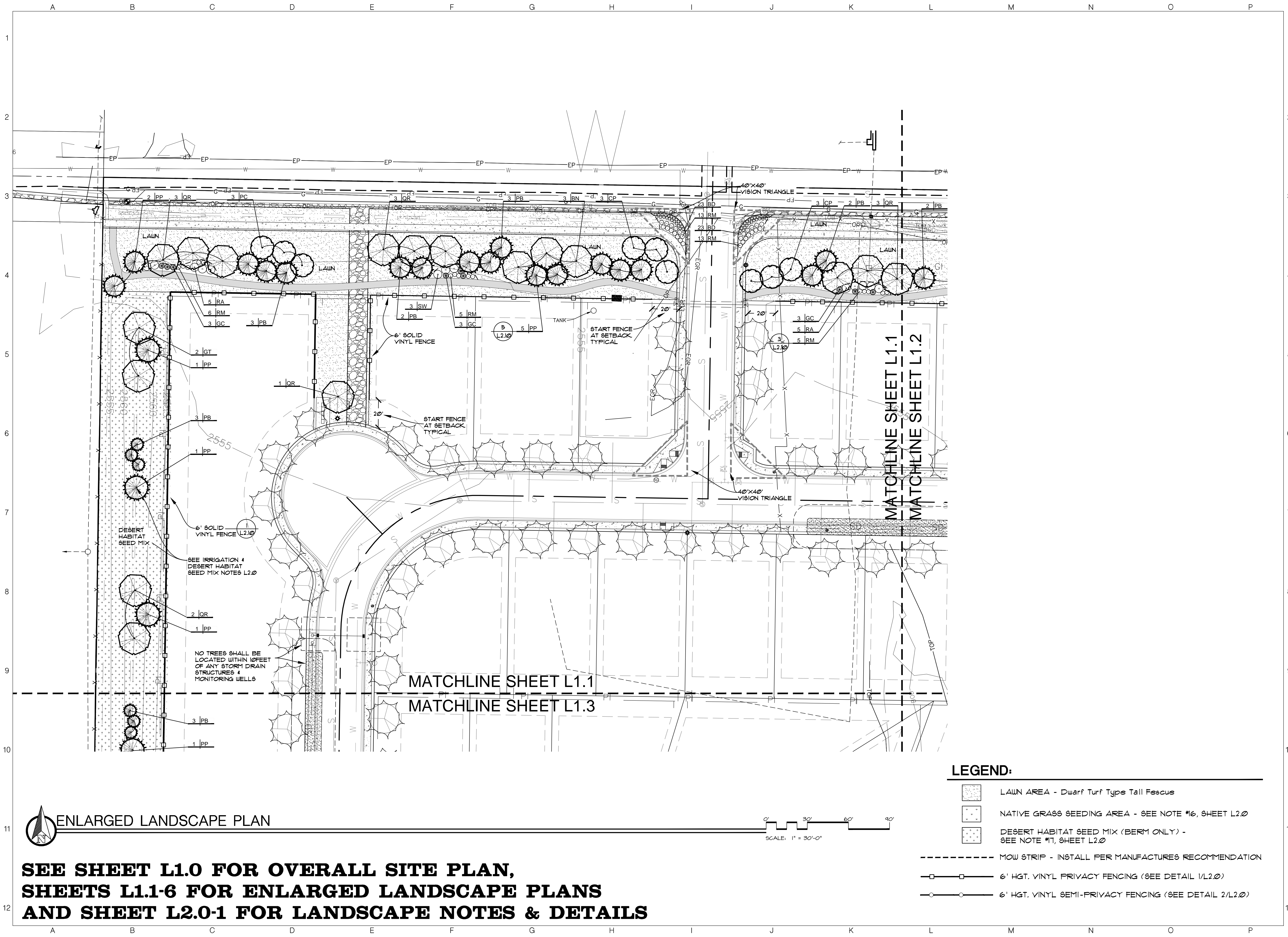
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JGM

PROJECT NUMBER
21-030

SHEET:

L1.00

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT AND CONTRACTOR. REGULATIONS ASSIGNED BY THE BOARD OF ANY OTHER PROFESSIONAL IN THE PROJECT.

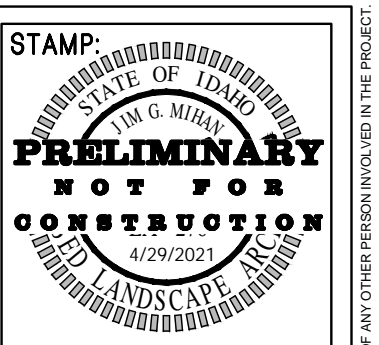


ENLARGED LANDSCAPE PLAN

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,
SHEETS L1.1-6 FOR ENLARGED LANDSCAPE PLANS
AND SHEET L2.0-1 FOR LANDSCAPE NOTES & DETAILS**

LEGEND:

- LAWN AREA - Dwarf Turf Type Tall Fescue
- NATIVE GRASS SEEDING AREA - SEE NOTE #16, SHEET L2.0
- DESERT HABITAT SEED MIX (BERM ONLY) - SEE NOTE #17, SHEET L2.0
- MOW STRIP - INSTALL PER MANUFACTURER'S RECOMMENDATION
- 6' HGT. VINYL PRIVACY FENCING (SEE DETAIL 1/L2.0)
- 6' HGT. VINYL SEMI-PRIVACY FENCING (SEE DETAIL 2/L2.0)



DATE: 04/29/2021

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SOUTH BECK & BAIRD
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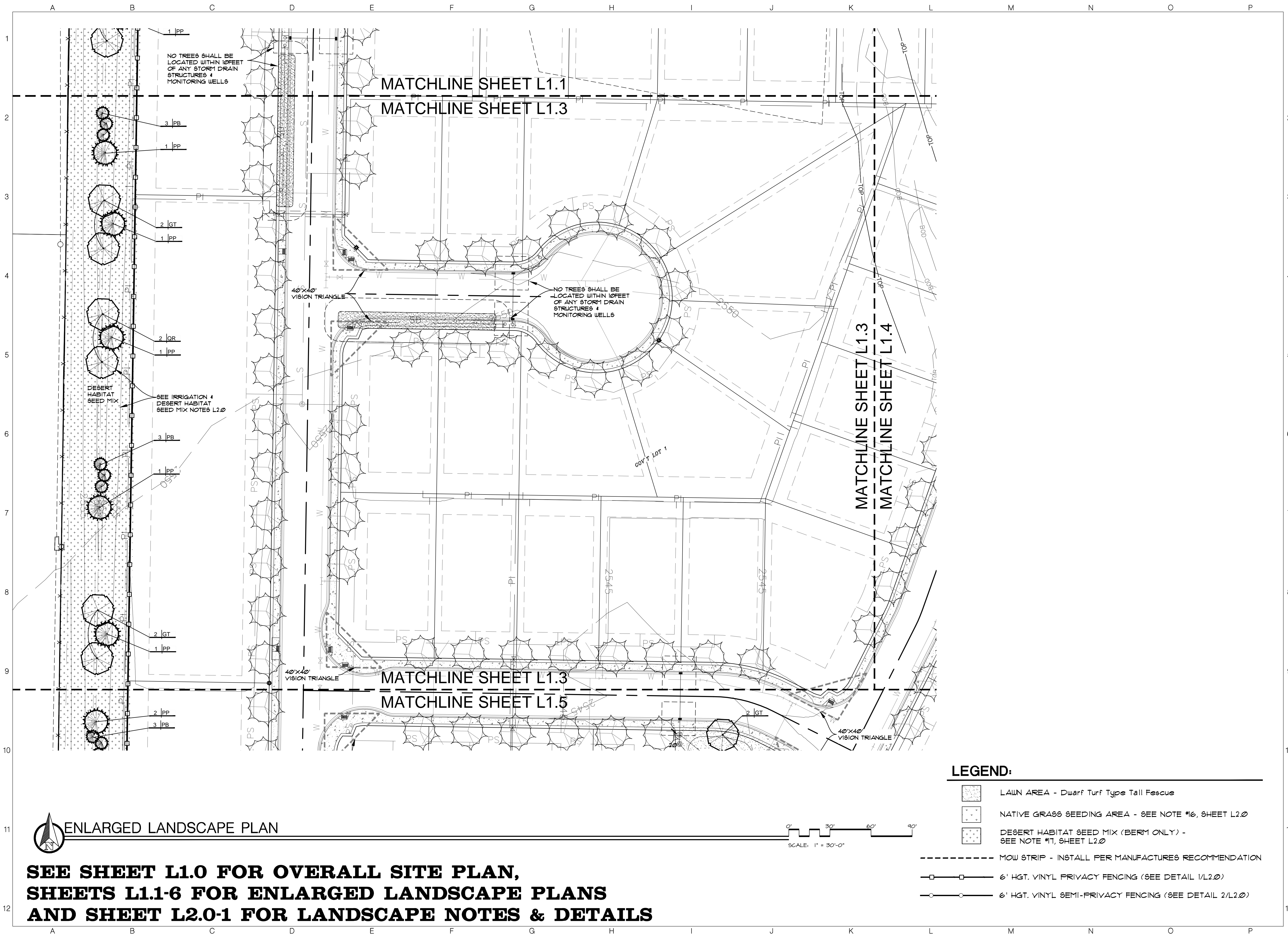
No.	Date	Description
1	4/21/21	COMMENTS

**LANDSCAPE PLAN
SUNFIELD ESTATES
STAR, ID**

DRAWN BY: ACM
CHECKED BY: JGH
PROJECT NUMBER: 21-030
SHEET: **L1.10**

USER: MORALES LOCATION: PROJECTS\BLAINE A VOICE CIVIL ENGINEERING\21-030 SUNFIELD ESTATES\LANDSCAPE PLAN\ENLARGED L1.10 3:24 PM

