



STAR CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho

Tuesday, April 20, 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** – Dustin Tessneer, 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. **COMMITTEE REPORTS**
 - A. Transportation & Pathways Committee
 - B. Parks, Art & Beautification Committee
 - C. Activities Committee
 - D. Mayor's Youth Council
6. **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. Final Plats :
 - i. Trident Ridge Subdivision Phase 4
7. **PUBLIC HEARING**
 - A. Loran Estates Subdivision Annexation, Development Agreement, Short Plat and Private Street (AZ-21-02/DA-21-03/SP-21-01/PR-21-03) – **Table to May 4, 2021**
 - i. Action of Loran Estates Subdivision – **Table to May 4, 2021**
 - B. River Park Subdivision Annexation, Development Agreement and Preliminary Plat (AZ-21-01/DA-21-02/PP-21-04)
 - i. Action/Decision of Annexation AZ-21-01 (**ACTION ITEM**)
 - ii. Action/Decision of Development Agreement DA-21-01 (**ACTION ITEM**)
 - iii. Action/Decision of Preliminary Plat PP-21-04 (**ACTION ITEM**)
 - C. Paint Point Subdivision Short Plat and Private Street (SP-21-02/PR-20-06)
 - i. Action/Decision of Short Plat SP-21-02 (**ACTION ITEM**)
 - ii. Action/Decision of Private Street PR-21-06 (**ACTION ITEM**)
8. **DISCUSSION / ACTION ITEMS:**
 - A. Approval of Ordinances & Development Agreements
 - i. Ordinance No. 329 10040 W. State Street Annexation
9. **REPORTS**
 - A. Elected Official Reports
 - B. Staff Reports
10. **ADJOURNMENT**
11. **FUTURE MEETING TOPICS**
 - A. Approval of Flood Plain Ordinance (336)
 - B. Loran Estates Subdivision Annexation, Development Agreement, Short Plat & Private St

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.



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Ryan B. Field, Assistant City Planner *Shan T. Mokwa*

MEETING DATE: **April 20, 2021**

FILE(S) #: FP-21-05, Final Plat, Trident Ridge Subdivision Phase 4

REQUEST

Applicant is seeking approval of a Final Plat for Trident Ridge Subdivision Phases 4, consisting of 38 residential lots and 2 common lots on 10.56 acres. The phase is located west of Wing Road, north of Beacon Light Road in Star, Idaho. Ada County Parcels R4830410600, R4830410300, R4830410100 and R4830410200.

APPLICANT/REPRESENTATIVE:

Tim Mokwa
Hayden Homes Idaho LLC
1406 N. Main St., Ste 109
Meridian, Idaho 83642

OWNER:

Brookfield Holdings (Hayden II) LLC
250 Vesey St., 15th Floor
New York, NY 10281

PROPERTY INFORMATION

Land Use Designation - Residential R-3-PUD

Phase 4

Acres - 10.56 acres
Residential Lots - 38
Common Lots - 2

HISTORY

September 4, 2007 Council approved applications for Annexation and Zoning (R-1 & R-3)

November 21, 2017 Public hearing for Preliminary Plat (PP-17-04) was tabled until December 19, 2017 so Council could do a site visit of property.

November 22, 2017 Council visited the proposed development location.

- December 19, 2017 Council approved the Preliminary Plat (PP-17-04) for Trident Ridge Subdivision consisting of 143.6 acres, 324 residential lots and 23 common lots with a density of 2.26 du/ac. City accepted the donation of a parcel of land for a city park of +/- 50 acres and agreed to pay up to \$60k toward a bridge at the end of Wing Road for emergency vehicle access.
- January 2, 2018 Council formally clarified that a pedestrian foot bridge is to be built along with eight parking spaces and the use of park impact fees not to exceed \$60k for construction of a emergency vehicle access bridge.
- June 4, 2019 Council approved Final Plats for phase 1 and 2 (FP-18-04 & FP-18-05). Phase 1 sits on 17.12 acres and has 45 residential lots and 8 common lots. Phase 2 is on 2 acres and consists of 20 residential lots and 0 common lots.
- October 6, 2020 Council approved the Final Plat for Phase 3 (FP-20-15) sitting on 11 acres and consisting of 46 residential lots and 1 common lot.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for phase 4 of Trident ridge Subdivision consisting of 38 residential lots and 2 common lots on 10.56 acres.

The Final Plat layout for Phase 4 generally complies with the approved Preliminary Plat.

Site Specific Condition #1 for the preliminary plat approval stated that a new permanent bridge at the north end of Wing Road should be required across the Farmers Union Ditch large enough to allow for an emergency vehicle to cross. The applicant has provided the following statement regarding this condition as part of approval of Phases 1 & 2: *"Our intent, as is noted on the preliminary plat, was to install the vehicular bridge and pedestrian bridge in conjunction with the development of Trident Ridge Phase 4 (originally noted as Phase 3 on the PPLAT, but the originally labeled Phase 1 was split into two phases). To be as clear as possible on timing, I request that the condition for the Phase 1 and 2 final plats state that the vehicular and pedestrian bridges over the Farmers Union Canal, and the dedication of the 50-acre natural park area shall be complete prior to the issuance of the first Trident Ridge Phase 4 building permit.*

For the eight parking stalls we request that the condition state: the eight-stall parking lot shall be constructed in conjunction with the site development of Trident Ridge Phase 9. The reason to do this construction later, is that the grading in this area will be better done in conjunction with the overall grading of this phase."

It appears from the updated phasing plan submitted, that construction of Phase 5 will be adjacent to the 50-acre park. Staff is supportive of waiting until Phase 5 for the dedication of the park and construction of the vehicular bridge and pedestrian bridge. Regarding the construction of the parking area, staff will review this again as part of Phase 5 and make a recommendation to Council on the timing of the parking area at that time.

Original Preliminary Plat Review:

Site Data:

Total Acreage of Site – 143.6 acres

Total Number of Lots – 347 lots

Total Number of Residential Lots – 324 lots

Total Number of Common Lots – 23 lots

Total Number of Commercial Lots – None

Type of Units – Single Family Units

Dwelling Units Per Gross Acre – 2.26 Units per acre

Total Acreage of Common Lots – 64.4 acres

Percent of Site as Common Area – 45.6%

General Site Design Features:

Landscaping

The landscape plan submitted was approved as far as the locations. However, the UDC, Chapter 4, Section B-7 C-3 Street Trees, states that a minimum density of one (1) tree per thirty-five (35) linear feet is required. This can be accomplished with the requirement of having trees installed in the front yards of each lot.

Open Space

Open space for the subdivision comes in the form of passive green space, active play areas, exercise trails, picnic area, and a large natural park area with trails.

Street Design.

Public Streets

All streets are required to meet Ada County Highway District regulations.

Block Lengths not to exceed 500'

This Applicant requested and was granted a waiver of block lengths exceeding 500'.

Sidewalks

The Applicant will be required to provide sidewalks throughout the development.

Lighting

Streetlights shall be of the same design throughout the entire development and shall be required to follow the "dark skies" regulations.

Street Names

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

Public Uses Proposed:

The Applicant intends to develop only the Residential (R3) portion of the subdivision. The Applicant offered to give to the City the 50 plus acre property above the Farmers Union Canal; in exchange the City will provide up to \$60,000 for construction of a new bridge at the end of Wing Road for emergency vehicle use only.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 4 phase is 3.59 du/acre. The application states that lot sizes range in from 5,928 square feet to 14,685 square feet.

Common/Open Space and Amenities – This phase will include .17 acres of common area. Open space for the overall development is provided in other phases of the subdivision. Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. **The landscaping plan does not meet this requirement as submitted. A condition will be placed requiring submittal of a revised landscape plan be submitted for review prior to final plat signature.** (Please see "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code.)

Setbacks – The applicant has not requested any special setbacks and the development will adhere to current requirements of the R-3 zone.

Streetlights – Streetlight plan/design specifications was previously submitted with the final plat application for Phases 1 & 2. The streetlight design meets the dark sky standards consistent with the intent of the City. Streetlights shall be consistent throughout the remaining phases of the subdivision.

Mailbox Clusters – The Star Postmaster, Mel Norton Will needs to approve location of the mailbox clusters for this development. A letter of approval indicating specific locations will need to be submitted to the City prior to recording the final plat.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on March 29, 2021.

April 12, 2021

Keller Associates

Recommend Approval w/Conditions

FINDINGS

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

1. The approved Final Plat for Trident Ridge Subdivision phase 4 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
3. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
4. 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.
5. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
6. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
7. **The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.**
8. 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.
9. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
10. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
11. 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.
12. 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.
13. A separate sign application is required for any subdivision sign.
14. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
15. 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.
16. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
17. 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.
18. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
19. All common areas shall be maintained by the Homeowners Association.

20. 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.**
21. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
22. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
23. Any additional Condition of Approval as required by Staff and City Council.

| |
|-------------------------|
| COUNCIL DECISION |
|-------------------------|

The Star City Council _____ File # FP-21-05 Trident Ridge Subdivision, Final Plat, Phase 4 on April _____, 2021.



Trident Ridge Subdivision No. 4

FINAL PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner _____ Representative _____

Applicant Name: Tim Mokwa, Hayden Homes Idaho LLC
Applicant Address: 1406 N Main Street, Suite 109, Meridian, ID Zip: 83642
Phone: (208)869-9785 Email: tmokwa@hayden-homes.com

Owner Name: Brookfield Holdings (Hayden II) LLC
Owner Address: 250 Vesey Street, 15th Floor, New York, NY Zip: 10281
Phone: (212)417-7480 Email: brian.ko@brookfield.com

Representative (e.g., architect, engineer, developer):
Contact: Tim Mokwa Firm Name: Hayden Homes Idaho LLC
Address: 1406 N Main Street, Suite 109, Meridian, ID Zip: _____
Phone: (208)869-9785 Email: tmokwa@hayden-homes.com

Property Information:

Subdivision Name: Trident Ridge Phase: 4

Parcel Number(s): R4830410617

Approved Zoning: R-3 Units per acre: 3

Total acreage of phase: 10.56 ac. Total number of lots: 40

Residential: 38 Commercial: _____ Industrial: _____

Common lots: 2 Total acreage of common lots: 0.17 ac. Percentage: 1.6%

Percent of common space to be used for drainage: 0 Acres: 0

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>38</u> | <u>38</u> |
| Number of Common Lots: | <u>2</u> | <u>2</u> |
| Number of Commercial Lots: | <u>0</u> | <u>0</u> |

Roads: all roads are in substantial conformance with approved preliminary plat

Amenities: Amenities are in conformance with approved preliminary plat. Play set and volleyball court were installed in Phase 1 common area. Future amenities will installed in phases on east side of Wing Road

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

Subdivision Name: Trident Ridge Phase: 4

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

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

Application Requirements:

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

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

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

3/8/21

Date

AFFIDAVIT OF LEGAL INTEREST

New York
STATE OF ~~IDAHO~~
) ss
COUNTY OF ~~ADA~~ *New York*

Andrew Brausa
Manager, Brookfield Holdings (Hayden II) LLC , **250 Vesey Street, 15th Floor**
(name) (address)
New York City , **NY** , **10281**
(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to **Hayden Homes Idaho LLC, Tim Mokwa** ,
(name)
1406 N. Main Street, Suite 109, Meridian , **ID** , **83642**
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: **Trident Ridge Subdivision**

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: **Final Plat Application to City of Star**

Dated this 26th day of February, 20 21

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Brian Ko
Notary Public for ~~Idaho~~ *New York* ,
Residing at: _____
My Commission Expires: _____

BRIAN B KO
Notary Public-State of New York
No. 01K06371841
Qualified in New York County
Commission Expires 03/05/2022

City of Star
GIS Statement

A.) The Star Sewer and Water District hereby verifies we have received development basemap files with as-built conditions including parcel lines, easements, sewer, water, storm, pressure irrigation, service lines, streetlights and other utilities in GIS format (shapefile) consistent with the Star Sewer & Water District's GIS system from

(Applicant / Engineer)

pertaining to _____ Subdivision.

B.) The Star Sewer and Water District hereby verifies the property has been annexed into the Star Sewer and Water District.

Star Sewer & Water District Representative

Date

****NOTE:** No building permits will be issued until property is annexed into the Star Sewer & Water District.



March 8, 2021

City of Star
Attn. Ryan Field, Assistant City Planner
P.O. Box 130
Star, ID 83669

RE: Trident Ridge Subdivision No 4 Final Plat Application Letter of Intent

Dear Mr. Field:

Attached is the final plat application with the required checklist materials. I have not included the construction plans or the storm water report as these documents were submitted previously and reviewed by the City's engineering consultant.

The final plat is in substantial compliance with the approved Preliminary Plat and Conditions of Approval.

Per the Application Checklist:

- The Gross density of this phase is 3.6 units/acre.
- The proposed lot sizes range from 5,928 SF to 14,685 SF.
- The open space proposed in this phase is 0.17 acres (1.6%). As a phased community, this phase will be part of the overall Trident Ridge HOA and will have use of the common area and amenities installed in other phases of the subdivision.
- Setbacks will be those stated in the City Code for Zone R-3. No variations to the setbacks were requested or approved with the Trident Ridge Preliminary Plat.

We would like to have this final plat added to a City Council Agenda as soon as possible. Should you have any questions or require additional information please feel free to contact me at (208) 869-9785 or tmokwa@hayden-homes.com

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Mokwa", with a long horizontal flourish extending to the right.

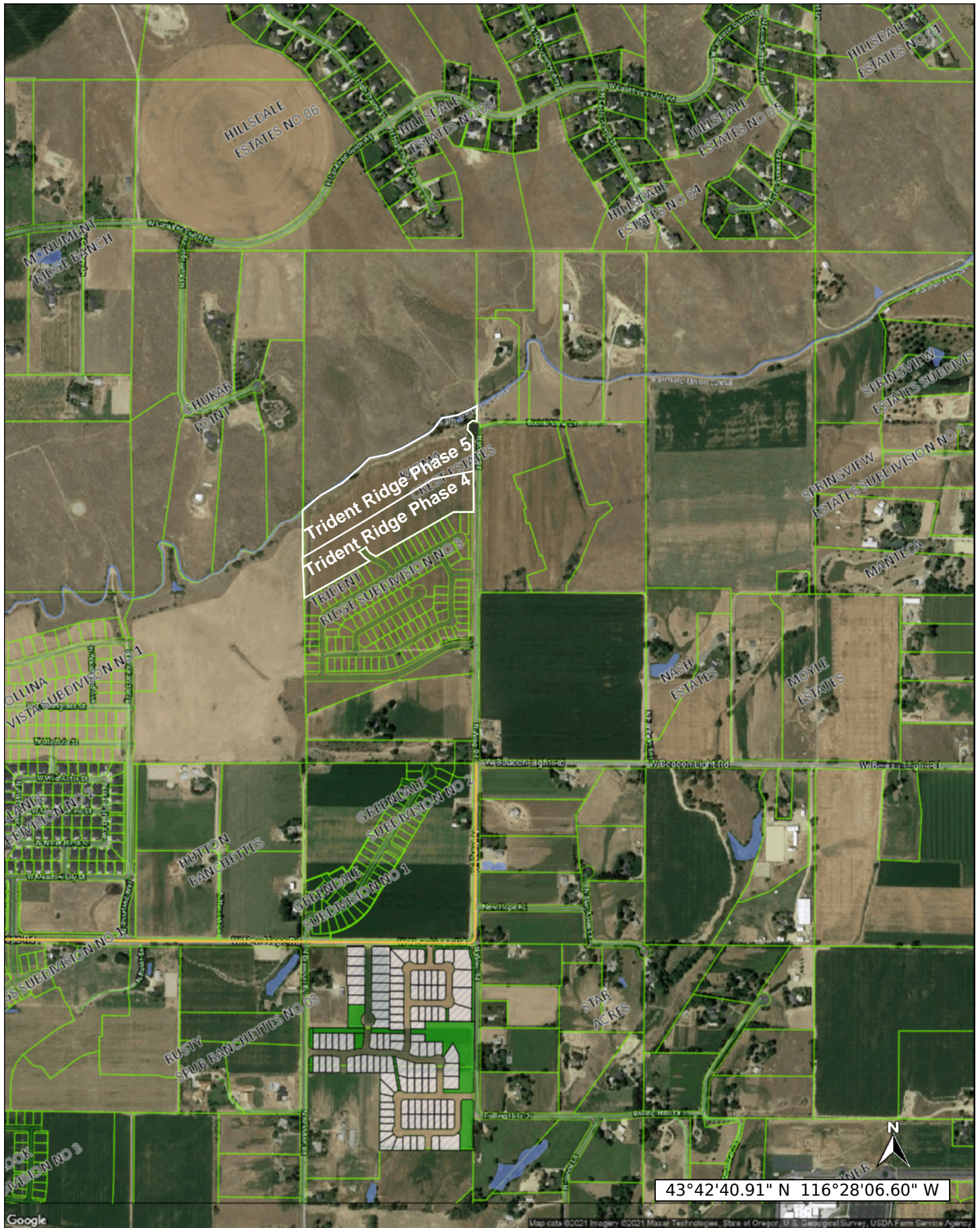
Tim Mokwa, Hayden Homes

Building Better Communities Since 1989

2464 SW Glacier Place, Suite 110 Redmond, OR 97756 | 1-800-923-6607 | www.Hayden-Homes.com

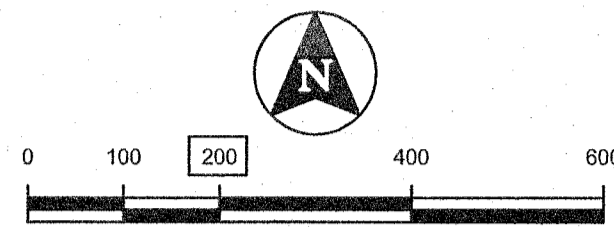
CCB# OR-172526 | WA-HAYDEHL937BH | ID RCE 29144

Trident Ridge Phase 4 and 5 Vicinity Map



PRELIMINARY PLAT FOR TRIDENT RIDGE SUBDIVISION

A PORTION OF THE E 1/2 OF THE W 1/2 OF SECTION 32
TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO
2017



LEGEND

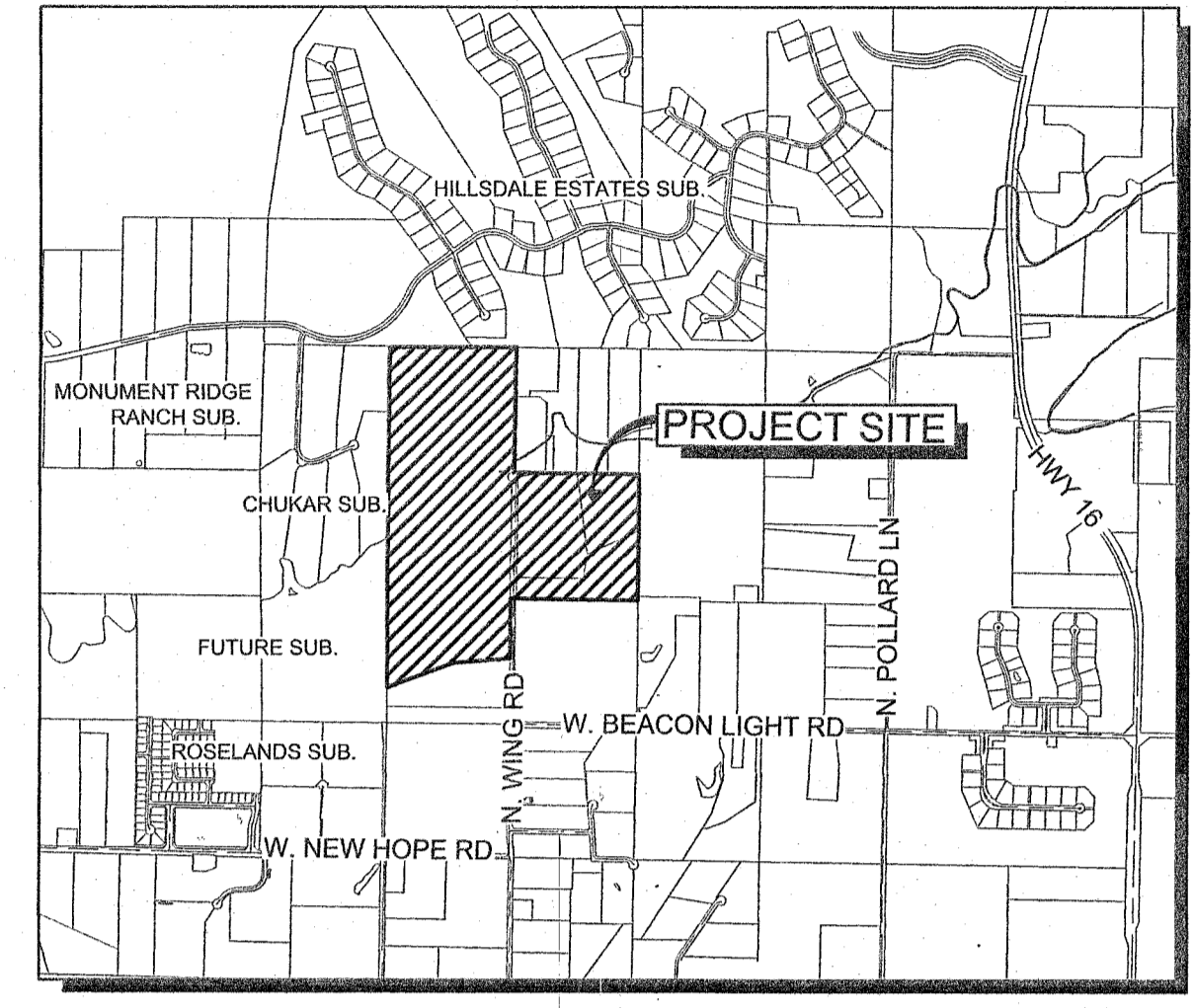
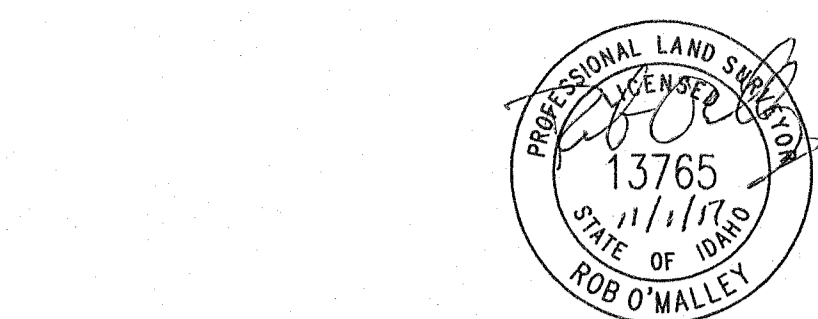
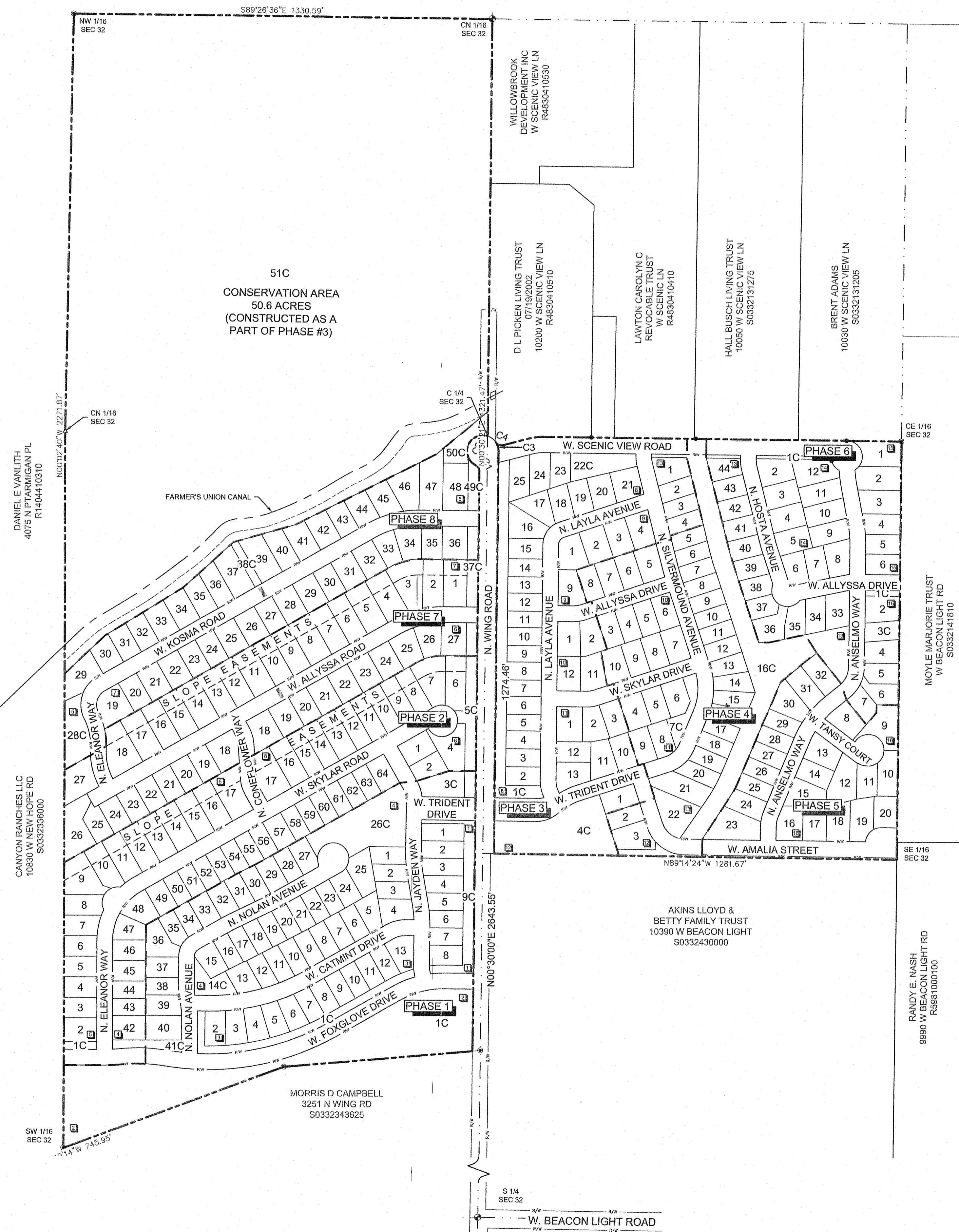
| | |
|--|-----------------------------------|
| | SUBDIVISION BOUNDARY |
| | SECTION LINE |
| | PROPOSED PHASE LINE |
| | ROAD RIGHT-OF-WAY |
| | PROPOSED EASEMENT |
| | PROPOSED EDGE OF PAVEMENT |
| | PROPOSED EDGE OF GRAVEL |
| | PROPOSED SEWER LINE |
| | PROPOSED WATER LINE |
| | PROPOSED STORM DRAIN LINE |
| | PROPOSED PRESSURE IRRIGATION LINE |
| | EXISTING GRAVITY IRRIGATION LINE |
| | PROPOSED DRAINAGE FLOW PATH |
| | PROPOSED SEWER MANHOLE |
| | PROPOSED STORM DRAIN MANHOLE |
| | PROPOSED CATCH BASIN/AREA INLET |
| | PROPOSED GRAVITY IRRIGATION BOX |
| | PROPOSED BLOCK NUMBER |
| | PROPOSED RESIDENTIAL LOT NUMBER |
| | PROPOSED COMMON LOT NUMBER |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |

NOTES

- ALL COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE HOMES OWNER ASSOCIATION.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A PUBLISHED FLOOD ZONE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4603 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- THIS PROPERTY IS PROVIDED IRRIGATION SERVICES BY FARMER'S UNION DITCH CO LTD, AND THE OWNER HAS COMPLIED WITH THE IDAHO CODE, SECTION 31-3806 AS IT PERTAINS TO IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL BE OWNED AND OPERATED BY THE HOA.
- STREET DRAINAGE WILL BE ROUTED IN CURB AND GUTTER TO THE STORM SYSTEM. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE ADA COUNTY HIGHWAY DISTRICT.
- DIRECT LOT ACCESS TO N. WING ROAD IS PROHIBITED FOR RESIDENTIAL LOTS.
- ALL ROADWAYS ARE PROPOSED TO BE PUBLIC AND DEDICATED TO ACHD. N. WING ROAD SHALL TERMINATE AT W. SCENIC VIEW ROAD AND NOT CONTINUE TO THE NORTH.

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|--------|---------|------------|-------------|--------|
| C1 | 20.00' | 22.56' | 64°37'23" | S31°48'41"E | 21.38' |
| C2 | 50.00' | 116.33' | 133°17'56" | S41°18'29"W | 91.81' |
| C3 | 50.00' | 29.03' | 33°15'58" | N16°18'40"W | 28.62' |
| C4 | 20.00' | 24.91' | 71°21'25" | S68°37'21"E | 23.33' |



VICINITY MAP
SCALE 1" = 2000'

SITE DATA

DEVELOPER/PLANNER
HAYDEN HOMES
TIM MCKWIA
2464 SW GLACIER PL, SUITE 110
REDMOND, OR 97756
(800)923-6607

OWNER
FIRST SECURITY CORPORATION
401 W. FRONT STREET
BOISE, ID 83702

ENGINEER
T-O ENGINEERS
JOHN CARPENTER, PE
332 N. BROADMORE WAY SUITE 101
NAMPA, ID 83687
(208) 442-6300

SURVEYOR
T-O ENGINEERS
ROB O'MALLEY, PLS
332 N. BROADMORE WAY SUITE 101
NAMPA, ID 83687
(208) 442-6300

ACREAGE SUMMARY
TOTAL = 141.36 AC (EXCLUDE WING ROAD)
ZONE R-1 = 50.60 AC
ZONE R-3 = 90.76 AC

TOTAL = 143.6 AC (INCLUDE N WING ROAD)
WING ROAD = 2.24 AC

OPEN SPACE PROVIDED = 64.40 AC (45.56%)

ZONING
EXISTING R-1 (CONSERVATION LOT 21C):
LOW DENSITY RESIDENTIAL DISTRICT
EXISTING R-3 (PROPOSED RESIDENTIAL LOTS):
MEDIUM LOW DENSITY RESIDENTIAL DISTRICT

SETBACKS
R-3: FRONT LIVING = 15'
FRONT GARAGE = 20'
REAR = 15'
INTERIOR = 5' PLUS 5' FOR EACH STORY
STREET SIDE - LOCAL = 20'
LANDSCAPE BUFFER
COLLECTOR STREET = 35'
ENTRY WAY = 40'

ROADWAY JURISDICTION
ADA COUNTY HIGHWAY DISTRICT

SEWER AND WATER PROVIDER
STAR SEWER AND WATER

FIRE DISTRICT
STAR FIRE PROTECTION DISTRICT

IRRIGATION DISTRICT
FARMER'S UNION DITCH CO LTD

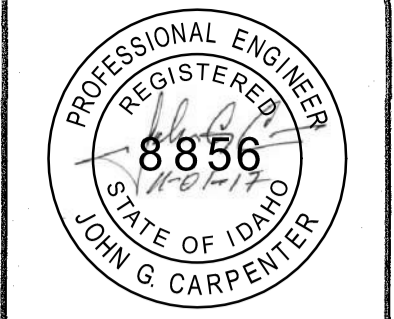
PHASE SUMMARY

| PHASE | NUMBER OF LOTS |
|-------|----------------|
| 1 | 58 |
| 2 | 54 |
| 3 | 44 |
| 4 | 36 |
| 5 | 23 |
| 6 | 34 |
| 7 | 38 |
| 8 | 37 |
| TOTAL | 324 |

- ### SHEET INDEX
- TITLE SHEET
 - LOT DIMENSION (WEST SIDE)
 - LOT DIMENSION (EAST SIDE)
 - UTILITY OVERVIEW
 - GRADING PLAN (CONSERVATION LOT)
 - UTILITY/GRADING/DRAINAGE PLAN (WEST SIDE)
 - UTILITY/GRADING/DRAINAGE PLAN (EAST SIDE)
 - STREET/SEWER PROFILES (WEST SIDE)
 - STREET/SEWER PROFILES (WEST SIDE)
 - STREET/SEWER PROFILES (EAST SIDE)
 - STREET/SEWER PROFILES (EAST SIDE)

AREA AND LOT SUMMARY

| LOT TYPE | NUMBER OF LOTS | DWELLING UNITS | AREA (AC) | % OF TOTAL |
|------------------|----------------|----------------|-----------|------------|
| RESIDENTIAL | 324 | 324 | 56.92 | 39.64% |
| COMMON | 23 | N/A | 64.40 | 44.85% |
| PUBLIC ROADWAYS | N/A | N/A | 20.04 | 13.96% |
| N. WING ROAD | N/A | N/A | 2.24 | 1.55% |
| TOTAL | 347 | 324 | 143.60 | 100% |
| PROPOSED DENSITY | 2.26 | | | |



| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |
| | | |

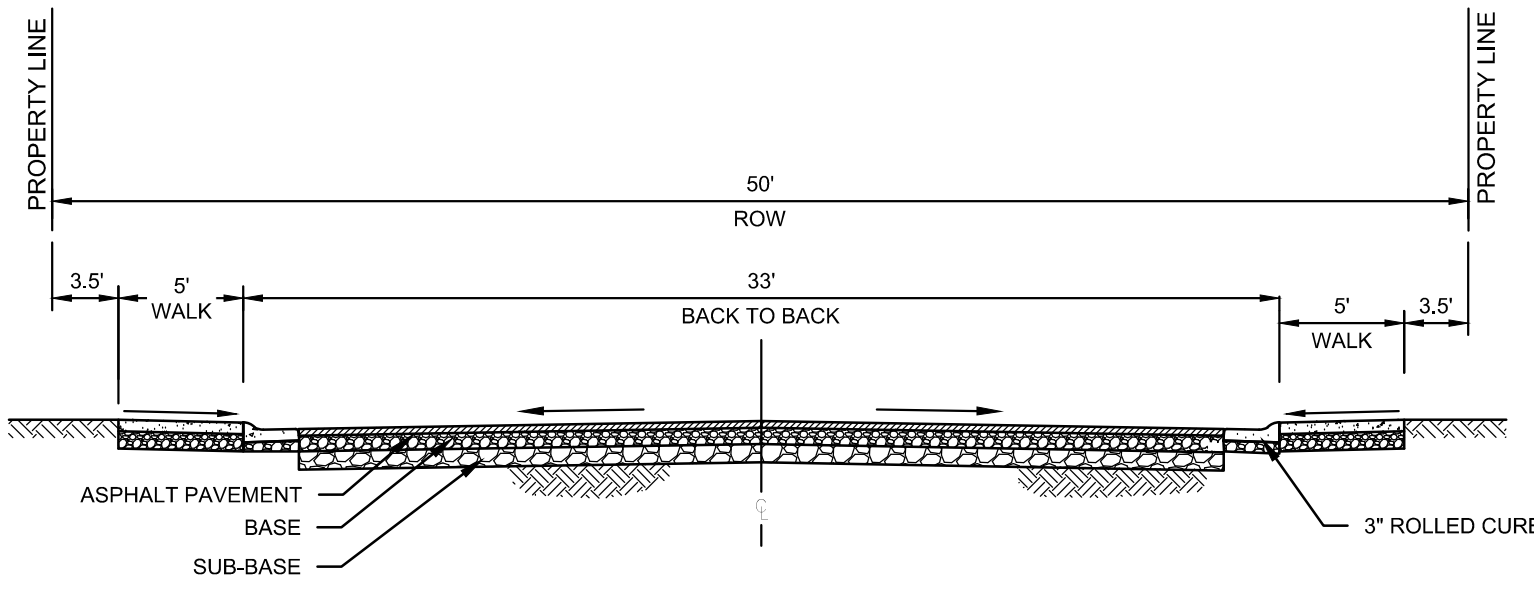
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE: (208) 325-2288
FAX: (208) 325-2289
COEUR D'ALENE, IDAHO
NAMPA, IDAHO
SPOKANE, WA
BOISE, IDAHO
OFFICES ALSO IN:

PRELIMINARY PLAT FOR: TRIDENT RIDGE SUBDIVISION TITLE SHEET

ATTENTION: 1/2
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: NOVEMBER 1, 2017
PROJECT: 160245

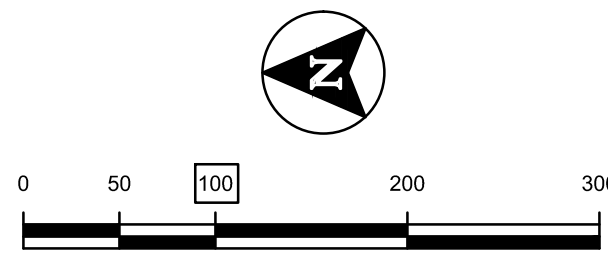
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50' RIGHT-OF-WAY REDUCED WIDTH LOCAL ROAD (1/2)

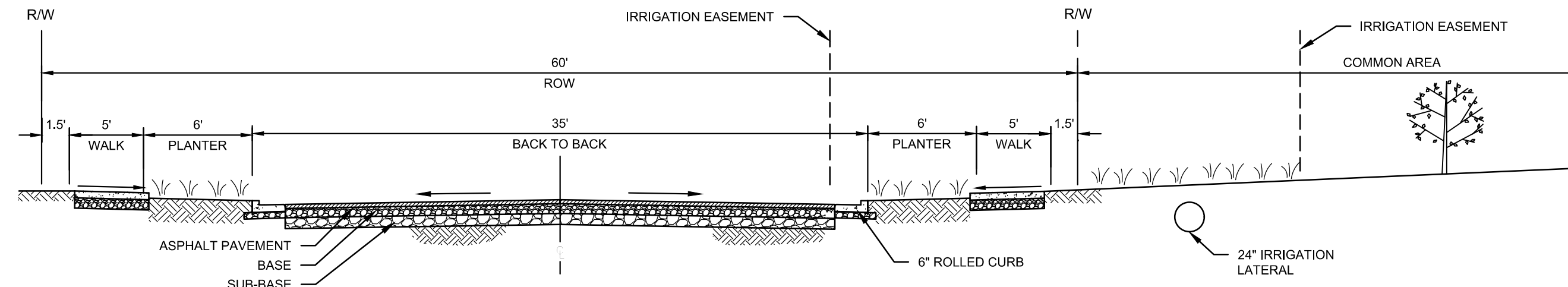
SCALE: NTS

PRELIMINARY PLAT FOR TRIDENT RIDGE SUBDIVISION



KEY NOTES

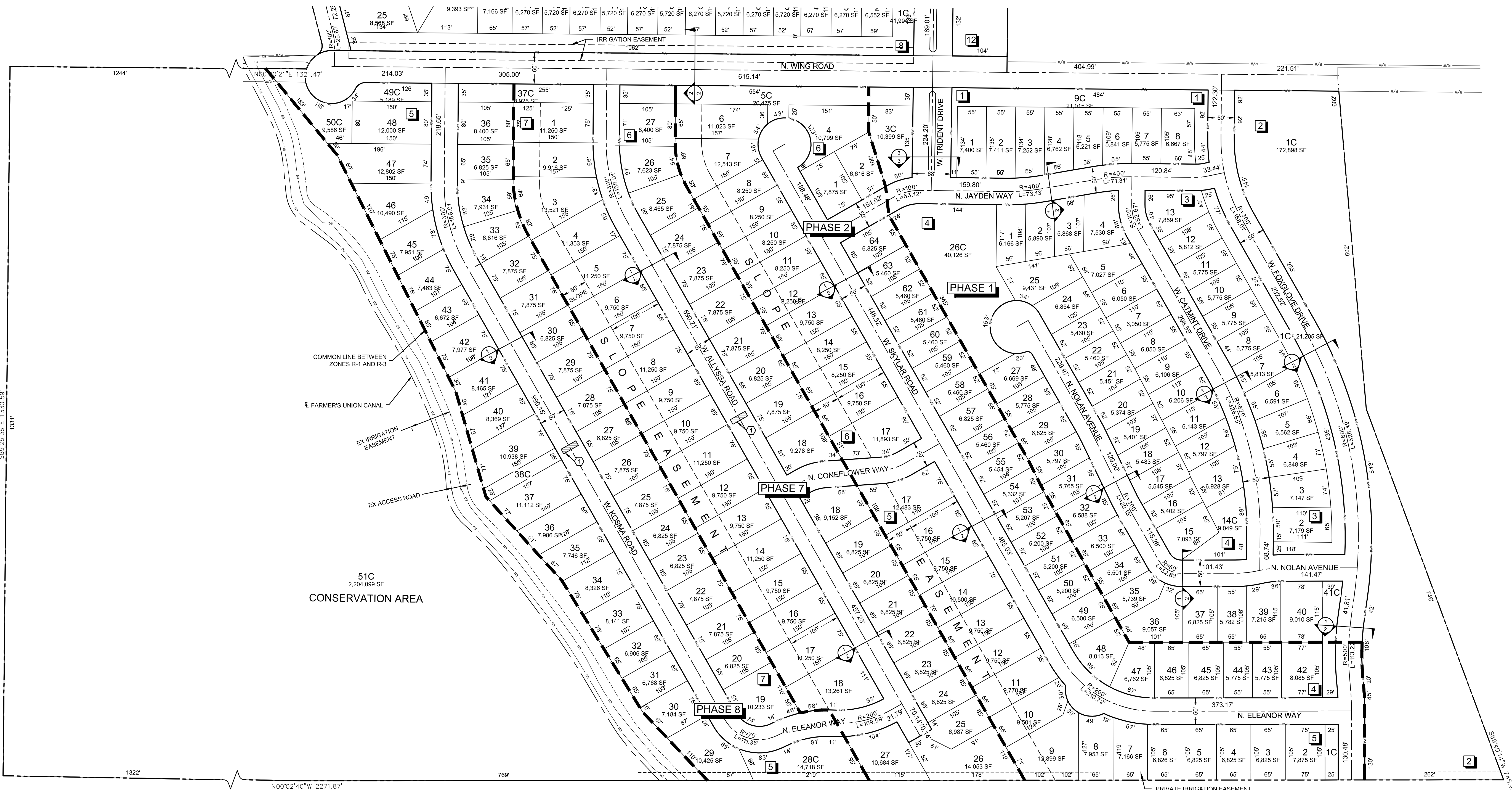
- 1 TRAFFIC CALMING PER ACHD SECTION 7207.3. CONTRACTOR TO COORDINATE STAMPED CONCRETE COLOR AND STYLE WITH OWNER



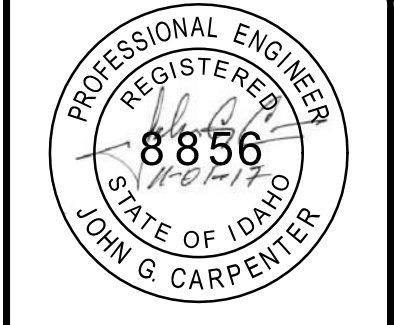
60' RIGHT-OF-WAY ROAD SECTION (N. WING RD) (2/2)

SCALE: NTS

SEE SHEET 3



FUTURE ROSELANDS SUBDIVISION



| FILE NAME | DATE | REVISIONS |
|-------------|------|-----------|
| 160245-C-RM | | |
| DESIGNED | | |
| DRAWN | | |
| CHECKED | | |
| APPROVED | | |

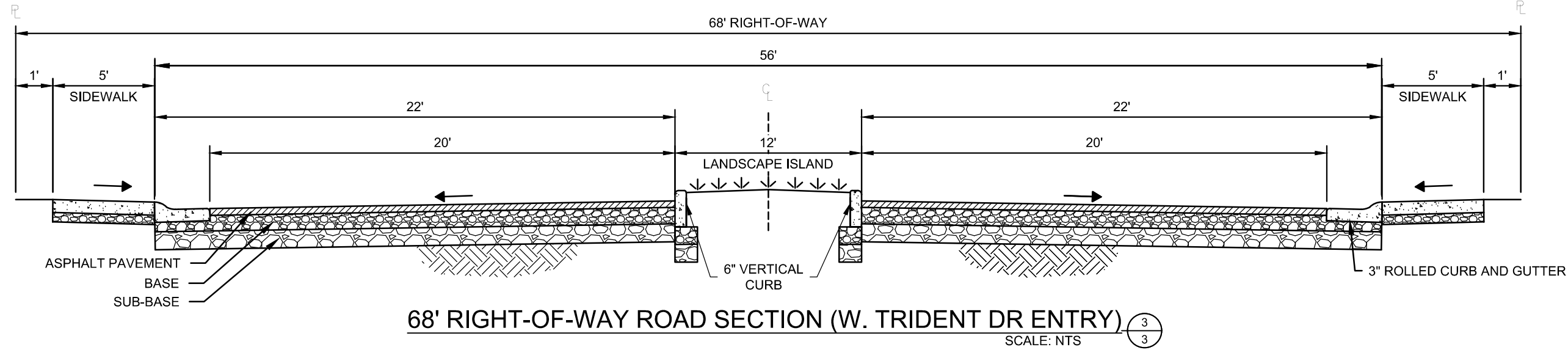
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE: (208) 323-2288
OFFICES ALSO IN:
COEUR D'ALENE, IDAHO
SPOKANE, WA
BOISE, IDAHO

PRELIMINARY PLAT FOR: TRIDENT RIDGE SUBDIVISION LOT DIMENSIONS (WEST SIDE)

ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET OR 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE.

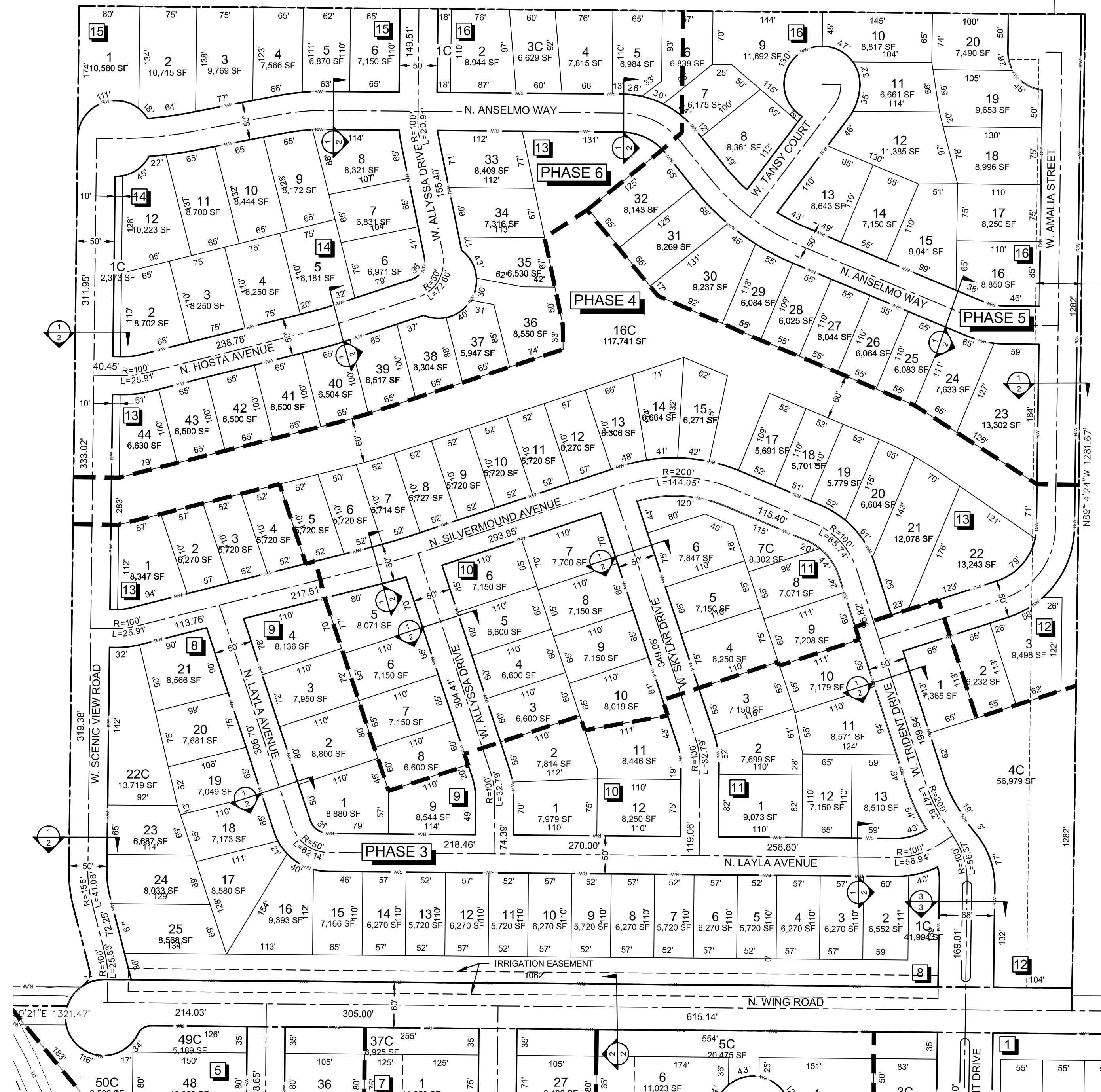
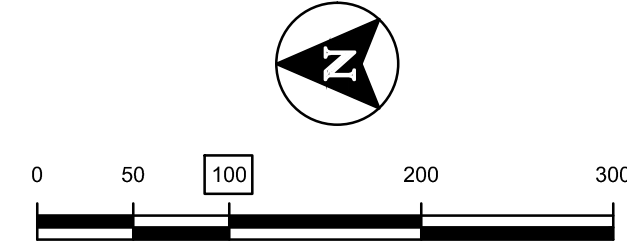
DATE: NOVEMBER 1, 2017
PROJECT: 160245

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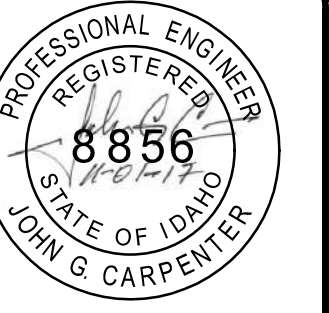
68' RIGHT-OF-WAY ROAD SECTION (W. TRIDENT DR ENTRY)
SCALE: NTS

PRELIMINARY PLAT FOR
TRIDENT RIDGE SUBDIVISION



60' EXISTING INGRESS, EGRESS
AND UTILITIES EASEMENT
INST. NO 112093600.
PROPOSED TO BE RELOCATED
TO W. TRIDENT DRIVE
AND W. AMALIA STREET

SEE SHEET 2



| FILE NAME | DESIGNED | DRAWN | CHECKED | APPROVED |
|-------------|----------|----------|--------------|--------------|
| 160245-C-BM | K. KEITH | K. KEITH | J. CARPENTER | J. CARPENTER |

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642-6703
PHONE: (208) 323-2288
FAX: (208) 323-2289
COEUR D'ALENE, IDAHO
SPOKANE, WA
BOISE, IDAHO

PRELIMINARY PLAT FOR:
TRIDENT RIDGE SUBDIVISION
LOT DIMENSIONS (EAST SIDE)

ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET OR 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE.

