



## STAR CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho

Tuesday, April 6, 2021

7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Jason Carr, Interfaith Group
3. **ROLL CALL**
4. **PRESENTATIONS**
5. **CONSENT AGENDA (ACTION ITEM)**

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

- A. Approval Meeting Minutes of March 2, 2021 & March 16, 2021
- B. Approval Claims Provided
- C. Approval Findings of Fact & Conclusions of Law
  - i. Paint Point Subdivision (RZ-20-11/DA-20-26/PP-20-16/PR-20-06)
- D. Final Plats :
  - i. Craftsman Estates Subdivision No. 5 (FP-21-03)
  - ii. Rosti Farms Subdivision No. 3 & 4 (FP-21-04/FP-21-07)
  - iii. Sunfield Estates Subdivision (FP-21-02)

## 6. PUBLIC HEARING

- A. Wildrye Subdivision Preliminary Plat & Development Agreement Modification (PP-21-02/DA-21-01-MOD)– Tabled from March 16, 2021.
  - i. Approval of Preliminary Plat PP-21-02 (**ACTION ITEM**)
  - ii. Approval of Development Agreement DA-21-01-MOD (**ACTION ITEM**)

## 7. DISCUSSION / ACTION ITEMS:

- A. Approval to change pay cycle by Resolution from Monthly to Semi-Monthly
- B. Approval of Services Agreement:
  - i. Dennis Holte, DBA: DMH Enterprises
- C. Approval of Ordinances Agreements
  - i. Ordinance 330 – 1133 S. Main Street Rezone/Development Agreement
  - ii. Ordinance 331 – Canvasback Subdivision Annexation/Development Agreement

## 8. REPORTS

- A. Elected Official Reports
- B. Staff Reports

## 9. ADJOURNMENT

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



## STAR CITY COUNCIL MEETING MINUTES

March 16, 2021

### **1. CALL TO ORDER:**

The regular meeting of the Star City Council was held on Tuesday, March 1, 2021 at Star City Hall, 10769 W. State Street in Star, Idaho. Mayor Trevor Chadwick called the meeting to order at 19:00 pm and all stood for the Pledge of Allegiance.

**2. INVOCATION:** Conner Southertop, Eagle Christian Church

### **3. ROLL CALL:**

Council Present: David Hershey, Michael Keyes, Jennifer Salmonsens, Kevin Nielsen. Council Absent: None

### **4. APPROVAL OF THE AGENDA:**

Mayor Chadwick removed Item 9C, Paint Point Subdivision Reconsideration from the agenda based on guidance from the City Attorney, public hearing findings must be published before a request for reconsideration can be filed. Mr. **Keyes moved to approve the agenda with removing item 9C. Mr. Hershey seconded the motion.**

**VOTE:** Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

### **5. CONSENT AGENDA:**

Ms. Salmonsens asked that the Regular Meeting Minutes of February 16, 2021 be added to the Consent Agenda since they were in the packet published prior to the meeting.

Mr. Keyes moved to approve the consent agenda. Ms. Salmonsens seconded the motion.

**VOTE:** Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

### **6. PUBLIC INPUT:**

No members of the public signed up to address the Council.

### **7. COMMITTEE REPORTS: -**

**Activities Committee** – Dana Partridge 11330 W. 2<sup>nd</sup> Street, Star ID. Dana introduced appointees to Committee, discussed meetings and activities including Hometown Celebration/4<sup>th</sup> of July weekend.

Police Chief Vogt spoke about traffic control during the event.

**Transportation & Pathways Committee** - John Tensen 538 S. Selwood Lane, Star ID. John discussed ACHD Five Year Work Plan, review of ECAMP map with ACHD staff, discussion on possible COMPASS grants, pathway agreement discussions with Middleton Mill Irrigation District, Workshop next week for Master Pathway Plan.

**Parks, Arts & Beautification Committee** – Matt Vraspir. Matt discussed Star Senior Center mural, utility box wrapping grants, HOA coordination on life preserver rings, clean-up around town and Eagle Scout projects.

### **8. PRESENTATIONS:**

Matt Vraspir with the Parks, Arts & Beautification Committee presented their 1<sup>st</sup> Quarter Service Award to Jean Wolford recognizing her work during the pandemic.

**9. OLD/NEW BUSINESS:**

A - Banking Authorization Discussion

Mayor Chadwick introduced the discussion on Banking Authorization and read into the minutes the following:

Check signers for the City of Star:

- Mayor Trevor A. Chadwick
- Council President David Hershey (in the absence of the Mayor)

Business Transactions with ICCU, First Interstate, Zions Bank and the Government Investment Pool to include: Depositing, withdrawing, investing, opening, closing and/or reinvesting by direct deposit or wire fund transfers in person or as per telephone instruction:

- Mayor Trevor A. Chadwick
- Council President David Hershey
- City Clerk/Treasurer Jacob Qualls
- Deputy City Clerk Meredith Hudson
- Deputy City Treasurer/Assistant Planner Ryan B. Field

Authorized to have City Debit Cards:

- Mayor Trevor A. Chadwick (\$5,000.00 Limit per Card) (ICCU and First Interstate Bank)
- City Clerk/Treasurer Jacob Qualls (\$5,000.00 Limit Per Card, ICCU and First Interstate Bank)
- Building/Parks Superintendent Bob Little (\$1,500.00 Limit Per Card, ICCU and First Interstate)

Councilmember Nielson questioned limits for Building/Park Supervisor.

Councilmembers Keyes and Hershey asked about limits for Mayor and Building/Park Supervisor.

Discussion was had on the limits for the credit cards among the Council.

Mr. Keyes motioned for approve the banking authorization and credit card limits. Mr. Hershey seconded the motion.

**VOTE:** Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

B . Public Hearing: Wildrye Subdivision Preliminary Plat & Development Agreement

Modification (PP-21-02/DA-21-01-MOD) – Keyes motioned to table application to April 6, 2021, Hershey seconded the motion. VOTE: Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion Carried.

C. Reconsideration: Paint Point Subdivision (RZ-20-11/DA-20-26/PP-20-16/PR-20-06) – Removed from agenda at the start of the meeting by Mayor Chadwick.

D. Ordinance No. 326 Sunfield Estates Subdivision Annexation

Mr. Keyes motioned to waive the 3 readings requirement; Mr. Hershey seconded the motion. Vote: Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion Carried. Mr. Nielsen made a motion to approve and read the ordinance title. Mr. Hershey seconded the motion. Roll Call Vote: Approved. Ayes Hershey, Keyes, Salmonsens, Nielsen. Motion Carried.

**10. REPORTS:**

**Chief Vogt** – Discussed new Mutual Assistance Compact, prosecutions, police services, insurance/liability, Canyon/Ada County relationships

**Shawn Nickel and Chris Yorgason had no updates.**

**Ms. Salmonsens** – discussed Air Quality Board Review, Arts/Parks. **Mr. Nielsen** – Added that he has appreciated the collaboration he has seen between the different agencies and the citizens.

**Mr. Hershey** – discussed Fire District new engines are on their way.

**Mayor Chadwick** – The City is busy, Pavilion and Blake Park will be bid soon, new City Clerk is coming, Hunters Creek Park hopefully done this week, West Valley LL starting up, Soccer/Football starting up, Fish & Game stocked 5,000 trout in Heron River ponds, boat ramp being put in, Heron River ponds will be deeded this year.

Mayor Chadwick stated that it was 2012 when the last Park Impact Fees were last updated. Chris Yorgason, City Attorney, stated that the fees should be reviewed annually, including the CIP, and should be updated every several years.

**11. EXECUTIVE SESSION UNDER IDAHO CODE Section 74-206(1)(f) Pending Legal**

Mr. Keyes motioned that the Council move to Executive Session. Mr. Hershey seconded the motion. Roll Call Vote: Approved. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion Carried. Council went into executive session at 7:52 pm.

Council came out of Executive Session at 8:18 pm

**12. ADJOURNMENT** Action Item

Mayor adjourned the meeting at 20:19.

Respectfully submitted:

Approved:

\_\_\_\_\_  
Shawn Nickel, Planning Director/Zoning Administrator

\_\_\_\_\_  
Trevor A Chadwick, Mayor

**City of Star**  
**Unpaid Bills Detail**  
 As of April 2, 2021

Type	Date	Num	Item Description	Split	Open Balance
<b>A &amp; B Lock &amp; Key</b>					
Bill	03/29/2021			-SPLIT-	451.99
Total A & B Lock & Key					451.99
<b>Ada County Highway District</b>					
Bill	04/01/2021			431.10 · Ada Co. ...	329,568.00
Total Ada County Highway District					329,568.00
<b>Ada County Prosecutors Office</b>					
Bill	04/01/2021			420.30 · Prosecuti...	2,500.00
Total Ada County Prosecutors Office					2,500.00
<b>Ada County Sheriff's Office</b>					
Bill	03/23/2021	INV 0...		440 · Law Enforce...	97,450.00
Total Ada County Sheriff's Office					97,450.00
<b>Alyson Likes.</b>					
Bill	03/23/2021			435.30 · Instructors	127.00
Total Alyson Likes.					127.00
<b>Batteries &amp; Bulbs</b>					
Bill	03/31/2021			438.17 · Electrical...	353.09
Total Batteries & Bulbs					353.09
<b>Blue Cross of Idaho</b>					
Bill	03/31/2021			-SPLIT-	24,943.06
Total Blue Cross of Idaho					24,943.06
<b>BuyWyz</b>					
Bill	03/23/2021			-SPLIT-	288.50
Total BuyWyz					288.50
<b>Century Link</b>					
Bill	03/29/2021			430.10 · Telephone	1.03
Total Century Link					1.03
<b>Christopher Yorgason</b>					
Bill	04/01/2021			-SPLIT-	3,320.00
Total Christopher Yorgason					3,320.00
<b>CINTAS</b>					
Bill	03/29/2021			-SPLIT-	258.72
Total CINTAS					258.72
<b>Dana Partridge</b>					
Bill	03/23/2021			426.10 · Public Inf...	3,125.50
Total Dana Partridge					3,125.50
<b>DMH, Enterprises</b>					
Bill	04/01/2021			432.20 · Plumbing...	14,231.52
Total DMH, Enterprises					14,231.52

**City of Star**  
**Unpaid Bills Detail**  
 As of April 2, 2021

Type	Date	Num	Item Description	Split	Open Balance
<b>Dude Solutions</b>					
Bill	03/23/2021			-SPLIT-	14,569.80
Total Dude Solutions					14,569.80
<b>ECI Contractors</b>					
Bill	04/01/2021			432.30 · Electrical...	12,953.92
Total ECI Contractors					12,953.92
<b>Express Employment Professionals</b>					
Bill	03/29/2021			-SPLIT-	3,828.38
Total Express Employment Professionals					3,828.38
<b>FatBeam, LLC</b>					
Bill	03/31/2021	INV 1...		430.70 · Fiber	1,640.50
Total FatBeam, LLC					1,640.50
<b>Gameface Athletics</b>					
Bill	03/23/2021	OR 31...		-SPLIT-	4,851.95
Bill	03/30/2021	INV 3...		-SPLIT-	2,102.75
Total Gameface Athletics					6,954.70
<b>Gem State Paper &amp; Supply</b>					
Bill	03/29/2021			-SPLIT-	119.67
Total Gem State Paper & Supply					119.67
<b>Idaho Central Credit Union.</b>					
Bill	04/01/2021			-SPLIT-	1,342.78
Total Idaho Central Credit Union.					1,342.78
<b>Idaho Correctional Industries</b>					
Bill	03/29/2021			-SPLIT-	154.14
Total Idaho Correctional Industries					154.14
<b>Idaho Gopher Control</b>					
Bill	03/29/2021			438.51 · Vandalis...	300.00
Total Idaho Gopher Control					300.00
<b>Idaho Power - IDACORP</b>					
Bill	03/29/2021			-SPLIT-	2,304.62
Total Idaho Power - IDACORP					2,304.62
<b>Idaho Statesman</b>					
Bill	04/01/2021	INV 0...		422.40 · Advertisi...	368.16
Total Idaho Statesman					368.16
<b>Integrity Inspection Solutions, Inc</b>					
Bill	03/23/2021			438.41 · Hand To...	600.00
Total Integrity Inspection Solutions, Inc					600.00
<b>Intermountain Gas Company</b>					
Bill	03/30/2021			-SPLIT-	520.80
Total Intermountain Gas Company					520.80

**City of Star**  
**Unpaid Bills Detail**  
 As of April 2, 2021

Type	Date	Num	Item Description	Split	Open Balance
<b>JAG Tool &amp; Equipment Rental</b>					
Bill	03/29/2021			438.43 · Rental E...	377.96
Total JAG Tool & Equipment Rental					377.96
<b>James D. Turner</b>					
Bill	03/23/2021			435.30 · Instructors	373.50
Total James D. Turner					373.50
<b>Keller Associates</b>					
Bill	03/29/2021			-SPLIT-	38,503.75
Total Keller Associates					38,503.75
<b>Krista Hamel</b>					
Bill	03/23/2021			-SPLIT-	259.30
Total Krista Hamel					259.30
<b>Larry Bearg</b>					
Bill	03/23/2021			435.30 · Instructors	171.50
Total Larry Bearg					171.50
<b>Mastercard</b>					
Bill	04/01/2021			-SPLIT-	554.00
Total Mastercard					554.00
<b>Meridian Trophy</b>					
Bill	03/23/2021	INV M...		429.20 · Beautific...	55.95
Total Meridian Trophy					55.95
<b>Niki Dean</b>					
Bill	03/23/2021			435.30 · Instructors	286.65
Total Niki Dean					286.65
<b>Pioneer Ditch Company</b>					
Bill	03/29/2021			-SPLIT-	251.16
Total Pioneer Ditch Company					251.16
<b>RIMI Inc.</b>					
Bill	04/01/2021			432.40 · Mechani...	14,357.92
Total RIMI Inc.					14,357.92
<b>SBI Contracting</b>					
Bill	03/29/2021			438.51 · Vandalis...	6,445.00
Total SBI Contracting					6,445.00
<b>Senske Lawn and Tree</b>					
Bill	03/23/2021			441.10 · Other	90.00
Total Senske Lawn and Tree					90.00
<b>Sherwin Williams</b>					
Bill	03/29/2021			-SPLIT-	852.15
Total Sherwin Williams					852.15

**City of Star**  
**Unpaid Bills Detail**  
 As of April 2, 2021

Type	Date	Num	Item Description	Split	Open Balance
<b>Silver Creek</b>					
Bill	03/31/2021			-SPLIT-	202.39
Total Silver Creek					202.39
<b>Sparklight</b>					
Credit	02/04/2021	STMT		430.10 · Telephone	-41.00
Bill	03/31/2021			-SPLIT-	324.24
Total Sparklight					283.24
<b>Star Chamber of Commerce</b>					
Bill	03/30/2021			-SPLIT-	200.00
Total Star Chamber of Commerce					200.00
<b>Star Fire Department</b>					
Bill	04/01/2021			431.20 · Star Fire	127,013.00
Total Star Fire Department					127,013.00
<b>Star Merc</b>					
Bill	03/29/2021			-SPLIT-	230.85
Total Star Merc					230.85
<b>Star Storage</b>					
Bill	03/29/2021			434.55 · Rentals	80.00
Total Star Storage					80.00
<b>Star Vet Clinic</b>					
Bill	04/01/2021			-SPLIT-	2,800.00
Total Star Vet Clinic					2,800.00
<b>State of Idaho Federal Surplus</b>					
Bill	03/29/2021			438.41 · Hand To...	250.00
Total State of Idaho Federal Surplus					250.00
<b>Tates Rents</b>					
Bill	03/29/2021			-SPLIT-	1,029.62
Total Tates Rents					1,029.62
<b>Tiffany Knox</b>					
Bill	03/23/2021			-SPLIT-	47.50
Total Tiffany Knox					47.50
<b>Treasure Valley Coffee</b>					
Bill	03/29/2021			-SPLIT-	330.12
Total Treasure Valley Coffee					330.12
<b>United Heritage</b>					
Bill	03/23/2021			-SPLIT-	137.18
Total United Heritage					137.18
<b>Vanguard Cleaning</b>					
Bill	03/29/2021			-SPLIT-	770.00
Total Vanguard Cleaning					770.00



**City of Star**  
**Unpaid Bills Detail**  
As of April 2, 2021

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<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Item Description</u>	<u>Split</u>	<u>Open Balance</u>
<b>Verizon</b>					
Bill	03/23/2021			430.10 · Telephone	511.31
Total Verizon					511.31
<b>Whitman &amp; Assoc. Inc.</b>					
Bill	03/23/2021			432.10 · Building I...	60,091.86
Total Whitman & Assoc. Inc.					60,091.86
<b>Xerox</b>					
Bill	03/23/2021	INV 0...		425.60 · Xerox	64.47
Total Xerox					64.47
<b>TOTAL</b>					<b>778,896.26</b>

**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
PAINT POINT SUBDIVISION  
FILE NO. RZ-20-11/DA-20-26/PP 20-16/PR-20-06**

The above-entitled Rezone, Development Agreement, Preliminary Plat and Private Street land use applications came before the Star City Council for their action on March 2, 2021, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law;

**Procedural History:**

*A. Project Summary:*

The Applicant is seeking approval of a Rezone (R-5), a Development Agreement, a Preliminary Plat for a proposed residential subdivision consisting of 9 residential lots and 2 common lots, and a Private Street. The property consists of 2.04 acres with a proposed density of 4.41 dwelling units per acre.

*B. Application Submittal:*

A neighborhood meeting was held on September 16, 2020 in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on November 2, 2020.

*C. Notice of Public Hearing:*

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on November 29, 2020. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on November 3, 2020. Notice was sent to agencies having jurisdiction in the City of Star on November 3, 2020. The property was posted in accordance with the Star Unified Development Code on December 22, 2020.

*D. History of Previous Actions:*

This property does not have any history of land use applications within the City of Star.

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

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	R-2	Neighborhood Residential	Vacant/Pasture
<b>Proposed</b>	R-5	Neighborhood Residential	Vacant/Pasture
<b>North of site</b>	RR (Ada Co.) R-3	Neighborhood Residential	Rural Residential, Single Family Residential Lakeshore Park Subdivision
<b>South of site</b>	R-2	Neighborhood Residential	Single Family Residential Craneridge Subdivision
<b>East of site</b>	Parks/Open Space	Parks/Open Space	Hunter's Creek Park
<b>West of site</b>	R-2	Neighborhood Residential	Single Family Residential Fenix Ranchette Estates

F. *Site Data:*

Total Acreage of Site – 2.04 acres

G. *Development:*

**REZONE:**

The applicant is requesting approval of a rezone application to change the zoning designation on 2.04 acres from low density residential R-2 to medium density residential R-5. This zoning district would allow for a maximum residential density of 5 dwelling unit per acre (10 dwellings). The property is currently serviceable with central sewer and water provided by Star Sewer and Water District. The property will be serviced by a private road and has access onto W. Floating Feather Road with approximately 340 feet of frontage. The rezone request includes a development agreement that will address future density and development standards along with private road requirements and ITD proportionate shares. The applicant has submitted a preliminary plat that shows a layout of 9 residential lots, or a density of 4.41 dwelling units per acre.

**PRELIMINARY PLAT & PRIVATE STREET:**

The Preliminary Plat submitted contains 9 single family residential lots and 2 common area lots. The lots will have access and frontage from a private street. The residential lots range in size from 4,330 square feet to 7,026 square feet. The average lot size is 4,769 square feet. The application indicates that 46,359 sq ft will be open space, exceeding the 15% requirement in Section 8-4E-2 of the UDC. It appears that the usable open space will also meet the 10% requirement. The private street will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat is showing a 24 ft wide street. The Fire District shall approve this width as it is below the 36 ft width requirement in Section 8-6B-2 of the UDC. 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 a landscape plan with the preliminary plat that shows appropriate landscape along W. Floating Feather road but does not have any landscaping shown for the private road. The UDC requires street trees every 35 feet. Applicant also does not indicate any landscaping in the common areas. Section 8-8C-2-J-5 states that common areas shall have 1 deciduous shade tree per 4,000 square feet. Development does show that both sides of the subdivision will have sidewalks that connect to the current sidewalk along Floating Feather Road. Amenities indicated in the application narrative include playground equipment and picnic tables and grills to be located in Common Lot #11. A 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.

## **DEVELOPMENT AGREEMENT**

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

- Density;
- ITD Proportionate Share Fees;
- Private Road Maintenance;
- Private Road Study Every Three (3) Years;

H. **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.

**I. AGENCY RESPONSES**

Central District Health	December 1, 2020
DEQ	December 4, 2020
ACHD	December 4, 2020
Keller Associates	December 10, 2020
Middleton Mill/Middleton Irrigation Assoc	November 30, 2020
ITD	Pending
Star Fire District	December 29, 2020

**J. Letters/Emails from the Public:**

Deanna Johnson, 1345 N. Glen Aspen Ave, Star, Idaho  
 Frank & Jan Rice, 10119 W. Golden Rain Street, Star, Idaho  
 Rick & Susan Anderson, 10205 W. Golden Rain Street, Star, Idaho  
 Richard Ramphal, 1344 N. Glen Aspen Ave, Star, Idaho  
 Dale Austin, Lake Point, Star, Idaho  
 Mark & Pam Schnabel, 10168 W. Shumard Drive, Star, Idaho  
 Cheryl Sanchez, sanchezrcnj@verizon.net

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

Comprehensive Plan:

**8.2.3 Land Use Map Designations:**

**Neighborhood Residential**

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

**8.3 Goal:**

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational

opportunities, and where possible, an assortment of amenities within walking distance of residential development.

#### 8.4 Objectives:

- 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.

#### 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.

<b>ZONING DISTRICT USES</b>	<b>A</b>	<b>R-R</b>	<b>R</b>
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-5	35'	15' to living area/side load garage 20' to garage face	15'	5'	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. *The Council finds that the residential purpose statement states that the purpose of the residential districts is to provide for a range of housing opportunities consistent with the Star Comprehensive Plan.*

- 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.

### **8-1B-1C ANNEXATION/REZONE FINDINGS:**

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

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

*The goal of the Comprehensive Plan for Residential Districts is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council finds that this rezone is not in compliance with the goals of the Comprehensive Plan. Specifically, the Council finds that the density proposed is not compatible with surrounding residential land use densities.*

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

*Connection to the Star sewer and water district is a requirement for all residential districts, when available. Residential districts are distinguished by the allowable density of dwelling units per acre and corresponding housing types that can be accommodated within the density range. Council finds that this request is not consistent with the statement, and that the applicant did not provide a housing type that would work within the proposed density range.*

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and  
*The Council finds that based on testimony from the surrounding neighbors, that there is material and testimony submitted that the rezoning of this property would be materially detrimental to the public health, safety or welfare.*
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.  
*The Council finds that the City has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.*
5. The annexation is in the best interest of the city.  
*The Council finds this rezone is not reasonably necessary for the orderly development of the City.*

**8-6A-7: PRELIMINARY PLAT FINDINGS:**

1. The plat is in compliance with the Comprehensive Plan;  
*The Council finds that the Plat, as presented, will not be consistent with the updated Comprehensive Plan for the proposed Land Use designation.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;  
*The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development.*
3. There is public financial capability of supporting services for the proposed development;  
*The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.*
4. The development will not be detrimental to the public health, safety or general welfare;  
*The Council finds that the City was provided with information from the public that approval of the application would have a detrimental effect on the surrounding area.*
5. The development preserves significant natural, scenic or historic features;  
*The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.*

### **Public Hearing of the Council:**

a. A public hearing on the application was held before the City Council on January 5, 2021, at which time testimony was heard and the Council tabled the application to February 2, 2021. A public hearing on the application was again held before the City Council on February 2, 2021, at which time testimony was heard and the Council again tabled the application to March 2, 2021. A public hearing on the application was again held before the City Council on March 2, 2021, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

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

- Rick Williams, 53 Tessera Ave, Foothill Ranch, CA 92610
- Nate Mitchell, 1470 N. Rook Street, Star, Idaho

c. Oral testimony in opposition or neutral to the application was presented to the Council by:

- Del Martens, 1586 N. Wild Mustang Place, Star, Idaho
- Gary Seymour, 1540 N. Wild Mustang Place, Star, Idaho
- Kevan Wheelock, 1481 N. Star Road, Star, Idaho
- Stan & Ellen Morse, 11282 W. Floating Feather, Road, Star, Idaho
- Bob Fehlau, 2203 N. Sunny Lane, Star, Idaho
- Dana Partridge, 11330 W. 2<sup>nd</sup> Street, Star, Idaho

d. Written testimony in favor of or opposing the application was presented to the City Council by:

- None

### **Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed rezone and preliminary plat application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in discussions on the rezoning to R-5 and platting of the development. Discussion included transitional lots, irrigation, CC&R's of the neighbors, drainage, private road width, open space and pathways and density.

### **Statement of Compliance:**

Council finds the Applicant has not met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements.

The Owner requested the annexation and rezone from Residential (R-2-DA) to Residential (R-5-DA) with a Development Agreement, which does not fit within the neighboring properties.

**Council Decision:**

The Council voted unanimously to deny the Rezone to Residential (R-5-DA), Development Agreement and Preliminary Plat for Paint Point Subdivision on March 2, 2020.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
Star, Idaho

By: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **April 6, 2021**

**FILE(S) #:** FP-21-03 Final Plat, Craftsman Estates Subdivision Phase 5

### REQUEST

Applicant requests approval of the Craftsman Subdivision Final Plat, Phase 5. The Craftsman Subdivision is generally located south of New Hope Road, west of Munger Road and east of Can Ada Road in Star, Idaho. Ada County Parcel #S03406233820.

### APPLICANT/OWNER/REPRESENTATIVE

#### REPRESENTATIVE

Donna Wilson  
KM Engineering, LLP  
9233 W. State Street  
Boise, Idaho 83714

#### OWNER/APPLICANT

Pristine Development  
10090 Floating Feather Road  
Star, Idaho 83669

### PROPERTY INFORMATION

Land Use Designation -	Residential (R-3)
Acres -	15.42
Residential Lots -	23
Common Lots -	2
Commercial -	N/A

### HISTORY

October 18, 2005 Applicant submitted properties (Wolfkiel & Taylor) for annexation and zoning. Council approved the annexation and assigned a zoning designation of Residential (R-3).

January 3, 2006 Council approved the Preliminary Plat for the new Orion Subdivision. (Property changed hands from Sandy Sanderson to the Corinthian Group.)



March 20, 2007	Applicant requested a waiver of setbacks; Council denied the request. (The property changed hands from Corinthian Group to Waterman to Pristine Development.)
April 19, 2016	Applicant applied for a Preliminary Plat consisting of 126.14 acres and a waiver of 500-foot block lengths. The plat included 273 total lots with 261 residential lots and 12 common lots. Council continued the public hearing to May 3, 2016.
May 3, 2016	The Applicant removed the 14 residential lots touching New Hope Road. Council approved the Preliminary Plat with sixteen conditions of approval.
November 15, 2016	Council approved Phase 1, Final Plat of the Craftsman Estates Subdivision. (59 residential lots)
April 18, 2017	Council approved Phase II, Final Plat of the Craftsman Estates Subdivision. (61 residential lots)
May 22, 2018	Council approved Phase III, Final Plat of Craftsman Estates Subdivision (70 residential lots)
September 17, 2019	Council approved Phase IV, Final Plat of Craftsman Estates Subdivision (48 residential lots)

**GENERAL DISCUSSION**

The Final Plat layout for Phase 5 generally complies with the approved Preliminary Plat.

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

Lot sizes as listed on the final plat for phase 5 range in size from the smallest at 10,262 square feet to the largest at 17,349 square feet. The average lot size is 12,016 square feet.

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

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

Setbacks for Residential (R3):

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

**Staff analysis of Final Plat Submittal:**

**Staff is concerned that the portion of property located on the south east corner of N. Can Ada Road and W. New Hope Road (Lot 1, Block 2 of the preliminary plat for Craftsman Estates North Subdivision) is not part of the final plat application. This section of ground is under the same parcel number as the land shown on the final plat (S0406233820). If this entire parcel is eligible for a one time split and that is the applicant's desire, Staff will place a condition requiring that split to be completed prior to recording the final plat for Craftsman Estates Subdivision Phase 5. If splitting that piece of property off from the parcel is not the eligible under the Unified Development Code allowances, then it needs to be platted with the final plat and reflected in the number of home sites and overall density. Staff will place conditions reflecting both scenarios.**

**Lot Layout** – The gross density of Phase 5 is 1.49 du/ac. Number of lots and sizes have not changed from the preliminary plat.

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

**Irrigation** - The Middleton Mill, Middleton Irrigation and Foothill Ditch Company have approved the use of irrigation water from the Foothill Ditch for irrigation to Phase 1. Subsequent Phases are being served by a pressurized irrigation system, which phase 5 will also tie into.

**Mailbox Cluster** – Star Postmaster, Mel Norton has approved a mailbox cluster for this phase to be located across from Lot 8 of Block 13 on the north side of W. Cobalt Lake Way facing south. His letter of approval was included in the application materials.

**Streetlights** – Streetlight plan has been submitted and meets current UDC requirements. Applicant has stated that light fixture style will comply with current City code. Staff requests that lights in phase 5 match the style of lights in the previous 4 phases of the development so they are of the same style throughout the entire subdivision.

**Street Names** – Ada County made some minor modifications to the street names in this phase of Craftsman Estates from the preliminary plat. Cobalt Lake Way was changed to W. Cobalt Lake Drive and Cobalt Lake Court was changed to W. Cobalt Lake Court. These changes are reflected on the final plat.

**Amenities** – Applicant is proposing to install a pergola with 2 benches and 2 sets of horseshoe pits in the common area that is on the north of the property. Also proposed is a path that will connect this phase to the walking path on the south of the development along the canal.

## PUBLIC NOTIFICATIONS

Notification of this application was sent to agencies having jurisdiction on February 24, 2021. The following agencies responded:

February 19, 2021	Keller Associates	Checklist Review
March 5, 2021	DEQ	Standard Reply

## FINDINGS

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

- A. The Plat is in conformance with the Comprehensive Plan.  
*Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status. As conditioned, the Final Plat is consistent with the approved Preliminary Plat.*
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.  
*Staff finds that all public services are available and able to accommodate this development.*
- C. There is public financial capability of supporting services for the proposed development.  
*Staff knows of no financial hardship that would prevent services from being provided.*
- D. The development will not be detrimental to the public health, safety or general welfare; and,  
*Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*
- E. The development preserves significant natural, scenic or historic features.  
*Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.*

## CONDITIONS OF APPROVAL

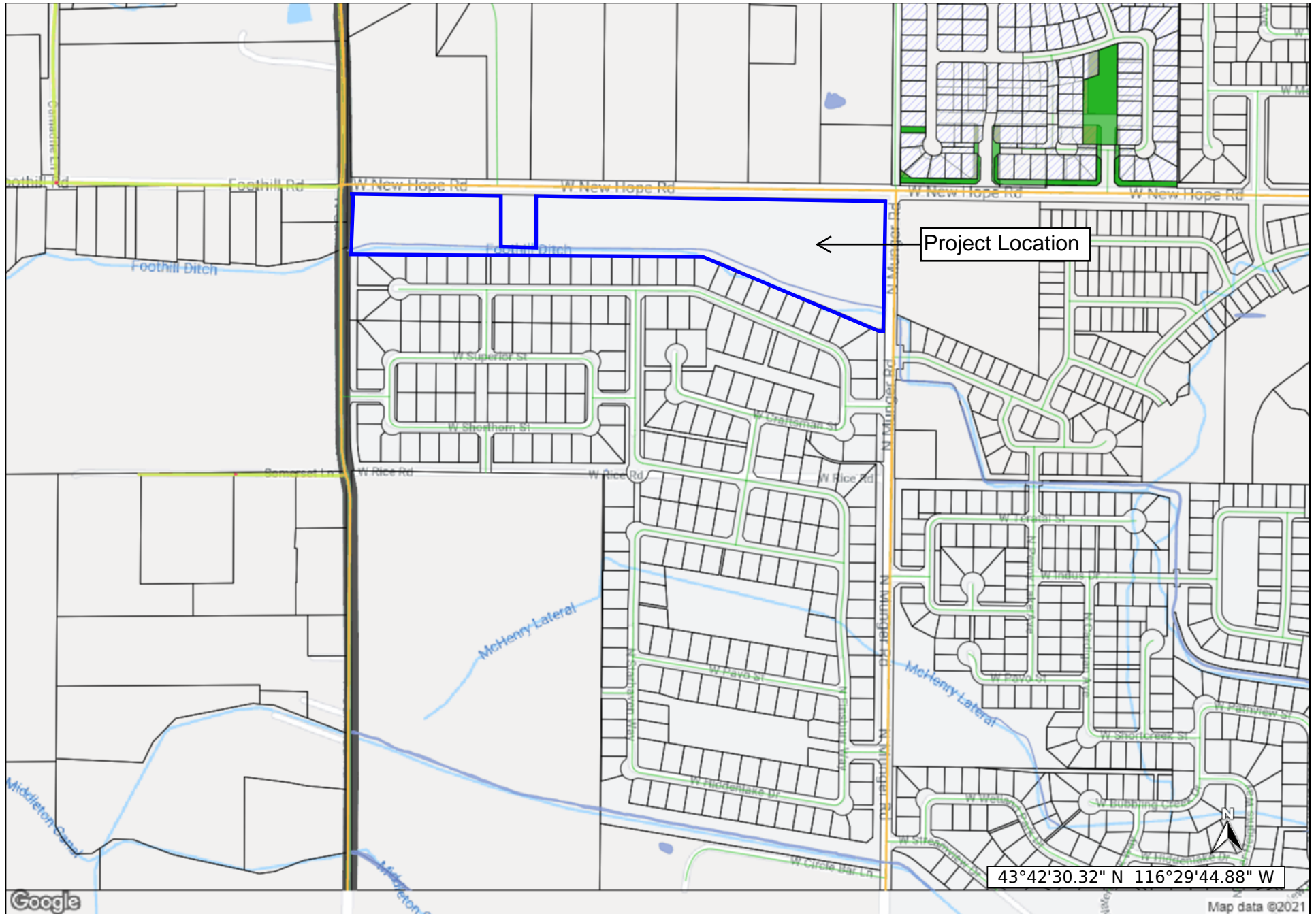
1. The final plat shall comply with all requirements of the applicable agencies providing services to this subdivision.
2. **Prior to recording the final plat, the applicant shall resolve the issue regarding Lot 1, Block 2 of the approved Preliminary Plat. An application for a Parcel Division, meeting the eligibility requirements of the UDC, must be submitted and approved by Staff. If the property is ineligible for a Division, Lot 1, Block 2 of the approved Preliminary Plat shall be included on the Final Plat documents and recorded as part of the plat.**

3. The approved Preliminary Plat for Craftsman Estates North Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
4. 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.
5. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
6. 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.
7. 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)
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
9. **Streetlights shall be continuous throughout the subdivision** and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building permits. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
10. 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.
11. 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.
12. 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.)
13. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
14. A 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.
15. A separate sign application is required for any subdivision sign.
16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
17. Applicant shall provide the City with one (1) full size and one (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
18. 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.
19. 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.

20. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
21. All common areas shall be maintained by the Homeowners Association.
22. 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.**
23. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
24. **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.
25. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
-------------------------

The Star City Council Approved File # FP-21-03 Craftsman Estates Subdivision, Final Plat, Phase 5 on April \_\_\_\_\_, 2021.





## FINAL PLAT APPLICATION

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

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

### Applicant Information:

**PRIMARY CONTACT IS:** *Applicant* \_\_\_ *Owner* \_\_\_ *Representative* X \_\_\_

Applicant Name: Pristine Development, LLC  
Applicant Address: 10090 Floating Feather, Star ID Zip: 83669  
Phone: \_\_\_\_\_ Email: parkcrest@q.com

Owner Name: same as applicant  
Owner Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (~~e.g., architect, engineer, developer~~):  
Contact: Donna Wilson-Development Assistant Firm Name: KM Engineering, LLP  
Address: 9233 W. State Street, Boise ID Zip: 83714  
Phone: 208.639.6939 Email: dwilson@kmengllp.com

### Property Information:

Subdivision Name: Craftsman Estates Subdivision (AKA Craftsman Estates North) Phase: 5

Parcel Number(s): S0406233820

Approved Zoning: R-3 Units per acre: 1.62

Total acreage of phase: 15.419 Total number of lots: 25

Residential: 23 Commercial: 0 Industrial: 0

Common lots: 2 Total acreage of common lots: 5.223 Percentage: 32.2%

Percent of common space to be used for drainage: 4.9% Acres: 0.256

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>24</u>	<u>23</u>
Number of Common Lots:	<u>4</u>	<u>2</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>no change</u>	<u>no change</u>

Amenities: landscaped areas attached sidewalks  
horseshoe pits

**Flood Zone Data:**

Subdivision Name: Craftsman Estates Subdivision Phase: 5

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0125J  
 FIRM effective date(s): mm/dd/year 6.19.2020  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: n/a  
 Base Flood Elevation(s): AE .0 ft., etc.: n/a
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

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

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



X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight <b>design</b> and <b>location</b> information	
X	Electronic copy of all Special Flood Information	
existing	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	Two (2) Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type.</u>	
understood	<p><b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b></p> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• 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.</li> </ul>	
understood	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.	

**FEE REQUIREMENT:**

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



Applicant/Representative Signature

2.17.21

Date

February 17, 2021  
Project No. 20-159

Shawn Nickel  
City of Star  
PO Box 130  
Star, ID 83669

**RE: Craftsman Estates Subdivision No. 5 (AKA Craftsman Estates North) – Star, ID  
Final Plat Application**

Dear Shawn:

On behalf of Pristine Development, LLC, we are pleased to present the enclosed final plat application and supplemental materials for Craftsman Estates Subdivision No. 5 previously pre-platted as Craftsman Estates North.

Craftsman Estates Subdivision No. 5 encompasses approximately 15.42 +/- acres with 23 buildable lots and 2 common lots. The gross density is approximately 1.62 units/acre, with an average lot size of 0.28 acre. The approved open space being provided is approximately 32.2 % of the site and is being used for open landscaping, horseshoe pits and attached sidewalks. The lot range for this phase as shown on the attached final plat as block 12, lots 1-7 and block 13, lots 1-18. We believe that the enclosed final plat is in substantial conformance with the approved preliminary plat and complies with the associated conditions of approval.

The construction plans for this phase are being simultaneously submitted to the applicable agencies for review and approval. The streetlights are shown schematically on the attached sheet from the construction plans (see Sheet C1.3). Street light fixture style; pole height and style; spacing; and locations will meet the conditions of the City of Star Street Light Ordinance No. 148.

The existing phases of Craftsman Estates are served by a pressure irrigation system with water from Middleton Irrigation Association, and this phase will tie into that existing system. The construction plans will be submitted to the Association for review and any required agreements will be provided for your files prior to plat recordation.

Should you have any questions on these materials or need any further information, please feel free to contact me.

Sincerely,

**KM Engineering, LLP**

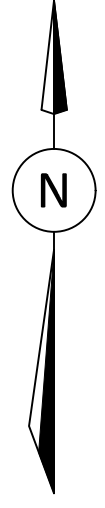
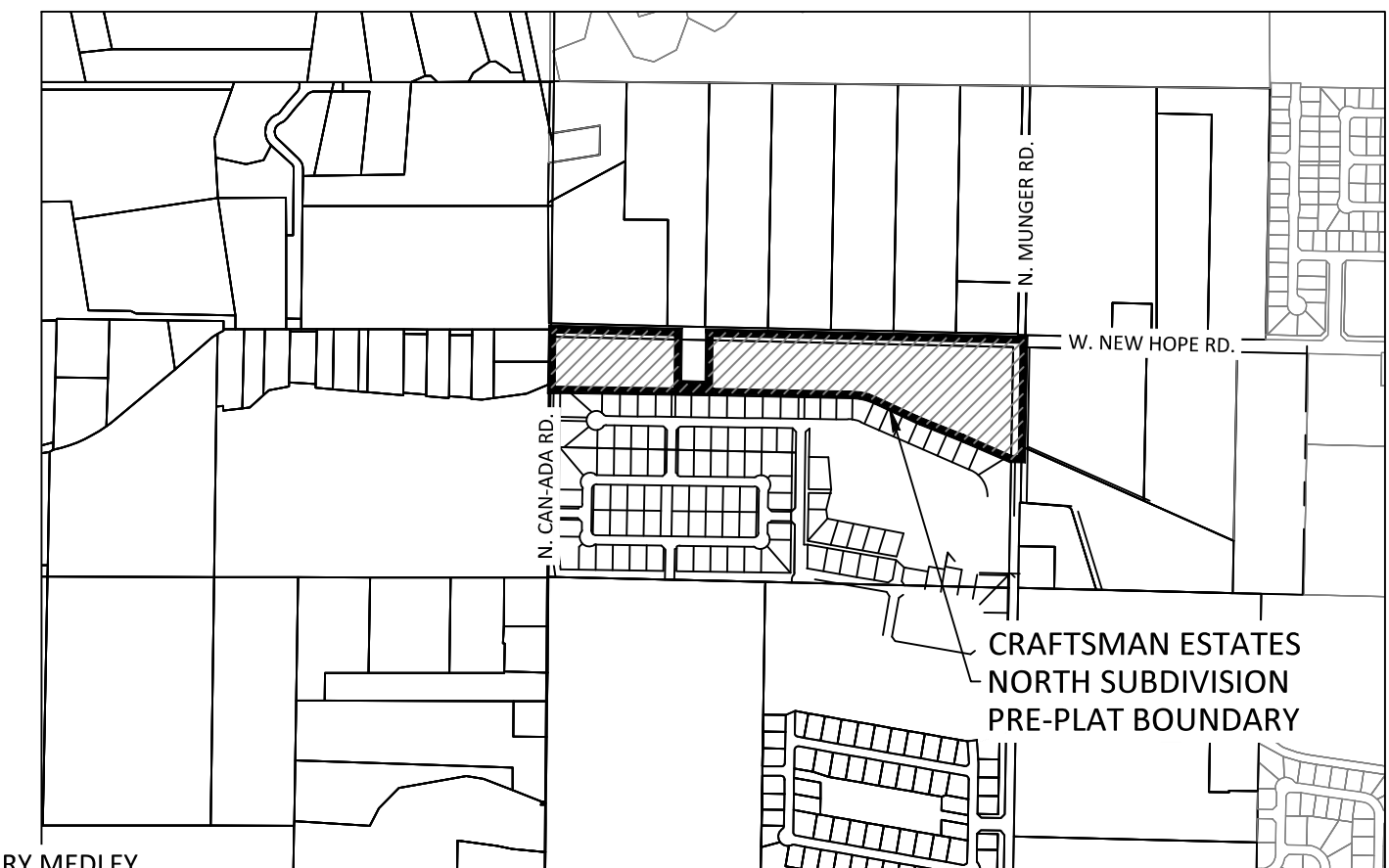


Donna Wilson  
Development Assistant

# CRAFTSMAN ESTATES NORTH SUBDIVISION PRELIMINARY PLAT

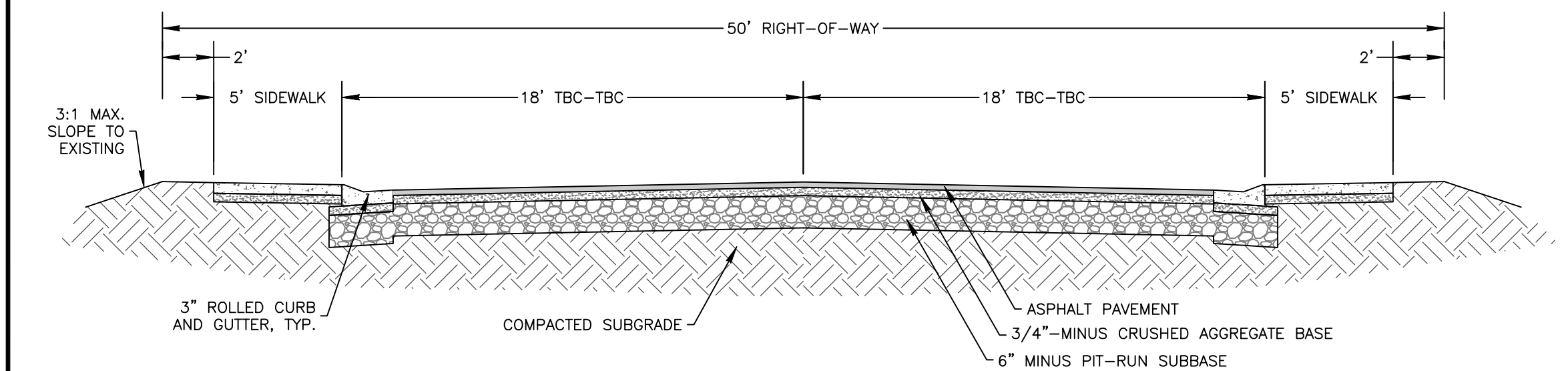
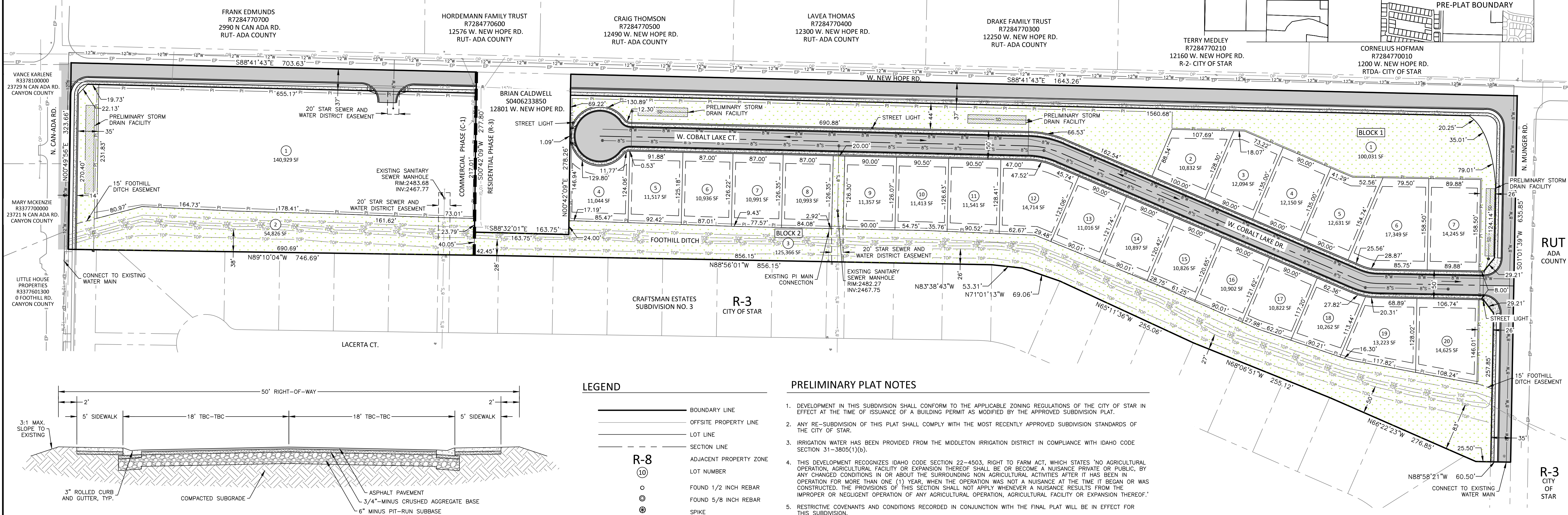
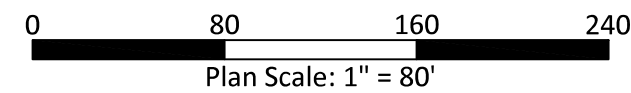
A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO.  
2020

VICINITY MAP : 1"=1,000'



## INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	PRELIMINARY PLAT AND PRELIMINARY ENGINEERING PLAN
PP1.1	EXISTING CONDITIONS
PPL1.0	LANDSCAPE COVER SHEET
PPL2.0	LANDSCAPE PLAN
PPL3.0	LANDSCAPE PLAN



TYPICAL LOCAL STREET SECTION  
SCALE: NTS

## SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

## PRELIMINARY PLAT DATA

SITE DATA	R-3
CURRENT ZONING	R-3/C-1
PROPOSED ZONING	NEIGHBORHOOD RESIDENTIAL,
CURRENT COMPREHENSIVE PLAN DESIGNATION	NEIGHBORHOOD CENTERS
(NO CHANGE PROPOSED)	COMMERCIAL
TOTAL AREA OF SITE	20.60 ACRES
TOTAL COMMERCIAL PHASE AREA (C-1)	5.18 ACRES
COMMERCIAL LOT AREA (C-1)	3.24 ACRES
COMMERCIAL COMMON LOT AREA (C-1)	1.25 ACRES
ACHD ROW (C-1)	0.69 ACRES
TOTAL RESIDENTIAL PHASE AREA (R-3)	15.42 ACRES
RESIDENTIAL BUILDABLE LOT AREA (R-3)	6.34 ACRES
RESIDENTIAL COMMON AREA (R-3)	5.17 ACRES
ACHD ROW (R-3)	3.91 ACRES
OVERALL LOT DATA	
TOTAL LOTS	27
SINGLE FAMILY RESIDENTIAL LOTS	23
COMMON LOTS	3
COMMERCIAL LOTS	1
MINIMUM PROPERTY SIZE (RESIDENTIAL)	10,262 SQ. FT.
AVERAGE PROPERTY SIZE (RESIDENTIAL)	12,016 SQ. FT.
SETBACKS	
FRONT	15'
REAR	15'
SIDE	5' (PLUS 5' FOR EACH ADDITIONAL STORY)
OPEN SPACE AND DENSITIES (RESIDENTIAL)	
ACREAGE OF TOTAL OPEN SPACE	5.17 ACRES
PERCENTAGE OF TOTAL OPEN SPACE	33.53%
ACREAGE OF USEABLE OPEN SPACE	1.64 ACRES
PERCENTAGE OF USEABLE OPEN SPACE	10.60%
DWELLING UNITS PER GROSS RESIDENTIAL ACRE	1.49 UNITS/ACRE

## LEGEND

	BOUNDARY LINE
	OFFSITE PROPERTY LINE
	LOT LINE
	SECTION LINE
	ADJACENT PROPERTY ZONE
	LOT NUMBER
	FOUND 1/2 INCH REBAR
	FOUND 5/8 INCH REBAR
	SPIKE
<b>PROPOSED IMPROVEMENTS</b>	
	SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	PRESSURE IRRIGATION LINE
	SEWER MANHOLE
<b>EXISTING FEATURES</b>	
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	OVERHEAD POWER LINE
	GRAVITY IRRIGATION LINE
	SEWER MANHOLE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	POWER POLE
	POWER BOX
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	DRAINAGE DIRECTION
	EXISTING GRADE CONTOUR

## PRELIMINARY PLAT NOTES

- DEVELOPMENT IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT AS MODIFIED BY THE APPROVED SUBDIVISION PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR.
- IRRIGATION WATER HAS BEEN PROVIDED FROM THE MIDDLETON IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b).
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE IN EFFECT FOR THIS SUBDIVISION.
- DIRECT LOT ACCESS TO W. NEW HOPE RD. AND N. MUNGER RD. IS PROHIBITED.
- LOT 1, BLOCK 1; LOTS 2 AND 3, BLOCK 2 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 2, BLOCK 2 TO BE SUBJECT TO A BLANKET EASEMENT IN FAVOR OF THE FOOTHILL DITCH COMPANY.
- YARD SETBACKS ARE AS FOLLOWS: FRONT AND REAR: 15', SIDE: 5'. EASEMENT LOCATIONS AND WIDTHS TO BE REFINED WITH FINAL PLAT.

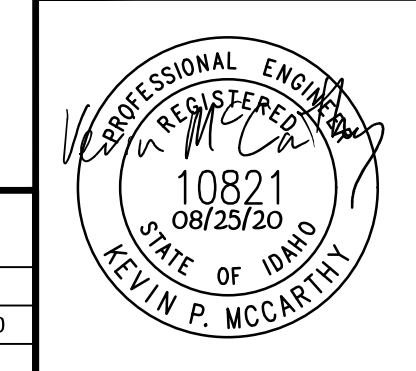
## PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY STAR SEWER AND WATER DISTRICT. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO THE EXISTING WATER MAIN IN N. MUNGER RD.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT THE PROPERTY WILL BE SERVED BY THE CONNECTIONS WITHIN LOT 2, BLOCK 2.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND STAR SEWER AND WATER DISTRICT REQUIREMENTS.
- PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHALL BE DETERMINED DURING FINAL DESIGN.
- CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STAR SEWER AND WATER DISTRICT CONSTRUCTION NOTES: WATER; DRAINAGE; SEWER; AND PRESSURE IRRIGATION.
- STAR SEWER AND WATER DISTRICT SANITARY SEWER AND WATER EASEMENT LOCATIONS TO BE DETERMINED DURING FINAL DESIGN.
- GRADING AND DRAINAGE IMPROVEMENTS SHALL BE DETERMINED DURING FINAL DESIGN.
- 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.