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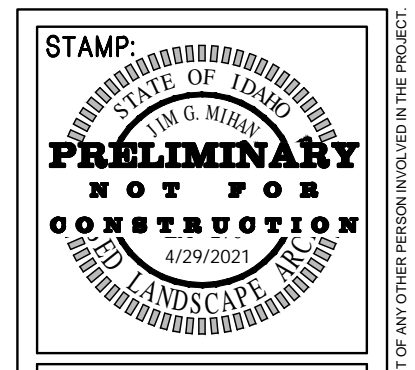


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DATE: 04/29/2021

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REVISIONS:

No.	Date	Description
1	4/21/21	COMMENTS

**LANDSCAPE PLAN
SUNFIELD ESTATES
STAR, ID**

DRAWN BY: ACM

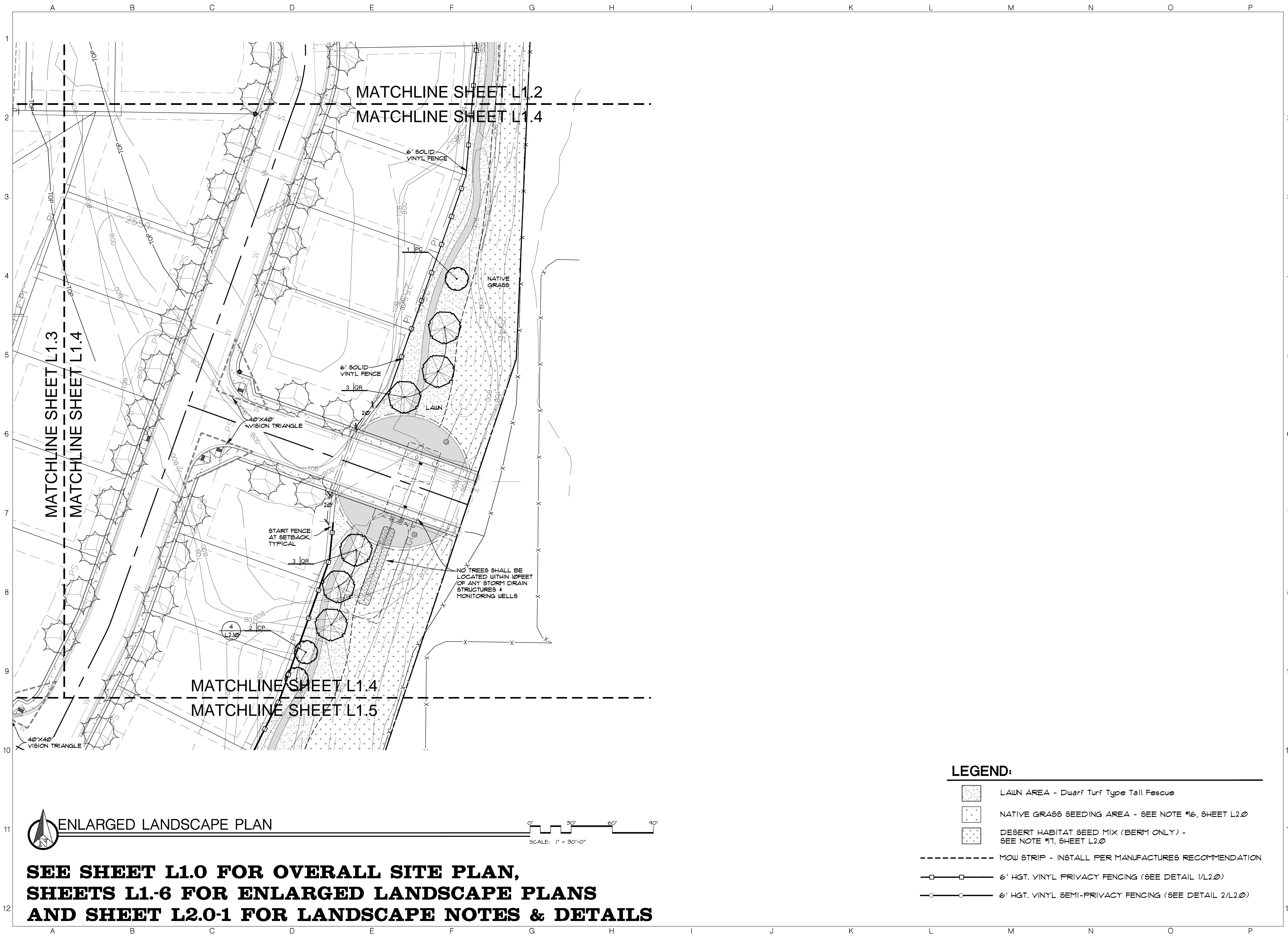
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PROJECT NUMBER: 21-030

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L1.30

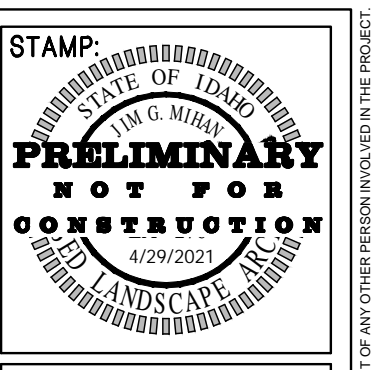
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**SEE SHEET L1.0 FOR OVERALL SITE PLAN,
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AND SHEET L2.0-1 FOR LANDSCAPE NOTES & DETAILS**

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DATE: 04/29/2021

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No.	Date	Description
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**LANDSCAPE PLAN
SUNFIELD ESTATES
STAR, ID**

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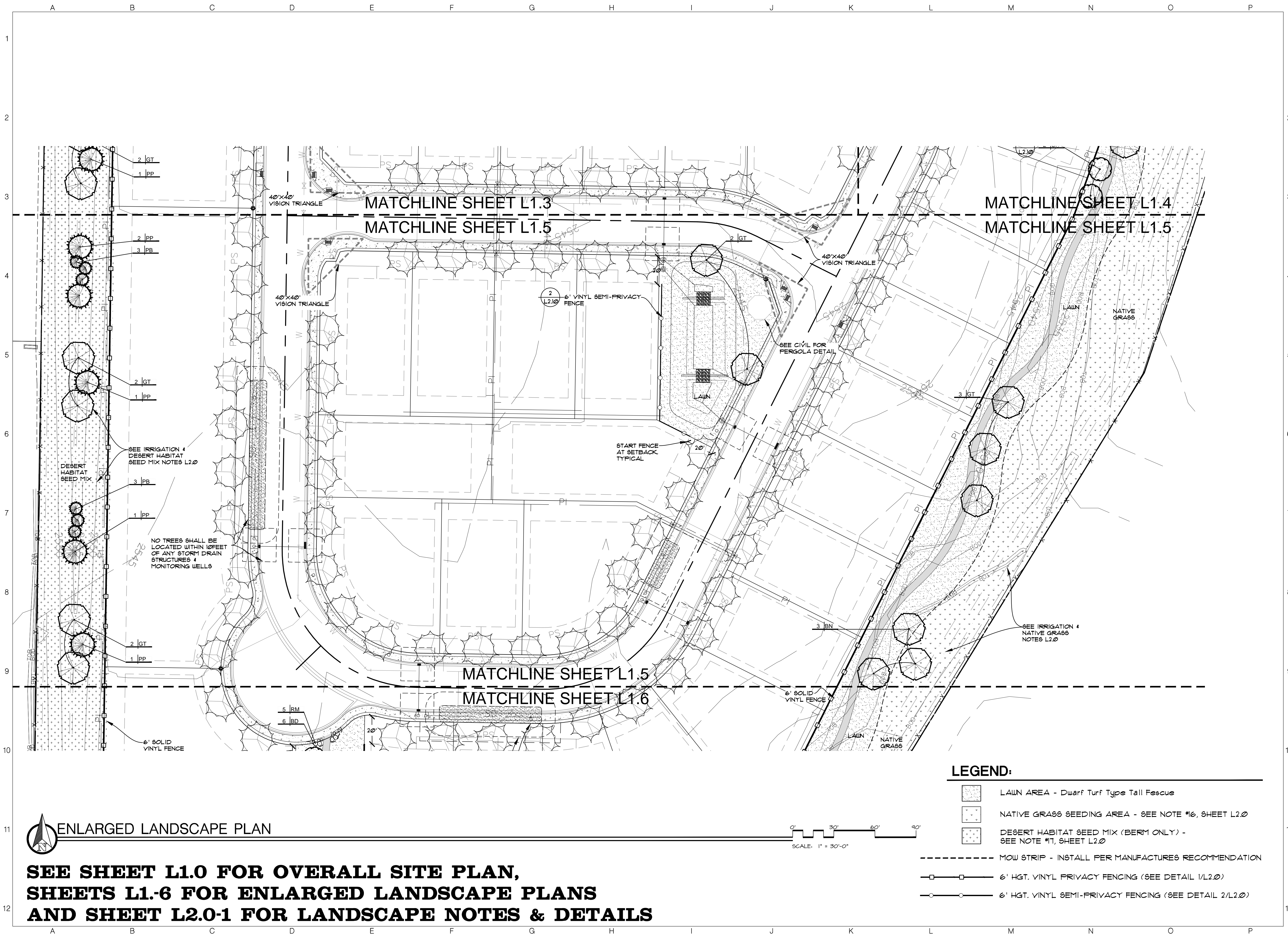
PROJECT NUMBER
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SHEET:

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USER:AMBER_MORALES LOCATION:\PROJECTS\BLAINE_A_VORNER_CIVIL_ENGINEERING\01-00 SUNFIELD ESTATES\CAD\SHEETS\01-00 SUNFIELD ESTATES LANDSCAPE PLANNING PRINT DATE:4/29/2021 3:34 PM

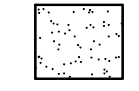
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ENLARGED LANDSCAPE PLAN

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-  LAWN AREA - Dwarf Turf Type Tall Fescue
-  NATIVE GRASS SEEDING AREA - SEE NOTE #16, SHEET L2.0
-  DESERT HABITAT SEED MIX (BERM ONLY) - SEE NOTE #17, SHEET L2.0
-  MOW STRIP - INSTALL PER MANUFACTURES RECOMMENDATION
-  6' HGT. VINYL PRIVACY FENCING (SEE DETAIL 1/L2.0)
-  6' HGT. VINYL SEMI-PRIVACY FENCING (SEE DETAIL 2/L2.0)

STAMP:
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CONSTRUCTION
LANDSCAPE ARCHITECTURE P.C.
4/29/2021

DATE:
04/29/2021

811
MISSOURI STATE
CALL 2 BUSINESS DAYS
ADVANCE FOR THE
EXPANDED LIST OF
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NUMBER UTILITIES

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

SOUTH BECK & BAIRD
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1	4/21/21	COMMENTS

**LANDSCAPE PLAN
SUNFIELD ESTATES
STAR, ID**

DRAWN BY:
ACM

CHECKED BY:
JGM

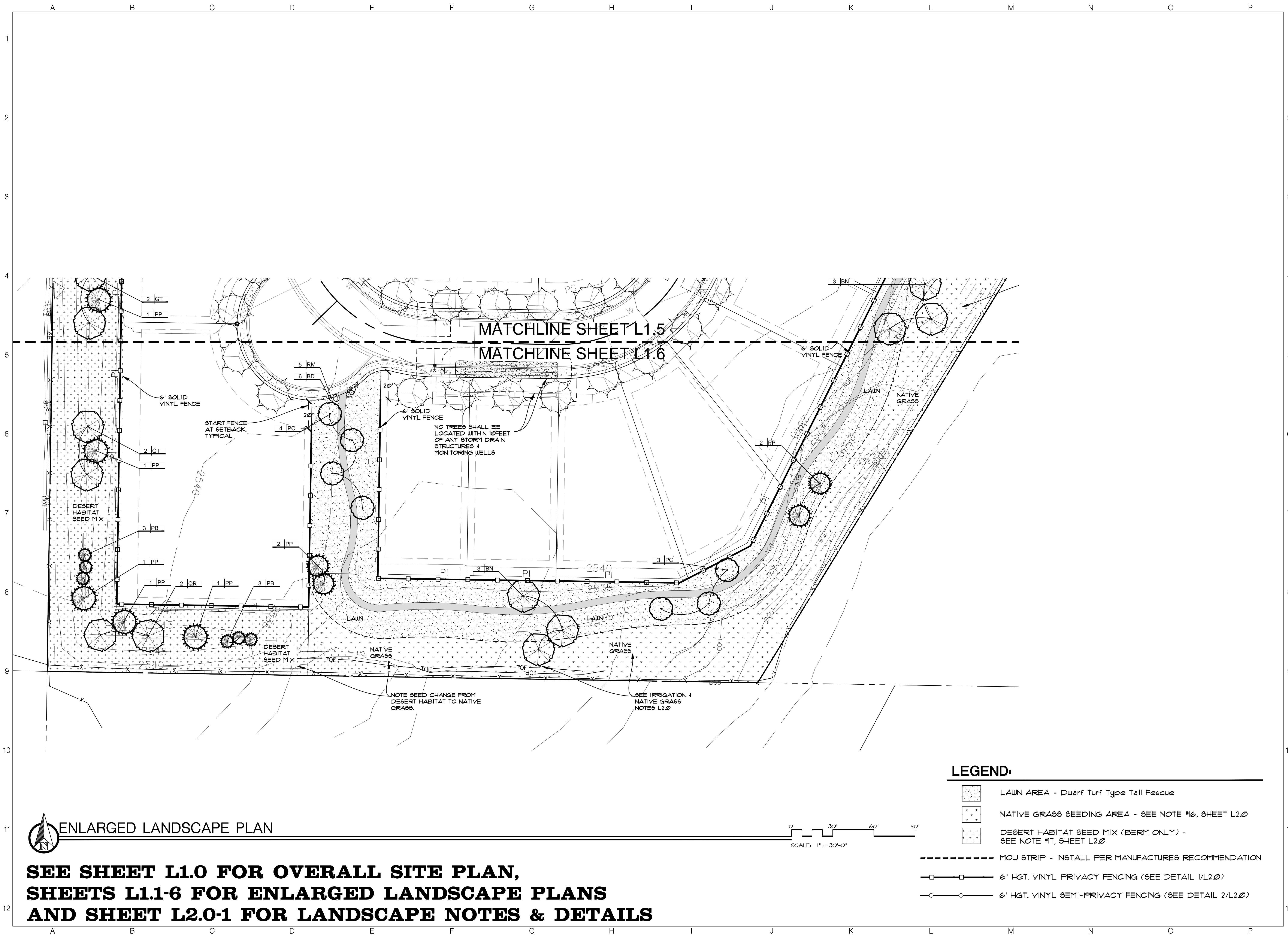
PROJECT NUMBER
21-030

SHEET:

L1.50

USER:AMBER MORALES LOCATION:PROJECTS\BLANE A_VORKE CIVIL ENGINEERING\01-00 SUNFIELD ESTATES\CAD\SHEETS\01-00 SUNFIELD ESTATES LANDSCAPE PLAN\ING PRINT DATE:4/29/2021 3:04 PM

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ENLARGED LANDSCAPE PLAN

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,
SHEETS L1.1-6 FOR ENLARGED LANDSCAPE PLANS
AND SHEET L2.0-1 FOR LANDSCAPE NOTES & DETAILS**

LEGEND:

- LAWN AREA - Dwarf Turf Type Tall Fescue
- NATIVE GRASS SEEDING AREA - SEE NOTE #16, SHEET L2.0
- DESERT HABITAT SEED MIX (BERM ONLY) - SEE NOTE #17, SHEET L2.0
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SUNFIELD ESTATES
STAR, ID**

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ACM

CHECKED BY:
JGM

PROJECT NUMBER
21-030

SHEET:

L1.50

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PLANT SCHEDULE

KEY	BOTANICAL NAME COMMON NAME (NOTE: ALL TREES TO BE GRADE #1)	PLANTING SIZE	MATURE SIZE	CLASS
TREES				
BN	Betula nigra Multi-trunk River Birch	2" B4B	40' hgt. 35' w.	CLASS II
CP	Crataegia phaenopyrum Washington Hawthorn	2" B4B	25' hgt. 20' w.	CLASS I
GT	Gleditsia triacanthos 'Draves' Streetkeeper Honeylocust	2" B4B	45' hgt. 20' w.	CLASS II
PB	Picea omorika 'Bruns' Bruns Serbian Spruce	6' hgt. B4B	30' hgt. 10' w.	CONIFER
PC	Prunus cerasifera 'Kräuter Vesuvius' Kräuter Vesuvius Plum	2" B4B	20' hgt. 15' w.	CLASS I
PP	Picea pungens glauca 'Colorado blue' Colorado Blue Spruce	6' hgt. B4B	45' hgt. 20' w.	CONIFER
QR	Quercus rubra Red Oak	2" B4B	45' hgt. 45' w.	CLASS II
SHRUBS				
GC	Juniperus x pfitzeriana 'Aurea Improved' Gold Coast Juniper	2 Gal.	3' hgt. 4' w.	
MJ	Juniperus chinensis 'Monlep' Mint Julep Juniper	2 Gal.	4' hgt. 6' w.	
RM	Rosa 'Meigalpio' Red Drift Groundcover Rose	2 Gal.	2' hgt. 3' w.	
RS	Perovskia atriplicifolia Russian Sage	2 Gal.	4' hgt. 6' w.	
RA	Rhus aromatica 'Gro-Low' Grow-Low Fragrant Sumac	2 Gal.	3' hgt. 6' w.	
SC	Prunus x cistena Dwarf Red Leaf Sand Cherry	2 Gal.	6' hgt. 6' w.	
SW	Physocarpus opulifolius 'Seward' Summer Wine Ninebark	2 Gal.	6' hgt. 6' w.	
GROUND COVERS/ GRASSES/ PERENNIALS				
BD	Dianthus deltoides 'Brilliant' Brilliant Dianthus	1 Gal. @ 24" O.C.	1' hgt. x 1' w.	

RESIDENTIAL LOT STREET TREE LIST

BOTANICAL NAME COMMON NAME (NOTE: ALL TREES TO BE GRADE #1)	PLANTING SIZE	MATURE SIZE
TREES		
Acer platanoides 'Fairview' Fairview Maple	2" B4B	45' hgt. 35' w.
Acer platanoides 'Columnarbroad' Parkway Maple	2" B4B	45' hgt. 25' w.
Pyrus calleryana 'Holmford' Bradford Flowering Pear	2" B4B	35' hgt. 30' w.
Tilia cordata Little Leaf Linden	6' hgt. B4B	45' hgt. 35' w.