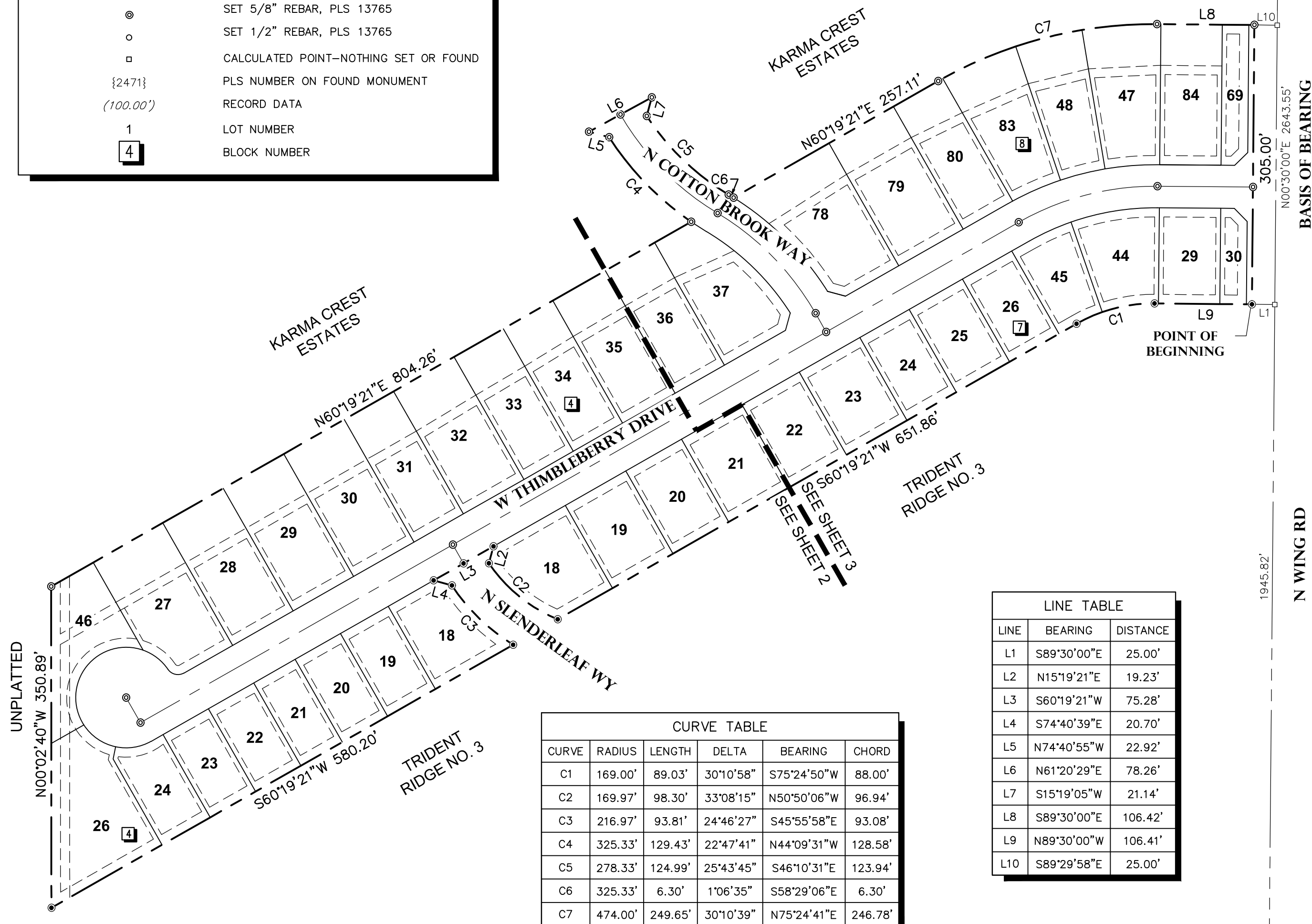
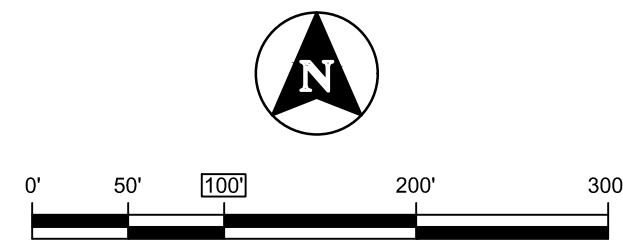
DATE: NOVEMBER 1, 2017
PROJECT: 160245

L:\160245_160245\160245\PRELIMINARY PLAT\160245 DIMENSION.DWG, 11/1/2017

TRIDENT RIDGE SUBDIVISION NO. 4

A RE-SUBDIVISION OF A PORTION OF LOT 6, BLOCK 1, KARMA CREST ESTATES SUBDIVISION
 LOCATED IN THE E1/2 OF THE SW1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST,
 BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
 2021

| LEGEND | |
|-----------|--|
| --- | SUBDIVISION BOUNDARY |
| --- | SECTION LINE |
| --- | RIGHT-OF-WAY LINE / LOT LINE |
| --- | TIE LINE |
| --- | EASEMENT LINE |
| --- | CENTERLINE |
| ● | FOUND 5/8" REBAR PLS 13765 OR AS NOTED |
| ● | FOUND 1/2" REBAR PLS 13765 OR AS NOTED |
| ⊙ | FOUND BRASS CAP |
| ⊠ | FOUND ALUMINUM CAP |
| ⊙ | SET 5/8" REBAR, PLS 13765 |
| ○ | SET 1/2" REBAR, PLS 13765 |
| □ | CALCULATED POINT—NOTHING SET OR FOUND |
| {2471} | PLS NUMBER ON FOUND MONUMENT |
| (100.00') | RECORD DATA |
| 1 | LOT NUMBER |
| 4 | BLOCK NUMBER |



| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 169.00' | 89.03' | 30°10'58" | S75°24'50"W | 88.00' |
| C2 | 169.97' | 98.30' | 33°08'15" | N50°50'06"W | 96.94' |
| C3 | 216.97' | 93.81' | 24°46'27" | S45°55'58"E | 93.08' |
| C4 | 325.33' | 129.43' | 22°47'41" | N44°09'31"W | 128.58' |
| C5 | 278.33' | 124.99' | 25°43'45" | S46°10'31"E | 123.94' |
| C6 | 325.33' | 6.30' | 1°06'35" | S58°29'06"E | 6.30' |
| C7 | 474.00' | 249.65' | 30°10'39" | N75°24'41"E | 246.78' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S89°30'00"E | 25.00' |
| L2 | N15°19'21"E | 19.23' |
| L3 | S60°19'21"W | 75.28' |
| L4 | S74°40'39"E | 20.70' |
| L5 | N74°40'55"W | 22.92' |
| L6 | N61°20'29"E | 78.26' |
| L7 | S15°19'05"W | 21.14' |
| L8 | S89°30'00"E | 106.42' |
| L9 | N89°30'00"W | 106.41' |
| L10 | S89°29'58"E | 25.00' |

NOTES

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT AND THE PROJECT GEOTECHNICAL REPORT DATED AUGUST 8, 2017 OR AS SPECIFICALLY APPROVED AND/OR REQUIRED. LOTS 18 THROUGH 29, BLOCK 7, LOTS 18 THROUGH 25, BLOCK 7, LOTS 27 THROUGH 37, BLOCK 4, AND LOTS 78 THROUGH 84, BLOCK 4 HAVE A REAR YARD BUILDING SETBACK OF 62' OR 15' FROM TOE OF SLOPE—WHICHEVER IS GREATER.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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 30, BLOCK 7, LOT 26, BLOCK 4, AND LOT 8, BLOCK 8 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION.
- 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 FARMER'S UNION DITCH CO. LTD, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS AND SHALL BE OBLIGATED FOR ASSESSMENTS FROM SAID DITCH COMPANY AND THE TRIDENT RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
- UNLESS OTHERWISE SHOWN, ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY ARE SUBJECT TO A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF STAR STREET LIGHTS, TRIDENT HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A TEN (10) FOOT WIDE EASEMENT FOR THE TRIDENT HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A FIVE (5) FOOT WIDE EASEMENT, EACH SIDE, FOR TRIDENT HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
- LOTS 27 THROUGH 37, BLOCK 4 AND LOTS 1 THROUGH 7, BLOCK 8 ARE SUBJECT TO A SLOPE SETBACK EASEMENT DIMENSIONED AS SHOWN. BUILDING SETBACK SHALL BE A MINIMUM 10' (FEET) FROM THE EASEMENT. SLOPES ARE TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- LOT SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITION DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT ACCESS TO NORTH WING ROAD IS PROHIBITED.
- PORTIONS OF LOT 37, BLOCK 4 AND LOT 1, BLOCK 8 ARE SUBJECT TO AN ACHD PERMANENT SLOPE EASEMENT AGREEMENT PER INSTRUMENT NO. 2020-XXXXXX, RECORDS OF ADA COUNTY, IDAHO.
- THIS PLAT IS SUBJECT TO A CROSSING AGREEMENT FOR THE HUTTON LATERAL PER INSTRUMENT NO. 2019-011645

CP&F INST. NO.
2019-113631
CENTER 1/4

392.73'
305.00'
N00°30'00"E 2643.55'
1945.82'
N WING RD

31 32
6 5
CP&F INST. NO.
2017-051886

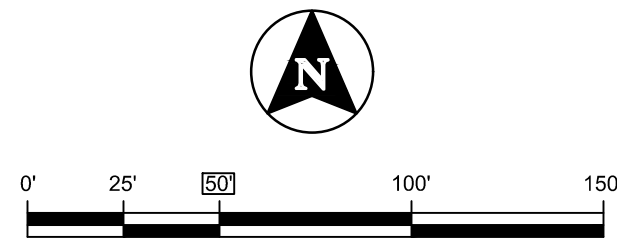
N89°24'18"W 2636.04'

32
5
1/4 COR.
CP&F INST. NO.
109114202
W. BEACON LIGHT RD

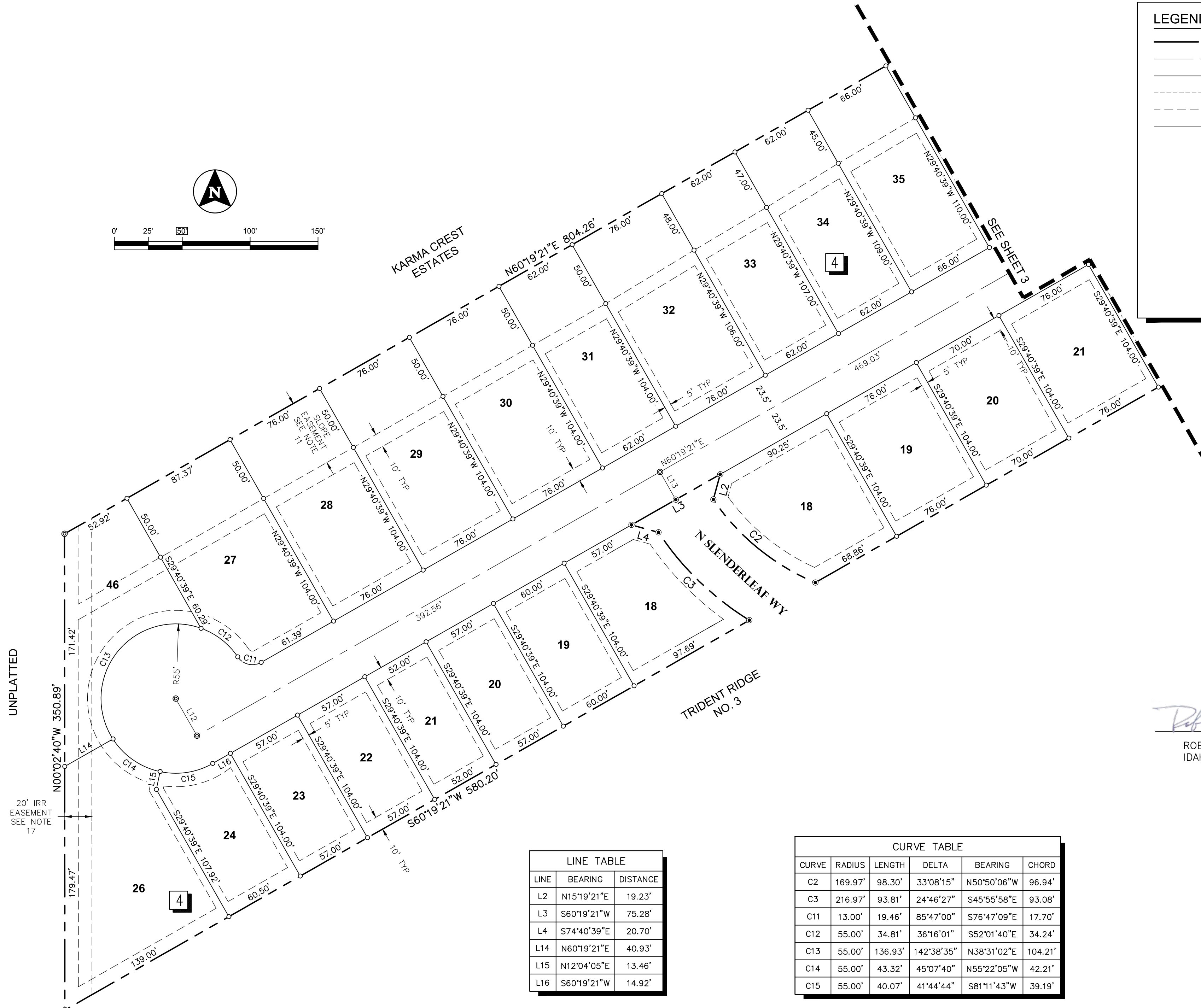
Rob O'Malley
 PROFESSIONAL LAND SURVEYOR
 LICENSED
 13765
 STATE OF IDAHO
 ROB O'MALLEY
 2/26/21

TO T-O ENGINEERS
 332 N. BROADMORE WAY
 NAMPA, IDAHO 83687-5123
 PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM
SHEET NO. 1 OF 5

TRIDENT RIDGE SUBDIVISION NO. 4



| LEGEND | |
|--------|--|
| | SUBDIVISION BOUNDARY |
| | SECTION LINE |
| | RIGHT-OF-WAY LINE / LOT LINE |
| | TIE LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | FOUND 5/8" REBAR PLS 13765 OR AS NOTED |
| | FOUND 1/2" REBAR PLS 13765 OR AS NOTED |
| | FOUND BRASS CAP |
| | FOUND ALUMINUM CAP |
| | SET 5/8" REBAR, PLS 13765 |
| | SET 1/2" REBAR, PLS 13765 |
| | CALCULATED POINT—NOTHING SET OR FOUND |
| {2471} | PLS NUMBER ON FOUND MONUMENT |
| 1 | LOT NUMBER |
| 4 | BLOCK NUMBER |



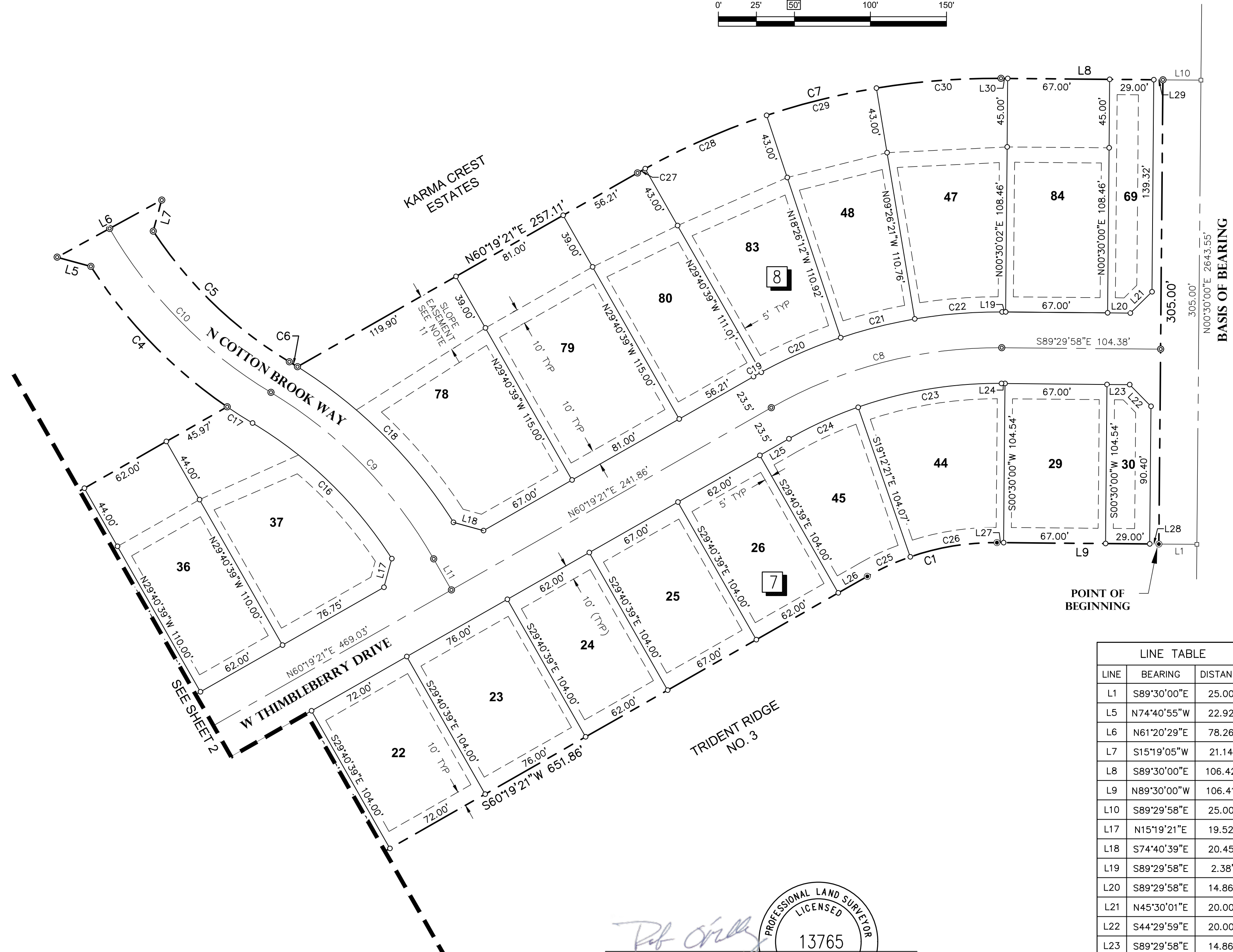
| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L2 | N15°19'21"E | 19.23' |
| L3 | S60°19'21"W | 75.28' |
| L4 | S74°40'39"E | 20.70' |
| L14 | N60°19'21"E | 40.93' |
| L15 | N12°04'05"E | 13.46' |
| L16 | S60°19'21"W | 14.92' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C2 | 169.97' | 98.30' | 33°08'15" | N50°50'06"W | 96.94' |
| C3 | 216.97' | 93.81' | 24°46'27" | S45°55'58"E | 93.08' |
| C11 | 13.00' | 19.46' | 85°47'00" | S76°47'09"E | 17.70' |
| C12 | 55.00' | 34.81' | 36°16'01" | S52°01'40"E | 34.24' |
| C13 | 55.00' | 136.93' | 142°38'35" | N38°31'02"E | 104.21' |
| C14 | 55.00' | 43.32' | 45°07'40" | N55°22'05"W | 42.21' |
| C15 | 55.00' | 40.07' | 41°44'44" | S81°11'43"W | 39.19' |

Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765

2/26/21

TRIDENT RIDGE SUBDIVISION NO. 4



| LEGEND | |
|----------|--|
| --- | SUBDIVISION BOUNDARY |
| --- | SECTION LINE |
| --- | RIGHT-OF-WAY LINE / LOT LINE |
| --- | TIE LINE |
| --- | EASEMENT LINE |
| --- | CENTERLINE |
| ● | FOUND 5/8" REBAR PLS 13765 OR AS NOTED |
| • | FOUND 1/2" REBAR PLS 13765 OR AS NOTED |
| ⊙ | FOUND BRASS CAP |
| ⊠ | FOUND ALUMINUM CAP |
| ⊙ | SET 5/8" REBAR, PLS 13765 |
| ○ | SET 1/2" REBAR, PLS 13765 |
| □ | CALCULATED POINT—NOTHING SET OR FOUND |
| {2471} | PLS NUMBER ON FOUND MONUMENT |
| {100.00} | RECORD DATA |
| 1 | LOT NUMBER |
| 4 | BLOCK NUMBER |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 169.00' | 89.03' | 30°10'58" | S75°24'50"W | 88.00' |
| C4 | 325.33' | 129.43' | 22°47'41" | N44°09'31"W | 128.58' |
| C5 | 278.33' | 124.99' | 25°43'45" | S46°10'31"E | 123.94' |
| C6 | 325.33' | 6.30' | 1°06'35" | S58°29'06"E | 6.30' |
| C7 | 474.00' | 249.65' | 30°10'39" | N75°24'41"E | 246.78' |
| C8 | 300.50' | 158.30' | 30°10'58" | S75°24'50"W | 156.48' |
| C9 | 301.83' | 154.68' | 29°21'44" | N44°21'31"W | 152.99' |
| C10 | 301.83' | 152.69' | 28°59'02" | S44°32'52"E | 151.06' |
| C16 | 278.33' | 128.83' | 26°31'14" | N45°46'47"W | 127.68' |
| C17 | 325.33' | 19.78' | 3°29'02" | N57°17'52"W | 19.78' |
| C18 | 325.33' | 145.95' | 25°42'16" | S45°04'40"E | 144.73' |
| C19 | 324.00' | 5.79' | 1°01'24" | N60°50'03"E | 5.79' |
| C20 | 324.00' | 57.00' | 10°04'47" | N66°23'08"E | 56.93' |
| C21 | 324.00' | 50.28' | 8°53'27" | N75°52'15"E | 50.23' |
| C22 | 324.00' | 57.62' | 10°11'21" | N85°24'39"E | 57.54' |
| C23 | 277.00' | 95.91' | 19°50'21" | N80°35'09"E | 95.44' |
| C24 | 277.00' | 50.01' | 10°20'37" | N65°29'39"E | 49.94' |
| C25 | 169.00' | 31.00' | 10°30'30" | N65°34'36"E | 30.95' |
| C26 | 169.00' | 58.03' | 19°40'28" | N80°40'05"E | 57.75' |
| C27 | 474.00' | 5.79' | 0°41'59" | S60°40'20"W | 5.79' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S89°30'00"E | 25.00' |
| L5 | N74°40'55"W | 22.92' |
| L6 | N61°20'29"E | 78.26' |
| L7 | S15°19'05"W | 21.14' |
| L8 | S89°30'00"E | 106.42' |
| L9 | N89°30'00"W | 106.41' |
| L10 | S89°29'58"E | 25.00' |
| L17 | N15°19'21"E | 19.52' |
| L18 | S74°40'39"E | 20.45' |
| L19 | S89°29'58"E | 2.38' |
| L20 | S89°29'58"E | 14.86' |
| L21 | N45°30'01"E | 20.00' |
| L22 | S44°29'59"E | 20.00' |
| L23 | S89°29'58"E | 14.86' |
| L24 | S89°29'58"E | 2.39' |
| L25 | N60°19'21"E | 21.99' |
| L26 | N60°19'21"E | 21.99' |
| L27 | S89°30'00"E | 4.41' |
| L28 | S89°30'00"E | 6.00' |
| L29 | N89°29'58"W | 6.00' |
| L30 | N89°30'00"W | 4.43' |

ROB O'MALLEY
 IDAHO NO. 13765
 2/26/21

T-O ENGINEERS
 332 N. BROADMORE WAY
 NAMPA, IDAHO 83687-5123
 PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM
SHEET NO. 3 OF 5

TRIDENT RIDGE SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND BEING A RE-SUBDIVISION OF A PORTION OF LOTS 6 OF BLOCK 1, AS SHOWN ON THE PLAT OF KARMA CREST ESTATES SUBDIVISION, RECORDED IN BOOK 60 OF PLATS, AT PAGE 6037-6039, RECORDS OF ADA COUNTY, IDAHO, LYING IN THE E1/2 OF THE SW1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 32; THENCE, ALONG THE EAST BOUNDARY OF SAID SW1/4,

- A) N.00°30'00"E., 1945.82 FEET TO THE NORTHEAST CORNER OF TRIDENT RIDGE SUBDIVISION NO.3, RECORDED IN BOOK 119 OF PLATS, AT PAGES 18507 THROUGH 18511, RECORDS OF ADA COUNTY, IDAHO; THENCE, ALONG THE NORTH BOUNDARY THEREOF,
- B) N.89°30'00"W., 25.00 FEET TO THE NORTHEAST CORNER OF TRIDENT RIDGE SUBDIVISION NO.3, RECORDED IN BOOK 119 OF PLATS, AT PAGES 18507 THROUGH 18511, RECORDS OF ADA COUNTY, IDAHO AND THE POINT OF BEGINNING; THENCE, ALONG THE EXTERIOR BOUNDARY THEREOF, THE FOLLOWING COURSES:
- 1) N.89°30'00"W., 106.41 FEET; THENCE,
 - 2) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 169.00 FEET, AN ARC LENGTH OF 89.03 FEET, THROUGH A CENTRAL ANGLE OF 30°10'58" AND A LONG CHORD WHICH BEARS S.75°24'50"W., 88.00 FEET; THENCE, TANGENT FROM SAID CURVE,
 - 3) S.60°19'21"W., 651.86 FEET TO THE EASTERLY RIGHT-OF-WAY OF N. SLENDERLEAF WAY AS SHOWN ON SAID SUBDIVISION AND THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
 - 4) NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 169.97 FEET, AN ARC LENGTH OF 98.30 FEET, THROUGH A CENTRAL ANGLE OF 33°08'15" AND A LONG CHORD WHICH BEARS N.50°50'06"W., 96.94 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
 - 5) N.15°19'21"E., 19.23 FEET; THENCE LEAVING SAID RIGHT-OF-WAY,
 - 6) S.60°19'21"W., 75.28 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID N. SLENDERLEAF WAY; THENCE, ALONG SAID RIGHT-OF-WAY,
 - 7) S.74°40'39"E., 20.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
 - 8) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 216.97 FEET, AN ARC LENGTH OF 93.81 FEET, THROUGH A CENTRAL ANGLE OF 24°46'27" AND A LONG CHORD WHICH BEARS S.45°55'58"E., 93.08 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, NON-TANGENT FROM SAID CURVE,
 - 9) S.60°19'21"W., 580.20 FEET TO THE WEST BOUNDARY OF SAID LOT 6 BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION; THENCE ALONG SAID BOUNDARY,
 - 10) N.00°02'40"W., 350.89 FEET; THENCE,
 - 11) N.60°19'21"E., 804.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
 - 12) NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.33 FEET, AN ARC LENGTH OF 129.43 FEET, THROUGH A CENTRAL ANGLE OF 22°47'41" AND A LONG CHORD WHICH BEARS N.44°09'31"W., 128.58 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
 - 13) N.74°40'55"W., 22.92 FEET; THENCE,
 - 14) N.61°20'29"E., 78.26 FEET; THENCE,
 - 15) S.15°19'05"W., 21.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE
 - 16) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 278.33 FEET, AN ARC LENGTH OF 124.99 FEET, THROUGH A CENTRAL ANGLE OF 25°43'45" AND A LONG CHORD WHICH BEARS S.46°10'31"E., 123.94 FEET TO A POINT OF REVERSE CURVATURE; THENCE,
 - 17) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.33 FEET, AN ARC LENGTH OF 6.30 FEET, THROUGH A CENTRAL ANGLE OF 10°6'35" AND A LONG CHORD WHICH BEARS S.58°29'06"E., 6.30 FEET; THENCE, NON-TANGENT FROM SAID CURVE,
 - 18) N.60°19'21"E., 257.11 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
 - 19) EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 474.00 FEET, AN ARC LENGTH OF 249.65 FEET, THROUGH A CENTRAL ANGLE OF 30°10'39" AND A LONG CHORD WHICH BEARS N.75°24'41"E., 246.78 FEET; THENCE, TANGENT FROM SAID CURVE,
 - 20) S.89°30'00"E., 106.42 FEET; THENCE,
 - 21) S.00°30'00"W., 305.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.561 ACRES

CERTIFICATE OF OWNERS (CONT')

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF STAR, IDAHO, AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

By: _____
ANDREW BRAUSA: MANAGER, BROOKFIELD HOLDINGS (HAYDEN II), LLC.

ACKNOWLEDGMENT

STATE OF NEW YORK }
NEW YORK COUNTY } S.S.

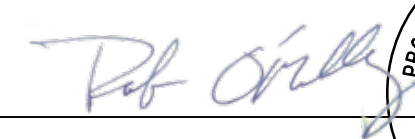
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANDREW BRAUSA, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF BROOKFIELD HOLDINGS (HAYDEN II), LLC., WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

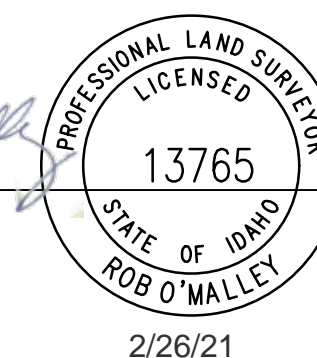
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF NEW YORK

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.


ROB O'MALLEY
IDAHO NO. 13765



2/26/21

TO T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

SHEET NO. 4 OF 5

TRIDENT RIDGE SUBDIVISION NO. 4

HEALTH CERTIFICATE

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

CENTRAL DISTRICT HEALTH

DATE

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

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

PRESIDENT - ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY TREASURER

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

COUNTY TREASURER

DATE

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ STAR, IDAHO

DATE

CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES OF _____ PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS, AT PAGES _____ THROUGH _____ AS INSTRUMENT NO. _____.

DEPUTY

EX OFFICIO RECORDER

APPROVAL OF THE CITY COUNCIL

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

CITY CLERK ~ STAR, IDAHO

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765
PROFESSIONAL LAND SURVEYOR
LICENSED
13765
STATE OF IDAHO
ROB O'MALLEY
2/26/21

TO T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM



September 22, 2020

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

Re: Trident Ridge Subdivision Phase 4 – Final Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Final Plat and Construction Drawings for the Trident Ridge Subdivision Phase 4 dated August 26, 2020. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Cathy Ward. There are a few outstanding items that need to be addressed prior to the City Engineer signing the final plat as indicated on the attached Final Plat and Construction Drawing Review Checklist.

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

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

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

Sincerely,

KELLER ASSOCIATES, INC.

DocuSigned by:

A blue ink signature of Ryan V. Morgan, written in a cursive style.

47A2F17B796F4EF...
Ryan V. Morgan, P.E.
City Engineer

Enclosure(s)

cc: File



CITY OF STAR FINAL PLAT REVIEW CHECKLIST

Subdivision: Trident Ridge No. 4 Phase: 4 Date: 04/01/2021

Developable Lots: 40 Review No: 1

Developer: Hayden Homes, Eric Scheck

Tel: 208.442.6300 Fax: _____ Email: _____

Engineer: T-O Engineers, John Carpenter

Tel: 208-466-8181 Fax: _____ Email: _____

Property Address: N Wing Rd and W Beacon Light Rd.

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

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

| ITEM | OK | NEED | N/A | FINAL PLAT APPLICATION REQUIREMENTS |
|------|----|------|-----|---|
| 1 | X | | | Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements. |
| 2 | | | X | Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required. |
| 3 | X | | | Provide (1) copy of the "Preliminary Plat Findings of Fact and Conclusions of Law". |
| 4 | X | | | Landscape plan provided. |
| 5 | | X | | Verified written legal description. Curve 6 and Line 1 are not constant with the Legal Description. |
| 6 | | X | | Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar. Is landscaping complete? |
| 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.) Water and sewer shall be provided by the Star Sewer and Water District. The Certificate of owner references the City of Star for water and does not include sewer. |
| 14 | | | X | On the signature page of the plat please include the following "I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT." underneath the APPROVAL OF CITY ENGINEER line, and before the signature line. Please update to match |
| 15 | X | | | "Change of Ownership" document filed with the IDWR to the City of Star for all conveyable water rights. |
| ITEM | OK | NEED | N/A | RE-SUBMITTAL REQUIREMENTS* |
| 16 | | | X | Return (1) one revised plat with the redlined set for review and/or approval to Keller Associates. |
| 17 | | | X | Provide a response letter, referencing the City of Star, with the revised plat, 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 Construction Drawing Comments:



CITY OF STAR
LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Ryan B. Field, Assistant City Planner *Shen T. Mitchell*

MEETING DATE: April 20, 2021 – PUBLIC HEARING – **TABLED TO MAY 4, 2020**

FILE(S) #: AZ-21-02 Annexation and Zoning
DA-21-03 Development Agreement
SP-21-01 Short Plat for Haven Ranch Subdivision
PR-21-03 Private Street

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Gary Olson
23307 N. Can Ada Road
Star, ID 83669

Applicant/ Representative:

Nate Mitchell
1470 Rook Way
Star, Idaho 83669

STATUS

This application is being tabled to May 4, 2021 to allow the applicant time to properly post the public hearing sign on the property a minimum of 10 days prior to the Council Hearing.



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, Planning Director & Zoning Administrator *Shawn L. Nickel*

MEETING DATE: April 20, 2021 – PUBLIC HEARING

FILE(S) #: **AZ-21-01 Annexation and Zoning**
DA-21-02 Development Agreement
PP-21-04 Preliminary Plat for River Park Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Kerry Lawson
21817 Blessinger Road
Star, Idaho 83669

Applicant

Todd Tucker
HHS Construction, LLC
729 S. Bridgeway Place
Eagle, ID 83616

Representative:

Scott Wonders
JUB Engineers, Inc.
2760 W. Excursion Lane, Suite 400
Meridian, ID 83642

REQUEST

Request: The Applicant is seeking 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.

PROPERTY INFORMATION

Property Location: The subject property is generally located south of W. State Street (Hwy 44) in the Canyon County portion of Star, Idaho. Ada County Parcel No. R3404000000, R3404100000, R3404500000.

Existing Site Characteristics: The property is currently improved with an existing home and several stables, barns and outbuildings. The parcel is in pasture and agricultural production.

Irrigation/Drainage District(s): - Canyon County Canal

Flood Zone: This property is located in a Flood Zone Area that includes Flood Zone AE and Flood Zone X. An application for a Permit to Develop in an Area of Special Flood Hazard (FL-21-03) has been submitted by the applicant and is under review by the City Engineer.

Special 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.

APPLICATION REQUIREMENTS

| | |
|-----------------------------------|-------------------|
| Pre-Application Meeting Held | January 20, 2021 |
| Neighborhood Meeting Held | February 16, 2021 |
| Application Submitted & Fees Paid | February 25, 2021 |
| Application Accepted | March 4, 2021 |
| Residents within 300' Notified | March 4, 2021 |
| Agencies Notified | March 4, 2021 |
| Legal Notice Published | March 11, 2021 |
| Property Posted | April 9, 2021 |

HISTORY

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

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE 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 | Developing Subdivision - Leighton Estates/Gravel Extraction to create Pond |

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

B. Standards:

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

Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

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

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

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

| <u>ZONING DISTRICT USES</u> | A | R-R | R |
|------------------------------------|----------|------------|----------|
| Accessory structure | A | A | A |
| Dwelling: | | | |
| Multi-family 1 | N | N | C |
| Secondary 1 | A | A | A |
| Single-family attached | N | N | C |
| Single-family detached | P | P | P |
| Two-family duplex | N | N | P |

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

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

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.

PROJECT OVERVIEW

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.

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 prior to signature of final plat. A partial, preliminary approval has been 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.

- 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.

| |
|-------------------------|
| AGENCY RESPONSES |
|-------------------------|

| | |
|-------------------------------|-------------------------------|
| 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 |

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS & RECOMMENDATIONS

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

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

Additional Items for the Council to consider include the following:

- Council may want additional details on the mailbox cluster areas and street parking to accommodate these areas.
- Setback reduction request from the applicant for 5' side yard setbacks for one and two-story homes.

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.
The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:
 - ✓ *Protection of property rights.*

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

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

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

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

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

- 1. Designing development projects that minimize impacts on existing adjacent properties, and*
 - 2. Managing urban sprawl to protect outlying rural areas.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.
The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;
The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

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

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

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the River Park 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 CHD#4 standards.
3. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4, **unless a waiver is approved 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

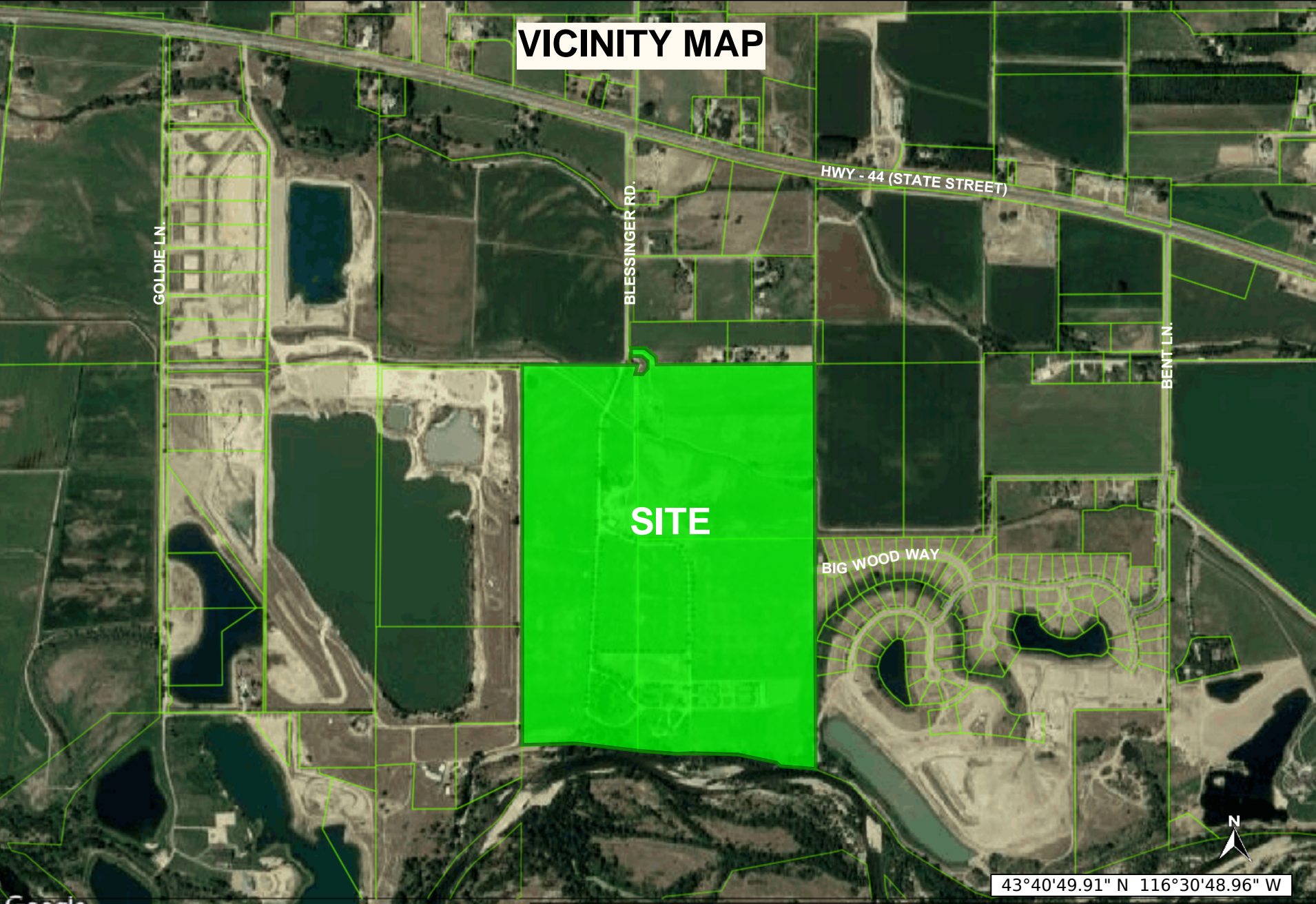
development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.

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 indicates street trees on all roadways.**
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. 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 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.
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. All common areas shall be owned and maintained by the Homeowners Association.
17. 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.**
18. A sign application is required for any subdivision signs.
19. Any additional Condition of Approval as required by Staff and City Council.

| |
|-------------------------|
| COUNCIL DECISION |
|-------------------------|

The Star City Council _____ File #AZ-21-01/DA-21-01/PP-21-04 for River Park Subdivision on _____, 2021.

VICINITY MAP



GOLD DIE LN

BLESSINGER RD.

HWY - 44 (STATE STREET)

BENT LN

SITE

BIG WOOD WAY



43°40'49.91" N 116°30'48.96" W

BOISE HUNTER HOMES

River Park Estates Subdivision Narrative



HHS Construction, LLC is pleased to submit the following applications for the River Park Estates Subdivision. We are requesting approval of an Annexation & Rezone, Preliminary Plat, and a Flood Hazard Development for this property.

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Vicinity Map



Site Location and Existing Uses

The subject property is comprised of three parcels (R3404000000, R3404100000, R3404500000) and is approximately 150.7 acres in size. The property is located on Blessinger Road south of Hwy-44 at the western terminus of Big Wood Way, in Canyon County. The property is currently being used as a horse boarding and riding facility, a wedding venue, and a single-family residence.

Annexation and Zoning

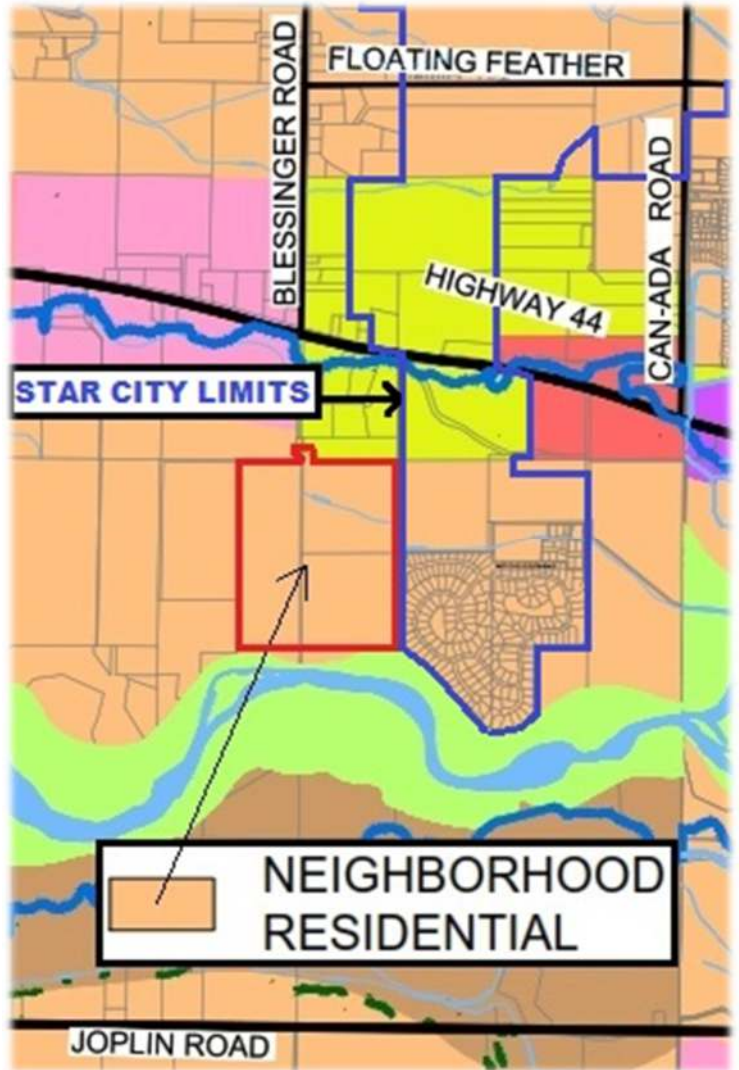
The property is located within the City of Star's Area of Impact. The property abuts the city limits of Star along the eastern property line. Annexation of this property will fulfill the City of Star's desire for orderly development.

The property is identified as Neighborhood Residential on the Future Land Use Map. The Star Comprehensive Plan recognizes the Neighborhood Residential land use as suitable primarily for single-family residential uses. It anticipates developments that will provide densities between three and five units per acre. The Zoning Compatibility Matrix shows the residential zones R-1 through R-5 as appropriate for the Neighborhood Residential land use.

We are requesting the property be zoned R-3 with a development agreement. The overall residential density of the subdivision is 2.12 dwelling units per acre. This is consistent with the Comprehensive Plan.

Subdivision

The preliminary plat for the River Park subdivision includes 320 single-family lots. Three different lot sizes are provided within the subdivision. The largest lots are 81 feet wide with an average lot size of 12,773 square feet, with the next largest lots being 65 feet wide with an average lot size of 10,086 square feet. The smallest lots are 55 feet wide with an average lot size of 7,963 square feet. This provides a mix of lots that can accommodate a variety of home sizes. The existing home will remain, and be located on an approximately 1.7 acre lot. All streets within the subdivision are 36 feet wide from back-of-curb to back-of-curb. The sidewalks will be five feet wide and detached from the curb with an eight-foot-wide landscape strip. There are several mature trees currently located on the property. Due to the amount of fill required to raise the property out of the floodplain, some of the trees may need to be removed. However, we will try and relocate as many trees as possible. The largest group of trees on the property are located along the river, and we are keeping those trees. We will be installing numerous trees as part of the landscaping plan for this subdivision.



Development Statistics

| | |
|-------------------------------|------------|
| Total Acreage | 150.47 |
| Buildable Lots | 320 |
| Estate Lot | 1 |
| 81' Wide Lots | 79 (25 %) |
| 65' Wide Lots | 196 (61 %) |
| 55' Wide Lots | 44 (14 %) |
| Common Lots | 22 |
| Total Open Space (AC) | 45.59 |
| Total Open Space (%) | 30.3 |
| Useable Open Space (AC) | 44.18 |
| Useable Open Space (%) | 29.4 |

Flood Hazard

The majority of the property is located within the Floodplain – AE Zone. The southern portion of the property is located within the Floodway of the Boise River. No structures or grading are proposed within the Floodway. The property will be developed in a manner to raise the developed lots and street improvements above the base flood elevation. The material that will be used to raise the site is excavated from the subject property. The areas where the material is excavated from will result in several large ponds, which are incorporated into the design of the subdivision. These ponds provide a wonderful amenity for the residents to enjoy.

The Canyon County Canal runs through the northern portion of the property and the Boise River forms the southern edge of the subdivision. We are not proposing any alterations to either one of these watercourses.

There is some riparian vegetation that is located along the Boise River at the southern end of the development.

Architecture

One of the items that sets Boise Hunter Homes apart from the other home builders in the Treasure Valley is our world class architecture. The majority of our beautiful homes are designed by architect Michael Woodley, AIA, who is one of the most prolific architects in homebuilding, and he exclusively works with Boise Hunter Homes in Idaho. In 2015, Michael was inducted into the Homebuilding Hall of Fame. And in 2020 at the Gold Nugget Grand Awards, the top awards show in homebuilding, Michael and his firm were the recipients of the "Best Residential Detached Collection of the Year" and the "Best Interior of a Home Priced \$500,000 to \$800,000". In designing our homes, Michael leads us through an extensive process to design floorplans and finishes that exceed buyer expectations and meet the high standard of functionality and style that sets us apart from the rest.



Development Agreement

Section 8-3A-4: Zoning District Dimensional Standards notes that the minimum setback requirement per story is five feet. Two-story homes are a very important floorplan to our prospective buyers, who typically want a larger home, views, and bigger backyards. We accomplish each of these priorities through our award-winning architecture, which is modulated to avoid a box-like look, and instead is functional and aesthetically pleasing from every angle.