DEVELOPER/OWNER  
PRISTINE DEVELOPMENT, LLC  
10090 W. FLOATING FEATHER RD.  
STAR, IDAHO 83669  
PHONE: (208) 870-1885  
CONTACT: BRYAN PECHT

ENGINEER/SURVEYOR  
KM ENGINEERING  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE: (208) 639-6939  
CONTACT: KEVIN MCCARTHY, P.E.  
EMAIL: kevin@kmengllp.com

CRAFTSMAN ESTATES NORTH  
PRELIMINARY PLAT AND PRELIMINARY ENGINEERING PLAN  
STAR, IDAHO

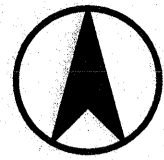


REVISIONS		
NO.	ITEM	DATE
1	AGENCY COMMENTS	08/25/20

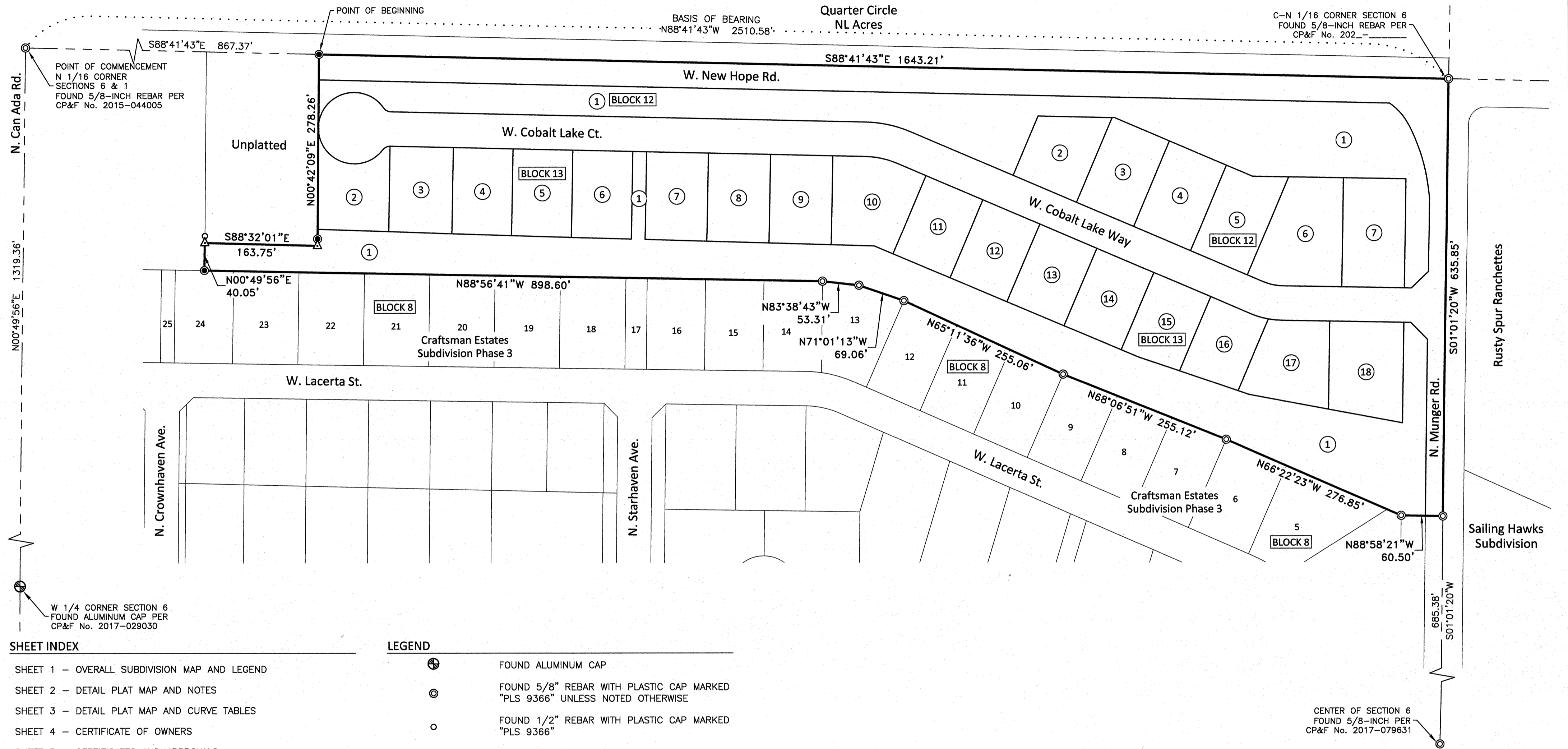
Digitally signed by Kevin McCarthy, PE  
Date: 2020.08.25 14:59:49 -0600

DATE: JULY 2020  
PROJECT: 19-154  
SHEET NO. PP1.0

**PLAT OF  
Craftsman Estates Subdivision Phase 5**  
A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4  
OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, B. M.,  
CITY OF STAR, ADA COUNTY, IDAHO.  
2021



0 100 200 300  
Plan Scale: 1" = 100'



**SHEET INDEX**

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

**REFERENCES**

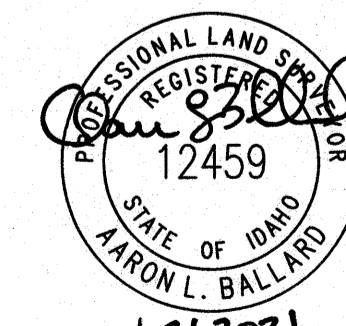
- R1. CRAFTSMAN ESTATES SUBDIVISION PHASE 3, BOOK 116, PAGES 17507-17511, RECORDS OF ADA COUNTY, IDAHO.
- R2. CRAFTSMAN ESTATES SUBDIVISION PHASE 2, BOOK 113, PAGES 16536-16539, RECORDS OF ADA COUNTY, IDAHO.
- R3. CRAFTSMAN ESTATES SUBDIVISION PHASE 4, BOOK 118, PAGES 18195-18199, RECORDS OF ADA COUNTY, IDAHO.
- R4. RECORD OF SURVEY No. 9157, RECORDS OF ADA COUNTY, IDAHO.
- R5. WARRANTY DEED PER INSTRUMENT No. 2015-094712, RECORDS OF ADA COUNTY, IDAHO.

**LEGEND**

- ⊕ FOUND ALUMINUM CAP
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 9366" UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 9366"
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- △ CALCULATED POINT (NOTHING FOUND OR SET)
- ⑭ LOT NUMBER
- 34 LOT NUMBER PER CRAFTSMAN ESTATES SUBDIVISION PHASE 3
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- ▨ ACHD EASEMENT (SEE NOTE 12)

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



1-21-2021

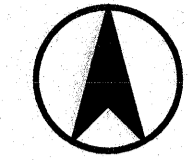
DEVELOPER

**Pristine Development, LLC**

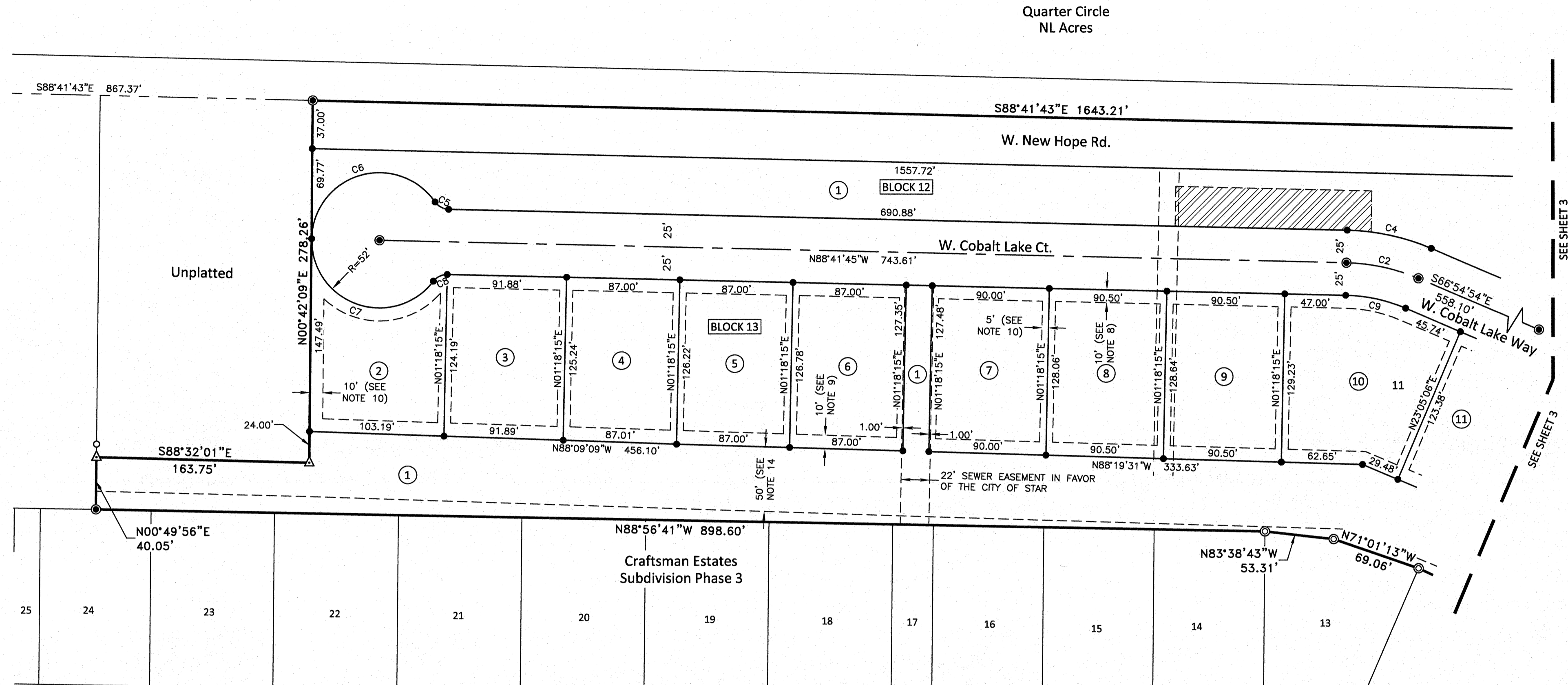
STAR, IDAHO



# PLAT OF Craftsman Estates Subdivision Phase 5

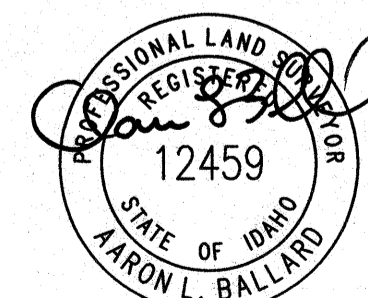


0 60 120 180  
Plan Scale: 1" = 60'



## NOTES

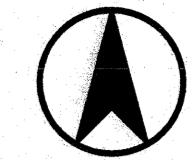
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS 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."
- LOT 1, BLOCK 12 AND LOT 1, BLOCK 13 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PRISTINE SPRINGS HOMEOWNER'S ASSOCIATION, INC. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND PRISTINE SPRINGS HOMEOWNER'S ASSOCIATION, INC. IRRIGATION.
- 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 MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MIDDLETON IRRIGATION ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2016-089772, AS AMENDED FROM TIME TO TIME. FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT No. 2018-006688.
- UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF STAR STREET LIGHTS, PRISTINE SPRINGS HOMEOWNER'S ASSOCIATION, INC. PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
- UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRISTINE SPRINGS HOMEOWNER'S ASSOCIATION, INC. PRESSURE IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PRISTINE SPRINGS HOMEOWNER'S ASSOCIATION, INC. IRRIGATION AND LOT DRAINAGE.
- DIRECT LOT OR PARCEL ACCESS TO W. NEW HOPE ROAD IS PROHIBITED.
- A PORTION OF LOT 1, BLOCK 12 AND LOT 1, BLOCK 13 ARE SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THIS LOT IS ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO AN ACHD LICENSE AGREEMENT, PER INSTRUMENT No. 202-\_\_\_\_\_, OF ADA COUNTY RECORDS.
- A PORTION OF LOT 1, BLOCK 13 IS SUBJECT TO A 50.00 FOOT EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE OF IRRIGATION AND DITCHES IN FAVOR OF Foothill Ditch Company.



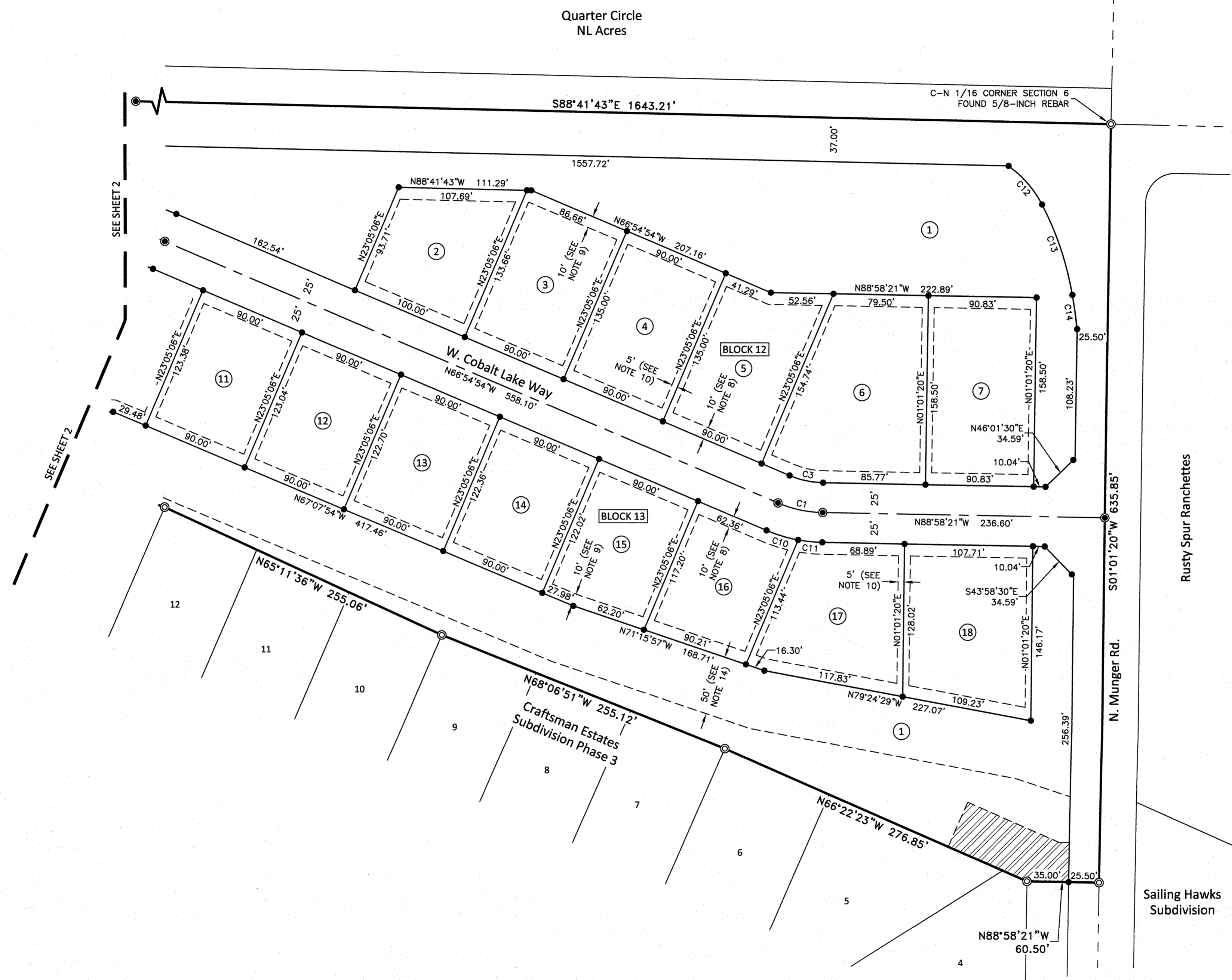
1-21-2021  
DEVELOPER  
**Pristine Development, LLC**  
STAR, IDAHO

**km**  
ENGINEERING  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
kmenglp.com

# PLAT OF Craftsman Estates Subdivision Phase 5



0      60      120      180  
Plan Scale: 1" = 60'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	100.00'	38.50'	22°03'27"	S77°56'38"E	38.26'
C2	150.00'	57.02'	21°46'50"	S77°48'19"E	56.68'
C3	75.00'	28.87'	22°03'27"	S77°56'38"E	28.70'
C4	175.00'	66.53'	21°46'50"	S77°48'19"E	66.13'
C5	13.00'	12.30'	54°13'27"	N61°35'01"W	11.85'
C6	52.00'	261.79'	288°26'54"	S1°18'15"W	60.80'
C7	52.00'	261.79'	288°26'54"	S1°18'15"W	60.80'
C8	13.00'	12.30'	54°13'27"	N64°11'32"E	11.85'
C9	125.00'	47.52'	21°46'50"	S77°48'19"E	47.23'
C10	125.00'	27.82'	12°45'01"	S73°17'25"E	27.76'
C11	125.00'	20.31'	9°18'26"	S84°19'08"E	20.28'
C12	90.50'	43.25'	27°22'54"	N40°52'06"W	42.84'
C13	266.00'	80.08'	17°15'00"	N18°32'48"W	79.78'
C14	390.99'	29.01'	4°15'04"	N7°48'15"W	29.00'

SEE SHEET 2



DEVELOPER  
**Pristine Development, LLC**  
STAR, IDAHO



PLAT OF  
Craftsman Estates Subdivision Phase 5

**CERTIFICATE OF OWNERS**

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

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR MARKING THE NORTH 1/16 CORNER OF SECTION 1 AND SAID SECTION 6, WHICH BEARS N88°41'43"W A DISTANCE OF 2,510.58 FEET FROM A FOUND 5/8-INCH REBAR MARKING THE CENTER NORTH 1/16 CORNER OF SAID SECTION 6, THENCE FOLLOWING THE NORTHERLY LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4, S88°41'43"E A DISTANCE OF 867.37 FEET TO A SET 5/8-INCH REBAR BEING THE POINT OF BEGINNING.

THENCE S88°41'43"E A DISTANCE OF 1,643.21 FEET TO A FOUND 5/8-INCH REBAR MARKING THE CENTER NORTH 1/16 CORNER OF SAID SECTION 6;

THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING THE EASTERLY LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4, S01°01'20"W A DISTANCE OF 635.85 FEET TO A FOUND 5/8-INCH REBAR MARKING THE NORTHEAST CORNER OF CRAFTSMAN ESTATES SUBDIVISION PHASE 3 (BOOK 116, PAGES 17507-17511, RECORDS OF ADA COUNTY, IDAHO).

THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SUBDIVISION BOUNDARY OF SAID CRAFTSMAN ESTATES SUBDIVISION PHASE 3 THE FOLLOWING SEVEN (7) COURSES:

1. N88°58'21"W A DISTANCE OF 60.50 FEET TO A FOUND 5/8-INCH REBAR;
2. N66°22'23"W A DISTANCE OF 276.85 FEET TO A FOUND 5/8-INCH REBAR;
3. N68°06'51"W A DISTANCE OF 255.12 FEET TO A FOUND 5/8-INCH REBAR;
4. N65°11'36"W A DISTANCE OF 255.06 FEET TO A FOUND 5/8-INCH REBAR;
5. N71°01'13"W A DISTANCE OF 69.06 FEET TO A FOUND 5/8-INCH REBAR;
6. N83°38'43"W A DISTANCE OF 53.31 FEET TO A FOUND 5/8-INCH REBAR;
7. N88°56'41"W A DISTANCE OF 898.60 FEET TO A SET 5/8-INCH REBAR;

THENCE LEAVING THE SUBDIVISION BOUNDARY OF SAID CRAFTSMAN ESTATES SUBDIVISION PHASE 3, N00°49'56"E A DISTANCE OF 40.05 FEET TO A POINT;

THENCE S88°32'01"E A DISTANCE OF 163.75 FEET TO A POINT;

THENCE N00°42'09"E A DISTANCE OF 278.26 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 15.419 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OR IMPLIED.

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

\_\_\_\_\_  
BRYAN C. PECHT, MANAGER  
PRISTINE DEVELOPMENT LLC

**ACKNOWLEDGMENT**

STATE OF IDAHO )  
                          )SS  
ADA COUNTY      )

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2021, BY BRYAN C. PECHT, AS MANAGER OF PRISTINE DEVELOPMENT LLC.

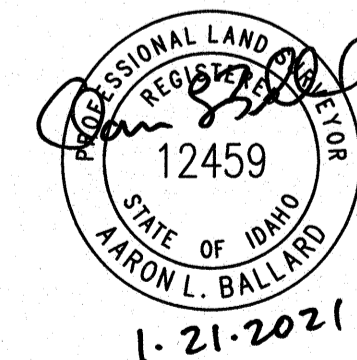
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF CRAFTSMAN ESTATES SUBDIVISION PHASE 5 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER  
**Pristine Development, LLC**  
STAR, IDAHO

PLAT OF  
Craftsman Estates Subdivision Phase 5

APPROVAL OF CITY ENGINEER

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

\_\_\_\_\_  
STAR CITY ENGINEER

APPROVAL OF CITY COUNCIL

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

\_\_\_\_\_  
CITY CLERK  
STAR, IDAHO

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
PRESIDENT  
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR

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

\_\_\_\_\_  
ADA COUNTY SURVEYOR

\_\_\_\_\_  
DATE

HEALTH CERTIFICATE

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

\_\_\_\_\_  
HEALTH OFFICER

\_\_\_\_\_  
DATE

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

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF CRAFTSMAN ESTATES SUBDIVISION PHASE 5 WAS FILED AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_.M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

INSTRUMENT NUMBER \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
EX-OFFICIO RECORDER

FEE:



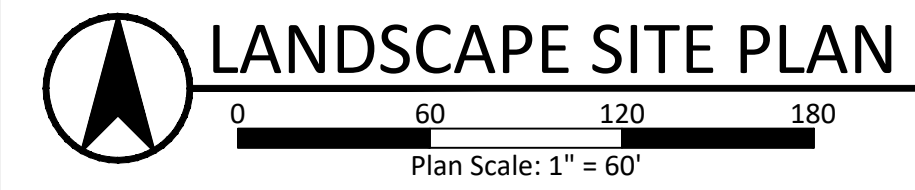
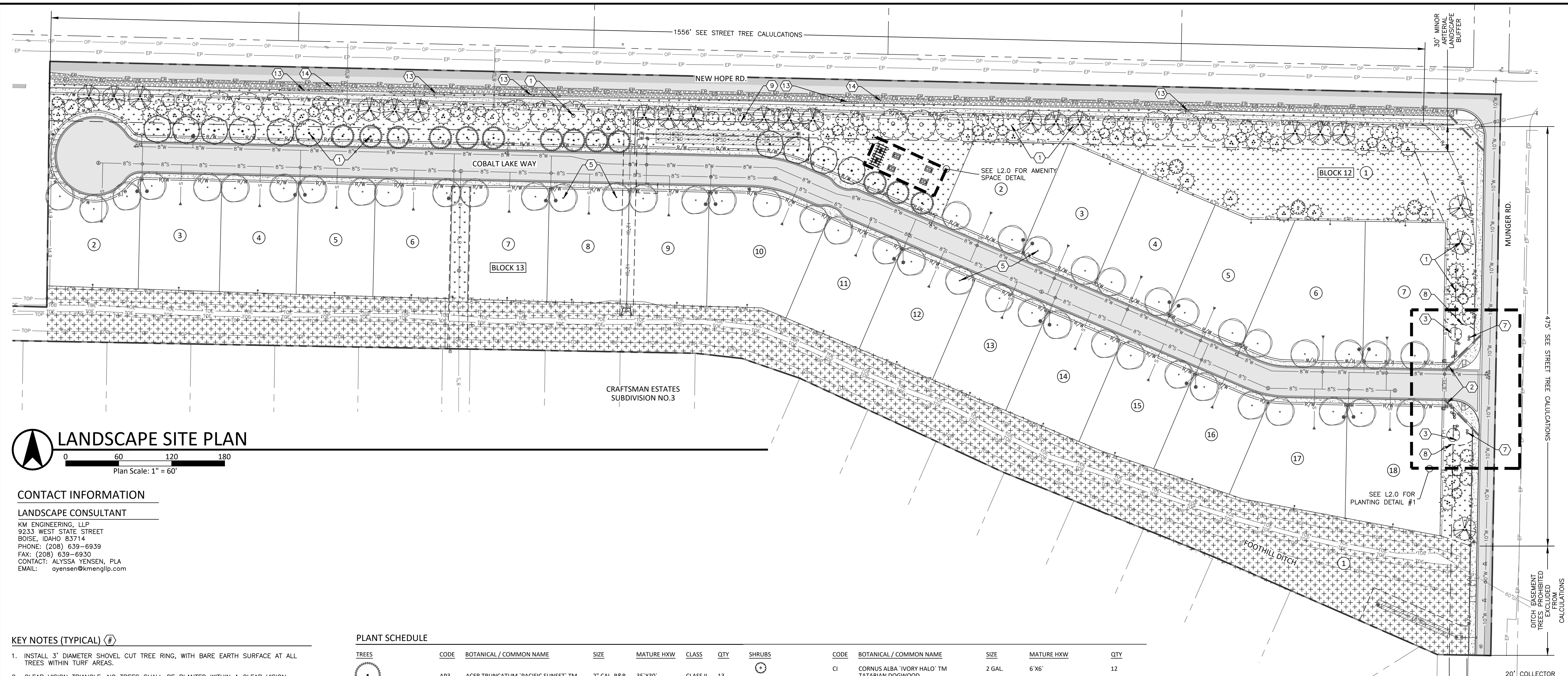
1-21-2021

DEVELOPER

Pristine Development, LLC  
STAR, IDAHO

**km**  
ENGINEERING  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
kmenglp.com





**CONTACT INFORMATION**

**LANDSCAPE CONSULTANT**

KM ENGINEERING, LLP  
 9233 WEST STATE STREET  
 BOISE, IDAHO 83714  
 PHONE: (208) 639-6939  
 FAX: (208) 639-6930  
 CONTACT: ALYSSA YENSEN, PLA  
 EMAIL: oyensen@kmengllp.com

- KEY NOTES (TYPICAL) (N)**
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
  - CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
  - ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. MATCH PREVIOUS PHASES.
  - NOT USED.
  - SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
  - SANDSTONE BOULDERS, EQUALLY DISTRIBUTE SIZES. SEE L2.0 PLANTING DETAIL AND L3.0-2 FOR INSTALLATION DETAIL.  
 $\frac{1}{2}$  (4'X5')  $\frac{1}{3}$  (3'X4')  $\frac{1}{4}$  (2'X3').  
 BOULDERS SHALL BE OBTAINED FROM OWNER DESIGNATED SOURCE.
  - INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L3.0-3.
  - 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
  - HORSE SHOE PITS. SEE L3.0-5, L3.0-6, AND L3.0-7.
  - BENCHES. 140-60 BENCH BY DuMor WITH NO CENTER ARM REST OR APPROVED EQUAL. CONSULT OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. SEE L3.0-4.
  - OVERHEAD PERGOLA. LAYOUT SHOWN IS SCHEMATIC. PERGOLA TO BE DESIGNED BY ONSITE CONTRACTOR AND SUBMITTED TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
  - ROADSIDE BORROW DITCH. DO NOT INSTALL SOD OVER SAND WINDOWS. SEE CIVIL PLANS FOR BORROW DITCH DETAIL.
  - ROADSIDE GRAVEL PER CIVIL PLANS.
  - CONCRETE SLAB (2 TOTAL). INSTALL PER ISPPWC. SLOPE TO DRAIN. 6.5' X 3' IS SHOWN. FIELD ADJUST AS NECESSARY TO ACCOMMODATE FINAL PERGOLA DESIGN AND BENCH PLACEMENT.

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY	SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	QTY
(Symbol)	AP3	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	13	(Symbol)	CI	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD	2 GAL.	6'X6'	12
(Symbol)	GI	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	2" CAL. B&B	40'X35'	CLASS II	12	(Symbol)	EP	ELIONYMUS ALATUS 'PIZZAM' PIPSQUEAK BURNING BUSH	2 GAL.	5'X6'	8
(Symbol)	LM	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL. B&B	50'X40'	CLASS II	10	(Symbol)	R4	ROSA X 'NOARE' FLOWER CARPET GROUNDCOVER ROSE	2 GAL.	4'X3'	16
(Symbol)	PC3	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER PEAR	2" CAL. B&B	40'X15'	CLASS II	23	(Symbol)	HO2	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	2'X2'	22
(Symbol)	TG	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II	21	(Symbol)	ML	MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN EULALIA GRASS	1 GAL.	3'X3'	24
(Symbol)	CB	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6'-8" B&B	30'X20'		3	(Symbol)	PH2	PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	1 GAL.	4'X2'	26
(Symbol)	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8" B&B	25'X15'		22	(Symbol)	SM	SALVIA X SYLVESTRIS 'MAY NIGHT' SAGE	1 GAL.	2'X2'	42
(Symbol)	PN2	PINUS NIGRA AUSTRIAN BLACK PINE	6'-8" B&B	55'X35'		42	(Symbol)	FR	EXISTING LANDSCAPE TO REMAIN NATURAL	-		104,850 SF
(Symbol)	LT2	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF STAR CODE 8-4B-7C INSTALL ONE TREE PER 35'. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B			49	(Symbol)	TR	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		119,770 SF

NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF STAR UDC AND ARE NOT INTENDED TO SERVE AS QUALIFIED OPEN SPACE CALCULATIONS.

**OPEN SPACE TREE CALCULATIONS RESIDENTIAL ONLY (1 TREE/4000SF)**

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED AREA (SF)	QUALIFIED (ACRES)	REQUIRED	PROVIDED
12	1	99,324	41,549	0.9538	10.00	10.00
			EXCLUDES 20' AND 30' BUFFER			
13	1	126,343	4,540	0.1042	1.00	1.00
			EXCLUDES 20' BUFFER AND DITCH EASEMENT			
<b>TOTALS</b>		<b>TOTAL SF</b>	<b>QUALIFIED</b>	<b>PROVIDED ACRES</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
		225667.0000	48061	1.0580	11.0000	11.00

**STREET TREE CALCULATIONS**

STREET NAME	CALCULATION	REQUIRED	PROVIDED
W. NEW HOPE RD. (R-3)	1,556 LF/100 * 3 1,556 LF/100 * 3	47.00	47.00
W. MUNGER RD. (R-3)	475 LF-50 LF (1 ENTRY @ 50 LF) = 425 LF/100 * 2	9.00	9.00
	475 LF-50 LF (1 ENTRY @ 50 LF) = 425 LF/100 * 2	9.00	9.00
INTERIOR DRIVE	3,130 LF-598 LF (23 DRIVES @ 26 LF) = 2,532 LF/35	72.00	72.00
<b>TOTALS</b>		<b>184.00</b>	<b>184.00</b>

**MITIGATION REQUIREMENTS**

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

**TOTAL TREES REQUIRED/PROVIDED**

REQUIRED	195.00	PROVIDED	195.00
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\*\*\*TO BE DESIGNED AND APPROVED AS A PART OF FINAL CONSTRUCTION PLANS

**REVISIONS**

NO.	DATE	ITEM

CRAFTSMAN ESTATES NO. 5  
 STAR, ID  
 LANDSCAPE PLAN

9233 WEST STATE STREET  
 BOISE, IDAHO 83714  
 PHONE (208) 639-6939  
 kmengllp.com

DESIGN BY: KAP  
 DRAWN BY: KAP  
 CHECKED BY: AY  
 DATE: 2/4/21  
 PROJECT: 20-159  
 SHEET NO. L1.0

P:\20-159\LANDSCAPE\CONSTRUCTION PLANS\20-159 LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 2/4/2021, DWG TO PDF, PLOT, 2/24/21, 11:00 AM



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	AP3	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	13
	GI	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	2" CAL. B&B	40'X35'	CLASS II	12
	LM	LIQUIDAMBAR STRYACIFLUA 'MORAIN' MORAIN SWEET GUM	2" CAL. B&B	50'X40'	CLASS II	10
	PC3	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER PEAR	2" CAL. B&B	40'X15'	CLASS II	23
	TG	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II	21
EVERGREEN TREES						
CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY	
	CB	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6'-8" B&B	30'X20'		3
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8" B&B	25'X15'		22
	PN2	PINUS NIGRA AUSTRIAN BLACK PINE	6'-8" B&B	55'X35'		42
OTHER TREES						
CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY	
	LT2	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF STAR CODE 8-49-7C INSTALL ONE TREE PER 35' INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B			49
SHRUBS						
CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY	
	CI	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD	2 GAL.	6'X6'		12
	EP	EUONYMUS ALATUS 'PIPZAM' PIPSQUEAK BURNING BUSH	2 GAL.	5'X6'		8
	R4	ROSA X 'NOARE' FLOWER CARPET GROUND COVER ROSE	2 GAL.	4'X3'		16
PERENNIALS AND GRASSES						
CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY	
	HO2	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	2'X2'		22
	ML	MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN EULALIA GRASS	1 GAL.	3'X3'		24
	PH2	PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	1 GAL.	4'X2'		26
	SM	SALVIA X SYLVESTRIS 'MAY NIGHT' SAGE	1 GAL.	2'X2'		42
GROUND COVERS						
CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY	
	FR	EXISTING LANDSCAPE TO REMAIN NATURAL				104,850 SF
	TR	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			119,770 SF

KEY NOTES (TYPICAL) (F)

- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
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- NOT USED.
- SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
- SANDSTONE BOULDERS. EQUALLY DISTRIBUTE SIZES. SEE L2.0 PLANTING DETAIL AND L3.0-2 FOR INSTALLATION DETAIL.  
1/2 (4'X5') 1/2 (3'X4') 1/2 (2'X3'). BOULDERS SHALL BE OBTAINED FROM OWNER DESIGNATED SOURCE.
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- HORSE SHOE PITS. SEE L3.0-5, L3.0-6, AND L3.0-7.
- BENCHES. 140-60 BENCH BY DuMor WITH NO CENTER ARM REST OR APPROVED EQUAL. CONSULT OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. SEE L3.0-4.
- OVERHEAD PERGOLA. LAYOUT SHOWN IS SCHEMATIC. PERGOLA TO BE DESIGNED BY ONSITE CONTRACTOR AND SUBMITTED TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- ROADSIDE BORROW DITCH. DO NOT INSTALL SOD OVER SAND WINDOWS. SEE CIVIL PLANS FOR BORROW DITCH DETAIL.
- ROADSIDE GRAVEL PER CIVIL PLANS.
- CONCRETE SLAB (2 TOTAL). INSTALL PER ISPMC. SLOPE TO DRAIN. 6.5' X 3' IS SHOWN. FIELD ADJUST AS NECESSARY TO ACCOMMODATE FINAL PERGOLA DESIGN AND BENCH PLACEMENT.

GENERAL LANDSCAPE NOTES

- VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN. GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
- FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: PROVIDE APPROVED IMPORTED TOPSOIL OR, AMEND THE ON-SITE TOPSOIL.
- TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS-6" MIN.; PLANTER BEDS - 12" MIN.; CURB ISLANDS - 18" MIN. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE.
- FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
- ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR'S MAINTENANCE SHALL INCLUDE:
  - PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
  - RE-SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
  - RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
  - TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
  - CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

GENERAL IRRIGATION NOTES

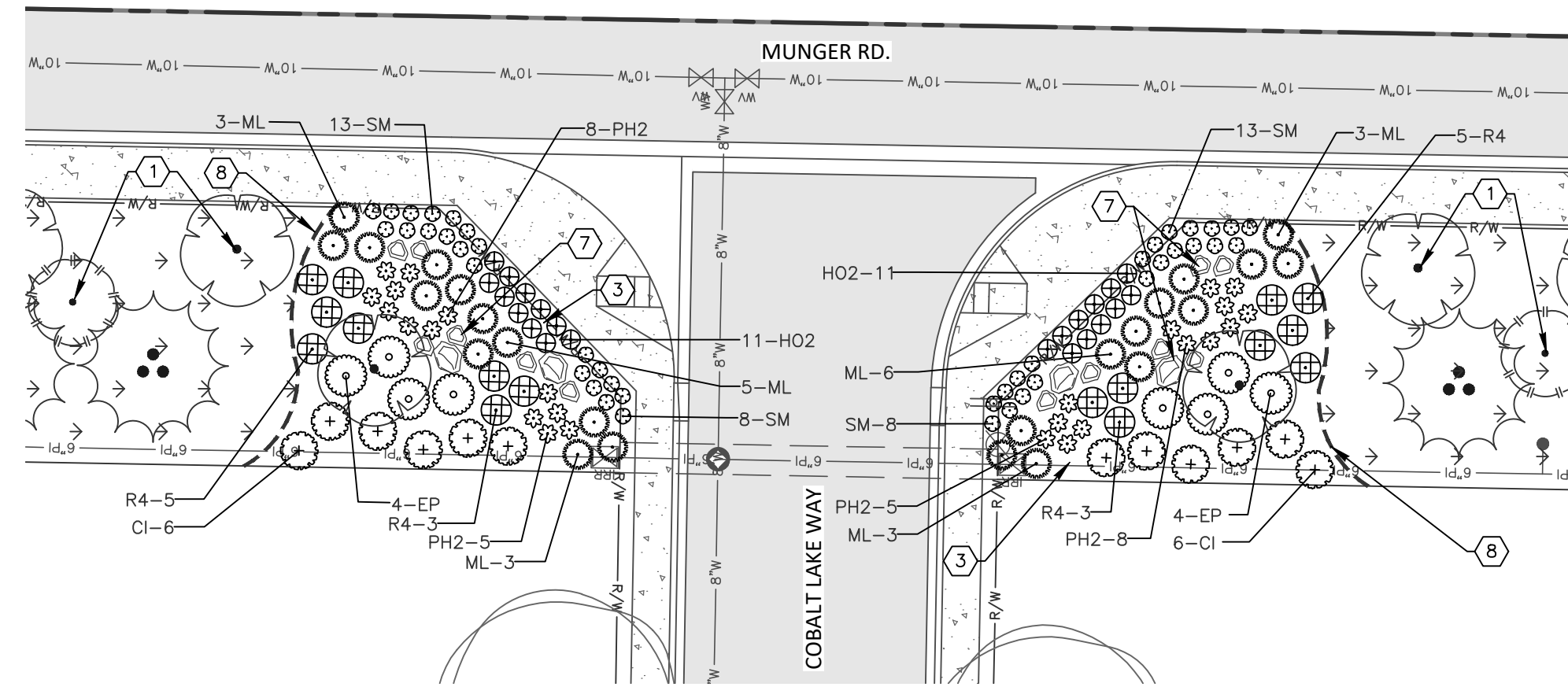
- NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN, OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
- POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK-SIPHONAGE.
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
- PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VALVETS WITH DURABLE TAGS CARRYING THE WARNING "DANGER-UNSAFE WATER OR NON-POTABLE WATER."
- INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
- PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
- A MIN. OF 4" POP-UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING.
- ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
- WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
- CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
- UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS-CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
- THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED PROMPTLY BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

NO.	REVISIONS	DATE

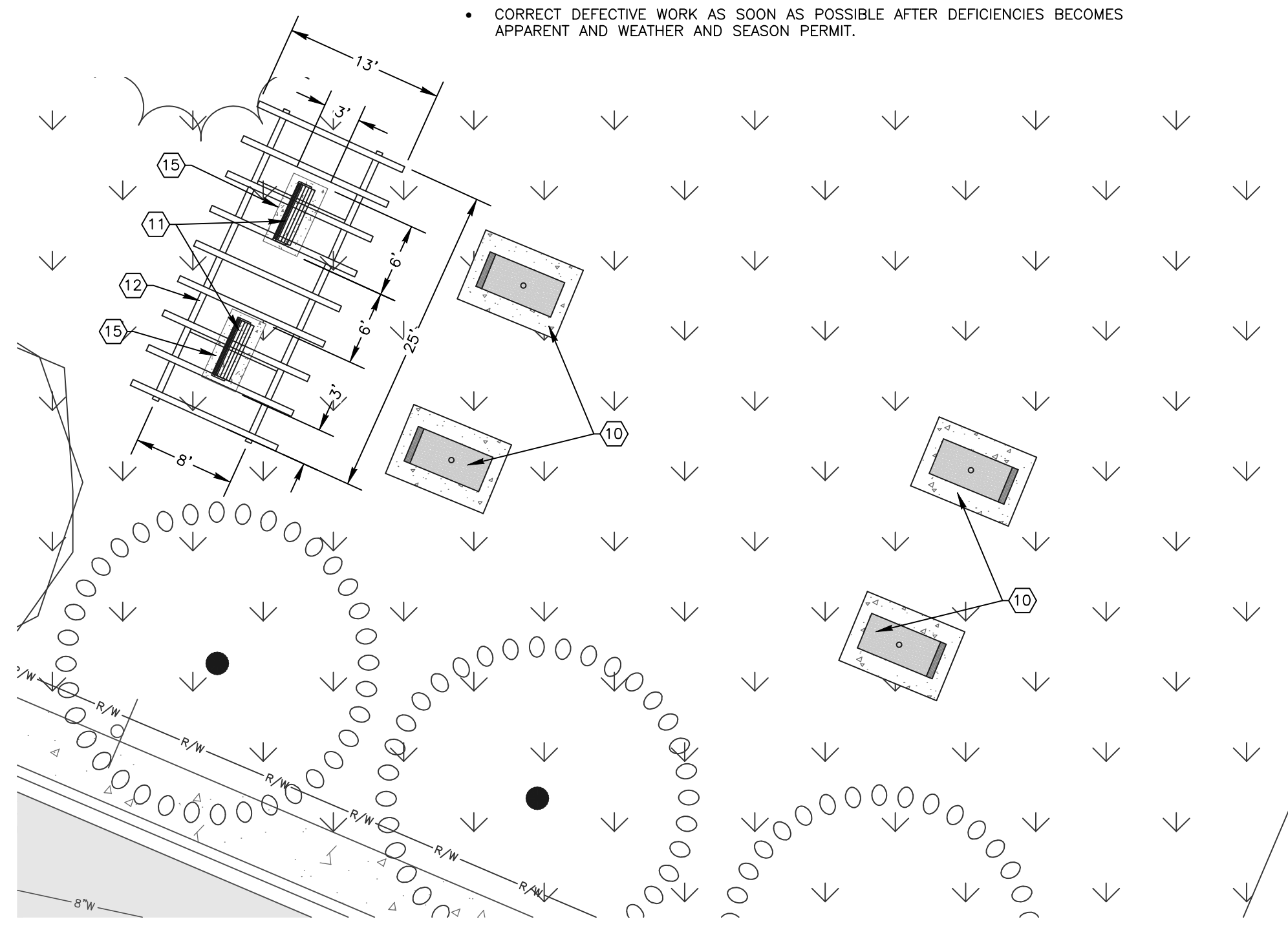
CRAFTSMAN ESTATES NO. 5  
STAR, ID  
LANDSCAPE DETAILS

ACHD LANDSCAPE NOTES

- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
  - SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- |             |        |
|-------------|--------|
| DESIGN BY:  | KAP    |
| DRAWN BY:   | KAP    |
| CHECKED BY: | AY     |
| DATE:       | 2/4/21 |
| PROJECT:    | 20-159 |
- SHEET NO. L2.0



PLANTING DETAIL #1  
Plan Scale: 1" = 20'