NOTE - RESIDENTIAL LOT STREET TREES SHALL BE INSTALLED AT THE TIME INDIVIDUAL LOTS ARE DEVELOPED. OWNER TO SELECT TREE FROM THE LIST AND INSTALL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

LANDSCAPE NOTES

- 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.
 - All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.
 - All lawn areas shall be Hydro-seeded with 100% Turf Type Tall Fescue (Festuca arundinacia). Lawn to be seeded @ a rate of 10 lbs. per 1000 sq. ft. OR per seed manufacturer's recommendations. Contractor shall provide (at time of bid) an add/alternate price per square foot for sod in place of lawn seeding AND coordinate installation with the owner.
 - 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.
 - Planting backfill for trees and planting beds shall be 5 parts topsoil and 1 part compost with straw. Stake all trees per details.
 - All seeded/sodded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. 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 10. 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.
 - Fertilize all trees and shrubs with 'Agriform' planting tablets, 21 gram. Quantity per manufacturer's recommendation.
 - 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.
 - Shrub planting beds shall be shovel edged to create a distinct separation of landscape types.
 - Immediately clean up any topsoil, or other debris on site created from landscape operation and dispose of properly off site.
 - All common landscape areas shall have an automatic underground sprinkler system which insures complete coverage and is properly zoned for required water uses. Planter strips shall have Hunter PRO-spray heads and the common area shall have 6" FGP-ADJ and/or 1-20 gear driven heads with head to head coverage. All shrub beds shall be drip irrigated per manufacturer's recommendations. The irrigation system shall be design built by a qualified irrigation contractor. Coordinate water availability and service locations with the civil engineering plans. Meadow grass irrigation areas will have 25' spray heads, providing water until established.
 - Coordinate all drainage areas and utilities with tree locations and adjust per field conditions.
 - All trees in roadway planter strips to be centered between back of curb and sidewalk.
 - Seepage beds must be protected from any and all contamination during the construction and installation of the landscape irrigation system.
 - Irrigation design for the landscape provided by pressurized irrigation system, see civil engineering drawings.
 - Native grass seeding areas shall be broadcast or hand seeded in early spring or late fall when natural precipitation and growing conditions are conducive to optimum germination and seed survival rates. No fertilizer shall be applied. Seed with the following seed mix:
- Seed shall be a State-certified seed of mixed species, proportioned by weight as follows:
- | Seed Mixture: | Pure Live Seed % Mix |
|----------------|----------------------|
| Sheep Fescue | 1/3 |
| Chewing Fescue | 1/3 |
| Hard Fescue | 1/3 |
| Total Seed | 4-5 lbs per 1000 SF. |

17) DESERT HABITAT SEED MIXTURE

All meadow grass areas as designated on plans shall be seeded with:

Type I "Desert Mix":	Pound/Acre
Grass	
"Nezpar" Idaho Fescue (FEID)	10
Sandberg Bluegrass (POSE)	4
"Secar" Bluebunch Wheatgrass (FSSFS)	8
"Durar" Hard Fescue (FEOVD)	5
"Tegmaf" Intermediate Wheatgrass	10
Legume	
Ladak Alfalfa (MESAL)	2
Silky Lupine (LUSE4)	4
Natives	
Western Yarrow (ACMIL)	5
Palmer's Penstemon (PEPA)	8
Basin Big Sagebrush (ARTR)	5
Rubber Rabbitbrush (CHV18)	5

All seed used shall meet the following minimum standards:

- Purity 94%
- Germination 88%
- Weed Content 0.35%



EXAMPLE: DESERT HABITAT SEED MIX



EXAMPLE: DESERT HABITAT SEED MIX

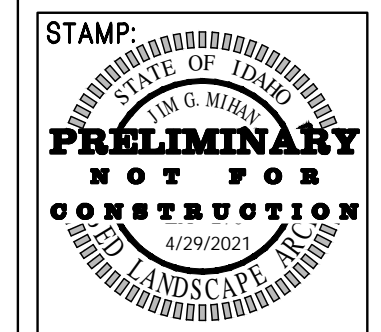


EXAMPLE: DESERT HABITAT SEED MIX

18) Tackifier
Mulch tackifier soil stabilizer - Ecology controls M-Binder. Tackifier applied at the rate of 80 lbs. per acre.
Granite Seed
1697 West 2100 North
Box 177
Lehi, Utah 84043
1-800-768-4433
(or approved equal)

Hydroseeding
Mix specified seed and organic soil amendment in water per manufacturer's recommendations. Apply seeded slurry evenly in two intersection directions. Do not hydroseed area in excess of that which can be mulched on same day. Keep off roads, walks, structures and areas not to be seeded. Clean up these areas. After hydroseed, track in seed using a cleated crawler with track marks perpendicular to the slope. After tracked, mulch slope with 2000 lbs. per acre of fertile-fiber mulch material and 80 lbs. per acre of tackifier.

Maintenance
Immediately reseed areas which show bare spots. Minimum acceptable plant coverage is 80 percent after one growing season. Protect seeded areas with warning signs during maintenance period. The seed will require approximately ninety (90) days of favorable growing conditions to germinate and become established for successful survival with normal minimal summer precipitation.



DATE: 04/29/2021

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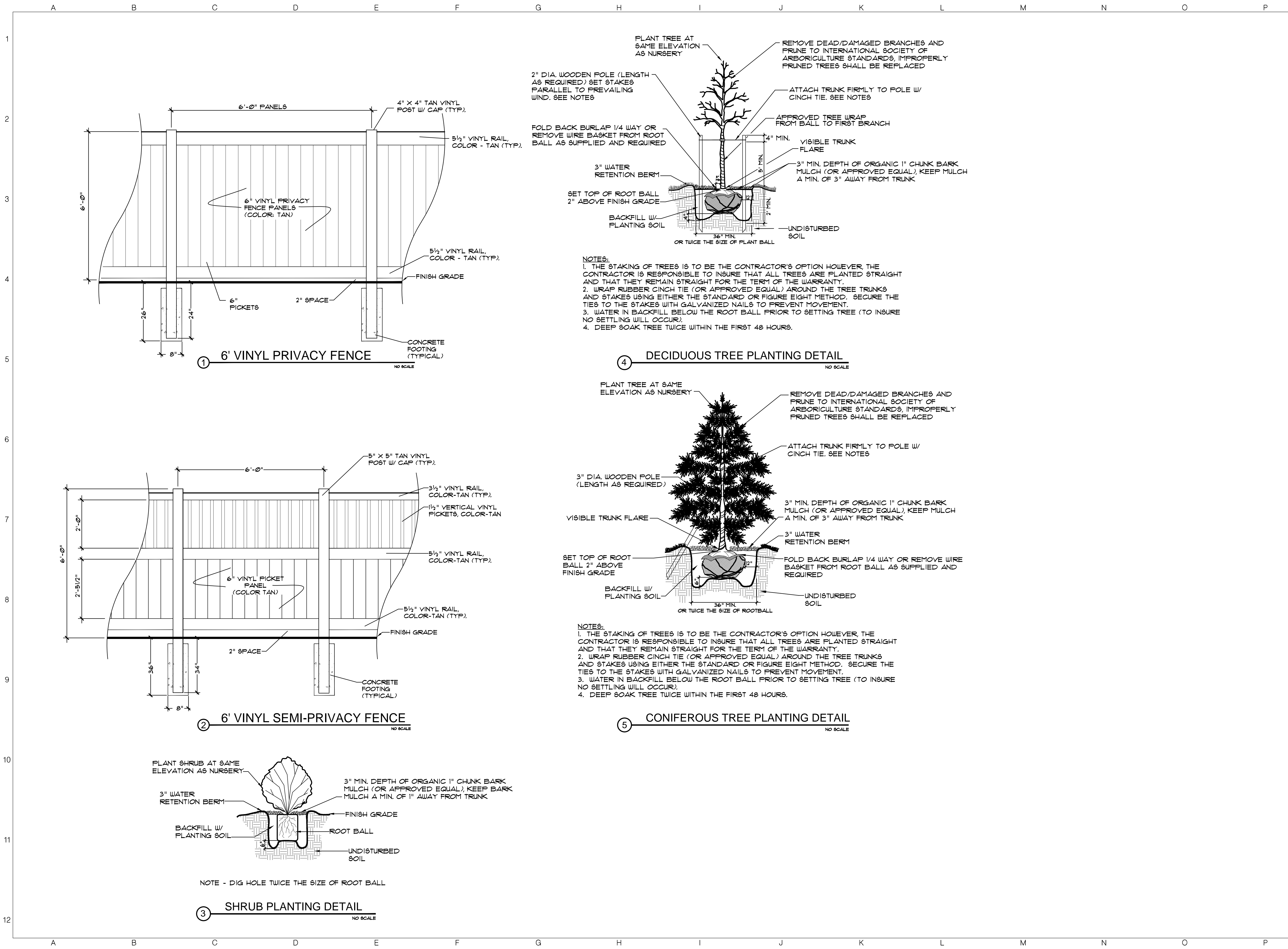
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JGM

PROJECT NUMBER
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1 6' VINYL PRIVACY FENCE
NO SCALE

2 6' VINYL SEMI-PRIVACY FENCE
NO SCALE

3 SHRUB PLANTING DETAIL
NO SCALE

4 DECIDUOUS TREE PLANTING DETAIL
NO SCALE

5 CONIFEROUS TREE PLANTING DETAIL
NO SCALE

PLANT TREE AT SAME ELEVATION AS NURSERY

REMOVE DEAD/DAMAGED BRANCHES AND PRUNE TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. IMPROPERLY PRUNED TREES SHALL BE REPLACED