The intent of the increased setbacks for multi-story homes within the R-3 Zone is multi-faceted. The additional 5-foot setback for the second story is one way to create modulation in the roofline of the home. This modulation produces a more visually appealing front façade. However, there are other ways to achieve the same outcome of quality architecture without building a "wedding cake" style house.

Boise Hunter Homes produces gorgeous homes with stellar architecture designed by world class architect Mike Woodley who has won numerous Golden Nugget awards at the Pacific Coast Builders Conference and International Builders Conference.

Our homes are designed with varying roof lines that provide visual interest on all four sides. This is achieved by modulating the façade, so the homes do not appear “boxy”. In addition, the sides of our homes are articulated so there is not a solid wall plane. This reduces the wall mass on the sides of the homes which reduces the amount of the second story that is near the adjacent homes. Finally, we provide an abundance of windows that create a welcoming feel to the home.



Section 8-7-3.E of the Unified Development Code states “A development agreement, when associated with an annexation and/or rezone, may be used in lieu of a Planned Unit Development application for deviations to dimensional standards.” We have included a development agreement with our applications to allow for a five-foot wide side yard setback for 2-story homes within the subdivision. No other waivers or variances are associated with this subdivision. Approval of this development agreement will allow Boise Hunter Homes to bring our world class architecture to the City of Star within this wonderful subdivision.

Open Space and Amenities

The Star Unified Development Code requires residential subdivisions provide a total of 15% open space with a minimum usable open space requirement of 10%. The River Park Estates Subdivision is 150.47 acres requiring a total open space of 22.5 acres, and a usable open space requirement of 15 acres. We are providing approximately 46 acres of total open space and the vast majority of that is usable at 44.5 acres.



Numerous amenities are provided throughout the subdivision for use by the residents. Most notable of these amenities are the two beautiful parks located along the Boise River at the southern end of the subdivision. These river parks will provide approximately 12.5 acres of open space for residents to recreate by the river.

In addition to the open space, the western park also provides a swimming pool with bathrooms, changing areas, and a covered patio area for relaxing in the shade. The eastern river park provides a wide-open grassy area to be used as athletic ball fields. Both of the river parks have direct access to the public street network within the community and will be fenced with wrought iron with access provided to River Park Subdivision residents.

Another amenity provided along the Boise River will be a greenbelt pathway. Approximately 2,100 feet of greenbelt will be constructed along the north side of the Boise River within the subdivision. This is consistent with the pathway shown on the City of Star Recreational & Alternate Transportation Plan. This greenbelt provides a wonderful recreational opportunity for subdivision residents as well as the general public.

There are five large ponds located throughout the subdivision. These ponds total approximately 20 acres and will provide a plethora of recreational opportunities for the residents. All ponds have access provided in at least two locations to allow residents who don't have lots abutting the ponds the ability to use them. It is anticipated that these ponds will be stocked with fish. Paved access will be extended to benches near the ponds in certain locations. This will provide an opportunity for residents to sit near the ponds or fish if they choose.

Two open space lots are provided in the northeast portion of the subdivision. These lots total approximately 1 acre in size, and provide opportunities for outdoor recreation.

Comprehensive Plan Compliance

As previously noted, this property is identified as Neighborhood Residential on the Future Land Use Map for the City of Star. We feel that the proposed project aligns very well with the goals and objectives identified in the Neighborhood Residential section of the Comprehensive Plan. Below is a list of goals and objectives that apply to this project and an explanation of how the development is in compliance with those goals and objectives:

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.

The proposed subdivision provides a variety of lot sizes to accommodate various housing sizes. The lots range from 7,865 square feet to 22,825 square feet in size. In addition, there is an approximate 2-acre estate lot within the subdivision. Numerous recreational opportunities are provided for the residents of the subdivision as well as a green belt along the Boise River for the greater community.

8.4 Objectives

Preserve the family friendly feel of Star.

This subdivision is comprised of single-family residential lots with home sizes to accommodate families of all sizes. With the community parks, pool, and overall community design we are excited for the future HOA to bring together residents through a variety of events and neighborhood gatherings.

Implement the Land Use Map and associated policies as the official guide for development.

As previously noted, this property is located within the Neighborhood Residential land use area. The proposed development was largely dictated by the uses and policies outlined by the Future Land Use map for this area.

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

The proposed subdivision is located adjacent to an existing platted subdivision with urban services stubbed to the subject property.

Require the conservation and preservation of open spaces and public access to the Boise River and BLM lands and interconnected pathways to be open to the public in new developments.

Public access will be provided to the Boise River via the green belt that will be installed as part of this subdivision.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

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

The proposed subdivision is located within the Neighborhood Residential land use and is located adjacent to an existing platted subdivision. The density of the proposed subdivision is 2.12 dwelling units per acres which is far below the 3-5 dwelling units per acre anticipated with the Neighborhood Residential land use.

Low densities within the Estate and 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 lot of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

The property is located within the Neighborhood Residential land use and the floodplain. The subdivision will be graded in a way to raise the buildable lots and street infrastructure out of the floodplain. The property is not located adjacent to any land that is not likely to be subdivided in the future.

Transportation

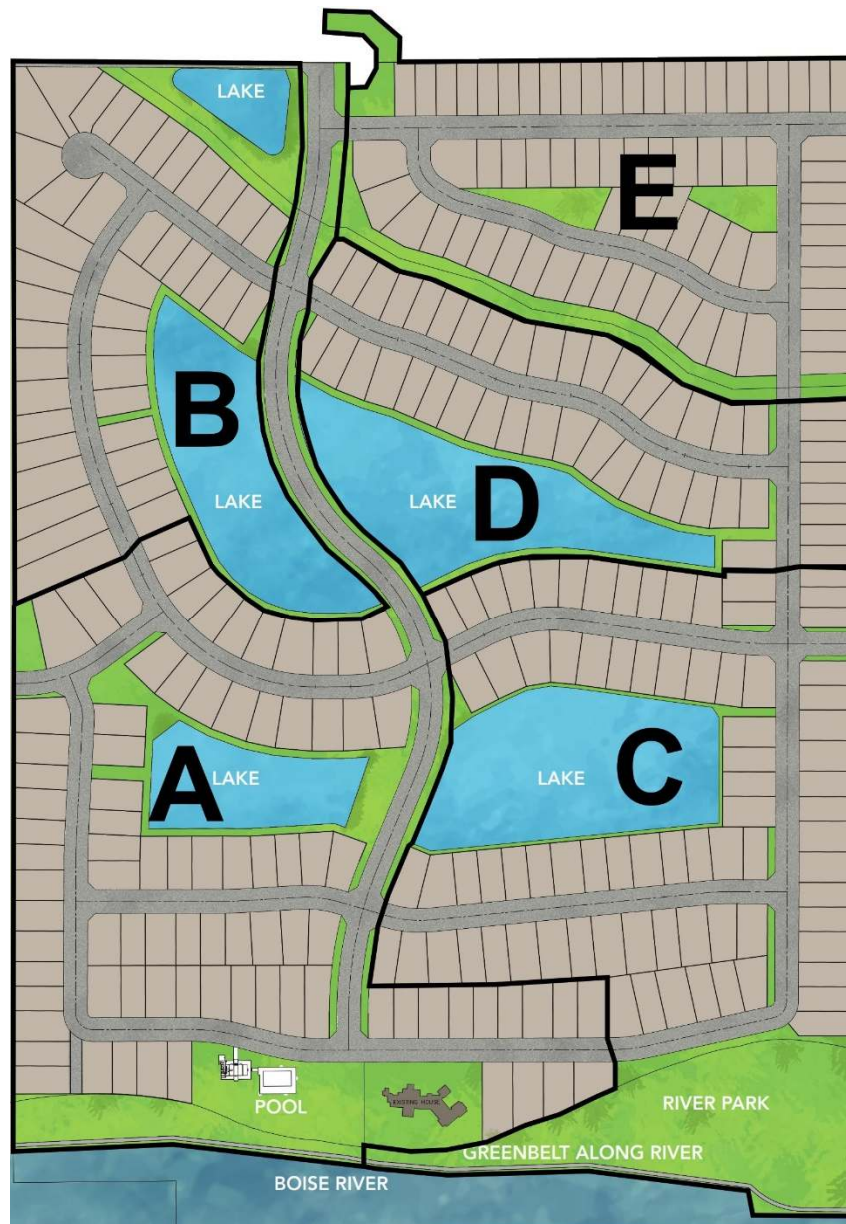
Because this development has over 100 dwelling units, we were required to complete a Transportation Impact Study (TIS). The TIS was completed by Kittelson and Associates and submitted to the Canyon Highway District (CHD#4) and the Idaho Transportation Department (ITD) for review. Both of those agencies are in the process of reviewing the submitted TIS.

As previously noted, all streets within the subdivision are 36 feet wide from back-of-curb to back-of-curb. The sidewalks will be five feet wide and detached from the curb with an eight-foot-wide landscape strip.

The proposed subdivision will be extending two streets that were previously stubbed to the property through the development. Blessinger Road will be extended from the north boundary of the property through the subdivision and Big Wood Way will be extended from the east through the subdivision. We are proposing the extension of two stub streets from this development. One street will be extended to the east in the northeast corner of the subdivision and the second street will be extended to the west near the middle of the subdivision. As such, when the development is completed there will be four access points either into or out of the subdivision.

Conceptual Phasing Plan

Due to the size of the subdivision, we anticipate final platting it in five phases. The phases have been thoughtfully designed to insure two points of access are provided for each phase. The grading operation will be completed for the entire site at once with infrastructure constructed with each phase.



Conclusion

The proposed Annexation & Zoning, and Preliminary Plat applications for the River Park Estates subdivision were created after carefully considering the Star Unified Development Code, Comprehensive Plan, site location, and surrounding neighborhoods. We look forward to discussing the applications with you in greater detail. If you have any questions regarding this submittal, please contact Todd Tucker at 208-618-2157 or ttucker@boisehunterhomes.com.

Sincerely,

Todd Tucker

Todd Tucker
Planning and Entitlement Manager

PRELIMINARY PLAT FOR RIVER PARK ESTATES SUBDIVISION

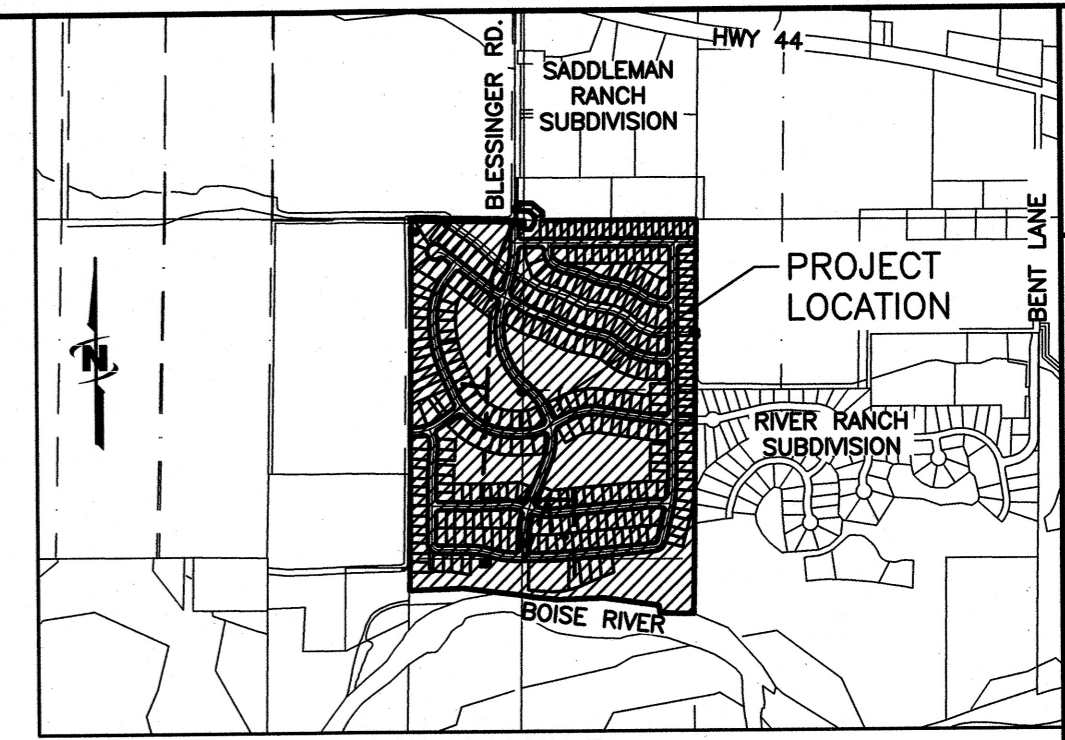
SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, THE WEST HALF OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 4 OF SECTION 13, THE EAST HALF OF THE NORTHEAST QUARTER AND GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,

STAR, IDAHO

2021

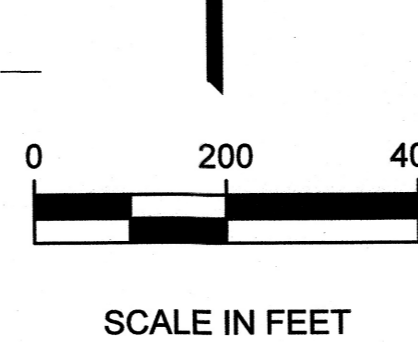
BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner
- Calculated Point



NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CANYON HIGHWAY DISTRICT NO. 4 STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 24, BLOCK 1, LOTS 1, 13, 29, BLOCK 2, LOTS 1, 12, BLOCK 3, LOTS 14, 22, BLOCK 4, LOT 1, BLOCK 5, LOTS 1, 23, BLOCK 6, LOT 25, BLOCK 7, LOTS 1, 15, 40, BLOCK 8, LOTS 1, 17, BLOCK 9, LOT 1, BLOCK 10, LOT 10, BLOCK 11, LOTS 1, 21, BLOCK 12 WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 25, BLOCK 8 IS A SHARED DRIVEWAY LOT, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE PONDS.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
10. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT OR WITH THE APPROVED DEVELOPMENT AGREEMENT.
11. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
12. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
13. A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS, LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVER PARK ESTATES SUBDIVISION.
14. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAPS NO. 16001C0125 J, AND NO. 16001C120 J COMMUNITY PANEL NO. 0125 J, AND 120 J, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
15. ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
16. A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHO. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHO SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVER PARK ESTATES SUBDIVISION.
17. EASEMENTS FOR SEWER/WATER FACILITIES WILL BE REQUIRED WHERE PLACED OUTSIDE OF PUBLIC RIGHT OF WAY. LOTS 1 AND 10, BLOCK 2 SHALL HAVE EASEMENTS FOR THE STAR SEWER AND WATER DISTRICT UTILITIES.
18. STORM DRAINAGE SHALL BE TREATED AND RELEASED INTO THE POND SYSTEM.



IRRIGATION DISTRICT

CANYON COUNTY WATER CO. LTD
PO BOX 11
STAR, ID 83669

LAND SURVEYOR

ROBERT KAZARINOFF, P.L.S.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

CIVIL ENGINEER

W. SCOTT WONDERS, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

OWNER

KERRY J. LAWSON
21817 BLESSINGER RD
STAR, ID 83669

OWNER

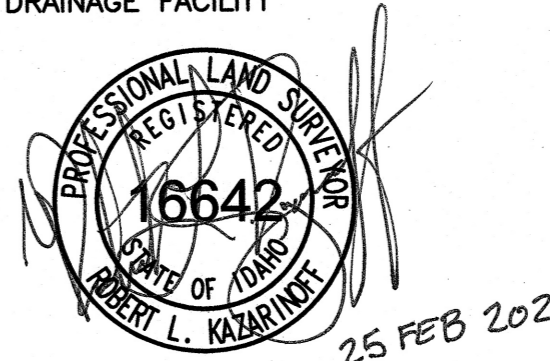
FOR OUR FOUR PARTNERS, LP
6111 W. THUNDERBIRD RD
GLENDALE, AZ 85306

DEVELOPER

HHS CONSTRUCTION, LLC
729 BRIDGEWAY PL.
EAGLE, ID 83616
208-577-5501

LAND USE SUMMARY

| | |
|-----------------------|-------------------|
| TOTAL AREA: | 150.47 AC. |
| TOTAL LOTS: | 342 LOTS |
| RESIDENTIAL LOTS: | 320 LOTS |
| COMMON AREA LOTS: | 21 LOTS |
| COMMON DRIVEWAY LOT: | 1 LOT |
| RESIDENTIAL DENSITY: | 2.12 DU/AC |
| TOTAL OPEN SPACE: | 45.59 AC. (30.3%) |
| BUFFER OPEN SPACE: | 1.41 AC. (0.9%) |
| QUALIFIED OPEN SPACE: | 44.18 AC. (29.4%) |
| AVERAGE LOT SIZE: | 10,734 S.F. |
| SMALLEST LOT: | 7,865 S.F. |
| EXISTING ZONE: | AC |
| PROPOSED ZONE: | R-3 |



BOUNDARY CERTIFICATION

| Line # | Direction | Length |
|--------|-------------|---------|
| L1 | S00°32'02"W | 66.69' |
| L2 | S89°58'37"E | 55.18' |
| L3 | N30°33'44"E | 55.38' |
| L4 | N01°39'40"E | 56.54' |
| L5 | N48°46'53"W | 56.99' |
| L6 | N88°44'47"W | 97.56' |
| L7 | N00°37'41"E | 60.00' |
| L8 | S88°44'47"E | 120.03' |
| L9 | S48°46'53"E | 107.07' |
| L10 | S01°39'40"W | 64.09' |
| L11 | N09°51'37"W | 62.93' |
| L12 | N84°27'10"W | 196.13' |
| L13 | N78°58'20"W | 83.43' |
| L14 | S87°51'40"W | 59.80' |

EXISTING

- S - SANITARY SEWER LINE
- W - WATER LINE
- G - GRAVITY IRRIGATION PIPE
- P - PRESSURE IRRIGATION LINE
- SD - STORM DRAIN LINE
- CL - CENTERLINE
- L - LOT LINE
- 6" - 6" VERTICAL CURB & GUTTER
- R - ROLLED CURB & GUTTER
- S - 5' SIDEWALK
- M - SEWER MANHOLE
- D - DITCH FLOW LINE
- I - IRRIGATION MANHOLE
- S - STREET LIGHT
- T - TREE DECIDUOUS
- C - TREE CONIFER
- E - EDGE OF PAVEMENT
- G - GAS LINE
- F - FENCE LINE
- H - FIRE HYDRANT
- 2650 - 5' CONTOUR LINE
- 2651 - 1' CONTOUR LINE
- D - DRAINAGE FACILITY

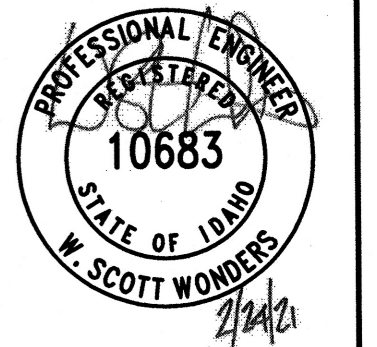
LEGEND

PROPOSED

- S - SANITARY SEWER LINE
- W - WATER LINE
- G - GRAVITY IRRIGATION PIPE
- P - PRESSURE IRRIGATION LINE
- SD - STORM DRAIN LINE
- CL - CENTERLINE
- L - LOT LINE
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- D - DRAINAGE FACILITY

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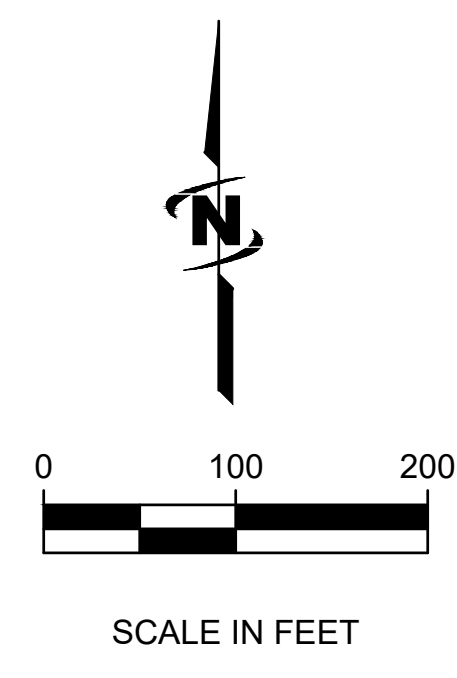
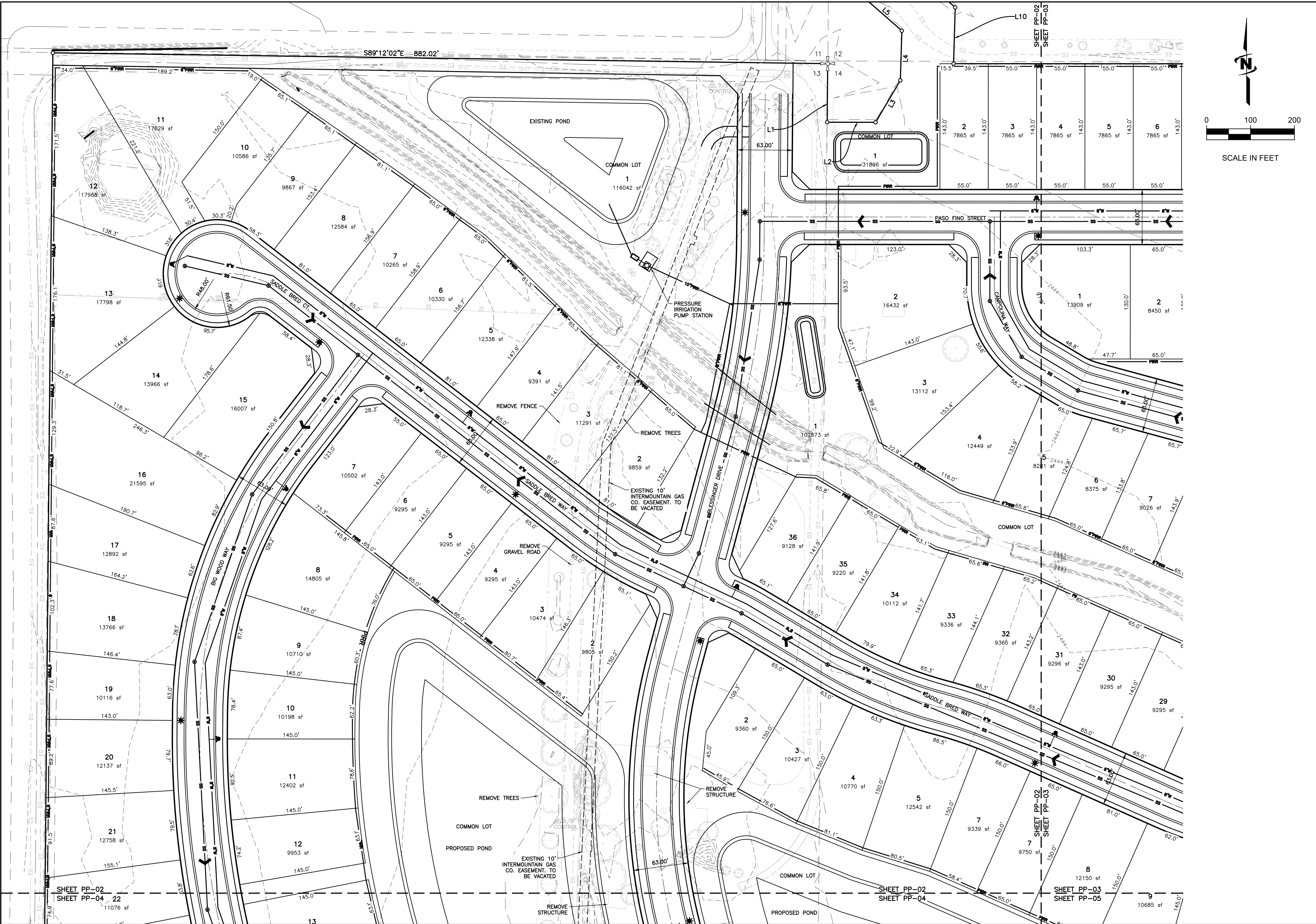


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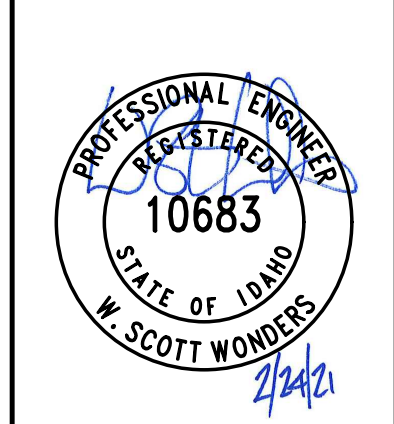
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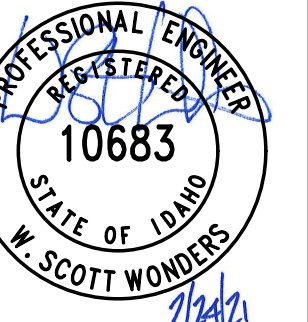
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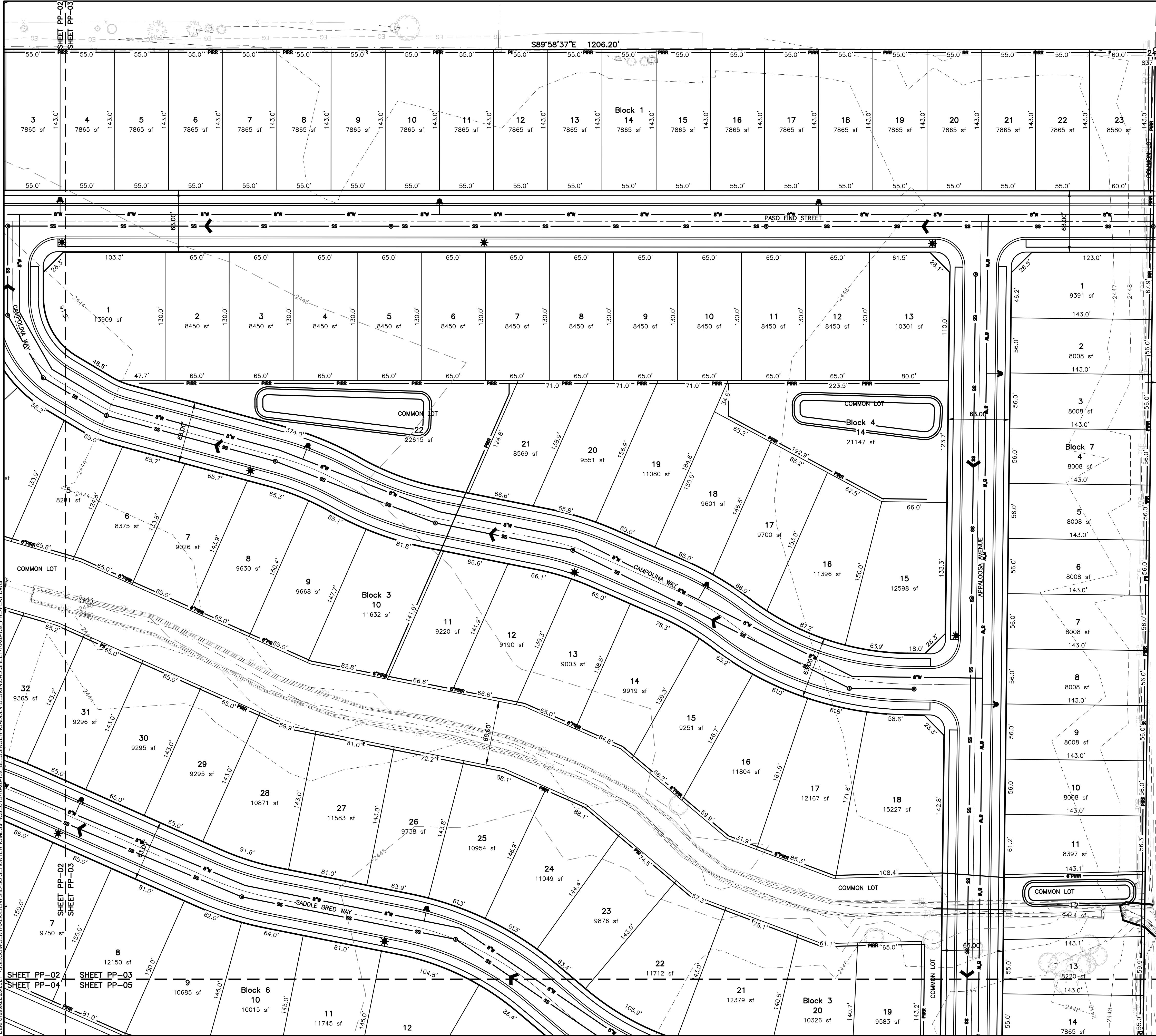
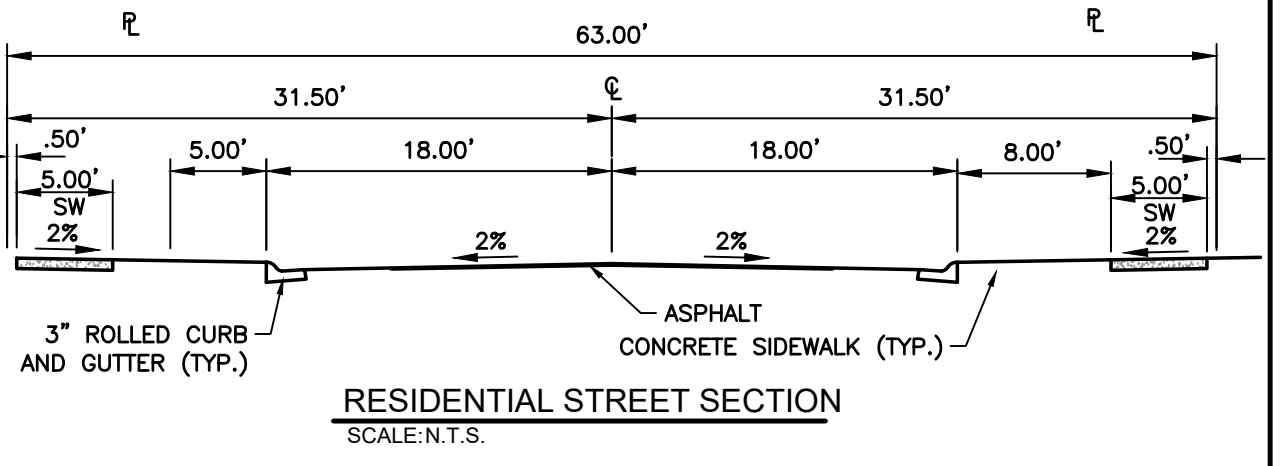
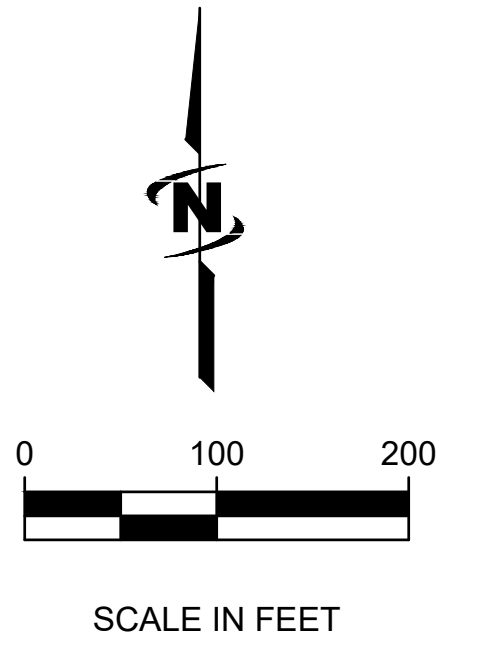
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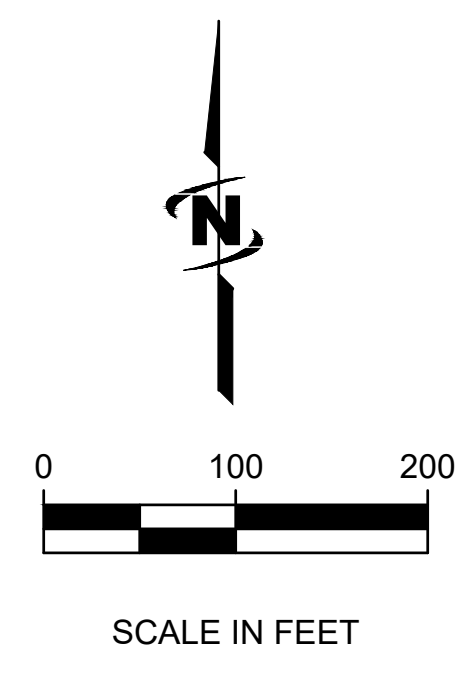
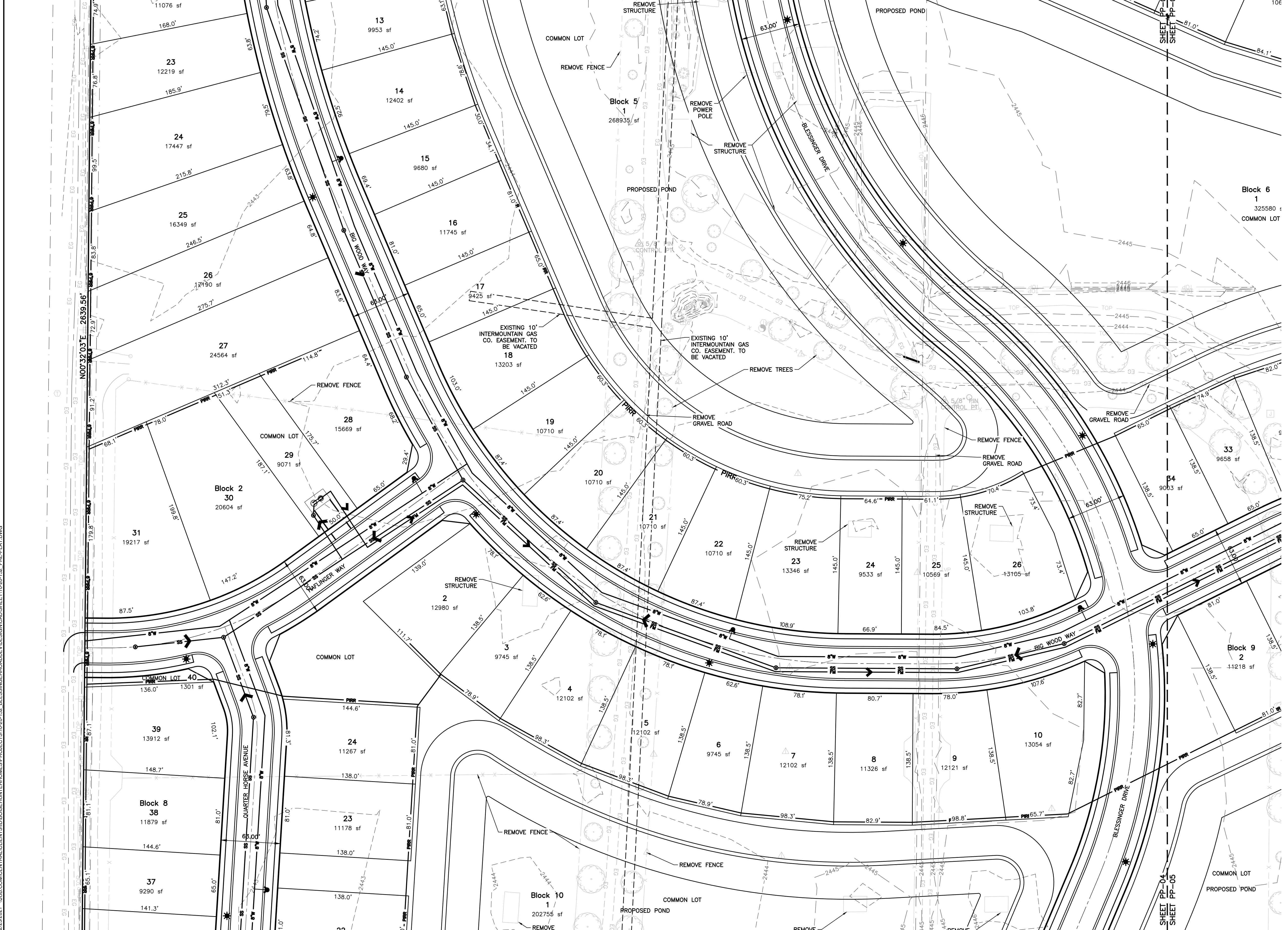
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SHEET PP-04
SHEET PP-05

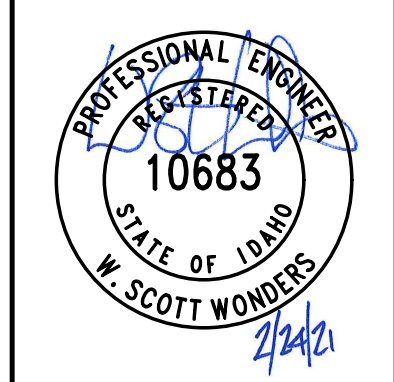
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 STAR, IDAHO**

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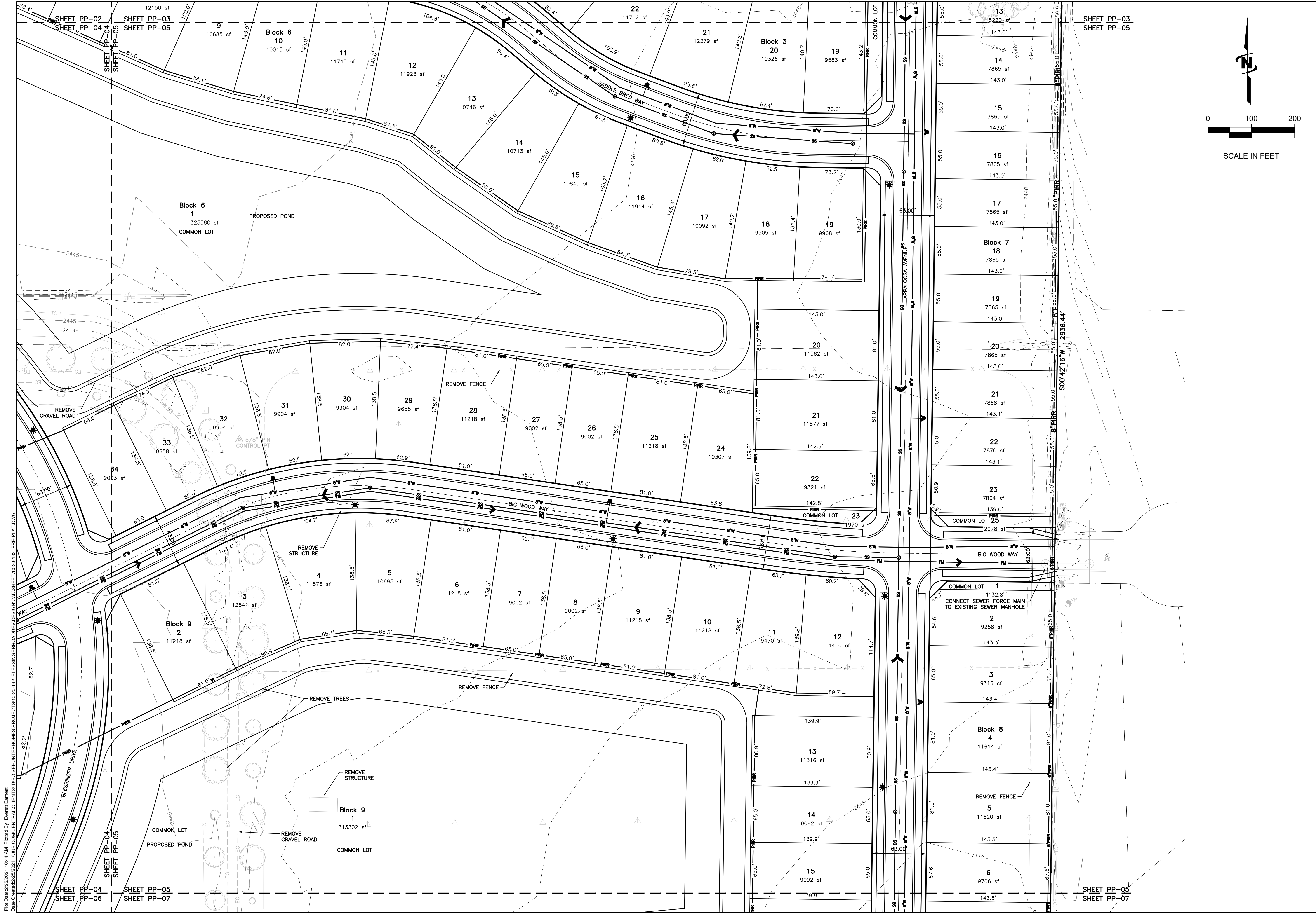
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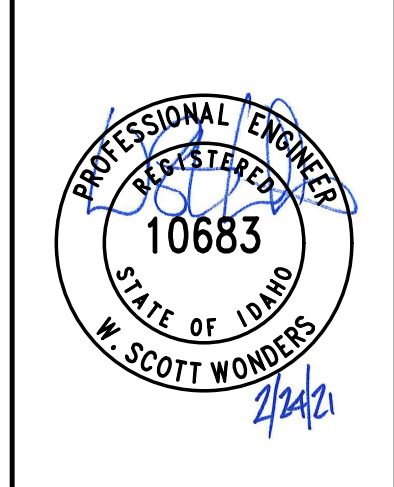
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SHEET PP-04
SHEET PP-06

SHEET PP-04
SHEET PP-05
SHEET PP-05
SHEET PP-07



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RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO

EXISTING AND PROPOSED CONDITIONS

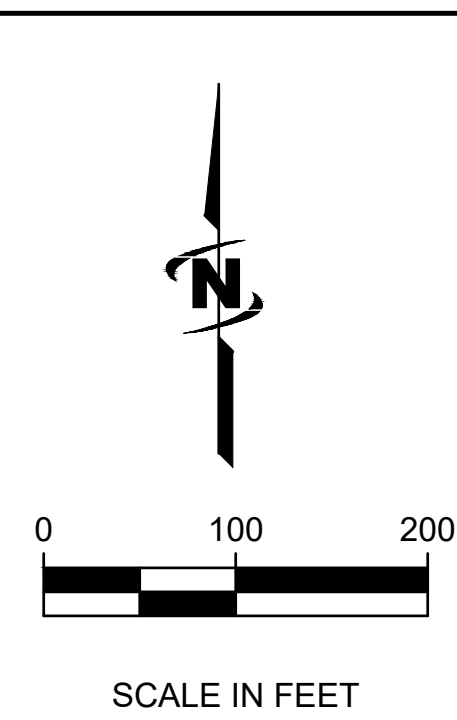
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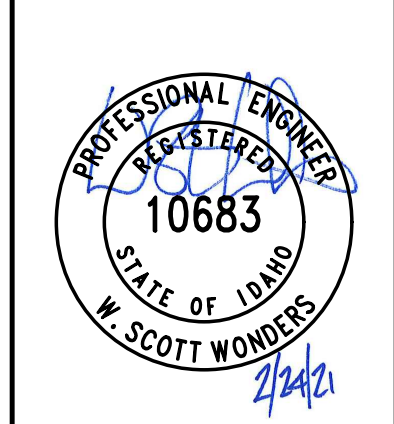
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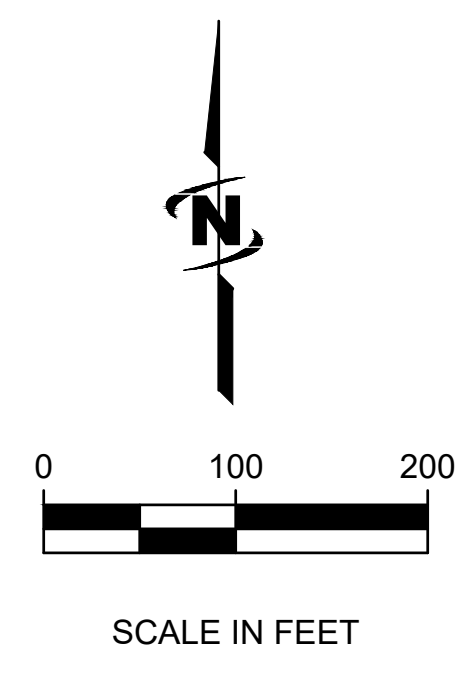
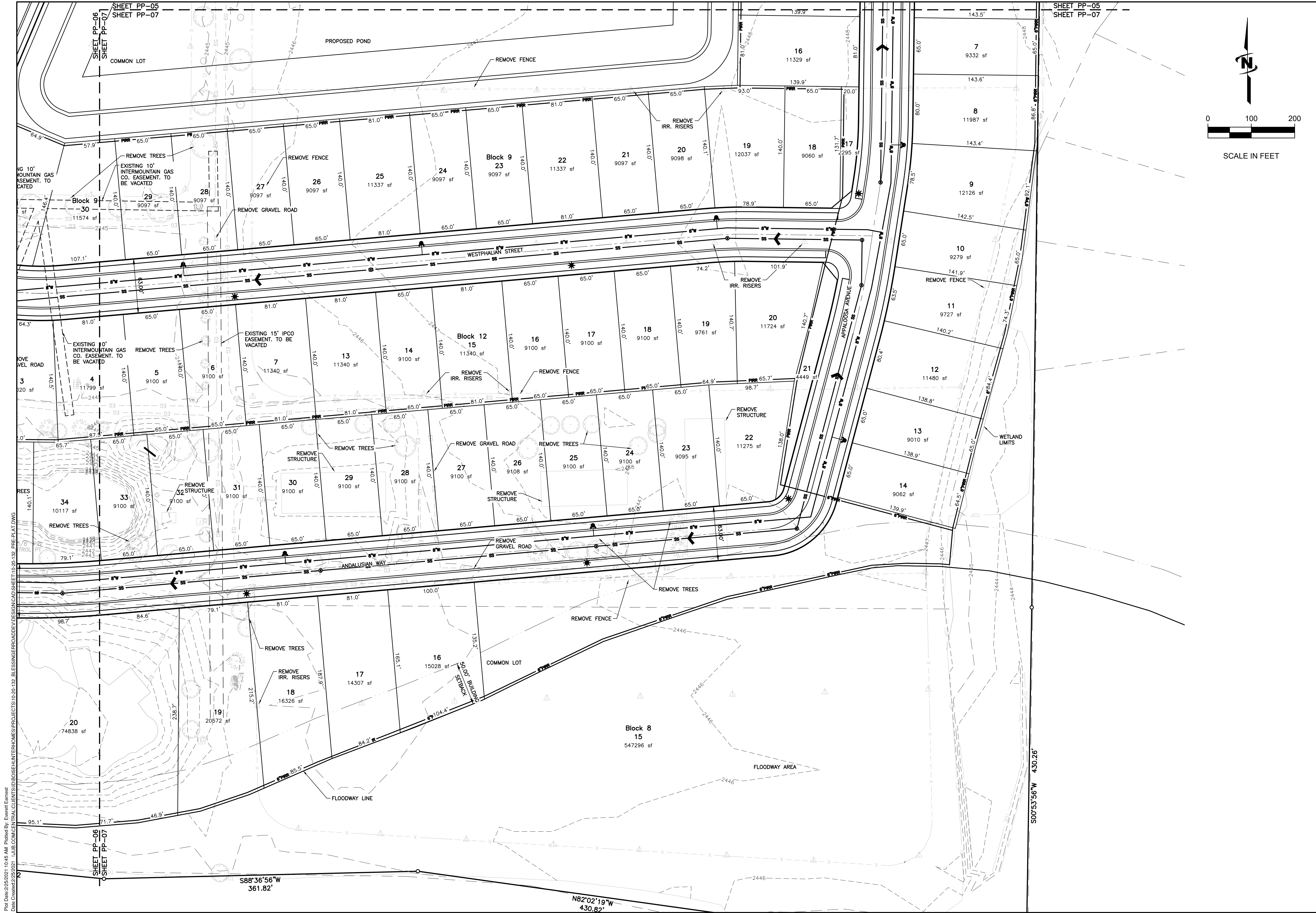
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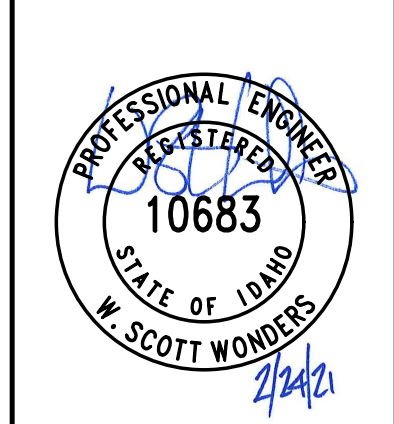
**RIVER PARK ESTATES SUBDIVISION
 STAR, IDAHO**

EXISTING AND PROPOSED CONDITIONS

FILE: 10-20-132-PP6-FLAT
 JUB PROJ. #: 10-20-132
 DRAWN BY: ---
 DESIGN BY: ---
 CHECKED BY: ---
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 2/25/2021
 SHEET NUMBER:
PP-06



JUB
 J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com



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| NO. | REVISION | DESCRIPTION | BY | DATE |
|-----|----------|-------------|----|------|
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**RIVER PARK ESTATES SUBDIVISION
 STAR, IDAHO**

EXISTING AND PROPOSED CONDITIONS

FILE: 10-20-132_PRE-PLAT
 JUB PROJ. #: 10-20-132
 DRAWN BY: ---
 DESIGN BY: ---
 CHECKED BY: ---

ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 2/25/2021

SHEET NUMBER:
PP-07

Plot Date: 2/25/2021 10:45 AM Plotted By: Everett Estimat
 Date Created: 2/25/21 10:45 AM Central CAD Client: JUB.COM CENTRAL CAD CLIENT: JUB.COM CENTRAL CAD DESIGNER: CAD SHEET: 10-20-132 PRE-PLAT.DWG

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS

- 1.1. All contractor work shall be conducted in accordance with ISPCW (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
2. **EXISTING CONDITIONS**
- 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
- 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
- 2.3. See Engineer's plans for information about existing features.
- 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.