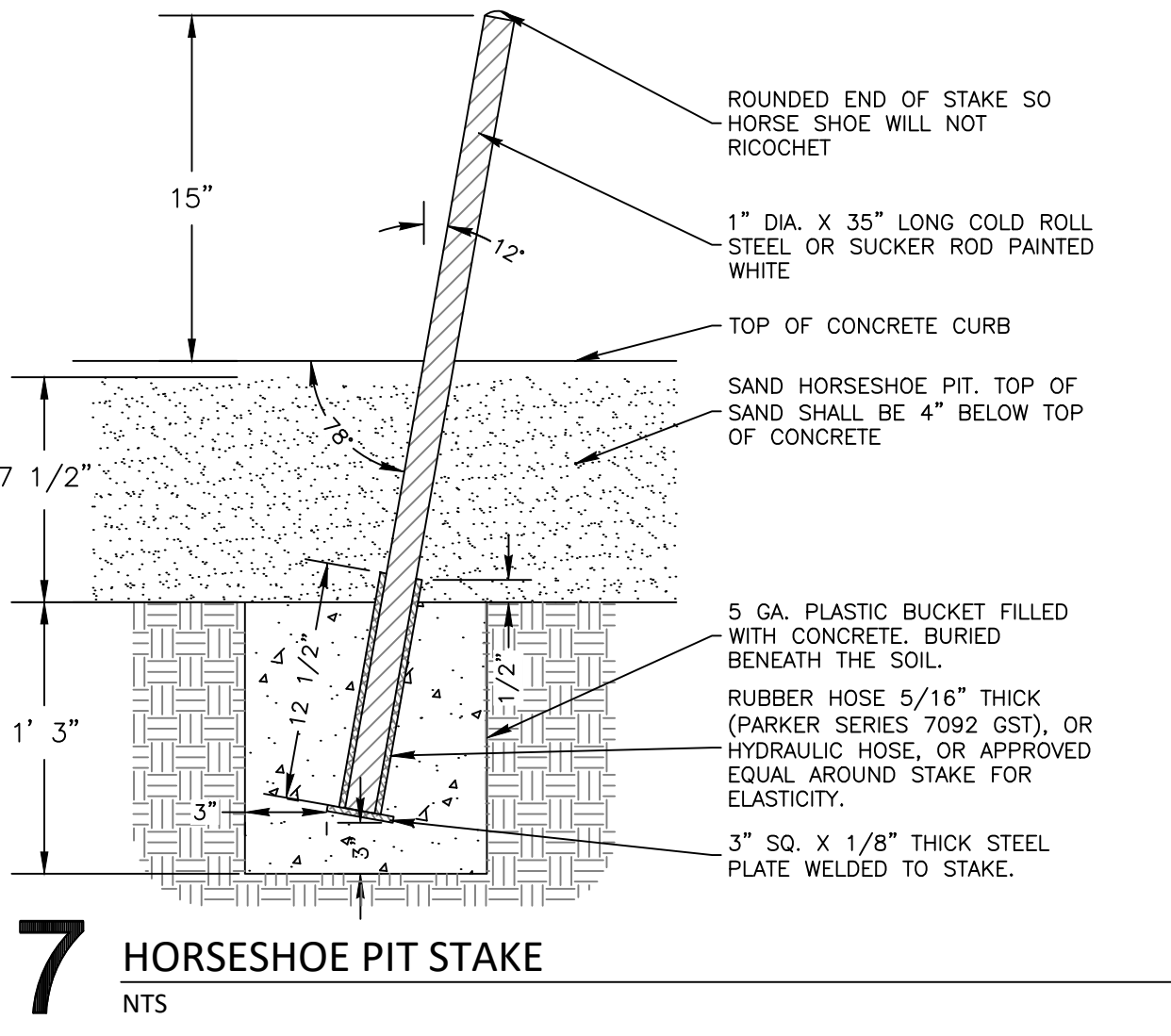
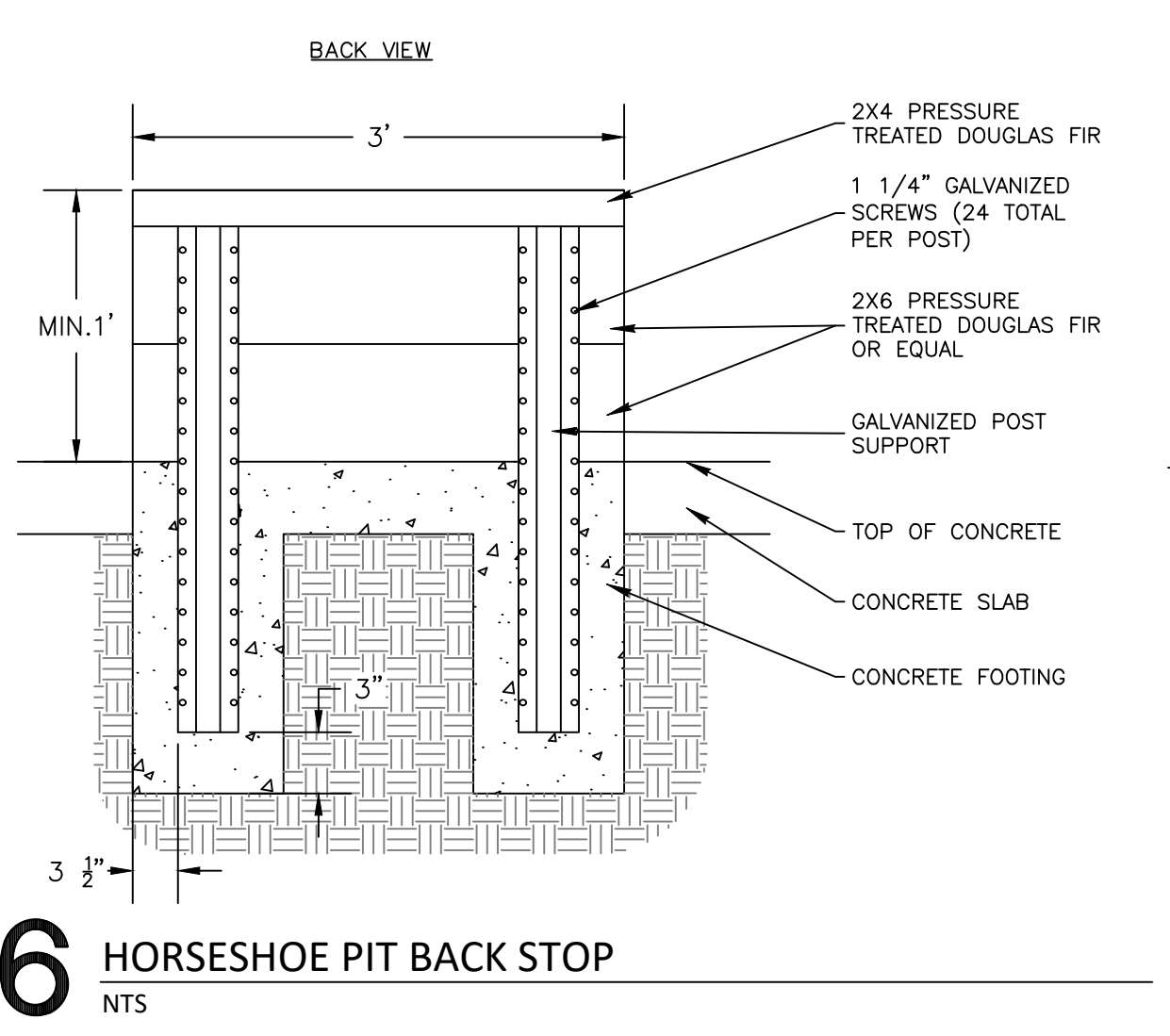
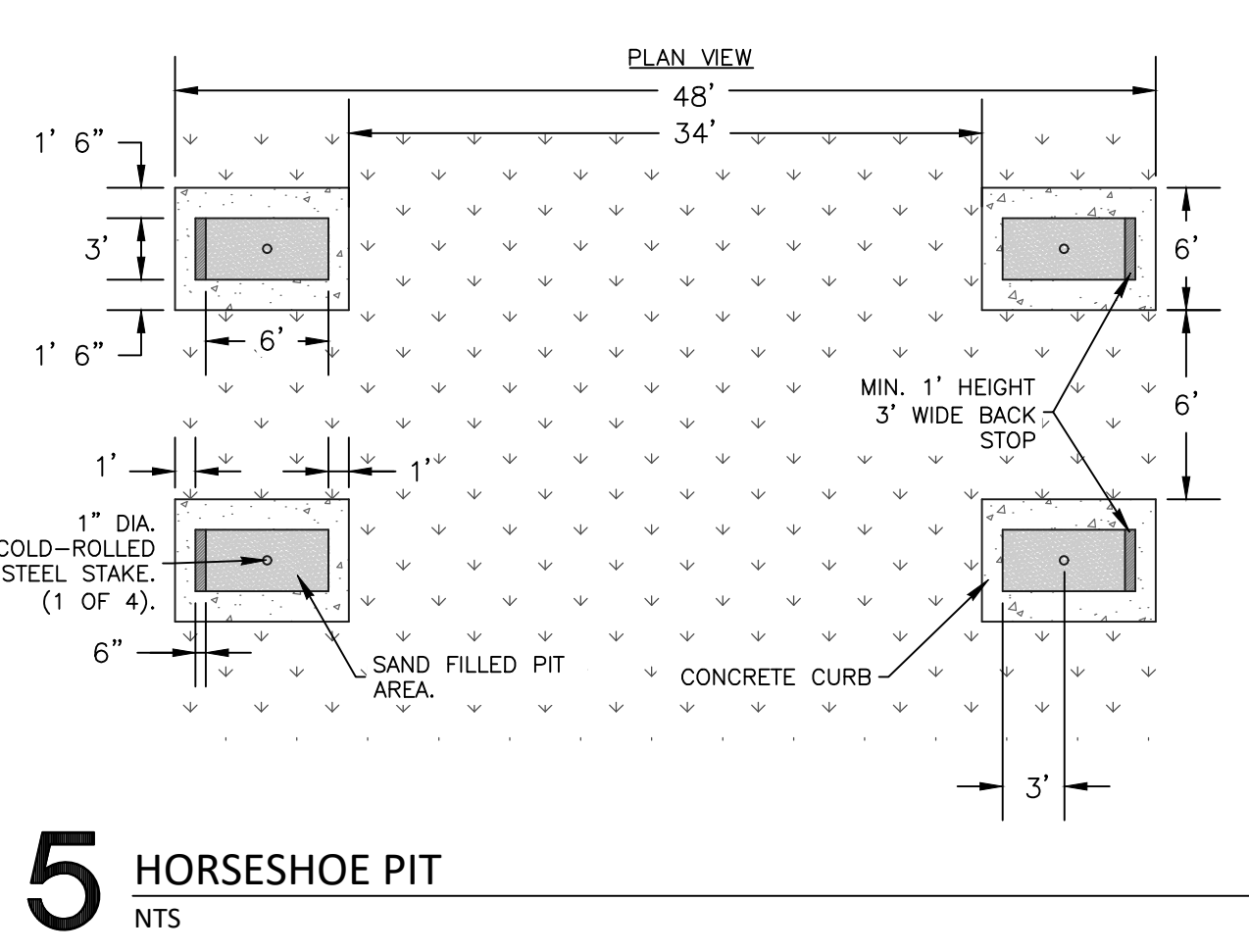
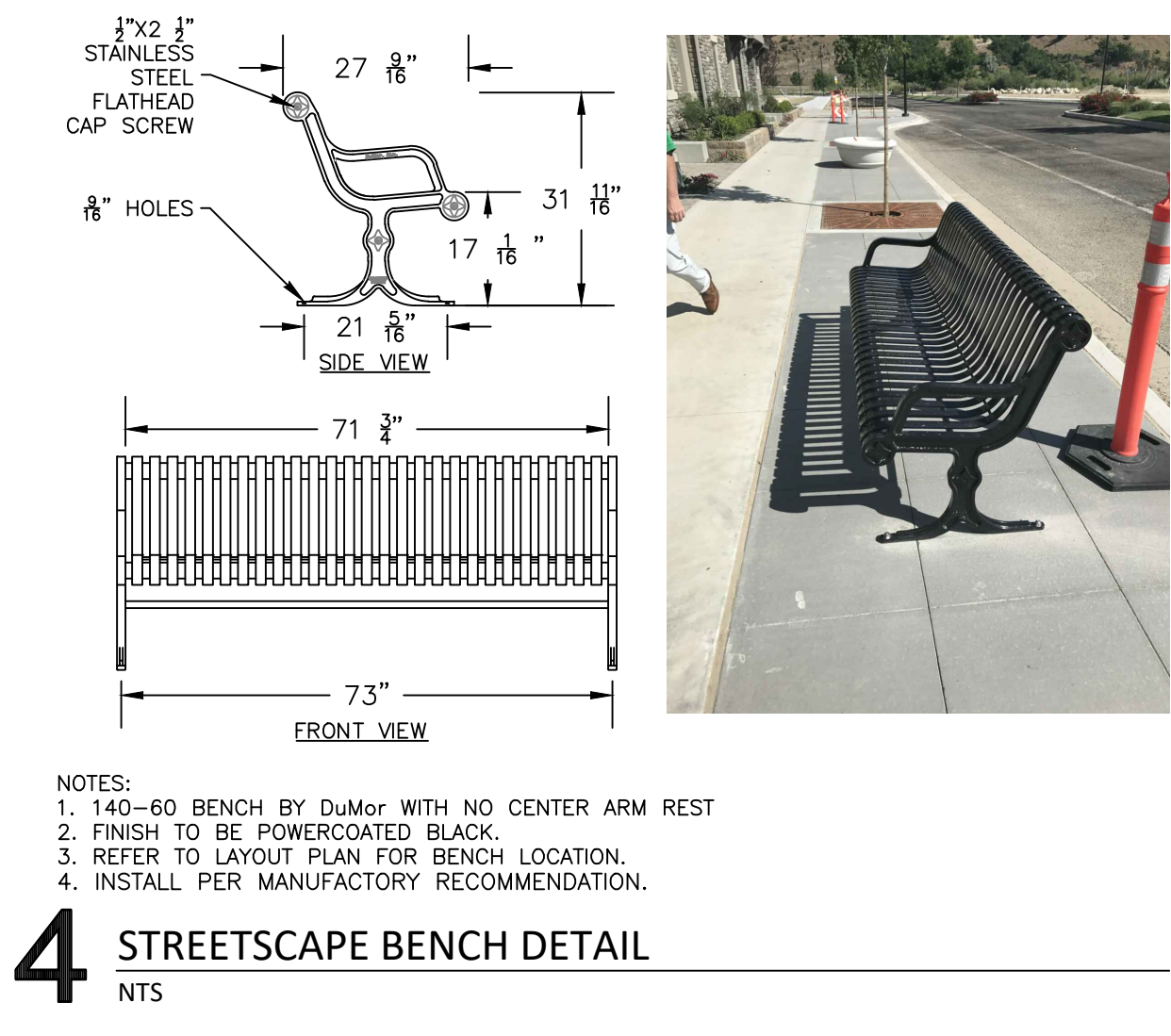
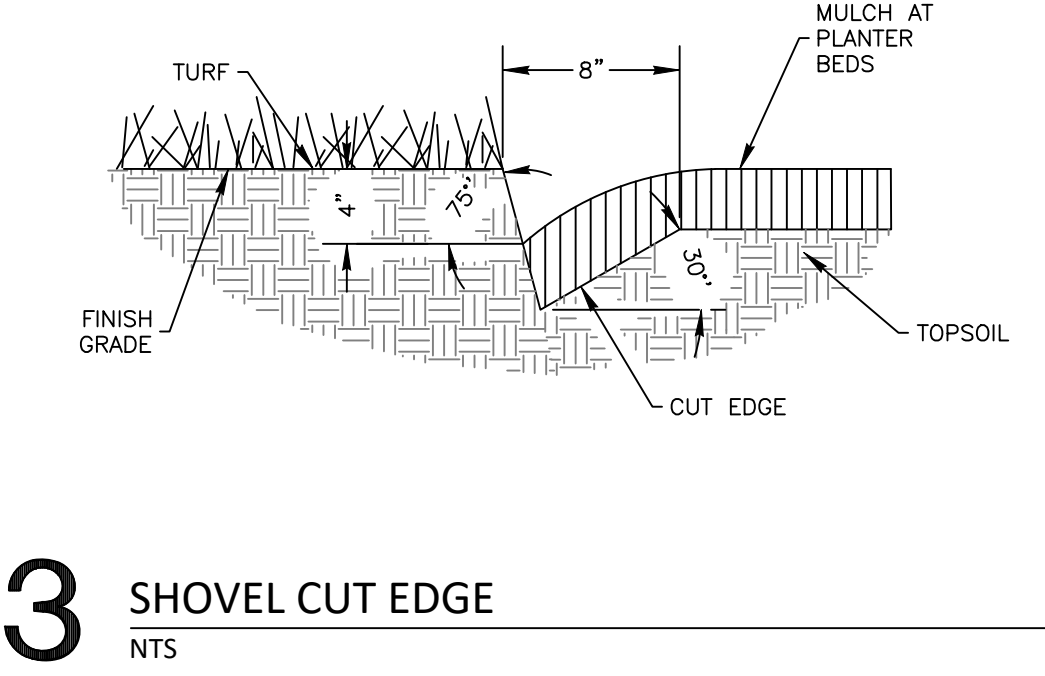
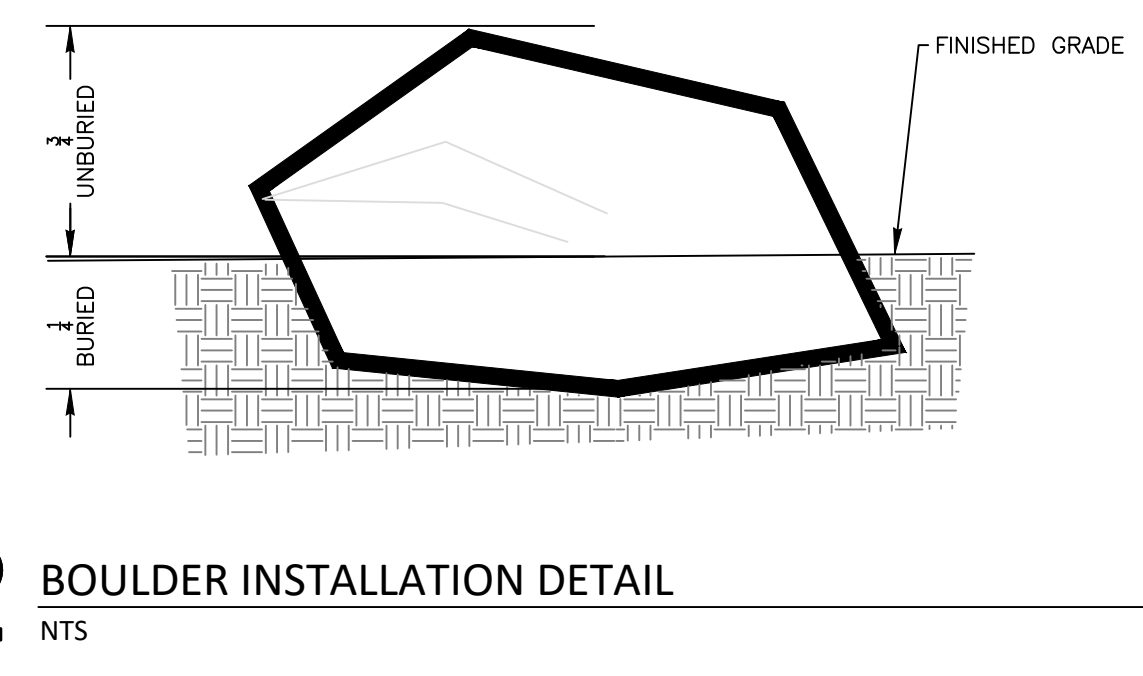
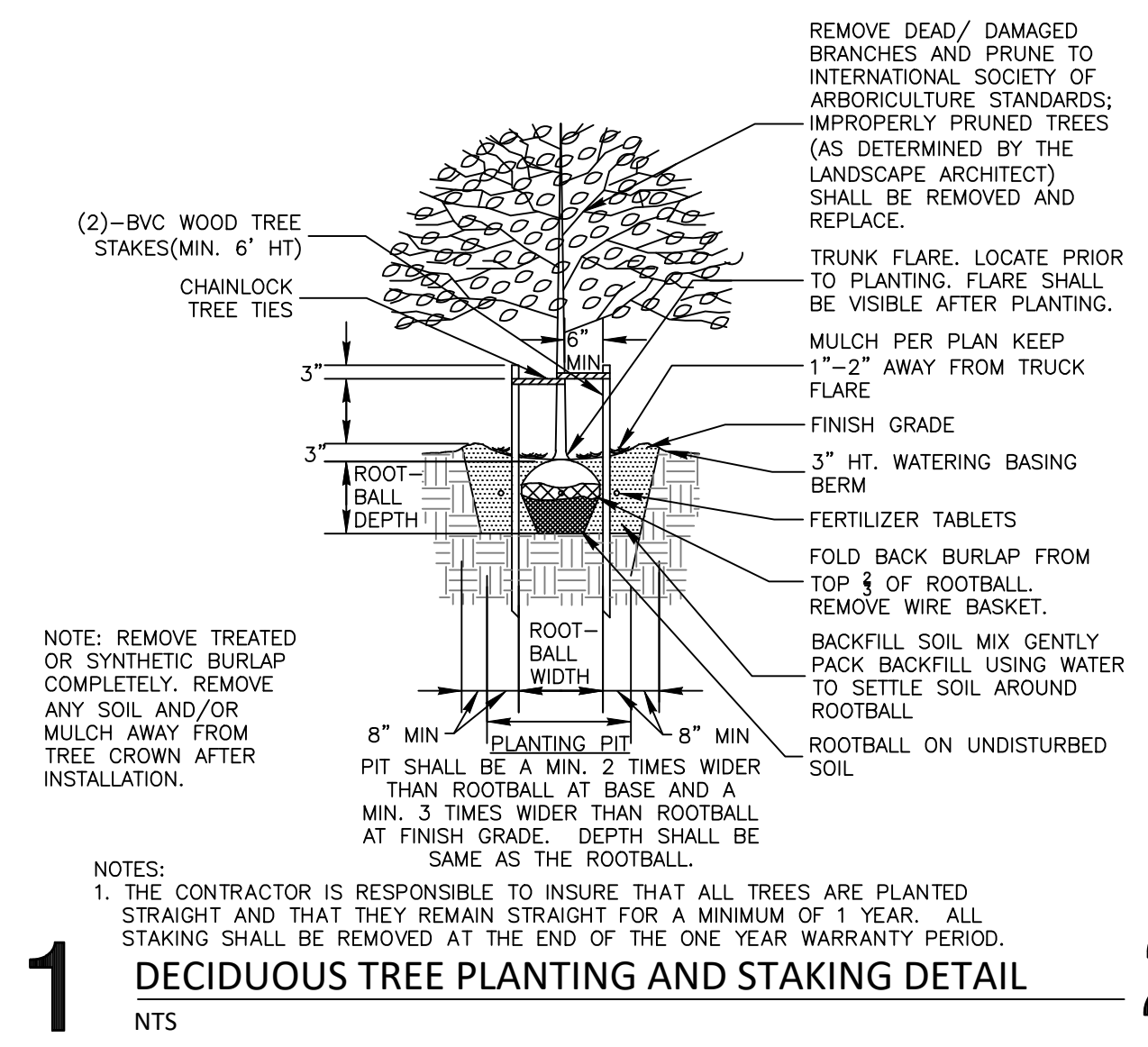
AMENITY SPACE DETAIL  
Plan Scale: 1" = 10'

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REVISIONS	
NO.	DATE

CRAFTSMAN ESTATES NO. 5  
 STAR, ID  
 LANDSCAPE DETAILS



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**km**  
ENGINEERING  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
kmengllp.com

DESIGN BY: KAP  
DRAWN BY: KAP  
CHECKED BY: AY  
DATE: 2/4/21  
PROJECT: 20-159  
SHEET NO. L3.0



July 8, 2020

Taylor Gyer  
KM Engineering  
9233 W State St  
Boise, Id 83714  
208.639.6939  
tgyer@kmengllp.com

Subject: Delivery Method Approval

Taylor,

Thank you for contacting the Postal Service to established delivery to the Craftsman Estates North Subdivision on the South side of W New Hope Rd between N Can Ada Rd and Munger Rd. I am authorizing the developer to place cluster box units at point A on the attached map to provide enough CBUs for the entirety of the development in all of its phases. The location will be on the north side of the yet to be named street, Block 3 Lot 1. The CBUs should be facing south and be accessible from the street.

**Please keep in mind when ordering your cluster boxes from the manufacturer we request that you ask them to number the boxes consecutively. As an example we would want the boxes to be labeled 1-102 as opposed to multiple units repeatedly numbered 1-16. We also request that the Parcel Lockers on the units also be numbered consecutively, so if there are five CBU units needed for the development, and there were two parcel lockers per unit, then the parcel lockers would be numbered 1 through 10.** If the CBUs are not numbered correctly, we may refuse to deliver until the numbering has been corrected.

Thank you for your assistance.

Mel Norton  
Postmaster, Star

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



**LEGEND**

	BOUNDARY
	WATER FEATURE
	LOT
	STREET
<b>R-8</b>	MINIMUM FRONT YARD SETBACK
	WELL
	WATER TOWER
	WATER TOWER

**PRELIMINARY PLAT NOTES**

1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED AND SHALL BE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THIS PLAT.
2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES FOR EACH LOT.
4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE FOR EACH LOT.
5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE FOR EACH LOT.
6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES FOR EACH LOT.
7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES FOR THIS PLAT.
8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES FOR THIS PLAT.
9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES FOR THIS PLAT.
10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES FOR THIS PLAT.

SCALE: 1" = 40'  
DATE: 11/15/2023  
BY: [Signature]



## CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Craftsman Estates No 5 Phase: 5 Date: 02/19/2021

Developable Lots: 23 Review No: 1

Developer: Pristine Development LLC

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer: KM Engineering

Tel: 208.639.6939 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: W New Hope Rd and N Munger Rd

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

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

### FINAL PLAT REVIEW

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

9			X	Note on face of plat: "This subdivision is located within zone AE as shown on the firm panel 125 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
10	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11			X	Note is shown on the final plat: " <b>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.</b> " <b>Please add highlighted portion to note.</b>
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.) <b>please add " and sewer" after water in owner certification.</b>
14	X			On the signature page of the plat please include the following <b>"I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY,</b> _____, <b>HEREBY APPROVE THIS PLAT."</b> underneath the <b>APPROVAL OF CITY ENGINEER</b> line, and before the signature line.
15	X			"Change of Ownership" document filed with the IDWR to the HOA for all conveyable water rights.

### CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
16	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
17	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
18	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
19	X			All profiles are drawn to the same horizontal scale as

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



				Engineer)
35			X	Provisions have been made for erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
36			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
37	X			Existing and proposed elevations match at property boundaries.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>DRAINAGE PLAN</b>
38	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
39		X		Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40		X		Narrative is provided that describes the proposed method of stormwater retention.
41		X		Drainage calculations contain no arithmetic errors. (Spot checked by City Engineer)
42		X		The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
43		X		Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
44	X			Section view of drainage facility provided.
45	X			Able to determine drainage directions from information given.
46	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
47			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
48			X	Building finished floor elevation shown is above possible max water surface elevation and 2-feet above base flood elevation.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.
50	X			5-foot setback from property line maintained for drainage facilities.
51	X			Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53	X			Drain rock, ASTM C33 sand, or pond liner specified.

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

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

**Notes:**

*Additional Final Plat Comments:*

- 

*Additional Construction Drawing Comments:*

-



**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

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

Brad Little, Governor  
Jess Byrne, Director

March 5, 2021

By e-mail: Snickel@staridaho.org

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

Subject: Craftsman Estates Subdivision Phase 5, FP-21-03

Dear Mr. Nickel:

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

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

**1. AIR QUALITY**

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

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

## **2. WASTEWATER AND RECYCLED WATER**

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

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

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: [deq.idaho.gov/water-quality/drinking-water.aspx](http://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. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

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

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website [deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx](http://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#: 2021AEK28



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **April 6, 2021**

**FILE(S) #:** FP-21-04, Final Plat, Rosti Farms Subdivision Phase 3  
FP-21-07, Final Plat, Rosti Farms Subdivision Phase 4

### REQUEST

Applicant requests approval of the Rosti Farms Subdivision Final Plats, Phase 3 and 4. The subject property is generally located at the southeast corner of N. Pollard Lane and W. Floating Feather Road in Star, Idaho. Ada County Parcel Numbers S040434700, S0409212400, S0409120800, S0409131300, S0409244305 and S0409244575.

#### **APPLICANT/REPRESENTATIVE:**

Sabrina Durtschi  
3103 W. Sheryl Drive  
Meridian, Idaho 83642

#### **OWNER:**

Toll Southwest, LLC  
313 W. Sheryl Drive  
Meridian, Idaho 83642

### PROPERTY INFORMATION

Land Use Designation -	Residential R-3-PUD-DA	
	<b><u>Phase 3</u></b>	<b><u>Phase 4</u></b>
Acres -	21.43 acres	15.29 acres
Residential Lots -	56	45
Common Lots -	4	10

### HISTORY

June 16, 2020 Council approved applications for Annexation and Zoning (AZ-20-03) and Preliminary Plat/PUD (PP-20-02) for Rosti Farms Subdivision. The preliminary plat was approved for 426 single family residential lots, 60 common lots and 7 commercial lots.



November 17, 2020 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 1 & 2. (FP-20-17, FP-20-19). Phase 1 included 48 residential lots and 11 common lots on 20.76 acres. Phase 2 consisted of 36 residential lots and 5 common lots on 9.07 acres.

## GENERAL DISCUSSION

The Final Plat layout for Phase 3 and 4 generally complies with the approved Preliminary Plat.

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

Lot sizes as listed on the preliminary plat range in size from the smallest at 6,000 sq. feet with an average lot size of 8,832 sq. feet. The subdivision is proposed to develop in ten phases. The Applicant has provided a variety of lot widths and depths for several different housing plans and types.

Common/open space for the development consists of 31.53 acres (18.26%) total open space within common lots. The development is required to provide a minimum of 15% open space, 10% usable. The open space provided by the applicant currently includes large open space areas and amenities including a community pool and pool house, multiple tot-lots, multiple plazas with picnic shelters with benches and pathways and natural areas throughout the development.

The current Zoning Ordinance requires one site amenity for each 20-acres of development area (total of 9 amenities is required). Proposed amenities within the development include the following:

1. Swimming Pool & Pool House
2. Tot Lot #1 (Children's Play Structure Amenity)
3. Tot Lot #2 (Children's Play Structure Amenity)
4. Picnic Area
5. Plaza #1 (Quality of Life Amenity)
6. Plaza #2 with Shelter (Quality of Life Amenity)
7. Pocket Park #1 (Quality of Life Amenity)
8. Pocket Park #2 (Quality of Life Amenity)
9. Pocket Park #3 (Quality of Life Amenity)
10. Pathways throughout ((Pedestrian or Bicycle Circulation Amenity)
11. Open Style Fencing Along Drains and Canals ((Quality of Life Amenity)

As part of the landscape plan provided to the City, landscaping is depicted in the open space areas and along the exterior roadways within common area lots, with street trees being proposed within the front yards of the residential lots. The proposed street tree locations are consistent with the UDC, Chapter 4, Section B-7 C-3 Street Trees, requiring a minimum density of one (1) tree per thirty-five (35) linear feet.

The subdivision has been approved with the following dimensional standards:

**Proposed Setbacks:**

- Minimum Residential Lot Frontage: 35 feet
- Front Setbacks (Measured from the back of sidewalk or property line): 20 feet
- Rear Setbacks: 15 feet
- **Interior Setbacks: 5 feet (for one and two-stories) – Deviation from current standards**
- Local Street Side Setbacks: 20 feet
- Street Landscape Buffers:
  - Arterial Roadway: 35 feet
  - State Highway 16: 50 feet
  - Residential Collectors: 20 feet
- Maximum Building Height: 35 feet
- Minimum Lot Size: 6,000 Square Feet
- Average Lot Size: 8,832 Square Feet

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of Phase III is 2.61 du/acre, with lots ranging in size from 6,572 square feet to 11,755 square feet. Phase IV has a gross density of 2.94 du/acre, with lot sizes ranging from 8,990 square feet to 15,945 square feet.

**Common/Open Space and Amenities** - To be completed as part of phase 1 and phase 2:

- Pool
- Pool-House
- Playground Area
- Gazebo

**Mailbox Clusters** – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development to be placed in two locations. Location A is Lot 1, Block 7 on the west side of N. Rosti Farms Way, by the club house parking lot. Location B is Lot 8, Block 19, also on the west side of N. Rosti Farms Way.

Postmaster’s letter of approval was included in the application material.

**Streetlights** – Streetlight design has been provided with the final plat application and the proposed light style and type meet Dark Sky requirements and comply with the City Code. A streetlight plan was not included in the final plat application and must be submitted and approved before the final plat can be signed.

**Street Names** – Ada County modified a couple of street names since the preliminary plat was approved, impacting both phases. In phase III, N. Moyle Ave. have been changed to N. Burnam Ave. W. Snow Wolf Street has been modified to W. Snow Wolf Drive. In phase IV, N. Hickory Grove Ave. was modified to N. Hickory Grove Way. These changes have been reflected on the final plat application.

## AGENCY NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on March 16, 2021.

March 10, 2021	Keller Associates	Review Checklist
March 26, 2021	DEQ	Standard Reply
March 21, 2021	Central District Health	Standard Reply

## 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

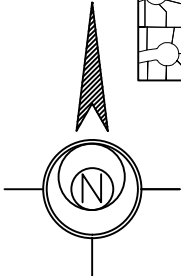
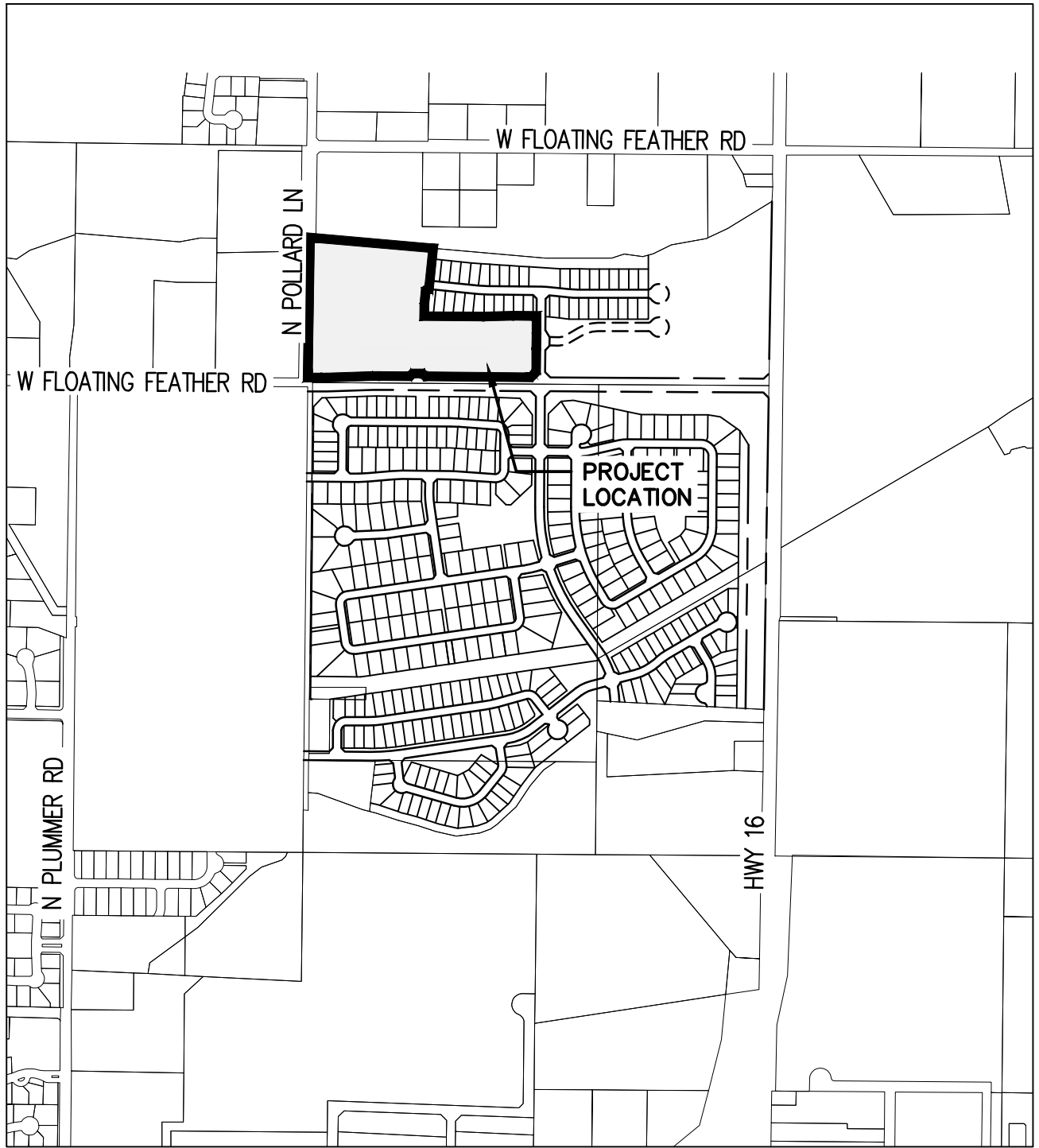
1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$2053.11 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$874,625. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 3 has 56 residential lots for a fee of \$114,974.16 (56 x \$2053.11). Phase 4 has 45 residential lots for a fee of \$92,389.95 (45 x \$2053.11).
2. The approved Preliminary Plat for Rosti Farms Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.

3. 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.
4. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
5. 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.
6. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
7. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
8. **A streetlight plan must be submitted prior to signature of the final plat.** The plan should show locations of all streetlights in phases 3 and 4.
9. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
10. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
11. 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.)
12. 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.
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.
14. A separate sign application is required for any subdivision sign.
15. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
16. Applicant shall provide the City with one (1) full size and one (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
18. 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.
19. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
20. All common areas shall be maintained by the Homeowners Association.
21. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

22. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
23. **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.
24. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
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The Star City Council Approved File # FP-21-04 Rosti Farms Subdivision, Final Plat, Phase 3 and FP-21-07 Rosti Farms Subdivision, Final Plat, Phase 4 on April \_\_\_\_\_, 2021.

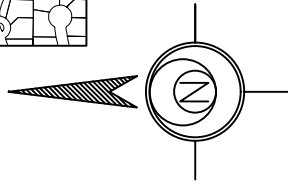
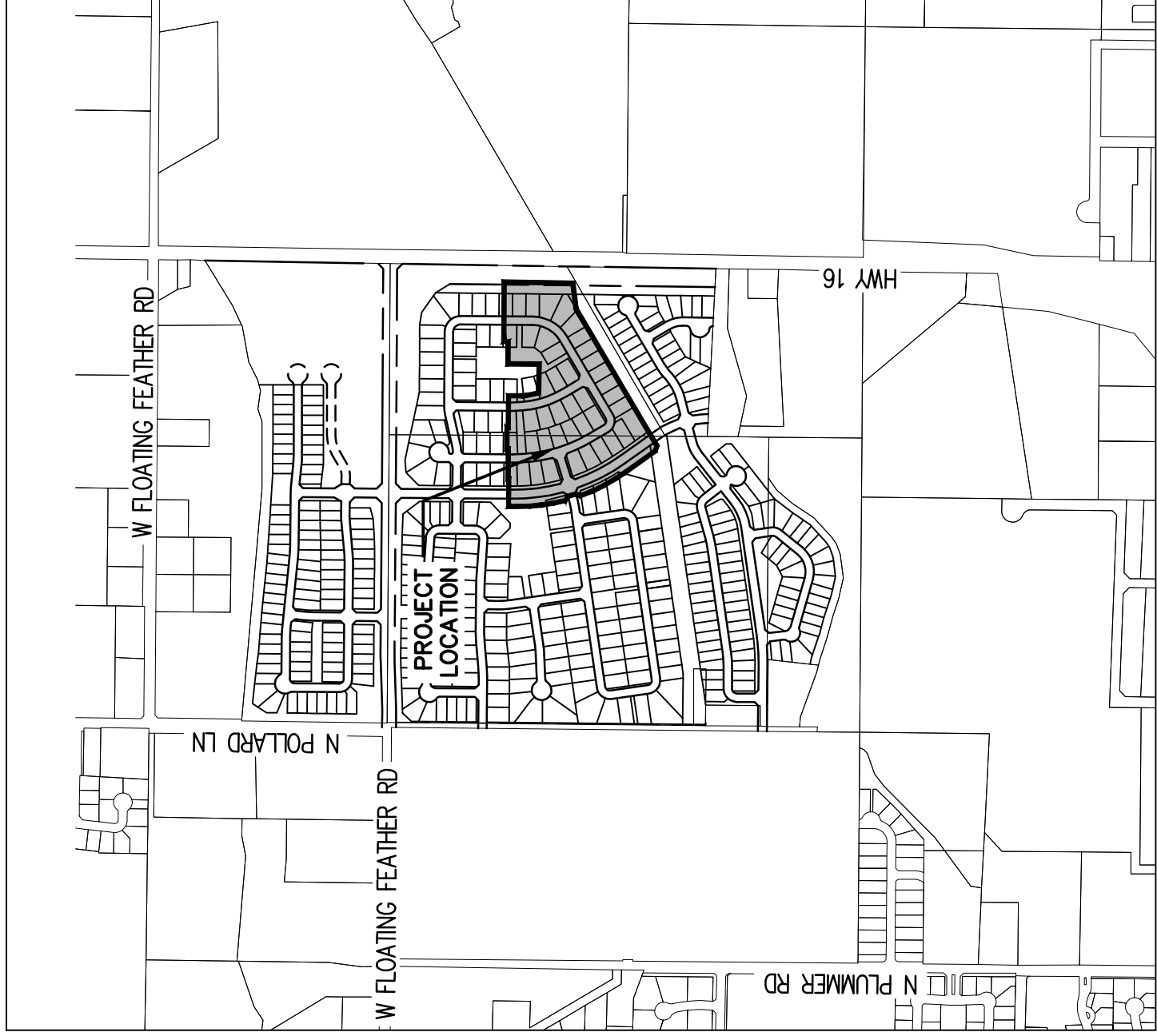


**ESE CONSULTANTS**  
**ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL**

ESE Consultants, Inc.  
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
 T: 208-424-0020

**VICINITY MAP**  
**ROSTI FARMS**  
**SUBDIVISION NO. 3**

REV.	DATE	DESCRIPTION	DATE: 1/28/2021	SCALE: NTS	DESIGN: JB	DRAWN: TB	JOB NO.: 4705	FILE NAME:	SHEET NO.: 1 of 1
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VICINITY MAP

ROSTI FARMS  
 SUBDIVISION NO. 4

REV.	DATE	DESCRIPTION	SCALE:	DATE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:	OF
			INTS	03/09/2021	JB	TB	4705		1	1

February 3, 2021

City of Star  
Planning and Zoning  
P.O. Box 130  
Star, Idaho 83669

**RE: Rosti Farms Subdivision No. 3 - Final Plat**

Dear Ryan,

Attached for your review is the Final Plat application for Rosti Farms Subdivision No. 3. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat.

Phase 3 of Rosti Farms will include 51 single-family residential and 5 common lots on 16.75 acres.

Construction of phase 3 will be in compliance with the approved Preliminary plat. If you have any questions or need additional information, please reach out to me at 208-250-6161 or at [sdurtschi@tollbrothers.com](mailto:sdurtschi@tollbrothers.com)

Thanks for your review and assistance with our application,



Sabrina Durtschi  
Land Entitlement Manager



March 8, 2021

City of Star  
Planning and Zoning  
P.O. Box 130  
Star, Idaho 83669

**RE: Rosti Farms Subdivision No. 4 - Final Plat**

Dear Ryan,

Attached for your review is the Final Plat application for Rosti Farms Subdivision No. 4. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat.

Phase 4 of Rosti Farms will include 45 single-family residential and 10 common lots on 15.29 acres. Overall gross density of phase 4 is 2.88 dwelling units per acre. Average lot size is 9,944 s.f and overall open space is 1.92 acres.

Construction of phase 4 will be in compliance with the approved Preliminary plat. If you have any questions or need additional information, please reach out to me at 208-250-6161 or at [sdurtschi@tollbrothers.com](mailto:sdurtschi@tollbrothers.com)

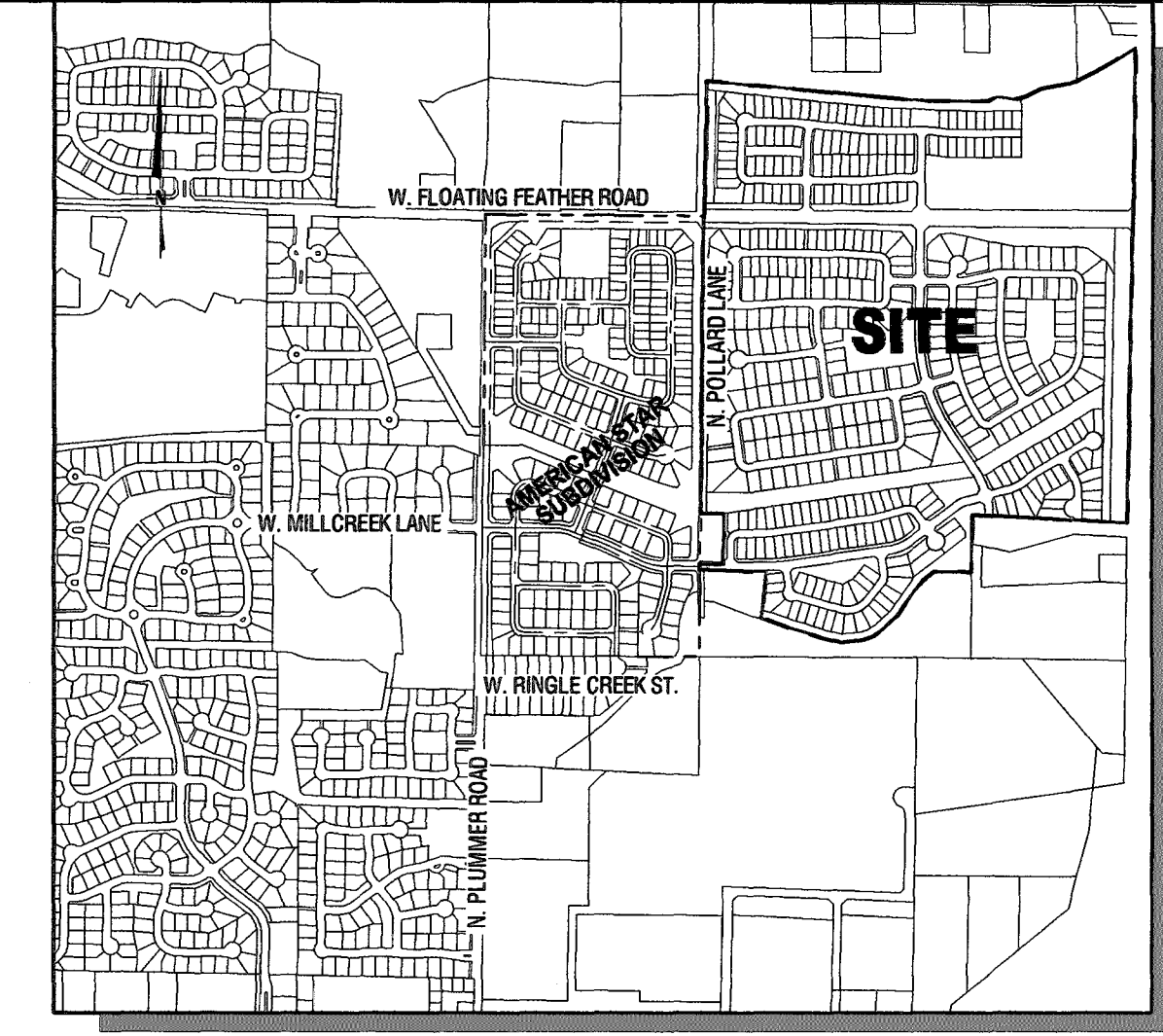
Thanks for your review and assistance with our application,



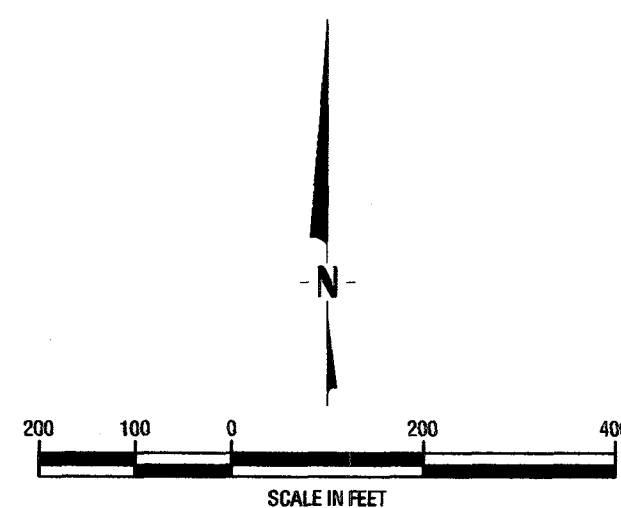
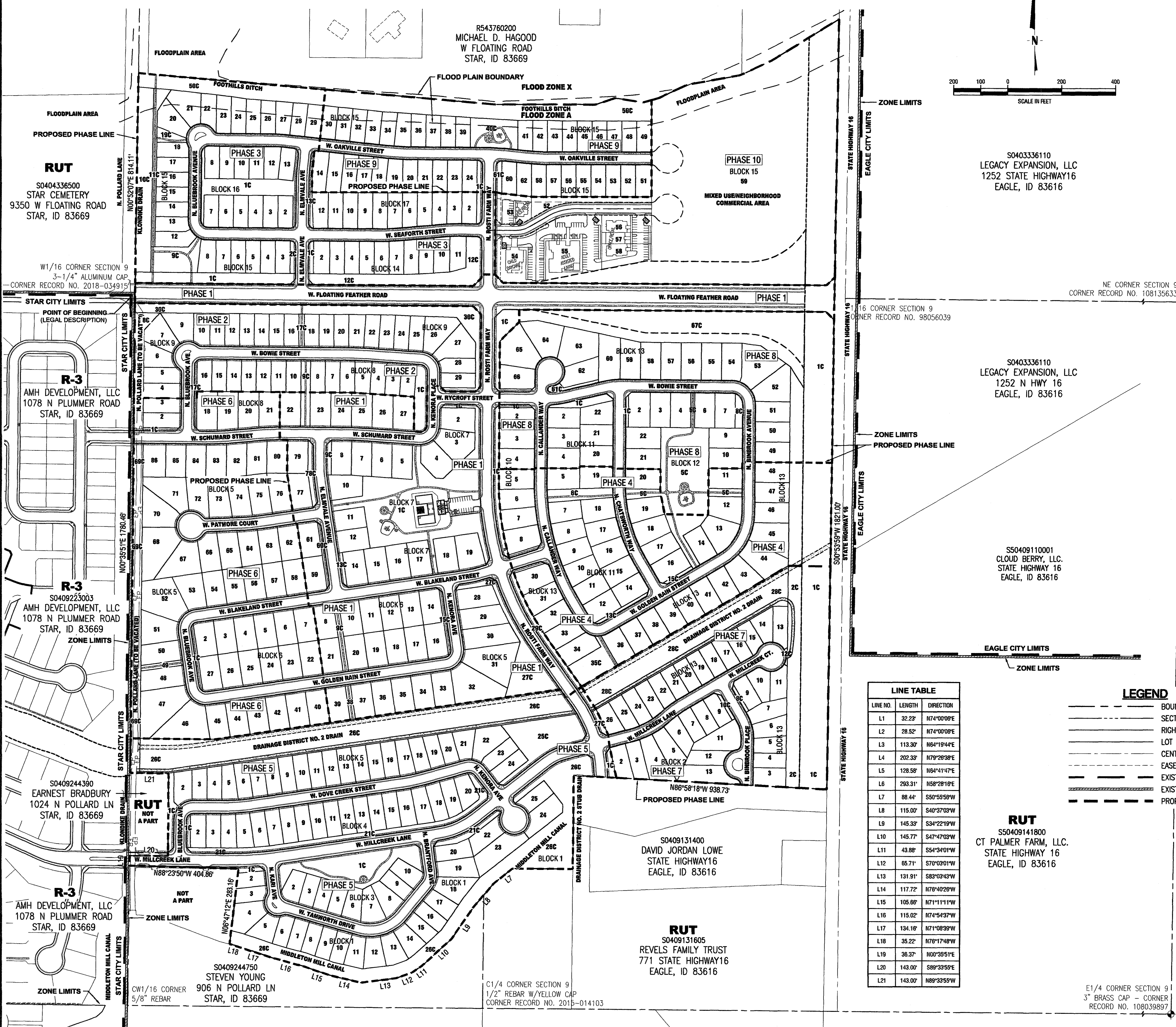
Sabrina Durtschi  
Land Entitlement Manager

# PRELIMINARY PLAT REVISED ROSTI FARMS SUBDIVISION

STAR, IDAHO  
A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09  
T.4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO



VICINITY MAP  
NOT TO SCALE



S0403336110  
LEGACY EXPANSION, LLC  
1252 STATE HIGHWAY 16  
EAGLE, ID 83616

S0403336110  
LEGACY EXPANSION, LLC  
1252 N HWY 16  
EAGLE, ID 83616

S50409110001  
CLOUD BERRY, LLC  
STATE HIGHWAY 16  
EAGLE, ID 83616

**RUT**  
S50409141800  
CT PALMER FARM, LLC  
STATE HIGHWAY 16  
EAGLE, ID 83616

S0409131400  
DAVID JORDAN LOWE  
STATE HIGHWAY 16  
EAGLE, ID 83616

**RUT**  
S0409131605  
REVLS FAMILY TRUST  
771 STATE HIGHWAY 16  
EAGLE, ID 83616

S0409244750  
STEVEN YOUNG  
906 N POLLARD LN  
STAR, ID 83669

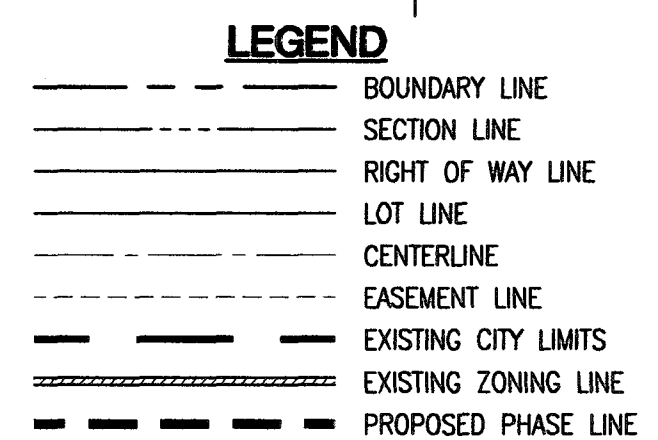
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EARNEST BRADBURY  
1024 N POLLARD LN  
STAR, ID 83669

S0409223003  
AMH DEVELOPMENT, LLC  
1078 N PLUMMER ROAD  
STAR, ID 83669

S0404336500  
STAR CEMETERY  
9350 W FLOATING ROAD  
STAR, ID 83669

R543760200  
MICHAEL D. HAGOOD  
W FLOATING ROAD  
STAR, ID 83669

LINE NO.	LENGTH	DIRECTION
L1	32.23	N74°00'00"E
L2	28.52	N74°00'00"E
L3	113.30	N64°19'44"E
L4	202.39	N78°28'38"E
L5	128.58	N64°41'47"E
L6	283.31	N58°28'19"E
L7	88.44	S0°55'59"W
L8	115.00	S40°37'03"W
L9	145.83	S34°22'19"W
L10	145.77	S47°47'02"W
L11	43.88	S54°34'01"W
L12	65.71	S70°03'01"W
L13	131.91	S83°03'43"W
L14	117.72	N78°40'28"W
L15	105.68	N71°11'11"W
L16	115.02	N74°54'37"W
L17	134.10	N71°08'39"W
L18	35.22	N78°17'48"W
L19	38.37	N00°35'51"E
L20	143.00	S89°33'59"E
L21	143.00	N89°33'59"W

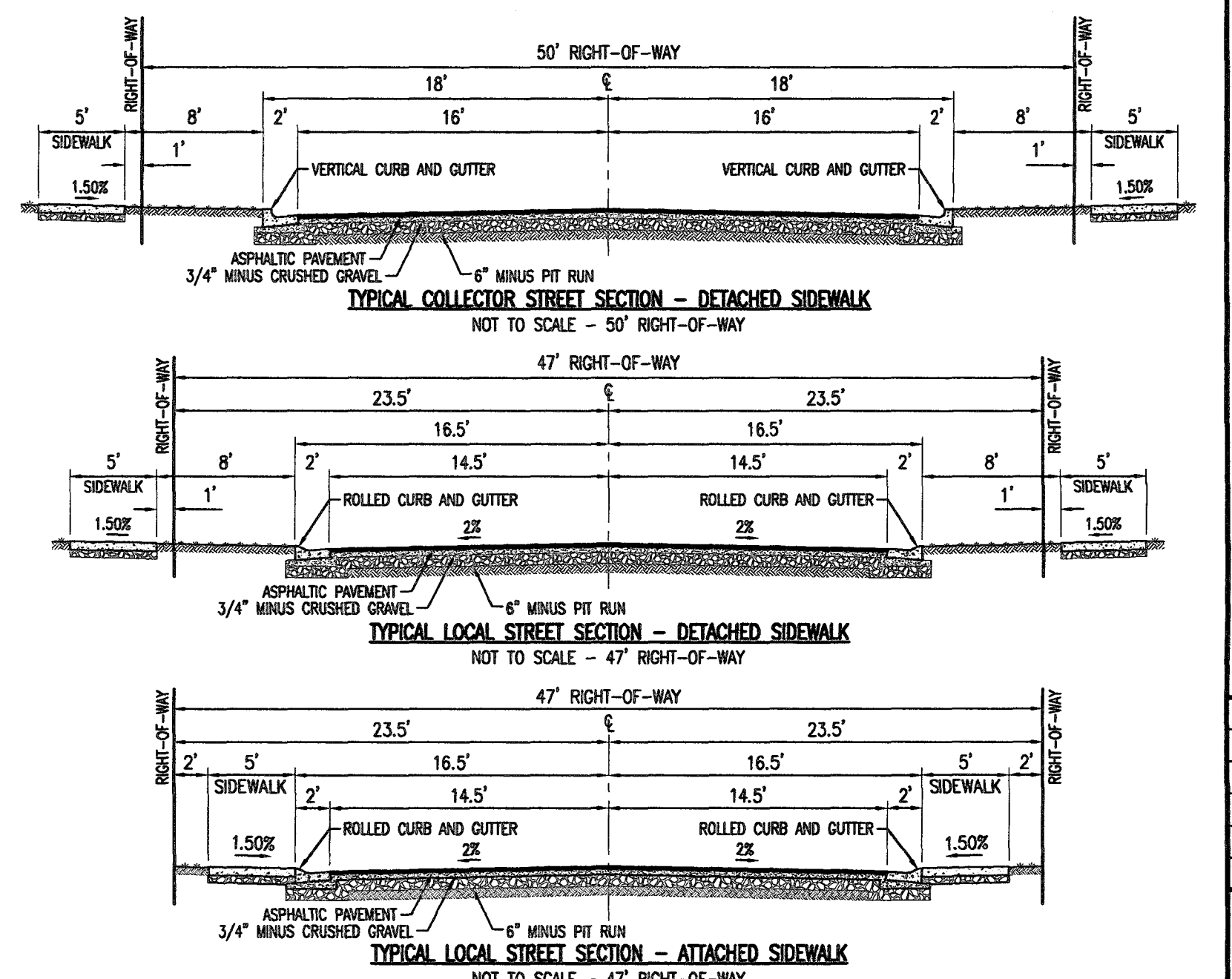


### PRELIMINARY PLAT NOTES

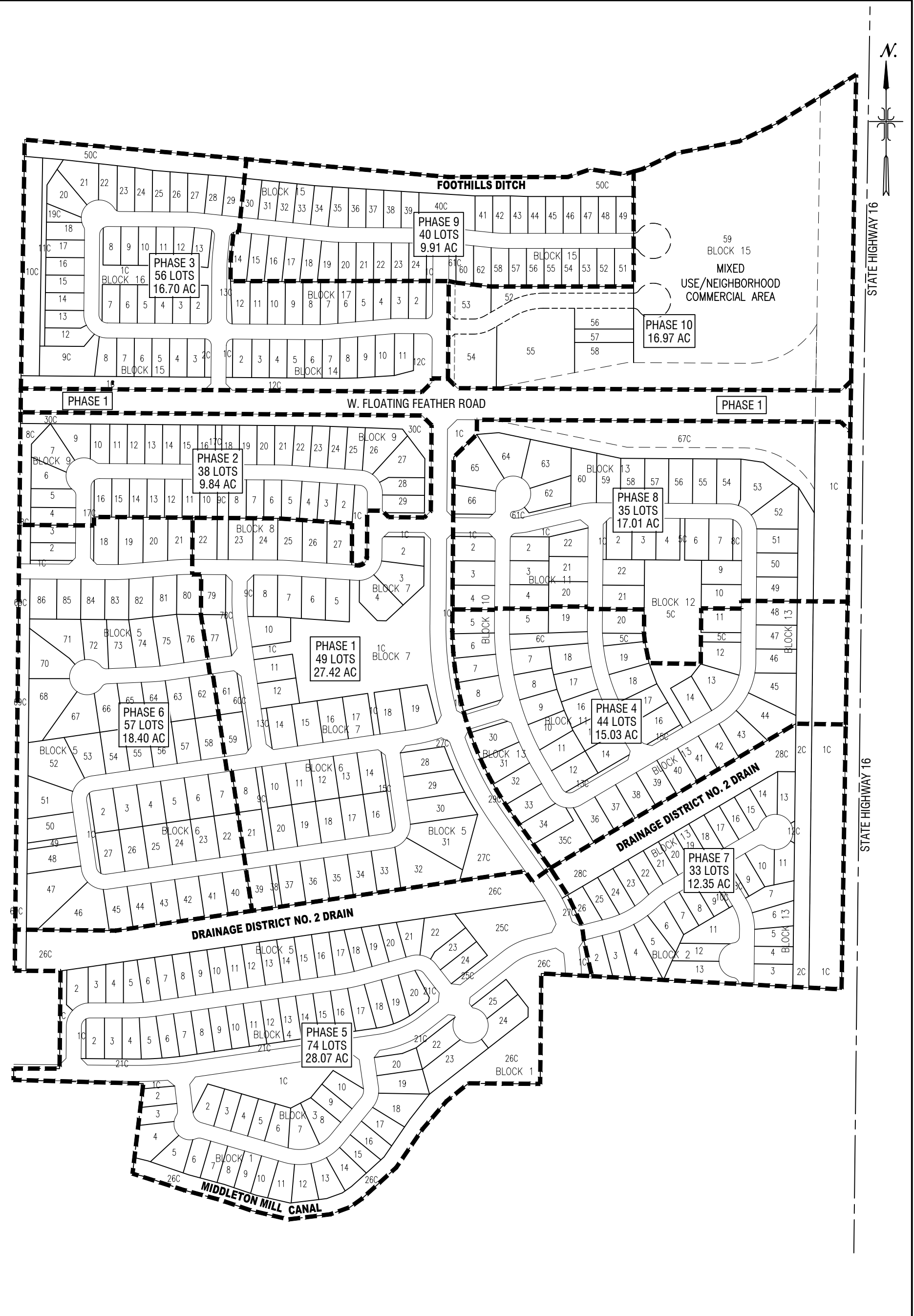
- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 160001C0130H, DATED FEBRUARY 19, 2003.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL IRRIGATION DISTRICT AND FOOHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED WITHIN THE PUD.
- LOTS 1, 25, AND 26, BLOCK 1; LOTS 1 AND 10, BLOCK 2; LOT 1, BLOCK 3; LOTS 1 AND 21, BLOCK 4; LOTS 1, 25, 26, 27, 38, 49, 60, 69 AND 78, BLOCK 5; LOTS 1, 9, AND 15, BLOCK 6; LOTS 1, 9, AND 13, BLOCK 7; LOTS 1, 8, 17, AND 30, BLOCK 8; LOTS 1, BLOCK 10; LOTS 1, 6 AND 13, BLOCK 11; LOTS 1, 5, 8, AND 15, BLOCK 12; LOTS 1, 2, 8, 12, 27, 28, 29, 35, 61 AND 67, BLOCK 13; LOTS 1 AND 12, BLOCK 14; LOTS 1, 2, 9, 10, 11, 19, 40, 50 AND 61, BLOCK 15; LOT 1, BLOCK 16; LOTS 1 AND 13, BLOCK 17. ARE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS, EXCEPT LOTS 53-59, BLOCK 15 WHICH MAY BE DEVELOPED AS MIXED USE.
- DIRECT LOT ACCESS TO N. POLLARD LANE, W. FLOATING FEATHER ROAD, AND STATE HIGHWAY 16 IS PROHIBITED.