2" DIA. WOODEN POLE (LENGTH AS REQUIRED) SET STAKES PARALLEL TO PREVAILING WIND. SEE NOTES

FOLD BACK BURLAP 1/4 WAY OR REMOVE WIRE BASKET FROM ROOT BALL AS SUPPLIED AND REQUIRED

3" WATER RETENTION BERM

SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE

BACKFILL W/ PLANTING SOIL

OR TWICE THE SIZE OF PLANT BALL

UNDISTURBED SOIL

ATTACH TRUNK FIRMLY TO POLE W/ CINCH TIE. SEE NOTES

APPROVED TREE WRAP FROM BALL TO FIRST BRANCH

4" MIN. VISIBLE TRUNK FLARE

3" MIN. DEPTH OF ORGANIC 1" CHUNK BARK MULCH (OR APPROVED EQUAL), KEEP MULCH A MIN. OF 3" AWAY FROM TRUNK

- 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 THE TERM OF THE WARRANTY.
 2. WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
 3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
 4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

PLANT TREE AT SAME ELEVATION AS NURSERY

REMOVE DEAD/DAMAGED BRANCHES AND PRUNE TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. IMPROPERLY PRUNED TREES SHALL BE REPLACED

ATTACH TRUNK FIRMLY TO POLE W/ CINCH TIE. SEE NOTES

3" DIA. WOODEN POLE (LENGTH AS REQUIRED)

3" MIN. DEPTH OF ORGANIC 1" CHUNK BARK MULCH (OR APPROVED EQUAL), KEEP MULCH A MIN. OF 3" AWAY FROM TRUNK

3" WATER RETENTION BERM

FOLD BACK BURLAP 1/4 WAY OR REMOVE WIRE BASKET FROM ROOT BALL AS SUPPLIED AND REQUIRED

UNDISTURBED SOIL

36" MIN. OR TWICE THE SIZE OF ROOTBALL

SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE

BACKFILL W/ PLANTING SOIL

VISIBLE TRUNK FLARE

- 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 THE TERM OF THE WARRANTY.
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 3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
 4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

PLANT SHRUB AT SAME ELEVATION AS NURSERY

3" MIN. DEPTH OF ORGANIC 1" CHUNK BARK MULCH (OR APPROVED EQUAL), KEEP BARK MULCH A MIN. OF 1" AWAY FROM TRUNK

3" WATER RETENTION BERM

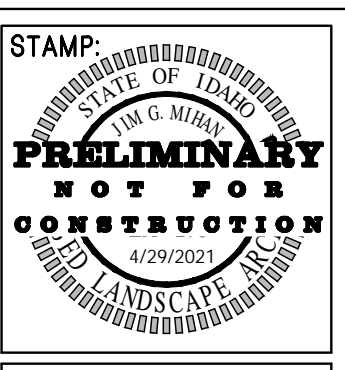
FINISH GRADE

ROOT BALL

UNDISTURBED SOIL

BACKFILL W/ PLANTING SOIL

NOTE - DIG HOLE TWICE THE SIZE OF ROOT BALL



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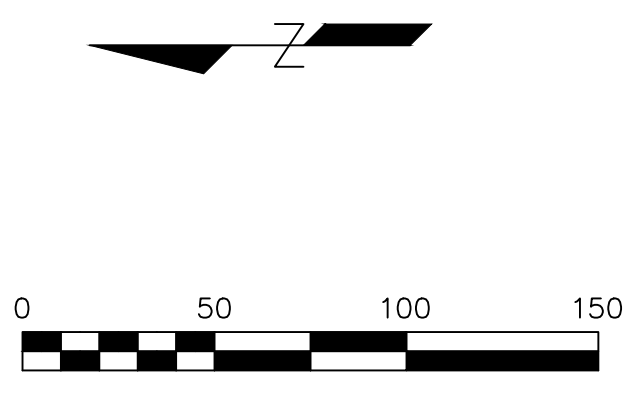
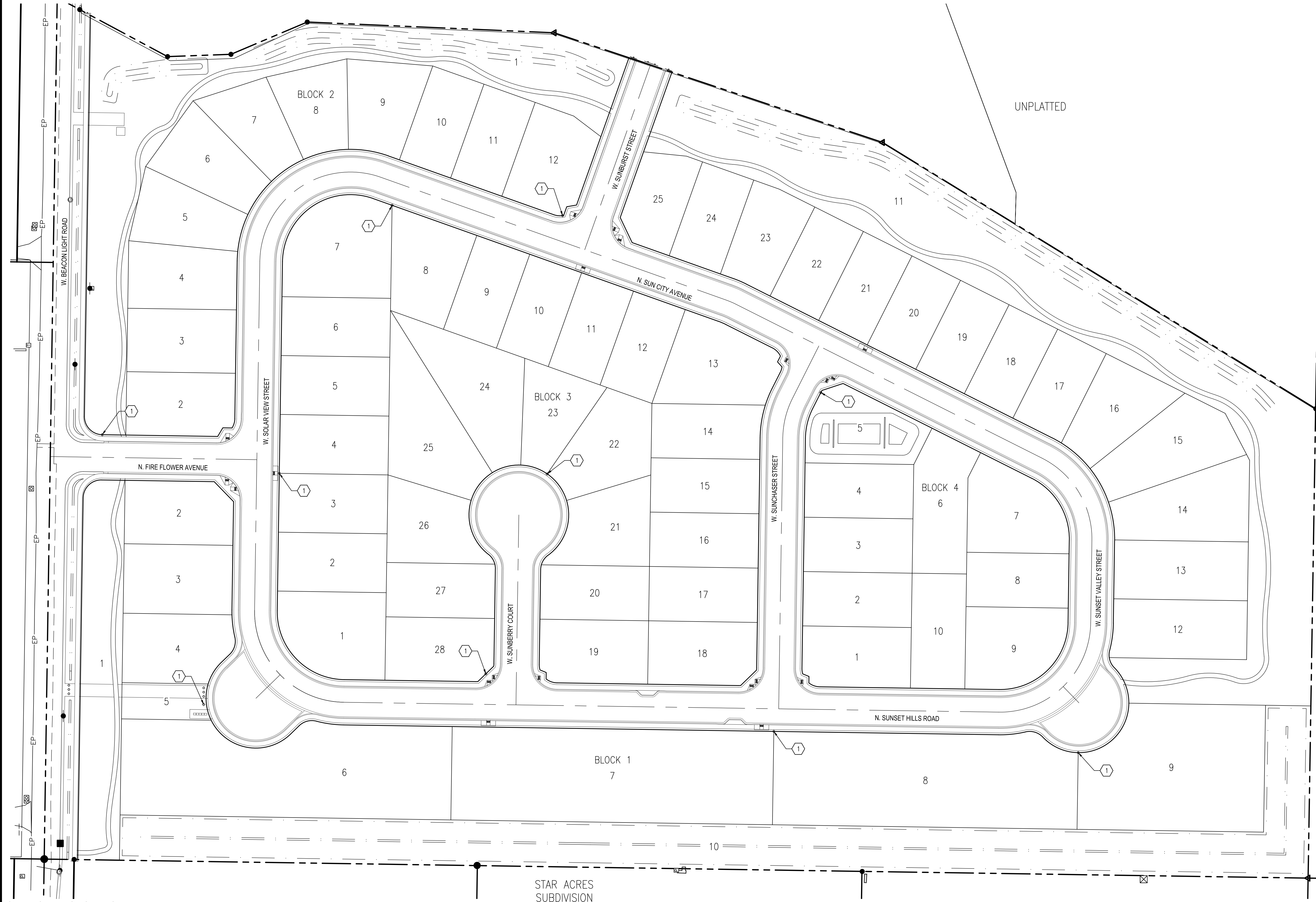
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STAR ACRES
SUBDIVISION

KEYNOTES

1. INSTALL STREET LIGHT PER ISPCW SECTION 1102 AND CITY OF STAR STREET LIGHTING STANDARDS.

Z:\DRAWINGS\N1420003\CAD\EXHIBITS\STREET_LIGHT_EXHIBIT.DWG

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCRDACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

NO.	BY	DATE	REVISIONS	APPR.	DATE	COUNTY

SEAL-ENGINEER

BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Boise, ID 83706, 4355 W. Emerald Street, Suite 145

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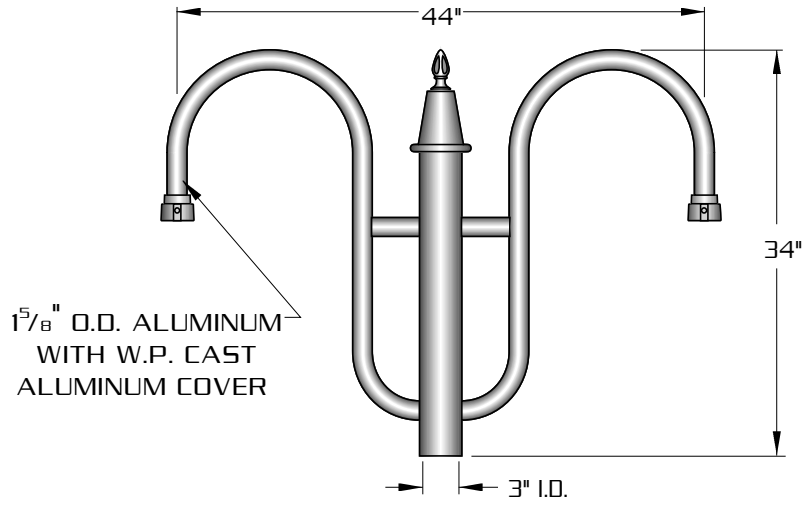
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CITY OF STAR, ID
SUNFIELD ESTATES SUBDIVISION
STREET LIGHT EXHIBIT