3. GRADING & SITE PREPARATION

- 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
- 3.2. All gravel overprep to be removed and disposed of off site.
- 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
- 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
- 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
- 3.6. No pooling or standing water will be accepted per industry standards.

4. SOILS

- 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
- 4.2. All planter beds shall receive 18" min depth of screened topsoil.
- 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - 4.3.3. Topsoil shall have a pH of 6.5 to 8.0.
 - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
- 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
- 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade 5" below adjacent surfaces.
- 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.

5. LAWN AREAS

- 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
- 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
- 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
- 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
- 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
- 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
 - 5.6.1. Install 3/8" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
- 5.7. Provide tree rings with a minimum 3" diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.

6. PLANTER BED MULCH

- 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.

7. PLANTS

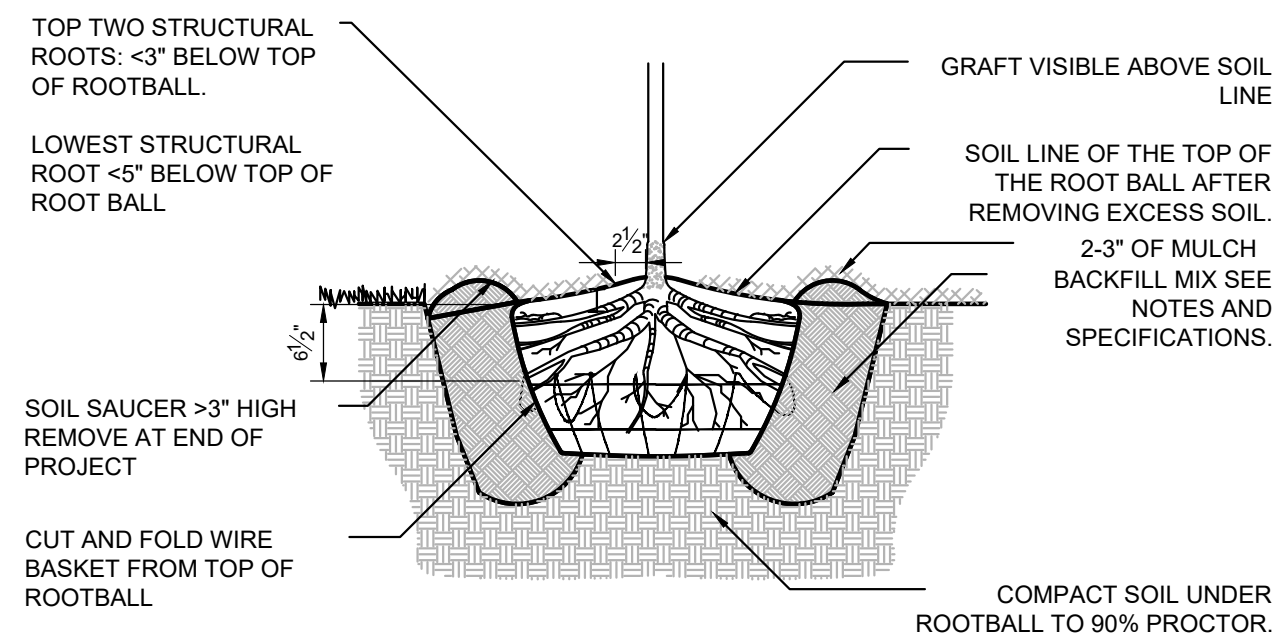
- 7.1. All plant material shall be installed per industry standards.
- 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
- 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
- 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
- 7.5. Fertilize all trees and shrubs with "Agriform" planting tablets or approved equal. Apply per manufacturers recommendations.

8. IRRIGATION

- 8.1. Irrigation system shall be built to the following specifications:
 - 8.2. Adhere to city codes when connecting to city water.
 - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
 - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
 - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
 - 8.5. All remote control valves (including master control valve) to have flow control device.
 - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - 8.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
 - 8.8. Use common trenching where possible.
 - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
 - 8.11. Connect mainline to point of connection in approximate location shown on plan.
 - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
 - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - 8.14. All drip irrigation to be buried 2" below finished grade.
 - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - 8.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.
 - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
 - 8.18. If any discrepancies are found, then local codes shall prevail.
9. **CONTRACTOR RESPONSIBILITIES**
 - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20" scale are turned in and approved by owner's representative.
 - 9.4. In the event of a discrepancy, notify the Landscape Architect immediately.

NOTES:

1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.
6. 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

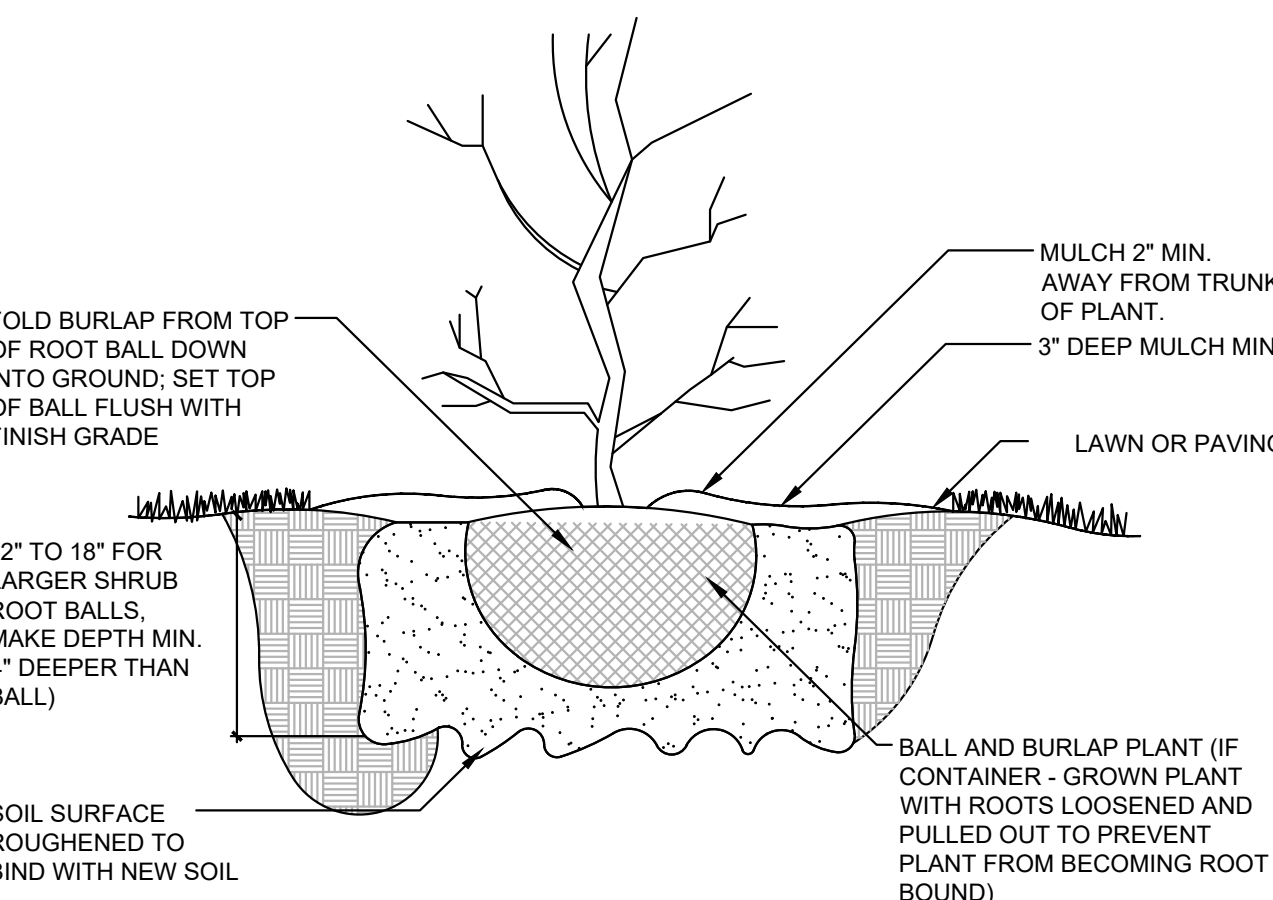


1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0" 3293-01

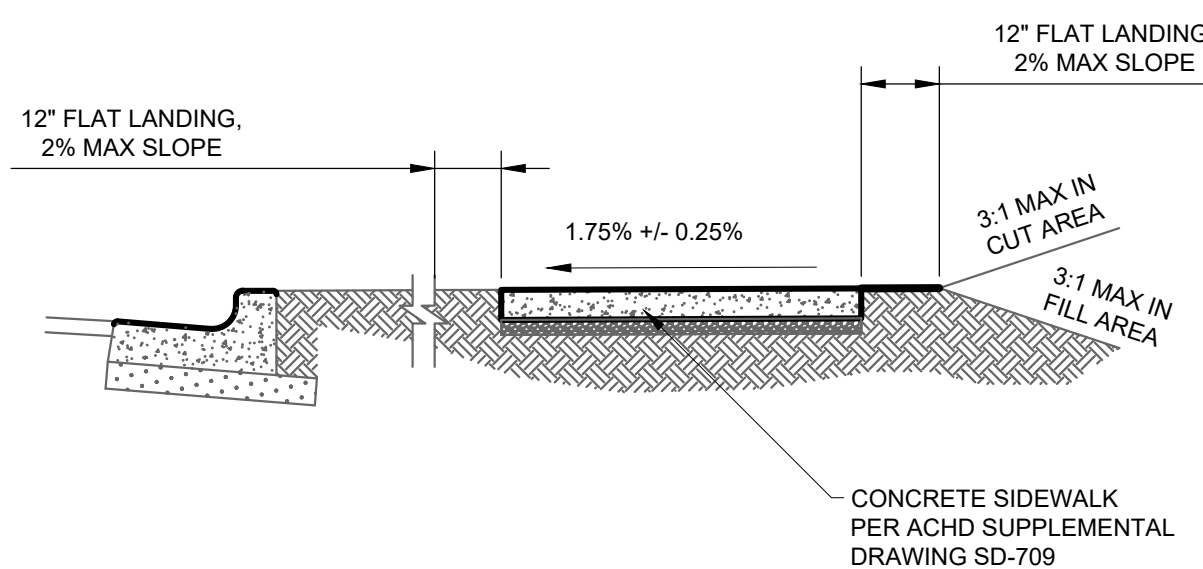
NOTE:

- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS. BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING

1" = 1'-0" 329333-03

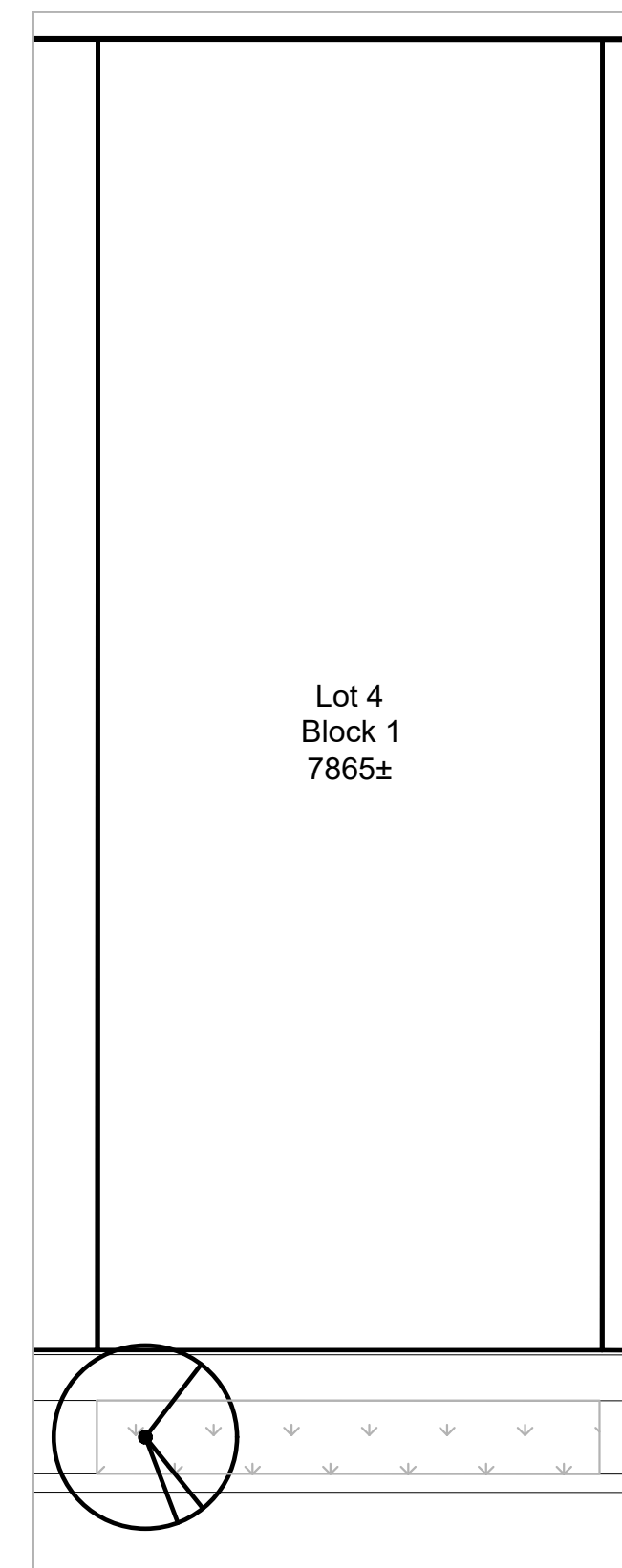
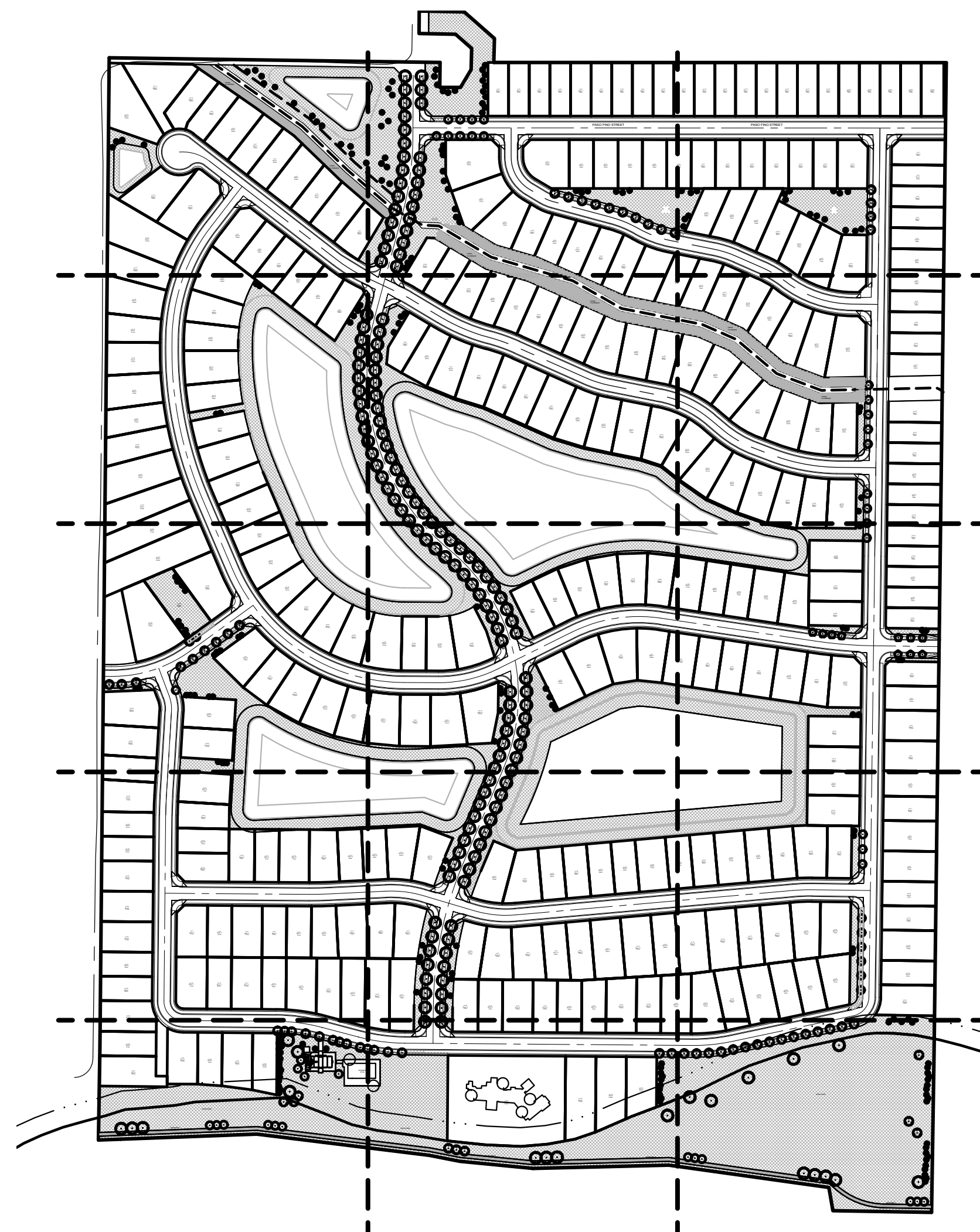


NOTE: REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS

3 CONCRETE SIDEWALKS ADJ LANDING-12"

3/8" = 1'-0" 329320-05

PLAN OVERVIEW



LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY OF STAR CODE

STREET OR PERIMETER YARD:

1 CLASS II TREE PER 35 LF ALONG STREET PARKWAY STRIPS

| STREET | LENGHT (LF) | TREES REQUIRED | TREES PROVIDED |
|-----------------------|-------------|----------------|----------------|
| BLESSINGER | | | |
| WEST 1 | 510.00 | 15.00 | 15.00 |
| EAST 1 | 94.00 | 3.00 | 3.00 |
| EAST 2 | 352.00 | 10.00 | 10.00 |
| WEST 2 | 1950.00 | 30.00 | 30.00 |
| EAST 3 | 1004.00 | 29.00 | 29.00 |
| WEST 3 | 562.00 | 16.00 | 16.00 |
| EAST 4 | 596.00 | 17.00 | 17.00 |
| WEST 4 | 276.00 | 8.00 | 8.00 |
| EAST 5 | 278.00 | 8.00 | 8.00 |
| PASO FINO ST | | | |
| NORTH | 145.00 | 4.00 | 4.00 |
| SOUTH | 170.00 | 5.00 | 5.00 |
| CAMPOLINA WAY | | | |
| NORTH | 363.00 | 10.00 | 10.00 |
| HALFLINGER WAY | | | |
| NORTH | 81.00 | 2.00 | 2.00 |
| SOUTH 1 | 105.00 | 3.00 | 3.00 |
| SOUTH 2 | 200.00 | 6.00 | 6.00 |
| BIG WOOD WAY | | | |
| SOUTH 1 | 104 | 3.00 | 3.00 |
| SOUTH 2 | 200 | 6.00 | 6.00 |
| NORTH 1 | 82 | 2 | 2 |
| APPALOOSA AVE | | | |
| WEST 1 | 123.00 | 4.00 | 4.00 |
| WEST 2 | 182.00 | 5.00 | 5.00 |
| WEST 3 | 141.00 | 4.00 | 4.00 |
| WEST 4 | 117.00 | 3.00 | 3.00 |
| WEST 5 | 221.00 | 6.00 | 6.00 |
| ANDALUSIAN WAY | | | |
| SOUTH | 461.00 | 13.00 | 13.00 |
| SOUTH 2 | 593.00 | 17.00 | 17.00 |
| PATHWAY | | | |
| GREENBELT | 2250.00 | 23.00 | 23.00 |

COMMON AREAS:

- *QUALIFIED OPEN SPACE
- OPEN GRASSY AREA, 50'X100' (PROVIDED)
- PONDS (PROVIDED)
- PATHWAY (GREENBELT PROVIDED)
- CLUBHOUSE (PROVIDED)
- POOL (PROVIDED)
- *1 TREE PER 4000 SF, 2:1 SUBSTITUTION OF CONIFERS TO REPLACE SHADE TREES
- **NOTE - POND AREAS & SLOPES NOT COUNTED TOWARD CALCULATED AREAS

| | SHADE TREES REQUIRED | CONIFERS PROVIDED |
|-----------------|----------------------|-------------------|
| L1 / B2 | 48982.54 | 12 24 |
| L13 / B2 | 7709.63 | 2 4 |
| L1 / B1 | 31896.14 | 2 16 |
| L1 / B3 | 23846.86 | 6 12 |
| L1 / B3 EAST | 2872.00 | 1 2 |
| L1 / B3 WEST | 23846.86 | 6 12 |
| L22 / B4 | 22676.07 | 6 12 |
| L14 / B4 | 21146.75 | 5 10 |
| L1 / B5 | 27283.75 | 7 14 |
| L1 / B5 EAST 1 | 6380.58 | 2 4 |
| L1 / B5 EAST 2 | 5847.94 | 1 2 |
| L1 / B5 WEST 1 | 2216.71 | 1 2 |
| L1 / B5 WEST 2 | 3062.75 | 1 2 |
| L1 / B6 | 35015.15 | 9 18 |
| L1 / B6 WEST | 9505.55 | 2 4 |
| L1 / B6 WEST 2 | 3788.18 | 1 2 |
| L1 / B6 EAST | 7654.82 | 2 4 |
| L27 / B7 | 2400.39 | 1 2 |
| L23 / B6 | 2199.68 | 1 2 |
| L41 / B8 | 1537.00 | 1 2 |
| L1 / B10 | 35015.15 | 9 18 |
| L1 / B10 WEST 1 | 20239.21 | 5 10 |
| L1 / B10 WEST 2 | 5106.00 | 1 2 |
| L1 / B10 EAST 1 | 6457.10 | 2 4 |
| L1 / B10 EAST 2 | 3757.73 | 1 2 |
| L31 / B2 | 11308.36 | 3 6 |
| L1 / B9 | 27749.11 | 7 14 |
| L1 / B9 WEST 1 | 7858.62 | 2 4 |
| L1 / B9 WEST 2 | 4388.37 | 1 2 |
| L1 / B9 EAST 1 | 3824.24 | 1 2 |
| L1 / B11 | 6621.19 | 2 4 |
| L12 / B12 | 6057.50 | 2 4 |
| L21 / B8 | 80759.89 | 20 40 |
| L17 / B9 | 2831.22 | 1 2 |
| L29 / B2 | 15023.12 | 4 8 |
| L21 / B12 | 5475.42 | 1 2 |
| L1 / B12 | 6057.50 | 2 4 |
| L21 / B6 | 92454.00 | 23 46 |

MINIMUM PLANT SIZES & ADDITIONAL REQUIREMENTS:

- PLANT TYPE: MINIMUM SIZE
- *EVERGREEN TREES: 6'-0" HT. MIN.
- *ORNAMENTAL TREES: 2" CALIPER MIN.
- *SHADE TREES: 2" CALIPER MIN.
- *WOODY SHRUBS: 2 GAL. MIN.

- * BIODIVERSITY
- * 41+ TREES 5 SPECIES REQUIRED

* TREES SHALL BE SELECTED FROM TREASURE VALLE TREE GUIDE

ACHD NOTES:

1. CONTRACTOR SHALL CONTACT/COORDINATE WITH DIGLINE & ACHD PRIOR TO INSTALLING TREES TO ENSURE THERE ARE NO CONFLICTS WITH FIBER OPTIC CABLES, OR OTHER UTILITIES.
2. IN FIBER OPTIC CABLES MUST BE RELOCATED, THIS WILL BE AT THE OWNER'S EXPENSE PER ACHD.
3. *TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES, or 10' WITHIN A FIRE HYDRANT
4. *SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM
5. NO TREES OR SHRUBS OVER 36" HIGH SHALL BE PLANTED WITHIN THE 40'X40' CLEAR VISION TRIANGLES AT INTERSECTIONS
6. SOD SHALL BE WASHED SOD, PER DETAIL



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
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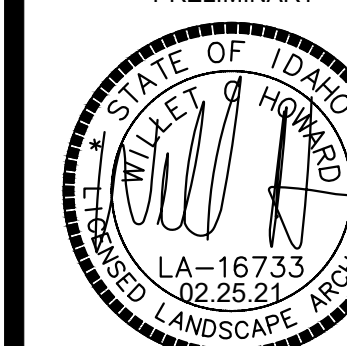
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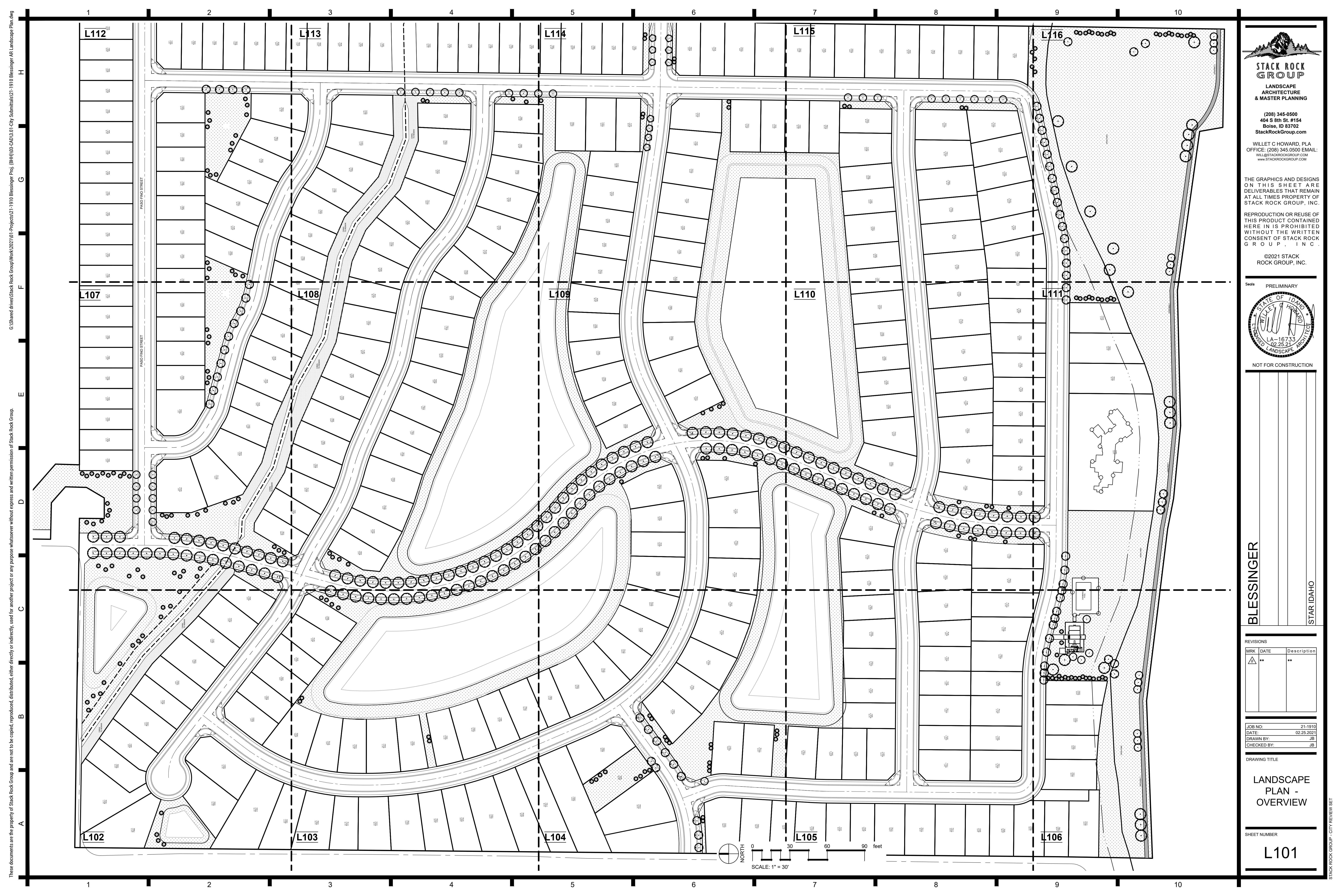
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LANDSCAPE PLAN - OVERVIEW

SHEET NUMBER

L100



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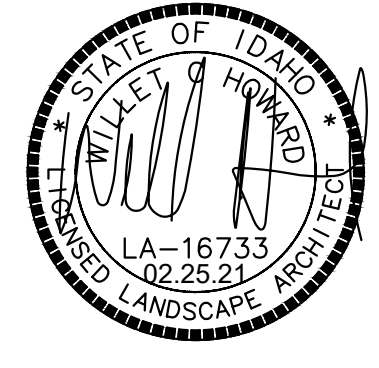


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LANDSCAPE PLAN - OVERVIEW

SHEET NUMBER
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BLESSINGER
 STAR IDAHO

STACK ROCK GROUP - CITY REVIEW SET



PLANT SCHEDULE

| TREES | CODE | COMMON NAME |
|-------|---------|-----------------------------|
| | ACE NOR | Maple |
| | GLE IN2 | Sunburst Common Honeylocust |
| | LIQ ROT | Rotundiloba Sweetgum |
| | PIC CO3 | Colorado Blue Spruce |
| | PYR PE2 | Chanticleer Callery Pear |



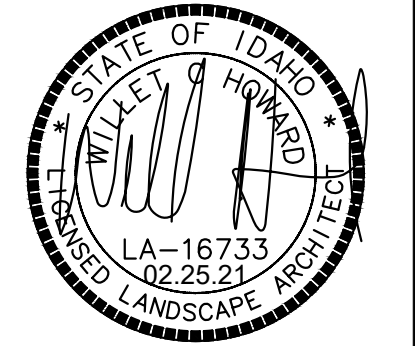
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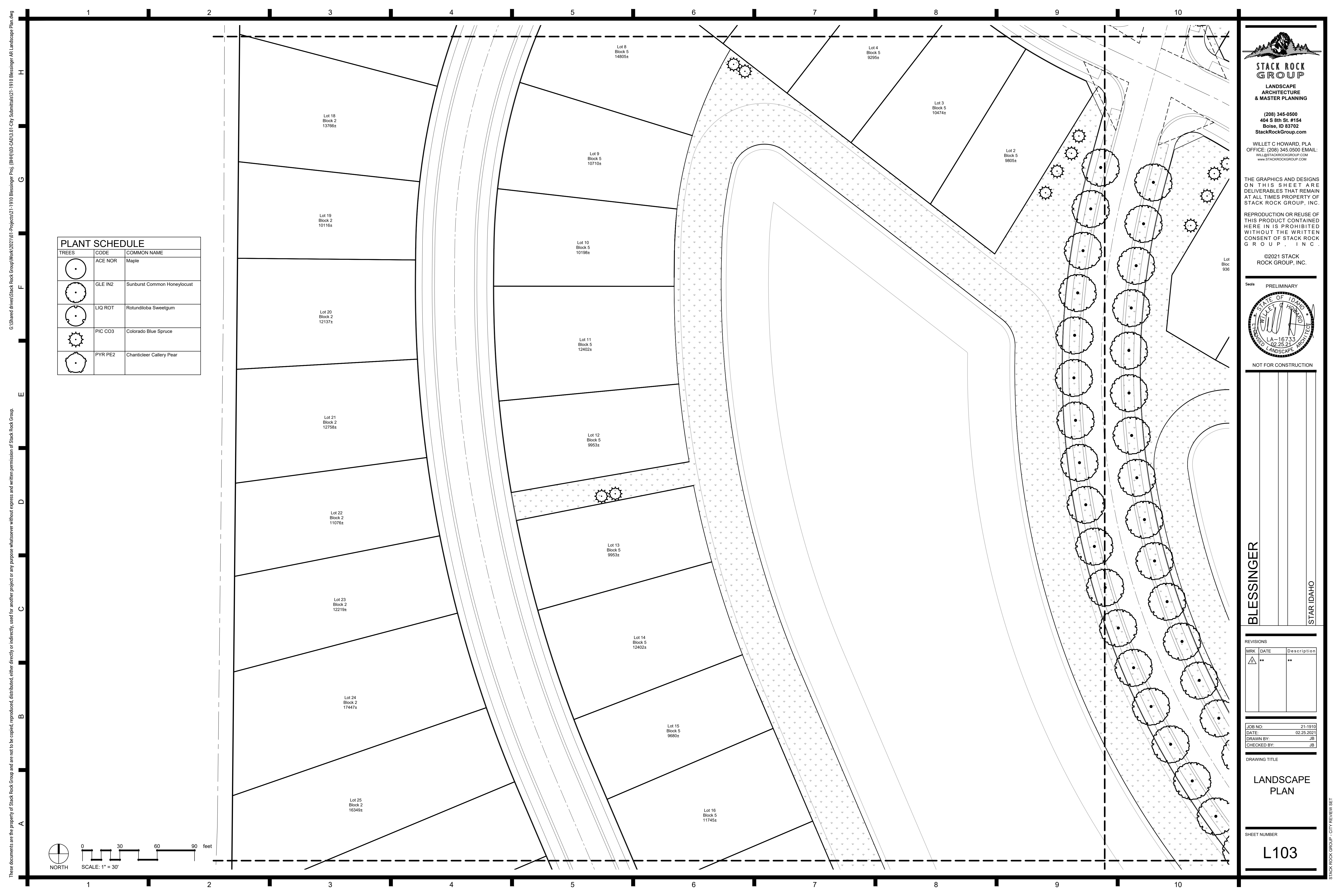
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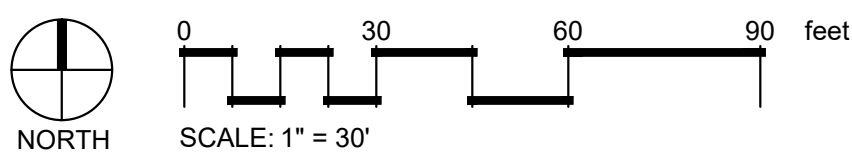
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PLANT SCHEDULE

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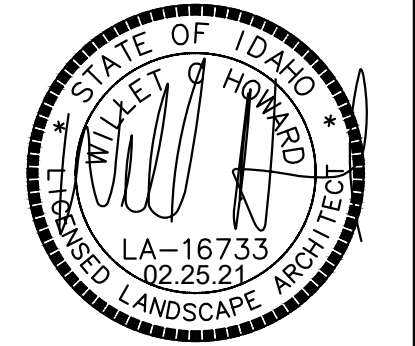
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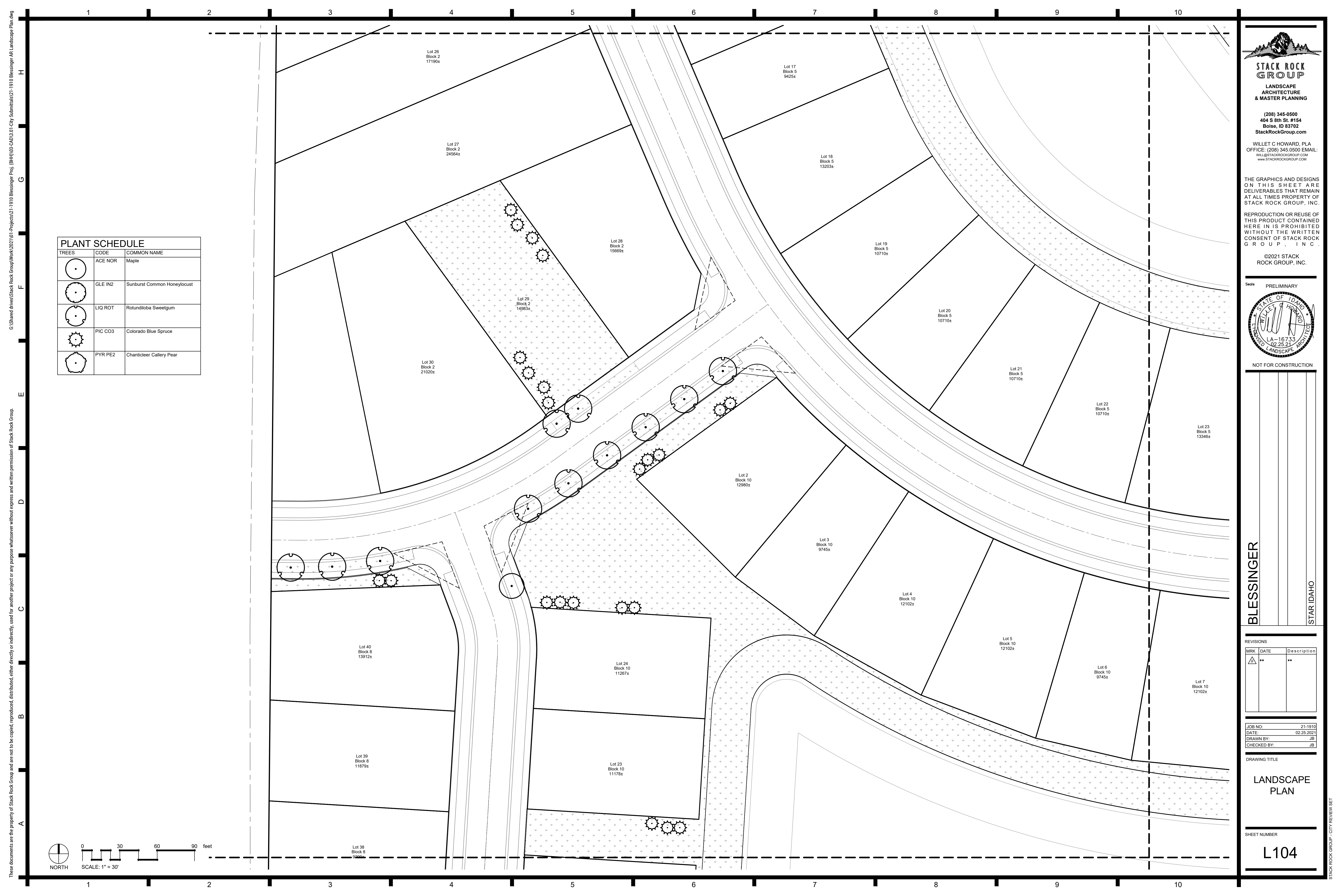
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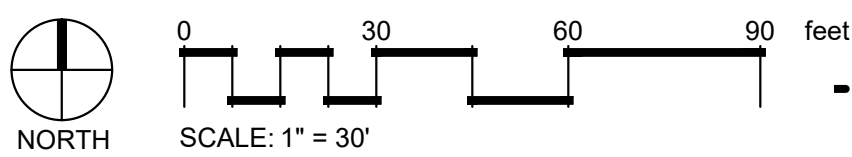
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PLANT SCHEDULE

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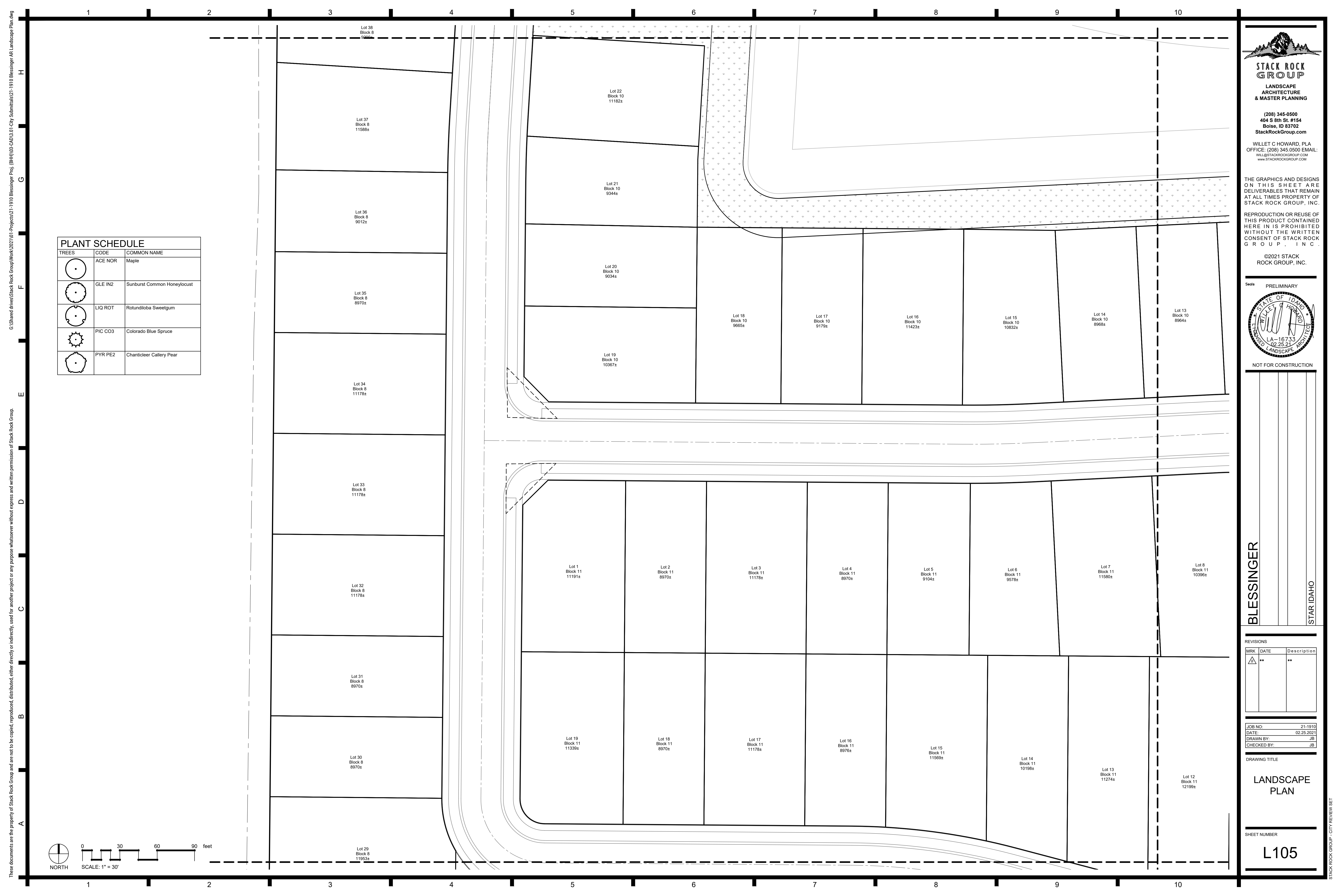
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PLANT SCHEDULE

| TREES | CODE | COMMON NAME |
|-------|---------|-----------------------------|
| | ACE NOR | Maple |
| | GLE IN2 | Sunburst Common Honeylocust |
| | LIQ ROT | Rotundiloba Sweetgum |
| | PIC CO3 | Colorado Blue Spruce |
| | PYR PE2 | Chanticleer Callery Pear |



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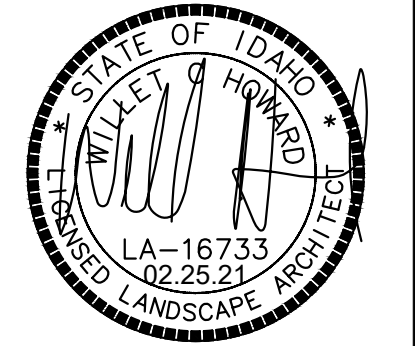
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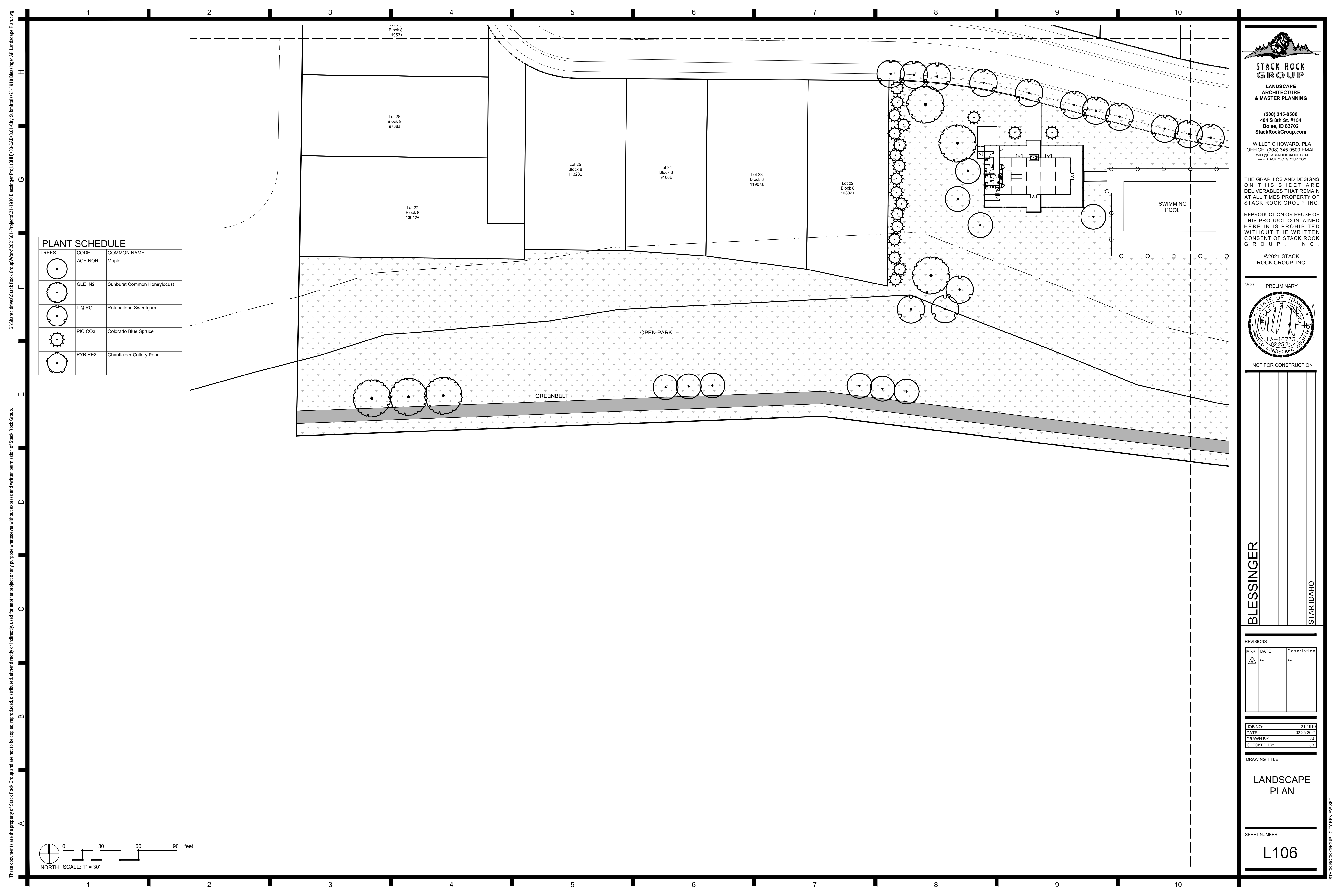
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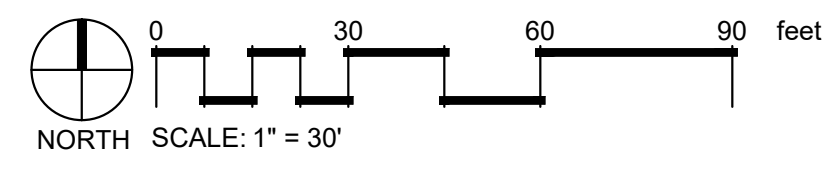
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| PLANT SCHEDULE | | |
|----------------|---------|-----------------------------|
| TREES | CODE | COMMON NAME |
| | ACE NOR | Maple |
| | GLE IN2 | Sunburst Common Honeylocust |
| | LIQ ROT | Rotundiloba Sweetgum |
| | PIC CO3 | Colorado Blue Spruce |
| | PYR PE2 | Chanticleer Callery Pear |