### PRELIMINARY PLAT DATA

<b>TOTAL ACRES</b>	171.70 AC	<b>USEABLE COMMON OPEN SPACE (15.30%)</b>	24.45 AC	<b>ZONING</b>	EXISTING: RUT/MU PROPOSED: R-3-PUD
SINGLE-FAMILY RESIDENTIAL	86.38 AC	DRAINAGE DISTRICT #2 DRAIN (MULTI-USE PATHWAY)	5.84 AC	<b>RESIDENTIAL DENSITY (DU/AC)</b>	2.75 (EXCLUDES MIXED USE AREA-16.97 AC.)
FUTURE MIXED USE COMMERCIAL AREA	16.97 AC	CENTRAL ANCHURY AREA (POOL FACILITY/PLAY EQUIP.)	2.92 AC	<b>LOT AREA DATA</b>	MINIMUM LOT SIZE 6,000 SF
PUBLIC RIGHT-OF-WAY	26.44 AC	POCKET PARK (PUBLIC SHELTER/PLAZA)	1.04 AC	<b>AVERAGE LOT SIZE</b>	8,832 SF
W. FLOATING FEATHER ROAD RIGHT-OF-WAY	5.16 AC	PEDESTRIAN PATHWAY LOTS	0.94 AC	<b>SITE AMENITIES</b>	SWIMMING POOL FACILITY, (3) PLAYGROUND EQUIPMENT AREAS, (3) PICNIC GAZEBO AREAS, (2) MULTI-USE PATHWAYS, (1) PLAZA/PICNIC SHELTER SITTING AREA, AND MICRO-PATHS
FUTURE STATE HWY 16 RIGHT-OF-WAY (SOUTH OF FLOATING FEATHER)	4.30 AC	COMMON LOT WITH PATHWAY	0.65 AC	<b>ADDITIONAL COMMON OPEN SPACE</b>	8.00 AC
OPEN SPACE (USABLE & ADDITIONAL OPEN SPACE)	32.45 AC	EASTERLY CENTRAL COMMON LOT (PLAY EQUIP.)	1.82 AC	MIDDLETON MILL CANAL/STUB DRAIN	2.59 AC
<b>TOTAL LOTS</b>	493	POLLARD LANE (TO BE VACATED) MULTI-USE PATHWAY	1.38 AC	END BLOCK BUFFERS	1.27 AC
SINGLE-FAMILY RESIDENTIAL LOTS	426	NORTH ANCHURY COMMON LOT (PLAY EQUIP.)	0.44 AC	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	1.75 AC
MIXED-USE LOTS (COMMERCIAL AREA)	7	LINEAR OPEN SPACE (NORTH)	0.59 AC	POLLARD LANE SIDEWALK/LANDSCAPE BUFFER	0.25 AC
OPEN SPACE LOTS	60	PEDESTRIAN PATHWAYS/OPEN AREA	0.50 AC	<b>TOTAL COMMON OPEN SPACE</b>	32.45 AC
SINGLE-FAMILY RESIDENTIAL PERCENTAGE	50.31%	MILLCREEK LANE COLLECTOR BUFFERS	1.06 AC	<b>TOTAL COMMON OPEN SPACE PERCENTAGE</b>	20.43%
MIXED-USE AREA PERCENTAGE	9.88%	ROSTI FARM WAY COLLECTOR BUFFERS	3.90 AC	<b>ACREAGE USED TO CALCULATE OPEN SPACE REQUIREMENT:</b>	158.85 AC
PUBLIC RIGHT-OF-WAY PERCENTAGE	20.91%	FLOATING FEATHER/ROSTI FARM BUFFERS	1.37 AC	(EXCLUDES SH-16 R-O-W = 6.69 AC. & FLOATING FEATHER R-O-W = 5.16 AC.)	
OPEN SPACE/COMMON PERCENTAGE	18.90%	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	1.75 AC		
<b>SINGLE FAMILY LOT DISTRIBUTION</b>	426	<b>ADDITIONAL COMMON OPEN SPACE</b>	8.00 AC		
55' WIDE LOTS	(57.04%) 243	MIDDLETON MILL CANAL/STUB DRAIN	2.59 AC		
75' WIDE LOTS	(42.96%) 183	END BLOCK BUFFERS	1.27 AC		
		CU-DE-SAC BUFFER	0.01 AC		
		STORM DRAIN LOTS	0.61 AC		
		KLONDIKE DRAIN LOT	0.89 AC		
		FOOTHILLS DITCH LOT	2.63 AC		



<b>OWNERS OF RECORD</b>	SAM AND KARI ROSTI SAMUEL J. ROSTI ROSTI LAND, LLC 1466 N. POLLARD ROAD STAR, IDAHO 83669 PHONE: (208) 980-0384
<b>DEVELOPER</b>	TOLL SOUTHWEST, LLC 3103 W. SHERMAN DRIVE, SUITE 100 MERIDIAN, IDAHO 83842 PHONE: (208) 454-0020
<b>PLANNER</b>	BECKY MCKAY ENGINEERING SOLUTIONS 1029 N. ROSARIO STREET, STE. 100 MERIDIAN, IDAHO 83842 PHONE: (208) 938-0880 FAX: (208) 938-0841 EMAIL: beckymckay@engsol.com
<b>REGISTERED ENGINEER</b>	
<b>REVISIONS</b>	NO. DESCRIPTION DATE BY 1. PRELIMINARY PLAT REVIEW 01/06/20 10803 RLS 2. PRELIMINARY PLAT REVIEW 08/05/20 10803 RLS
<b>ENGINEERING SOLUTIONS</b>	1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83842 PHONE: (208) 938-0880 FAX: (208) 938-0841
<b>ROSTI FARMS SUBDIVISION</b>	<b>PRELIMINARY PLAT</b>
A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09, T.4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO	
DATE ISSUED	02/03/2020
PROJECT NO.	190515
DWG. FILE	190515-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDM
CHECKED BY	BZM
<b>PP-01</b>	
SHEET 1 OF 3	



**PRELIMINARY PLAT PHASE LINE EXHIBIT**  
**ROSTI FARMS SUBDIVISION**

A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09,  
 T.4N., R.1W., B.M., STAR, ADA COUNTY, IDAHO

SCALE	N.T.S.
DWG. DATE	06/10/20
SHEET NO.	<b>EXH-A</b>

**SURVEYOR'S NARRATIVE**

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF MAGNOLIA SUBDIVISION, ROSTI FARMS SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 109, 111, 2649, 4288, 6767, 7072, 11174, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

**ROSTI FARMS SUBDIVISION NO. 3**

LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 4, AND THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO

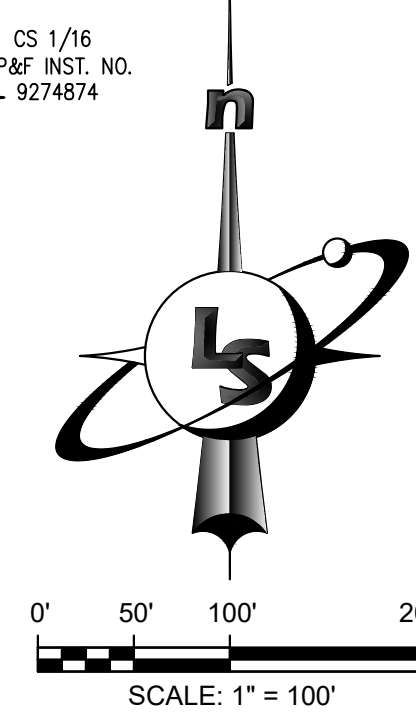
BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**LEGEND**

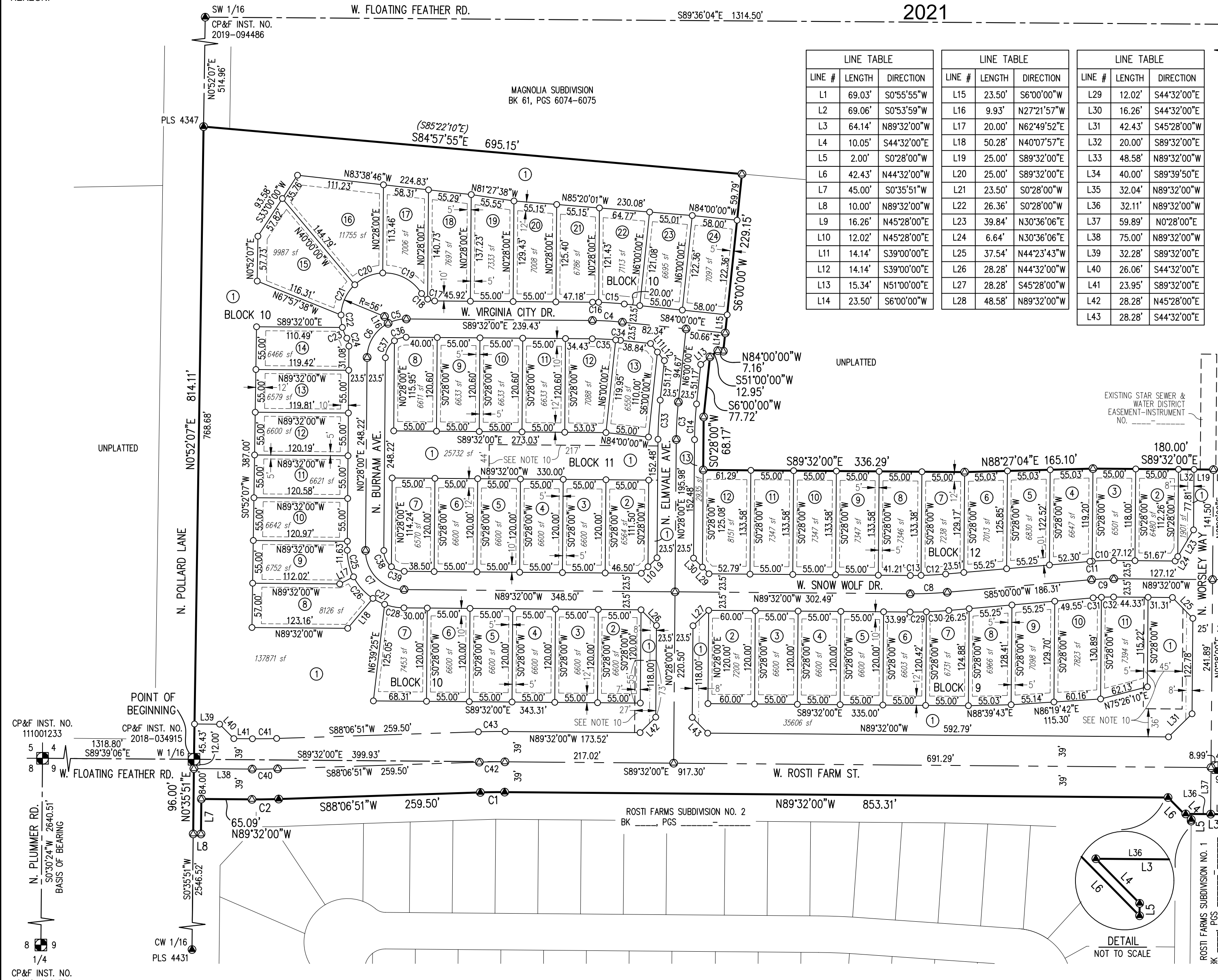
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT, INSTRUMENT NO. \_\_\_\_\_
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- SET 5/8"x30" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- CALCULATED POINT, NOT SET
- ⑪ LOT NUMBER
- RECORD DISTANCE

**NOTES**

1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
3. 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.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
5. IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION, INC. AND Foothills Ditch Company in compliance with IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY THESE IRRIGATION ENTITIES.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
7. LOT 1, BLOCK 9; LOT 1, BLOCK 10; LOT 1, BLOCK 11 AND LOTS 1 AND 13, BLOCK 12 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ROSTI FARMS SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
8. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR. WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
9. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
10. PORTIONS OF LOTS 1 AND 11, BLOCK 9; LOTS 1 AND 2, BLOCK 10 AND LOT 1, BLOCK 11 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.



LINE TABLE				LINE TABLE				LINE TABLE			
LINE #	LENGTH	DIRECTION		LINE #	LENGTH	DIRECTION		LINE #	LENGTH	DIRECTION	
L1	69.03'	S05°55'W		L15	23.50'	S6°00'00"W		L29	12.02'	S44°32'00"E	
L2	69.06'	S05°35'W		L16	9.93'	N27°21'57"W		L30	16.26'	S44°32'00"E	
L3	64.14'	N89°32'00"W		L17	20.00'	N62°49'52"E		L31	42.43'	S45°28'00"W	
L4	10.05'	S44°32'00"E		L18	50.28'	N40°07'57"E		L32	20.00'	S89°32'00"E	
L5	2.00'	S02°28'00"W		L19	25.00'	S89°32'00"E		L33	48.58'	N89°32'00"W	
L6	42.43'	N44°32'00"W		L20	25.00'	S89°32'00"E		L34	40.00'	S89°32'00"E	
L7	45.00'	S03°55'W		L21	23.50'	S02°28'00"W		L35	32.04'	N89°32'00"W	
L8	10.00'	N89°32'00"W		L22	26.36'	S02°28'00"W		L36	32.11'	N89°32'00"W	
L9	16.26'	N45°28'00"E		L23	39.84'	N30°36'06"E		L37	59.89'	N02°28'00"E	
L10	12.02'	N45°28'00"E		L24	6.64'	N30°36'06"E		L38	75.00'	N89°32'00"W	
L11	14.14'	S39°00'00"E		L25	37.54'	N44°32'43"W		L39	32.28'	S89°32'00"E	
L12	14.14'	S39°00'00"E		L26	28.28'	N44°32'00"W		L40	26.06'	S44°32'00"E	
L13	15.34'	N51°00'00"E		L27	28.28'	S45°28'00"W		L41	23.95'	S89°32'00"E	
L14	23.50'	S6°00'00"W		L28	48.58'	N89°32'00"W		L42	28.28'	N45°28'00"E	
								L43	28.28'	S44°32'00"E	



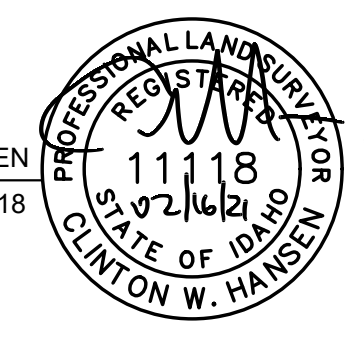
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.33'	763.00'	2°21'09"	S89°17'25"W	31.32'
C2	34.37'	837.00'	2°21'09"	S89°17'25"W	34.36'
C3	48.29'	500.00'	5°32'00"	S31°4'00"W	48.27'
C4	38.63'	400.00'	5°32'00"	N86°46'00"W	38.62'
C5	24.29'	50.00'	27°49'57"	S76°33'01"W	24.05'
C6	54.25'	50.00'	62°10'03"	S31°33'01"W	51.63'
C7	78.54'	50.00'	90°00'01"	S44°32'00"E	70.71'
C8	47.71'	500.00'	5°28'00"	N87°44'00"E	47.69'
C9	28.62'	300.00'	5°28'00"	S87°44'00"W	28.61'
C10	27.91'	323.50'	4°56'36"	S87°59'42"W	27.90'
C11	2.95'	323.50'	0°31'23"	S85°15'42"W	2.95'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C12	31.67'	476.50'	3°48'28"	N86°54'14"E	31.66'
C13	13.80'	476.50'	1°39'32"	N89°38'14"E	13.80'
C14	46.02'	476.50'	5°32'00"	S31°4'00"W	46.00'
C15	33.08'	423.50'	4°28'32"	N86°14'16"W	33.07'
C16	7.82'	423.50'	1°03'28"	N89°00'16"W	7.82'
C17	9.42'	20.00'	26°59'38"	S76°02'11"E	9.34'
C18	10.75'	20.00'	30°48'10"	S47°08'17"E	10.62'
C19	59.26'	56.00'	60°37'53"	N62°03'09"W	56.53'
C20	39.92'	56.00'	40°50'47"	S67°12'31"W	39.08'
C21	43.86'	56.00'	44°52'32"	S24°20'52"W	42.75'
C22	16.17'	56.00'	16°32'41"	S62°14'45"E	16.11'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C23	15.00'	56.00'	15°20'47"	S22°18'29"E	14.95'
C24	10.63'	20.00'	30°26'52"	N14°45'26"W	10.50'
C25	35.45'	73.50'	27°38'08"	S13°21'04"E	35.11'
C26	37.71'	73.50'	29°23'46"	S41°52'01"E	37.30'
C27	16.96'	73.50'	1°31'27"	S63°10'37"E	16.93'
C28	25.33'	73.50'	19°44'40"	S79°39'41"E	25.20'
C29	21.01'	523.50'	2°17'59"	N89°19'00"E	21.01'
C30	28.94'	523.50'	3°10'01"	N86°35'01"E	28.93'
C31	10.71'	276.50'	2°13'07"	S86°06'34"W	10.71'
C32	15.67'	276.50'	3°14'53"	S88°50'33"W	15.67'
C33	50.56'	523.50'	5°32'00"	S31°4'00"W	50.54'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C34	6.16'	376.50'	0°56'15"	N84°28'07"W	6.16'
C35	30.20'	376.50'	4°35'45"	N87°14'08"W	30.19'
C36	15.94'	26.50'	34°28'28"	S73°13'46"W	15.71'
C37	25.68'	26.50'	50°31'32"	S28°13'46"W	24.69'
C38	23.82'	26.50'	51°29'27"	S25°16'43"E	23.02'
C39	17.81'	26.50'	38°30'33"	S70°16'44"E	17.48'
C40	32.76'	798.00'	2°21'09"	N89°17'25"E	32.76'
C41	31.16'	759.00'	2°21'09"	N89°17'25"E	31.16'
C42	32.93'	802.00'	2°21'09"	S89°17'25"W	32.93'
C43	34.53'	841.00'	2°21'09"	S89°17'25"W	34.53'

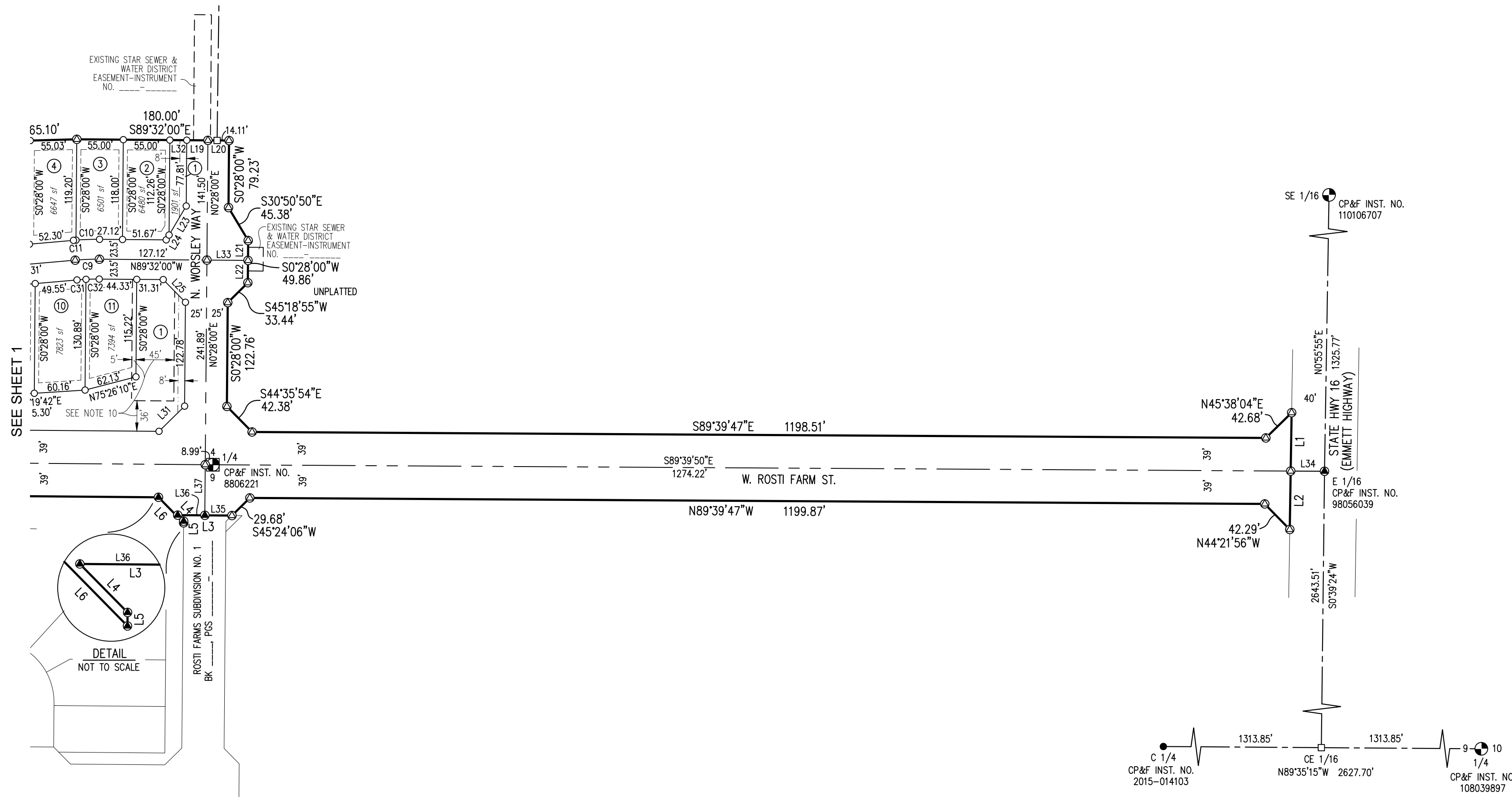
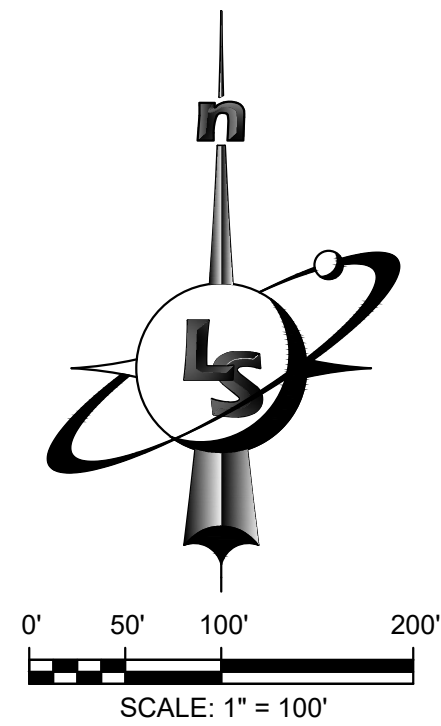
CLINTON W. HANSEN  
PLS 11118



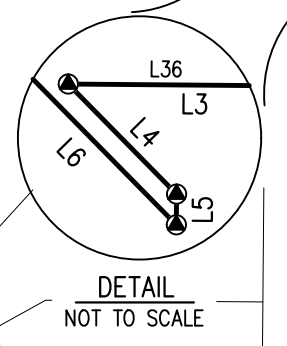
**LandSolutions**  
Land Surveying and Consulting  
231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
www.landsolutions.biz

# ROSTI FARMS SUBDIVISION NO. 3

LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 4, AND  
THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T. 4 N., R. 1 W., B.M.,  
CITY OF STAR, ADA COUNTY, IDAHO  
2021



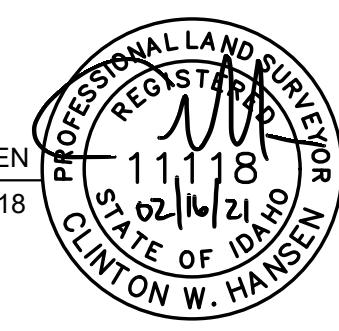
SEE SHEET 1



LEGEND	
	SUBDIVISION BOUNDARY
	SECTION LINE
	CENTERLINE
	LOT LINE
	PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
	EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT, INSTRUMENT NO. _____
	OTHER EASEMENT LINE AS NOTED
	FOUND ALUMINUM CAP MONUMENT
	FOUND BRASS CAP MONUMENT
	SET 5/8"x30" REBAR w/PLASTIC CAP
	SET 1/2"x24" REBAR w/PLASTIC CAP
	FOUND 5/8" REBAR AS NOTED
	FOUND 1/2" REBAR AS NOTED
	CALCULATED POINT, NOT SET
	LOT NUMBER
	RECORD DISTANCE

SEE SHEET 1 FOR NOTES, LINE TABLES, AND CURVE TABLES

CLINTON W. HANSEN  
PLS 11118



**LandSolutions**  
Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
www.landsolutions.biz

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF ROSTI FARMS SUBDIVISION NO. 1;

A PARCEL BEING A PORTION OF THE SE ¼ OF THE SW ¼ AND THE SW ¼ OF THE SE ¼ OF SECTION 4, AND THE NE ¼ OF THE NW ¼ AND THE NW ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 4, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW ¼ (W ¼ CORNER) OF SAID SECTION 9 BEARS S 0°30'24" W A DISTANCE OF 2640.51 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF THE SW ¼ OF SAID SECTION 4 S 89°39'06" E A DISTANCE OF 1318.80 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE SE ¼ OF THE SW ¼ OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID SE ¼ OF THE SW ¼ N 0°52'07" E A DISTANCE OF 814.11 FEET TO A 5/8 INCH IRON PIN MONUMENT MARKING THE SOUTHWESTERLY CORNER OF MAGNOLIA SUBDIVISION, AS SHOWN IN BOOK 61 OF PLATS ON PAGES 6074 AND 6075, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID SUBDIVISION BOUNDARY S 84°57'55" E (FORMERLY S 85°22'10" E) A DISTANCE OF 695.15 FEET TO A POINT;

THENCE LEAVING SAID SUBDIVISION BOUNDARY S 6°00'00" W A DISTANCE OF 229.15 FEET TO A POINT;

THENCE N 84°00'00" W A DISTANCE OF 7.16 FEET TO A POINT;

THENCE S 51°00'00" W A DISTANCE OF 12.95 FEET TO A POINT;

THENCE S 6°00'00" W A DISTANCE OF 77.72 FEET TO A POINT;

THENCE S 0°28'00" W A DISTANCE OF 68.17 FEET TO A POINT;

THENCE S 89°32'00" E A DISTANCE OF 336.29 FEET TO A POINT;

THENCE N 88°27'04" E A DISTANCE OF 165.10 FEET TO A POINT;

THENCE S 89°32'00" E A DISTANCE OF 180.00 FEET TO A POINT;

THENCE S 0°28'00" W A DISTANCE OF 79.23 FEET TO A POINT;

THENCE S 30°50'50" E A DISTANCE OF 45.38 FEET TO A POINT;

THENCE S 0°28'00" W A DISTANCE OF 49.86 FEET TO A POINT;

THENCE S 45°18'55" W A DISTANCE OF 33.44 FEET TO A POINT;

THENCE S 0°28'00" W A DISTANCE OF 122.76 FEET TO A POINT;

THENCE S 44°35'54" E A DISTANCE OF 42.38 FEET TO A POINT;

THENCE S 89°39'47" E ALONG A LINE BEING 39.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID SW ¼ OF THE SE ¼ OF SECTION 5 A DISTANCE OF 1198.51 FEET TO A POINT;

THENCE LEAVING SAID LINE N 45°38'04" E A DISTANCE OF 42.68 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16 (EMMETT HIGHWAY);

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S 0°55'55" W A DISTANCE OF 69.03 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID SW ¼ OF THE SE ¼ OF SECTION 4;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY S 0°53'59" W A DISTANCE OF 69.06 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY N 44°21'56" W A DISTANCE OF 42.29 FEET TO A POINT;

THENCE N 89°39'47" W ALONG A LINE BEING 39.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTHERLY BOUNDARY OF SAID NW ¼ OF THE NE ¼ OF SECTION 9 A DISTANCE OF 1199.87 FEET TO A POINT;

THENCE LEAVING SAID LINE S 45°24'06" W A DISTANCE OF 29.68 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 1 AS SHOWN IN BOOK \_\_\_\_\_ OF PLATS ON PAGES \_\_\_\_\_ THRU \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING DESCRIBED BEARINGS AND DISTANCES:

THENCE N 89°32'00" W A DISTANCE OF 64.14 FEET TO A POINT;

THENCE S 44°32'00" E A DISTANCE OF 10.05 FEET TO A POINT;

THENCE S 0°28'00" W A DISTANCE OF 2.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 2 AS SHOWN IN BOOK \_\_\_\_\_ OF PLATS ON PAGES \_\_\_\_\_ THRU \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 2 THE FOLLOWING DESCRIBED BEARINGS AND DISTANCES:

THENCE N 44°32'00" W A DISTANCE OF 42.43 FEET TO A POINT;

THENCE N 89°32'00" W A DISTANCE OF 853.31 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 31.33 FEET ALONG THE ARC OF A 763.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 2°21'09" AND A LONG CHORD BEARING S 89°17'25" W A DISTANCE OF 31.32 FEET TO A POINT OF TANGENCY;

THENCE S 88°06'51" W A DISTANCE OF 259.50 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY AND THE EXTENSION THEREOF A DISTANCE OF 34.37 FEET ALONG THE ARC OF A 837.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 2°21'09" AND A LONG CHORD BEARING S 89°17'25" W A DISTANCE OF 34.36 FEET TO A POINT OF TANGENCY;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND THE EXTENSION THEREOF N 89°32'00" W A DISTANCE OF 65.09 FEET TO A POINT;

THENCE S 0°35'51" W A DISTANCE OF 45.00 FEET TO A POINT;

CERTIFICATE OF OWNERS - CONTINUED

THENCE N 89°32'00" W A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID NE ¼ OF THE NW ¼ OF SECTION 9;

THENCE ALONG SAID WESTERLY BOUNDARY N 0°35'51" E A DISTANCE OF 96.00 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 21.53 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

\_\_\_\_\_  
BY SUSAN STANLEY, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } s.s.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SUSAN STANLEY, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES \_\_\_\_\_

RESIDING AT \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

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

CLINTON W. HANSEN  
PLS 11118



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231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
www.landsolutions.biz

HEALTH CERTIFICATE

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

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH, EHS      DATE

APPROVAL OF CITY COUNCIL

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

\_\_\_\_\_  
CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

\_\_\_\_\_  
CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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 SURVEYOR

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

\_\_\_\_\_  
ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: \_\_\_\_\_  
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
COUNTY OF ADA } S.S.      INSTRUMENT NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_.M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY      EX-OFFICIO RECORDER

FEE: \_\_\_\_\_

CLINTON W. HANSEN  
PLS 11118



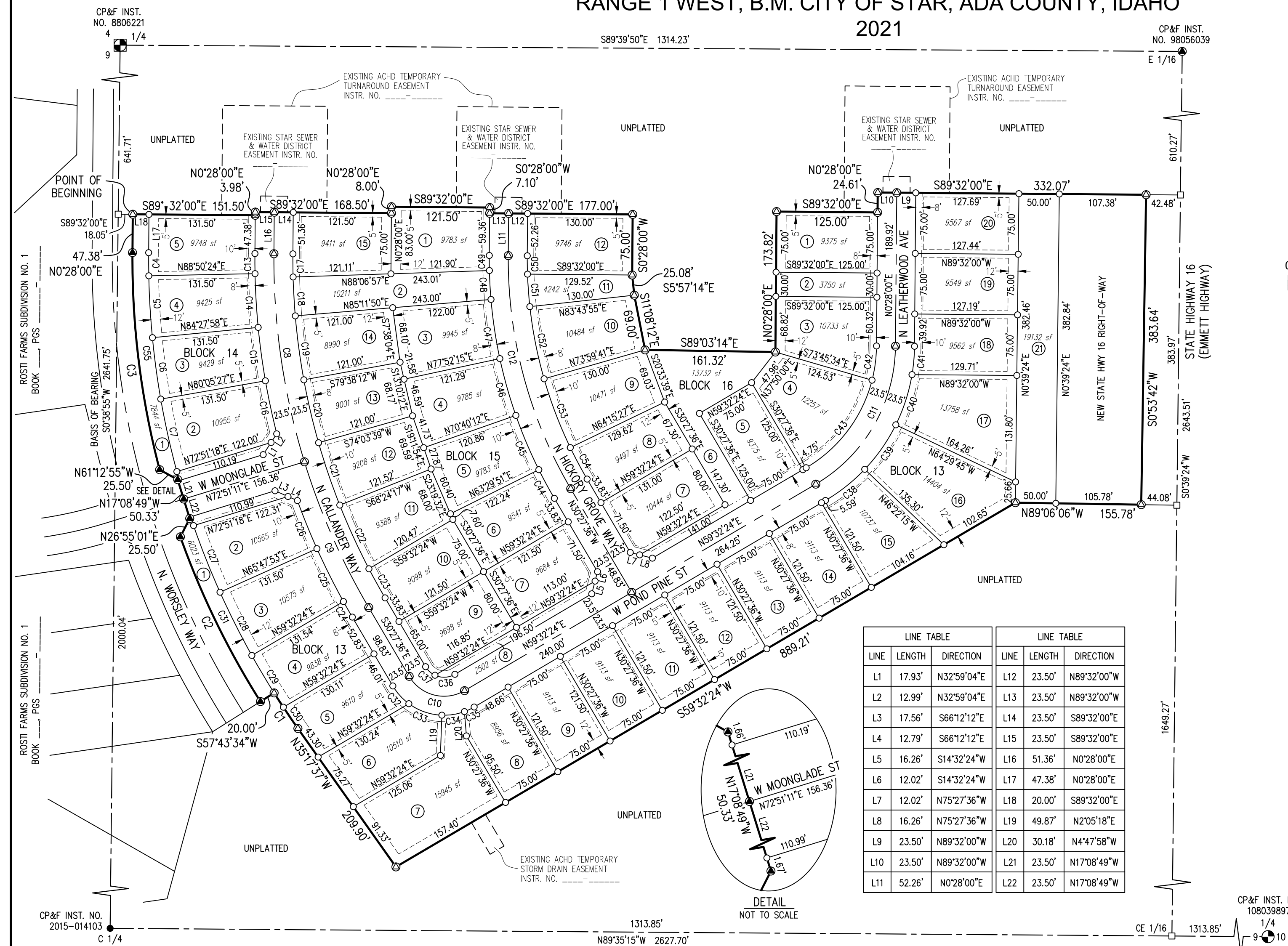
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# ROSTI FARMS SUBDIVISION NO. 4

LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 4 NORTH,  
RANGE 1 WEST, B.M. CITY OF STAR, ADA COUNTY, IDAHO

2021



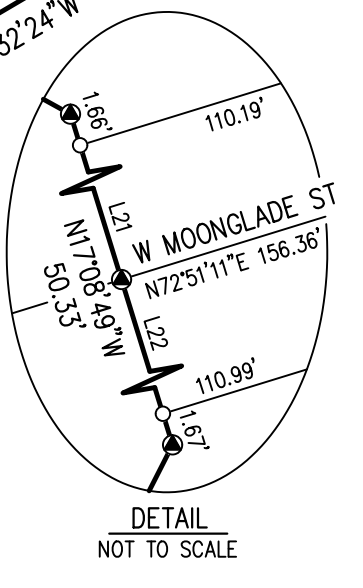
### LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT, INSTRUMENT NO. \_\_\_\_\_
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- SET 5/8"x30" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- CALCULATED POINT, NOT SET
- LOT NUMBER

### NOTES

1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
3. 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 PLAN.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
5. IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOOTHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY THESE IRRIGATION ENTITIES.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
7. LOTS 1, 7, AND 21, BLOCK 13; LOT 1, BLOCK 14; LOTS 2 AND 8, BLOCK 15; LOTS 2, 6, AND 11, BLOCK 16 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ROSTI FARMS SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
8. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
9. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
10. LOT 7, BLOCK 13 IS SERVICED TO AND CONTAINS THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	17.93'	N32°59'04"E	L12	23.50'	N89°32'00"W
L2	12.99'	N32°59'04"E	L13	23.50'	N89°32'00"W
L3	17.56'	S66°12'12"E	L14	23.50'	S89°32'00"E
L4	12.79'	S66°12'12"E	L15	23.50'	S89°32'00"E
L5	16.26'	S14°32'24"W	L16	51.36'	N0°28'00"E
L6	12.02'	S14°32'24"W	L17	47.38'	N0°28'00"E
L7	12.02'	N75°27'36"W	L18	20.00'	S89°32'00"E
L8	16.26'	N75°27'36"W	L19	49.87'	N2°05'18"E
L9	23.50'	N89°32'00"W	L20	30.18'	N4°47'58"W
L10	23.50'	N89°32'00"W	L21	23.50'	N17°08'49"W
L11	52.26'	N0°28'00"E	L22	23.50'	N17°08'49"W

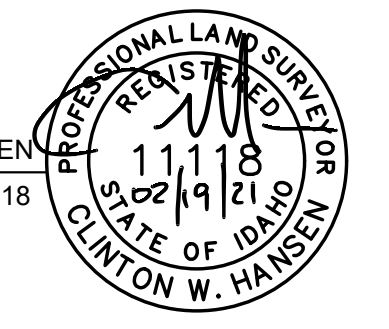


CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	52.97'	1005.00'	3°01'11"	N33°47'02"W	52.96'	C15	66.68'	873.50'	4°22'27"	S7°43'28"E	66.67'	C29	75.03'	1005.00'	4°16'38"	S31°20'04"E	75.01'	C43	139.20'	176.50'	45°11'15"	N36°56'46"E	135.62'
C2	227.11'	1025.00'	12°41'43"	N25°55'35"W	226.65'	C16	66.98'	873.50'	4°23'35"	S12°06'29"E	66.96'	C30	31.93'	1005.00'	1°49'14"	S34°23'00"E	31.93'	C44	40.30'	583.50'	3°57'28"	S28°28'53"E	40.30'
C3	271.60'	1025.00'	15°10'56"	N7°07'28"W	270.81'	C17	28.62'	826.50'	1°59'01"	S0°31'31"E	28.61'	C31	230.32'	1005.00'	1°30'75"	S25°42'31"E	229.82'	C45	73.05'	583.50'	7°10'21"	S22°54'58"E	73.00'
C4	28.61'	1005.00'	1°37'52"	S0°20'56"E	28.61'	C18	48.22'	826.50'	3°20'34"	S3°11'18"E	48.21'	C32	29.80'	73.50'	2°31'53"	S42°04'33"E	29.60'	C46	73.04'	583.50'	7°10'18"	S15°44'39"E	72.99'
C5	76.69'	1005.00'	4°22'21"	S3°21'02"E	76.68'	C19	79.85'	826.50'	5°32'08"	S7°37'39"E	79.82'	C33	43.90'	73.50'	3°41'31"	S70°48'06"E	43.25'	C47	74.09'	583.50'	7°16'29"	S8°31'15"E	74.04'
C6	76.73'	1005.00'	4°22'27"	S7°43'26"E	76.71'	C20	79.97'	826.50'	5°32'38"	S13°10'02"E	79.94'	C34	28.41'	73.50'	2°20'49"	N81°00'54"E	28.23'	C48	35.84'	583.50'	3°31'09"	S3°07'26"E	35.83'
C7	91.92'	1005.00'	5°14'25"	S12°31'53"E	91.89'	C21	81.59'	826.50'	5°39'22"	S18°46'02"E	81.56'	C35	13.34'	73.50'	10°24'06"	N64°44'26"E	13.32'	C49	18.65'	583.50'	1°49'51"	S0°26'56"E	18.64'
C8	261.30'	850.00'	17°36'49"	S8°20'25"E	260.28'	C22	86.69'	826.50'	6°00'36"	S24°36'01"E	86.65'	C36	25.68'	26.50'	55°31'32"	N87°18'10"E	24.69'	C50	22.75'	536.50'	2°25'47"	S0°44'54"E	22.75'
C9	197.50'	850.00'	13°18'47"	S23°48'13"E	197.06'	C23	41.18'	826.50'	2°51'18"	S29°01'57"E	41.18'	C37	15.94'	26.50'	34°28'28"	S47°41'50"E	15.71'	C51	40.31'	536.50'	4°18'18"	S4°06'56"E	40.30'
C10	78.54'	50.00'	90°00'00"	S75°27'36"E	70.71'	C24	22.18'	873.50'	1°27'17"	S29°43'58"E	22.18'	C38	62.28'	223.50'	15°57'55"	N51°33'26"E	62.08'	C52	91.18'	536.50'	9°44'14"	S11°08'12"E	91.07'
C11	206.20'	200.00'	59°04'24"	N30°00'12"E	197.19'	C25	73.24'	873.50'	4°48'13"	S26°36'13"E	73.21'	C39	67.42'	223.50'	17°17'00"	N34°55'59"E	67.16'	C53	91.18'	536.50'	9°44'14"	S20°52'26"E	91.07'
C12	302.27'	560.00'	30°55'36"	N14°59'48"W	298.62'	C26	64.15'	873.50'	4°12'27"	S22°05'53"E	64.13'	C40	65.51'	223.50'	16°47'42"	N17°53'38"E	65.28'	C54	44.17'	536.50'	4°43'03"	S28°06'05"E	44.16'
C13	24.88'	873.50'	1°37'54"	S0°20'57"E	24.88'	C27	88.73'	1005.00'	5°03'32"	S21°40'21"E	88.71'	C41	35.22'	223.50'	9°01'47"	N4°58'53"E	35.19'	C55	273.95'	1005.00'	15°37'05"	S7°20'33"E	273.10'
C14	66.66'	873.50'	4°22'20"	S3°21'04"E	66.64'	C28	87.60'	1005.00'	4°59'38"	S26°41'56"E	87.57'	C42	42.78'	176.50'	13°53'09"	N7°24'34"E	42.67'						

### SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 109, 111, 2649, 4288, 6767, 7072, 11174, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN  
PLS 11118



## LandSolutions

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**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF ROSTI FARMS SUBDIVISION NO. 4;

A PARCEL BEING A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 9, FROM WHICH A 1/2 INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID NE 1/4 BEARS S 0°38'55" W A DISTANCE OF 2641.75 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NE 1/4 S 0°38'55" W A DISTANCE OF 641.71 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°32'00" E A DISTANCE OF 18.05 FEET TO THE **POINT OF BEGINNING**;

THENCE S 89°32'00" E A DISTANCE OF 151.50 FEET TO A POINT;

THENCE N 0°28'00" E A DISTANCE OF 3.98 FEET TO A POINT;

THENCE S 89°32'00" E A DISTANCE OF 168.50 FEET TO A POINT;

THENCE N 0°28'00" E A DISTANCE OF 8.00 FEET TO A POINT;

THENCE S 89°32'00" E A DISTANCE OF 121.50 FEET TO A POINT;

THENCE S 0°28'00" W A DISTANCE OF 7.10 FEET TO A POINT;

THENCE S 89°32'00" E A DISTANCE OF 177.00 FEET TO A POINT;

THENCE S 0°28'00" W A DISTANCE OF 75.00 FEET TO A POINT;

THENCE S 5°57'14" E A DISTANCE OF 25.08 FEET TO A POINT;

THENCE S 11°08'12" E A DISTANCE OF 69.00 FEET TO A POINT;

THENCE S 89°03'14" E A DISTANCE OF 161.32 FEET TO A POINT;

THENCE N 0°28'00" E A DISTANCE OF 173.82 FEET TO A POINT;

THENCE S 89°32'00" E A DISTANCE OF 125.00 FEET TO A POINT;

THENCE N 0°28'00" E A DISTANCE OF 24.61 FEET TO A POINT;

THENCE S 89°32'00" E A DISTANCE OF 332.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S 0°53'42" W A DISTANCE OF 383.64 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY N 89°06'06" W A DISTANCE OF 155.78 FEET TO A POINT;

THENCE S 59°32'24" W A DISTANCE OF 889.21 FEET TO A POINT;

THENCE N 35°17'37" W A DISTANCE OF 209.90 FEET TO A POINT;

THENCE A DISTANCE OF 52.97 FEET ALONG THE ARC OF A 1005.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 3°01'11" AND A LONG CHORD BEARING N 33D47'02" W A DISTANCE OF 52.96 FEET TO A POINT;

THENCE S 57°43'34" W A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 1 AS SHOWN IN BOOK \_\_\_\_\_ OF PLATS ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING DESCRIBED BEARINGS AND DISTANCES:

THENCE A DISTANCE OF 227.11 FEET ALONG THE ARC OF A 1025.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 12°41'43" AND A LONG CHORD BEARING N 25°55'35" W A DISTANCE OF 226.65 FEET TO A POINT;

THENCE N 26°55'01" E A DISTANCE OF 25.50 FEET TO A POINT ON A CURVE;

THENCE N 17°08'49" W A DISTANCE OF 50.33 FEET TO A POINT;

THENCE N 61°12'55" W A DISTANCE OF 25.50 FEET TO A POINT;

THENCE A DISTANCE OF 271.60 FEET ALONG THE ARC OF A 1025.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°10'56" AND A LONG CHORD BEARING N 7°07'28" W A DISTANCE OF 270.81 FEET TO A POINT;

THENCE N 0°28'00" E A DISTANCE OF 47.38 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 15.29 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

\_\_\_\_\_  
BY SUSAN STANLEY, DIVISION PRESIDENT

**ACKNOWLEDGMENT**

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SUSAN STANLEY, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES \_\_\_\_\_

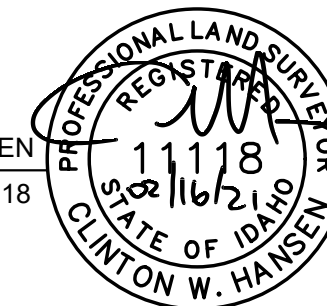
RESIDING AT \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IDAHO

**CERTIFICATE OF SURVEYOR**

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

CLINTON W. HANSEN  
PLS 11118



**LandSolutions**  
Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
www.landsolutions.biz

HEALTH CERTIFICATE

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

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH, EHS      DATE

APPROVAL OF CITY COUNCIL

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

\_\_\_\_\_  
CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

\_\_\_\_\_  
CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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 SURVEYOR

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

\_\_\_\_\_  
ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: \_\_\_\_\_  
\_\_\_\_\_  
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

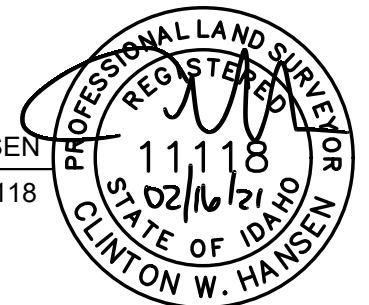
STATE OF IDAHO }  
COUNTY OF ADA } S.S.      INSTRUMENT NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_.M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY      EX-OFFICIO RECORDER

FEE: \_\_\_\_\_

CLINTON W. HANSEN  
PLS 11118



**LandSolutions**  
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www.landsolutions.biz



## PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
	BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B&B
	MOON GLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOON GLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S'	6-8' HT B&B
<b>STREET TREES (CLASS III)</b>			
	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B&B
	RED OAK	QUERCUS RUBRA	2" CAL B&B
<b>STREET TREES (CLASS II)</b>			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B&B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B
<b>ORNAMENTAL TREES (CLASS I)</b>			
	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KMS'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL, 24" O.C.
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	2 GAL
	CREeping MAHONIA	MAHONIA REPENS	3 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
	DWARF FOUNTAIN GRASS	FENISTETUM ALOPECUROIDES 'HAMELN'	5 GAL
	DART'S GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD'	1 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL
	EMERALD N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD N' GOLD'	5 GAL
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIHM-I'	3 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GOLDFLAME SPIREA	SPIRAEA x BIMALDA 'GOLDFLAME'	3 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE'	3 GAL
	OTTO LUYKEN LAUREL	FRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL
	PJM RHODODENDRON	RHODODENDRON 'PJM'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	LAWN		
	6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP).		
	5' IRON FENCE ALONG CANAL EASEMENTS (TYP).		
	6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP).		

## NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH STAR CITY ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS (IF PRESENT).
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- ALL EXISTING TREES ON-SITE TO BE EVALUATED FOR LOCATION, HEALTH, AND DESIRABILITY PRIOR TO REMOVAL.