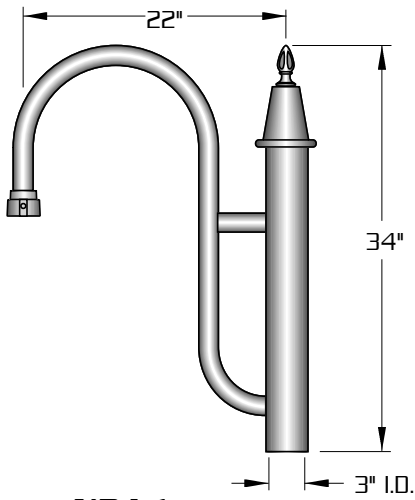
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1 OF 1
FILE NO.
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XPJ

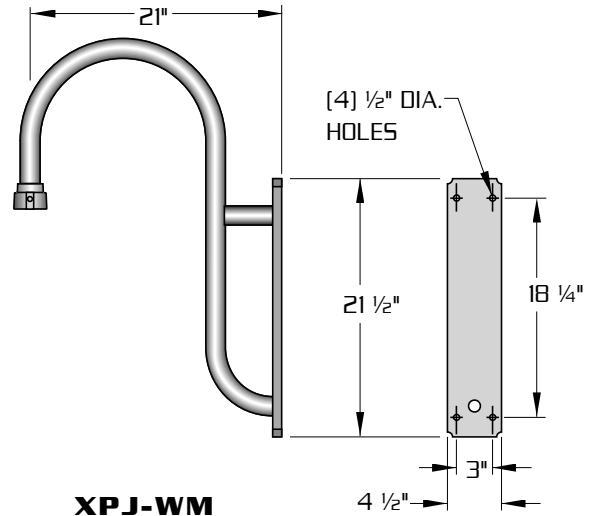
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XPJ-2-180
E.P.A.= 1.54



XPJ-1
E.P.A.= 1.05



XPJ-WM



DURABLE CORROSION RESISTANT, CAST AND EXTRUDED ALUMINUM CONSTRUCTION.

SOLID STATE AREA LIGHTING

DSS SERIES - VLED

FEATURES

Luminaire

Upper housing is heavy gauge cast aluminum (min. .125" wall; alloy >0.2% Cu for DSS30) or spun aluminum with reveal (.125" min. wall for DSS20). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is barriered from LED Module chamber. Trulevel ball coupling mount is welded to housing and facilitates quick leveling and installation.

VLED® Optics

Low copper (A356 Alloy; <0.2% Cu) cast aluminum housing. Integrated clear tempered glass lens sealed with a continuous silicone gasket protects emitters (LED's), Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism is secured to an optical plate made of matte black anodized aluminum has indexing pins for precise aiming. The optical plate locates every Reflector-Prism over an emitter, are inserted to the optical plate from above and are secured with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord.

LED Emitters

High output LED's are utilized with drive currents ranging from 350mA to 700mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver

Constant current programmable electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.)

Amber LED's

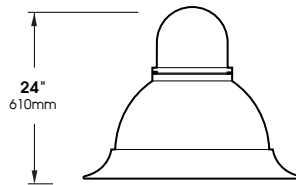
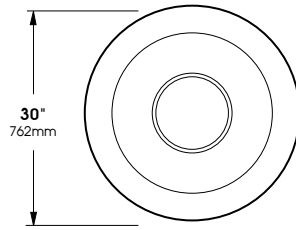
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

PROJECT NAME: _____

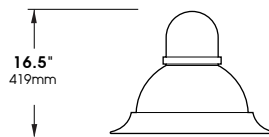
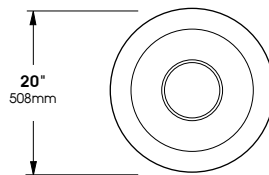
FIXTURE TYPE: _____



DSS30

(Formerly DSS1)

Patent pending



DSS20

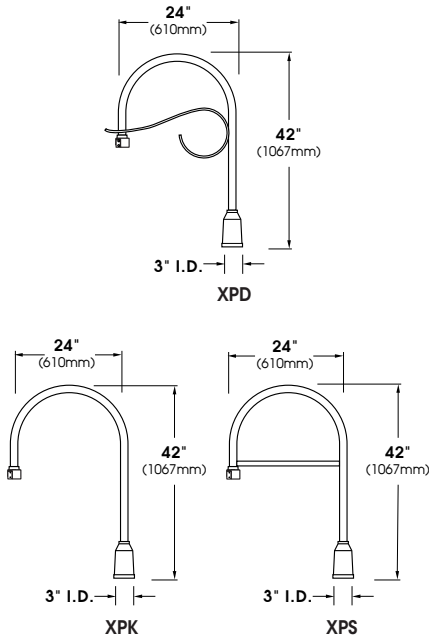
(Formerly DSS2)

Patent pending

DSS SERIES - VLED

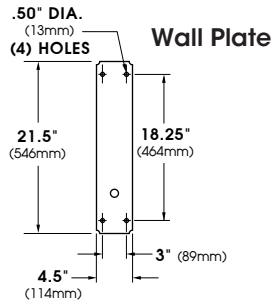
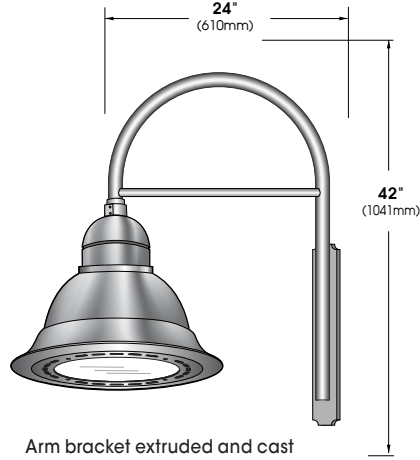
SPECIFICATIONS

Mounting Styles

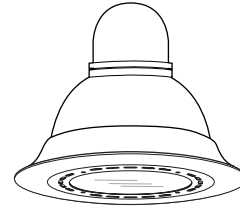


Arms are heavy wall extruded aluminum construction. For additional arm options see arm section.

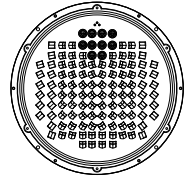
Wall Mount



VLED® Modules



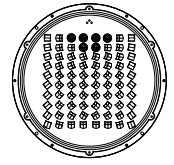
DSS30 E.P.A.= 1.72
Available in:
120 LED Module Max



120 LED Module



DSS20 E.P.A.= 0.71
Available in:
80 LED Module Max



80 LED Module

ORDERING INFORMATION

Spec/Order Example: DSS30/VLED-IV/100LED-350mA/NW/204/1/RAL-7004-T

Luminaire	Optics	LED Mode			Voltage	Mounting	Finish	Options
Luminaire	Optics	LED			Voltage	Mounting	Finish	Options
<input type="checkbox"/> DSS30-VLED (Formerly DSS1) <input type="checkbox"/> DSS20-VLED (Formerly DSS2)	VLED® IES Distribution Type <input type="checkbox"/> Type II VLED-II <input type="checkbox"/> Type III VLED-III <input type="checkbox"/> Type IV VLED-IV <input type="checkbox"/> Type V Med. VLED-V-SQ	# of LEDs DSS30 <input type="checkbox"/> 120LED ¹ <input type="checkbox"/> 100LED ¹ <input type="checkbox"/> 80LED <input type="checkbox"/> 64LED DSS20 <input type="checkbox"/> 80LED ¹ <input type="checkbox"/> 64LED <input type="checkbox"/> 48LED	Drive Current <input type="checkbox"/> 700mA <input type="checkbox"/> 525mA <input type="checkbox"/> 350mA	Color Temp - CCT <input type="checkbox"/> NW (4000K)* *Standard <input type="checkbox"/> CW (5000K) <input type="checkbox"/> WW (3000K) Other LED Colors Available Consult Factory <input type="checkbox"/> Amber ² <input type="checkbox"/> Phosphor Converted Amber PCA <input type="checkbox"/> True Amber ¹ TRA	<input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 347 <input type="checkbox"/> 480	<input type="checkbox"/> XPK <input type="checkbox"/> XPS <input type="checkbox"/> XPD <input type="checkbox"/> 1 Wallmount <input type="checkbox"/> WM	Standard Textured Finish <input type="checkbox"/> Black RAL-9005-T <input type="checkbox"/> White RAL-9003-T <input type="checkbox"/> Grey RAL-7004-T <input type="checkbox"/> Dark Bronze RAL-8019-T <input type="checkbox"/> Green RAL-6005-T For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S) Consult factor for custom colors	<input type="checkbox"/> Stem Mount + Length(in) (48" Max) SM+L <input type="checkbox"/> Chain Mount + Length(in) (48" Max) CM+L <input type="checkbox"/> Internal House Side Shield inc. LED Count (Example: HS-VLED/48) HS-VLED <input type="checkbox"/> Twist Lock Receptable Only TPR <input type="checkbox"/> 7-Pin Twist Lock Receptable Only TPR7 <input type="checkbox"/> High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) HLSW <input type="checkbox"/> Photo Cell + Voltage (Example: PC120V) PC+V <input type="checkbox"/> Single Fuse (120V, 277V) SF <input type="checkbox"/> Double Fuse (208V, 240V) DF <input type="checkbox"/> Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75c) MS-F211 <input type="checkbox"/> Remote Motion Sensor Configurator MS-FC10
		NOTES: 1 - Available in 350mA & 525mA Drive Currents only 2 - Narrow band Ambers have no definable CCT equivalent			See USALTG.COM for additional arm styles			