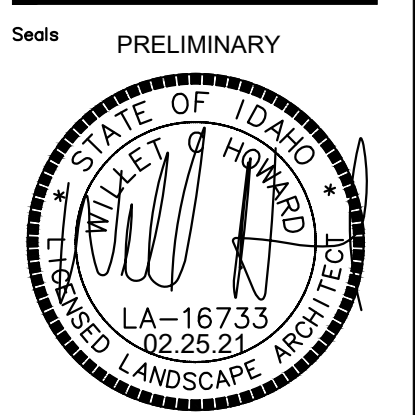


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PLANT SCHEDULE

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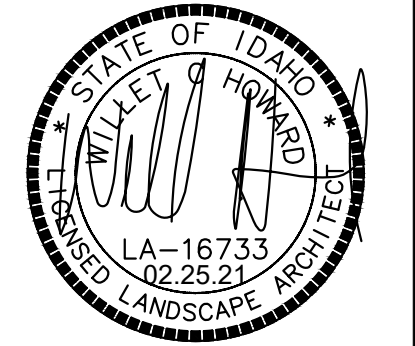
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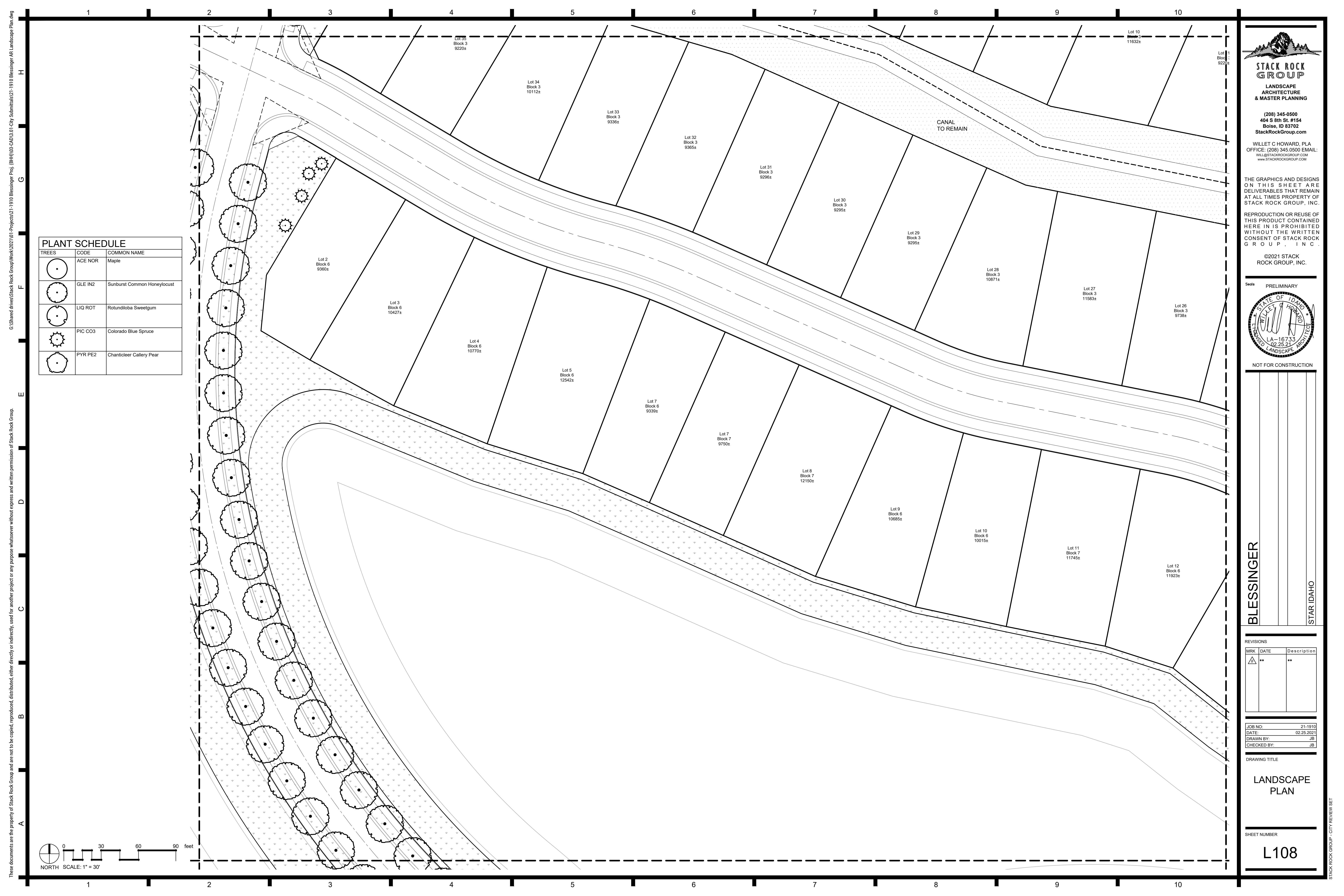
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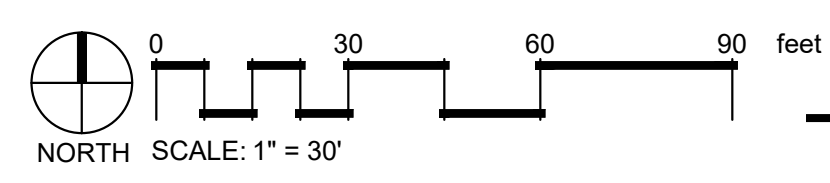
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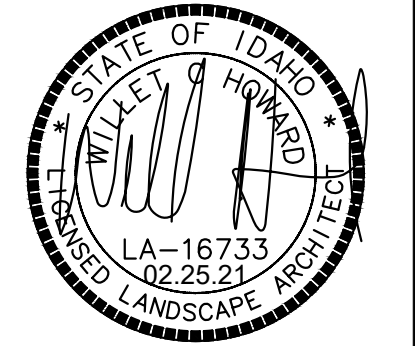
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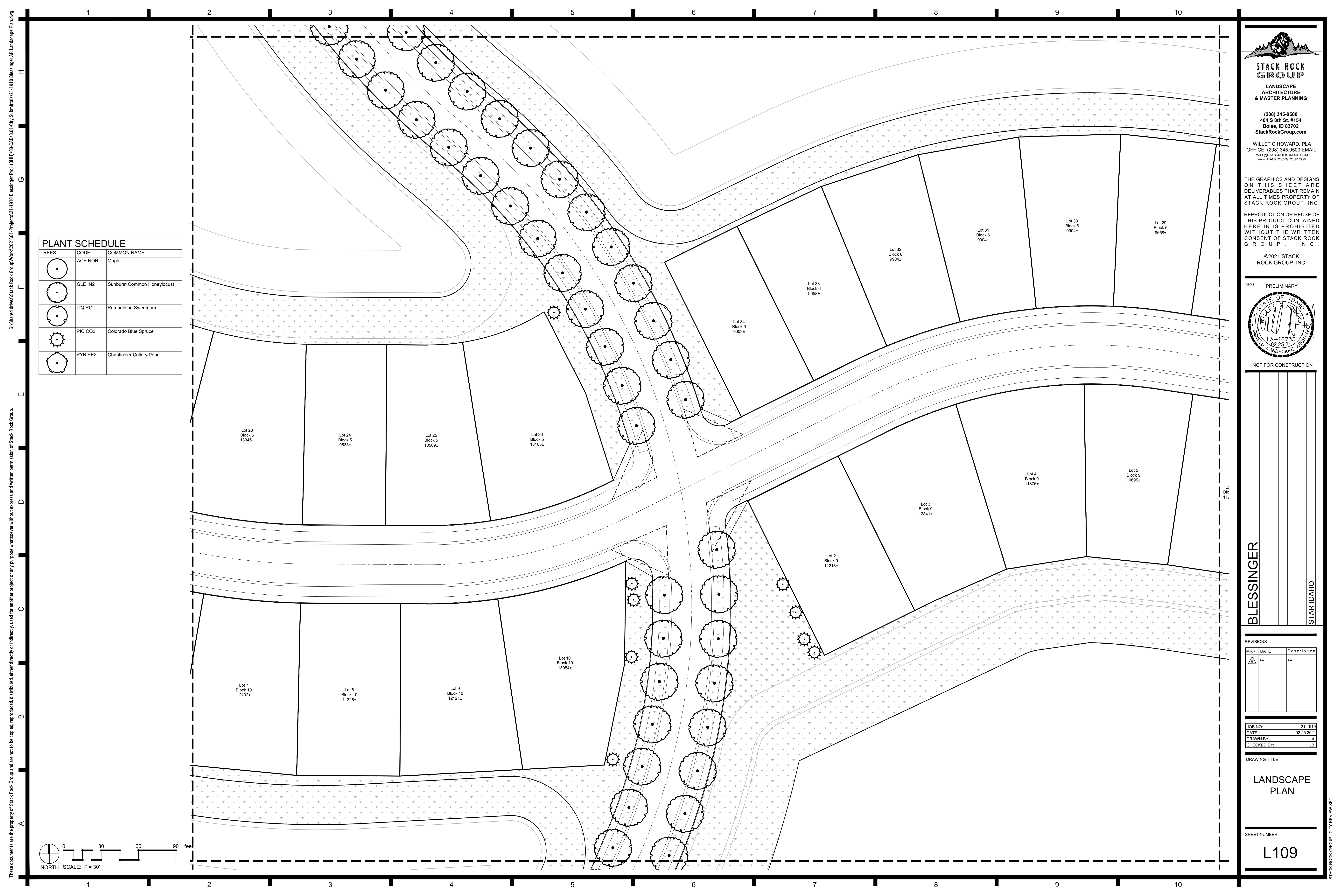
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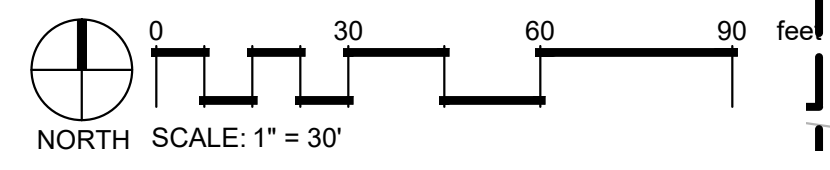
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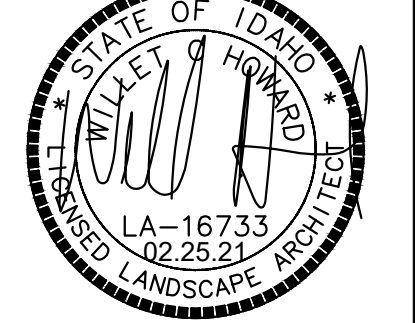
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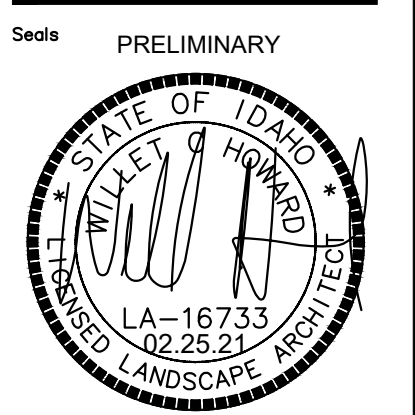
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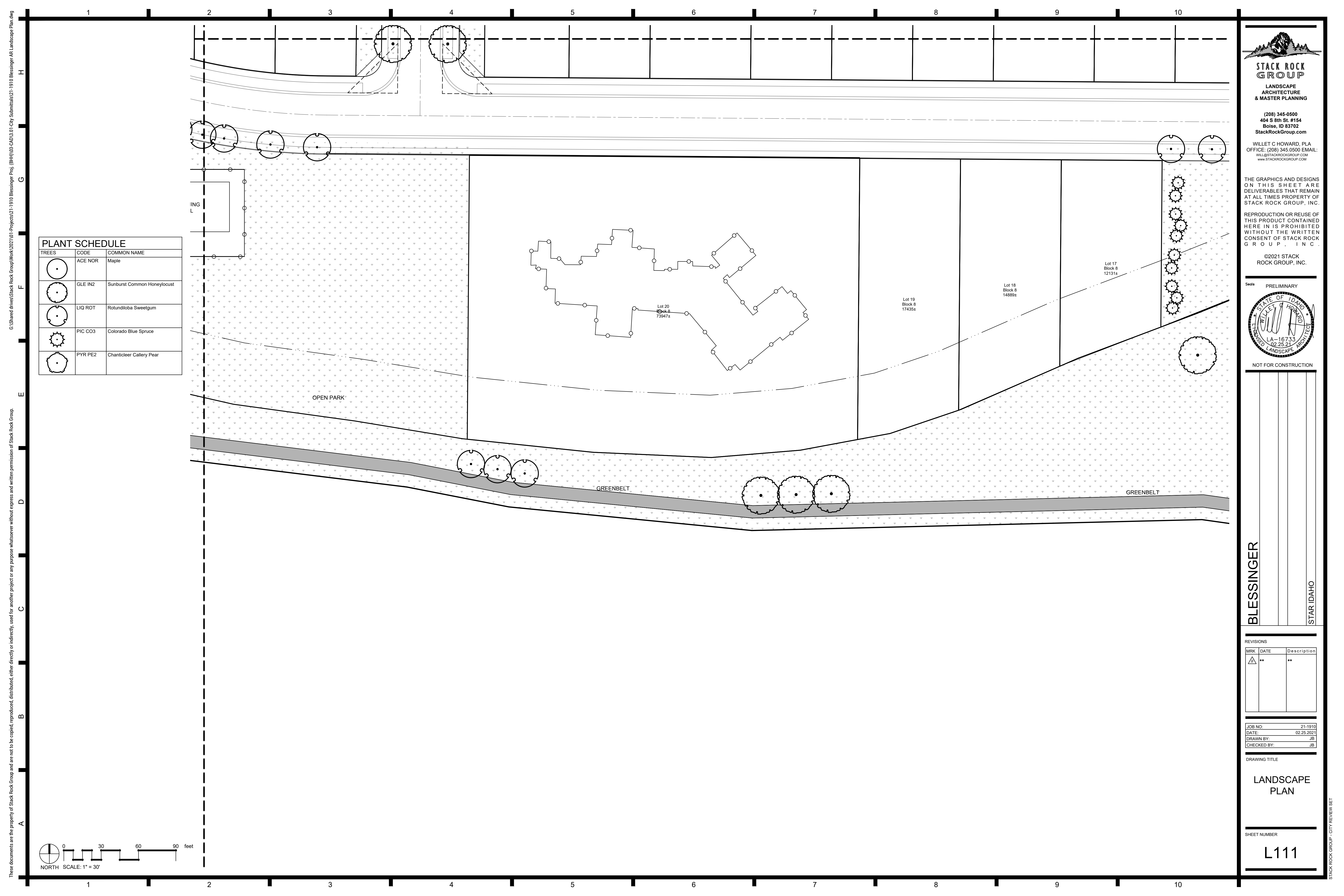
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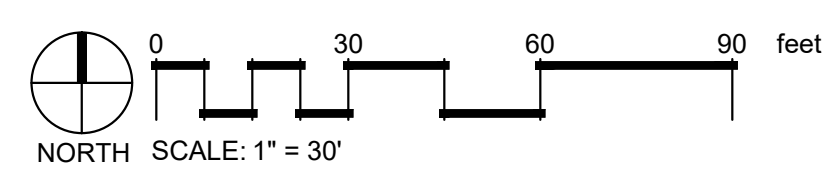
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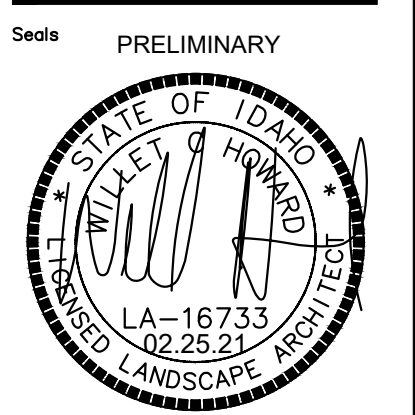
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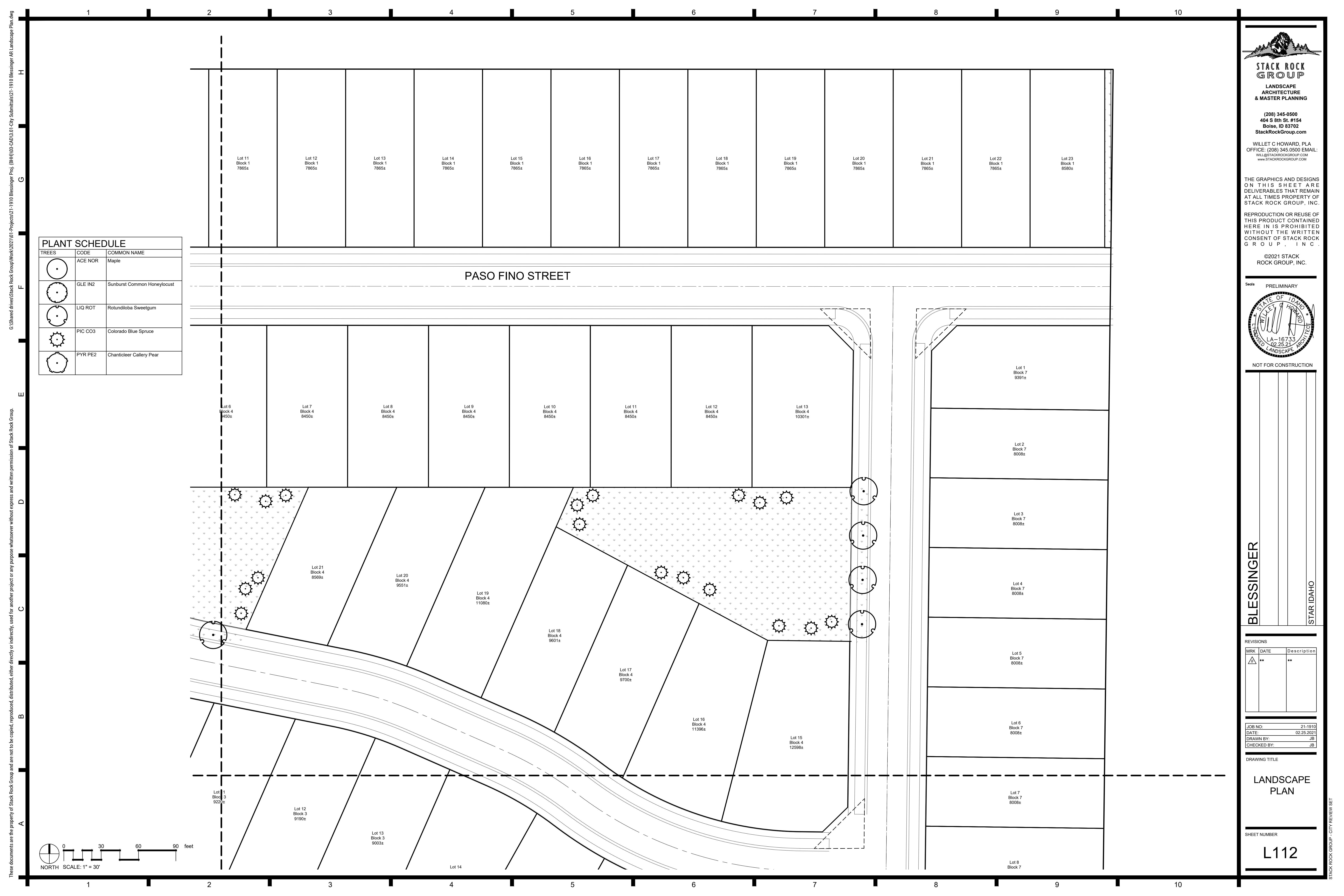
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| TREES | CODE | COMMON NAME |
|-------|---------|-----------------------------|
| | ACE NOR | Maple |
| | GLE IN2 | Sunburst Common Honeylocust |
| | LIQ ROT | Rotundiloba Sweetgum |
| | PIC CO3 | Colorado Blue Spruce |
| | PYR PE2 | Chanticleer Callery Pear |

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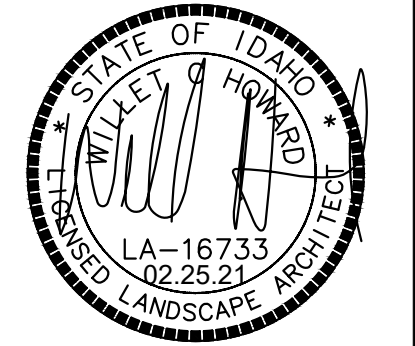
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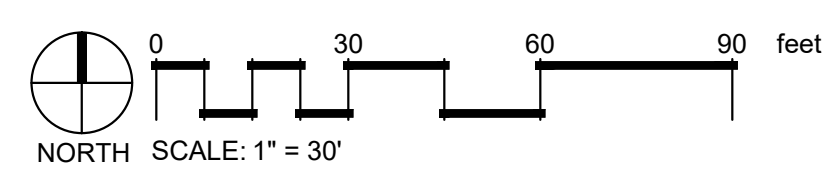
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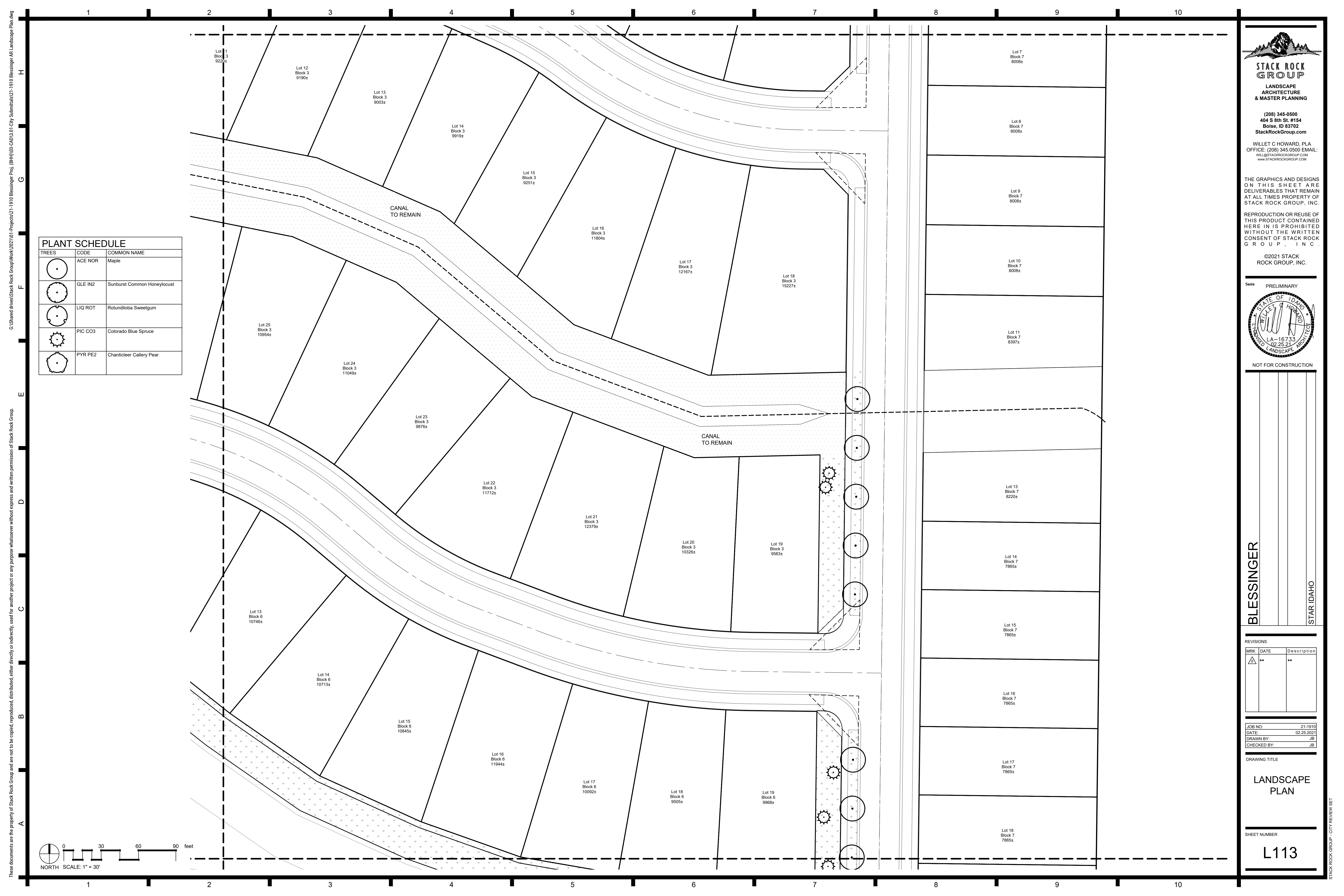
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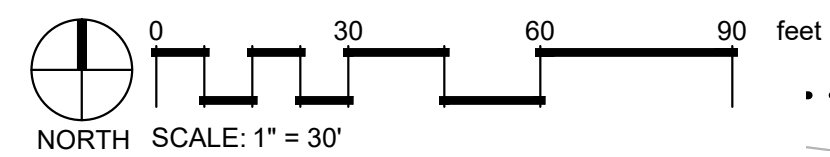


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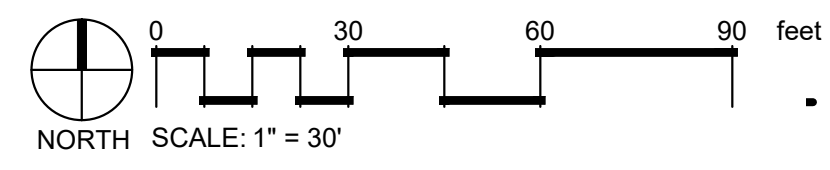
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| PLANT SCHEDULE | | |
|----------------|---------|-----------------------------|
| TREES | CODE | COMMON NAME |
| | ACE NOR | Maple |
| | GLE IN2 | Sunburst Common Honeylocust |
| | LIQ ROT | Rotundiloba Sweetgum |
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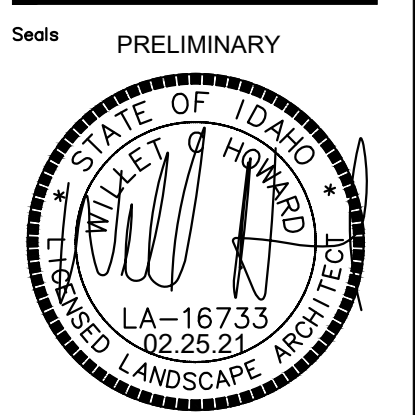


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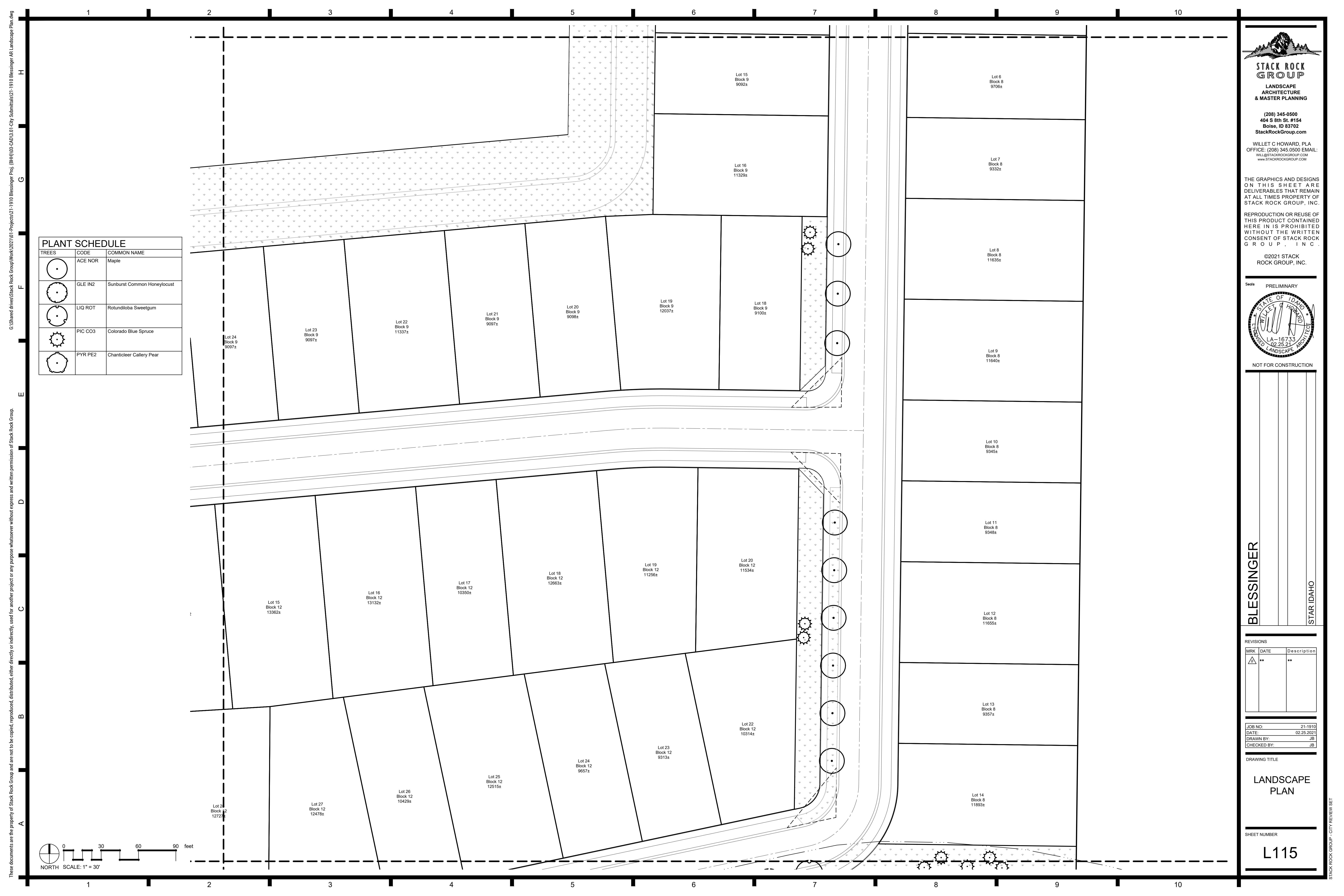
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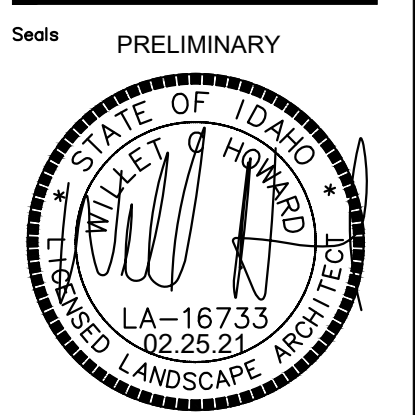
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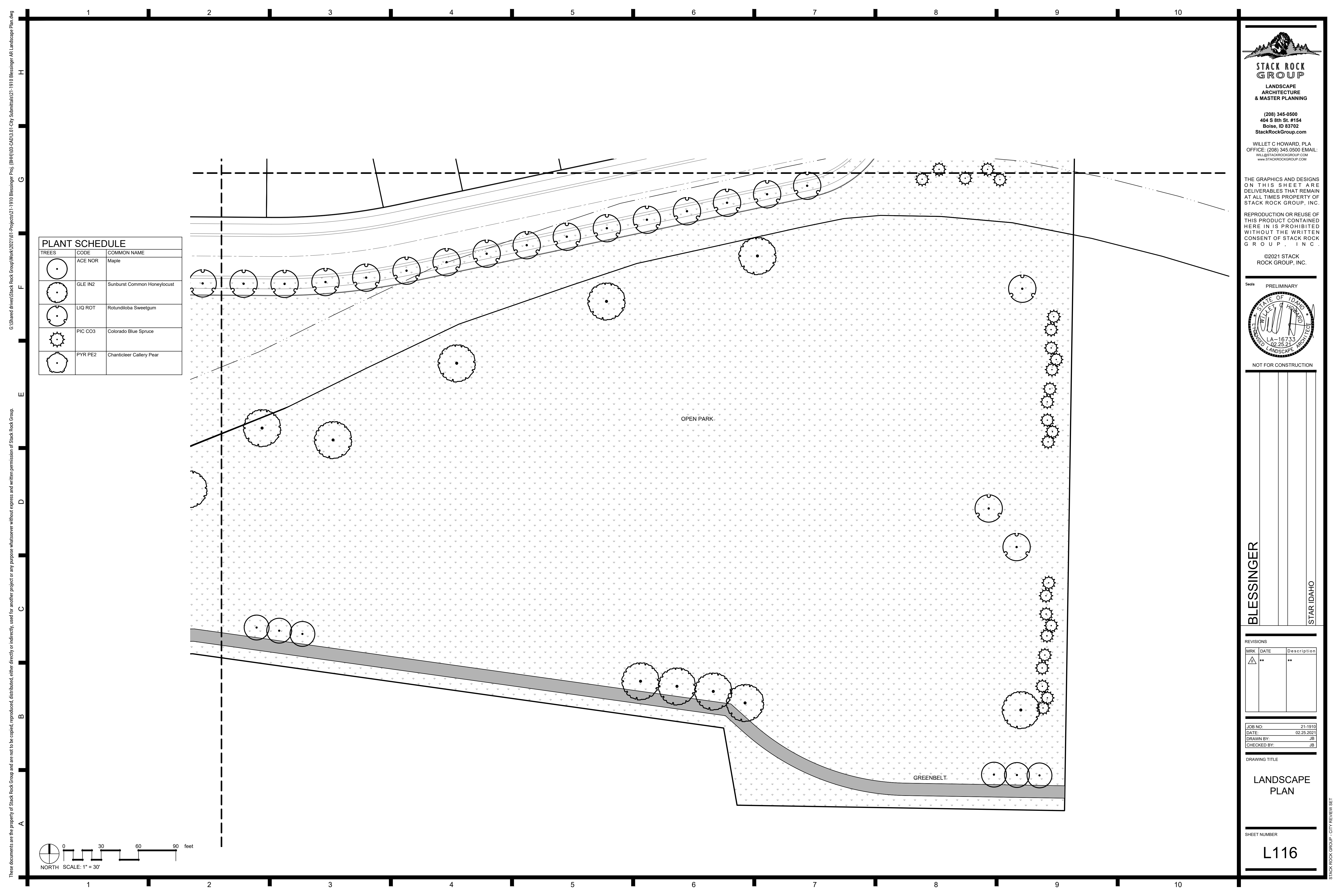
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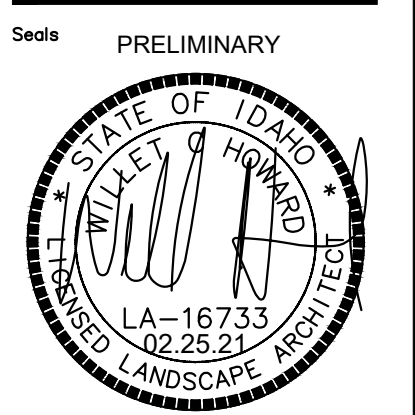
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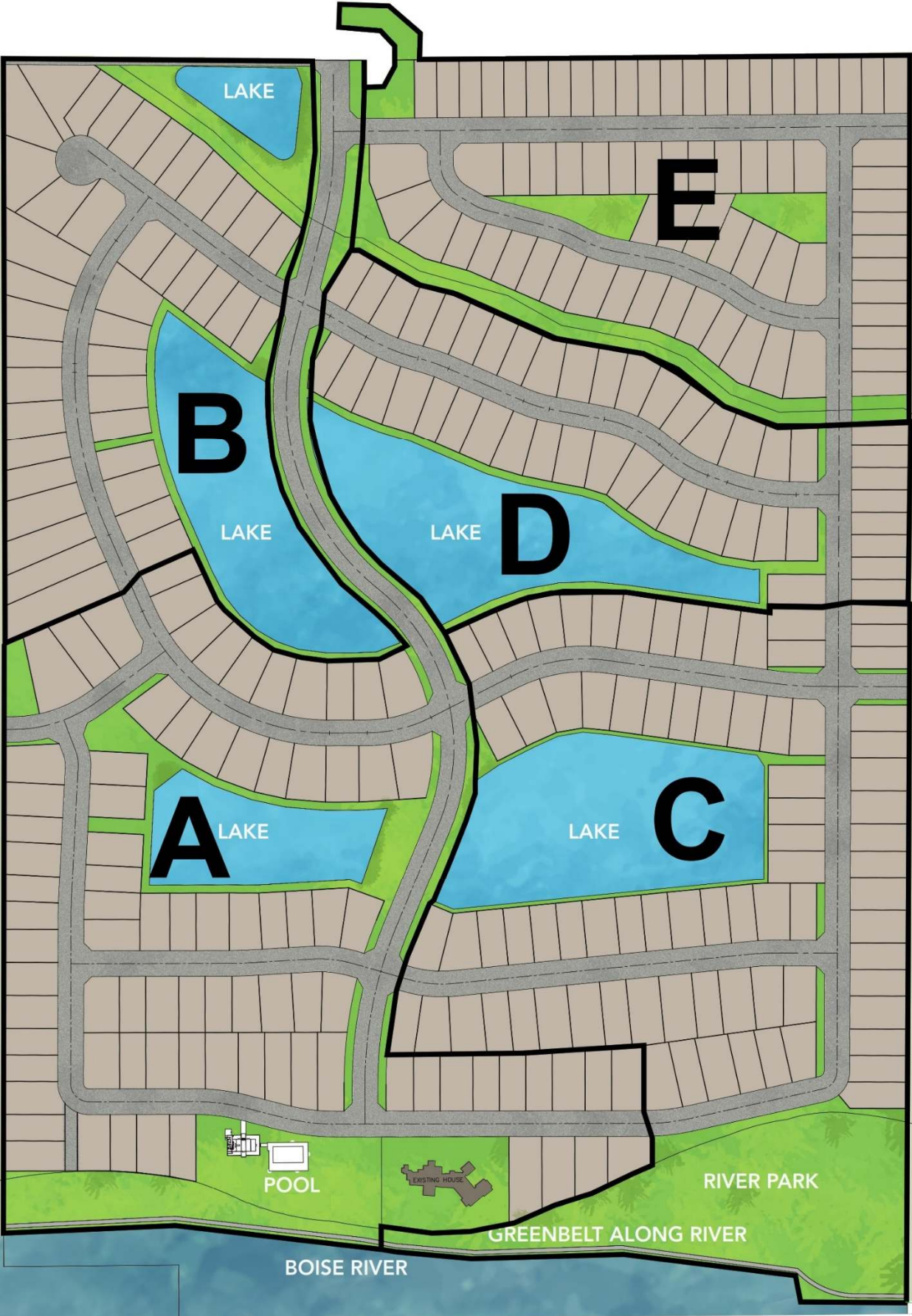
DRAWING TITLE
LANDSCAPE PLAN

SHEET NUMBER
L116

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STACK ROCK GROUP - CITY REVIEW SET

CONCEPTUAL PHASING PLAN





Development: River Park

Lead Agency: Canyon County Highway District No. 4
Chris Hopper
15435 Hwy 44
Caldwell, ID 83607
chopper@canyonhd4.org
Phone: 208-454-8135

Location: South side of SH-44 along Blessinger Road
SH-44 MP 8.50

Applicant: Todd Tucker
HHS Construction, LLC
729 Bridgeway Place
Eagle, ID 83616
ttucker@boisehunterhomes.com
Phone: 208-570-3626

Consultant: Andy Daleiden
Kittelson & Associates
101 S Capitol Boulevard, Suite 600
Boise, ID 83702
adaleiden@kittelson.com
Phone: 208-472-9804

Staff Contact: Regan Hansen
ITD – District 3
Traffic Signal Engineer
regan.hansen@itd.idaho.gov
Phone: 208-332-7170

Proportionate Share Contribution

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

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

| Intersection | Proportionate Share Contribution |
|---------------------------|----------------------------------|
| SH-44 / Blessinger Road | \$210,787 |
| TOTAL | \$210,787 |
| <i>Per household unit</i> | <i>Approx. \$659</i> |

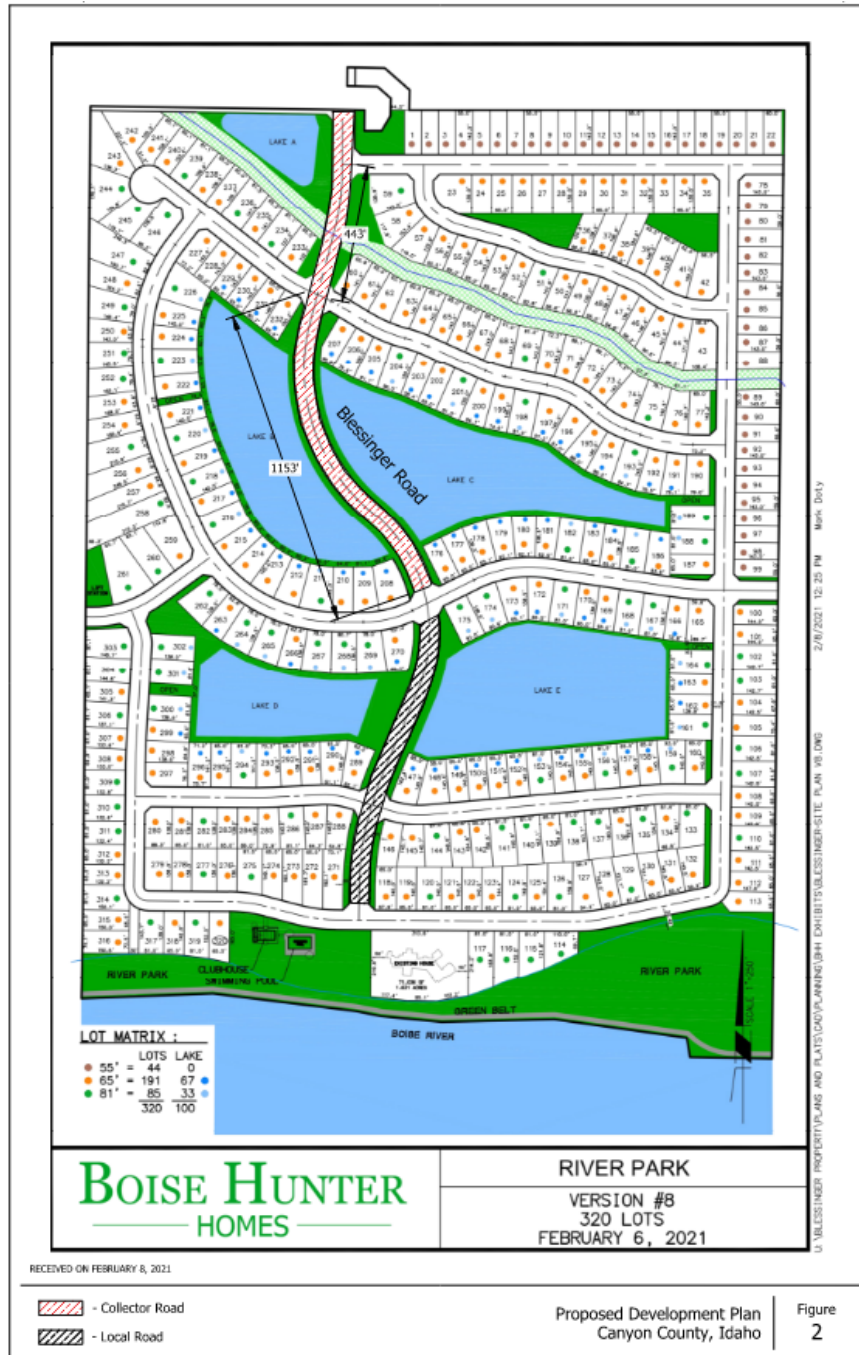
Traffic Impact Study Overview

1. Proposed Development

The proposed River Park development will contain 320 single-family homes. The proposed build-out year is 2029.

2. Vicinity Map





3. Trip Generation

Table 1. Trip Generation Estimate for the Proposed River Park Development

| Land Use | ITE Land Use Code | Size (Units) | Daily Trips | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|--------------------------------|-------------------|--------------|--------------|----------------------|-----------|------------|----------------------|------------|------------|
| | | | | Total | In | Out | Total | In | Out |
| Single-Family Detached Housing | 210 | 320 | 3,032 | 232 | 58 | 174 | 310 | 195 | 115 |
| Total Trips | | | 3,032 | 232 | 58 | 174 | 310 | 195 | 115 |

4. Trip Distribution

The distribution of site-generated trips onto the roadway system within the study area was estimated based on existing traffic patterns at the SH-44/Blessinger Road intersection, COMPASS area of influence model and review of the site plan. The site-generated trips were distributed according to the following distribution patterns:

- 70% to and from the east via SH-44, and
- 30% to and from the west via SH-44.

Kittelson assigned the site-generated trips based on these distributions and assumed the following:

- 90% of all trips will enter and exit via the SH 44/Blessinger Road intersection, and
- 10% of all trips will utilize the local road connection to Kenai Lane to River Ranch Lane to Bent Lane to access SH-44 (minimal number of trips).

5. Traffic Impact Study Recommendations

Dated: September 2020

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

CONCLUSIONS AND RECOMMENDATIONS

The results of the transportation assessment indicate that the proposed development can be constructed while maintaining acceptable levels of service on the surrounding transportation systems. The findings of this analysis and our recommendations are discussed below.

CONCLUSIONS

Year 2020 Existing Traffic Conditions

- The SH-44/Blessinger Road intersection was found to operate at an acceptable agency standard during the weekday AM and PM peak hours.

Proposed Development Plan

- The proposed development is connected to the SH-44/Blessinger Road intersection through Blessinger Road which is proposed to be extended further within the development and will serve as the access point to the intersection.
- The proposed development is estimated to generate approximately 3,032 daily trips, 232 weekday AM peak hour trips and 310 weekday PM peak hour trips.
- The site-generated trips were distributed according to the following distributions:
 - 70% to and from the east via SH-44
 - 30% to and from the west via SH-44
- 90% of the site-generated trips were assigned to the Blessinger Road/SH-44 intersection and 10% of the site-generated trips were assigned to Kenai Lane to access SH-44.

Year 2029 Background Traffic Conditions

- Year 2029 background traffic volumes were forecasted using a 4.5% compounded annual growth.
- The SH-44/Blessinger Road intersection is projected to continue operating at an acceptable agency standard during the weekday AM and PM peak hours except for the southbound shared left-through-right movement that operates at LOS F (under capacity). No mitigation is proposed under year 2029 background traffic conditions.

Year 2029 Total Traffic Conditions

- The SH-44/Blessinger Road intersection is projected to operate unacceptably due to the critical northbound shared left-through-right movement and southbound shared left-through-right movement. These movements are projected to operate at LOS F during the weekday AM and PM peak hours. During the weekday PM peak hour, the critical northbound shared left-through-right movement ($v/c = 1.89$) and southbound shared left-through-right movement ($v/c = 1.15$) at the intersection are projected to operate over capacity.
- MUTCD traffic signal warrants are met under year 2029 total traffic conditions assuming at least 50% of the northbound and southbound right-turn volumes are included in the analysis.
- A traffic signal or right-in/right-out/left-in stop-controlled intersection configuration (part of preliminary improvements identified in Idaho 44 Corridor Plan) is projected to bring the intersection operations to an acceptable level of service under year 2029 total traffic conditions.

- An eastbound right-turn lane is warranted at the SH-44/Blessinger Road intersection.
- On-site shrubbery and landscaping should be trimmed and maintained to ensure adequate sight distance for vehicles entering and exiting the site.

Year 2034 Background Traffic Conditions

- Year 2034 background traffic volumes were forecasted using a 4.5% compounded annual growth.
- The SH-44/Blessinger Road intersection is projected to operate unacceptably due to the critical southbound shared left-through-right movement. This movement is projected to operate at LOS F during the weekday AM and PM peak hours. During the weekday AM peak hour, the critical southbound shared left-through-right movement ($v/c = 0.67$) is projected to operate under capacity, at LOS F. During the weekday PM peak hour, the critical southbound shared left-through-right movement ($v/c = 1.44$) is projected to operate over capacity, at LOS F.
- Like year 2029 total traffic conditions, a traffic signal or right-in/right-out/left-in intersection configuration is projected to bring the intersection operations to an acceptable level of service.

Year 2034 Total Traffic Conditions

- The SH-44/Blessinger Road intersection is projected to operate unacceptably due to the critical northbound shared left-through-right movement and southbound shared left-through-right movement. These movements are projected to operate at LOS F during the weekday AM and PM peak hours. During the weekday AM peak hour, the critical northbound shared left-through-right movement ($v/c = 1.29$) and southbound shared left-through-right movement ($v/c = 1.44$) at the intersection are projected to operate over capacity. During the weekday PM peak hour, the critical northbound shared left-through-right movement ($v/c = 4.90$) and southbound shared left-through-right movement ($v/c = 3.61$) at the intersection are projected to operate over capacity.
- Like year 2029 total traffic conditions, a traffic signal or right-in/right-out/left-in intersection configuration is projected to bring the intersection operations to an acceptable level of service. The proposed development accounts for approximately 12% of the traffic volumes at this intersection in the year 2034 weekday PM peak hour total traffic conditions.
- An eastbound right-turn lane is warranted at the SH-44/Blessinger Road intersection.
- On-site shrubbery and landscaping should be trimmed and maintained to ensure adequate sight distance for vehicles entering and exiting the site.

RECOMMENDATIONS

- Assuming right-of-way is available, construct a 500-foot eastbound right-turn lane at the SH-44/Blessinger Road intersection with the following design elements:
 - Storage length = 0 feet
 - Deceleration length = 340 feet
 - Gap/taper length = $15 \times 12 = 160$ feet
- Contribute 12% of the traffic signal or right-in/right-out/left-in configuration costs at the SH-44/Blessinger Road intersection.
- Maintain adequate sight distance at SH-44/Blessinger Road intersection by limiting the shrubbery and landscaping.