## DEVELOPMENT DATA

TOTAL AREA	171.70 ACRES
RESIDENTIAL LOTS	426
MIXED-USE LOTS	7
COMMON LOTS	60
TOTAL LOTS	493
OPEN SPACE/ COMMON AREA	32.45 ACRES (18.90%)
EXISTING ZONING	RUT/MJ
PROPOSED ZONING	R-3-PUD



**JENSEN BELTS ASSOCIATES**  
 Site Planning / Landscape Architecture  
 1608 Tynd Lane, Ste 100 Boise, ID 83709  
 Ph. (208) 545-7176 www.jensenbelts.com

**DEVELOPER**  
 TOLL SOUTHWEST  
 3103 W. SHERYL DRIVE, STE 100  
 MERIDIAN, ID 83642  
 Phone (208) 424-0020

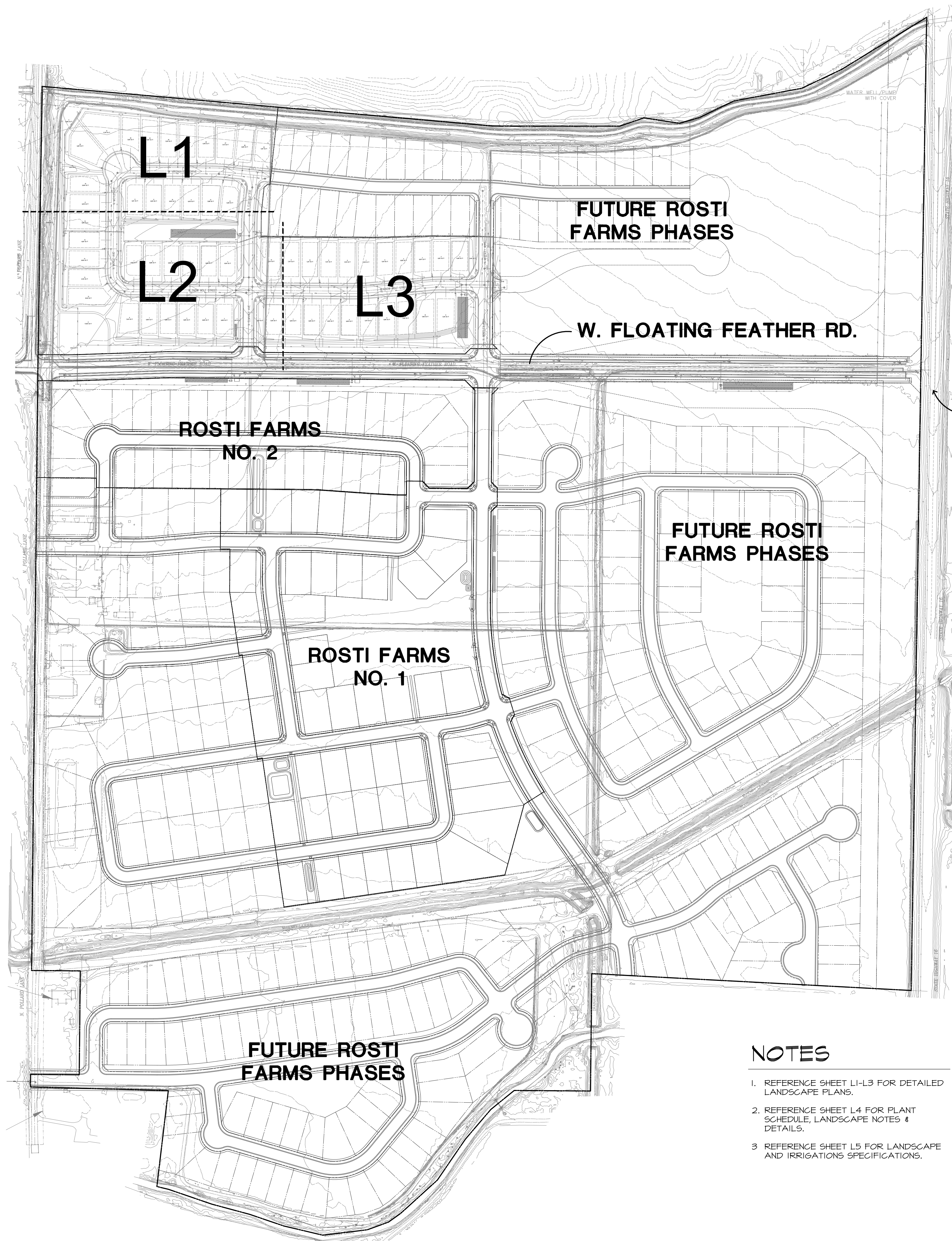
**PLANNER/CONTACT**  
 ENGINEERING SOLUTIONS  
 BECKY MCKAY  
 1029 N. ROSARIO ST., STE 100  
 MERIDIAN, ID 83642  
 Phone (208) 938-0980



# ROSTI FARMS SUBDIVISION

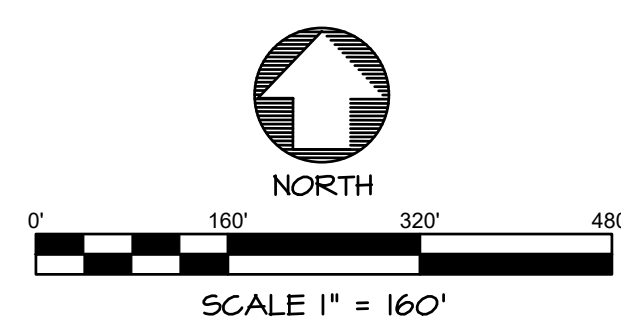
STAR, ID

## PRELIMINARY PLAT LANDSCAPE PLAN



**NOTES**

1. REFERENCE SHEET L1-L3 FOR DETAILED LANDSCAPE PLANS.
2. REFERENCE SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS.
3. REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATIONS SPECIFICATIONS.



Issue	Description	Date
ISSUE		1-25-21



**JENSEN BELTS ASSOCIATES**  
 Site Planning  
 Landscape Architecture  
 1509 Tyrell Lane, Ste 130  
 Boise, Idaho 83706  
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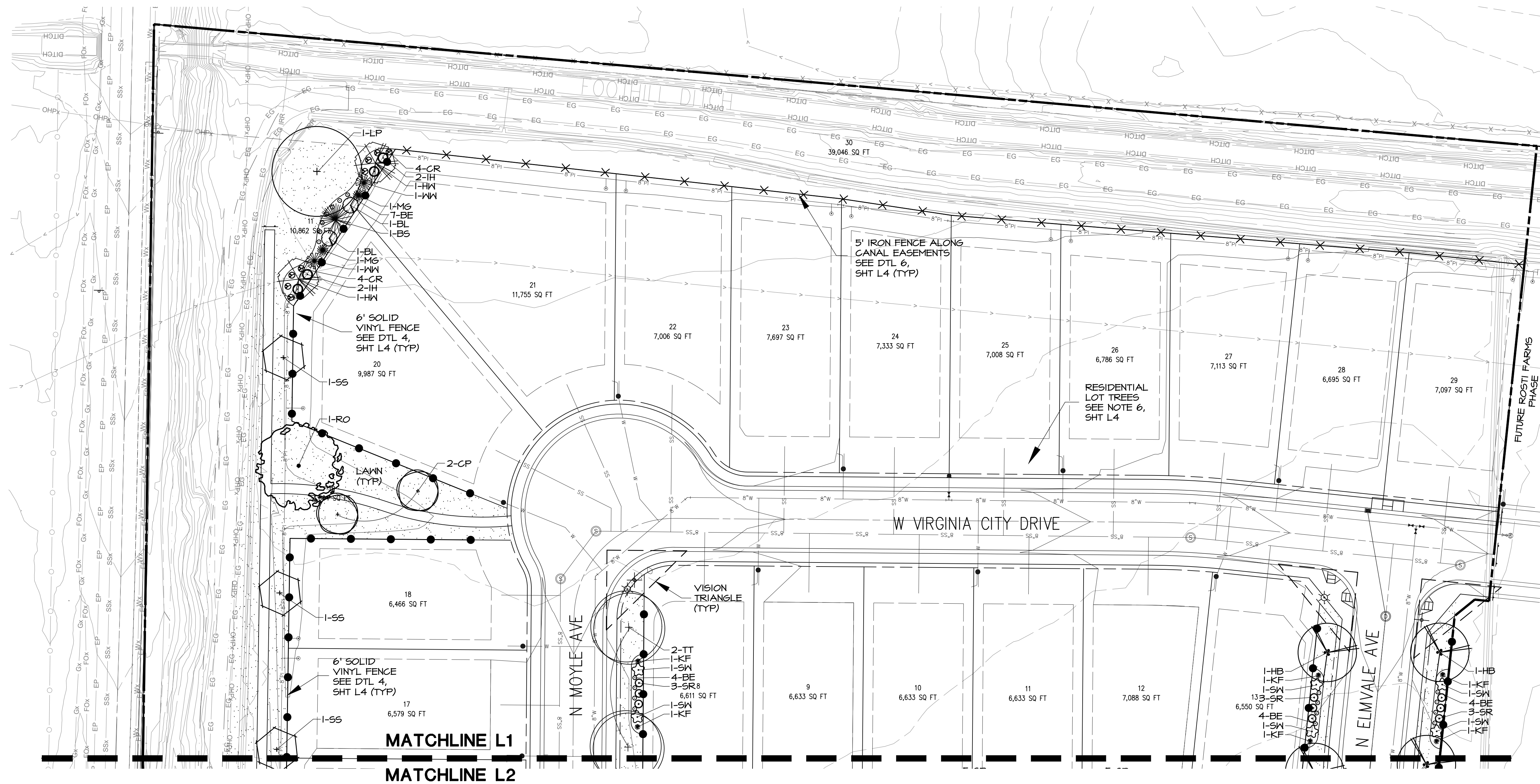
**ROSTI FARMS SUBDIVISION NO. 3**  
**STAR, IDAHO**  
**FINAL PLAT LANDSCAPE PLAN**

Job Number 2013

Drawn JVN Checked KCS  
 Scale AS SHOWN

Sheet Title  
**OVERALL PLAN**

Sheet Number  
**LO**  
 1 of 6 Sheets



### PLANT SCHEDULE

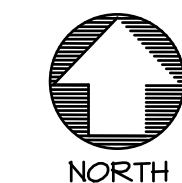
(REFERENCE SHT L4)

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
<b>EVERGREEN TREES</b>					
BS	COLORADO BLUE SPRUCE	CP	CHANTICLEER PEAR	[Symbol]	LAWN
SR	SKYROCKET JUNIPER	HW	HOT WINGS TATARIAN MAPLE	[Symbol]	6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L4.
VP	VANDERWOLFS PINE	RR	ROYAL RAINDROPS CRABAPPLE	[Symbol]	6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L4.
WN	WEeping WHITE SPRUCE	SS	SPRINGSNOW CRABAPPLE	[Symbol]	5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 6, SHT L4.
<b>SHADE TREES (CLASS III)</b>					
LP	LONDON PLANETREE	<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
RO	RED OAK	BE	BLACK EYED SUSAN	[Symbol]	
<b>APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L4):</b>					
<b>STREET TREES (CLASS II)</b>					
HB	GREENSPIRE LINDEN	BL	BLACK LACE ELDERBERRY	[Symbol]	
HL	PYRAMIDAL EUROPEAN HORNBEAM	CM	WALKER'S LOW CATMINT	[Symbol]	
PS	PACIFIC SUNSET MAPLE	CR	RED FLOWER CARPET ROSE	[Symbol]	
RP	REDSPIRE PEAR	GL	GRO-LOW SUMAC	[Symbol]	
TT	TULIP TREE	HS	HENRY GARNET SWEETSPIRE	[Symbol]	
		IH	IVORY HALO DOGWOOD	[Symbol]	
		KF	KARL FOERSTER REED GRASS	[Symbol]	
		MG	MAIDEN GRASS	[Symbol]	
		MK	MISS KIM LILAC	[Symbol]	
		SM	SLOWMOUND MUGO PINE	[Symbol]	
		SN	SUMMERWINE NINEBARK	[Symbol]	

### NOTES

- REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

### KEY MAP



SCALE 1" = 30'

Issue	Description	Date
ISSUE		1-25-21



Site Planning  
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1509 Tyrell Lane, Ste 130  
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# ROSTI FARMS SUBDIVISION NO. 3

STAR, IDAHO

## FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn JJJ Checked KCS  
Scale AS SHOWN

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number

**L1**

2 of 6 Sheets

Issue	Description	Date
ISSUE		1-25-21



Site Planning  
Landscape Architecture  
1509 Tyrell Lane, Ste 130  
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**ROSTI FARMS SUBDIVISION NO. 3**  
**STAR, IDAHO**  
**FINAL PLAT LANDSCAPE PLAN**

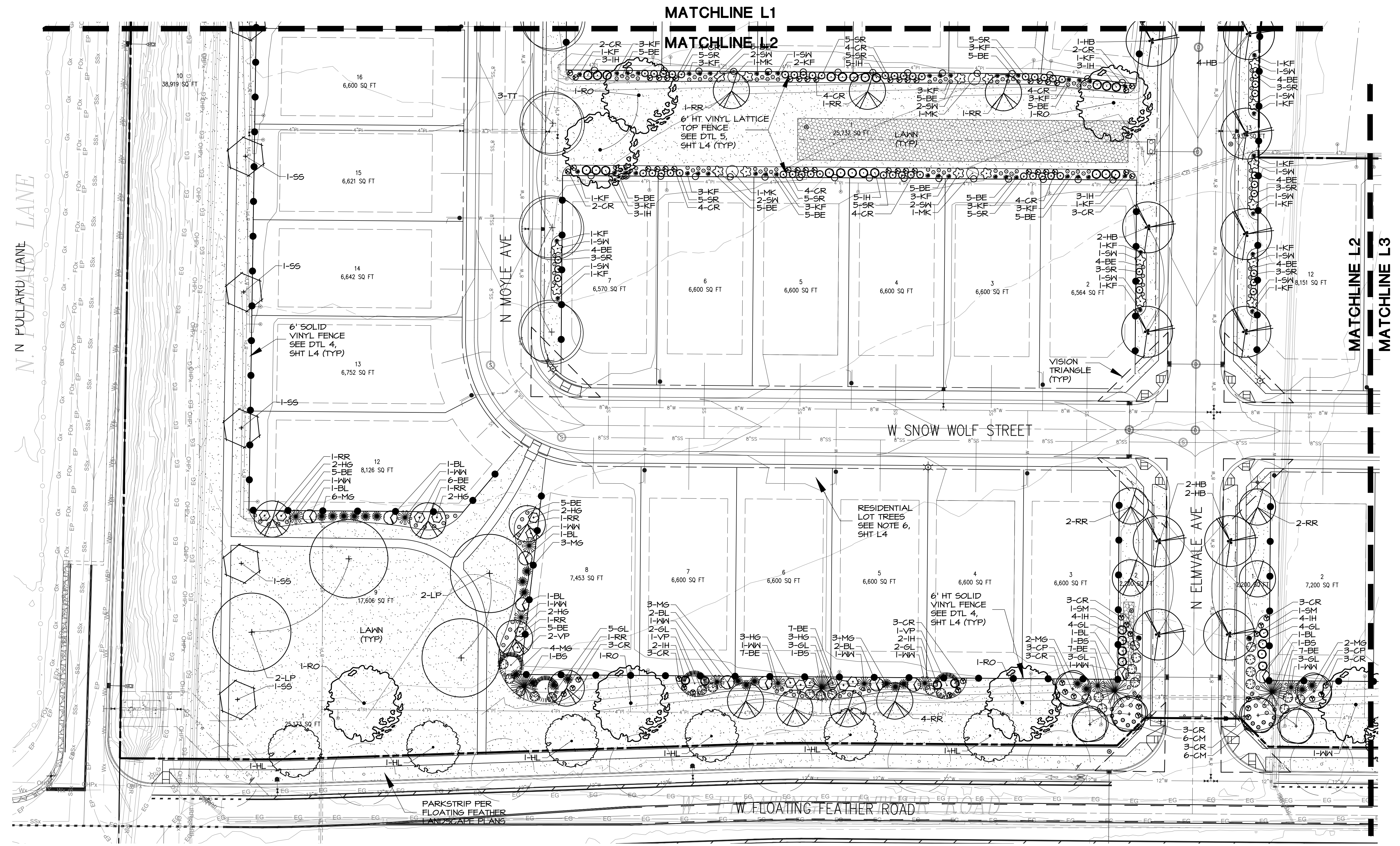
Job Number 2013

Drawn JJJ  
Checked KCS  
Scale AS SHOWN

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**L2**

3 of 6 Sheets



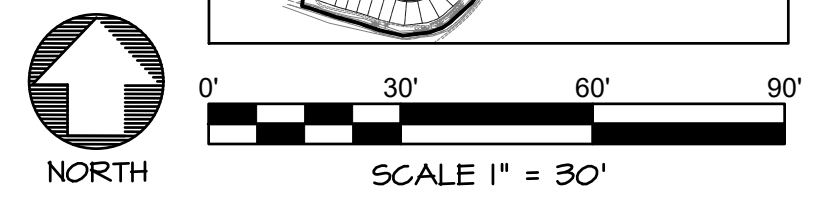
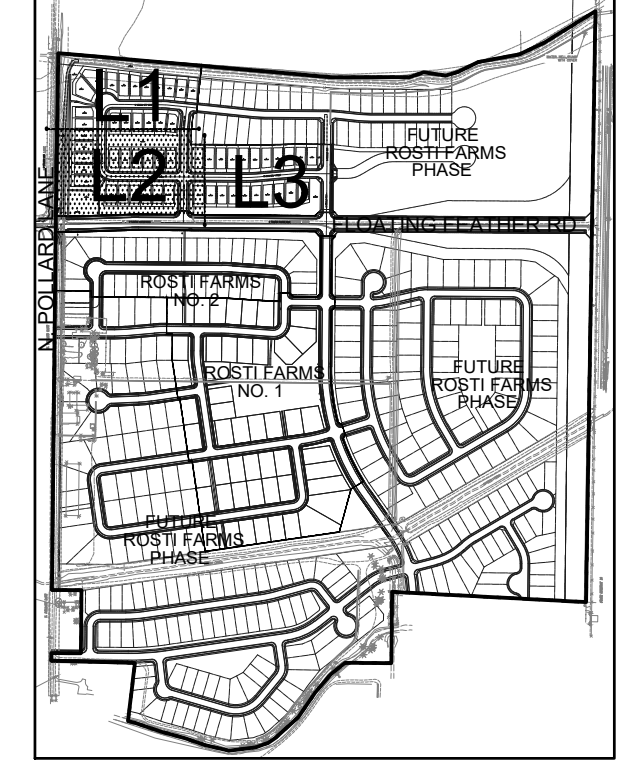
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(REFERENCE SHT L4)

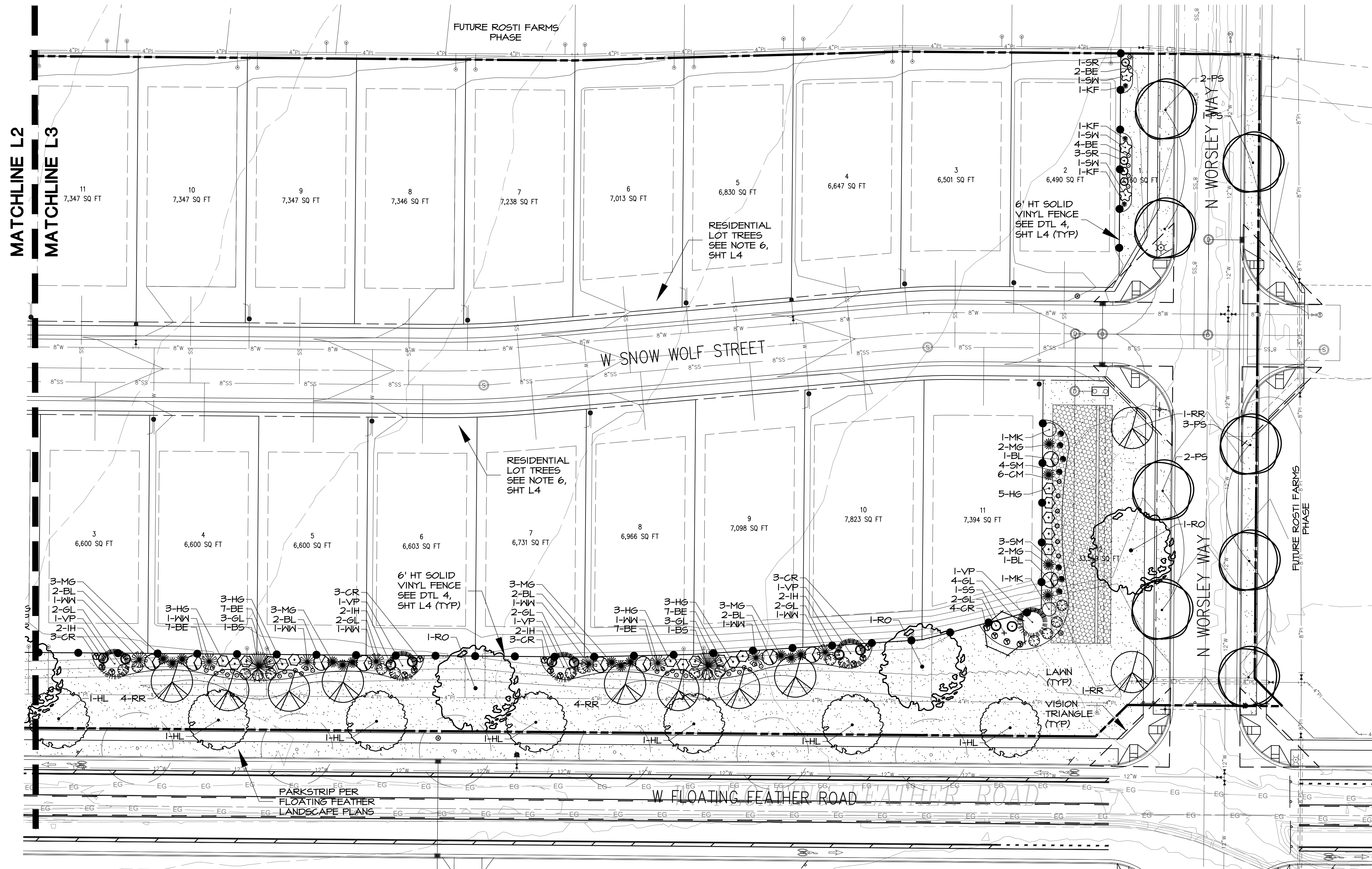
SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
<b>EVERGREEN TREES</b>			<b>ORNAMENTAL TREES (CLASS I)</b>		
BS	COLORADO BLUE SPRUCE	CP	CHANTICLEER PEAR	LAWN	LAWN
SR	SKYROCKET JUNIPER	HN	HOT WINGS TATARIAN MAPLE		
VP	VANDERWOLF'S PINE	RR	ROYAL RAINDROPS CRABAPPLE		
WN	KEEPING WHITE SPRUCE	SS	SPRINGSNOW CRABAPPLE		
<b>SHADE TREES (CLASS III)</b>			<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>		
LP	LONDON PLANETREE	BE	BLACK EYED SUSAN		
RO	RED OAK	BL	BLACK LACE ELDERBERRY		
<b>APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L4):</b>			<b>STREET TREES (CLASS II)</b>		
HB	GREENSPIRE LINDEN	GL	GRO-LOW SUMAC		
HL	PYRAMIDAL EUROPEAN HORNBEAM	HG	HENRY GARNET SWEETSPICE		
HL	SKYLINE HONEYLOCUST	IH	IVORY HALO DOGWOOD		
PS	PACIFIC SUNSET MAPLE	KF	KARL FOERSTER REED GRASS		
	REDSPIRE PEAR	MG	MAIDEN GRASS		
	MORAINNE SWEETGUM	MK	MISS KIM LILAC		
TT	TULIP TREE	SM	SLOWMOUND MUGO PINE		
		SN	SUMMERWINE NINEBARK		

**NOTES**

- REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

**KEY MAP**





### PLANT SCHEDULE

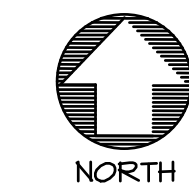
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<b>EVERGREEN TREES</b>			<b>ORNAMENTAL TREES (CLASS I)</b>		
BS	COLORADO BLUE SPRUCE	CP	CHANTICLEER PEAR	[Symbol]	LAWN
SR	SKYROCKET JUNIPER	HW	HOT WINGS TATARIAN MAPLE	[Symbol]	6" VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L4.
VP	VANDERWOLFS PINE	RR	ROYAL RAINDROPS GRABAPPLE	[Symbol]	6" VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L4.
WN	WEEPING WHITE SPRUCE	SS	SPRINGSNOW GRABAPPLE	[Symbol]	5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 6, SHT L4.
<b>SHADE TREES (CLASS III)</b>			<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>		
LP	LONDON PLANETREE	BE	BLACK EYED SUSAN	[Symbol]	
RO	RED OAK	BL	BLACK LACE ELDERBERRY	[Symbol]	
<b>APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L4):</b>			CM	WALKER'S LOW CATMINT	
<b>STREET TREES (CLASS II)</b>			CR	RED FLOWER CARPET ROSE	
HB	GREENSPIRE LINDEN	GL	GRO-LOW SUMAC		
HL	PYRAMIDAL EUROPEAN HORNBEAM	HG	HENRY GARNET SWEETSPIRE		
PS	PACIFIC SUNSET MAPLE	IH	IVORY HALO DOGWOOD		
	REDSPIRE PEAR	KF	KARL FOERSTER REED GRASS		
	MORAINNE SWEETGUM	MG	MAIDEN GRASS		
TT	TULIP TREE	MK	MISS KIM LILAC		
		SM	SLOWMOUND MUGO PINE		
		SN	SUMMERWINE NINEBARK		

### NOTES

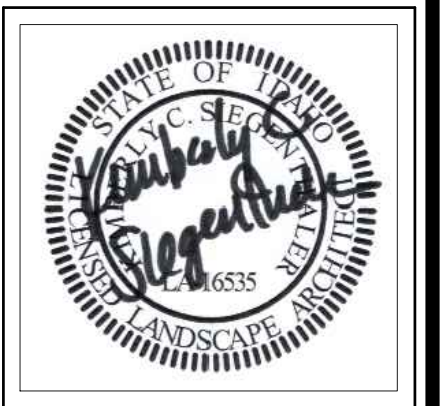
- REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

KEY MAP



SCALE 1" = 30'

Issue	Description	Date
ISSUE		1-25-21



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# ROSTI FARMS SUBDIVISION NO. 3

STAR, IDAHO

## FINAL PLAT LANDSCAPE PLAN

Job Number 2013

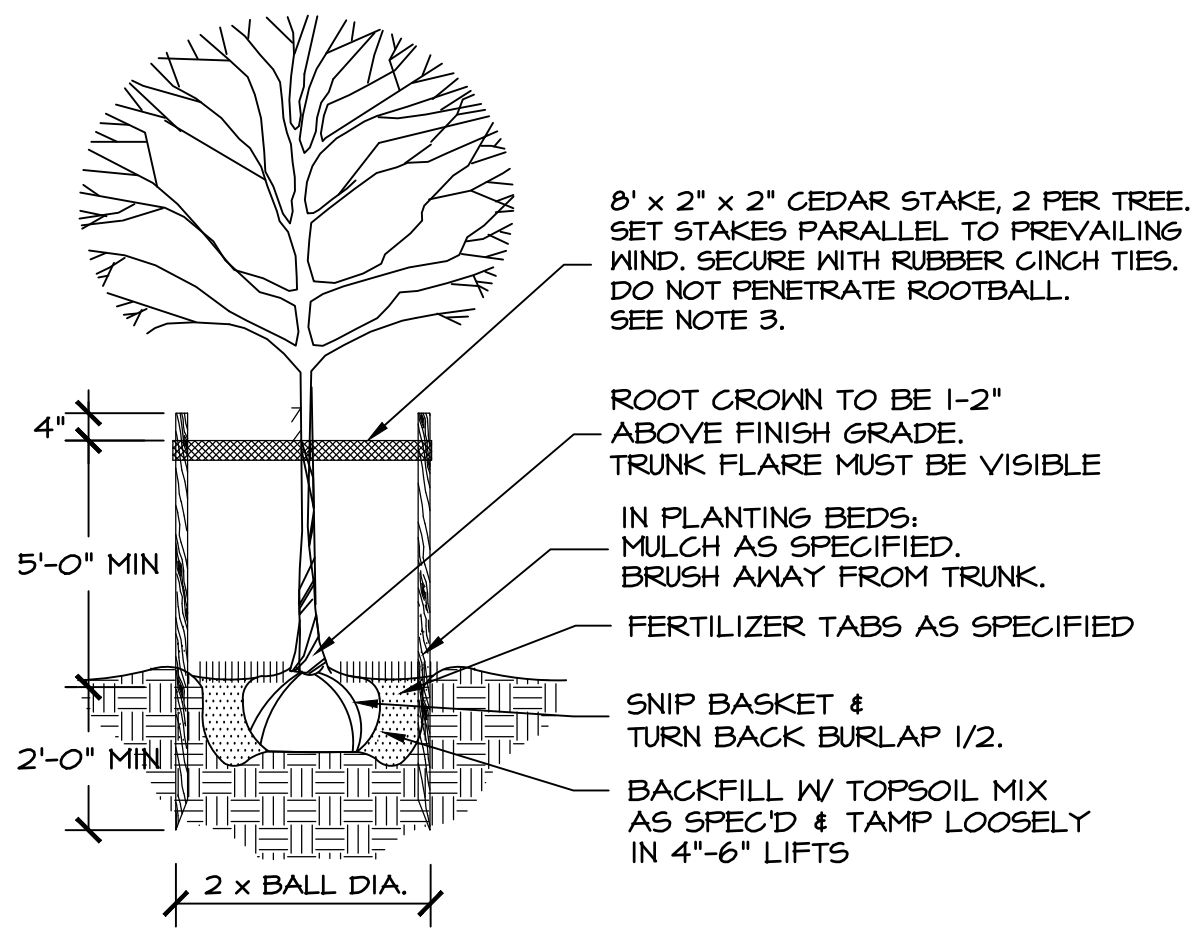
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Sheet Title  
**LANDSCAPE PLAN**

Sheet Number

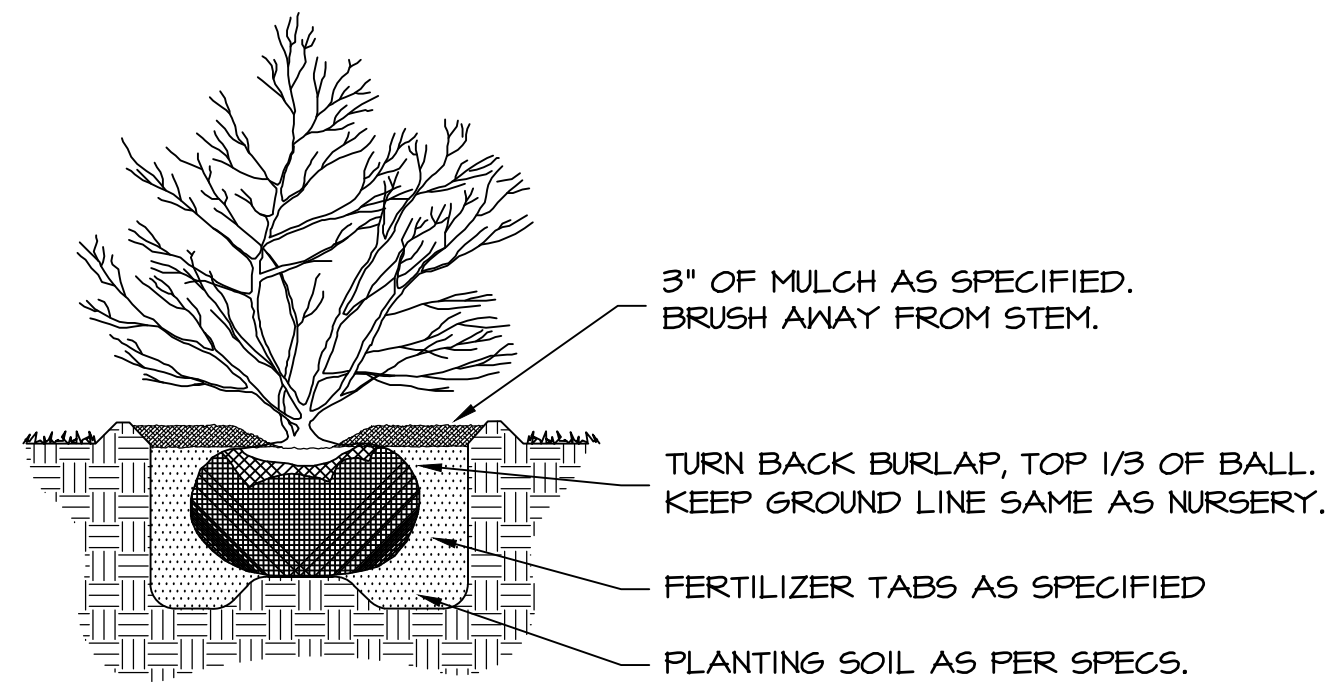
**L3**

4 of 6 Sheets



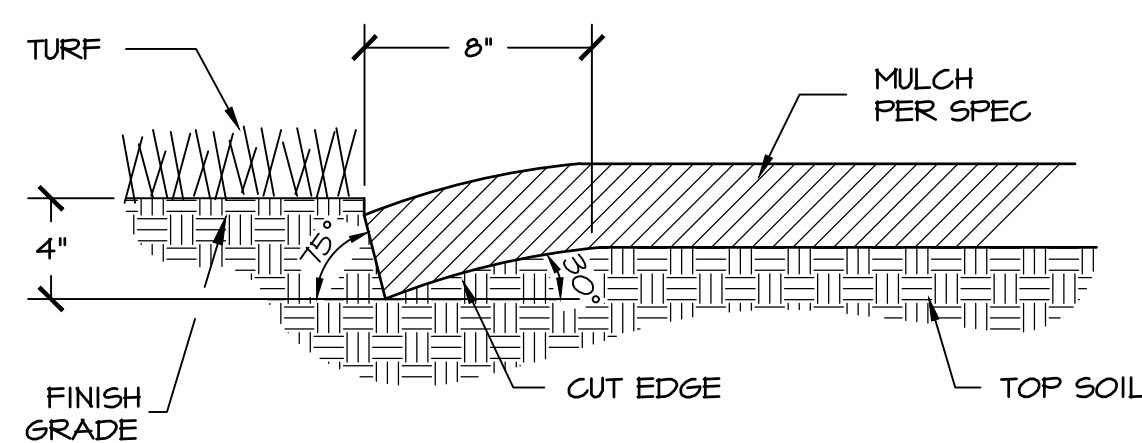
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
  2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/2 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
  3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
  4. TREES PLANTED IN TURF AREAS; REMOVE TURF 3' DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING NOT TO SCALE

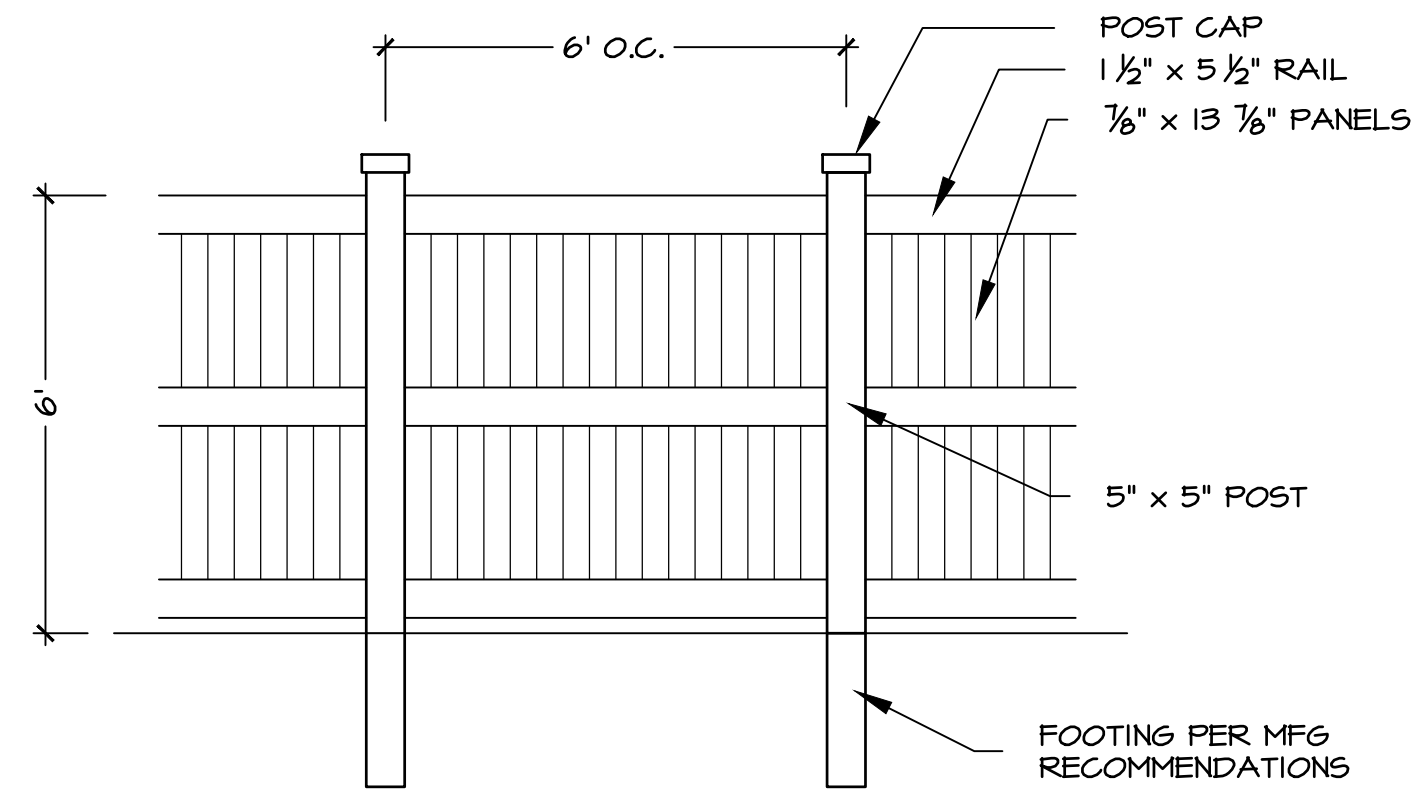


**NOTE:** DIG HOLE TWICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING NOT TO SCALE

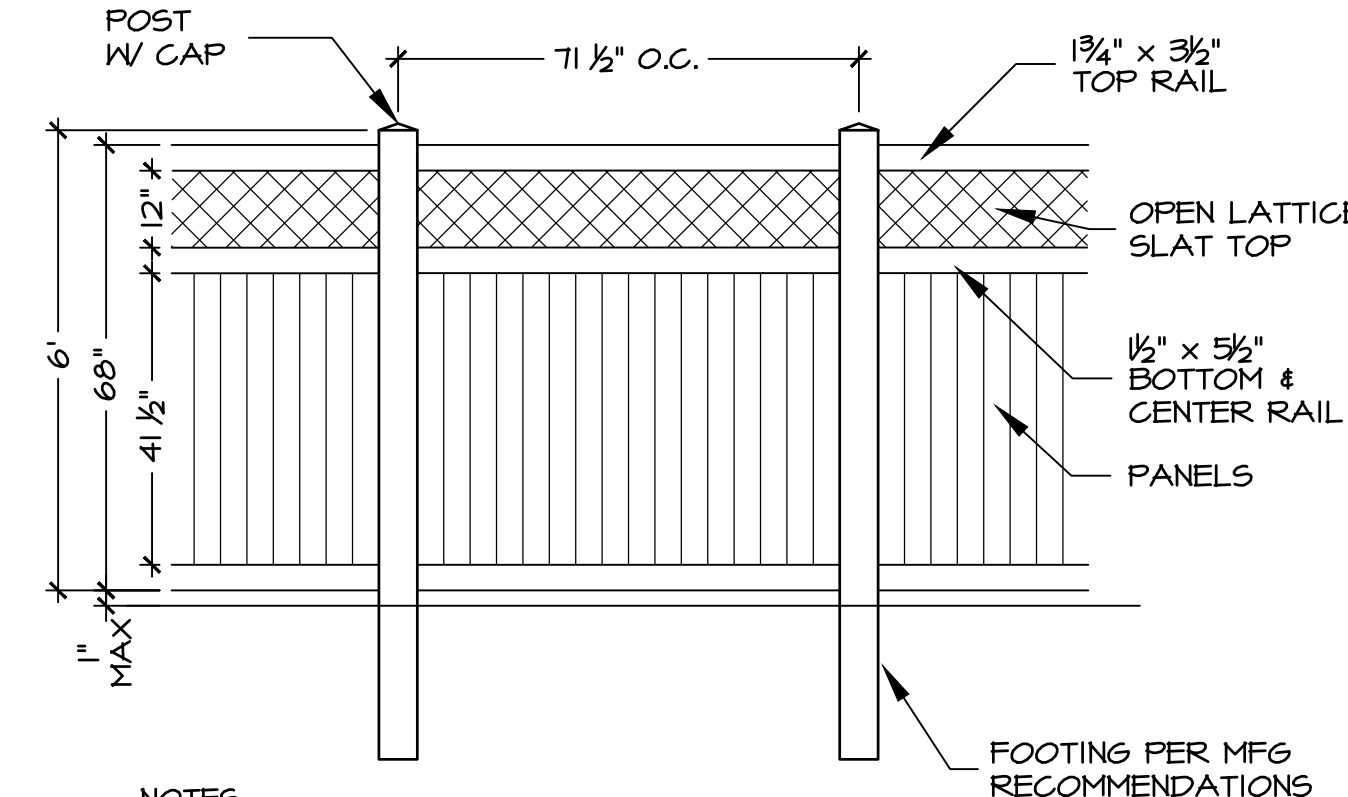


3 PLANTER CUT BED EDGE NOT TO SCALE



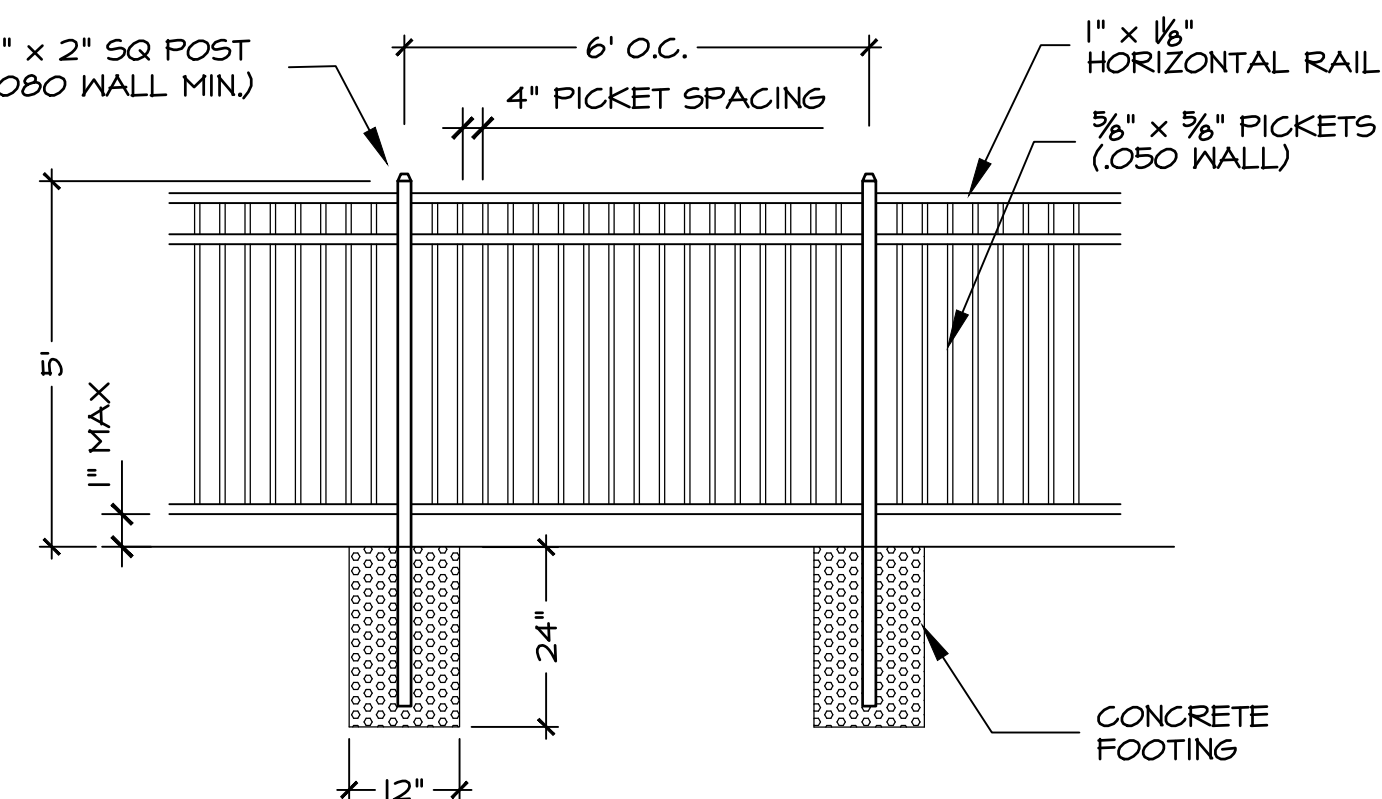
- NOTES:**
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
  2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
  3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

4 VINYL FENCE NOT TO SCALE



- NOTES:**
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
  2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
  3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

5 VINYL LATTICE TOP FENCE NOT TO SCALE



- NOTES:**
1. IRON FENCE STYLE MAY VARY SLIGHTLY.

6 5' IRON FENCE NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
<b>EVERGREEN TREES</b>				
BS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUC'	6-8' HT B4B	30' HT x 15' W
SR	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	6-8' HT B4B	15' HT x 3' W
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B	25' HT x 12' W
WN	WEEPING WHITE SPRUCE	PICEA GLAUC'A 'PENDULA'	6-8' HT B4B	25' HT x 8' W
<b>SHADE TREES (CLASS III)</b>				
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B4B	75' HT x 60' W
RO	RED OAK	QUERCUS RUBRA	2" CAL B4B	70' HT x 45' W
<b>APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, THIS SHT):</b>				
<b>STREET TREES (CLASS II)</b>				
GB	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL B4B	45' HT x 30' W
HB	PYRAMIDAL EUROPEAN HORNBREAM	CARPINUS BETULUS 'FASTIGIATA'	2" CAL B4B	40' HT x 30' W
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B	40' HT x 30' W
PL	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B4B	30' HT x 25' W
PS	REDSPIRE PEAR	PYRUS CALLERYANA 'REDSPIRE'	2" CAL B4B	30' HT x 25' W
MR	MORAIN SWEETGUM	LIQUIDAMBER STYRACIFLUA 'MORAIN'	2" CAL B4B	40' HT x 40' W
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B4B	50' HT x 30' W
<b>ORNAMENTAL TREES (CLASS I)</b>				
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B	30' HT x 15' W
HW	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL B4B	15' HT x 15' W
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KIM'	2" CAL B4B	20' HT x 15' W
SS	SPRINGSNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B4B	20' HT x 15' W
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>				
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL	2' HT x 2' W
BL	BLACK LAGE ELDERBERRY	SAMBUCUS NIGRA 'EVA'	5 GAL	8' HT x 8' W
CM	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	1 GAL	2' HT x 2.5' W
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	3' HT x 3' W
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W
HG	HENRY GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY GARNET'	5 GAL	5' HT x 5' W
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 6' W
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W
MG	MANDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	1 GAL	5' HT x 3' W
MK	MISS KIM LILAC	SYRINGA FUEBESGENS 'MISS KIM'	5 GAL	6' HT x 6' W
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL	1.5' HT x 2' W
SW	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W

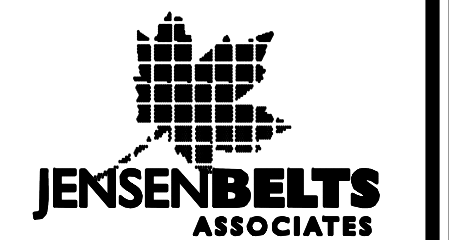


NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH STAR CITY ORDINANCE REQUIREMENTS.
2. REFER TO THIS SHT FOR LANDSCAPE DETAILS AND SHT L5 - SPEC SECTION 32 90 00 FOR LANDSCAPE SPECIFICATIONS.
3. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PERFORMANCE SPEC SECTION 32 84 00, SHT L5.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS (IF PRESENT).
5. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
6. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON THIS SHT. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
8. ALL EXISTING TREES ON-SITE TO BE EVALUATED FOR LOCATION, HEALTH, AND DESIRABILITY PRIOR TO REMOVAL.

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MERIDIAN, ID 83642  
Phone (208) 424-0020

Issue	Description	Date
ISSUE		1-25-21



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ROSTI FARMS SUBDIVISION NO. 3  
STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn JVN  
Checked KCS  
Scale AS SHOWN

Sheet Title  
LANDSCAPE  
DETAILS

Sheet Number  
L4  
5 of 6 Sheets



SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

A. This Section includes provisions for the following items:

- 1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.

1.3 QUALITY ASSURANCE

A. Subcontract landscape work to a single firm specializing in landscape work.

- B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities.
2. Do not make substitutions.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work.
5. Label at least one tree and one shrub of each variety with attached waterproof tag.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
C. Mulch: Submit 1 gal bag of mulch sample for analysis.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping.
B. Trees and Shrubs: Provide freshly dug trees and shrubs.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately.
D. Do not remove container-grown stock from containers until planting time.
E. Do not drop or dump materials from vehicles during delivery or handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage.
B. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area.
1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available.

1.8 SPECIAL PROJECT WARRANTY

- A. Warranty laws through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work.
B. Lay out individual tree and shrub locations and areas for multiple plantings.
3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer.
C. Herbicide: Pre-emergent for topical application in planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".

2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings.
3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.

3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement.
3.4 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment.

3.5 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.

3.6 SOD PREPARATION

- A. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds.
B. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman.
C. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers.

3.9 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components, five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, pipe and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings: reproducible and five prints.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas - 65%, Lawn areas - 100%
2. Layout system to obtain optimum coverage using manufacturer's standard heads.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.

1.7 EXTRA EQUIPMENT

- A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
5. Store above items safely until Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type.
B. Lateral lines: Schedule 40 solvent weld.
C. Sleeve: Class 200 pvc.
D. Fittings: Schedule 40 PVC, solvent-weld type.
E. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "twisttype" nuts.
F. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
B. Lawn heads: pop-up type.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: I furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts.
C. Drip Control Zone Kit: Hunter PCZ-101.
D. Quick coupler valve: brass or bronze construction with hinged top. One per zone

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work.
3.3 SLEEVEING
A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISPPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
3. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice.
B. PVC pipe joints, solvent welded except as indicated.
C. Contractor shall size pipe according to schedule provided.
D. Teehline Drip Line: Place in shallow furrow at 1"2" below finish topsoil grade.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
2. Locate part-circle shrubby heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated.
3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.

3.10 AUTOMATIC CONTROLLER

- A. Install on site as approved.
B. Install typewritten legend inside controller door.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water.
C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water affords all areas is complete, adequate and uniform.
D. Final inspection:
1. Clean, adjust, and balance all systems.
2. Before testing, cap all risers, and install all valves.

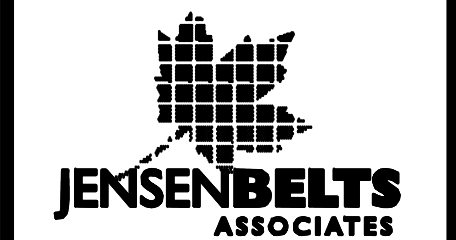
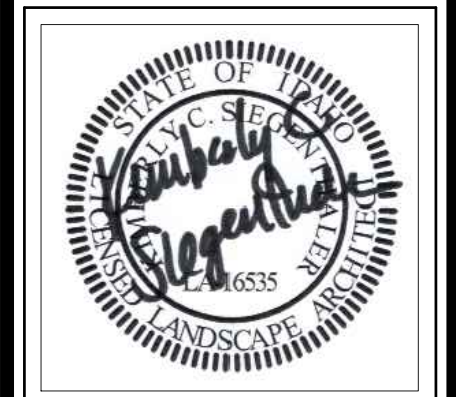
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DEVELOPER

TOLL SOUTHWEST

3103 W. SHERYL DRIVE, STE 100
MERIDIAN, ID 83642
Phone (208) 424-0020

Table with 2 columns: Issue Description, Date. Issue 15-25-21.