DSS SERIES - VLED

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
DSS20										
48	White LED	48 VLED® Optical Module - 350mA	6169 - 6558	5860 - 6230	6478 - 6886	90,000+	-40°C	53/59	120	0.44/0.49
									277	0.19/0.21
									347	0.15/0.17
48	White LED	48 VLED® Optical Module - 525mA	8494 - 9031	8069 - 8579	8919 - 9482	90,000+	-40°C	77/83	120	0.64/0.69
									277	0.28/0.3
									347	0.22/0.24
48	White LED	48 VLED® Optical Module - 700mA	10635 - 11307	10103 - 10742	11167 - 11872	90,000+	-40°C	103/109	120	0.86/0.91
									277	0.37/0.39
									347	0.3/0.31
64	White LED	64 VLED® Optical Module - 350mA	8225 - 8338	7813 - 7921	8636 - 8755	90,000+	-40°C	69/75	120	0.58/0.63
									277	0.25/0.27
									347	0.2/0.22
64	White LED	64 VLED® Optical Module - 525mA	11325 - 11481	10759 - 10907	11891 - 12055	90,000+	-40°C	102/108	120	0.85/0.9
									277	0.37/0.39
									347	0.29/0.31
80	White LED	80 VLED® Optical Module - 350mA	9675 - 9808	9191 - 9317	10159 - 10298	90,000+	-40°C	87/93	120	0.73/0.78
									277	0.31/0.34
									347	0.25/0.27
80	White LED	80 VLED® Optical Module - 525mA	13189 - 13370	12529 - 12701	13848 - 14038	90,000+	-40°C	127/133	120	1.06/1.11
									277	0.46/0.48
									347	0.37/0.38
DSS30										
48	White LED	48 VLED® Optical Module - 350mA	6169 - 6558	5860 - 6230	6478 - 6886	90,000+	-40°C	53/59	120	0.44/0.49
									277	0.19/0.21
									347	0.15/0.17
48	White LED	48 VLED® Optical Module - 525mA	8494 - 9031	8069 - 8579	8919 - 9482	90,000+	-40°C	75/81	120	0.63/0.68
									277	0.27/0.29
									347	0.22/0.23
48	White LED	48 VLED® Optical Module - 700mA	10635 - 11307	10103 - 10742	11167 - 11872	90,000+	-40°C	105/111	120	0.88/0.93
									277	0.38/0.4
									347	0.3/0.32
64	White LED	64 VLED® Optical Module - 350mA	8225 - 8745	7813 - 8308	8636 - 9183	90,000+	-40°C	71/77	120	0.59/0.64
									277	0.26/0.28
									347	0.2/0.22
64	White LED	64 VLED® Optical Module - 525mA	11325 - 12042	10759 - 11440	11891 - 12644	90,000+	-40°C	103/109	120	0.86/0.91
									277	0.37/0.39
									347	0.3/0.31
64	White LED	64 VLED® Optical Module - 700mA	13190 - 13824	12531 - 13133	13849 - 14516	90,000+	-40°C	140/146	120	1.17/1.22
									277	0.51/0.53
									347	0.4/0.42
80	White LED	80 VLED® Optical Module - 350mA	9675 - 10286	9191 - 9772	10159 - 10801	90,000+	-40°C	87/93	120	0.73/0.78
									277	0.31/0.34
									347	0.25/0.27
80	White LED	80 VLED® Optical Module - 525mA	13189 - 14023	12529 - 13322	13848 - 14724	90,000+	-40°C	127/133	120	1.06/1.11
									277	0.46/0.48
									347	0.37/0.38
80	White LED	80 VLED® Optical Module - 700mA	16487 - 17280	15662 - 16416	17311 - 18144	90,000+	-40°C	173/179	120	1.44/1.49
									277	0.62/0.65
									347	0.5/0.52
100	White LED	100 VLED® Optical Module - 350mA	11776 - 12304	11187 - 11689	12365 - 12919	90,000+	-40°C	108/114	120	0.9/0.95
									277	0.39/0.41
									347	0.31/0.33
100	White LED	100 VLED® Optical Module - 525mA	16291 - 17025	15476 - 16174	17106 - 17877	90,000+	-40°C	160/166	120	1.33/1.38
									277	0.58/0.6
									347	0.46/0.48
120	White LED	120 VLED® Optical Module - 350mA	14129 - 14765	13423 - 14027	14836 - 15503	90,000+	-40°C	129/135	120	1.08/1.13
									277	0.47/0.49
									347	0.37/0.39
120	White LED	120 VLED® Optical Module - 525mA	19549 - 20430	18572 - 19408	20527 - 21451	90,000+	-40°C	192/198	120	1.6/1.65
									277	0.69/0.71
									347	0.55/0.57



DSS SERIES - VLED

LED Count	Source Type	Source	Initial Lumens	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
Phosphor Converted Amber LED								
DSS20								
48	PC Amber	48 VLED® Optical Module – 350mA	3208 - 3410	51,000+	-40°C	59	120 277 347	0.49 0.21 0.17
48	PC Amber	48 VLED® Optical Module – 525mA	4417 - 4696	51,000+	-40°C	86	120 277 347	0.72 0.31 0.25
48	PC Amber	48 VLED® Optical Module – 700mA	5530 - 5880	51,000+	-40°C	115	120 277 347	0.96 0.42 0.33
64	PC Amber	64 VLED® Optical Module – 350mA	4277 - 4547	51,000+	-40°C	80	120 277 347	0.67 0.29 0.23
64	PC Amber	64 VLED® Optical Module – 525mA	5889 - 6262	51,000+	-40°C	114	120 277 347	0.95 0.41 0.33
80	PC Amber	80 VLED® Optical Module – 350mA	5031 - 5349	51,000+	-40°C	97	120 277 347	0.81 0.35 0.28
80	PC Amber	80 VLED® Optical Module – 525mA	6858 - 7292	51,000+	-40°C	142	120 277 347	1.18 0.51 0.41
DSS30								
48	PC Amber	48 VLED® Optical Module – 350mA	3208 - 3410	51,000+	-40°C	60	120 277 347	0.50 0.22 0.17
48	PC Amber	48 VLED® Optical Module – 525mA	4417 - 4696	51,000+	-40°C	84	120 277 347	0.70 0.30 0.24
48	PC Amber	48 VLED® Optical Module – 700mA	5530 - 5880	51,000+	-40°C	118	120 277 347	0.98 0.43 0.34
64	PC Amber	64 VLED® Optical Module – 350mA	4277 - 4547	51,000+	-40°C	80	120 277 347	0.67 0.29 0.23
64	PC Amber	64 VLED® Optical Module – 525mA	5889 - 6262	51,000+	-40°C	116	120 277 347	0.97 0.42 0.33
64	PC Amber	64 VLED® Optical Module – 700mA	6859 - 7189	51,000+	-40°C	157	120 277 347	1.31 0.57 0.45
80	PC Amber	80 VLED® Optical Module – 350mA	5031 - 5349	51,000+	-40°C	98	120 277 347	0.82 0.35 0.28
80	PC Amber	80 VLED® Optical Module – 525mA	6858 - 7292	51,000+	-40°C	142	120 277 347	1.18 0.51 0.41
80	PC Amber	80 VLED® Optical Module – 700mA	8573 - 8986	51,000+	-40°C	194	120 277 347	1.62 0.70 0.56
100	PC Amber	100 VLED® Optical Module – 350mA	6124 - 6398	51,000+	-40°C	121	120 277 347	1.01 0.44 0.35
100	PC Amber	100 VLED® Optical Module – 525mA	8471 - 8853	51,000+	-40°C	179	120 277 347	1.49 0.65 0.52
120	PC Amber	120 VLED® Optical Module – 350mA	7347 - 7678	51,000+	-40°C	145	120 277 347	1.21 0.52 0.42
120	PC Amber	120 VLED® Optical Module – 525mA	10166 - 10624	51,000+	-40°C	215	120 277 347	1.79 0.78 0.62



DSS SERIES - VLED

LED Count	Source Type	Source	Initial Lumens	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
True Amber LED - 590nm								

DSS20

48	True Amber	48 VLED® Optical Module - 350mA	1841 - 1957	66,500+	-40°C	41	120	0.34
							277	0.15
							347	0.12
48	True Amber	48 VLED® Optical Module - 525mA	2535 - 2695	66,500+	-40°C	60	120	0.50
							277	0.22
							347	0.17
64	True Amber	64 VLED® Optical Module - 350mA	2454 - 2610	66,500+	-40°C	55	120	0.46
							277	0.20
							347	0.16
64	True Amber	64 VLED® Optical Module - 525mA	3379 - 3593	66,500+	-40°C	80	120	0.67
							277	0.29
							347	0.23
80	True Amber	80 VLED® Optical Module - 350mA	2887 - 3070	66,500+	-40°C	66	120	0.55
							277	0.24
							347	0.19
80	True Amber	80 VLED® Optical Module - 525mA	3936 - 4185	66,500+	-40°C	98	120	0.82
							277	0.35
							347	0.28

DSS30

48	True Amber	48 VLED® Optical Module - 350mA	1841 - 1957	66,500+	-40°C	41	120	0.34
							277	0.15
							347	0.12
48	True Amber	48 VLED® Optical Module - 525mA	2535 - 2695	66,500+	-40°C	58	120	0.48
							277	0.21
							347	0.17
64	True Amber	64 VLED® Optical Module - 350mA	2454 - 2610	66,500+	-40°C	55	120	0.46
							277	0.20
							347	0.16
64	True Amber	64 VLED® Optical Module - 525mA	3379 - 3593	66,500+	-40°C	80	120	0.67
							277	0.29
							347	0.23
80	True Amber	80 VLED® Optical Module - 350mA	2887 - 3070	66,500+	-40°C	67	120	0.56
							277	0.24
							347	0.19
80	True Amber	80 VLED® Optical Module - 525mA	3936 - 4185	66,500+	-40°C	98	120	0.82
							277	0.35
							347	0.28
100	True Amber	100 VLED® Optical Module - 350mA	3514 - 3672	66,500+	-40°C	83	120	0.69
							277	0.30
							347	0.24
100	True Amber	100 VLED® Optical Module - 525mA	4861 - 5080	66,500+	-40°C	123	120	1.03
							277	0.44
							347	0.35
120	True Amber	120 VLED® Optical Module - 350mA	4216 - 4406	66,500+	-40°C	99	120	0.83
							277	0.36
							347	0.29
120	True Amber	120 VLED® Optical Module - 525mA	5834 - 6097	66,500+	-40°C	148	120	1.23
							277	0.53
							347	0.43





CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Sunfield Estates Subdivision Phase: N/A Date: 04/27/2021

Developable Lots: 74 Review No: 2

Developer: Sunfield, LLC

Tel: _____ Fax: _____ Email: _____

Engineer: Blaine A Wormer Civil Engineering, Andrew Newell

Tel: 208.593.7555 Fax: _____ Email: _____

Property Address: W Wing Rd and N Beacon Light Rd

Reviewed By: Kelsie Styrlund, E.I., Keller Associates

Review Check By: Ryan Morgan, P.E., Keller Associates

FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2			X	Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
3	X			Provide (1) copy of the "Preliminary Plat Findings of Fact and Conclusions of Law".
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat.
5		X		Verified written legal description. Provide all pages of final plat. It appears that there are several differences in lengths between the plat and legal provided in the owner certification, please update.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation

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

CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
16	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
17	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.

18	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
19	X			All profiles are drawn to the same horizontal scale as plan views.
20		X		Street lighting plans are provided showing pole locations and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications. Provide streetlights at every intersection (where 2 or more roads come together at 45degrees or more), entrances and cul-de-sac. Show on overall utility or roadway index map.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT PERMIT
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans.
22			X	Building finished floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
24			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
25			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
26			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
27	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
28	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
29	X			Drainage facilities and easements are shown.
30	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
31	X			Existing irrigation ditches, canals, and easements are shown.
32	X			Cut and fill slopes are no steeper that 2H:1V. (Spot checked by City Engineer)
33	X			Tops and toes of all cut and fill slopes are set back from

				property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
34	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
35	X			Provisions have been made for erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
36			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
37	X			Existing and proposed elevations match at property boundaries.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
38	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
39	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40		X		Narrative is provided that describes the proposed method of stormwater retention. The section Design Criteria and Limits is missing the date and BGS information.
41		X		Drainage calculations contain no arithmetic errors. (Spot checked by City Engineer). It appears that the scale on the basin map page is not correct, please update. Please include the pond area in the calculations.
42		X		The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm) Confirm with ACHD that they will confirm the infiltration rate.
43	X			Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
44		X		Section view of drainage facility provided.
45	X			Able to determine drainage directions from information given.
46	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
47	X			Provision for conveyance or disposal of roof drainage provided for commercial developments.
48			X	Building finished floor elevation shown is above possible max water surface elevation and 2-feet above base flood

				elevation.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho Catalog of Stormwater Best Management Practices".
50	X			5-foot setback from property line maintained for drainage facilities.
51		X		Drainage basin / pond dimensions listed or noted. Provide dimensions of retention pond.
52		X		Drainage facilities drawn to scale on grading and drainage plan. Construct swale or berm along southern boundary to maintain stormwater on site, provide detail for V-ditch.
53		X		Drain rock, ASTM C33 sand, or pond liner specified.
54	X			3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail.
55			X	Vegetative cover shown over biofiltration facilities.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
57		X		Plan approval letter is provided from the appropriate irrigation district.
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
58		X		Plans for a pressure irrigation system are provided (Required only if development contains more than four lots). Pump station design must be approved before plans will be approved.
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60		X		Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
61		X		Easements are provided for all pressure irrigation piping. (Note on face of plat).
62	X			Main line distribution piping is 3-inches in diameter or greater.
63	X			Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
64		X		Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
65			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.

66		X		Provided verification that water rights will be transferred to the association managing entity.
67		X		If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
68		X		Return (1) one revised plan set in pdf format with the redlined set for review and/or approval to Keller Associates. Unbound or un-collated plan sets will not be accepted.
69		X		Provide a response letter, referencing the City of Star , with the revised plan set that highlights what actions were taken to correct any outstanding items.

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

Notes:

Additional Final Plat Comments:

-

Additional Construction Drawing Comments:

- Please provide phone number of developer

Jerry A. Kiser
Attorney at Law
P.O. Box 8389
Boise, Idaho 83707
(208) 861-4657

March 10, 2021

CITY OF STAR
Attn. Shawn L. Nickel
P.O. Box 130
Star, ID 83669

Re: Sunfield Estates Subdivision Final Plat. File No. FP-21-02

Dear Mr. Nickel:

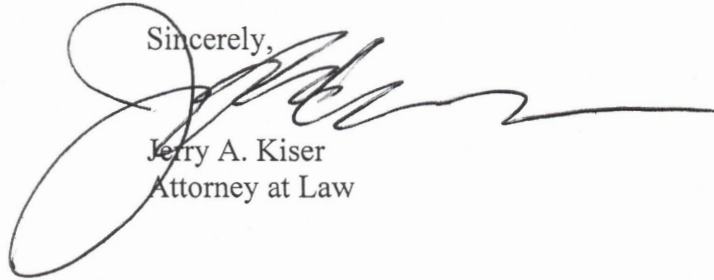
I write as attorney for the Emmett Lateral Water Users Association (Emmett Lateral) regarding the above referenced subdivision. The Emmett Lateral delivers water out of the Farmers Union canal to the property. This letter is in response to the notice of public hearing dated March 2, 2021 regarding the proposed project. Regarding the proposed development and subdivision, the Emmett Lateral has certain requirements which include, but are not limited to, the following:

1. The property owner must enter into a written agreement with the Emmett Lateral which will address various aspects and requirements involved in the subdivision.
2. The developer/property owner must recognize the Emmett Laterals rights-of-way for cleaning, maintenance and repair of its delivery ditches and waste water facilities. Further, as provided by Idaho law, no improvements including but not limited to, fences, structures, roads, pipelines or other construction is to be placed in the right-of-way without the Emmett Laterals written permission.
3. Pursuant to Idaho law, the Emmett Lateral must approve any change to its ditches and waste water facilities located on the property. This approval must be in writing.
4. The pressurized irrigation system for the subdivision must be approved in writing prior to construction.
5. Any construction activities, including road or other construction must be completed at times and in a manner so as not to interfere in any way with the Emmett Laterals delivery of water or cleaning, maintenance, and repairs to its delivery ditches or waste water facilities.

6. Pursuant to Idaho law, the written permission of the Emmett Lateral must be obtained before any of its ditches or waste water facilities are buried in irrigation pipe, moved or modified by any land owner.
7. Water shares in Farmers Union Ditch Company, Ltd. appurtenant to the property must be transferred to a Homeowners Association for payment of assessments and for continuity of communication.

If you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry A. Kiser". The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke at the end.

Jerry A. Kiser
Attorney at Law

cc: The Emmett Lateral
Farmers Union Ditch Company, Ltd.
Andrew Newell, Engineer



October 8, 2020

Pablo Lopez
Leavitt Engineering
1324 1st st So Nampa, Id 83651
208.463.0333
pdl@leavittengineers.com

Subject: Delivery Method Approval

Pablo,

Thank you for contacting the Postal Service to established delivery to the Sunfield Estates Subdivision on the South side of Beacon Light Rd between N Wing Rd and Pollard Ln. Per your request I am authorizing the developer to place cluster box units at point A on the attached map to provide enough CBUs for the entirety of the development in all of its phases. The location will be in what is marked as block 1 lot 5 on the map. The CBUs should be facing South and be accessible from the street.

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

Thank you for your assistance.

Mel Norton
Postmaster, Star

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

City of Star RESOLUTION
2021-02

A RESOLUTION AUTHORIZING THE CITY TREASURER TO PAY CERTAIN VENDORS PRIOR TO SUBMITTING THE BILLS TO THE COUNCIL

WHEREAS certain vendors that provide services or goods to the City on a regular basis have a billing cycle that requires the bill to be paid prior to regularly scheduled council meetings or come right after the regular council meetings of the month and may charge a late fee to the City for late payment by the time it is approved for payment; and

WHEREAS it is the desire of the City Council to avoid payment of late fees and increase efficiency.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Star that the following pre-authorization for payment of certain bills be adopted:

The City Treasurer is authorized to pay the following by the due date on the bill and prior to submitting the bill to the City Council for approval if needed to avoid a late charges / fees or to increase efficiency in governmental accounting:

- Regular Payroll including payroll liabilities
- Inspection Fees
- Impact Fees
- Contractual Fees, agreements
- Utility Services; electricity, heating fuel, internet services, telephone services, solid waste and janitorial services
- Credit / Debit Cards
- Refunds, Surety Bonds, and deposits
- Subscriptions, advertisements, legal ads and notifications
- Postage
- Bills previously approved by the Council.

The Council President and Mayor will still review the bills to be paid prior to approval and have the ability to bring forward to the full City Council any bill they feel is necessary to be approved or ratified at the City Council meeting.

The City Treasurer shall include the above bills in the bills submitted to the Council for ratification at the first council meeting following the payment of the bill which shall include the accounting terms utilized to pay the bills.

Passed and approved by the Star City Council this ____ day of May 2021.

Trevor Chadwick, Mayor

ATTEST _____
Jacob M Qualls, City Clerk / Treasurer