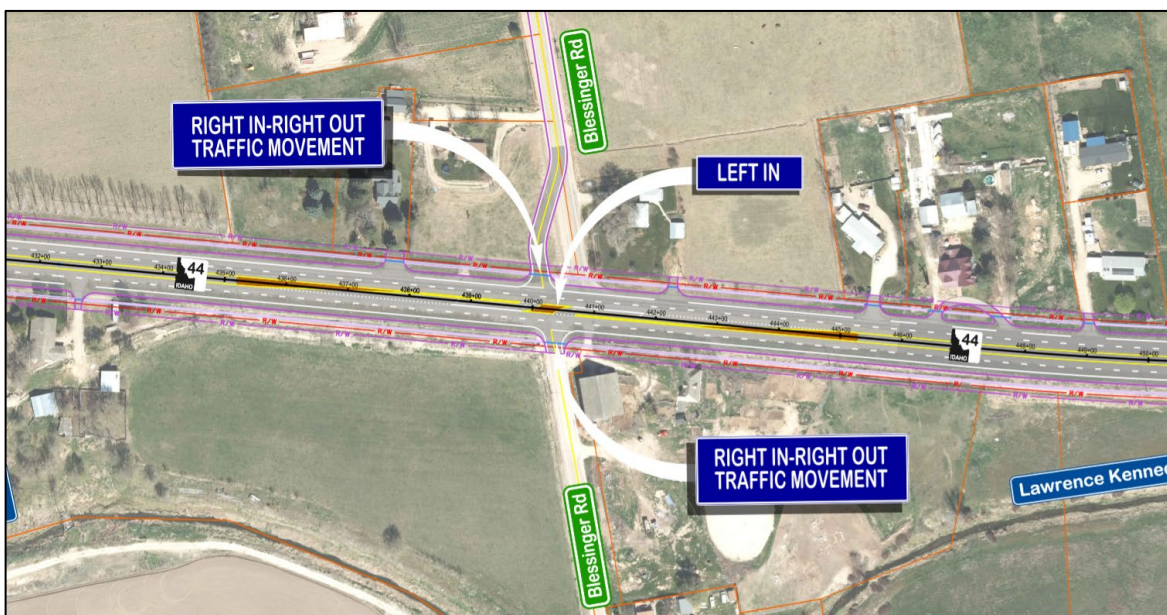
ITD Proportionate Share Contributions

1. SH-44 and Blessinger Road

**All supporting documentation in Appendix A*

Per the TIS, the southbound left-through-right lane at the intersection of SH-44 and Blessinger Road will not operate at acceptable levels of operations in the 2029 background traffic condition and the southbound and northbound left-through-right lanes will not operate at acceptable levels of operations in the 2029 total traffic condition. The report recommends two alternatives for mitigation; the ITD preferred alternative is to construct an RCUT intersection consistent with the SH-44 corridor plan.

Median u-turn loons were not included in the original public documents. The SH-44 corridor plan is still in DRAFT and is being revised to include loons for this intersection. In addition, the River Park TIS showed that an eastbound right turn lane is warranted for this intersection as well. That mitigation improvement is also included in to overall intersection cost estimate.



Staff estimates the design, construction and right-of-way costs for the recommendation mitigation to be \$2,152,398.

Proportionate share shall be based on the development's total site traffic versus 2045 traffic volumes identified in the SH-44 Corridor plan.

Site Traffic



2045 Build

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

| Int. No. | Intersection Name | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
|----------|-----------------------|------------|------|-------|------------|------|-------|-----------|-------|-------|-----------|------|-------|
| | | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 17 | Blessinger Road/SH-44 | 26 | 0 | 37 | 30 | 0 | 21 | 6 | 1,309 | 7 | 21 | 587 | 7 |

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

| Int. No. | Intersection Name | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
|----------|-----------------------|------------|------|-------|------------|------|-------|-----------|-------|-------|-----------|-------|-------|
| | | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 17 | Blessinger Road/SH-44 | 25 | 0 | 27 | 16 | 0 | 19 | 30 | 1,120 | 27 | 52 | 1,583 | 55 |

| <i>Proportionate Share Calculations</i> | | |
|---|-------|-------------------------|
| <i>AM Site =</i> | 208 | <i>AM Total =</i> 2,051 |
| <i>AM % =</i> | 10.14 | |
| <i>PM Site =</i> | 279 | <i>PM Total =</i> 2,954 |
| <i>PM % =</i> | 9.44 | |
| <i>Average Proportionate Share Percentage</i> | | <i>Avg % =</i> 9.79 |
| <i>SH-44 / Blessinger Road Cost Estimate</i> | | \$2,152,398 |
| <i>Proportionate Share Contribution</i> | | \$210,787 |

Staff calculates the developer's proportionate share to be \$210,787 (9.79%) based on site trips versus total intersection trips at the 2045 horizon year for the SH-44 corridor plan.

2. Appendices

Appendix A SH-44 / Blessinger Road Documentation

Appendix A

SH-44 / Blessinger Road Documentation

Table 5. Existing Traffic Conditions, Weekday AM and PM Peak Hours

| Int. No. | Intersection | Lane Group | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|----------|-----------------------|------------|----------------------|-----|-------|----------------------|-----|-------|
| | | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH-44/Blessinger Road | EBL | 0.01 | A | 7.8 | 0.01 | A | 9.3 |
| | | EBTR | - | - | - | - | - | - |
| | | WBL | 0.00 | A | 9.4 | 0.00 | A | 8.5 |
| | | WBTR | - | - | - | - | - | - |
| | | NBLTR | 0.01 | B | 14 | 0.01 | B | 14.5 |
| | | SBLTR | 0.12 | C | 16 | 0.16 | C | 21.8 |

Table 6. Year 2029 Background Traffic Conditions, Weekday AM and PM Peak Hours

| Int. No. | Intersection | Lane Group | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|----------|-----------------------|------------|----------------------|-----|-------|----------------------|-----|-------|
| | | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH-44/Blessinger Road | EBL | 0.02 | A | 8.2 | 0.03 | B | 11.1 |
| | | EBTR | - | - | - | - | - | - |
| | | WBL | 0.00 | B | 10.6 | 0.01 | A | 9.4 |
| | | WBTR | - | - | - | - | - | - |
| | | NBLTR | 0.04 | C | 20.7 | 0.03 | C | 20.6 |
| | | SBLTR | 0.33 | D | 30.9 | 0.58 | F | 75 |

Table 7. Year 2029 Total Traffic Conditions, Weekday AM and PM Peak Hours

| Int. No. | Intersection | Lane Group | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|----------|-----------------------|------------|----------------------|-----|-------|----------------------|-----|-------|
| | | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH-44/Blessinger Road | EBL | 0.02 | A | 8.2 | 0.03 | B | 11.1 |
| | | EBTR | - | - | - | - | - | - |
| | | WBL | 0.06 | B | 11.1 | 0.17 | B | 10.5 |
| | | WBTR | - | - | - | - | - | - |
| | | NBLTR | 0.81 | F | 70.5 | 1.89 | F | 562.1 |
| | | SBLTR | 0.58 | F | 71.9 | 1.15 | F | 289.2 |

| Intersection | | | | | | | | | | | | |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Int Delay, s/veh | 2.7 | | | | | | | | | | | |
| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations | ↶ | ↷ | | ↶ | ↷ | | | ↕ | | | ↕ | |
| Traffic Vol, veh/h | 21 | 669 | 1 | 12 | 1015 | 55 | 0 | 1 | 7 | 18 | 0 | 42 |
| Future Vol, veh/h | 21 | 669 | 1 | 12 | 1015 | 55 | 0 | 1 | 7 | 18 | 0 | 42 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | 110 | - | - | 145 | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 |
| Heavy Vehicles, % | 0 | 0 | 0 | 13 | 2 | 0 | 0 | 0 | 20 | 0 | 0 | 0 |
| Mvmt Flow | 23 | 719 | 1 | 13 | 1091 | 59 | 0 | 1 | 8 | 19 | 0 | 45 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|----------------------|--------|---|---|--------|---|---|--------|------|------|--------|------|------|
| Conflicting Flow All | 1150 | 0 | 0 | 720 | 0 | 0 | 1935 | 1942 | 720 | 1917 | 1913 | 1121 |
| Stage 1 | - | - | - | - | - | - | 766 | 766 | - | 1147 | 1147 | - |
| Stage 2 | - | - | - | - | - | - | 1169 | 1176 | - | 770 | 766 | - |
| Critical Hdwy | 4.1 | - | - | 4.23 | - | - | 7.1 | 6.5 | 6.4 | 7.1 | 6.5 | 6.2 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.1 | 5.5 | - | 6.1 | 5.5 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.1 | 5.5 | - | 6.1 | 5.5 | - |
| Follow-up Hdwy | 2.2 | - | - | 2.317 | - | - | 3.5 | 4 | 3.48 | 3.5 | 4 | 3.3 |
| Pot Cap-1 Maneuver | 615 | - | - | 833 | - | - | 50 | 66 | 399 | 52 | 69 | 253 |
| Stage 1 | - | - | - | - | - | - | 398 | 415 | - | 244 | 276 | - |
| Stage 2 | - | - | - | - | - | - | 237 | 267 | - | 396 | 415 | - |
| Platoon blocked, % | - | - | - | - | - | - | - | - | - | - | - | - |
| Mov Cap-1 Maneuver | 615 | - | - | 833 | - | - | 39 | 63 | 399 | 48 | 65 | 253 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | 39 | 63 | - | 48 | 65 | - |
| Stage 1 | - | - | - | - | - | - | 383 | 400 | - | 235 | 272 | - |
| Stage 2 | - | - | - | - | - | - | 192 | 263 | - | 373 | 400 | - |

| Approach | EB | WB | NB | SB |
|----------------------|-----|-----|------|----|
| HCM Control Delay, s | 0.3 | 0.1 | 20.6 | 75 |
| HCM LOS | | | C | F |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|-----------------------|-------|-------|-----|-----|-------|-----|-----|-------|
| Capacity (veh/h) | 239 | 615 | - | - | 833 | - | - | 111 |
| HCM Lane V/C Ratio | 0.036 | 0.037 | - | - | 0.015 | - | - | 0.581 |
| HCM Control Delay (s) | 20.6 | 11.1 | - | - | 9.4 | - | - | 75 |
| HCM Lane LOS | C | B | - | - | A | - | - | F |
| HCM 95th %tile Q(veh) | 0.1 | 0.1 | - | - | 0 | - | - | 2.8 |

Intersection

Int Delay, s/veh 11.4

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Lane Configurations | ↖ | ↗ | | ↖ | ↗ | | | ↕ | | | ↕ | |
| Traffic Vol, veh/h | 24 | 786 | 20 | 38 | 397 | 7 | 55 | 0 | 111 | 40 | 0 | 28 |
| Future Vol, veh/h | 24 | 786 | 20 | 38 | 397 | 7 | 55 | 0 | 111 | 40 | 0 | 28 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | 110 | - | - | 145 | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 |
| Heavy Vehicles, % | 0 | 1 | 0 | 50 | 2 | 0 | 0 | 0 | 20 | 0 | 0 | 0 |
| Mvmt Flow | 24 | 802 | 20 | 39 | 405 | 7 | 56 | 0 | 113 | 41 | 0 | 29 |

| Major/Minor | Major1 | Major2 | Minor1 | Minor2 |
|----------------------|--------|--------|--------|--------|
| Conflicting Flow All | 412 | 0 | 0 | 822 |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |
| Critical Hdwy | 4.1 | - | - | 4.6 |
| Critical Hdwy Stg 1 | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - |
| Follow-up Hdwy | 2.2 | - | - | 2.65 |
| Pot Cap-1 Maneuver | 1158 | - | - | 633 |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |
| Platoon blocked, % | - | - | - | - |
| Mov Cap-1 Maneuver | 1158 | - | - | 633 |
| Mov Cap-2 Maneuver | - | - | - | - |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |

| Approach | EB | WB | NB | SB |
|----------------------|-----|----|------|------|
| HCM Control Delay, s | 0.2 | 1 | 70.5 | 71.9 |
| HCM LOS | | | F | F |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|-----------------------|-------|-------|-----|-----|-------|-----|-----|-------|
| Capacity (veh/h) | 208 | 1158 | - | - | 633 | - | - | 118 |
| HCM Lane V/C Ratio | 0.814 | 0.021 | - | - | 0.061 | - | - | 0.588 |
| HCM Control Delay (s) | 70.5 | 8.2 | - | - | 11.1 | - | - | 71.9 |
| HCM Lane LOS | F | A | - | - | B | - | - | F |
| HCM 95th %tile Q(veh) | 5.9 | 0.1 | - | - | 0.2 | - | - | 2.9 |

Intersection

| Int Delay, s/veh | 38.3 | | | | | | | | | | | |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations | ↖ | ↗ | | ↖ | ↗ | | | ↕ | | | ↕ | |
| Traffic Vol, veh/h | 21 | 669 | 60 | 129 | 1015 | 55 | 34 | 1 | 76 | 18 | 0 | 42 |
| Future Vol, veh/h | 21 | 669 | 60 | 129 | 1015 | 55 | 34 | 1 | 76 | 18 | 0 | 42 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | 110 | - | - | 145 | - | - | - | - | - | - | - | - |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 |
| Heavy Vehicles, % | 0 | 0 | 0 | 13 | 2 | 0 | 0 | 0 | 20 | 0 | 0 | 0 |
| Mvmt Flow | 23 | 719 | 65 | 139 | 1091 | 59 | 37 | 1 | 82 | 19 | 0 | 45 |

| Major/Minor | Major1 | | | Major2 | | | Minor1 | | | Minor2 | | |
|----------------------|--------|---|---|--------|---|---|--------|------|------|--------|------|------|
| Conflicting Flow All | 1150 | 0 | 0 | 784 | 0 | 0 | 2219 | 2226 | 752 | 2238 | 2229 | 1121 |
| Stage 1 | - | - | - | - | - | - | 798 | 798 | - | 1399 | 1399 | - |
| Stage 2 | - | - | - | - | - | - | 1421 | 1428 | - | 839 | 830 | - |
| Critical Hdwy | 4.1 | - | - | 4.23 | - | - | 7.1 | 6.5 | 6.4 | 7.1 | 6.5 | 6.2 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - | 6.1 | 5.5 | - | 6.1 | 5.5 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - | 6.1 | 5.5 | - | 6.1 | 5.5 | - |
| Follow-up Hdwy | 2.2 | - | - | 2.317 | - | - | 3.5 | 4 | 3.48 | 3.5 | 4 | 3.3 |
| Pot Cap-1 Maneuver | 615 | - | - | 788 | - | - | ~ 32 | 44 | 382 | 31 | 43 | 253 |
| Stage 1 | - | - | - | - | - | - | 382 | 401 | - | 176 | 209 | - |
| Stage 2 | - | - | - | - | - | - | 171 | 203 | - | 363 | 388 | - |
| Platoon blocked, % | - | - | - | - | - | - | - | - | - | - | - | - |
| Mov Cap-1 Maneuver | 615 | - | - | 788 | - | - | ~ 22 | 35 | 382 | 20 | 34 | 253 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - | ~ 22 | 35 | - | 20 | 34 | - |
| Stage 1 | - | - | - | - | - | - | 368 | 386 | - | 169 | 172 | - |
| Stage 2 | - | - | - | - | - | - | 116 | 167 | - | 274 | 374 | - |

| Approach | EB | WB | NB | SB |
|----------------------|-----|-----|----------|-------|
| HCM Control Delay, s | 0.3 | 1.1 | \$ 562.1 | 289.2 |
| HCM LOS | | | F | F |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|-----------------------|----------|-------|-----|-----|-------|-----|-----|-------|
| Capacity (veh/h) | 63 | 615 | - | - | 788 | - | - | 56 |
| HCM Lane V/C Ratio | 1.895 | 0.037 | - | - | 0.176 | - | - | 1.152 |
| HCM Control Delay (s) | \$ 562.1 | 11.1 | - | - | 10.5 | - | - | 289.2 |
| HCM Lane LOS | F | B | - | - | B | - | - | F |
| HCM 95th %tile Q(veh) | 11.1 | 0.1 | - | - | 0.6 | - | - | 5.5 |

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Table 11. Year 2034 Background Traffic Conditions, Weekday AM and PM Peak Hours

| Int. No. | Intersection | Lane Group | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|----------|-----------------------|------------|----------------------|-----|-------|----------------------|-----|-------|
| | | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH-44/Blessinger Road | EBL | 0.02 | A | 8.5 | 0.05 | B | 13 |
| | | EBTR | - | - | - | - | - | - |
| | | WBL | 0.00 | B | 11.8 | 0.02 | B | 10.2 |
| | | WBTR | - | - | - | - | - | - |
| | | NBLTR | 0.08 | D | 30.4 | 0.10 | E | 39.9 |
| | | SBLTR | 0.67 | F | 78.2 | 1.44 | F | 400.6 |

Table 12. Year 2034 Total Traffic Conditions, Weekday AM and PM Peak Hours

| Int. No. | Intersection | Lane Group | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|----------|-----------------------|------------|----------------------|-----|-------|----------------------|-----|--------|
| | | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH-44/Blessinger Road | EBL | 0.02 | A | 8.5 | 0.05 | B | 13 |
| | | EBTR | - | - | - | - | - | - |
| | | WBL | 0.07 | B | 12.4 | 0.21 | B | 11.8 |
| | | WBTR | - | - | - | - | - | - |
| | | NBLTR | 1.29 | F | 241.1 | 4.90 | F | 2070.8 |
| | | SBLTR | 1.44 | F | 386.8 | 3.61 | F | 1540.4 |

SH-44/Blessinger Road Intersection - Mitigation

Kittelson evaluated two options for mitigation at the SH-44/Blessinger Road intersection.

Traffic Signal

Kittelson performed a signal warrant analysis using the Manual on Uniform Traffic Control Devices (MUTCD, Reference 8). Kittelson developed a daily traffic volume profile for the four approaches at the SH-44/Blessinger Road intersection using factors from an existing 24-hour volume profile at the Can Ada Road/SH-44 intersection. Kittelson used the profile from the Can Ada Road/SH-44 intersection, as the traffic volumes on Can Ada Road are representative of future traffic patterns on Blessinger Road. The traffic volumes on Blessinger Road are low today, so do not provide a representative traffic profile for future conditions. Table 8 summarizes the MUTCD signal warrant analysis at the SH 44/Blessinger Road intersection under three scenarios with varying level of northbound and southbound right-turn volumes.

Table 9. Year 2029 Total Traffic “Mitigated” Conditions (Traffic Signal), Weekday AM and PM Peak Hours

| Int. No. | Intersection | Lane Group | Weekday AM Peak Hour | | | | | Weekday PM Peak Hour | | | | |
|----------|---------------------------|------------|----------------------|-------------|------|-----|-------|----------------------|-------------|------|-----|-------|
| | | | Intx. LOS | Intx. Delay | V/C | LOS | Delay | Intx. LOS | Intx. Delay | V/C | LOS | Delay |
| 1 | SH-44/ Blessinger Road | EBL | B | 15.1 | 0.03 | A | 3.8 | B | 15.2 | 0.08 | B | 13.2 |
| | | EBT | | | 0.60 | A | 9.5 | | | 0.52 | A | 8.7 |
| | | EBR | | | 0.01 | A | 4.3 | | | 0.04 | A | 4.7 |
| | | WBL | | | 0.10 | A | 6.3 | | | 0.29 | A | 6.0 |
| | | WBTR | | | 0.31 | A | 5.8 | | | 0.82 | B | 15.6 |
| | | NBL | | | 0.37 | E | 55.5 | | | 0.25 | D | 54.9 |
| | | NBTR | | | 0.66 | E | 65.0 | | | 0.47 | E | 55.1 |
| | | SBL | | | 0.43 | E | 61.3 | | | 0.16 | E | 56.0 |
| | | SBTR | | | 0.16 | D | 51.7 | | | 0.25 | D | 52.5 |

Table 13. Year 2034 Total Traffic “Mitigated” Conditions (Traffic Signal), Weekday AM and PM Peak Hours

| Int. No. | Intersection | Lane Group | Weekday AM Peak Hour | | | | | Weekday PM Peak Hour | | | | |
|----------|---------------------------|-------------------|----------------------|-------------|------|-----|-------|----------------------|-------------|------|-----|-------|
| | | | Intx. LOS | Intx. Delay | V/C | LOS | Delay | Intx. LOS | Intx. Delay | V/C | LOS | Delay |
| 1 | SH-44/ Blessinger Road | EBL | B | 17.1 | 0.05 | A | 4.1 | C | 32.7 | 0.26 | D | 36.7 |
| | | EBT | | | 0.75 | B | 13.3 | | | 0.65 | B | 10.9 |
| | | EBR | | | 0.02 | A | 4.3 | | | 0.04 | A | 4.7 |
| | | WBL | | | 0.14 | B | 10.7 | | | 0.37 | A | 9.0 |
| | | WBTR ¹ | | | 0.39 | A | 6.6 | | | 1.03 | F | 47.2 |
| | | NBL | | | 0.39 | E | 56.1 | | | 0.26 | E | 55.6 |
| | | NBTR | | | 0.69 | E | 67.0 | | | 0.48 | E | 55.1 |
| | | SBL | | | 0.56 | E | 65.8 | | | 0.20 | E | 56.5 |
| | | SBTR | | | 0.21 | D | 52.1 | | | 0.31 | D | 53.1 |

¹ITD’s corridor plan identifies the widening of SH-44 from two lanes to four lanes. The v/c ratio for the eastbound and westbound approaches will be brought to acceptable levels once this takes place.

Right-In/Right-out/Left-In Stop-Control

ITD is evaluating improvements for the SH-44 corridor as part of the Idaho 44, I-84 to West State Street in Eagle project. In the preliminary improvement plans, the SH-44/Blessinger Road intersection is shown as a right-in/right-out/left-in stop-controlled intersection. Northbound and southbound left-turn movements would be restricted at the intersection. With the right-in/right-out/left-in stop-controlled configuration, this intersection is projected to operate at an acceptable level of service under year 2029 total traffic conditions. Table 10 (on the next page) summarizes the results of the year 2029 total traffic “mitigated” conditions at the study intersection. *Appendix H includes year 2029 total traffic “mitigated” conditions Synchro worksheets.*

Table 10. Year 2029 Total Traffic “Mitigated” Conditions (Right-in/Right-out/Left-In Stop Control), Weekday AM and PM Peak Hours

| Int. No. | Intersection | Lane Group | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|----------|---------------------------|------------|----------------------|-----|-------|----------------------|-----|-------|
| | | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH-44/ Blessinger Road | EBL | 0.02 | A | 8.3 | 0.03 | B | 11.3 |
| | | EBT | - | - | - | - | - | - |
| | | EBR | - | - | - | - | - | - |
| | | WBL | 0.06 | B | 11.3 | 0.17 | B | 10.7 |
| | | WBTR | - | - | - | - | - | - |
| | | NBR | 0.51 | D | 25.9 | 0.30 | C | 18.3 |
| | | SBR | 0.11 | B | 11.8 | 0.26 | D | 25.3 |

Table 14. Year 2034 Total Traffic “Mitigated” Conditions (Right-in/Right-out/Left-In Stop Control), Weekday AM and PM Peak Hours

| Int. No. | Intersection | Lane Group | Weekday AM Peak Hour | | | Weekday PM Peak Hour | | |
|----------|-----------------------|------------|----------------------|-----|-------|----------------------|-----|-------|
| | | | V/C | LOS | Delay | V/C | LOS | Delay |
| 1 | SH-44/Blessinger Road | EBL | 0.03 | A | 8.7 | 0.05 | B | 12.7 |
| | | EBT | - | - | - | - | - | - |
| | | EBR | - | - | - | - | - | - |
| | | WBL | 0.08 | B | 12.8 | 0.23 | B | 13.3 |
| | | WBTR | - | - | - | - | - | - |
| | | NBR | 0.67 | E | 44.7 | 0.35 | C | 22.1 |
| | | SBR | 0.16 | B | 13.2 | 0.41 | E | 37.8 |

Intersection

Int Delay, s/veh 3.6

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Lane Configurations | ↘ | ↑ | ↗ | ↘ | ↗ | | | | ↗ | | | ↗ |
| Traffic Vol, veh/h | 24 | 826 | 20 | 38 | 452 | 7 | 0 | 0 | 166 | 0 | 0 | 68 |
| Future Vol, veh/h | 24 | 826 | 20 | 38 | 452 | 7 | 0 | 0 | 166 | 0 | 0 | 68 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | 110 | - | 0 | 145 | - | - | - | - | 0 | - | - | 0 |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 | 98 |
| Heavy Vehicles, % | 0 | 1 | 0 | 50 | 2 | 0 | 0 | 0 | 20 | 0 | 0 | 0 |
| Mvmt Flow | 24 | 843 | 20 | 39 | 461 | 7 | 0 | 0 | 169 | 0 | 0 | 69 |

| Major/Minor | Major1 | Major2 | Minor1 | Minor2 |
|----------------------|--------|--------|--------|--------|
| Conflicting Flow All | 468 | 0 | 0 | 863 |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |
| Critical Hdwy | 4.1 | - | - | 4.6 |
| Critical Hdwy Stg 1 | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - |
| Follow-up Hdwy | 2.2 | - | - | 2.65 |
| Pot Cap-1 Maneuver | 1104 | - | - | 609 |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |
| Platoon blocked, % | - | - | - | - |
| Mov Cap-1 Maneuver | 1104 | - | - | 609 |
| Mov Cap-2 Maneuver | - | - | - | - |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |

| Approach | EB | WB | NB | SB |
|----------------------|-----|-----|------|------|
| HCM Control Delay, s | 0.2 | 0.9 | 25.9 | 11.8 |
| HCM LOS | | | D | B |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|-----------------------|-------|-------|-----|-----|-------|-----|-----|-------|
| Capacity (veh/h) | 338 | 1104 | - | - | 609 | - | - | 602 |
| HCM Lane V/C Ratio | 0.501 | 0.022 | - | - | 0.064 | - | - | 0.115 |
| HCM Control Delay (s) | 25.9 | 8.3 | - | - | 11.3 | - | - | 11.8 |
| HCM Lane LOS | D | A | - | - | B | - | - | B |
| HCM 95th %tile Q(veh) | 2.7 | 0.1 | - | - | 0.2 | - | - | 0.4 |

Intersection

Int Delay, s/veh 2.4

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|--------------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Lane Configurations | ↖ | ↗ | ↖ | ↖ | ↖ | | | | ↖ | | | ↖ |
| Traffic Vol, veh/h | 21 | 687 | 60 | 129 | 1049 | 56 | 0 | 0 | 111 | 0 | 0 | 60 |
| Future Vol, veh/h | 21 | 687 | 60 | 129 | 1049 | 56 | 0 | 0 | 111 | 0 | 0 | 60 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Free | Stop | Stop | Stop | Stop | Stop | Stop |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | 110 | - | 0 | 145 | - | - | - | - | 0 | - | - | 0 |
| Veh in Median Storage, # | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 | 93 |
| Heavy Vehicles, % | 0 | 0 | 0 | 13 | 2 | 0 | 0 | 0 | 20 | 0 | 0 | 0 |
| Mvmt Flow | 23 | 739 | 65 | 139 | 1128 | 60 | 0 | 0 | 119 | 0 | 0 | 65 |

| Major/Minor | Major1 | Major2 | Minor1 | Minor2 |
|----------------------|--------|--------|--------|--------|
| Conflicting Flow All | 1188 | 0 | 0 | 804 |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |
| Critical Hdwy | 4.1 | - | - | 4.23 |
| Critical Hdwy Stg 1 | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - |
| Follow-up Hdwy | 2.2 | - | - | 2.317 |
| Pot Cap-1 Maneuver | 595 | - | - | 774 |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |
| Platoon blocked, % | - | - | - | - |
| Mov Cap-1 Maneuver | 595 | - | - | 774 |
| Mov Cap-2 Maneuver | - | - | - | - |
| Stage 1 | - | - | - | - |
| Stage 2 | - | - | - | - |

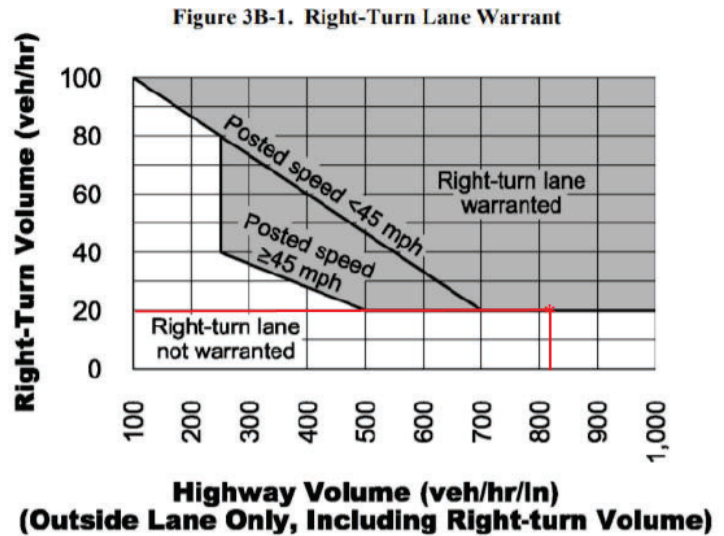
| Approach | EB | WB | NB | SB |
|----------------------|-----|-----|------|------|
| HCM Control Delay, s | 0.3 | 1.1 | 18.3 | 25.3 |
| HCM LOS | | | C | D |

| Minor Lane/Major Mvmt | NBLn1 | EBL | EBT | EBR | WBL | WBT | WBR | SBLn1 |
|-----------------------|-------|-------|-----|-----|-------|-----|-----|-------|
| Capacity (veh/h) | 389 | 595 | - | - | 774 | - | - | 241 |
| HCM Lane V/C Ratio | 0.307 | 0.038 | - | - | 0.179 | - | - | 0.268 |
| HCM Control Delay (s) | 18.3 | 11.3 | - | - | 10.7 | - | - | 25.3 |
| HCM Lane LOS | C | B | - | - | B | - | - | D |
| HCM 95th %tile Q(veh) | 1.3 | 0.1 | - | - | 0.7 | - | - | 1 |

Total 2029 AM Traffic Conditions

EB (AM TEV) = 830
 EBR = 20
 Posted speed \geq 45mph

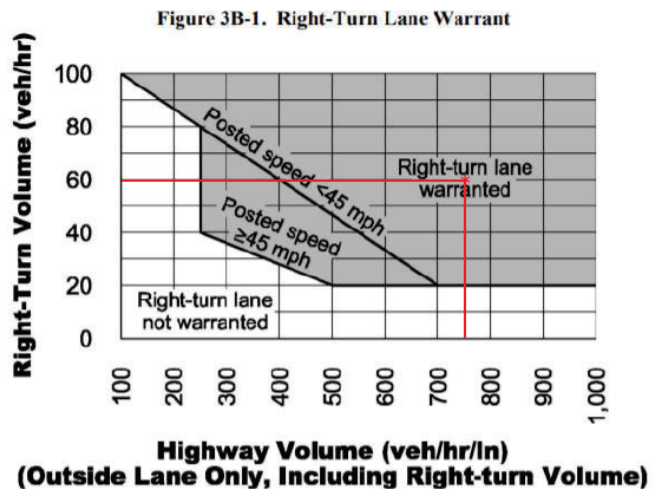
Right-turn lane not warranted



Total 2029 PM Traffic Conditions

EB (AM TEV) = 750
 EBR = 60
 Posted speed \geq 45mph

Right-turn lane warranted



Conceptual Cost Estimate

Estimated By: Regan Hansen
 Checked By:
 Location: SH-44; RCUT Intersection

Date: 4/2/2021
 Date:

Scope:

Install a restricted crossing u-turn (RCUT) at the intersection of SH-44 and local side roads, widen the roadway between the loons to the ultimate 5 lane configuration, and install right-turn/auxiliary lanes between the U-turn loons and the intersection. This concept locates the RCUT median openings approximately 660 feet on either side of the intersection. Pavement layout is based on turning requirements for a WB-62 design vehicle.

Pavement work is limited to widening. This estimate does not include any restoration or preservation treatments to the existing pavement section.

This estimate assumes rural drainage features.

Right-of-way purchase will be required.

| Item | Quantity | Unit Price | Cost | Note |
|---|---------------|---------------|------------------------|---------------|
| SECTION 1 | | | | |
| 201-010A CLEARING & GRUBBING | 1.00 LS | \$ 10,000.00 | \$ 10,000.00 | KN 18872 |
| 205-005A EXCAVATION | 25% * | | \$ 161,682.31 | 301-405 |
| 301-005A GRANULAR SUBBASE* | 10,149.00 TON | \$ 16.75 | \$ 169,995.75 | KN 20796 |
| 303-021A 3/4" AGGR TY A FOR BASE* | 7,545.00 TON | \$ 18.30 | \$ 138,073.50 | KN 18872 |
| 405-435A SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3* | 4,838.00 TON | \$ 70.00 | \$ 338,660.00 | KN 18872 |
| 615-258A CURB TYPE 3 | 3,105.00 FT | \$ 14.00 | \$ 43,470.00 | KN 20798 |
| 675-005A SURVEY | 1.00 LS | \$ 20,000.00 | \$ 20,000.00 | |
| SP CONCRETE MEDIAN | 712.00 SY | \$ 39.00 | \$ 27,768.00 | |
| Traffic Control | 1.00 LS | \$ 100,000.00 | \$ 100,000.00 | |
| Miscellaneous Minor Items | 5% | | \$ 50,482.48 | |
| Mobilization | 10% | | \$ 100,964.96 | |
| SECTION 1 Sub-Total | | | \$ 1,161,097.00 | |
| SECTION 2 | | | | |
| CN Change Order / Quantity Variance | 5% | | \$ 58,054.85 | |
| CN Non-Bid Items | 3.5% | | \$ 40,638.39 | |
| SECTION 2 Sub-Total | | | \$ 98,693.24 | |
| SUMMARY | | | | |
| Sub-Total: SECTION 1 & SECTION 2 | | | \$ 1,259,790.24 | |
| Contingency - Scoping Level | | | 30% | \$ 377,937.07 |
| TOTAL CONSTRUCTION COST | | | \$ 1,637,727.31 | |

| Summary of Project Costs | Amount | Note |
|--------------------------|-----------------------------|------|
| Construction | \$ 1,637,727.31 | |
| Design Services | 10% \$ 163,772.73 | |
| Construction Services | 12% \$ 196,527.28 | |
| Right-of-Way | 1.54 ACRES \$ 154,370.98 | ROM |
| Total Cost | \$ 2,152,398.31 | |



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

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

April 7, 2021

Todd Tucker
HHS Construction, LLC
729 Bridgeway Place
Eagle, ID 83616
ttucker@boisehunterhomes.com
Phone: 208-570-3626

VIA EMAIL

RE: River Park – ITD Development Condition Memo

Dear Mr. Tucker,

The Idaho Transportation Department (ITD) appreciated the opportunity to review the River Park Traffic Impact Study (TIS) located south of SH-44 on Blessinger Road. We have completed our review and although we do not have any technical questions, we do have concerns for the development's added trips to the intersection of SH-44 / Blessinger Road.

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

Per the TIS, the southbound left-through-right lane at the intersection of SH-44 and Blessinger Road will not operate at acceptable levels of operations in the 2029 background traffic condition and the southbound and northbound left-thru-right lanes will not operate at acceptable levels of operations in the 2029 total traffic condition. The TIS also identified that an eastbound right turn lane is warranted at Blessinger Road. ITD is currently working with our local agency partners including the city of Star to finalize the SH-44 Corridor Plan. The plan identifies the ultimate configuration of SH-44 / Blessinger Road to include widening to a five lane section on SH-44 and limiting the intersection with a restricted u-turn crossing (RCUT). Median u-turn loons were not included in the original public documents. The SH-44 corridor plan is still in DRAFT and is being revised to include loons for this intersection.



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ITD determined River Park's proportionate share contribution to be \$210,787 (approximately \$659 / housing unit). This is based off the development's site trips through the intersection of SH-44 / Blessinger Road as compared to total traffic volumes in 2045. Details of the proportionate share calculation are included in the attached *ITD Staff Technical Report*.

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

Sincerely,

Erika R. Bowen, P.E.

ITD – District 3

(Acting) Development Services Manager

Cc:

Shawn Nickel – City of Star

Chris Hopper – Canyon County Highway District No. 4

Andy Daleidan - Kittelson & Associates



April 12, 2021

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

Re: River Park Estates Subdivision Preliminary Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Preliminary Plat for the River Park Estates Subdivision dated March 29, 2021. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
2. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site.
3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
4. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
5. Easements for sewer/water facilities will be required where placed outside of public right of way.

We recommend that the preliminary plat be **APPROVED with the conditions listed above**. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

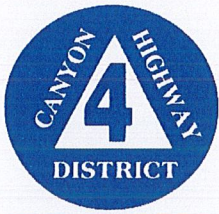
Sincerely,

KELLER ASSOCIATES, INC.

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

Ryan V. Morgan, P.E.
City Engineer

cc: File



April 8, 2021

City of Star
10769 W. State Street
Star, Idaho 83669
Attention: Shawn Nickel, City Planner

JUB Engineers
2750 W. Excursion Lane Suite 400
Meridian, Idaho 83642
Attention: Scott Wonders, P.E.

**RE: River Park Estates
Preliminary Plat**

Dear Shawn:

Canyon Highway District No. 4 (CHD4) has reviewed the preliminary plat dated March 29, 2021, and the Traffic Impact Study dated February 19, 2021 for River Park Estates Subdivision, and offers the following comments:

Jurisdiction

By agreement with the City (*Canyon 4/Star Public Agency Coordination Agreement, June 6th, 2007*), CHD4 acts as the supervisory authority for all public roads within the City limits that also lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, and other operations and management duties assigned to highway districts under Idaho Code. For continuity with the existing street network in Star, CHD4 will apply roadway cross section and design standards consistent with those adopted by Ada County Highway District. These comments are provided under this authority.

Traffic Impact Study

1. The TIS should be amended to include consideration for the interim operation of the Blessinger Rd / SH 44 intersection prior to implementation of an RCUT or traditional traffic signal. The existing intersection has a significant offset in the north- and south- Blessinger Rd approaches to SH 44, approximately 54-feet along the SH 44 centerline. This offset creates potential conflict between opposing left turns off of SH 44 onto the Blessinger Rd approaches, and conflicts with left turns out of the Blessinger approaches and traffic proceeding across SH 44 from one Blessinger approach to the other. These conflicts are in addition to those already associated with two-way stop controlled intersections. The current very low volumes at the two Blessinger Rd approaches have accommodated this offset relatively well, but the addition of construction traffic, gravel export, and residential trips from the project site will dramatically increase the number of daily conflicting movements. An evaluation of the safety and operational concerns, as well as mitigation of these concerns should be addressed in an amendment or supplement to the TIS dated February 19, 2021.

Blessinger Rd Access to the Development

1. Existing Blessinger Rd from SH 44 to the subject property is a narrow rural farm road, with average paved width of 18-20 feet, utility poles aligned within 5-feet of the travel lane, and narrow irrigation and drainage crossings. The existing road is very low volume (CHD4 has not collected traffic count data historically on this segment) serving 14 existing residential lots, several of which are currently undeveloped.
2. Improvements to the existing Blessinger Rd are warranted to safely accommodate the proposed 3,000 daily trips from the development, including at a minimum the following:
 - a. Widen Blessinger Rd within the existing right-of-way (width varies) to meet the minimum two-lane rural road section for ACCHD SD-101 (26-foot paved width with 2-foot gravel shoulders).
 - b. Widen the Blessinger Rd approach to SH 44 and improve the radii to accommodate all turning movements into and out of the approach for typical construction and passenger traffic.
 - c. Widen the existing irrigation and drainage crossings on Blessinger Rd to meet roadside clear zone recommendations for the proposed buildout traffic.
 - d. Additional safety improvements may be identified during review of improvement drawings for the Blessinger Rd access.
 - e. These safety improvements should be planned to be constructed prior to or consecutively with initial on-site improvements to accommodate construction traffic serving the site.

Preliminary Plat

1. The long range transportation plan map adopted by CHD4 and Canyon County (Functional Class Map, 2012) shows a collector road along the section line at the north boundary of the subject property. This collector is an extension of existing Landruff Lane, and is planned to extend from Duff Lane near Middleton east to Can Ada Rd.
 - a. This collector road should be included in the development plan, extending from the northeast corner of the subject property to the easterly boundary.
 - b. Where feasible to retain the alignment along the section line west of Blessinger Rd, a half-section (half-width right-of-way and half + 7-feet of improvements) may be constructed to allow for completion by future development north of the section line.
 - c. This is not feasible along the east half of the subject property, where existing residential development at 22020 Blessinger Rd lies within 25-feet of the section line. The Landruff Lane extension east of Blessinger should be located just south of the section line, or may be meandered south through the development to the easterly boundary.
 - d. Collector street section should be per ACHD 3-Lane Collector with Bike Lanes, including a 70-foot r/w width and 46-foot curb width.
 - e. Design speed should be 35 mph.
 - f. Local road intersections should have minimum 330-foot spacing center to center.
 - g. Direct residential access to the east-west collector should be limited to driveways at not less than 150-foot spacing per ACHD 7206.4 unless greater is required adjacent to public road intersections. On street parking will not be allowed unless additional r/w and/or road width is provided.
2. Existing access for the two five acre parcels at 22020 Blessinger Rd appears to be located within the subject property. Provision for an easement, private road, or public road should be made to serve these existing properties.
3. The existing 0.38 acres residential parcel at 22010 Blessinger Rd does not appear to be part of the plat, is it intended to remain separate?

4. Preliminary Plat Notes 13 & 16 should be combined, and revised to read "*The Homeowner's Association, underlying property owner, or adjacent property owner is responsible for all storm drainage facilities located outside the public right-of-way, including all routine and heavy maintenance.*"
5. All storm drainage disposal facilities should be located outside of the public right-of-way in a drainage easement and/or common lot.
6. Local streets should have a minimum centerline radius of 100-feet for all horizontal curves.
7. Culdesac radius should be 48-feet minimum as shown unless additional radius is required by Star Fire District.
8. Lot 25 Block 8 shared driveway should be of sufficient shape and location to accommodate a 20-foot width approach perpendicular to the curve midpoint to provide for adequate sight distance at the approach.

Gravel Extraction

1. If off-site export of gravel minerals from the site is anticipated, a separate permit from CHD4 will be required to address traffic and wheel load impacts from the operation. Conditions of the permit may include, but are not limited to:
 - a. Temporary or permanent traffic controls to accommodate the truck traffic.
 - b. Improvements to Blessinger Rd north of the site and the Blessinger/SH 44 intersection.
 - c. Evaluation of and mitigation of impacts to existing Blessinger Rd pavement section.

Preliminary plats are presented to the CHD4 Board of Commissioners for approval after review by staff. Please revise the preliminary plat to address the comments above, and submit a single full size hard copy and an electronic copy for subsequent review. Preliminary plats can generally be included on a board agenda for consideration within two weeks of staff approval, subject to available space.

Please feel free to contact me with any questions on these comments.

Respectfully,



Chris Hopper, P.E.
District Engineer
Canyon Highway District No. 4

Canyon County Water LTD
P.O. Box 11
Star, Idaho 83669

April 8, 2021

Dear Mr. Tucker

I spoke with the board members of Canyon County Water individually and they expressed the same concerns I did. A pathway on our easement is not compatible with the work that we need to accomplish through the different seasons.

Several issues that concern us include:

1. Spraying
2. Driving
3. Cleaning with large equipment

These jobs are difficult to do when people are walking on the pathway.

The last issue brought up was liability – what happens when things go wrong on the pathway?

Given these concerns, the board is not in favor of pathways on our easements.

Respectfully



Flip Phillips
Canyon County Water Board Member

e-mailed on April 8, 21



FIRE DISTRICT STAFF REPORT

Park River Subdivision

DATE: March 10, 2021

TO: City of Star, Planning & Zoning

FROM: Victor Islas, Deputy Chief *Victor Islas*

SUBJECT: Fire District Review

PROJECT NAME: Park River Subdivision (AZ-21-01, DA-21-02, PP-21-04)

Fire District Summary Report:

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

Fire Response Time: This development will be served by the Star Fire Protection District Station 51, located at 11655 W. State St., Star, Idaho. Station 51 is 2.1 miles with a travel time of 3 minutes under ideal driving conditions to the proposed entrance of the development off Blessinger Rd.

Accessibility: Roadway Access, Traffic, Radio Coverage

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

One-or two-family dwellings residential developments: Developments of one-or two-family dwellings where the number of dwellings units exceeds 30 shall be provided with at least two separate and approved fire apparatus access roads.

Please note: Flag lots (Block 8 Lot 26,27, 28 and Block 2 Lot 11) will require additional emergency turn-around if the farthest part of the structure sit more than 150ft off the public road.

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

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

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

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



FIRE DISTRICT STAFF REPORT

Park River Subdivision

The developer shall provide a designated access point(s) to watercourse and bodies of water as requested by the Fire District for emergency services. Access shall have an unobstructed width of not less than 12 feet exclusive of shoulders with an unobstructed vertical clearance of not less than 13 feet 6 inches. The drivable surface shall be capable of supporting the imposed load of fire apparatus weighing at least 35,000 pounds. The access shall be protected from unauthorized vehicles using MaxiForce collapsible bollards. The access shall also be marked with signs on both ends of the access point reading "Emergency and Authorized Vehicles ONLY". Examples:



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

Specialty/Resource needs:

No specialty/resources will be needed for this development.

Water Supply:

Water supply requirements will be followed as described in Appendix B of the 2015 International Fire Code unless agreed upon by the Fire District.

1. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.
2. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the Star Sewer & Water District for bacteria testing.
3. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - a. Fire hydrants shall have a Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant or an approved adapter may be used on the 4 1/2" outlet.
 - b. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - c. Fire hydrants shall be placed on corners when spacing permits.



FIRE DISTRICT STAFF REPORT

Park River Subdivision

- d. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
- e. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
- f. Fire hydrants shall be provided to meet the requirements of the City of Star and Star Sewer and Water District Standards.
- g. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.

Inspections:

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

Additional Comments:

None

Shawn Nickel

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Wednesday, March 31, 2021 12:51 PM
To: rmorgan@kellerassociates.com; Shawn Nickel
Subject: re: Agency Transmittal Park River Subdivision
Attachments: Agency Transmittal - Park River Subdivision.pdf

Ryan, & Shawn,

The following regulations apply to this project including any freeboard the City has adopted.

Title 44 of the Code of Federal Regulations §60.3 Flood plain management criteria for flood-prone areas.

...Minimum standards for communities are as follows:

(a) ... the community shall:

(2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;

(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall

(i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,

(ii) be constructed with materials resistant to flood damage,

(iii) be constructed by methods and practices that minimize flood damages, and

(iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) Review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that

(i) all such proposals are consistent with the need to minimize flood damage within the flood-prone area,

(ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and

(iii) adequate drainage is provided to reduce exposure to flood hazards;

(5) Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and

(6) Require within flood-prone areas

- (i) new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and
- (ii) onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

(b) ... the community shall:

- (1) Require permits for all proposed construction and other developments including the placement of manufactured homes, within Zone A on the community's FHBM or FIRM;
- (2) Require the application of the standards in paragraphs (a) (2), (3), (4), (5) and (6) of this section to development within Zone A on the community's FHBM or FIRM;
- (5) Where base flood elevation data are utilized, within Zone A on the community's FHBM or FIRM:
 - (i) Obtain the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures, and
 - (ii) Obtain, if the structure has been floodproofed in accordance with paragraph (c)(3)(ii) of this section, the elevation (in relation to mean sea level) to which the structure was floodproofed, and
 - (iii) Maintain a record of all such information with the official designated by the community under §59.22 (a)(9)(iii);
- (6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Insurance Administrator;
- (7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;
- (8) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

(c) ... the community shall:

- (1) Require the standards of paragraph (b) of this section within all A1-30 zones, AE zones, A zones, AH zones, and AO zones, on the community's FIRM;
- (2) Require that all new construction and substantial improvements of residential structures within Zones A1-30, AE and AH zones on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level, unless the community is granted an exception by the Federal Insurance Administrator for the allowance of basements in accordance with §60.6 (b) or (c);
- (3) Require that all new construction and substantial improvements of non-residential structures within Zones A1-30, AE and AH zones on the community's firm
 - (i) have the lowest floor (including basement) elevated to or above the base flood level or,
 - (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- (4) Provide that where a non-residential structure is intended to be made watertight below the base flood level,
 - (i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of

construction are in accordance with accepted standards of practice for meeting the applicable provisions of paragraph (c)(3)(ii) or (c)(8)(ii) of this section, and

(ii) a record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the official designated by the community under §59.22(a)(9)(iii);

(5) Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites

(i) Outside of a manufactured home park or subdivision,

(ii) In a new manufactured home park or subdivision,

(iii) In an expansion to an existing manufactured home park or subdivision, or

(iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement.

(10) Require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(12) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A-1-30, AH, and AE on the community's FIRM that are not subject to the provisions of paragraph (c)(6) of this section be elevated so that either

(i) The lowest floor of the manufactured home is at or above the base flood elevation, or

(ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

(13) Notwithstanding any other provisions of §60.3, a community may approve certain development in Zones A1-30, AE, and AH, on the community's FIRM which increase the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision, fulfills the requirements for such a revision as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

(14) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either

- (i) Be on the site for fewer than 180 consecutive days,
- (ii) Be fully licensed and ready for highway use, or
- (iii) Meet the permit requirements of paragraph (b)(1) of this section and the elevation and anchoring requirements for "manufactured homes" in paragraph (c)(6) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(d) ... the community shall:

- (1) Meet the requirements of paragraphs (c) (1) through (14) of this section;
- (2) Select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood, without increasing the water surface elevation of that flood more than one foot at any point;
- (3) Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge;
- (4) Notwithstanding any other provisions of §60.3, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision, fulfills the requirements for such revisions as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

Thank you,
Maureen O'Shea, AICP, CFM
NFIP State Coordinator
Idaho Dept. of Water Resources
322 E Front St, P.O. Box 83720
Boise, ID 83720
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
www.idwr.idaho.gov/floods

From: Margheim, Kris
Sent: Tuesday, March 16, 2021 08:26
To: O'Shea, Maureen; Miller, Nick
Cc: Margheim, Kris
Subject: Agency Transmittal Park River Subdivision

Please see attached Agency Transmittal for Park River Subdivision, located in Star Idaho in Canyon County.