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ROSTI FARMS SUBDIVISION NO. 3
STAR, IDAHO

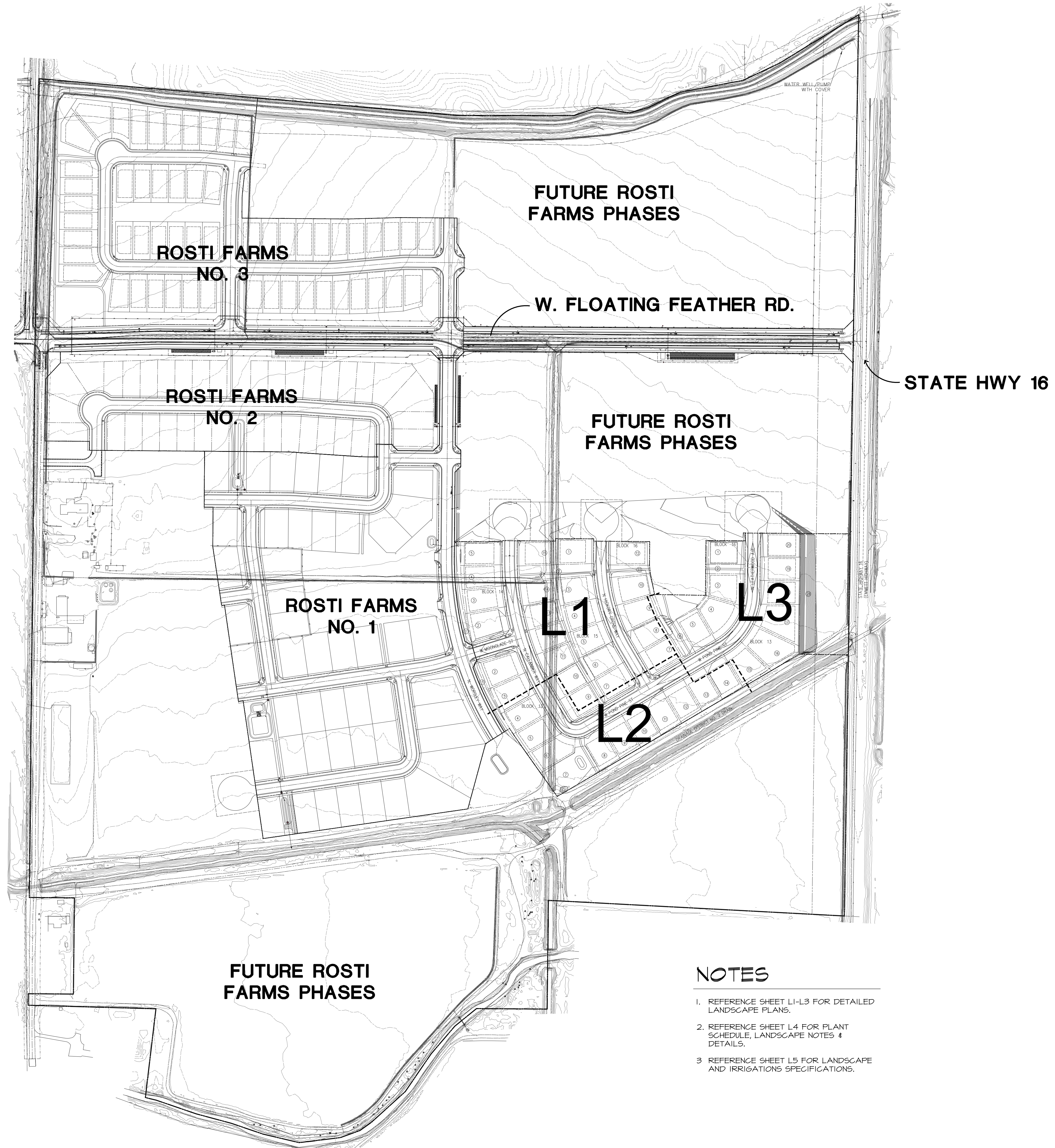
FINAL PLAT LANDSCAPE PLAN

Job Number 2013

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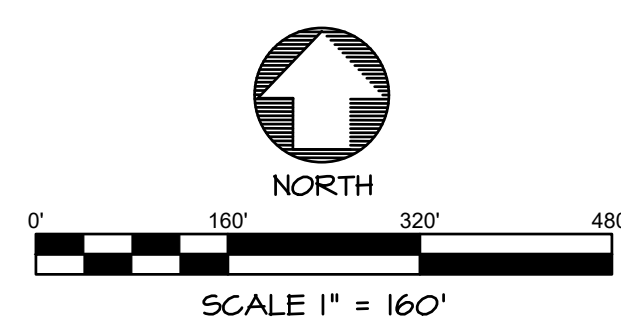
Sheet Title
LANDSCAPE SPECIFICATIONS

Sheet Number
L5
6 of 6 Sheets



**NOTES**

1. REFERENCE SHEET L1-L3 FOR DETAILED LANDSCAPE PLANS.
2. REFERENCE SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS.
3. REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATIONS SPECIFICATIONS.



Issue	Description	Date
ISSUE		3-5-21



**JENSEN BELTS ASSOCIATES**  
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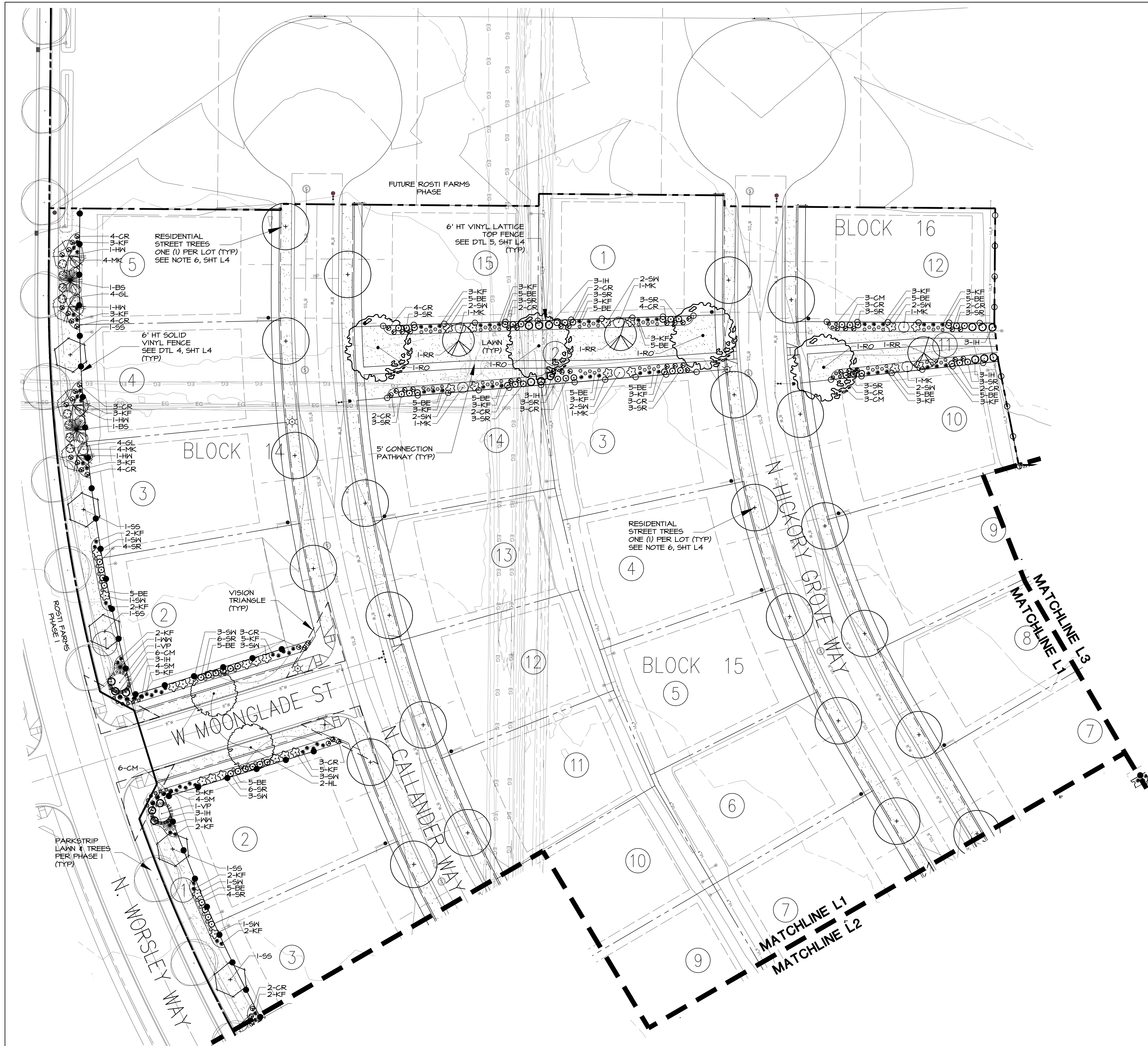
**ROSTI FARMS SUBDIVISION NO. 4**  
**STAR, IDAHO**  
**FINAL PLAT LANDSCAPE PLAN**

Job Number 2013

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Sheet Title  
**OVERALL PLAN**

Sheet Number  
**LO**  
 1 of 6 Sheets



### PLANT SCHEDULE

(REFERENCE SHT L4)

SYM	COMMON NAME
-----	-------------

**EVERGREEN TREES**

BS	COLORADO BLUE SPRUCE
SR	SKYROCKET JUNIPER
VP	VANDERWOLFS PINE
WK	KEEPING WHITE SPRUCE

**SHADE TREES (CLASS III)**

LP	LONDON PLANETREE
RO	RED OAK

APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L4):

**STREET TREES (CLASS II)**

HB	GREENSPIRE LINDEN
HL	PYRAMIDAL EUROPEAN HORNBEAM
PS	SKYLINE HONEYLOCUST
	PACIFIC SUNSET MAPLE
	REDSPIRE PEAR
	MORAIN SWEETGUM
	TULIP TREE

**ORNAMENTAL TREES (CLASS I)**

CP	CHANTICLEER PEAR
HA	HOT WINGS TATARIAN MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRINGSNOW CRABAPPLE

**SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**

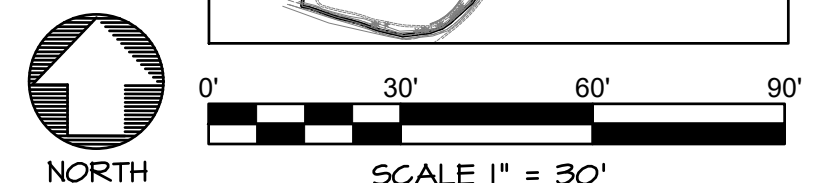
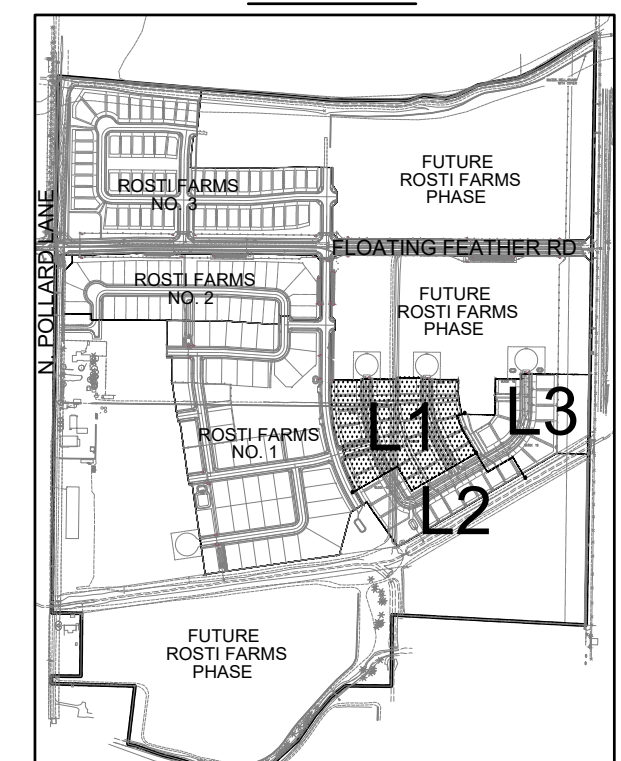
BE	BLACK EYED SUSAN
CM	WALKER'S LOW CATMINT
CR	RED FLOWER CARPET ROSE
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MK	MISS KIM LILAC
SM	SLOWMOUND MISO PINE
SN	SUMMERVAINE NINEBARK

- LAWN
- 6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L4.
- 6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L4.
- 5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 6, SHT L4.

### NOTES

- REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

### KEY MAP



Issue	Description	Date
ISSUE		3-5-21



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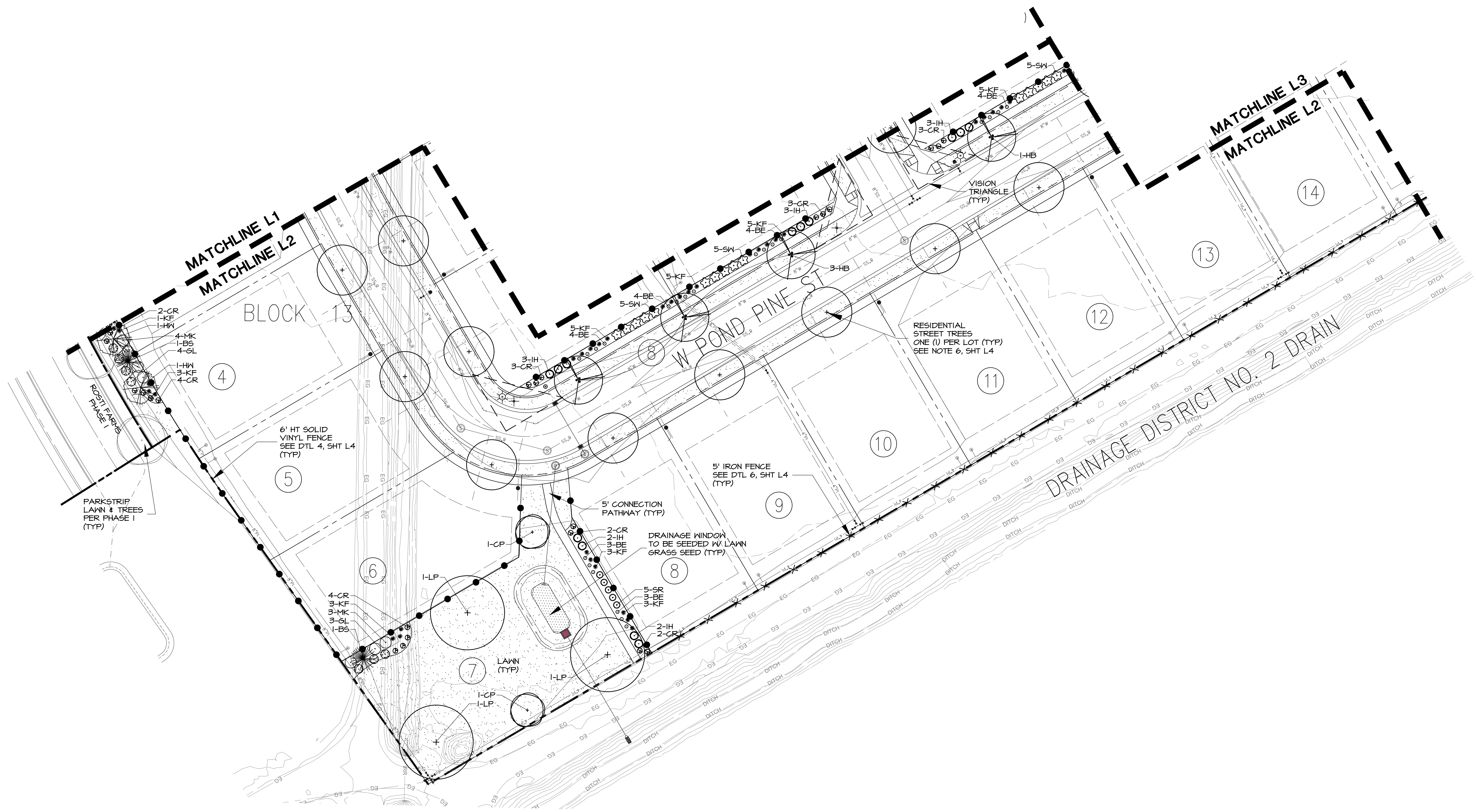
# ROSTI FARMS SUBDIVISION NO. 4 STAR, IDAHO FINAL PLAT LANDSCAPE PLAN

Job Number 2013

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Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**L1**  
2 of 6 Sheets



### PLANT SCHEDULE

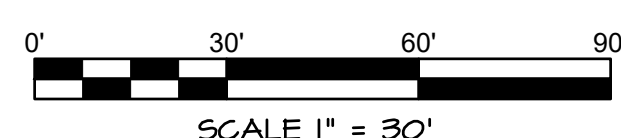
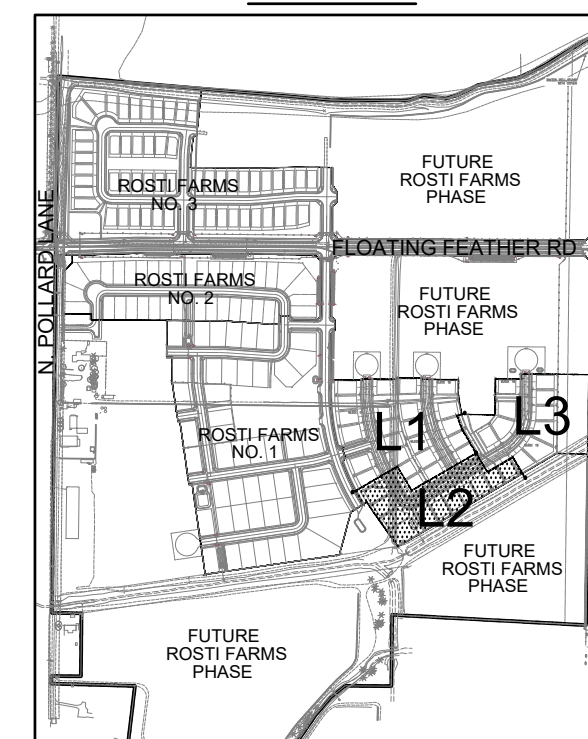
(REFERENCE SHT L4)

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
<b>EVERGREEN TREES</b>					
BS	COLORADO BLUE SPRUCE	CP	CHANTICLEER PEAR	[Pattern]	LAWN
SR	SKYROCKET JUNIPER	HW	HOT WINGS TATARIAN MAPLE	[Pattern]	6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L4.
VP	VANDERWOLFS PINE	RR	ROYAL RAINBOWS CRABAPPLE	[Pattern]	6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L4.
WN	KEEPING WHITE SPRUCE	SS	SPRINGSNOW CRABAPPLE	[Pattern]	5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 6, SHT L4.
<b>SHADE TREES (CLASS III)</b>					
LP	LONDON PLANETREE	BE	BLACK EYED SUSAN	[Symbol]	
RO	RED OAK	CM	WALKER'S LOW CATMINT	[Symbol]	
<b>APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L4):</b>					
<b>STREET TREES (CLASS II)</b>					
HB	GREENSPIRE LINDEN	CR	RED FLOWER CARPET ROSE	[Symbol]	
HL	PYRAMIDAL EUROPEAN HORNBEAM	GL	GRO-LOW SUMAC	[Symbol]	
PS	SKYLINE HONEYLOCUST	IH	IVORY HALO DOGWOOD	[Symbol]	
	PACIFIC SUNSET MAPLE	KF	KARL FOERSTER REED GRASS	[Symbol]	
	REDSPIRE PEAR	MK	MISS KIM LILAC	[Symbol]	
	MORAINÉ SWEETGUM	SM	SLOWMOUND MUGO PINE	[Symbol]	
	TULIP TREE	SN	SUMMERKINE NINEBARK	[Symbol]	

### NOTES

- REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

### KEY MAP



Issue	Description	Date
ISSUE		3-5-21



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**ROSTI FARMS SUBDIVISION NO. 4**  
**STAR, IDAHO**  
**FINAL PLAT LANDSCAPE PLAN**

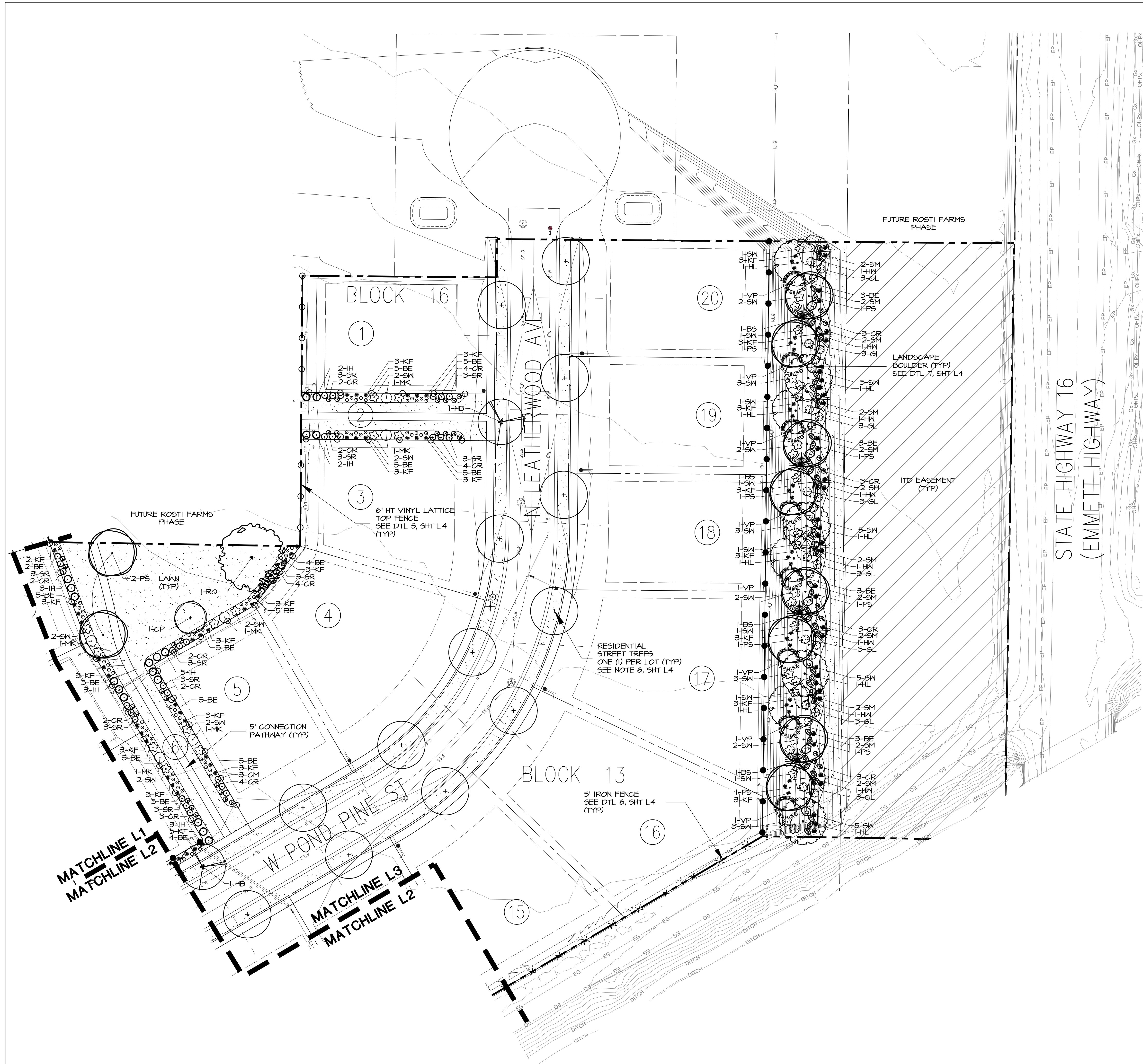
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**LANDSCAPE PLAN**

Sheet Number  
**L2**

3 of 6 Sheets



# PLANT SCHEDULE

(REFERENCE SHT L4)

SYM COMMON NAME

**EVERGREEN TREES**

BS	COLORADO BLUE SPRUCE
SR	SKYROCKET JUNIPER
VP	VANDERWOLFS PINE
WK	KEEPING WHITE SPRUCE

**SHADE TREES (CLASS III)**

LP	LONDON PLANETREE
RO	RED OAK

APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L4):

**STREET TREES (CLASS II)**

HB	GREENSPIRE LINDEN
HL	PYRAMIDAL EUROPEAN HORNBEAM
PS	SKYLINE HONEYLOCUST
	PACIFIC SUNSET MAPLE
	REDSPIRE PEAR
	MORAIN SWEETGUM
	TULIP TREE

**ORNAMENTAL TREES (CLASS I)**

CP	CHANTICLEER PEAR
HM	HOT WINGS TATARIAN MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRINGSNOW CRABAPPLE

**SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**

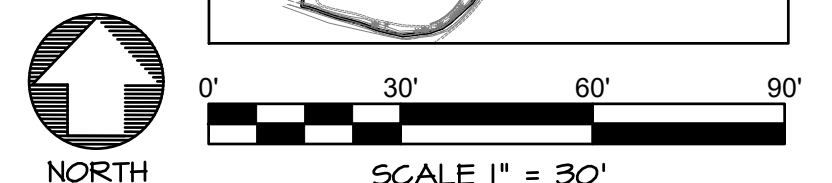
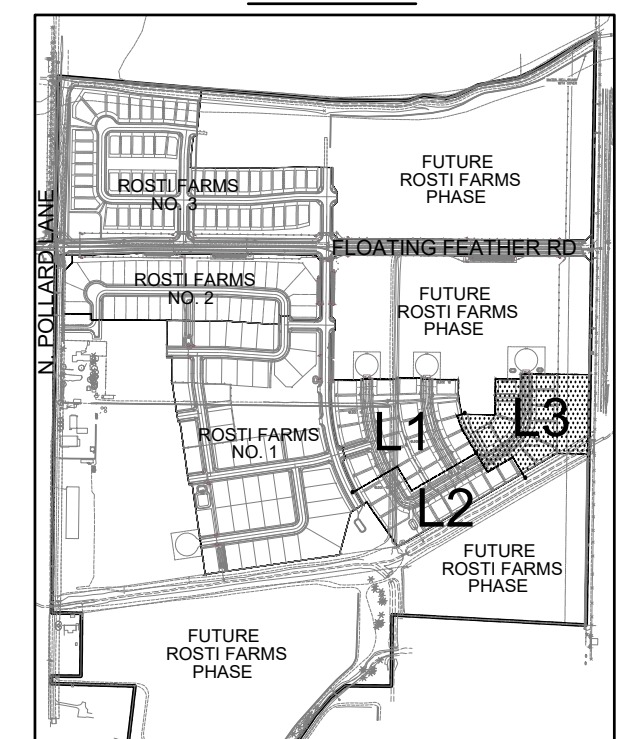
BE	BLACK EYED SUSAN
CM	WALKER'S LOW CATMINT
CR	RED FLOWER CARPET ROSE
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MK	MISS KIM LILAC
SM	SLOWGROW MISO PINE
SN	SUMMERWINE NINEBARK

- LAWN
- 6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L4.
- 6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L4.
- 5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 6, SHT L4.

## NOTES

1. REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
2. REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

### KEY MAP



Issue	Description	Date
ISSUE		3-5-21



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# ROSTI FARMS SUBDIVISION NO. 4

## STAR, IDAHO

### FINAL PLAT LANDSCAPE PLAN

Job Number 2013

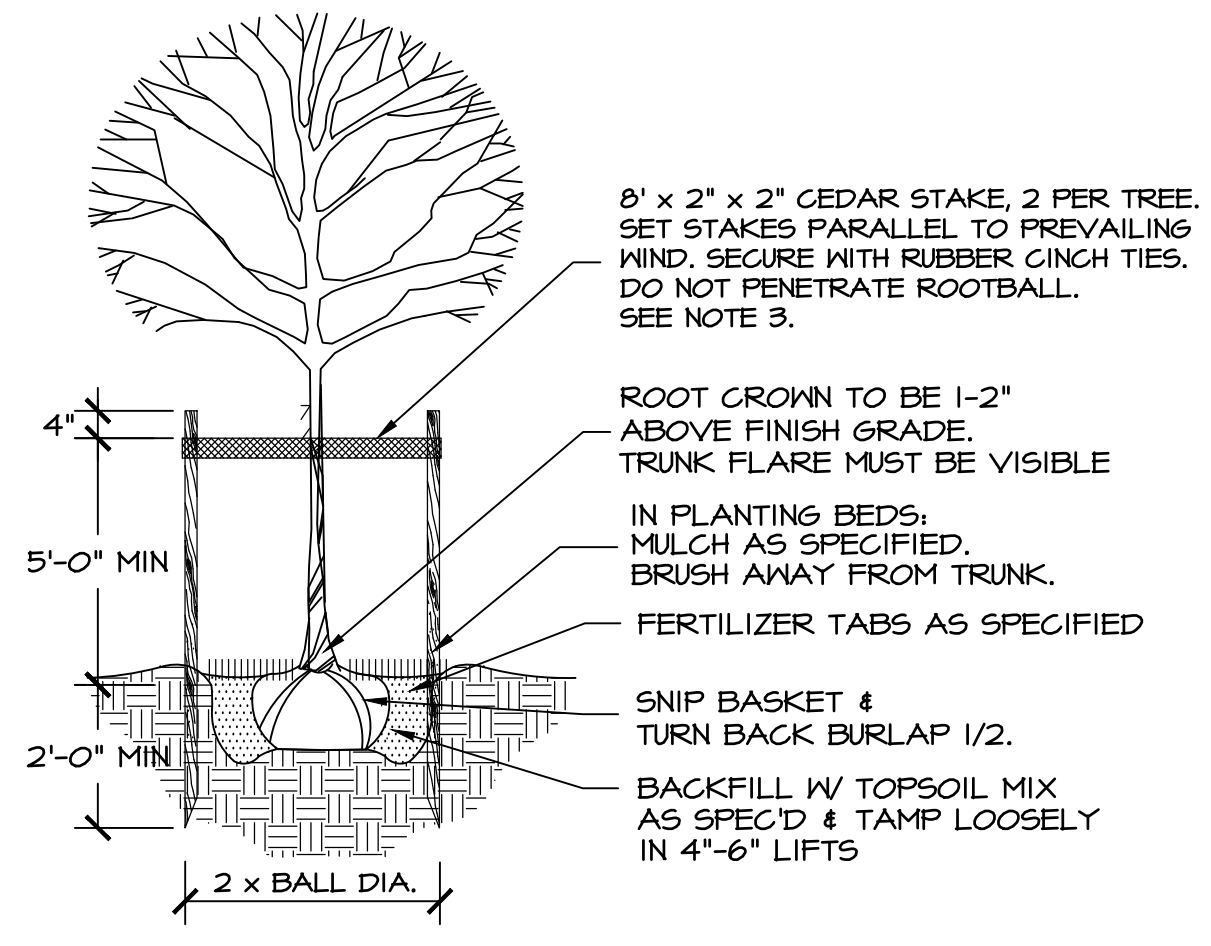
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Sheet Number

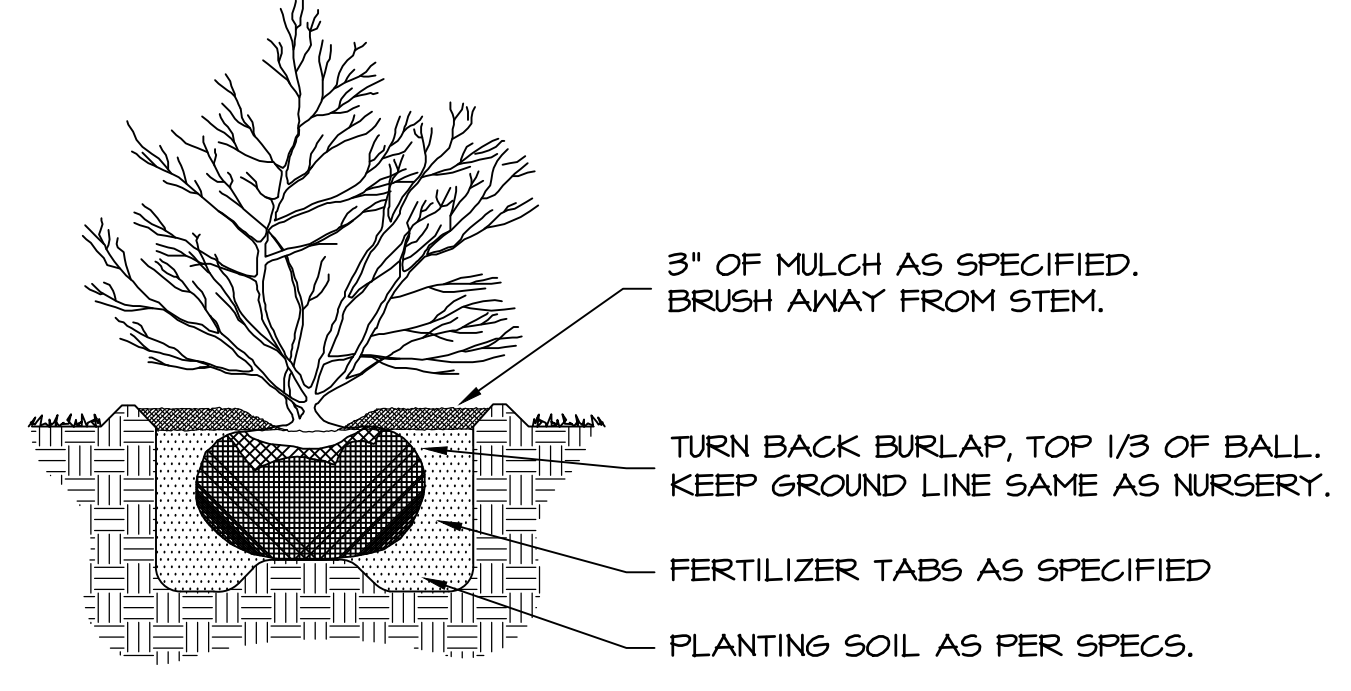
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4 of 6 Sheets



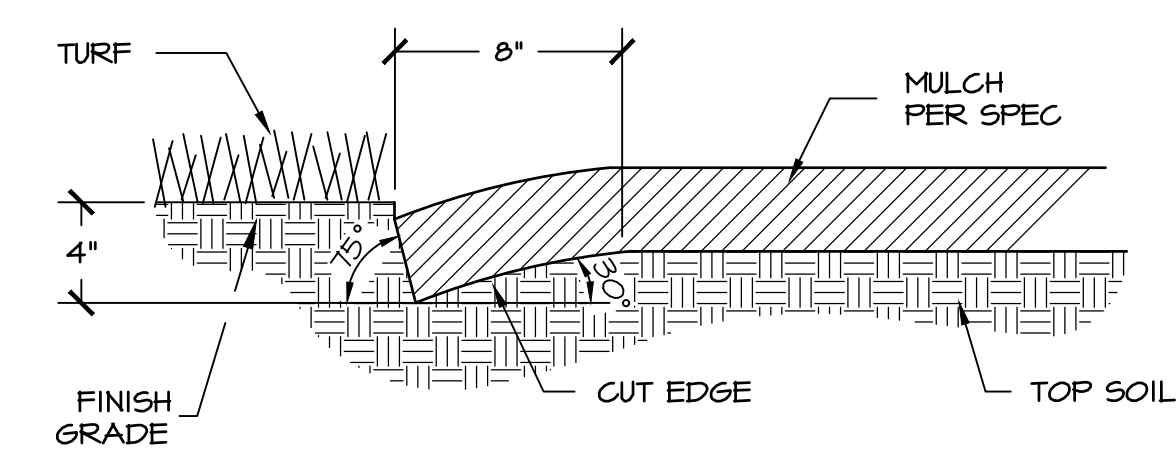
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
  2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/2 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
  3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
  4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

**1 TREE PLANTING/STAKING** NOT TO SCALE

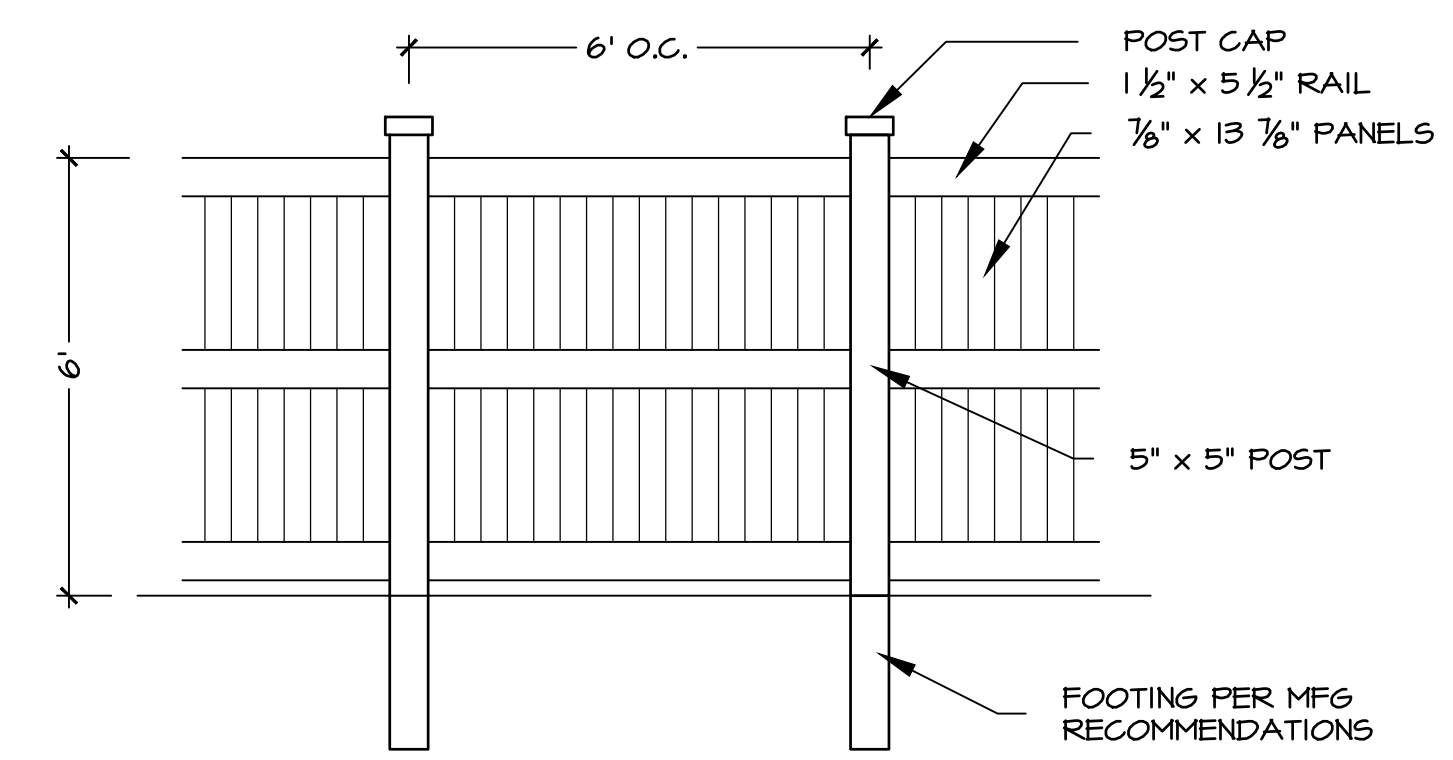


**NOTE:** DIG HOLE TWICE THE SIZE OF ROOTBALL.

**2 SHRUB PLANTING** NOT TO SCALE

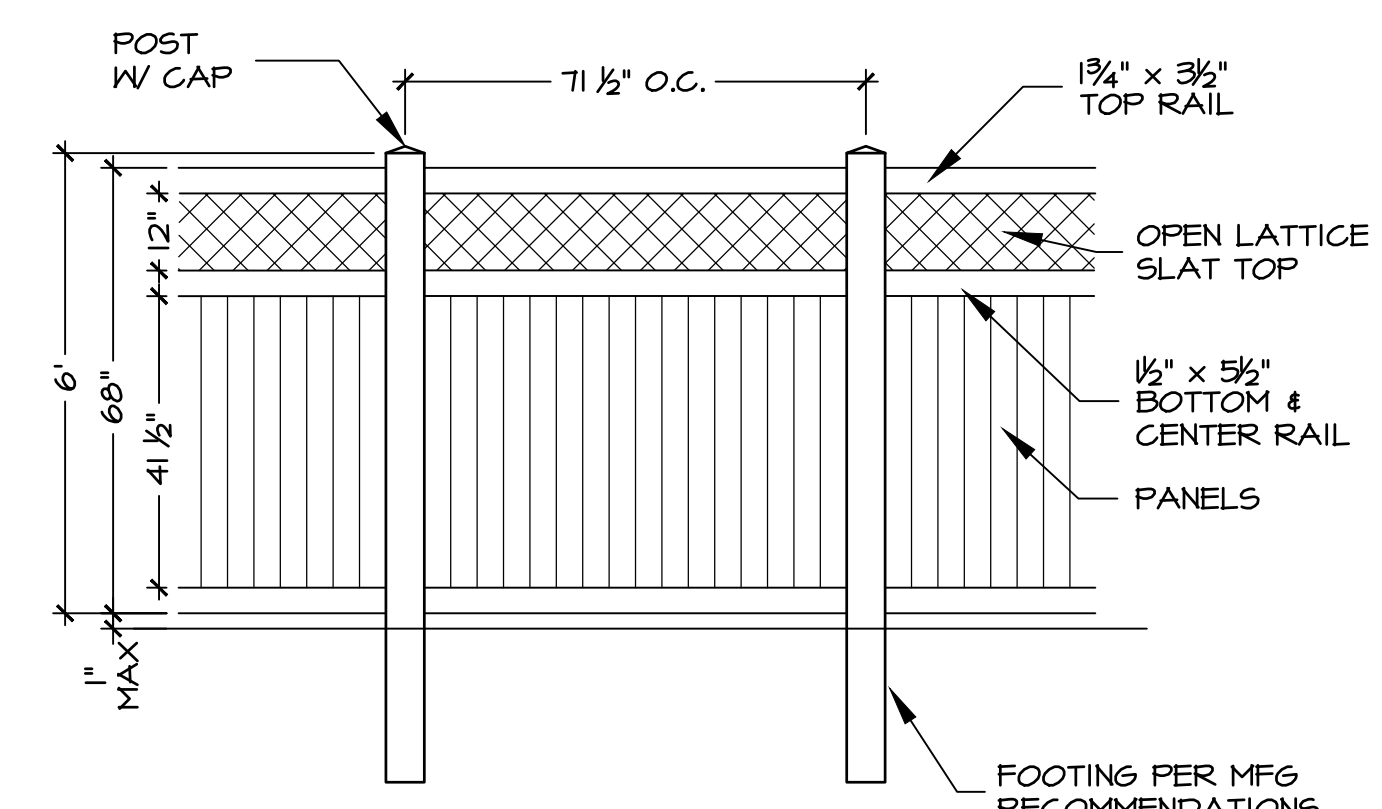


**3 PLANTER CUT BED EDGE** NOT TO SCALE



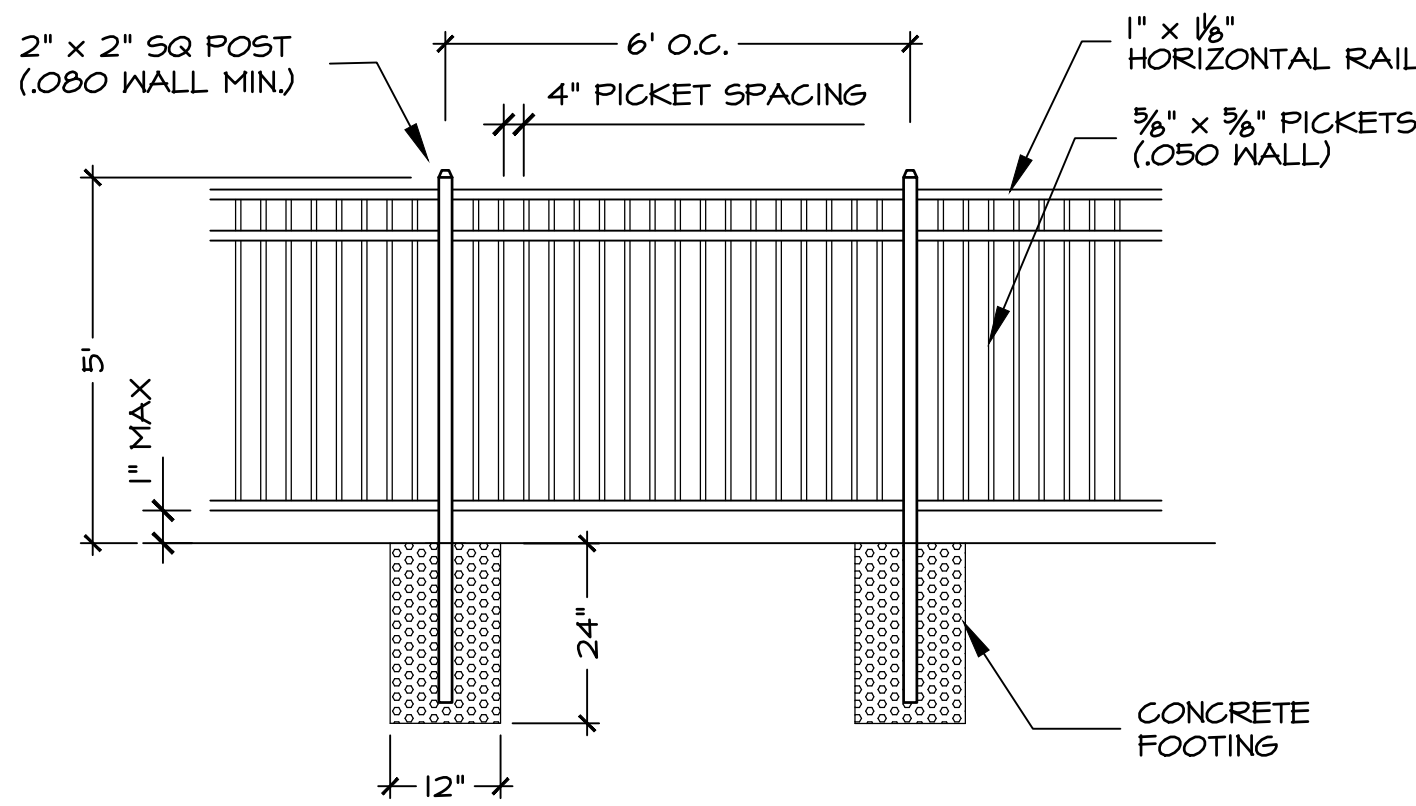
- NOTES:**
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
  2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
  3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

**4 VINYL FENCE** NOT TO SCALE



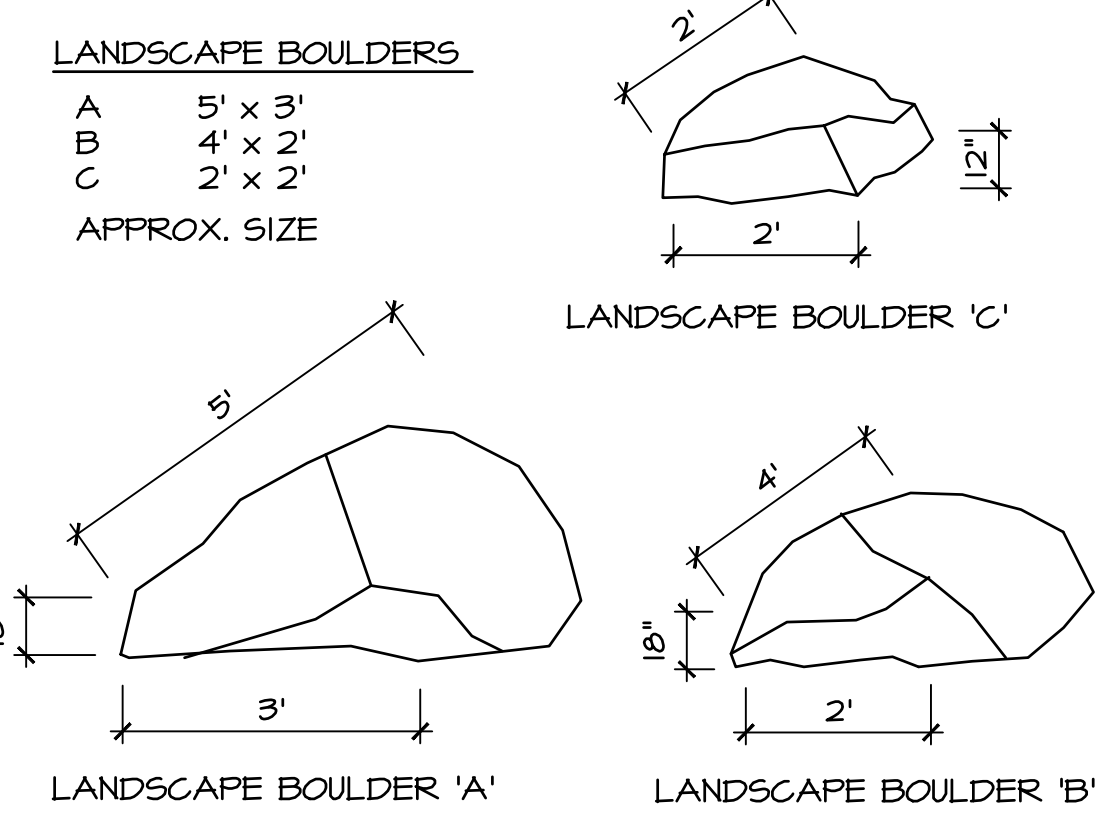
- NOTES:**
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
  2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
  3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

**5 VINYL LATTICE TOP FENCE** NOT TO SCALE



- NOTES:**
1. IRON FENCE STYLE MAY VARY SLIGHTLY.

**6 5' IRON FENCE** NOT TO SCALE



- BOULDER NOTES:**
1. PROVIDE/INSTALL LANDSCAPE BOULDERS. SIZES OF BOULDERS ARE APPROXIMATIONS. SELECTION OF BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SITE DELIVERY. COORDINATE PLACEMENT OF BOULDERS WITH LANDSCAPE ARCHITECT.
  2. BURY BOULDER APPROX. 1/3 OF DEPTH INTO GROUND WHEN PLACING.

**7 LANDSCAPE BOULDERS** NOT TO SCALE

**PLANT SCHEDULE**

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
<b>EVERGREEN TREES</b>				
B5	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B4B	30' HT x 15' W
SR	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	6-8' HT B4B	15' HT x 3' W
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B	25' HT x 12' W
WW	WEEPING WHITE SPRUCE	PICEA GLAUCA 'PENDULA'	6-8' HT B4B	25' HT x 8' W
<b>SHADE TREES (CLASS III)</b>				
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B4B	75' HT x 60' W
RO	RED OAK	QUERCUS RUBRA	2" CAL B4B	70' HT x 45' W
<b>APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, THIS SHT):</b>				
<b>STREET TREES (CLASS II)</b>				
HB	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL B4B	45' HT x 30' W
HL	SKYLINE HONEYLOCUST	CARPINUS BETULUS 'FASTIGIATA'	2" CAL B4B	40' HT x 30' W
HL	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B4B	30' HT x 25' W
PS	REDSPIRE PEAR	PYRUS CALLERYANA 'REDSPIRE'	2" CAL B4B	30' HT x 25' W
	MORaine SWEETGUM	LIQUIDAMBER STYRACIFLUA 'MORaine'	2" CAL B4B	40' HT x 40' W
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B4B	50' HT x 30' W
<b>ORNAMENTAL TREES (CLASS I)</b>				
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B	30' HT x 15' W
HW	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL B4B	20' HT x 15' W
RR	ROYAL RAINDROPS GRABAPPLE	MALUS x 'JFS-KIM'	2" CAL B4B	20' HT x 15' W
SS	SPRINGSNOW GRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B4B	20' HT x 15' W
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>				
BE	BLACK EYED SUSAN	RUDEBECKIA FULGIDA 'GOLDSTRUM'	1 GAL	2' HT x 2' W
CM	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	1 GAL	2' HT x 2.5' W
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	3' HT x 3' W
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W
IH	IVORY HALO DOGWOOD	ICORNIUS ALBA 'BAILHALO'	5 GAL	5' HT x 5' W
KF	KARL FORSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W
MK	MISS KIM LILAC	SYRINGA PUBESCENS 'MISS KIM'	5 GAL	6' HT x 6' W
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL	1.5' HT x 2' W
SW	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W



**NOTES**

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH STAR CITY ORDINANCE REQUIREMENTS.
2. REFER TO THIS SHT FOR LANDSCAPE DETAILS AND SHT L5 - SPEC SECTION 32 40 00 FOR LANDSCAPE SPECIFICATIONS.
3. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PERFORMANCE SPEC SECTION 32 04 00, SHT L5.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS (IF PRESENT).
5. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
6. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. **BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS.** TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON THIS SHT. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
8. ALL EXISTING TREES ON-SITE TO BE EVALUATED FOR LOCATION, HEALTH, AND DESIRABILITY PRIOR TO REMOVAL.

**LANDSCAPE CALCULATIONS**

PRINCIPAL ARTERIAL ROAD LANDSCAPE REQUIREMENTS: PLANT MATERIAL PER 100' - FOUR (4) SHADE TREES, THREE (3) EVERGREEN TREES, TWO (2) ORNAMENTAL TREES, AND TWELVE (12) SHRUBS.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
STATE HWY 16 (PRINCIPAL ARTERIAL)	50'	385' / 100' =	16 SHADE TREES 8 ORNAMENTAL TREES 12 EVERGREENS 47 SHRUBS	16 SHADE TREES 8 ORNAMENTAL TREES 12 EVERGREENS 144 SHRUBS
NUMBER OF TREES PROVIDED ON BUFFERS:			36	
NUMBER OF TREES PROVIDED ON COMMON LOTS:			139	
NUMBER OF TREES PROVIDED ON RESIDENTIAL STREETS:			46	
TOTAL NUMBER OF TREES:			221	

THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

DEVELOPER:  
TOLL SOUTHWEST  
3103 W. SHERYL DRIVE, STE 100  
MERIDIAN, ID 83642  
Phone (208) 424-0020

Issue	Description	Date
ISSUE		3-5-21



**JENSEN BELTS ASSOCIATES**  
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Landscape Architecture  
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Ph. (208) 343-7175  
www.jensenbelts.com

**ROSTI FARMS SUBDIVISION NO. 4**  
**STAR, IDAHO**  
**FINAL PLAT LANDSCAPE PLAN**

Job Number 2013

Drawn JJJ Checked KCS  
Scale AS SHOWN

Sheet Title  
**LANDSCAPE DETAILS**

Sheet Number  
**L4**  
5 of 6 Sheets





December 9, 2019

Engineering Solutions, LLP  
Attn: Shari Stiles  
208.938.0980  
[sharis@engsol.org](mailto:sharis@engsol.org)

Subject: Mail Delivery Method Approval

Shari,

Thank you for contacting the Postal Service to establish delivery for the Rosti Farms Subdivision development in Star Idaho.