Application: Park River Subdivision

Files #'s AZ-21-01 Annexation-Zoning

DA-21-02 Development Agreement

PP-21-04 Preliminary Plat

Applicant/Representative: Todd Tucker, HHS Construction, LLC, 729 S. Bridgeway Pl, Eagle, ID 83616

Thanks!

Kris



February 18, 2021

Todd Tucker

729 S. Bridgeway Place
Eagle, ID 83616
Cell: 208-570-3626
Office: 208-618-2157

Subject: Delivery Method Approval

Todd,

Thank you for contacting the Postal Service to established delivery to the River Park Subdivision on the south side of Highway 44. 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.

Please keep in mind when ordering your cluster boxes from the manufacturer we request that you ask them to number the boxes consecutively. As an example we would want the boxes to be labeled 1-165 as opposed to multiple units repeatedly numbered 1-16. We also request that the Parcel Lockers on the units also be numbered consecutively, so if there are 11 CBU units needed for the development, and there were two parcel lockers per unit, then the parcel lockers would be numbered 1 through 22. 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



LOT MATRIX :

| | LOTS | LAKE |
|-----|------------|------------|
| 55' | = 44 | 0 |
| 65' | = 191 | 67 |
| 81' | = 85 | 33 |
| | 320 | 100 |

BOISE HUNTER
HOMES

RIVER PARK
VERSION #8
320 LOTS
FEBRUARY 6, 2021

Todd Tucker

From: Tony Almeida <TAlmeida@canyonco.org>
Sent: Wednesday, January 27, 2021 12:26 PM
To: Todd Tucker
Subject: RE: Subdivision Name & Street Names

Todd,

Please see below, please let me know which names you would like me to reserve and you want me to reserve the subdivision name.

Requested Subdivision Name

River Park Subdivision – [Ok to use](#)

Requested Street Names

Thoroughbred – No, already in use

Appaloosa – [Ok to use](#)

Clydesdale – No, already in use

Mustang – No, already in use

Quarter Horse – [Ok to use](#)

Palomino – No, already in use

Shetland – No, already in use

Paso Fino – [Ok to use](#)

Westphalian – [Ok to use](#)

Campolina – [Ok to use](#)

Breton – No, already in use

Dartmoor – No, already in use

Hackney – No, already in use

Haflinger – [Ok to use](#)

Saddlebred – [Ok to use](#)

Percheron – No, already reserved

Andalusian – [Ok to use](#)

Morgan Shire Friesian – No, already reserved



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: April 20, 2021 – PUBLIC HEARING

FILE(S) #: SP-21-02 Short Plat for Paint Point Subdivision
PR-20-06 Private Street

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Plantation Construction & Management LLC
Richard Williams
53 Teressa Ave
Foothill Ranch, CA 92610

Applicant/ Representative:

Derritt Kerner
Rock Solid Civil
270 N. 27th Street, Suite 100
Boise, Idaho 83702

REQUEST

Request: The Applicant is seeking approval of a Short Plat/Final Plat for a proposed residential subdivision consisting of 4 residential lots and a Private Street. The property consists of 2.04 acres with a proposed density of 2 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is located at the southwest corner of N. Star Road and W. Floating Feather Road in Star, Idaho. Ada County Parcel No. R229390010.

Surrounding Land Use/Designations:

| | Zoning Designation | Comp Plan Designation | Land Use |
|----------------------|---------------------------|------------------------------|--|
| Existing | R-2 | Neighborhood Residential | Vacant/Pasture |
| Proposed | R-2 | Neighborhood Residential | Vacant/Pasture |
| North of site | RR (Ada Co.) R-3 | Neighborhood Residential | Rural Residential, Single Family Residential Lakeshore Park Subdivision |
| South of site | R-2 | Neighborhood Residential | Single Family Residential Craneridge Subdivision |
| East of site | Parks/Open Space | Parks/Open Space | Hunter's Creek Park |
| West of site | R-2 | Neighborhood Residential | Single Family Residential Fenix Ranchette Estates |

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

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

Flood Zone: This property is in Flood Zone X, area of minimal flood hazard

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – No known areas.
- ✪ Floodplain – Property is not in a Special Flood Hazard area.
- ✪ Mature Trees – Along the south and east border.
- ✪ Riparian Vegetation – None.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – Property bordered on south & southeast by a free-flowing creek/ditch.
- ✪ 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.

| |
|---------------------------------|
| APPLICATION REQUIREMENTS |
|---------------------------------|

| | |
|-----------------------------------|-----------------|
| Pre-Application Meeting Held | August 17, 2020 |
| Neighborhood Meeting Held | March 24, 2021 |
| Application Submitted & Fees Paid | April 6, 2021 |
| Application Accepted | April 5, 2020 |
| Residents within 300' Notified | April 5, 2021 |
| Agencies Notified | April 5, 2021 |
| Legal Notice Published | April 8, 2021 |

| |
|----------------|
| HISTORY |
|----------------|

| | |
|------------------|---|
| January 5, 2021 | Council tabled rezone (RZ-20-11) and Preliminary Plat (PP-20-16) Applications until February 2, 2021. |
| February 2, 2021 | Council tabled RZ-20-11 and PP-20-16 until March 2, 2021. |
| March 2, 2021 | Council denied RZ-20-11 and PP-20-16. |
| April 5, 2021 | Applicant resubmitted without the rezone request and is proposing a short plat. |

| |
|--|
| CODE DEFINITIONS / COMPREHENSIVE PLAN |
|--|

UNIFIED DEVELOPMENT CODE:**8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:**

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

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-2 | 35' | 20' | 20' | 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 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.

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:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

SHORT PLAT & PRIVATE STREET:

The Short Plat submitted contains 4 single family residential lots and 1 common lot. The lots will have access and frontage from a private street. The residential lots range in size from 19,026 square feet to 22,213 square feet. The average lot size is 20,951 square feet. The applicant has requested a reduction in open space with the only open space proposed being that of the landscape buffer on Floating Feather. Section 8-4E-2 of the UDC allows a reduction in total required open space if approved by the Council. Staff is supportive of the waiver of usable open space given the low density of the project, because the density meets the current Zoning District

of the property, the fact that it is located adjacent to Hunters Creek Park, and because the existing subdivision to the west does not having open space. The private street will be built to ACHD, City of Star and Star Fire District standards. The submitted Short Plat is showing a 41 ft wide private street that immediately becomes a hammerhead. This designation will require Fire District approval. A private street maintenance plan, including proposed funding, shall also be required by Staff prior to final plat signature. Street name must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant has submitted an updated landscape plan with the short plat that shows appropriate landscape along W. Floating Feather Road. The UDC requires street trees every 35 feet. A revised landscape plan shall be conditioned to be submitted to staff prior to final plat signature showing the street tree locations. The streetlight plan was not included with the application. Staff suggests a streetlight be placed at the intersection of the Private Road and Floating Feather Road. There should also be streetlights on the end of the cul-de-sac for safety and emergency personnel navigation. Sidewalk currently exists on both Floating Feather Road and Star Road.

AGENCY RESPONSES

| | |
|---|---|
| Central District Health | December 1, 2020 (original) |
| DEQ | December 4, 2020 (original) |
| ACHD | December 4, 2020 & April 5, 2021 (memo) |
| Keller Associates | April 13, 2021 |
| Middleton Mill/Middleton Irrigation Assoc | November 30, 2020 (original) |
| Star Fire District | December 29, 2020 (updated 3/12/21) |

PUBLIC RESPONSES

Ellen & Stan Morse, 11282 W. Floating Feather Road, Star, Idaho

STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed short plat and private road request meets the requirements, standards, and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed maximum allowed density of 2 dwelling unit per acre is below the range of 3-5 dwelling units per acre allowed in the Neighborhood Residential Comprehensive Plan Land Use Map.

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

FINDINGS

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

SHORT PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.
The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:
 1. *Designing development projects that minimize impacts on existing adjacent properties, and*
 2. *Managing urban sprawl to protect outlying rural areas.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.
The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;
The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

PRIVATE STREET FINDINGS:

- A. The design of the private street meets the requirements of this article;
The City must find that the proposed private streets meets the design standards in the Code.
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity:

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

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

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

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

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

CONDITIONS OF APPROVAL

1. The approved Short Plat for the Paint Point Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The private street shall meet all requirements of the Star Fire District, including width and turn-around.**
3. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC.**
4. 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.**
5. Street trees and landscaping along Floating Feather Road shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. **The applicant shall submit a revised landscape plan to the City prior to submittal of the final plat showing one (1) tree per thirty-five (35) linear feet in addition to the proposed landscaping along Floating Feather Road.**
6. The property with the approved Short 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 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.
12. 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.
13. 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.
14. 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.
15. All common areas shall be maintained by the Homeowners Association.
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.
18. Any additional Condition of Approval as required by Staff and City Council.

| |
|-------------------------|
| COUNCIL DECISION |
|-------------------------|

The Star City Council _____ File #SP-21-02/PR-20-06 for Paint Point Subdivision on _____, 2021.



City of Star
 P.O. Box 130
 Star, Idaho 83669
 P: 208-286-7247

SHORT PLAT PRELIMINARY/ FINAL PLAT APPLICATION (DOES NOT EXCEED 5 LOTS)

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Richard Glenn Williams
 Applicant Address: P.O. Box 722 STAR ID Zip: 83669
 Phone: 208 514 8246 Email: PLANTATIONHOMESRW@GMAIL.COM

Owner Name: SAME
 Owner Address: _____ Zip: _____
 Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
 Contact: Derritt Firm Name: Rock Solid Civil
 Address: 270 N. 27th St. Suite 100 Boise Zip: 83
 Phone: 208 342-3277 Email: dKerner@RockSolidCivil.com

Property Information:

Subdivision Name: PAINT Point
 Site Location: 11275 Floating Feather Rd. STAR ID 83669
 Parcel Number(s): R2779390010

Zoning Designations:

| | Zoning Designation | Comp Plan Designation | Land Use |
|---------------|--------------------|--------------------------|-------------|
| Existing | R2 | Neighborhood Residential | Residential |
| Proposed | R2 | | Residential |
| North of site | R3 | | |
| South of site | R2 | | |
| East of site | Hunter Creek PK | | PARK |
| West of site | R2 | | Residential |

d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>

e. All maps will delineate flood plain lines.

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

Potable Water - Yes
 Irrigation Water - Yes
 Sanitary Sewer - Yes
 Fire Protection - Yes
 Schools - W. Ada
 Roads - AeHD

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

Areas of Critical Environmental Concern - None Floodplain - None
 Evidence of Erosion - None Fish Habitat - None
 Historical Assets - None Mature Trees - None
 Riparian Vegetation - None Steep Slopes - None
 Stream/Creek - None Unstable Soils - None
 Unique Animal Life - None Unique Plant Life - None

Application Requirements:

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

| Applicant (✓) | Description | Staff (✓) |
|------------------|--|--------------|
| ✓ | Pre-application meeting with Planning Department required prior to neighborhood meeting. | |
| ✓ | Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.) | |
| ✓ | Completed and signed Preliminary Plat Application | |
| | Fee | |
| | Narrative fully describing the proposed project (must be signed by applicant) | |
| | Legal description of the property (paper and electronic version with engineer's seal): • Submit two (2) paper and one (1) electronic copy | |
| ✓ | Recorded warranty deed for the subject property | |
| | If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application. | |
| ✓ | Approval of the proposed sub name from Ada County Surveyor's office. | |
| | Three (3) 11" X 17" vicinity maps showing the location of the subject property | |
| | Three (3) bound 22" X 34" copies of the Preliminary Plat (folded to 8 1/2" X 11" size) | |
| | One (1) 8 1/2" X 11" copies of the Preliminary Plat | |
| | Three (3) bound 22" X 34" copies of the landscape plan, including natural features | |
| | One (1) 8 1/2" X 11" copies of the landscape plan | |
| ✓ | Three (3) bound 22" X 34" copies of site grading & drainage plans | |
| | Phasing plan shall be included in the application if the project is to be phased. | |
| | Letter of authorization from the local Post Office approving mail box delivery to subdivision. | |
| ✓ | List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development. | |

SITE DATA:

Total Acreage of Site - 2.039
Breakdown of Acreage of Land in Contiguous Ownership - None
Total Acreage of Site in Special Flood Hazard Area - 0
Dwelling Units per Gross Acre - 2
Minimum Lot Size - 19,026
Minimum Lot Width - 59'

Total Number of Lots - 45
Residential - All
Commercial - None
Industrial - None
Common - 1

Total Number of Units - 4
Single-family - All
Duplex - None
Multi-family - None

Percent of Site and Total Acreage of Common Area - .09 % 1 acres
Percent of Common Space to be used for drainage - 0
Describe Common Space Areas (amenities, landscaping, structures, etc.) - HAMER head APPROACH
Proposed Dedicated Lots & Acreage (school, parks, etc): Lot 5 APPROACH

Public Streets - 0 Private Streets - 1 APPROACH
Describe Pedestrian Walkways (location, width, material) - 0
Describe Bike Paths (location, width, material) - 0

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

Potable Water - Yes
Irrigation Water - Yes
Sanitary Sewer - Yes
Fire Protection - Yes
Schools - _____
Roads - _____

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

| | |
|--|------------------------------|
| Areas of Critical Environmental Concern - <u>0</u> | Floodplain - <u>0</u> |
| Evidence of Erosion - <u>0</u> | Fish Habitat - <u>0</u> |
| Historical Assets - <u>0</u> | Mature Trees - <u>0</u> |
| Riparian Vegetation - <u>0</u> | Steep Slopes - <u>0</u> |
| Stream/Creek - <u>Mill Creek water I.R. sign</u> | Unstable Soils - <u>0</u> |
| Unique Animal Life - <u>0</u> | Unique Plant Life - <u>0</u> |

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

Subdivision Name: Paint Point Phase: 1

Special Flood Hazard Area: total acreage 2 number of homes 4

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: _____
 FIRM effective date(s): mm/dd/year _____
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
 Base Flood Elevation(s): AE ____ .0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.
- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

Application Requirements:

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

| Applicant (√) | Description | Staff (√) |
|------------------|---|--------------|
| ✓ | Pre-application meeting with Planning Department required prior to neighborhood meeting. | |
| ✓ | Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.) | |
| ✓ | Completed and signed copy of Short Plat - Preliminary/Final Plat Application | |
| N/A | 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. | |
| | Copy of letter of intent and statement for Preliminary/Final Plat. 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 • Description of proposed open space being provided including percentage of total open space and usable open space, number and type of approved amenities. | |
| ✓ | Legal description of the property (word.doc and pdf version with engineer's seal) | |
| ✓ | Recorded warranty deed for the subject property | |
| ✓ | If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application. | |
| ✓ | Approval of the proposed subdivision name from Ada County Surveyor's office. | |
| ✓ | Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming | |

| | | |
|--|---|--|
| | One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property | |
| | One (1) full-size copy, one (1) 11" X 17" copy and electronic copy in pdf. format of the Preliminary Plat | |
| | One (1) full-size copy, one (1) 11" X 17" copy and electronic copy in pdf. format of the Final Plat | |
| | One (1) full-size copy, one (1) 11" X 17" copy and electronic copy of the landscape plan | |
| | Phasing plan shall be included in the application if the project is to be phased. | |
| | Electronic copy in pdf. format of preliminary site grading & drainage plans | |
| | Electronic copy in pdf. format of final engineering construction drawings stamped and signed by a registered engineer/surveyor. | |
| | Storm drainage calculations must be submitted; either in narrative or on plat. | |
| | Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer) | |
| | Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat. | |
| | Special Flood Information – Must be included on Preliminary/Final Plat and Application form. | |
| | List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development. | |
| | Copy of all signed agreements with irrigation companies | |
| | One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels. | |
| | One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements. | |
| | Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's) | |
| | One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, final plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council. | |
| | Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date. | |
| | <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 <p>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.</p> | |

| | | |
|--|--|--|
| | <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.</p> <p>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 will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**


Applicant/Representative Signature

4-6-2021
Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

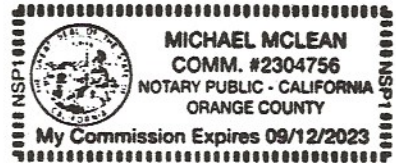
On April 5th, 2021 before me, Michael McLean, Notary Public
(insert name and title of the officer)

personally appeared Rick Williams
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michael McLean (Seal)



City of Star
Certification of Posting

I, Rick G Williams, applicant or representative
(Name)

for the application of file # PAINT POINT, commonly referred to as
(Subdivision / Parcel #) which requires a public hearing,

have posted the subject property with a public hearing notice sign as required by Star City Code 8-1 A-6D on _____ (date of posting – must be no less than 10 days prior to the hearing). I am further herewith notified that I must remove the sign within three (3) days after the hearing or any continuation thereof. I understand that failure to remove the sign within the three (3) days shall result in a penalty of ten (\$10.00) per day after the third day. (Resolution 2012-02)

Rick G Williams
Applicant or Representative Signature

4-6-2021
Dated

SUBSCRIBED AND SWORN to before me the _____ day of _____, 20_____.

Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

Note: This certification must be submitted to Star Planning Department no later than seven (7) days prior to the public hearing. Please attach photos of the posted signs to this certification.

(Check Off For Applicant)

Signed/Notarized Certification of Posting

Picture(s) of Posted Sign Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On April 5th, 2021 before me, Michael McLean Notary Public
(insert name and title of the officer)

personally appeared Rick Williams
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

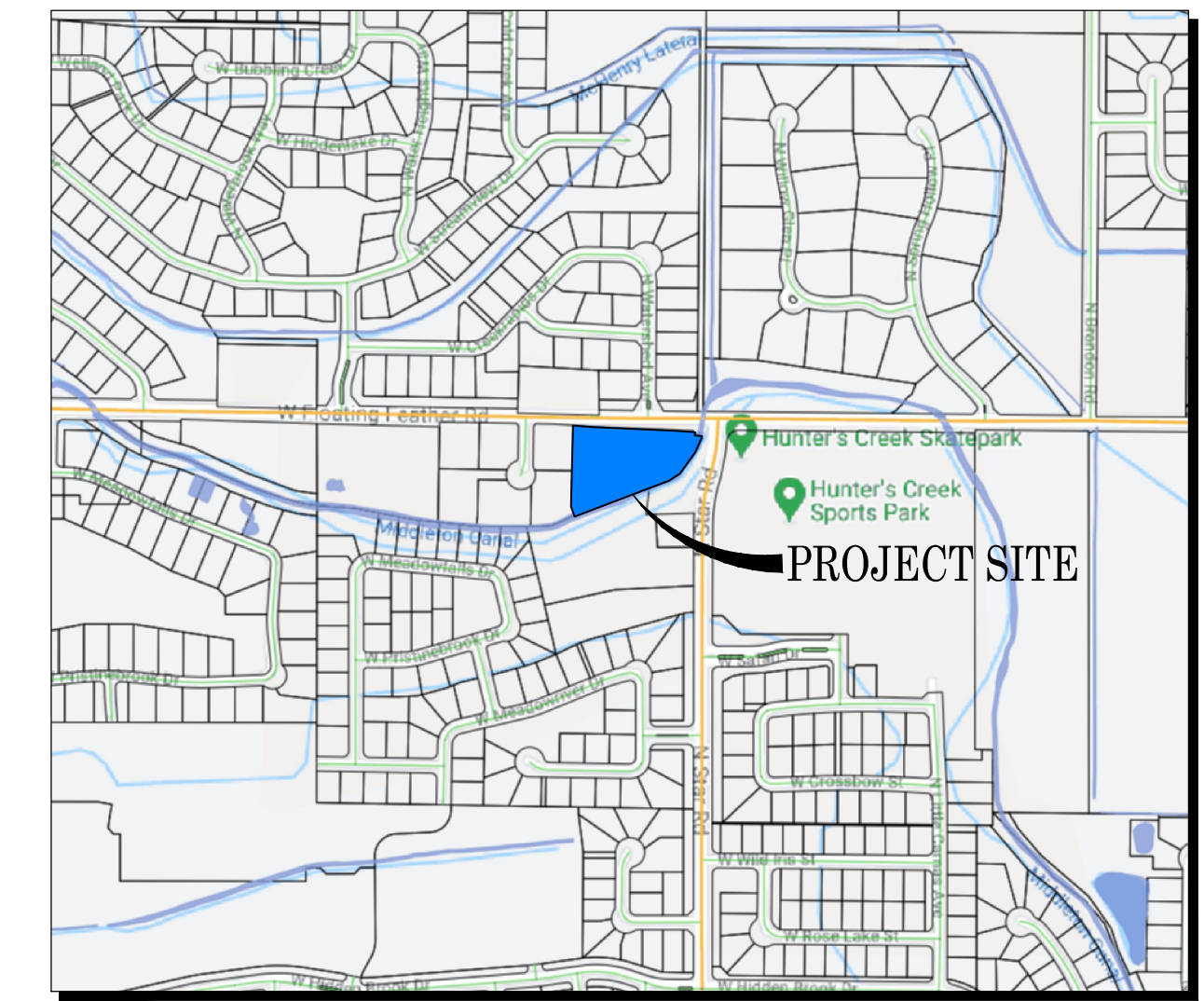
WITNESS my hand and official seal.

Signature  (Seal)

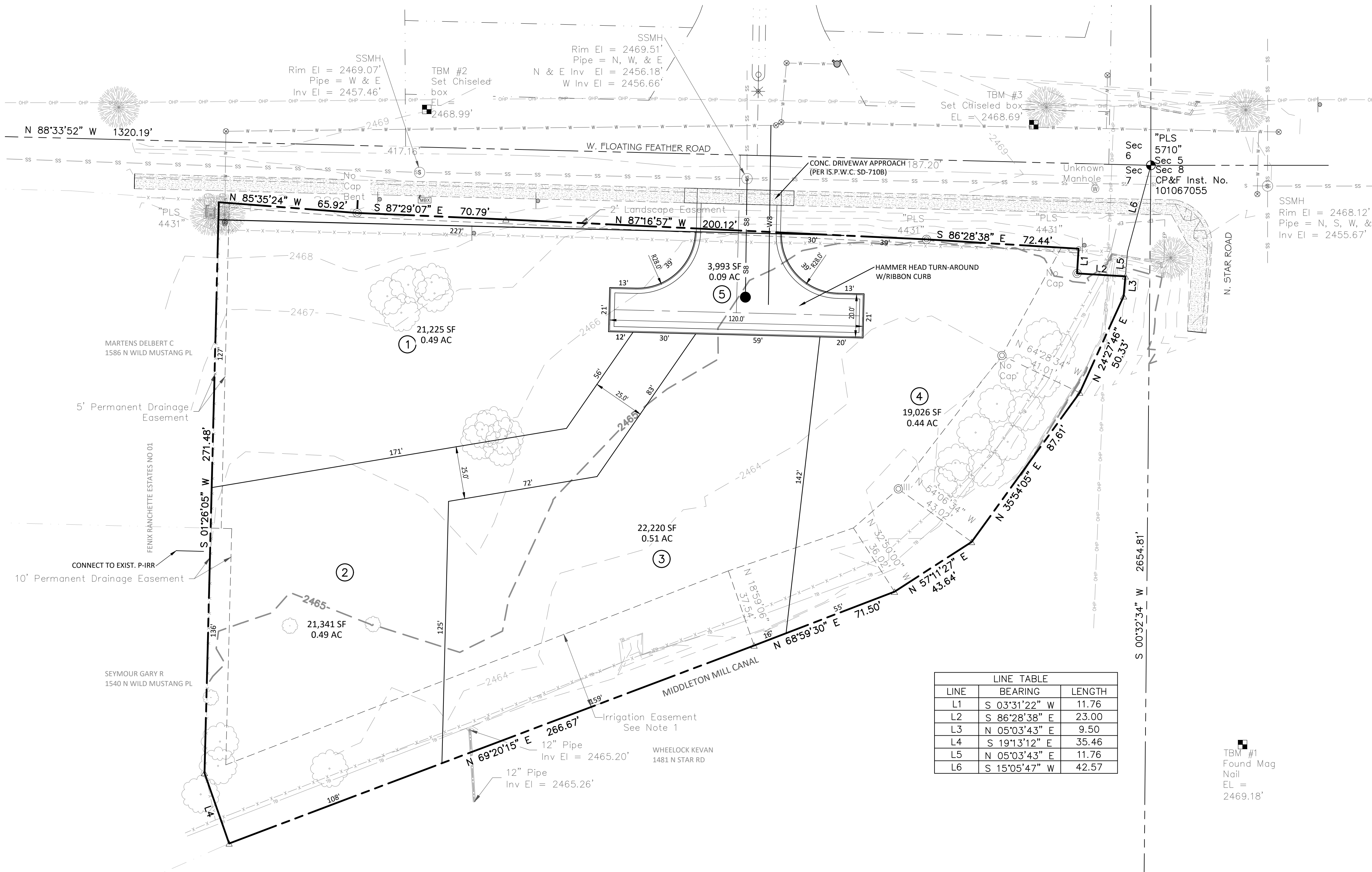


PRELIMINARY PLAT FOR PAINT POINT SUBDIVISION

A PORTION OF THE NE 1/4, OF THE NE 1/4 OF SECTION 7,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2021



VICINITY MAP
1" = 600'



| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | S 03°31'22" W | 11.76 |
| L2 | S 86°28'38" E | 23.00 |
| L3 | N 05°03'43" E | 9.50 |
| L4 | S 19°13'12" E | 35.46 |
| L5 | N 05°03'43" E | 11.76 |
| L6 | S 15°05'47" W | 42.57 |

| GENERAL LEGEND | |
|----------------|----------------------------|
| --- | BOUNDARY LINE |
| --- | LOT LINE |
| --- | CENTERLINE |
| --- | EASEMENT LINE |
| SS | 8" SANITARY SEWER |
| W | 4" WATER MAIN |
| PI | PRESSURE IRRIGATION |
| --- | WATER SERVICE |
| --- | SEWER SERVICE |
| --- | RIBBON CURB |
| 5 | LOT NUMBER |
| ○ | SEWER MANHOLE |
| + | P-IRR SERVICE |
| + | STREET LIGHT |
| + | STREET SIGN |
| --- | SECTION LINE |
| --- | EXISTING PROPERTY LINE |
| --- | EXISTING EASEMENT LINE |
| --- | EXISTING SEWER LINE |
| --- | EXISTING WATER LINE |
| --- | EXISTING OVERHEAD POWER |
| X | EXISTING FENCE |
| --- | EXISTING TOP BANK OF DITCH |
| --- | EXISTING TOP BANK OF DITCH |
| --- | EXISTING GROUND CONTOUR |
| + | EXISTING FIRE HYDRANT |
| + | STREET SIGN |
| + | EXISTING STREET LIGHT |
| + | PROPERTY CORNER PIN |
| + | TEMPORARY BENCH MARK |
| ○ | EXISTING TREE |

DEVELOPMENT FEATURES:

| | |
|-----------------------------------|---------------|
| TOTAL ACRES..... | 2.04 ACRES |
| TOTAL LOTS..... | 5 |
| BUILDABLE LOTS..... | 4 |
| COMMON LOTS..... | 1 |
| DENSITY (DU/ACRE)..... | 1.96 |
| EXISTING ZONING..... | R-2 |
| PROPOSED DENSITY..... | R-2 |
| PROPOSED SETBACKS..... | R-3 |
| MINIMUM RESIDENTIAL LOT SIZE..... | 18,462 sq.ft. |
| AVERAGE RESIDENTIAL LOT SIZE..... | 20,953 sq.ft. |
| PERCENT TO BUILDABLE AREA..... | 94% |
| PERCENT TO COMMON AREA..... | 4% |

BUILDING SETBACKS:

| | |
|------------------------------|-----|
| FRONT..... | 15' |
| REAR..... | 20' |
| SIDE (FOR BOTH STORIES)..... | 5' |

NOTES:

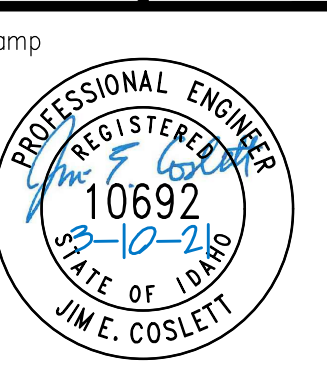
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIRM 16001C0130H.
- ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 5 OF BLOCK 1 WHICH IS COMMON LOT THAT CONTAINS A BLANKET CROSS ACCESS, PUBLIC UTILITY, IRRIGATION, & DRAINAGE EASEMENT.
- LOTS 2-4, BLOCK 1 ARE ENCUMBERED BY IRRIGATION EASEMENTS IN FAVOR OF THE IN FAVOR OF THE MIDDLETON MILL DITCH COMPANY/MIDDLETON IRRIGATION ASSOCIATION, INC.
- A PUBLIC UTILITY, IRRIGATION & DRAINAGE EASEMENT SHALL BE PROVIDED AS FOLLOWS:
 - 10' FRONT, REAR & SIDE
 - 10' SUBDIVISION BOUNDARY
- CONSTRUCTION PLANS FOR A SUBDIVISION-WIDE PRESSURE IRRIGATION SYSTEM WILL BE REQUIRED FOR EACH FINAL PLAT. PLAN APPROVALS AND LICENSE AGREEMENTS FROM THE AFFECTED IRRIGATION AND/OR CANAL COMPANIES WILL BE REQUIRED.
- HISTORIC IRRIGATION LATERAL, DRAIN, AND DITCH FLOW PATTERNS SHALL BE MAINTAINED UNLESS APPROVED IN WRITING BY THE LOCAL IRRIGATION DISTRICT OR DITCH COMPANY.
- FINISH GRADES AT SUBDIVISION BOUNDARY SHALL MATCH EXISTING FINISH GRADES. RUNOFF SHALL BE MAINTAINED ON SUBDIVISION PROPERTY UNLESS OTHERWISE APPROVED.
- LANDSCAPE PLANS INCLUDING FENCING, BUFFER AREAS, AND STREET TREES WILL HAVE TO CONFORM TO THE CITY SUBDIVISION ORDINANCE.

| Revisions | Date | Description |
|-----------|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |



THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

PROJECT NAME: PAINT POINT SUBDIVISION
 STREET NAME: 11275 W. FLOATING FEATHER ROAD
 PRELIMINARY PLAT/CONCEPT ENGINEERING PLAN



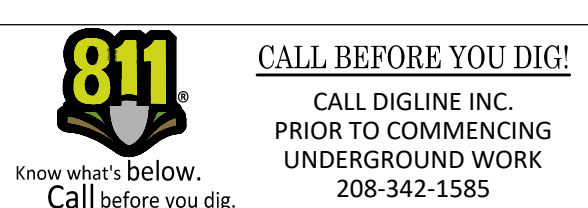
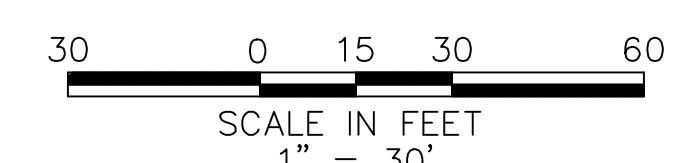
Project No. RSC 20-79
 Drawn By: RLC
 Date: 10 March 2021
 Sheet No. PP1
 1 of 1

LAND DEVELOPER
 RICK WILLIAMS
 PLANTATION CONSTRUCTION & MANAGEMENT LLC
 53 TESSERA AVE.
 FOOTHILLS RANCH, CA 92610
 (208) 514-8246

CIVIL ENGINEER
 JIM E. COSLETT, P.E.
 ROCK SOLID CIVIL LLC
 270 N. 27th ST. SUITE 100
 BOISE, ID 83702
 (208) 342-3277

LAND SURVEYOR
 RICHARD GRAY, P.L.S.
 COMPASS LAND SURVEYING LLC
 4270 E. AMITY AVE.
 Nampa, ID 83897
 (208) 442-0115

| UTILITY | REPRESENTATIVE | PHONE |
|-------------|------------------------------|----------------|
| GAS | INTERMOUNTAIN GAS | (208) 377-6839 |
| ELECTRICITY | IDAHO POWER | (208) 388-6320 |
| TELEPHONE | CENTURY LINK | (208) 385-2144 |
| CABLE | SPARKLIGHT | (208) 375-8288 |
| SEWER | STAR SEWER & WATER DISTRICT | (208) 286-7388 |
| WATER | STAR SEWER & WATER DISTRICT | (208) 286-7388 |
| ROADS | ADA COUNTY HIGHWAY DISTRICT | (208) 454-8135 |
| IRRIGATION | MIDDLETON MILL DITCH COMPANY | (208) 571-3804 |
| FIRE | STAR FIRE DISTRICT | (208) 286-7772 |



PAINT POINT SUBDIVISION

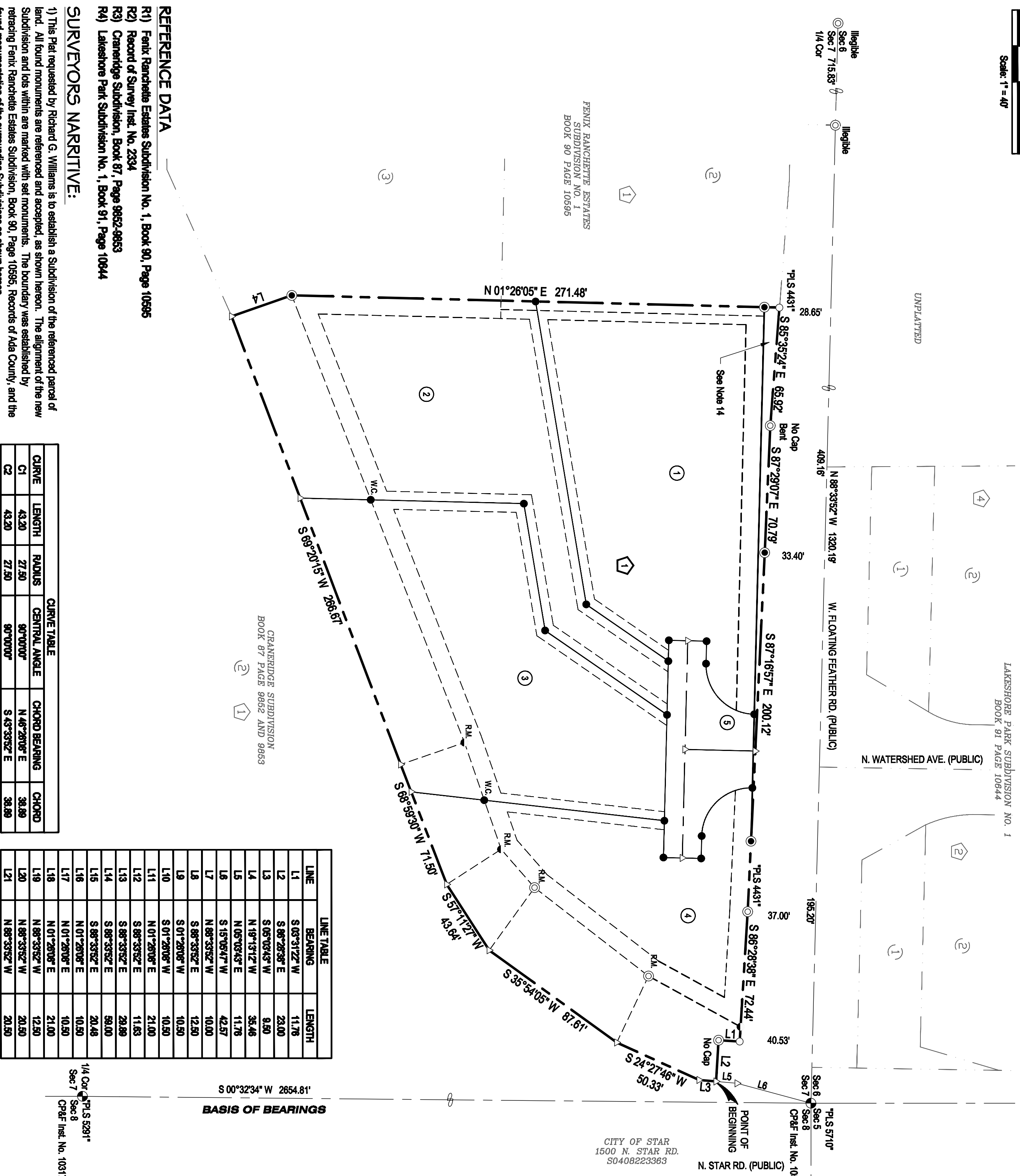
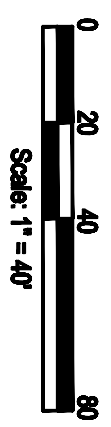
BEING A REPLAT OF LOT 1, BLOCK 1, FENIX RANCHETTE ESTATES NO. 1, BOOK 90, PAGE 10595, OF ADA COUNTY LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 7, T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO

ADA COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA }

Filed for record at the request of _____ m. This _____ Day of _____ 20____
Min. Past _____ O'Clock
Phi McGraire, RECORDER

BY _____ Deputy
Instrument Number _____
FEE \$ _____



REFERENCE DATA

- R1) Fenix Ranchette Estates Subdivision No. 1, Book 90, Page 10595
- R2) Record of Survey Inst. No. 2334
- R3) Cranridge Subdivision, Book 87, Page 9852-9853
- R4) Lakeshore Park Subdivision No. 1, Book 91, Page 10644

SURVEYORS NARRATIVE:

1) This Plat requested by Richard G. Williams is to establish a Subdivision of the referenced parcel of land. All found monuments are referenced and accepted, as shown hereon. The alignment of the new Subdivision and lots within are marked with set monuments. The boundary was established by retracing Fenix Ranchette Estates Subdivision, Book 90, Page 10595, Records of Ada County, and the found monumentation of the surrounding Subdivisions as shown hereon.

| CURVE TABLE | | | |
|-------------|--------|--------|---------------|
| CURVE | LENGTH | RADIUS | CENTRAL ANGLE |
| C1 | 43.20 | 27.50 | 90°00'00" |
| C2 | 43.20 | 27.50 | 90°00'00" |

| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARINGS | LENGTH |
| L1 | S 03°31'22" W | 11.78 |
| L2 | S 86°26'36" E | 23.00 |
| L3 | S 06°08'45" W | 9.50 |
| L4 | N 16°13'12" W | 35.48 |
| L5 | N 06°03'45" E | 11.78 |
| L6 | S 16°05'47" W | 42.57 |
| L7 | N 88°33'52" E | 10.00 |
| L8 | S 86°33'52" E | 12.50 |
| L9 | S 01°28'06" W | 10.50 |
| L10 | S 01°28'06" E | 10.50 |
| L11 | N 01°28'06" E | 21.00 |
| L12 | S 86°33'52" E | 11.83 |
| L13 | S 86°33'52" E | 29.89 |
| L14 | S 86°33'52" E | 89.00 |
| L15 | S 86°33'52" E | 20.48 |
| L16 | N 01°28'06" E | 10.50 |
| L17 | N 01°28'06" E | 10.50 |
| L18 | N 01°28'06" E | 21.00 |
| L19 | N 86°33'52" W | 12.50 |
| L20 | N 86°33'52" W | 20.50 |
| L21 | N 86°33'52" W | 20.50 |

NOTES:

1. Any Resubdivision of this Plat shall Comply with the Applicable Zoning Regulations in effect at that time.
2. Minimum Building Setbacks shall be in Accordance with the Ada County 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.
3. The Sewage System shall be an Extension of the Star Sewer and Water Municipal Sewer System.
4. The Water System serving the Lots within this Subdivision shall be an Extension of the Star Sewer and Water Municipal Water System.
5. For the delivery of Irrigation water per Idaho Code Section 31-3905(1)(b), please see "Certificate of Owners" on Page 3 of this Plat.
6. A Permanent Easement for Public Utilities, Drainage and Pressure Irrigation is Hereby Designated as follows, unless otherwise Dimensioned:
 - a) 10' along Subdivision Boundary as Plotted Hereon.
 - b) 5' along each side of the Interior Lot Lines as Plotted Hereon.
 - c) All Lot Lines Common to any Public Right of Way and Rear Lot Lines are hereby designated as having a Permanent Ten foot wide (10') Easement as Plotted hereon.
 If any Lot Lines are Adjusted, the Easement shall also be Adjusted Accordingly. Providing that Facilities have not been installed within the Easement.
7. Building Setbacks and Dimensional Standards in this Subdivision Shall Conform to the Applicable Zoning Regulations at the Time of Resubdivision, or as Allowed by Current Zoning and Regulations set forth by the Canyon County.
8. This Development Recognizes Section 22-4503 of the Idaho Code, Right of 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 either 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.
9. No Direct Lot Access to W. Floating Feather Rd. is allowed.
10. The Homeowner's Association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sprinklers, sidewalks, landscaping, etc.) approved by the District to be within the public right-of-way.
11. The Homeowner's Association is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.
12. Lots 5, Block 1, is to be designated as common lots with a blanket public utility, drainage, access and irrigation easement.
13. Lots 2-4, Block 1 are encumbered by Irrigation Easements in favor of the Middleton Mill Ditch Company/ Middleton Irrigation Association, Inc.
14. Area of varying width to be dedicated to Ada County Highway Department as Additional Right of Way.



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South
Office: (208) 442-0115
Nampa, ID 83651
Fax: (208) 327-2106
JN 3521 03/31/2021

PLAT OF PAINT POINT SUBDIVISION

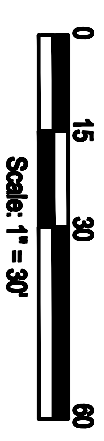
BEING A REPLAT OF LOT 1, BLOCK 1, FENIX RANCHETTE
ESTATES NO. 1, BOOK 90, PAGE 10595, OF ADA COUNTY
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 7,
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO

LAKESHORE PARK SUBDIVISION NO. 1
BOOK 91 PAGE 10644

ADA COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA }

Filed for record at the request of _____ m. This _____ Day of _____ 20____
Min. Past _____ O'Clock
Phil McGraire, RECORDER
BY _____ Instrument Number _____ Deputy
FEE \$ _____



LEGEND

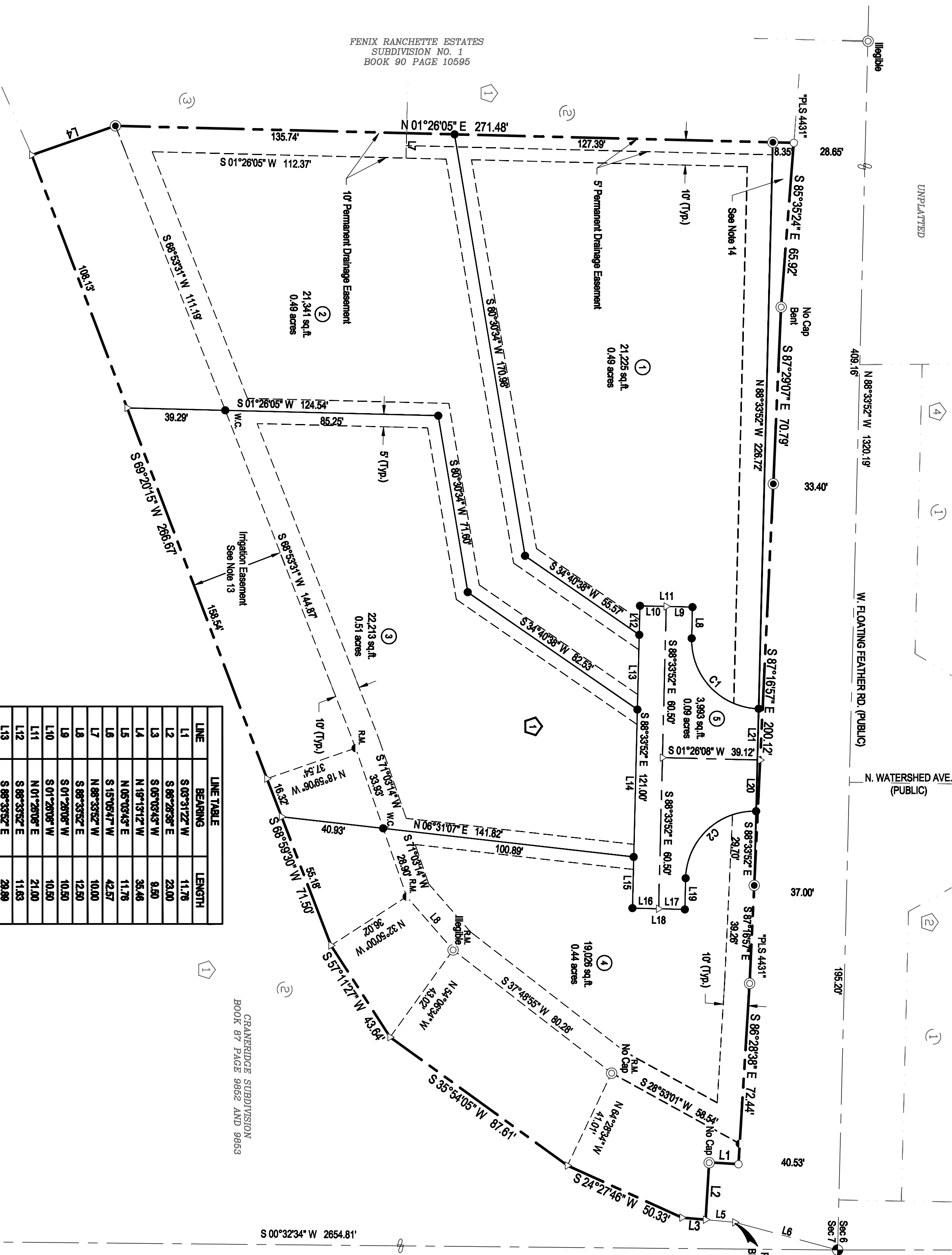
- ▲ Calculated point
- Found brass cap monument
- Found 5/8 inch dia. iron pin
- Found 5/8 inch dia. x 24 inch iron pin w/ plastic cap "P.L.S. 7732"
- Found 1/2 inch dia. iron pin
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "P.L.S. 7732"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "ESMT COR P.L.S. 7732"
- Set witness corner as noted
- Set reference monument as noted
- ① Block number
- ② Lot number
- Boundary line
- Property line
- Section line
- - - Easement line
- Lot line
- Centerline

FENIX RANCHETTE ESTATES
SUBDIVISION NO. 1
BOOK 90 PAGE 10595

CRANERIDGE SUBDIVISION
BOOK 87 PAGE 9852 AND 9853

| CURVE TABLE | | | |
|-------------|--------|--------|---------------|
| CURVE | LENGTH | RADIUS | CENTRAL ANGLE |
| C1 | 43.20 | 27.50 | 90°00'00" |
| C2 | 43.20 | 27.50 | 90°00'00" |

| LINE TABLE | |
|------------|---------------|
| LINE | BEARING |
| L1 | S 05°31'22" W |
| L2 | S 86°28'38" E |
| L3 | S 05°03'45" W |
| L4 | N 19°13'12" W |
| L5 | N 05°03'45" E |
| L6 | S 15°06'47" W |
| L7 | N 88°33'52" E |
| L8 | S 01°28'08" W |
| L9 | S 01°28'08" W |
| L10 | S 01°28'08" W |
| L11 | N 01°28'08" E |
| L12 | S 88°33'52" E |
| L13 | S 88°33'52" E |
| L14 | S 88°33'52" E |
| L15 | S 88°33'52" E |
| L16 | N 01°28'08" E |
| L17 | N 01°28'08" E |
| L18 | N 01°28'08" E |
| L19 | N 88°33'52" W |
| L20 | N 88°33'52" W |
| L21 | N 88°33'52" W |



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South
Office: (208) 442-0115
Nampa, ID 83651
Fax: (208) 327-2106
JN 3521
03/31/2021

PLAT OF
PAIN'T POINT SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 1, FENIX RANCHETTE
ESTATES NO. 1, BOOK 90, PAGE 10595, OF ADA COUNTY
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 7,
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO

CERTIFICATE OF OWNERS

Known all men by these presents that Richard G. Williams, Manager, Plantation Construction and Management, LLC Does Hereby Certify that Plantation Construction and Management, LLC is the owner of the Real Parcel of Land Hereinafter Described and that it is her Intention to include said Real Property in this Subdivision Plat.