Per your requested I am authorizing the developer to use cluster box delivery placed in two locations. Both locations are located on the map and are marked location A and location B. Location A will be at Block 7 Lot 1C on the west side of N Rosti Farms Way placed by the club house parking lot. Location B will be at Block 19 Lot 8c also on the west side of N Rosti Farms Way.

Please keep in mind when ordering your cluster boxes from the manufacturer we request that you get them to number the boxes consecutively. As an example we would want the boxes to be labeled 1-200 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 13 CBU units needed for the development, and there were two parcel lockers per unit the parcel lockers would be numbered 1 through 26. If the CBUs are not numbered correctly, we may refuse to deliver until the numbering has been corrected.

Thank you for your assistance.

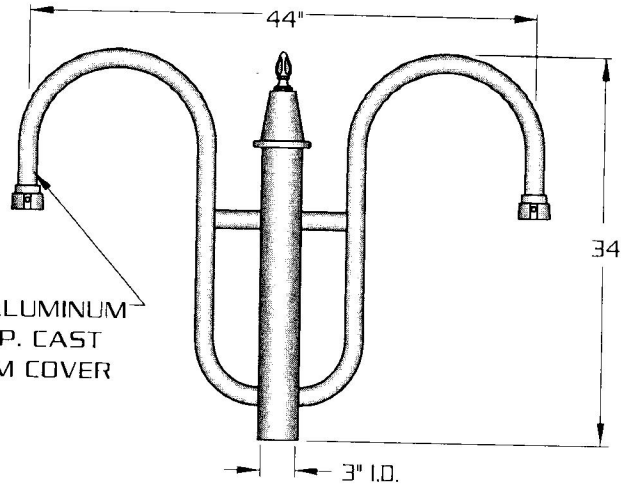
*Mel Norton, Postmaster  
Star ID 83669*

Mel Norton  
Postmaster, Star

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



# XPJ

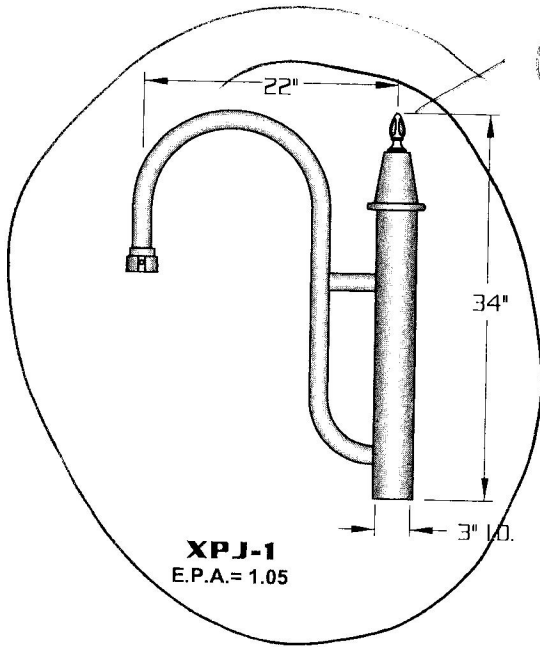


1 5/8" O.D. ALUMINUM  
WITH W.P. CAST  
ALUMINUM COVER

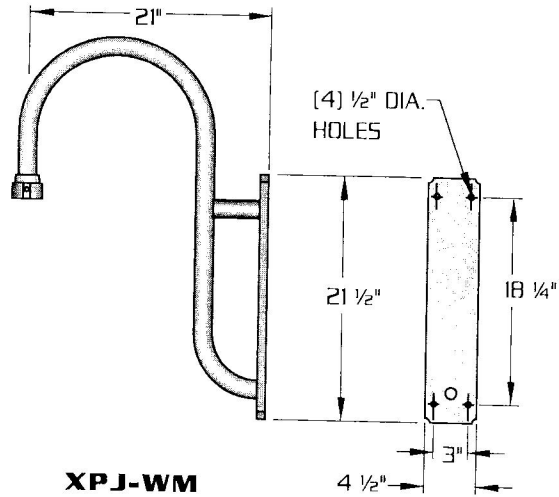
**XPJ-2-180**  
E.P.A. = 1.54

*arm that matches existing down road*

SCALE: 3/4"=1'-0"



**XPJ-1**  
E.P.A. = 1.05



**XPJ-WM**



**DURABLE CORROSION RESISTANT, CAST AND EXTRUDED ALUMINUM CONSTRUCTION.**

# SOLID STATE AREA LIGHTING

## DSS SERIES - VLED

PROJECT NAME: \_\_\_\_\_

FIXTURE TYPE: \_\_\_\_\_

### FEATURES

#### Luminaire

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

#### VLED Optics

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

#### LED Emitters

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

#### LED Driver

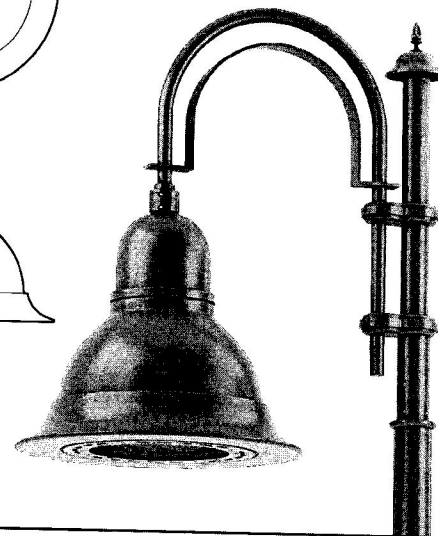
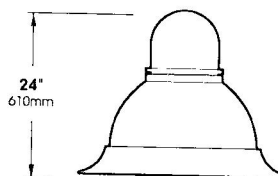
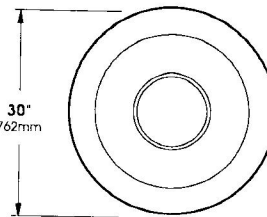
Constant current programmable electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V,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

#### Amber LED's

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

#### Finish

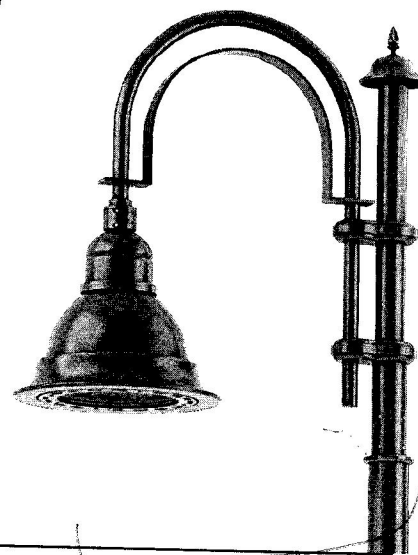
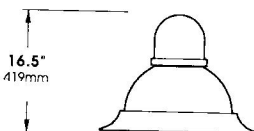
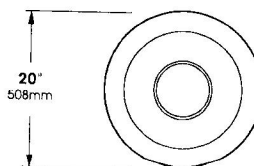
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.



#### DSS30

(Formerly DSS1)

Patent pending



#### DSS20

(Formerly DSS2)

Patent pending

*head that matches  
down the road*



## CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Rosti Farms No 3 Phase: 3 Date: 03/10/2021

Developable Lots: 57 Review No: 1

Developer: Toll Southwest, Lyle Dennison-Swiss

Tel: 208.424.0020 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer: ESE Consultants, Justin Bozovich

Tel: 208.955.6555 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: W Floating Feather and N Pollard Ln

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

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

### FINAL PLAT REVIEW

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



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

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

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

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

**Notes:**

*Additional Final Plat Comments:*

- 

*Additional Construction Drawing Comments:*

-





**Ada County Transmittal**  
**Division of Community and Environmental Health**

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat FP-21-07

Rosti Farms 4

- 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: 3/25/2021



**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

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

Brad Little, Governor  
Jess Byrne, Director

March 26, 2021

By e-mail: [Snickel@staridaho.org](mailto:Snickel@staridaho.org)

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

Subject: Rosti Farms Subdivision Final Plat Phase 4, FP-21-07

Dear Mr. Nickel:

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

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

**1. AIR QUALITY**

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

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

## **2. WASTEWATER AND RECYCLED WATER**

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

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

## **3. DRINKING WATER**

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

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

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

#### 4. SURFACE WATER

- 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. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including

Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

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

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

## 6. ADDITIONAL NOTES

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

Response to Request for Comment

March 26, 2021

Page 5

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

Sincerely,

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

Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

EDMS#: 2021AEK48



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** Ryan B. Field, Assistant City Planner *Shen J. Mub*

**MEETING DATE:** **April 6, 2021**

**FILE(S) #:** FP-21-02 Final Plat, Sunfield Estates

### REQUEST

Applicant requests approval of the Sunfield Estates Subdivision Final Plat. The subject property is generally located on the south side of Beacon Light Road, ¼ mile east of N. Wing Road in Star, Idaho. Ada County Parcel No. S0405110010.

### APPLICANT/OWNER/REPRESENTATIVE

#### REPRESENTATIVE

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

#### OWNER/APPLICANT

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

### PROPERTY INFORMATION

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

### HISTORY

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

## GENERAL DISCUSSION

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

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

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

Setbacks for Residential (R3):

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

Only 1 site amenity was listed on the Preliminary Plat application, development requires 2 site amenities.

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

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

### **Staff analysis of Final Plat Submittal:**

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

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

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

**Mailbox Cluster** – Applicant has not provided approval from the Star Postmaster, Mel Norton for the location of the mailbox cluster for this development. Staff will require this letter of approval before final plat can be signed.



**Streetlights** – Streetlight plan has been submitted does not show a streetlight at the intersection of W. Beacon Light and N. Fire Flower Ave as directed in the public hearing on the preliminary plat. Staff will require an updated streetlight plan to be submitted, showing this light location. Other locations on the submitted plan meet current UDC requirements. Applicant has not submitted a street light design for approval. Staff will require that the applicant submit to the City, for approval the type of light fixture and pole height proposed for the development. Lights must meet current Dark Sky requirements and the fixture must be downward facing. This approval will be required before the final plat will be signed by the City.

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

**Amenities** – Applicant is proposing a pathway system throughout the development within the open space/common areas. This has not been depicted on the included landscape plan nor does the landscape call out a second amenity as directed in the findings of fact. Staff will require an updated landscape plan to be submitted that shows both the pathway and a second amenity for the subdivision. This will be required before the final plat will be signed by the City.

**PUBLIC NOTIFICATIONS**

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

March 10, 2021	Emmett Lateral Water Users Assn.	Direction for Water Rights
March 03, 2021	Keller Associates	Review Checklist

**FINDINGS**

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

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

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

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

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

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

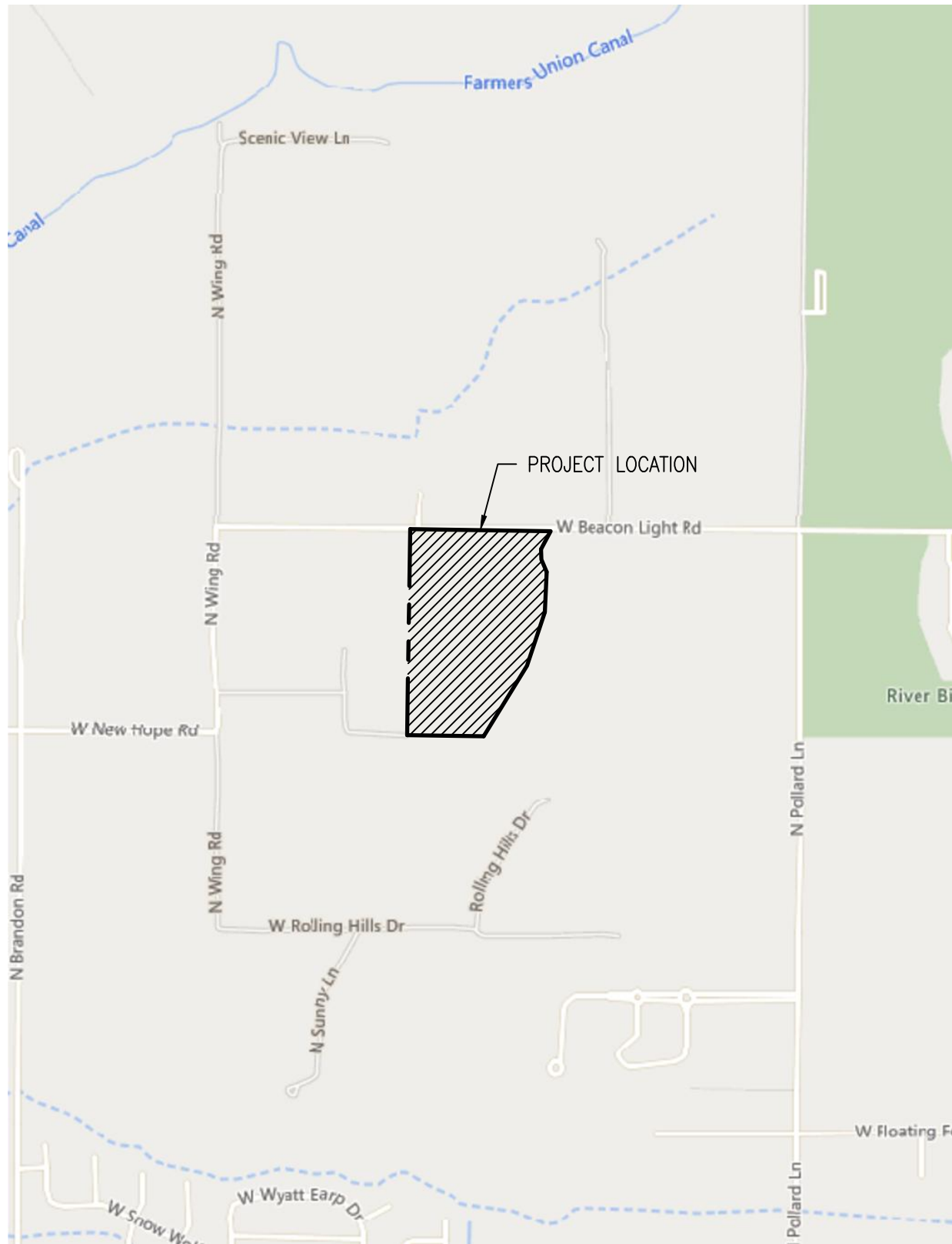
<b>CONDITIONS OF APPROVAL</b>
-------------------------------

1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$964.06 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$66,520.00. The City will allocate funds to roadway improvements in the vicinity of the project.
2. **Streetlight plan needs to be revised and submitted to the City depicting the required streetlight at the intersection of W. Beacon Light Road and N Fire Flower Ave before the final plat can be signed.**
3. **Streetlight design must be submitted to and approved by the City prior to signing the final plat.**
4. **The landscape plan shall be revised to show the walking path and to include the second required amenity. This shall be submitted and approved by the City prior to signing the final plat.**
5. The approved Preliminary Plat for Sunfield Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
6. 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.
7. The final plat shall comply with all requirements of the applicable agencies providing services to this subdivision.
8. As built plans for pressurized irrigation systems shall be submitted to the City of Star.
9. Applicant shall provide the City with one (1) full size and one (1) 11"x17" copy of the **signed recorded final plat** with all signatures, prior to any building permits being issued.
10. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
11. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
12. 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.
13. A copy of signed irrigation agreements shall be sent to the City prior to mylar/final plat signature.
14. All common areas shall be maintained by the Homeowners Association.

15. 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.
16. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees.
- 17. A letter from the US Postal Service shall be given to the City prior to final mylar signature stating the subdivision is in compliance with the Postal Service, including location of mailboxes.**
18. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
- 19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). Sign shall be approved by zoning administrator prior to start of construction.**
20. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
21. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
-------------------------

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



**B  
A  
W**  
**BLAINE A. WOMER**  
 CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

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

SUNFIELD ESTATES SUBDIVISION  
 FIGURE 1  
 VICINITY MAP



## FINAL PLAT APPLICATION

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

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

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative X

Applicant Name: Don Newell  
Applicant Address: PO Box 1939, Eagle, ID Zip: 83616  
Phone: \_\_\_\_\_ Email: ashton.homes@hotmail.com

Owner Name: same as above  
Owner Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: Andrew Newell Firm Name: Blaine A Womer Civil Engineering  
Address: 4355 W. Emerald Street, Suite 145, Boise, ID Zip: 83706  
Phone: 208-593-7555 Email: andrew@bawce.com

### Property Information:

Subdivision Name: Sunfield Estates Subdivision Phase: 1

Parcel Number(s): S0405110010

Approved Zoning: R-3 Units per acre: 2.64

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

Residential: 69 Commercial: 0 Industrial: 0

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

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

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

Changes from approved preliminary plat pertaining to this phase:

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

Amenities: NA

**Flood Zone Data:**

Subdivision Name: Sunfield Estates Subdivision Phase: 1

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

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

**Application Requirements:**

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

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

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

**FEE REQUIREMENT:**

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

  
 \_\_\_\_\_  
 Applicant/Representative Signature

2-12-2021  
 \_\_\_\_\_  
 Date



February 11, 2021  
Project No.: N1420003

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

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

Mr. Nickel,

On behalf of Sunfield, LLC, we are pleased to submit the Final Plat application and required supplements for the Sunfield Estates Subdivision (Project) located west of the intersection of Pollard Lane and Beacon Light Road in Star, ID. More specifically, this project is located a portion of Government Lot 1 of Section 5, Township 4 North, Range 1 West, Boise Meridian. The purpose of this letter is to provide supplemental information for the Project to assist in the review process of this application.


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

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



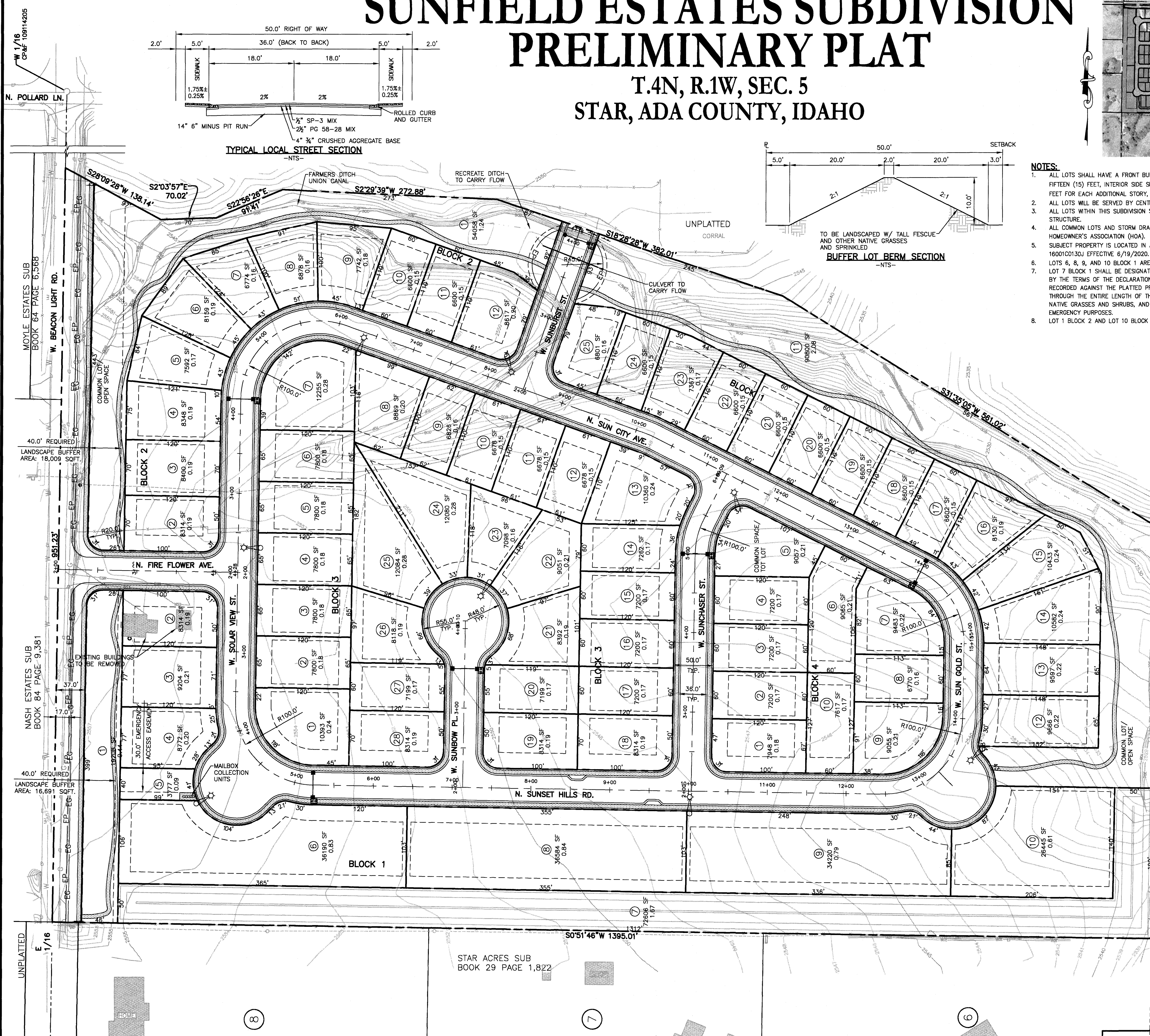
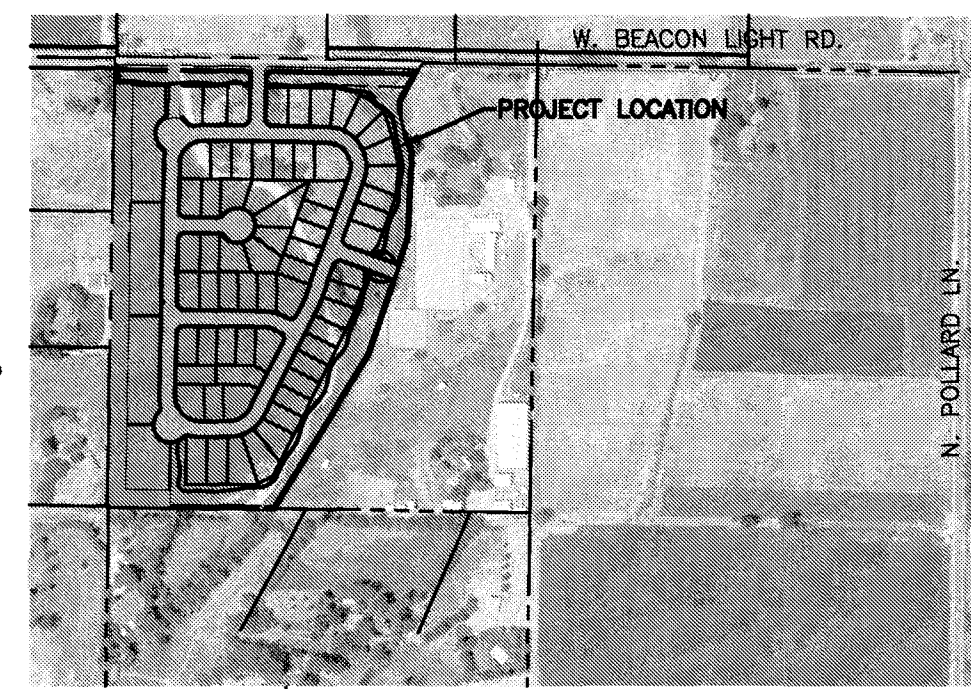
We trust this information will serve as an appropriate informational supplement to the construction plan application. However, should you have any questions or require additional information, please do not hesitate to contact our office.

BLAINE A. WOMER CIVIL ENGINEERING

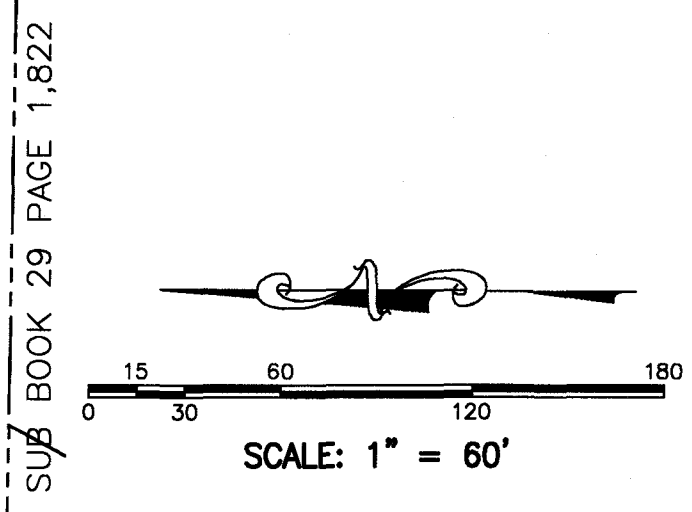
By:   
\_\_\_\_\_  
Andrew Newell, Project Engineer

# SUNFIELD ESTATES SUBDIVISION PRELIMINARY PLAT

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



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



**SITE SUMMARY**

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

**LINE TYPES:**

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

**SYMBOLS:**

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

**ABBREVIATIONS:**

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

**LEAVITT & ASSOCIATES ENGINEERS, INC.**  
STRUCTURAL \* CIVIL SURVEYING

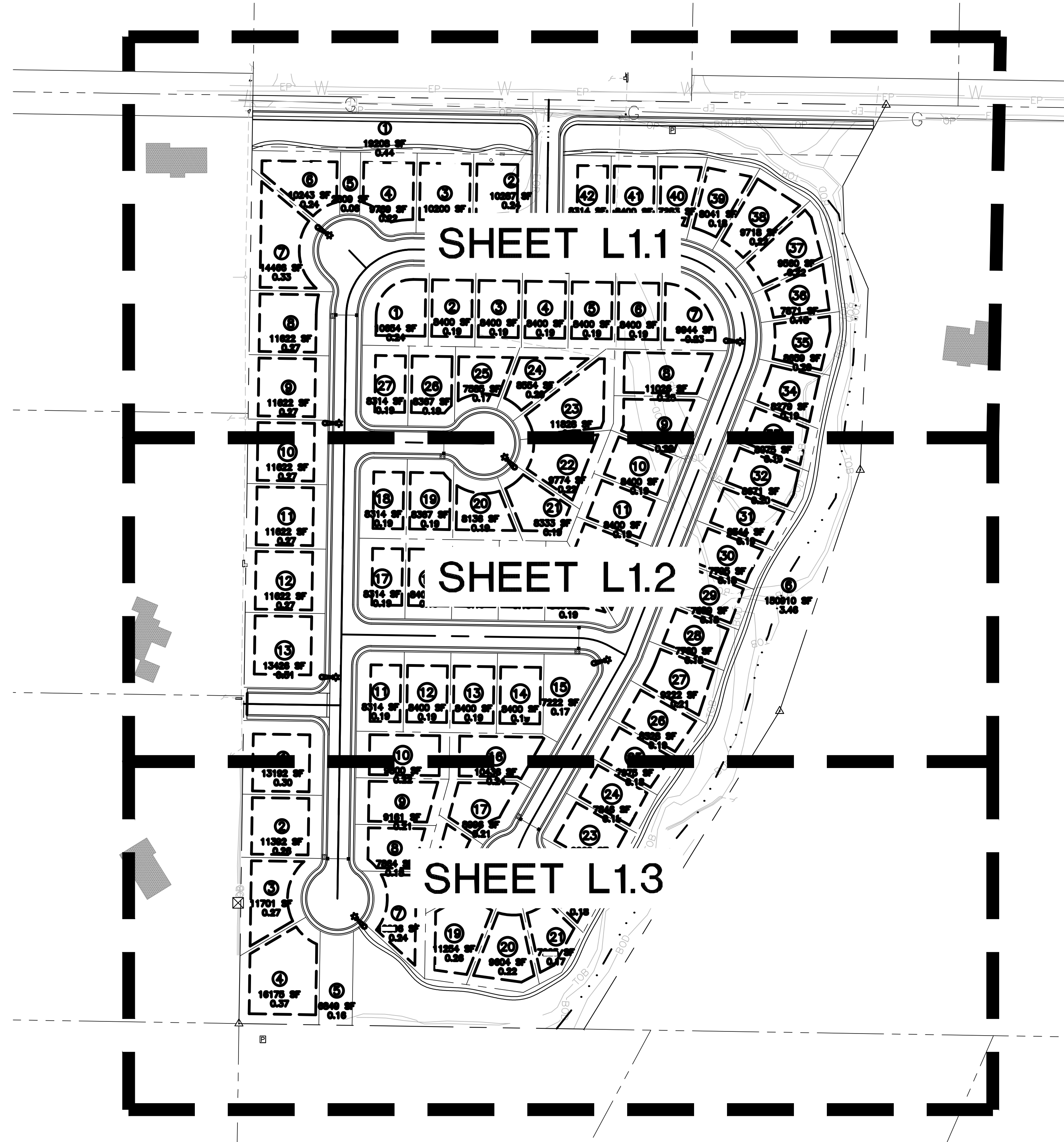
1924 FIRST STREET SOUTH Nampa, IDAHO 83651  
PHONE (208)465-0531 FAX (208)465-5040

**SUNFIELD ESTATES SUBDIVISION PRELIMINARY PLAT**

OWNERS: NASH ESTATES SUB, BOOK 84 PAGE 9,381  
LANDMARK PACIFIC DEVELOPMENT  
P.O. BOX 1939  
EAGLE, ID 83616  
PHONE (208) 401-2161

DATE: 11/06/20  
BY: [Signature]

SCALE: AS NOTED

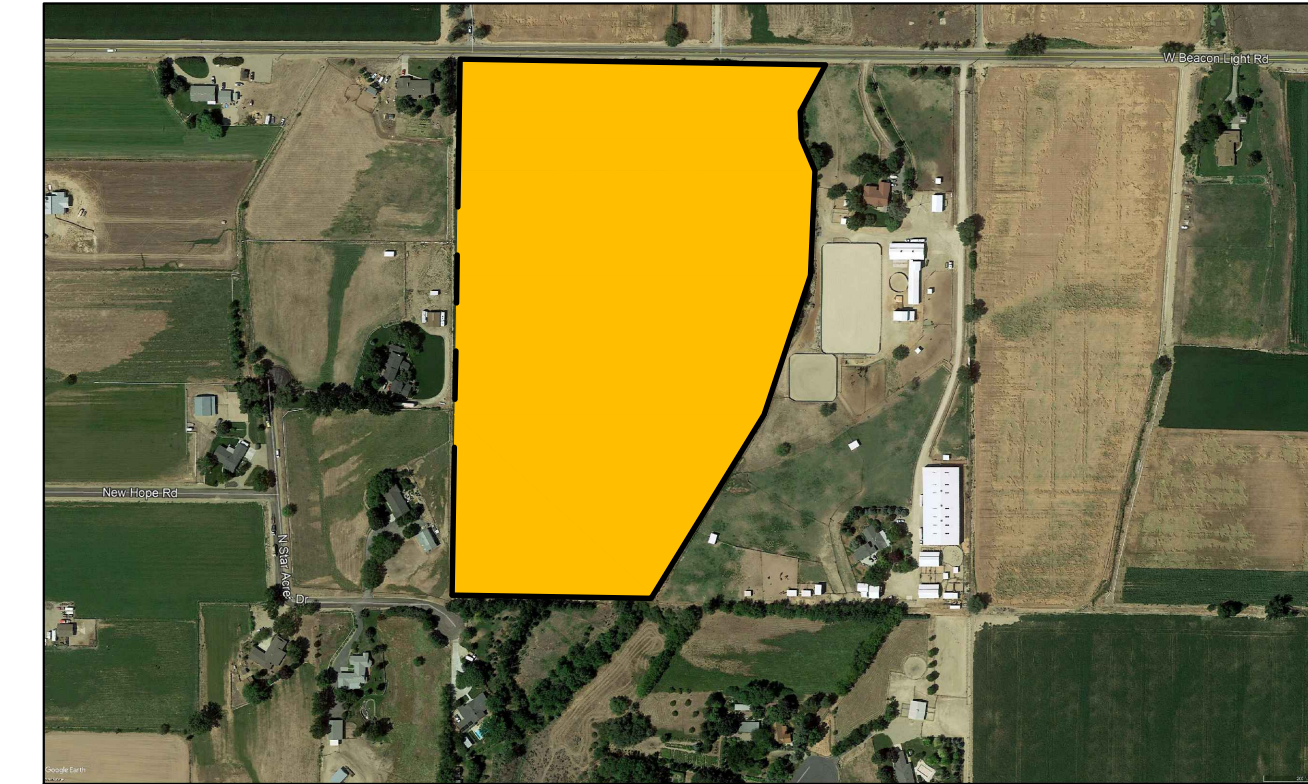


**OVERALL SITE PLAN**

SCALE: 1"=100'-0"

**SEE SHEETS L1.1, L1.2 & L1.3 FOR LANDSCAPE PLANS  
AND SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS**

**PROJECT LOCATION**



**VICINITY MAP**

NTS

**LANDSCAPE CALCULATIONS:**

- **ROADWAY LANDSCAPE BUFFERS:**  
W. BEACON LIGHT ROAD - 851 LINEAR FEET (L.F.)  
26 SHADE TREES REQUIRED AT 3 PER 100 L.F.  
26 EVERGREEN TREES REQUIRED AT 3 PER 100 L.F.  
69 SHRUBS REQUIRED AT 8 PER 100 L.F.
- **ACRES OF DEDICATED OPEN SPACE:**  
APPROXIMATE TOTAL ACREAGE: 3.65 ACRES  
(DOES NOT INCLUDE IN THE ROW'S)
- **COMMON OPEN SPACE TREES:** 36 TREES REQUIRED AT 1 PER 4000 SF.  
36 TREES PROPOSED  
(DOES NOT INCLUDE IN ROAD FRONTAGE COMMON AREAS)
- **EMERGENCY ACCESS/SEWER EASEMENT:** 1 TREE PER 100 LF  
1 TREES REQUIRED  
1 TREES PROPOSED
- **MITIGATION FOR REMOVAL OF EXISTING TREES:**  
EXISTING WILLOW, FRUIT & LOCUSTS - NO MITIGATION REQUIRED

**DEVELOPMENT FEATURES**

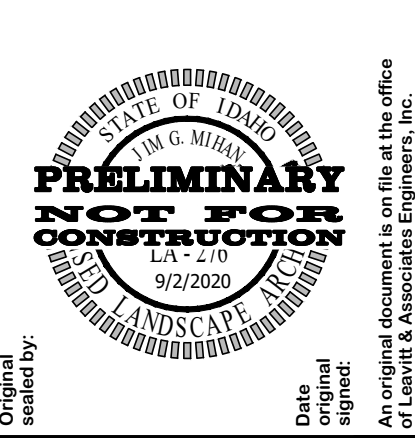
- **ACREAGE**  
TOTAL PARCEL: ACRES 26.1  
TOTAL LOTS: 84  
BUILDABLE LOTS: 80  
COMMON LOTS: 4  
DENSITY DU/ACRE: 3.07/AC  
REQUIRED OPEN SPACE: 170,476 SQFT. (15.00%)  
SHOWN OPEN SPACE: 176,641 SQFT. (15.53%)  
RIGHT OF WAY: 5.49 AC  
MINIMUM LOT SIZE: 7,225 SQFT.  
AVERAGE BUILDABLE LOT AREA: 9,008 SQFT.
- **ZONING**  
EXISTING: RUT  
PROPOSED: R-4
- **SEWAGE DISPOSAL**  
CITY OF STAR SEWER
- **WATER SUPPLY**  
CITY OF STAR
- **CITY**  
CITY OF STAR
- **SCHOOL DISTRICT**  
ADA WEST SCHOOL DISTRICT
- **FIRE DISTRICT**  
CITY OF STAR FIRE DEPARTMENT
- **IRRIGATION DISTRICT**  
FARMERS UNION DITCH CO. LTD

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

2002 S. Vista Ave. slb@slaboise.com  
Boise, ID 83705 www.slaboise.com  
208.342.2999 Office

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**LEAVITT & ASSOCIATES ENGINEERS, INC.**  
STRUCTURAL \* CIVIL SURVEYING

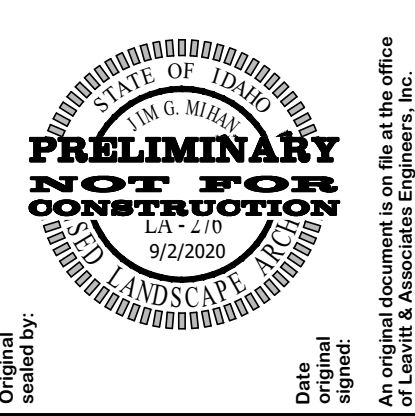


Original sealed by: [Signature] Date: 09/01/2020  
Designed by: ACM  
Drawn by: ACM  
Checked by: JAG  
Job Number: [Blank]  
Delivery Date: 09/01/2020

**SUNFIELD ESTATES**  
STAR, IDAHO  
OWNER/DEVELOPER:  
LANDMARK PACIFIC DEVELOPMENT, INC.  
PO BOX 1939  
EAGLE, ID 83616

No.	DATE	BY	DESCRIPTION	REVISIONS

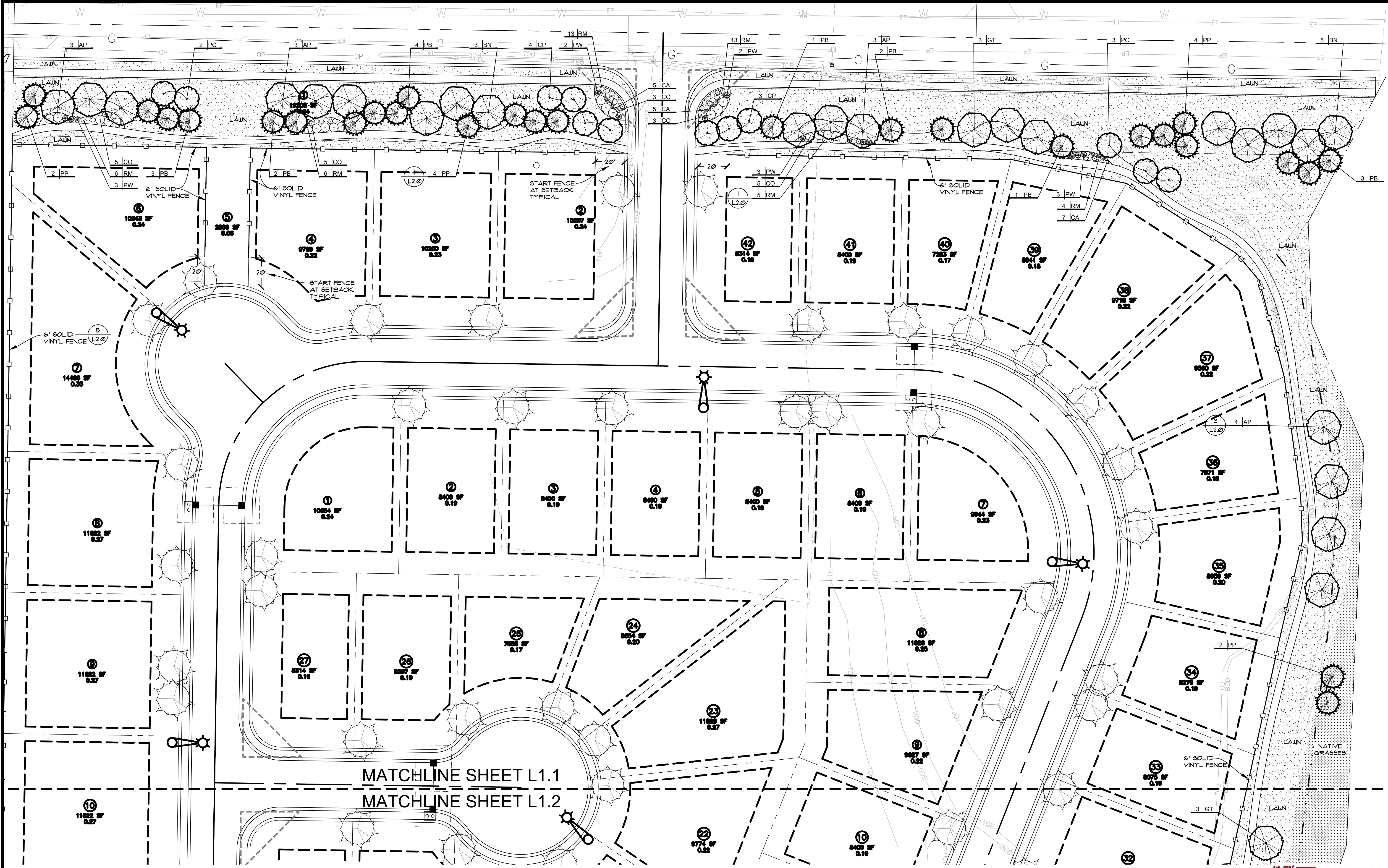
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Original sealed by:	Job Number:	Checked By:	Drawn By:	Designed By:	Delivery Date:
	JAG	JAG	ACM	ACM	07/30/2020

<b>SUNFIELD ESTATES</b> STAR, IDAHO	OWNER/DEVELOPER: LANDMARK PACIFIC DEVELOPMENT INC. EAGLE, ID 83616
--	--

No.	DATE	BY	DESCRIPTION



**LANDSCAPE PLAN**  
 SCALE: 1"=30'-0"

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,  
 SHEETS L1.1, L1.2 & L1.3 FOR LANDSCAPE PLANS  
 AND SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS**

- LEGEND:**
- LAWN AREA - Dwarf Turf Type Tall Fescue
  - NATIVE GRASS SEEDING AREA - SEE NOTE #16, SHEET L2.0
  - 6' HGT. VINYL PRIVACY FENCING (SEE DETAIL 5/L2.0)
  - 6' HGT. VINYL SEMI-PRIVACY FENCING (SEE DETAIL 6/L2.0)

**SOUTH BECK & BAIRD**  
 South Landscape Architecture P.C.  
 Dba South Beck & Baird  
 Landscape Architecture P.C.  
 2002 S. Vista Ave  
 Boise, ID 83705  
 208.342.2999 Office  
 sla@slaboise.com  
 www.slaboise.com

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**LANDSCAPE PLAN**

SCALE: 1"=30'-0"

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,  
SHEETS L1.1, L1.2 & L1.3 FOR LANDSCAPE PLANS  
AND SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS**

**LEGEND:**

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**LEAVITT & ASSOCIATES ENGINEERS, INC.**  
 STRUCTURAL \* CIVIL SURVEYING  
 1324 FIRST STREET SOUTH NAMPA IDAHO 83651  
 PHONE (208)465-0333/463-7670 FAX (208)463-9040

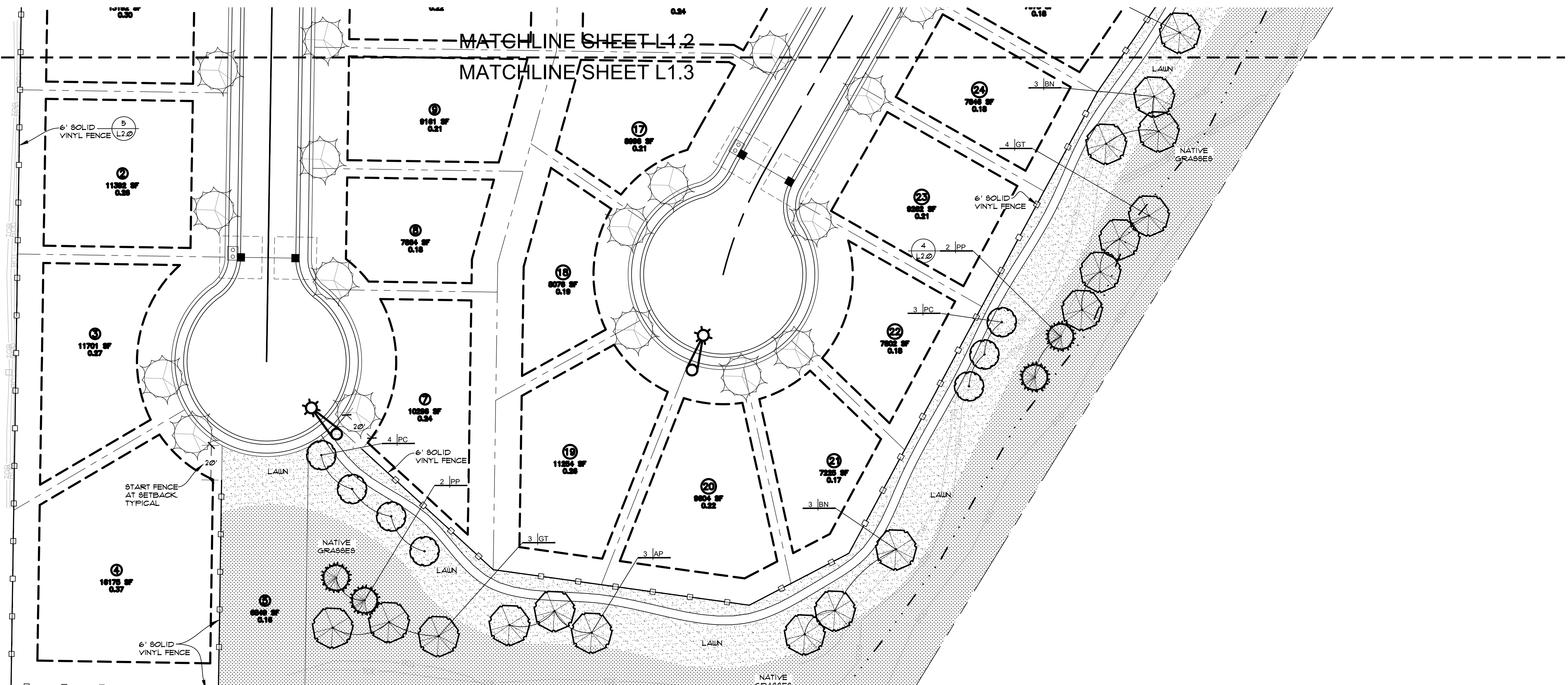
**PRELIMINARY NOT FOR CONSTRUCTION**  
 LANDSCAPE ARCHITECTURE  
 8/2/2020

Original issued by:	Job Number:	Checked By:	Drawn By:	Designed By:	Delivery Date:
	JAG	ACM	ACM	ACM	07/30/2020

**SUNFIELD ESTATES**  
 STAR, IDAHO  
 OWNER/DEVELOPER:  
 LANDMARK PACIFIC DEVELOPMENT INC.  
 PO BOX 1939  
 EAGLE, ID 83616

No.	DATE	BY	DESCRIPTION	REVISIONS

MATCHLINE SHEET L1.2  
 MATCHLINE SHEET L1.3



**LANDSCAPE PLAN**  
 SCALE: 1"=30'-0"

**SEE SHEET L1.0 FOR OVERALL SITE PLAN,  
 SHEETS L1.1, L1.2 & L1.3 FOR LANDSCAPE PLANS  
 AND SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS**

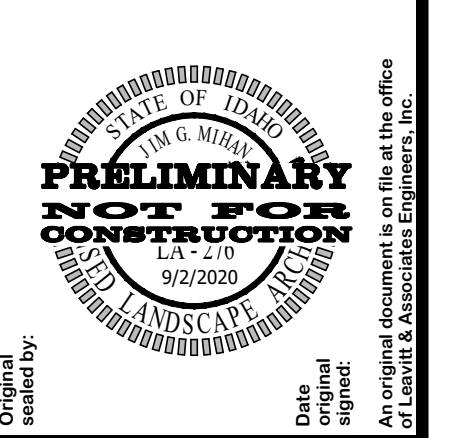
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**SUNFIELD ESTATES**  
 STAR, IDAHO  
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 LANDMARK PACIFIC DEVELOPMENT INC.  
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No.	DATE	BY	DESCRIPTION

# PLANT SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
<b>TREES</b> (*NOTE: ALL TREES TO BE GRADE #1)				
AP	<i>Acer platanoides</i> 'Columnarbroad' Fairway Maple	2" B4B	40' hgt. 25' wide	CLASS II
BN	<i>Betula nigra</i> Multi-trunk River Birch	2" B4B	40' hgt. 35' wide	CLASS II
CP	<i>Crataegus phaenopyrum</i> Washington Hawthorn	2" B4B	25' hgt. 20' wide	CLASS I
GT	<i>Gleditsia triacanthos</i> 'Draves' Streetkeeper Honeylocust	2" B4B	45' hgt. 20' wide	CLASS II
PB	<i>Picea omorika</i> 'Bruns' Bruns Serbian Spruce	6' hgt. B4B	30' hgt. 10' wide	CONIFER
PC	<i>Prunus cerasifera</i> 'Krauter Vesuvius' Krauter Vesuvius Plum	2" B4B	20' hgt. 15' wide	CLASS I
PP	<i>Picea pungens</i> glauca 'Colorado blue' Colorado Blue Spruce	6' hgt. B4B	45' hgt. 20' wide	CONIFER
<b>SHRUBS</b>				
CO	<i>Cornus alba</i> 'Ballhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
FW	<i>Pinus strobus</i> 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	3' hgt. 4' wide	
RM	<i>Rosa 'Meigalpio'</i> Red Drift Groundcover Rose	2 Gal.	18" hgt. 3' wide	
<b>GROUND COVERS/ GRASSES/ PERENNIALS</b>				
CA	<i>Calamagrostis x. acutiflora</i> 'Overdam' Dwarf Feather Grass	1 Gal. @ 36" O.C.	3' hgt. x 2' wide	

# RESIDENTIAL LOT STREET TREE LIST

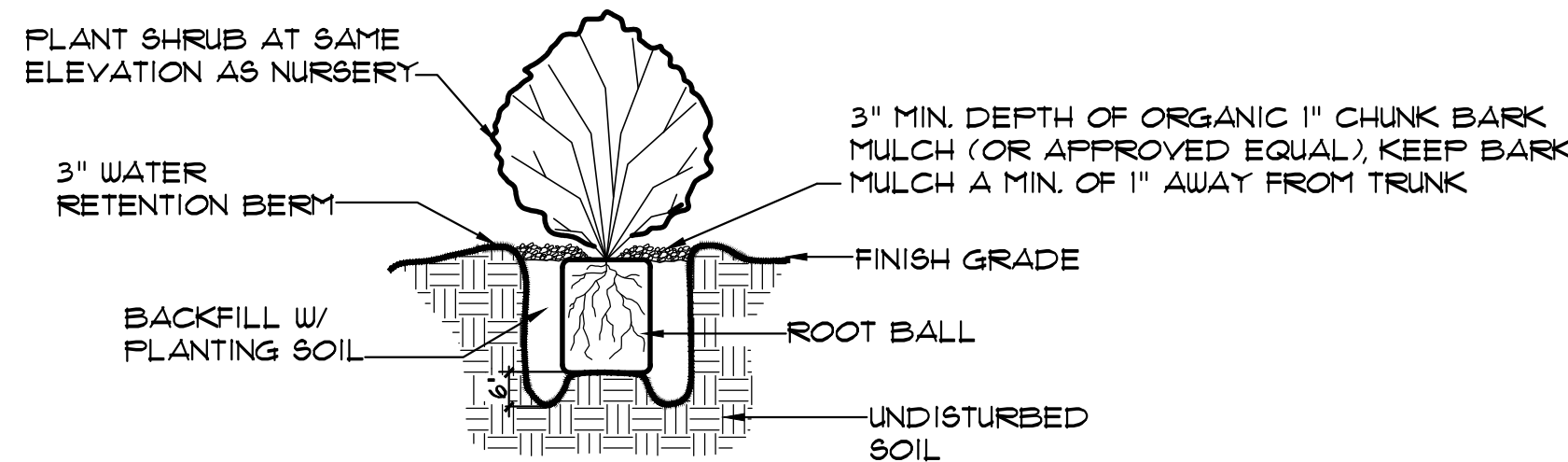
BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE
<b>TREES</b>		
<i>Acer platanoides</i> 'Fairview' Fairview Maple	2" B4B	45' hgt. 35' wide
<i>Fraxinus pennsylvanica</i> 'Urbanite' Urbanite Green Ash	2" B4B	35' hgt. 30' wide
<i>Pyrus calleryana</i> 'Holmford' Bradford Flowering Pear	2" B4B	35' hgt. 30' wide
<i>Quercus rubra</i> Red Oak	2" B4B	30' hgt. 25' wide

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

# LANDSCAPE NOTES

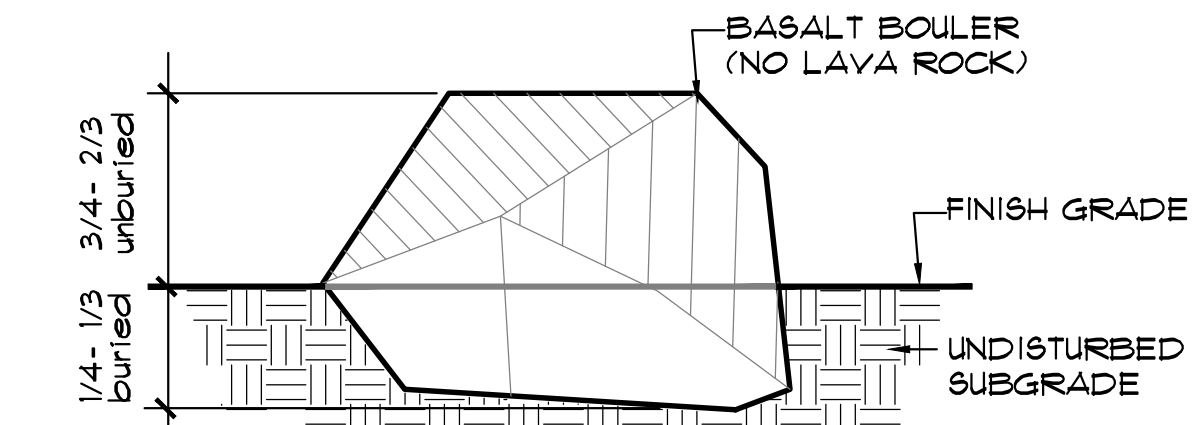
- All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition. All plant material shall be Grade #1 or better.
- All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.
- All lawn areas shall be hydro-seeded with 100% Turf Type Tall Fescue (*Festuca arundinacea*). Lawn to be seeded @ a rate of 10 lbs. per 1000 sq. ft. OR per seed manufacturer's recommendations. Contractor shall provide (at time of bid) an add/alternate price per square foot for seed in place of lawn seeding AND coordinate installation with the owner.
- All plant material shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the Owner.
- Planting backfill for trees and planting beds shall be 5 parts topsoil and 1 part compost with straw. Stake all trees per details.
- All seeded/sodded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Top soil from site shall be used, if meeting these standards. Place 1/2" compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.
- Fertilize all trees and shrubs with 'Agriform' planting tablets, 21 gram. Quantity per manufacturer's recommendation.
- Plant material shall not be substituted without the written permission of Owner. Submit names of three suppliers contacted if substitution is requested and plant material specified is not available.
- Shrub planting beds shall be shovel edged to create a distinct separation of landscape types.
- Immediately clean up any topsoil, or other debris on site created from landscape operation and dispose of properly off site.
- All common landscape areas shall have an automatic underground sprinkler system which insures complete coverage and is properly zoned for required water uses. Planter strips shall have Hunter PRO-spray heads and the common area shall have 6" PGP-ADJ and/or 1-20 gear driven heads with head to head coverage. All shrub beds shall be drip irrigated per manufacturer's recommendations. The irrigation system shall be design built by a qualified irrigation contractor. Coordinate water availability and service locations with the civil engineering plans.
- Coordinate all drainage areas and utilities with tree locations and adjust per field conditions.
- All trees in roadway planter strips to be centered between back of curb and sidewalk.
- Seepage beds must be protected from any and all contamination during the construction and installation of the landscape irrigation system.
- Irrigation for the landscape provided by pressurized irrigation system, see civil engineering drawings.
- Native grass seeding areas shall be broadcast or hand seeded in early spring or late fall when natural precipitation and growing conditions are conducive to optimum germination and seed survival rates. No fertilizer shall be applied. Seed with the following seed mix:

Seed shall be a state-certified seed of mixed species, proportioned by weight as follows:  
**Seed Mixture:** Pure Live Seed % Mix  
 Sheep Fescue 1/3  
 Cheating Fescue 1/3  
 Hard Fescue 1/3  
 Total Seed 4-5 lbs per 1,000 SF.