The following Describes a parcel of land being Lot 1 Block 1 of Fenix Ranchette Estates Subdivision No. 1, as on file in Book 90 of Plats at Pages 10595 and 10596 in the Office of the Recorder of Ada County, Idaho, recorded as Instrument No. 104160984. Located in the NE 1/4 NE 1/4 of Section 7, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter brass cap stamped "PLS 5710" marking the NE corner of said NE 1/4 NE 1/4, (section corner common to sections 5, 6, 7 and 8), said corner also being the NE corner of said Fenix Ranchette Estates Subdivision No. 1, from which a found brass cap stamped "PLS 5291" marking the SE corner of said NE 1/4, (East 1/4 corner) bears S. 00 32' 34" W., a distance of 2854.81 feet;

Thence along the easterly boundary of said Fenix Ranchette Estates Subdivision No. 1, S. 15 05' 47" W., a distance of 42.57 feet to the center of the Middleton Mill Canal;
Thence along the centerline of said Middleton Mill Canal, S. 05 03' 43" W., a distance of 11.76 feet to the NE corner of said Lot 1 Block 1, being the POINT OF BEGINNING;

Thence along the centerline of said Middleton Mill Canal and also being the southeasterly boundary of said Lot 1 Block 1 the following courses and distances:

Thence S. 05 03' 43" W., a distance of 9.50 feet;
Thence S. 24 27' 46" W., a distance of 50.33 feet;
Thence S. 35 54' 05" W., a distance of 87.61 feet;
Thence S. 57 11' 27" W., a distance of 43.84 feet;
Thence S. 68 59' 30" W., a distance of 71.50 feet;
Thence S. 69 20' 15" W., a distance of 266.67 feet;
Thence leaving said centerline and along the westerly boundary of said Lot 1 Block 1, N. 19 13' 12" W., a distance of 35.46 feet;
Thence continuing along said westerly boundary, N. 01 28' 05" E., a distance of 271.48 feet to the NW corner of said Lot 1 Block 1;
Thence along the northerly boundary of said Lot 1 Block 1 the following courses and distances:
Thence S. 85 35' 24" E., a distance of 65.92 feet;
Thence S. 87 29' 07" E., a distance of 70.79 feet;
Thence S. 87 16' 57" E., a distance of 200.12 feet;
Thence S. 86 28' 38" E., a distance of 72.44 feet;
Thence S. 03 31' 22" W., a distance of 11.76 feet;
Thence S. 86 28' 38" E., a distance of 23.00 feet to the POINT OF BEGINNING.

This parcel contains 2.03 acres more or less.

The Private Drive as shown on this plat is not dedicated to the public. However the right to use said easements are hereby perpetually reserved for public utilities and for any other uses as designated hereon.

The Owner has provided Irrigation Water to each lot through a Pressure Irrigation System to be owned and maintained by the Paint Point Subdivision Homeowners Association, in compliance with Idaho Code Section 31-3805(1)(b). All lots will be subject to assessments from the Middleton Mill Ditch Company.

The Easements as shown on this Plat are not Dedicated to the Public, however the right to use said Easements is hereby Perpetually Reserved for Public Utilities and any other uses as Designated hereon.

Richard G. Williams
Manager
Plantation Construction and Management, LLC

Date

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard G. Williams, known or identified to me to be a Manager of Plantation Construction and Management, LLC, that executed the instrument or the person who executed the instrument on behalf of said Limited Liability Company, and acknowledged to me that such Limited Liability Company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public For _____
Residing At _____
Commission Expires _____

CERTIFICATE OF SURVEYOR

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor Licensed by The State of Idaho, and that this plat as described in the Certificate of Owners and the attached plat, was drawn from an actual Survey made on the ground, made by me or under my Direct Supervision and accurately represents the points plotted hereon; and is in conformity with State of Idaho Codes relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1601 through 55-1612.

RICHARD A. GRAY



PLS. LICENSE NO. 7732

PLAT OF
PAINT POINT SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 1, FENIX RANCHETTE
ESTATES NO. 1, BOOK 90, PAGE 10595, OF ADA COUNTY
LOCATED IN THE NE1/4 NE1/4 OF SECTION 7,
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO

APPROVAL OF STAR CITY ENGINEER

The foregoing plat was accepted and approved by the City Engineer of Star, Ada County, Idaho. This _____ day of _____, in the year of _____.

CITY ENGINEER _____ DATE _____

CERTIFICATE OF ADA COUNTY SURVEYOR

I, the undersigned, County Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho code relating to Plats and Surveys.

ADA COUNTY SURVEYOR _____ DATE _____

APPROVAL OF STAR CITY COUNCIL

The foregoing plat was accepted and approved on the _____ day of _____, 20____ by the City of Star, Ada County, Idaho.

CITY CLERK, STAR, IDAHO _____ DATE _____

APPROVAL OF DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing Rock Solid Civil, LLC and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued extension of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

DISTRICT HEALTH DEPARTMENT, EHS _____ DATE _____

ADA COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS

Filed for record at the request of _____

_____ Min. Past _____ O'Clock _____ m. This _____ Day of _____ 20____

Phil McGrane, RECORDER

BY _____ Deputy

Instrument Number _____

FEE \$ _____

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 subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

COUNTY TREASURER _____ DATE _____



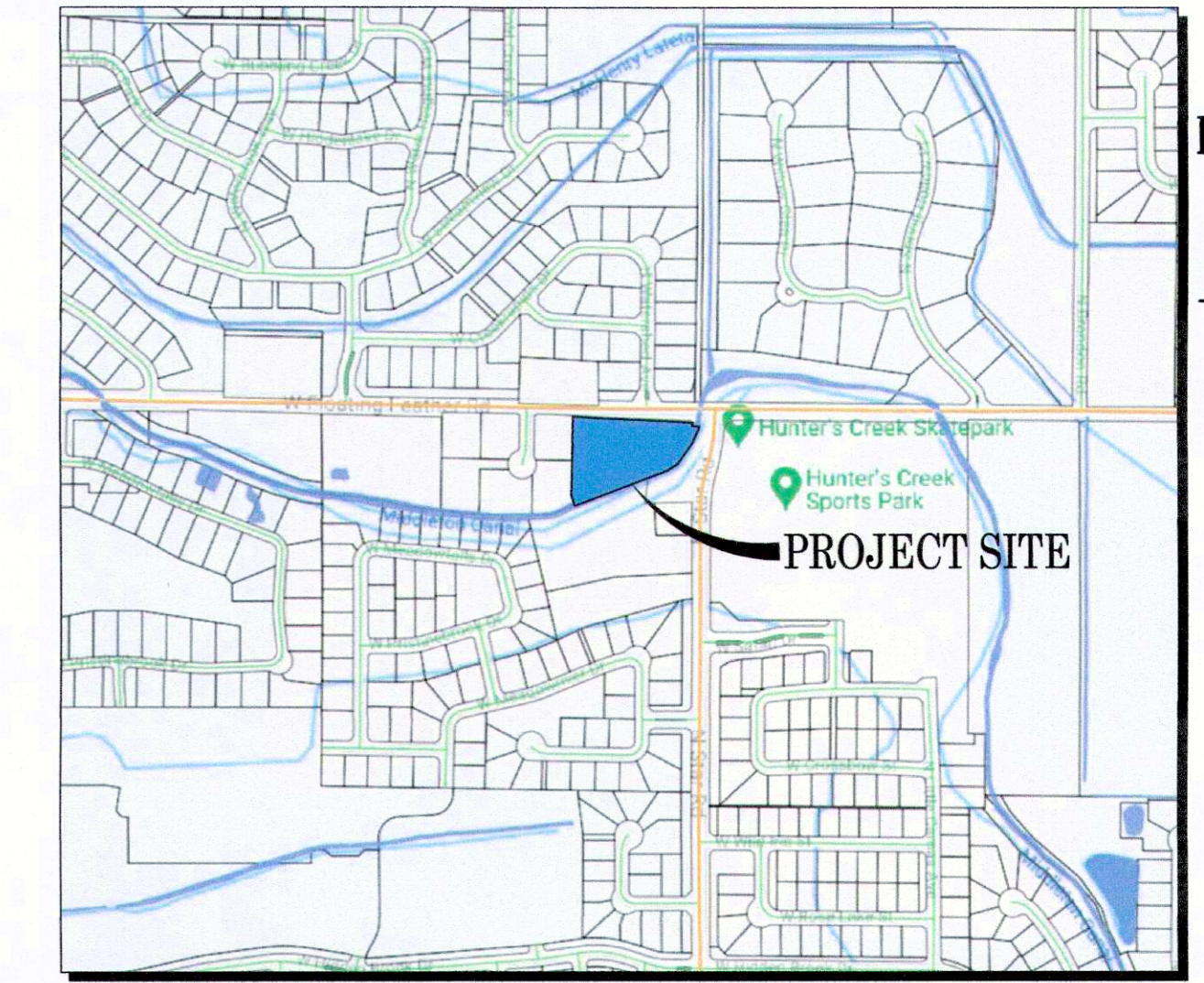
COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106
IN 3521 03/31/2021

LANDSCAPE PLAN

PAINT POINT SUBDIVISION

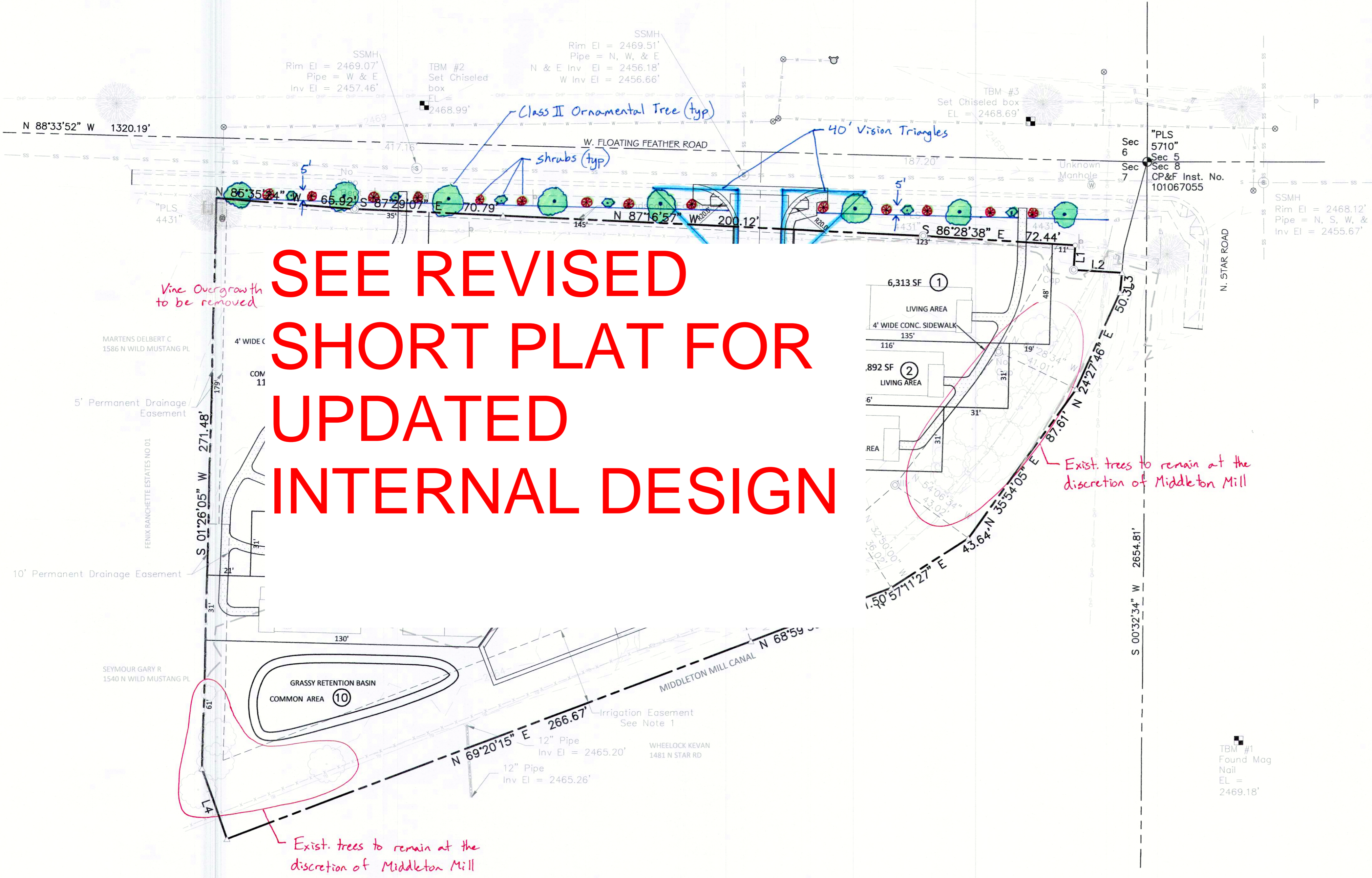
A PORTION OF THE NE 1/4, OF THE NE 1/4 OF SECTION 7,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2020



VICINITY MAP
1" = 600'

Landscape Note:

- 5-foot landscape strip along W. Floating Feather Rd. to mimic Fenix Ranchette Estates No. 1



DEVELOPMENT FEATURES:

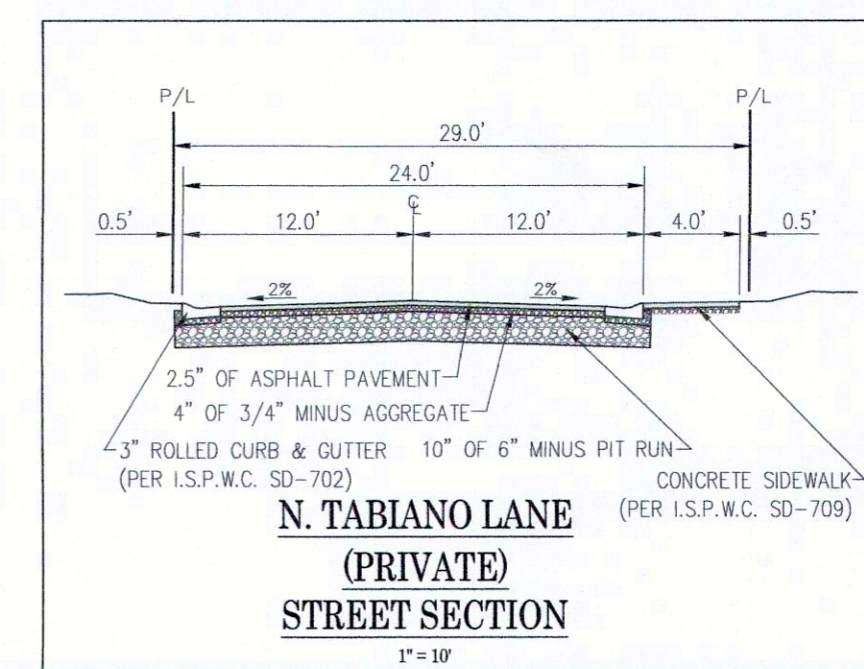
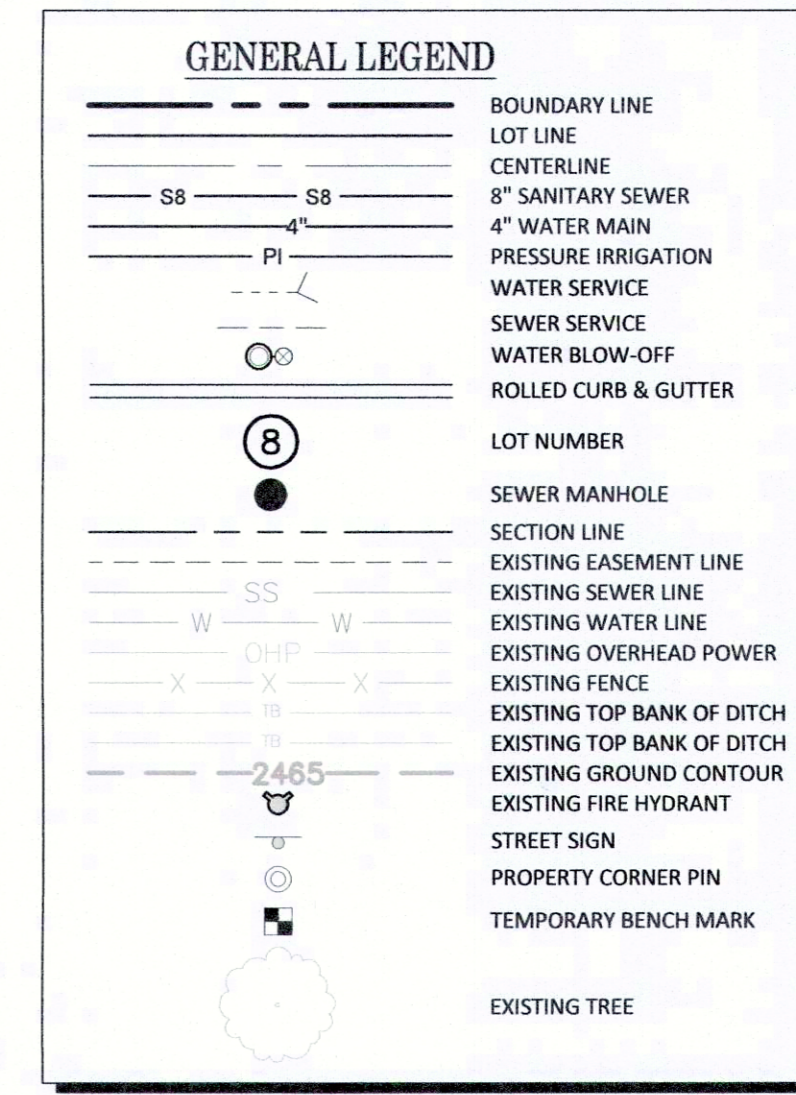
| | |
|-----------------------------------|--------------|
| TOTAL ACRES..... | 2.04 ACRES |
| TOTAL LOTS..... | 11 |
| BUILDABLE LOTS..... | 9 |
| COMMON LOTS..... | 2 |
| DENSITY (DU/ACRE)..... | 4.41 |
| EXISTING ZONING..... | R-2 |
| PROPOSED ZONING..... | R-5 |
| MINIMUM RESIDENTIAL LOT SIZE..... | 4,340 sq.ft. |
| AVERAGE RESIDENTIAL LOT SIZE..... | 4,769 sq.ft. |
| PERCENT TO BUILDABLE AREA..... | 49% |
| PERCENT TO ROADWAY AREA..... | 12% |
| PERCENT TO COMMON AREA..... | 51% |

BUILDING SETBACKS:

| | |
|------------------------------|-----|
| FRONT..... | 15' |
| REAR..... | 20' |
| SIDE (FOR BOTH STORIES)..... | 5' |

NOTES:

- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIRM 16001C0130H.
- ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 10 & 11 OF BLOCK 1 WHICH ARE COMMON LOTS.
- LOTS 1-4, BLOCK 1 ARE ENCUMBERED BY IRRIGATION EASEMENTS IN FAVOR OF THE IN FAVOR OF THE MIDDLETON MILL DITCH COMPANY/MIDDLETON IRRIGATION ASSOCIATION, INC.



UTILITY REPRESENTATIVES

| UTILITY | REPRESENTATIVE | PHONE |
|-------------|------------------------------|----------------|
| GAS | INTERMOUNTAIN GAS | (208) 377-6839 |
| ELECTRICITY | IDAHO POWER | (208) 388-6320 |
| TELEPHONE | CENTURY LINK | (208) 385-2144 |
| CABLE | SPARKLIGHT | (208) 375-8288 |
| SEWER | STAR SEWER & WATER DISTRICT | (208) 286-7388 |
| WATER | STAR SEWER & WATER DISTRICT | (208) 286-7388 |
| ROADS | ADA COUNTY HIGHWAY DISTRICT | (208) 454-8135 |
| IRRIGATION | MIDDLETON MILL DITCH COMPANY | (208) 571-3804 |
| FIRE | STAR FIRE DISTRICT | (208) 286-7772 |

LAND DEVELOPER
RICK WILLIAMS
PLANTATION CONSTRUCTION & MANAGEMENT LLC
53 TESSERA AVE.
FOOTHILLS RANCH, CA 92610
(208) 514-8246

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27th ST, SUITE 100
BOISE, ID 83702
(208) 342-3277

LAND SURVEYOR
RICHARD GRAY, P.L.S.
COMPASS LAND SURVEYING LLC
4270 E. AMITY AVE.
NAMPFA, ID 83667
(208) 442-0115

811 CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING UNDERGROUND WORK
208-342-1585

| Revisions | Date | Description |
|-----------|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208.342.3277
www.rocksolidcivil.com

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

Project Name
PAINT POINT SUBDIVISION
11275 W. FLOATING FEATHER ROAD

Sheet Name
LANDSCAPE PLAN

Stamp
PROFESSIONAL ENGINEER
DERRITT KERNER
17887
10-26-19
STATE OF IDAHO

Project No. RSC 20-99
Drawn By: RLC
Date: 26 October 2020
Sheet No.



April 13, 2021

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

Re: Paint Point Subdivision Short Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Paint Point Subdivision dated March 10, 2021. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and based on our review.

Preliminary Plat Comments:

1. Verified written legal description. It appears that the boundary does not close, please update.
2. Provide landscape plans. Tree species must meet the City of Boise acceptable species guidelines, for location within or adjacent to right-of-way, as adopted by Star City Code.
3. 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. The turn-around requires 10-foot easement along all lot lines that are adjacent to it. The side lot line easements on the preliminary plat says 10-feet and the FP says 5-feet, please update to match.
4. Water and sewer easements for mainlines located outside the public right of way must be shown on face of plat.
5. Storm drainage facilities do not conflict with other utilities.
6. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
7. Applicant needs to explain proposed stormwater disposal plan for local roads as well as Floating Feather Road.

8. It is unclear if the project is proposing offsite stormwater disposal to drain ditches. If so, plan approvals and license agreements from the affected irrigation ditch companies will be required.
9. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
10. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
11. Landscape plans including fencing, buffer areas, and street trees will have to conform to the City subdivision ordinance.
12. Easements for sewer/water facilities will be required where placed outside of public right of way.

Final Plat Comments:

1. Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions preclude construction of improvements prior to signature of mylar.
2. On the signature page of the plat please include the following:
"I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT."
underneath the APPROVAL OF CITY ENGINEER line, and before the signature line. Please update wording to match.
3. "Change of Ownership" document filed with the IDWR to the City of Star for all conveyable water rights.

We recommend that the **preliminary plat conditions 1 and 7 and final plat conditions 1 through 3 listed above be addressed prior to approval of the Short Plat.** Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

Sincerely,

KELLER ASSOCIATES, INC.



Ryan V. Morgan, P.E.
City Engineer

cc: File



FIRE DISTRICT STAFF REPORT

Paint Point Subdivision

DATE: December 29, 2020
TO: City of Star, Planning & Zoning
FROM: Victor Islas, Deputy Chief *Victor Islas*
SUBJECT: Fire District Review
PROJECT NAME: Paint Point Subdivision (RZ-20-11, DA-20-26, PP-20-16, PR-20-06)

Fire District Summary Report:

Overview: This development can be serviced by the Star Fire Protection District. This development shall comply with the 2015 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.

Fire Response Time: This development will be served by the Star Fire Protection District Station 51, located at 11655 W. State St., Star, Idaho. Station 51 is 1.4 miles with a travel time of 3 minutes under ideal driving conditions from this development.

Rezone: The Fire District does not have any comments on the Rezone of the property.

Accessibility: Roadway Access, Traffic, Radio Coverage

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

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

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

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

Please note that the proposed hammer turn-around at the end of N. Tobiano Lane will need to remain clear and unobstructed at all times. This will include during the winter months. It shall be the responsibility of homeowner's association to remove all snow to insure emergency access at all times. In addition, no parking signs shall be posted along the drive and turn-around per IFC Appendix D.



FIRE DISTRICT STAFF REPORT

Paint Point Subdivision

Specialty/Resource needs:

No specialty/resources will be needed for this development.

Water Supply:

Water supply requirements will be followed as described in Appendix B of the 2015 International Fire Code unless agreed upon by the Fire District.

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

Inspections:

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

Additional Comments

Updated on 03/12/2021 by DC. V. Islas *Udela 15/21*

Meeting was held with the developer on 3/11/2021 and the following conditions are agreed upon for the development:

- 1) Hydrant will be added to the entrance of the development (See attached)
- 2) Residential structure(s) built on Lot 2 will be equipped with a NFPA 13D sprinkler system due to lot design and access.

PRELIMINARY PLAT FOR PAINT POINT SUBDIVISION

A PORTION OF THE NE 1/4, OF THE NE 1/4 OF SECTION 7,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2021



Email V

Plantation Homes Road

Email.com

Needs by tomorrow

| LINE | LINE TABLE | LENGTH |
|------|------------------------|--------|
| L1 | S. 03.21.32° W. 11.76' | 11.76 |
| L2 | S. 86.28.38° E. 23.00' | 23.00 |
| L3 | N. 05.03.45° E. 35.46' | 35.46 |
| L4 | N. 05.03.45° E. 11.76' | 11.76 |
| L5 | N. 05.03.45° E. 11.76' | 11.76 |
| L6 | S. 15.00.57° W. 42.57' | 42.57 |

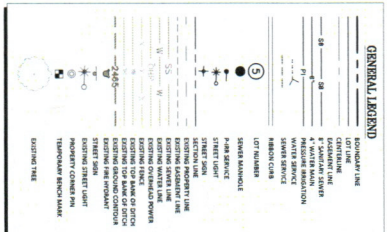
LAND DEVELOPER
PLANTATION CONSTRUCTION & MANAGEMENT LLC
531 REDWOOD AVE. #2010
FOOT MOUNTAIN, IDAHO 83426-4204

CIVIL ENGINEER
AND F. COZZI, P.E.
270 W. 27th ST. SUITE 100
FOOT MOUNTAIN, IDAHO 83426-4277

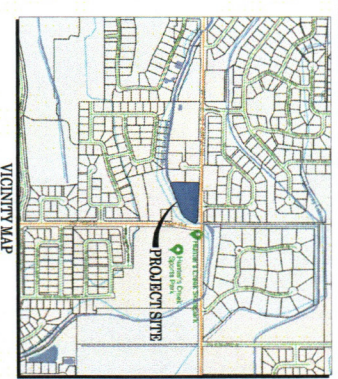
LAND SURVEYOR
RONALD GAY, P.E. & S. LLC
4072 E. 44th AVE.
FOOT MOUNTAIN, IDAHO 83426-4815

| UTILITY | REPRESENTATIVE | PHONE |
|-------------|-----------------------------------|----------------|
| ELECTRICITY | IDAHO POWER | (208) 388-8330 |
| CABLE | SPRINT | (208) 375-2888 |
| SEWER | STAR TOWN & WATER DISTRICT | (208) 282-7188 |
| WATER | STAR TOWN & WATER DISTRICT | (208) 282-7188 |
| ROADS | ADA COUNTY ROADWAY DISTRICT | (208) 64-4135 |
| REGULATION | METROPLANT TALK TELEPHONE COMPANY | (208) 512-2222 |

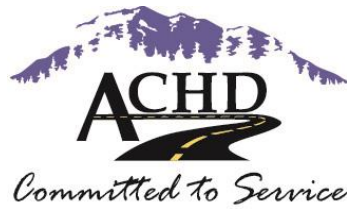
811 CALL BEFORE YOU DIG
FOR THE PROTECTION OF
UNDERGROUND UTILITIES
248.288.2888



- DEVELOPMENT FEATURES:**
- TOTAL ACRES: 2.24 ACRES
 - TOTAL LOTS: 6
 - COMMON LOTS: 0
 - DENSITY (DU/ACRE): 1.66
 - EXISTING ZONING: R-2
 - PROPOSED SERVICES: R-3
 - MINIMUM RESIDENTIAL LOT SIZE: 18,462 S.F.
 - MINIMUM RESIDENTIAL LOT AREA: 421 S.F.
 - PERCENT TO BULKHEAD AREA: 4%
 - PERCENT TO COMMON AREA: 4%
- BUILDING SETBACKS:**
- FRONT: 15'
 - REAR: 20'
 - SIDE (FOR BOTH SIDES): 5'
- NOTES:**
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE ZONING CODE SECTION 31-3000 CONCERNING FLOODPLAIN PERMITTED FROM RECONSTRUCTION.
 - ALL LOTS ARE TO BE DESIGNED TO COMPLY WITH THE ZONING CODE SECTION 31-3000 CONCERNING FLOODPLAIN PERMITTED FROM RECONSTRUCTION.
 - COMMON LOT THAT CONTAINS A BULKHEAD CROSS EXISTING SHALL BE SETBACK FROM RECONSTRUCTION.
 - LOTS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



| <p>Project Name PAINT POINT SUBDIVISION 11275 W. FLOATING FEATHER ROAD</p> <p>Sheet No. PP1</p> | <p>Project No. 852-20-74</p> <p>Date: 10/20/2021</p> <p>Drawn By: RLC</p> | <p>REUSE OF DRAWINGS</p> <p>THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.</p> | <p>ROCK SOLID CIVIL</p> <p>Civil Engineering and Land Development Consulting 270 North 27th Street, Boise, ID 83702 Office Phone: 208-342-8177 www.rocksolidcivil.com</p> | <p>Revisions</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | Date | Description | | | | | | | | |
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Project/File: **Paint Point Subdivision / SPP20-0016 / RZ-20-11/ DA-20-16 / PP-20-16 / PR-20-06**
 This is a rezone, planned unit development, private road, and preliminary plat application to allow for the development of 9 lots on 2.039 acres. The site is located on the southwest corner of Floating Feather Road and Star Road.

Lead Agency: City of Star

Site address: 11275 N Floating Feather Road

Staff Approval: December 4, 2020

Applicant: Richard Glenn Williams
 53 Tessera Avenue
 Foothill Ranch, CA 92610

Representative: Rock Solid Civil
 Derritt Kerner
 270 N 27th Street
 Suite #100
 Boise, ID 83702

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



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a development agreement with the City of Star and a rezone from R-2 (Low-Density Residential) to R-5 (Medium Density Residential), a private road, a planned unit development and a preliminary plat application to allow for the development of 9 single-family residential building lots on 2.039 acres.

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

2. Description of Adjacent Surrounding Area:

| Direction | Land Use | Zoning |
|-----------|---|--------|
| North | Neighborhood residential | R-3 |
| South | Neighborhood residential | R-2 |
| East | Existing public use, parks, and open space. | Public |
| West | Neighborhood residential | R-2 |

- Site History:** ACHD has not previously reviewed this site for a development application.

- Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - A detached pathway on Floating Feather Road from Wild Mustang Place to Meadow Lake Avenue is scheduled in the IFYWP to be constructed in 2024.
 - A sidewalk on Floating Feather Road from Brandon Road to Hornback Avenue is scheduled in the IFYWP to be constructed in 2023.
 - Bridge #2028 over the Middleton Canal on Floating Feather Road is scheduled in the IFYWP to be replaced in 2024.
 - Floating Feather Road is listed in the CIP to be widened to 3-lanes from Can Ada Road to Star Road between 2036 and 2040.
 - Floating Feather Road is listed in the CIP to be widened to 3-lanes from Star Road to Plummer Road between 2036 and 2040.
 - The intersection of Floating Feather Road and Star Road is listed in the CIP to be constructed as a single lane roundabout in 2036-2040.
8. **Roadways to Bikeways Master Plan:** ACHD’s Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

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

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 85 vehicle trips per day; 9 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.
2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

| Roadway | Frontage | Functional Classification | PM Peak Hour Traffic Count | PM Peak Hour Level of Service |
|------------------|----------|---------------------------|----------------------------|-------------------------------|
| Floating Feather | 431-feet | Minor Arterial | 158 | Better than “E” |
| Star Road | 309-feet | Collector | 264 | Better than “D” |

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

* Acceptable level of service for a three-lane collector is “D” (530 VPH).

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Floating Feather Road west of Star Road was 3,229 on 11/05/19.
- The average daily traffic count for Star Road south of Floating Feather Road was 4,493 on 10/23/19.

C. Findings for Consideration

1. Floating Feather Road

a. **Existing Conditions:** Floating Feather Road is improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide attached concrete sidewalk abutting the site. There is 39 to 65-feet of right-of-way for Floating Feather Road (25 to 40-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

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

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

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

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

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Floating Feather Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 37-feet from the center line of Floating Feather Road abutting the site consistent with the MSM.

Floating Feather Road is already improved with 17-feet of pavement from centerline consistent with the District's Frontage Improvements policy, 2-travel lanes, curb, gutter, and 5-foot wide concrete sidewalk. Therefore, staff recommends that no further improvements be required with this development application.

Consistent with the District's Minor Improvements policy, the applicant should be required to replace any damaged curb, gutter, and sidewalk on Floating Feather Road abutting the site.

2. Star Road

- a. **Existing Conditions:** Star Road is improved with 3-travel lanes and vertical curb, gutter, and 7-foot wide attached concrete sidewalk abutting the site. There is 100 to 235-feet of right-of-way for Star Road (59 to 195-feet from centerline).

- b. **Policy:**

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

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

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Star Road is designated in the MSM as a Residential Collector with 3-lanes and on-street bike lanes, a 36-foot street section within a minimum of 50-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Star Road abutting the site.

Staff Comments/Recommendations: Star Road is already improved with 3-travel lanes curb, gutter, bike lanes, and 7-foot wide concrete sidewalk within 100 to 235-feet of right-of-way, consistent with the MSM. Therefore, staff recommends that no further improvements or right-of-way dedication be required with this development application.

Consistent with the District's Minor Improvements policy, the applicant should be required to replace any damaged curb, gutter, and sidewalk abutting the site.

3. Driveways

3.1 Floating Feather Road

- a. **Existing Conditions:** There are no existing driveways from the site onto Floating Feather Road.
- b. **Policy:**
 - Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section

and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

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

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

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

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

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

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

- c. **Applicant's Proposal:** The applicant is proposing to construct a 29-foot wide private road from the site onto Floating Feather Road approximately 227-feet east of the site's west property line, 240-feet west of Star Road (measured centerline to centerline), and align centerline to centerline with Watershed Avenue on the north side of Floating Feather Road.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet the District's Driveway Location policy which states that if a property has frontage on more than one street that access be taken from the lesser classified street or the District's Successive Driveways policy which states that driveways onto minor arterial roadways should be offset a minimum of 330-feet from an intersection or another driveway. However, staff recommends a modification of policy to allow the driveway to be located as proposed due to the fact that:
- A private road constructed from the site to Star Road would be located within right-of-way for the construction of a future ACHD detention pond facility,
 - The private road is proposed to align with Watershed Avenue on Floating Feather Road, meeting the intent of the policy .
 - The limited site frontage (431-feet) and the existing roadways intersecting Floating Feather Road near the site restrict the applicant's ability to meet the District's Successive Driveways

policy which requires driveways to be offset a minimum of 330-feet from any existing or proposed driveway or street.

Therefore, staff recommends a modification of policy to allow the applicant's proposal to construct the private road from the site onto Floating Feather Road located 240-feet west of Star Road to be approved, as proposed. This is a 27% modification of policy and can be approved at the Development Services Manager level.

4. Private Road (Tabiano Lane)

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

b. **Policy:**

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

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

c. **Applicant's Proposal:** The applicant is proposing to construct a 24-foot wide private road with 5-foot concrete sidewalk from the site onto Floating Feather Road approximately 227-feet east of the site's west property line and in alignment with Watershed Avenue on the north side of Floating Feather Road.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

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

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

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

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

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

5. Tree Planters

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

6. Landscaping

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

7. Other Access

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

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total 37-feet from the center line of Floating Feather Road abutting the site.
2. Replace or repair any broken or deteriorated segments of curb, gutter, and sidewalk on Floating Feather Road abutting the site.
3. Replace or repair any broken or deteriorated segments of curb, gutter, and sidewalk on Star Road abutting the site.
4. Construct the private road, Tabiano Lane, from the site onto Floating Feather Road as a 24-foot wide private road with 5-foot concrete sidewalk with a curb return type approach located 227-feet east of the site's west property line and aligns centerline to centerline with Watershed Avenue, as proposed.
5. Install street name and stop signs for the private road. The signs may be ordered though the District. Verification of the correct, approved name of the road is required.
6. Direct lot access is prohibited to Floating Feather Road and Star Road and should be noted on the final plat.
7. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. Payment of impact fees is due prior to issuance of a building permit.
9. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

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

F. Conclusions of Law

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

G. Attachments

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

VICINITY MAP



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

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

Working in the ACHD Right-of-Way

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

Construction (Subdivisions)

Sediment & Erosion Submittal

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

Idaho Power Company

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

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

Request for Appeal of Staff Decision

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

Shawn Nickel

From: Brenna Garro <BGarro@achdidaho.org>
Sent: Monday, April 5, 2021 3:22 PM
To: Shawn Nickel
Subject: RE: Paint Point Subdivision

Hi Shawn,

As long as the driveway location and width are the same, which they appear to be, then our past site specific conditions still apply.

Thanks!

Brenna Garro
Planner, Development Services
Ada County Highway District
Phone: (208) 387-6346
bgarro@achdidaho.org



From: Shawn Nickel <Snickel@staridaho.org>
Sent: Monday, April 5, 2021 2:16 PM
To: Brenna Garro <BGarro@achdidaho.org>
Subject: Paint Point Subdivision

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Brenna. You did a review already for the Paint Point Subdivision here in Star. They have modified the preliminary plat and reduced the number of lots to 4 total. Everything else is the same as far as the access location to Floating Feather, etc. Could you please review the new application and comment?

Thanks and let me know if you have any questions for me. Thanks!

Shawn

Shawn L. Nickel
Planning Director and Zoning Administrator
City of Star



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

December 4, 2020

By e-mail: bnorgrove@staridaho.org

Barbara Norgrove
Star City Hall
P.O. Box 130
Star, Idaho 83669

Subject: Sellwood Place Subdivision, AZ-20-20 Annexation-Zoning, DA-20-25 Development Agreement, PP-20-18 Preliminary Plat and Paint Point Subdivision, RZ-20-11 Rezone, DA-20-26 Development Agreement, PP-20-16 Preliminary Plat, PR-20-06 Private Street

Dear Ms. Norgrove:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites. Information on fugitive dust control plans can be found at: http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for

protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

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

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

5. HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

and Regulations for the Prevention of Air Pollution.

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2020AEK276

Boise Office
Golden Eagle Building
1101 W. River St., Ste. 110
P.O. Box 7985
Boise, Idaho 83707
Tel. (208) 629-7447
Fax (208) 629-7559

Challis Office
1301 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488
Fax (208) 629-7559

Twin Falls Office
236 River Vista Place
Suite 301
Twin Falls, Idaho 83301
Tel. (208) 969-9585
Fax (208) 629-7559



SAWTOOTH LAW OFFICES, PLLC

David P. Claiborne *

S. Bryce Farris

Patxi Larrocea-Phillips

Evan T. Roth

Daniel V. Steenson

Matthew A. Sturzen

Katie L. Vandenberg

Andrew J. Waldera **

James R. Bennetts (retired)

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

Monday, November 30, 2020

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

Re: File #'s: RZ-20-11, DA-20-26, PP-20-16 and PR-20-06
located at the southwest corner of N. Star Rd and W. Floating Feather Rd in Star, Idaho

Dear Mr. Nickel:

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

MM-MI generally requires a License Agreement prior to any approval for the following reasons:

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

RECEIVED
DEC 03 2020
CITY OF STAR

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

Please contact me if you have any questions.

Yours very truly,



S. Bryce Farris

SBF:krk

cc: MM-MI



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat PP-20-16

Paint Point

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

Reviewed By: [Signature]
 Date: 12/1/2020

Shawn Nickel

Subject: FW: Paint Point Subdivision letter for this evening's meeting

From: Stan and Ellen Morse <stan.ellenmorse@gmail.com>
Sent: Tuesday, April 6, 2021 10:29 AM
To: Barbara Norgrove <bnorgrove@staridaho.org>
Subject: Paint Point Subdivision letter for this evening's meeting

Dear Mayor Chadwick and members of the Star City Council,

First of all we would like to thank you for your continued diligence on behalf of the city of Star. Especially in the light of the tremendous growth our city is experiencing, your job is challenging. We commend you on your continued focus on making best decisions for the community and for daily life in the midst of this surge. Thank you for listening to our concerns and thoughtfully considering them. We felt heard and affirmed by each of you. That is a commendable quality.

We are writing today in support of the new Paint Point subdivision application. As we had opportunity to meet with Mr Rick Williams to discuss the plan, look over the plat map, and ask questions we are satisfied that this plan more closely matches the long term goals of Star City planning. This plan should fit well with surrounding homes and acreage.

Stan and I want to also thank Mr Williams for listening to our concerns and for addressing them. We appreciate his willingness to change and wish him well in this project. We will be watching!

Sincerely,

Ellen and Stan Morse
11282 W Floating Feather
Star Idaho
208 850 3131

ORDINANCE NO. 329
(10040 W. STATE STREET ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY AT 10040 W. STATE STREET (ADA COUNTY PARCEL #S0408438955) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY NORTHWEST DEVELOPMENT COMPANIES, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS CENTRAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (CBD-DA) OF APPROXIMATELY .93 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Mayor and Council, held a public hearing on July 28, 2020 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Central Business District with a Development Agreement (CBD-DA) pursuant to the Unified Development Code of the City of Star.

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

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

Section 2: The real property, described in the attached Exhibit A, situated in Ada County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all

the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

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

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

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

DATED this ____ day of _____, 2021.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

EXHIBIT "A"

Legal Description

Land Situated in the State of Idaho, County of Ada, City of Star.

A portion of the Southwest quarter of the Southeast quarter of Section 8, Township 4 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

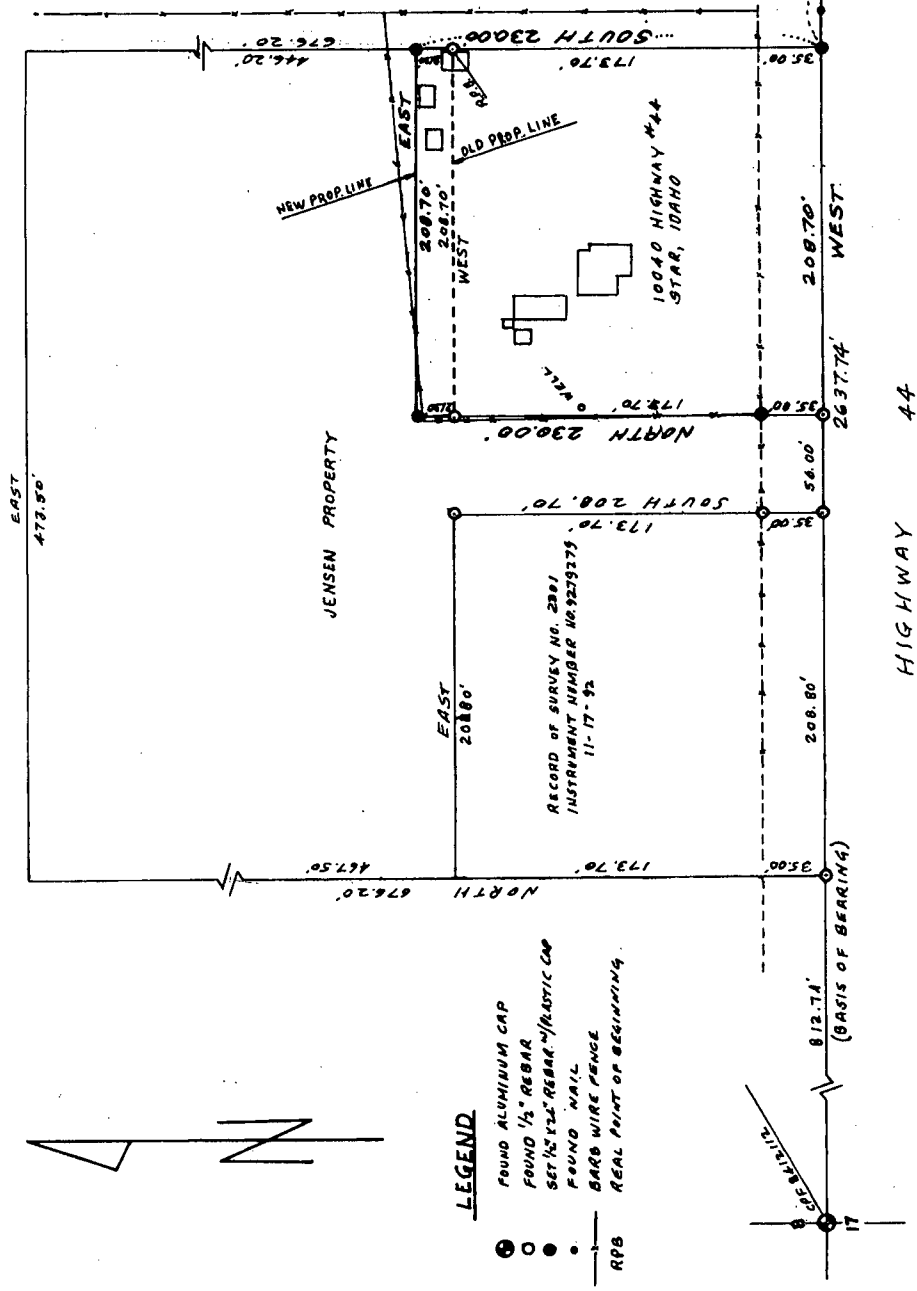
Commencing at the Southeast corner of Section 8, Township 4 North, Range 1 West of the Boise Meridian and running thence
West 1351.50 feet to a point and the REAL POINT OF BEGINNING; thence
North 208.70 feet to a point; thence
West 208.70 feet to a point parallel with the South boundary line; thence
South, parallel with the West boundary line 208.70 feet; thence
East, parallel with the North boundary line 208.40 feet to the REAL POINT OF BEGINNING.

EXCEPT that portion conveyed to the State of Idaho by deed recorded as Instrument No. 399982, records of Ada County, Idaho.

AND

Beginning at the Southeast corner of Section 8; T.4N., R1W., B.M., Ada County, Idaho; thence
West 1351.50 feet along the section line to a point; thence
North 208.70 feet to a point; the REAL POINT OF BEGINNING; thence
West 208.70 feet to a point; thence
North 21.30 feet to a point; thence
East 208.70 feet to a point; thence
South 21.30 feet to a point, the REAL POINT OF BEGINNING.

RECORD OF SURVEY NO. 3813



- LEGEND**
- FOUND ALUMINUM CAP
 - FOUND 1/2" REBAR
 - SET 1/2" X 2" REBAR w/ PLASTIC CAP
 - FOUND NAIL
 - BARB WIRE FENCE
 - REAL POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CORNER PRESERVATION AND FILING ACT OF IDAHO CODE 55-1001, 55-1002, 55-1003 AND 55-1012.

J. R. R. WEISSBROCK, L. S. 780



COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER 510518A1

STATE OF IDAHO }
COUNTY OF ADA }

I hereby certify that this instrument was filed for record at the request of J. R. Weissbrock at 1:00 o'clock P.M., on this 12th day of MARCH, 1997, in Book _____ of State Records and _____

L. Dunningham
County Recorder

J. David Dunningham
County Recorder
Fee: 5.00

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT THEY AGREE WITH THE LOT LINE ADJUSTMENT SHOWN ON THIS PLAT.

Constance Jo Porter
CONSTANCE JO PORTER

Jack R. Jensen
JACK R. JENSEN

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) ss

ON THIS 12 DAY OF MAY, 1997, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CONSTANCE JO PORTER AND JACK R. JENSEN KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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



J. R. Weissbrock
NOTARY PUBLIC FOR THE STATE OF IDAHO,
RESIDING AT BOZEMAN, IDAHO,
MY COMMISSION EXPIRES 7/1/98

DOCUMENTATION

Instrument Number 7516469
Instrument Number 7734060
Instrument Number 9159340
Instrument Number 9183186
Instrument Number 9206884
Instrument Number 94019371

INDEX NO. 414-8-2-3-

| | |
|--|---------------------|
| SURVEY FOR | |
| JACK JENSEN | |
| A PARCEL BOUNDARY ADJUSTMENT OF A 81.30X 208.70 FOOT PARCEL LYING IN THE SW 1/4, SE 1/4 OF SECTION 8, T-2-N, R-1-W, B.M., ADA COUNTY, IDAHO. | |
| SCALE: 1" = 50' | DATE: OCTOBER, 1996 |
| J.R. WEISSBROCK CO. LAND SURVEYING BOZEMAN 844-9185 IDAHO | |

10040 W. STATE STREET ANNEXATION DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Northwest Development Companies, LLC, hereinafter referred to as "Owner" and "Developer".

WHEREAS, Owner owns a parcel of land of approximately .93 acres in size, currently located within the City of Star, zoned CBD-DA and more particularly described in **Exhibit A** of Ordinance 329, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner has requested that the Property be rezoned in the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 10, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

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

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

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

WHEREAS, Developer filed with the City of Star, a Request to Annex and Zone the Property to CBD-DA, as File No. AZ-20-10, so that the City can review all of the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

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

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

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

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Number of Residential Dwelling Units Permitted.

As part of the Annexation Conceptual Site Plan shown as **Exhibit B**, Owner is allowed to develop .93 acres as follows:

- Zoning Classification: The zoning classification shall be a CBD-DA.
- The Developer shall comply with all city ordinances relating to the future development of this property, except as otherwise provided herein.

2.2 Site Design. The conceptual site plan, as set forth in **Exhibit B**, is hereby approved. Details will be provided by the owner at the time of development.

2.3 Proportionate Share Agreement for ITD Improvements. Developer shall participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the traffic mitigation fee determined by the Idaho Transportation Department based on trip generation numbers provided by the developer as uses are proposed and development applications are reviewed. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.3 Participation in Seneca Springs Traffic Signal. The owner shall participate in the cost of the future traffic signal located at the intersection of W. State Street and N. Seneca Springs Way. The owners share for this development shall not exceed \$25,000.00. Payment shall be made to the City prior to occupancy of the first building on the property. The owner may request phasing of the payment to coincide with the development phases of the development.

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

2.5 Final Design Review. The developer shall receive design review and/or preliminary plat approval from the City for each phase of the Development Plan.

Section 3. Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement. Owner or Developer may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

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

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

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

Section 7. General Matters.

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

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

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

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

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

Owner/Developer: Travis Stroud
Northwest Development Companies, LLC
1980 S. Meridian Road Suite 140
Meridian, Idaho 83642

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

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

[end of text; signatures and exhibits follow]