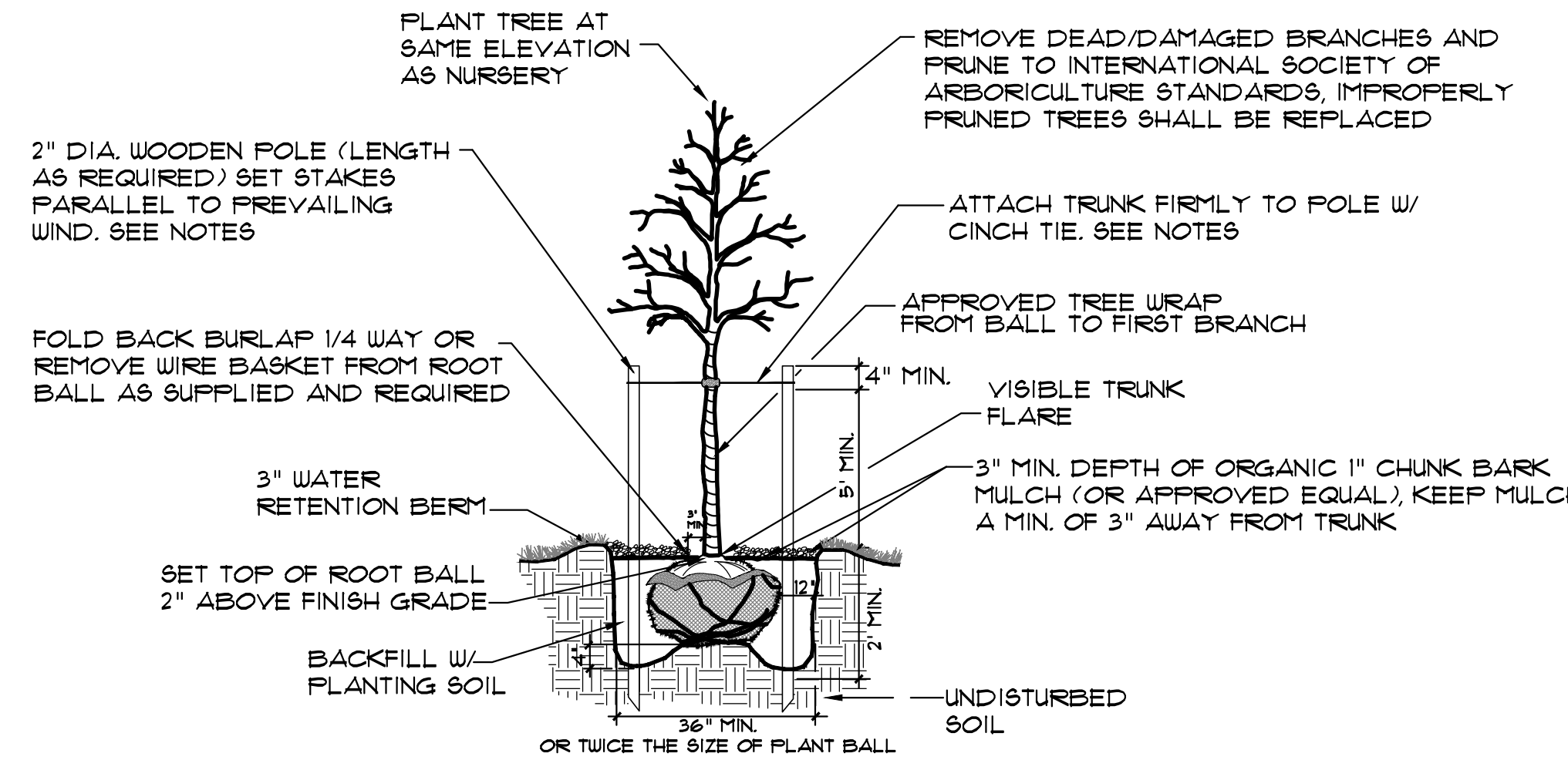


NOTE - DIG HOLE TWICE THE SIZE OF ROOT BALL

1 SHRUB PLANTING DETAIL  
NO SCALE

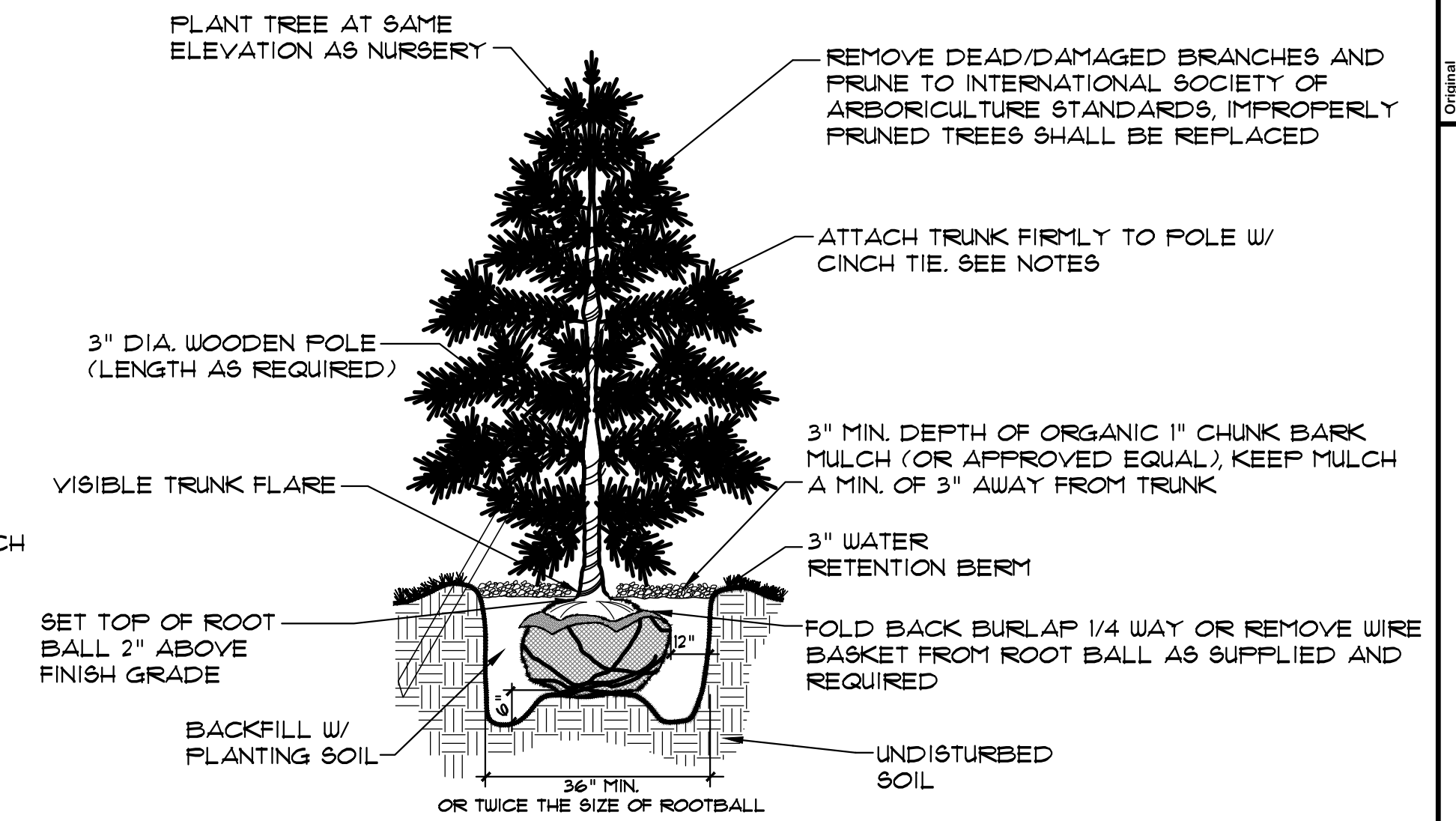


2 BOULDER PLACEMENT DETAIL  
NO SCALE



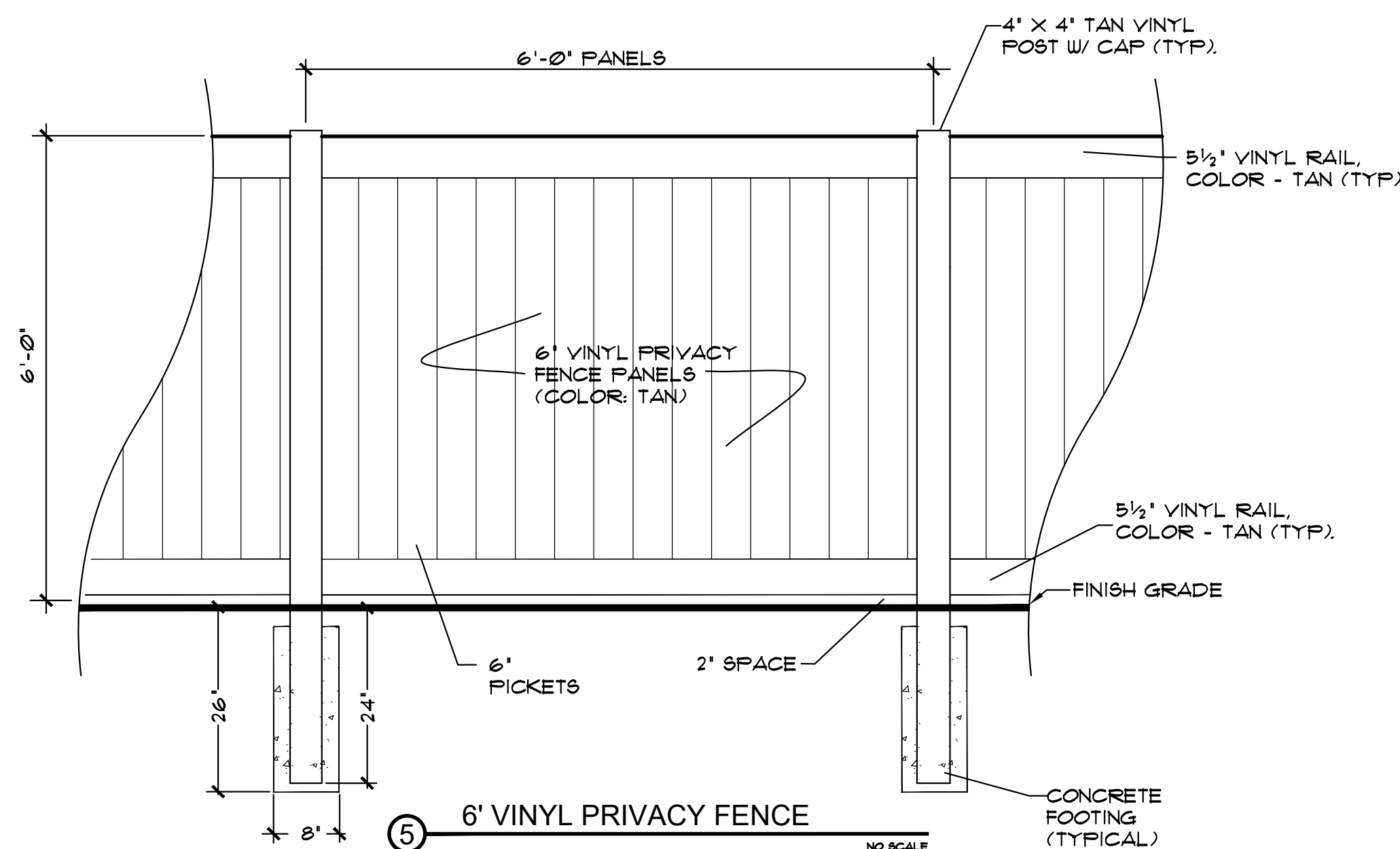
- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
  - WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
  - WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTling WILL OCCUR).
  - DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

3 DECIDUOUS TREE PLANTING DETAIL  
NO SCALE

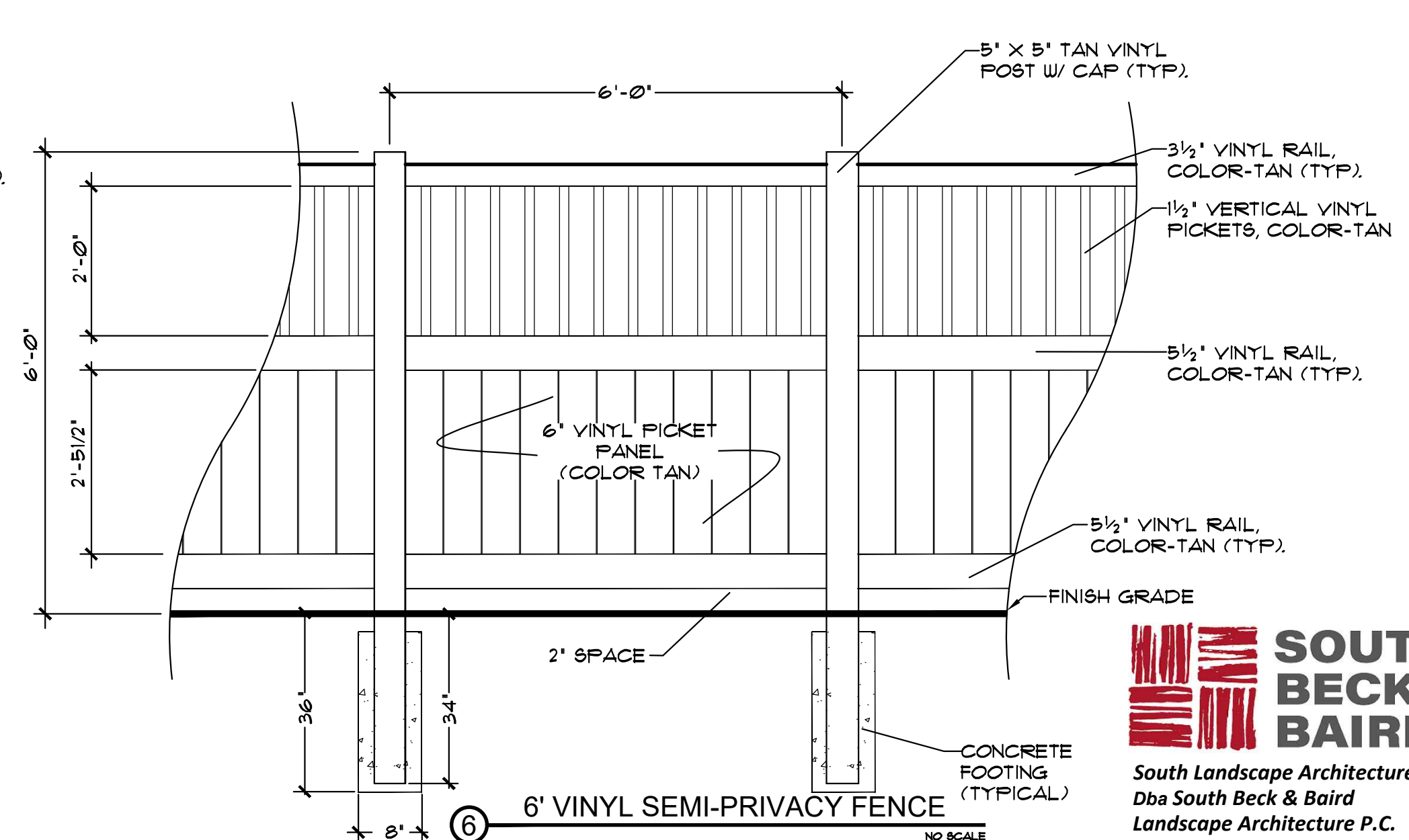


- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
  - WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
  - WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTling WILL OCCUR).
  - DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

4 CONIFEROUS TREE PLANTING DETAIL  
NO SCALE



5 6\"/>

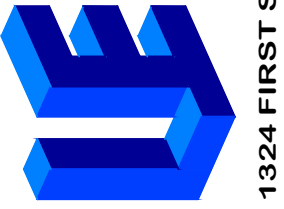


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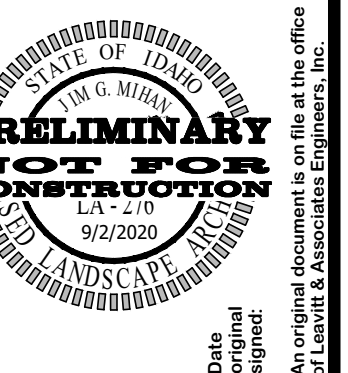
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1324 FIRST STREET SOUTH NAMPA IDAHO 83651  
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Original sealed by: [Signature]  
 Delivery Date: 07/30/2020  
 Job Number: JAG  
 Checked by: JAG  
 Drawn by: ACM  
 Designed by: ACM

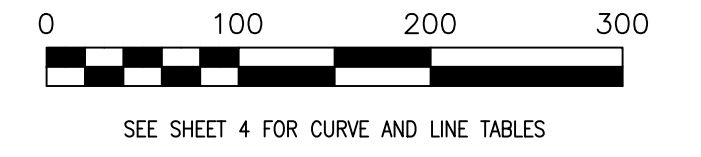
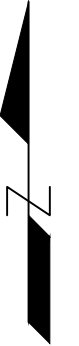
**SUNFIELD ESTATES**  
 STAR, IDAHO  
 OWNER/DEVELOPER: LANDMARK PACIFIC DEVELOPMENT INC.  
 PO BOX 1939  
 EAGLE, ID 83616

No.	DATE	BY	DESCRIPTION	REVISIONS

SCALE: 1"=30'  
 Sheet Number: L2.0

# PLAT OF SUNFIELD ESTATES SUBDIVISION

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

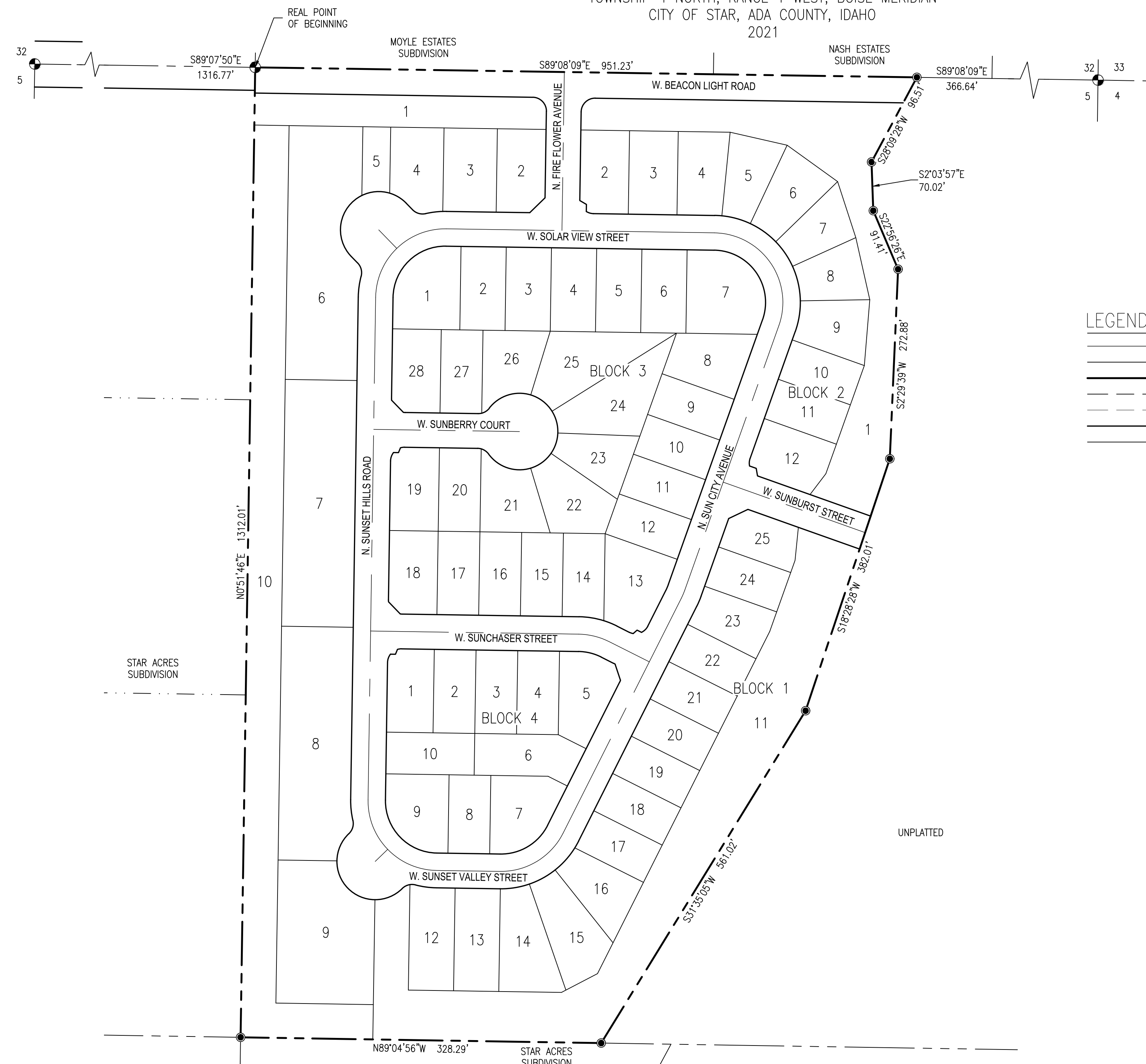


## SHEET INDEX

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

## LEGEND

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



B  
A  
W

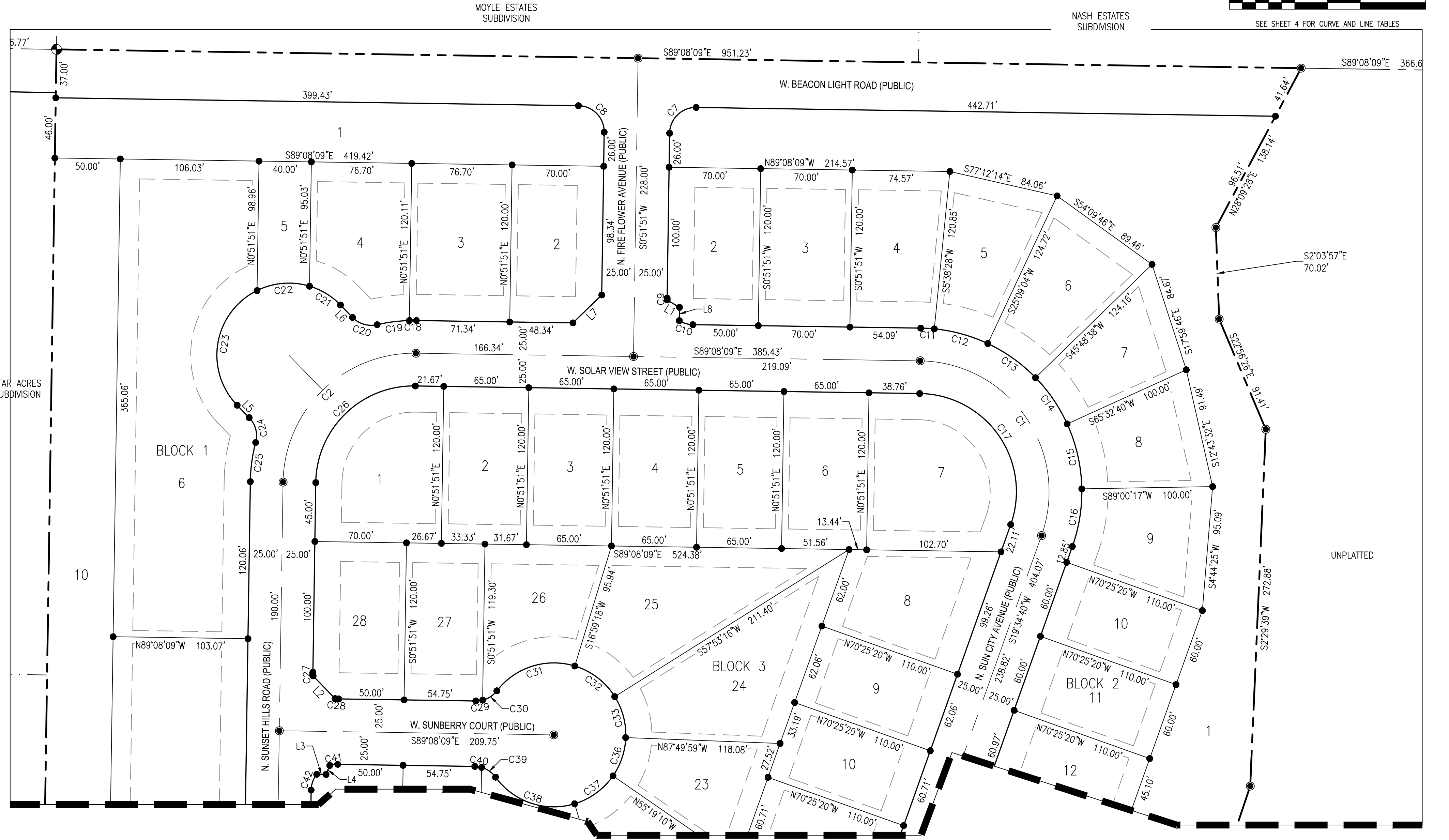
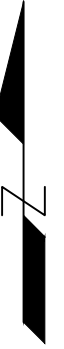
**BLAINE A. WOMER**  
CIVIL ENGINEERING

PLANNING  
SURVEYING  
CIVIL ENGINEERING  
PUBLIC WORKS

SHEET NO.
1 OF 5
JOB NO.
N1420003



# PLAT OF SUNFIELD ESTATES SUBDIVISION



STAR ACRES  
SUBDIVISION

MOYLE ESTATES  
SUBDIVISION

NASH ESTATES  
SUBDIVISION

SEE SHEET 4 FOR CURVE AND LINE TABLES

UNPLATTED

SEE SHEET 3

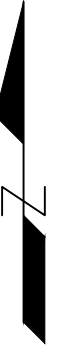
**BAW**  
BLAINE A. WOMER  
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

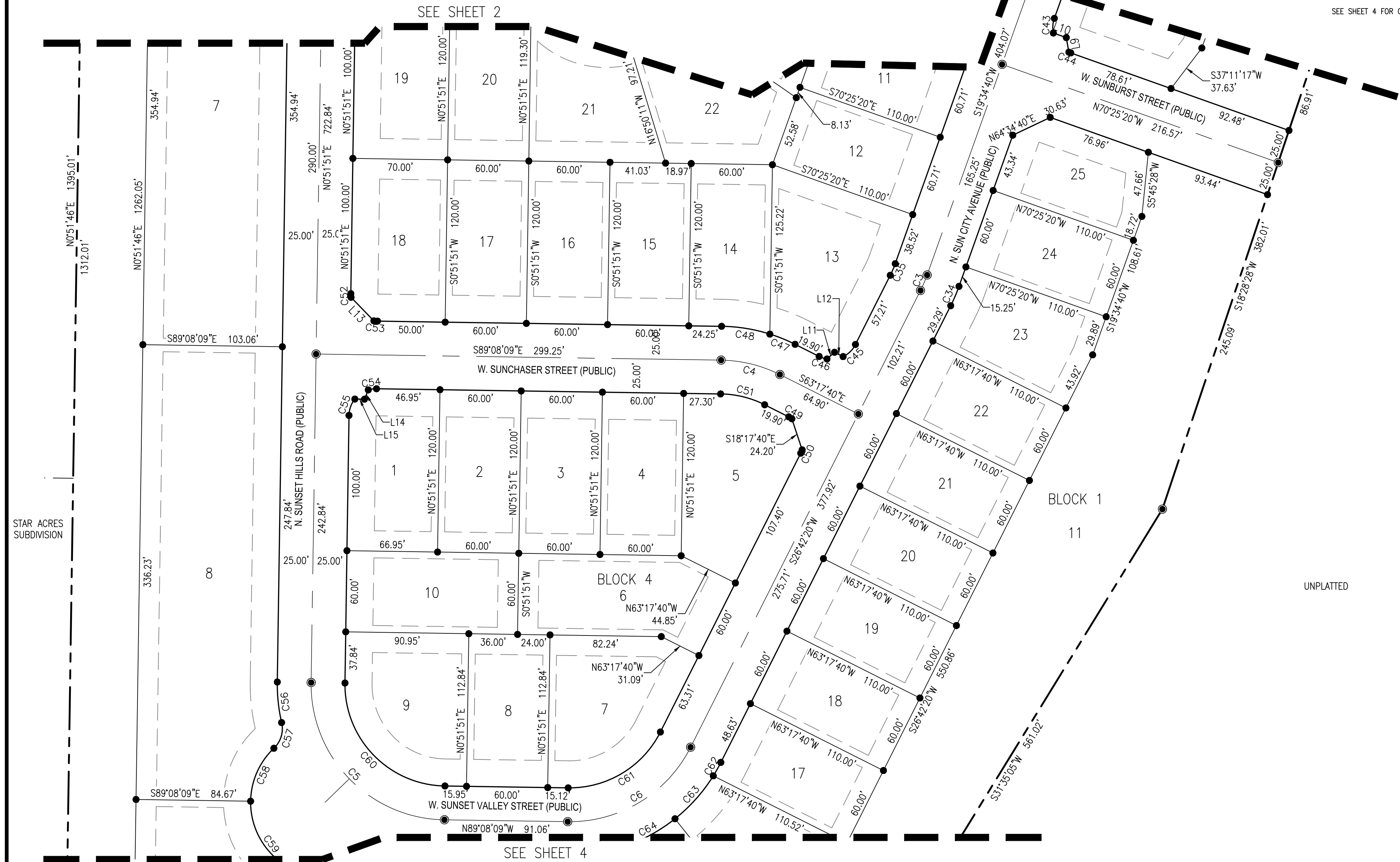
Box: 10 83705, 4355 W. Emerald Street, Suite 145 • 1-208-983-7444

SHEET NO.
2 OF 5
JOB NO.
N1420003

# PLAT OF SUNFIELD ESTATES SUBDIVISION



SEE SHEET 4 FOR CURVE AND LINE TABLES



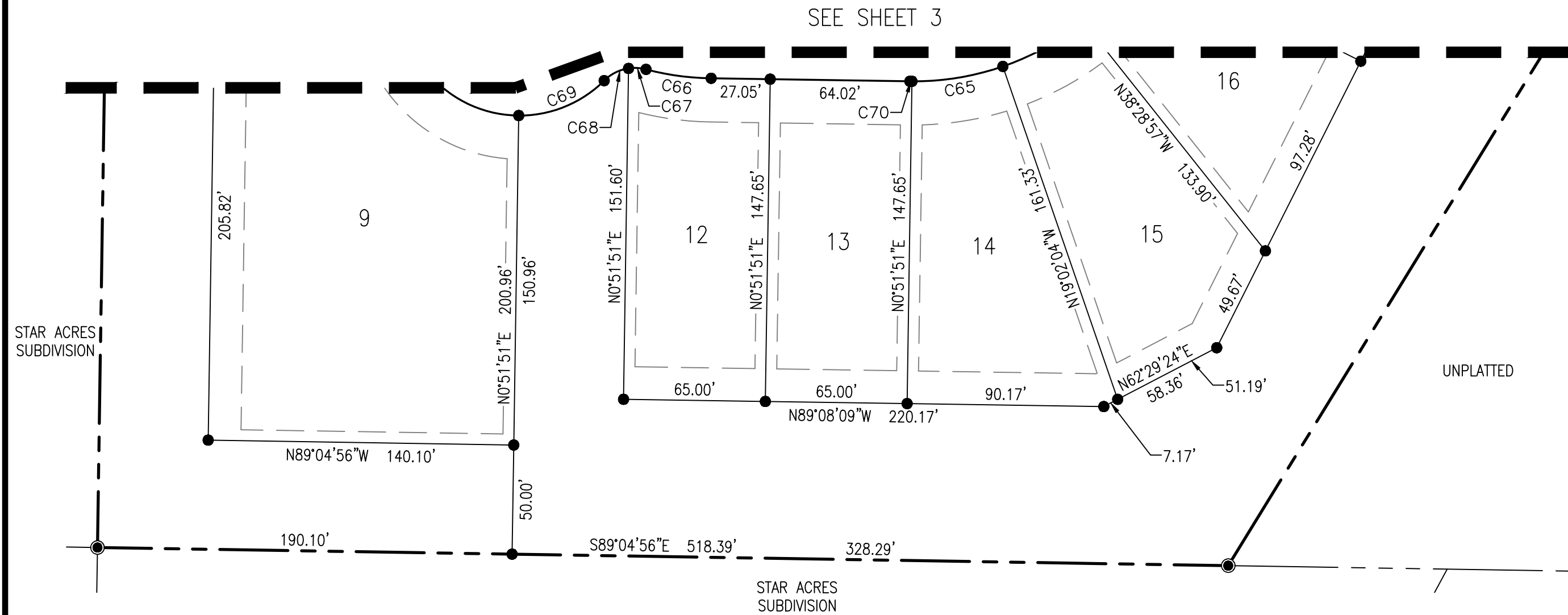
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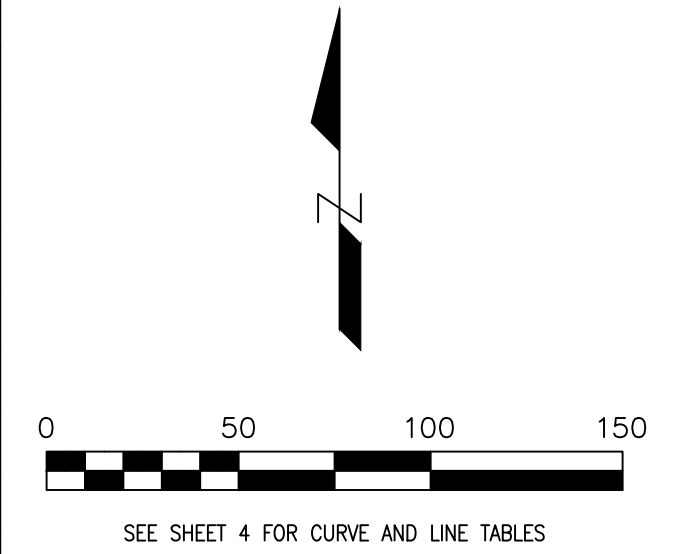
SHEET NO.
3 OF 5
JOB NO.
N1420003

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

# PLAT OF SUNFIELD ESTATES SUBDIVISION



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



## CERTIFICATE OF OWNERS

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

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

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

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

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

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

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

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

SAID PARCEL CONTAINS 26.09 ACRES, MORE OR LESS.

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

## ACKNOWLEDGMENT

STATE OF IDAHO )  
 ADA COUNTY) SS

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

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

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

CURVE TABLE						CURVE TABLE						CURVE TABLE						LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD	LINE	DISTANCE	BEARING
C1	189.74'	100.00'	108°42'49"	N34°46'44"W	162.53'	C21	28.00'	55.00'	29°10'24"	N58°43'21"W	27.70'	C41	6.14'	20.00'	17°35'21"	N82°04'11"E	6.12'	L1	11.00'	N59°07'54"W
C2	157.08'	100.00'	90°00'00"	S45°51'51"W	141.42'	C22	41.14'	55.00'	42°51'44"	S85°15'35"W	40.19'	C42	13.06'	20.00'	37°24'17"	N19°34'00"E	12.83'	L2	24.20'	N44°08'09"W
C3	12.44'	100.00'	7°07'40"	N23°08'30"E	12.43'	C23	103.64'	55.00'	107°57'52"	S9°50'47"W	88.97'	C43	10.97'	20.00'	31°25'09"	N3°52'06"E	10.83'	L3	7.11'	S89°08'09"E
C4	45.10'	100.00'	25°50'29"	N76°12'54"W	44.72'	C24	20.54'	20.00'	58°51'09"	S14°42'34"E	19.65'	C44	1.52'	20.00'	4°21'11"	N68°14'44"W	1.52'	L4	7.44'	N22°24'21"E
C5	157.08'	100.00'	90°00'00"	S44°08'09"E	141.42'	C25	30.22'	125.00'	13°51'09"	S74°27'26"W	30.15'	C45	13.06'	20.00'	37°24'17"	S45°24'29"W	12.83'	L5	13.15'	S44°08'09"E
C6	111.98'	100.00'	64°09'31"	N58°47'06"E	106.22'	C26	117.81'	75.00'	90°00'00"	N45°51'51"E	106.07'	C46	6.14'	20.00'	17°35'21"	N72°05'20"W	6.12'	L6	13.15'	N44°08'09"W
C7	31.42'	20.00'	90°00'00"	S45°51'51"W	28.28'	C27	2.71'	20.00'	7°46'03"	N3°01'10"W	2.71'	C47	20.12'	125.00'	9°13'19"	N67°54'19"W	20.10'	L7	30.63'	S45°51'51"W
C8	31.42'	20.00'	90°00'00"	S44°08'09"E	28.28'	C28	2.71'	20.00'	7°46'03"	N85°15'07"W	2.71'	C48	36.26'	125.00'	16°37'10"	N80°49'34"W	36.13'	L8	10.13'	N0°51'51"E
C9	1.44'	20.00'	4°08'03"	N1°12'10"W	1.44'	C29	5.31'	20.00'	15°12'27"	S83°15'38"W	5.29'	C49	2.71'	20.00'	7°46'03"	S59°24'39"E	2.71'	L9	10.94'	N9°56'28"W
C10	10.97'	20.00'	31°25'09"	N73°25'34"W	10.83'	C30	13.24'	20.00'	37°55'22"	S56°41'44"W	13.00'	C50	2.71'	20.00'	7°46'03"	S22°49'19"W	2.71'	L10	10.16'	N70°25'20"W
C11	10.42'	125.00'	4°46'36"	N86°44'51"W	10.42'	C31	66.48'	55.00'	69°15'15"	S72°21'41"W	62.51'	C51	33.83'	75.00'	25°50'29"	S76°12'54"E	33.54'	L11	7.44'	S48°14'50"W
C12	42.56'	125.00'	19°30'37"	N74°36'14"W	42.36'	C32	39.26'	55.00'	40°53'59"	N52°33'43"W	38.43'	C52	2.71'	20.00'	7°46'03"	N3°01'10"W	2.71'	L12	7.11'	N63°17'40"W
C13	45.07'	125.00'	20°39'34"	N54°31'09"W	44.83'	C33	32.91'	55.00'	34°16'45"	N14°58'21"W	32.42'	C53	2.71'	20.00'	7°46'03"	N85°15'07"W	2.71'	L13	24.20'	N44°08'09"W
C14	43.05'	125.00'	19°44'02"	N34°19'21"W	42.84'	C34	15.55'	125.00'	7°07'40"	N23°08'30"E	15.54'	C54	6.14'	20.00'	17°35'21"	N82°04'11"E	6.12'	L14	7.44'	N22°24'21"E
C15	51.18'	125.00'	23°27'36"	N12°43'32"W	50.83'	C35	9.33'	75.00'	7°07'40"	S23°08'30"W	9.32'	C55	13.06'	20.00'	37°24'17"	N19°34'00"E	12.83'	L15	7.11'	S89°08'09"E
C16	44.88'	125.00'	20°34'23"	N9°17'28"E	44.64'	C36	31.21'	55.00'	32°30'49"	N18°25'26"E	30.79'	C56	30.23'	125.00'	13°51'18"	S6°03'48"E	30.15'			
C17	142.31'	75.00'	108°42'49"	S34°46'44"E	121.90'	C37	36.94'	55.00'	38°28'59"	N53°55'20"E	36.25'	C57	20.78'	20.00'	59°32'34"	S16°46'50"W	19.86'			
C18	5.36'	125.00'	2°27'19"	S89°38'12"W	5.36'	C38	67.99'	55.00'	70°49'51"	S71°25'15"E	63.74'	C58	43.86'	55.00'	45°41'35"	S23°42'19"W	42.71'			
C19	24.86'	125.00'	11°23'50"	S82°42'37"W	24.82'	C39	13.24'	20.00'	37°55'22"	S54°58'01"E	13.00'	C59	86.83'	55.00'	90°26'57"	S44°21'57"E	78.09'			
C20	20.54'	20.00'	58°51'09"	N73°33'43"W	19.65'	C40	5.31'	20.00'	15°12'27"	S81°31'55"E	5.29'	C60	117.81'	75.00'	90°00'00"	N44°08'09"W	106.07'			

**B A W**  
 BLAINE A. WOMER  
 CIVIL ENGINEERING  
 • PLANNING  
 • SURVEYING  
 • CIVIL ENGINEERING  
 • PUBLIC WORKS

SHEET NO.  
 4 OF 5  
 JOB NO.  
 N1420003



## CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Sunfield Estates Subdivision Phase: N/A Date: 03/03/2021

Developable Lots: 74 Review No: 1

Developer: Sunfield, LLC

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer: Blaine A Wormer Civil Engineering, Andrew Newell

Tel: 208.593.7555 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: W Wing Rd and N Beacon Light Rd

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

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

### FINAL PLAT REVIEW

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

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

### CONSTRUCTION DRAWING REVIEW

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

18	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
19	X			All profiles are drawn to the same horizontal scale as plan views.
20		X		Street lighting plans are provided showing pole locations and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications. <b>Provide streetlights at every intersection and cul-de-sac. Show on overall utility or roadway index map.</b>
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>FLOODPLAIN DEVELOPMENT PERMIT</b>
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans.
22			X	Building finished floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
24			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
25			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
26			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRADING PLAN</b>
27	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
28	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
29		X		Drainage facilities and easements are shown. <b>Please show drainage facilities on the overall grading plan.</b>
30	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
31	X			Existing irrigation ditches, canals, and easements are shown.
32		X		Cut and fill slopes are no steeper that 2H:1V. (Spot checked by City Engineer) <b>The pathway slope cannot exceed 5% to meet ADA requirements.</b>
33	X			Tops and toes of all cut and fill slopes are set back from

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

				elevation.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.
50	X			5-foot setback from property line maintained for drainage facilities.
51		X		Drainage basin / pond dimensions listed or noted. <b>Provide dimensions of retention pond.</b>
52		X		Drainage facilities drawn to scale on grading and drainage plan. <b>Construct swale or berm along southern boundary to maintain stormwater on site.</b>
53		X		Drain rock, ASTM C33 sand, or pond liner specified.
54		X		3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. <b>Note 1, pg C5.2 doesn't list the Geotech information, please update.</b>
55			X	Vegetative cover shown over biofiltration facilities.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRAVITY IRRIGATION</b>
57		X		Plan approval letter is provided from the appropriate irrigation district.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>PRESSURE IRRIGATION</b>
58		X		Plans for a pressure irrigation system are provided (Required only if development contains more than four lots). <b>Pump station design must be approved before plans will be approved.</b>
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60		X		Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
61		X		Easements are provided for all pressure irrigation piping. (Note on face of plat).
62	X			Main line distribution piping is 3-inches in diameter or greater.
63	X			Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
64		X		Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
65			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.



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

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

**Notes:**

*Additional Final Plat Comments:*

- 

*Additional Construction Drawing Comments:*

- Please provide phone number of developer

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

March 10, 2021

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

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

Dear Mr. Nickel:

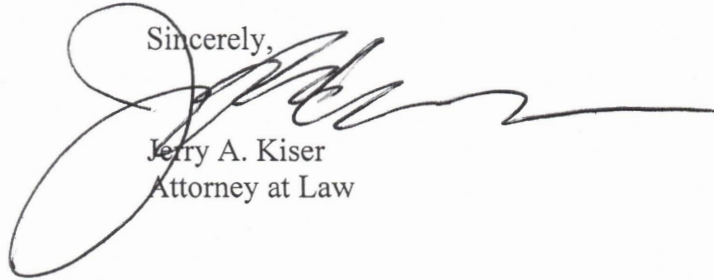
I write as attorney for the Emmett Lateral Water Users Association (Emmett Lateral) regarding the above referenced subdivision. The Emmett Lateral delivers water out of the Farmers Union canal to the property. This letter is in response to the notice of public hearing dated March 2, 2021 regarding the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

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

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

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

Sincerely,

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

Jerry A. Kiser  
Attorney at Law

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



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** April 6, 2021, 2021 – PUBLIC HEARING **(Tabled from March 16, 2021)**

**FILE(S) #:** **PP-21-02 Preliminary Plat for Wildrye Creek Subdivision**  
**DA-21-01-MOD Development Agreement Modification**

### OWNER/APPLICANT/REPRESENTATIVE

**Property Owner:**

Rosti Land LLC  
10980 Lower Bench Road  
Emmett, ID 83617

**Applicant**

Toll Southwest LLC  
3103 W. Sheryl Drive  
Meridian, ID 83642

**Representative:**

Sabrina Durtschi  
Toll Brothers  
3103 W. Sheryl Drive  
Meridian, ID 83642

### REQUEST

**Request:** The Applicant is seeking approval of a Preliminary Plat and modification to an existing Development Agreement to develop a proposed residential subdivision consisting of 169 single-family residential lots and 29 common lots. The property is located on N. Can Ada Road in Star, Idaho and consists of 56.85 acres with a proposed density of 2.97 dwelling units per acre. The property is currently zoned Residential (R-3).

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located on the east side of N. Can Ada Road, approximately ¼ mile south of W. New Hope Road. Ada County Parcel No. S0406325410.

**Existing Site Characteristics:** The property currently has 2 single-family homes and outbuildings and is in agricultural production.

**Irrigation/Drainage District(s):** - Middleton Irrigation Association/Middleton Mill Ditch Co.  
P.O. Box 848  
Middleton, ID 83644

**Flood Zone:** This property is located in an area of minimal flood hazard, Zone X.

**Special On-Site Features:**

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

**APPLICATION REQUIREMENTS**

Pre-Application Meeting Held	January 11, 2021
Neighborhood Meeting Held	January 19, 2021
Application Submitted & Fees Paid	January 25, 2021
Application Accepted	February 8, 2021
Residents within 300' Notified	February 8, 2021
Agencies Notified	February 8, 2021
Legal Notice Published	February 11, 2021
Property Posted	March 3, 2021

**HISTORY**

The property was annexed (AZ-07-06) into the City with an approved Preliminary Plat (PP-07-05) for 168 residential lots and a Development Agreement in 2007 as Taurus Village Subdivision. The preliminary plat has since expired, and the Development Agreement is still in effect, however, a new preliminary plat is necessary.

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

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

**CODE DEFINITIONS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE:**

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

B. Standards:

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.

### **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.

<b><u>ZONING DISTRICT USES</u></b>	<b>A</b>	<b>R-R</b>	<b>R</b>
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:**

<b>Zoning District</b>	<b>Maximum Height Note Conditions</b>	<b>Minimum Yard Setbacks Note Conditions</b>			
		<b>Front (1)</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
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. Parkways along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

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

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

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

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

**COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Neighborhood Residential:

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

to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

### 8.3 Goal:

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

### 8.4 Objectives:

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

### 8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

### PRELIMINARY PLAT:

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

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

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 4 site amenities. The applicant is proposing a large common area of 2.06 acres with a pool, pool house, tot lot and gazebo. The development will also have walking paths and a pocket park that will have seating areas with shade.

### ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks** - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.
- **Pathways**
  - Proposed 8 ft asphalt pathway along the Drainage District No. 2 Drain, that will be open to the public and connect Can Ada Road to Craftsman Estates subdivision. Pathway will include benches and landscaping.
  - Proposed internal, private, natural gravel pathway along the southern boundary of the property following the Middleton Canal.

- **Streetlights** - Applicant has proposed using a DSS or similar LED light that has a downward facing fixture and a flush head. These are the City suggested lights and will meet the "Dark Sky" criteria. The same streetlight design shall continue throughout the entire development.
- **Landscaping** - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. The landscape plan submitted with the Preliminary Plat shows street trees throughout the entire development as required per code for both street sections and open space.
- **Setbacks** – Applicant is requesting to maintain the originally approved setbacks that were provided in the 2007 Development Agreement. Those approvals are listed below.

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

- **Mail Cluster** – Approval was given by Star Postmaster, Mel Norton on January 21, 2021 to place the mail cluster on lot 1 Block 5 for all phases of the development. This is the same lot as the pool and pool house and the proposed mail cluster looks to be located to the east of the pool on the north of the parking lot. The approval letter is included in the application packet.
- **Subdivision Name** – Wildrye Creek subdivision was confirmed by Ada County Development Services on December 15, 2020. The supporting documentation is in the application packet.

**AGENCY RESPONSES**

Keller and Associates	February 24, 2021
ITD	March 11, 2021
ACHD	March 29, 2021 (Draft)
DEQ	February 19, 2021
COMPASS	March 5, 2021
Central District Health	February 12, 2021
Drainage District No. 2/Middleton Mill	February 9, 2021
Star Fire District	February 23, 2021

**PUBLIC RESPONSES**

- John & Debra Sothern via email February 18, 2021

- Larry & Lezle Ferguson, 2015 N. Starhaven Ave, Star, Idaho – via Email
- David & Renee McClellan, 2041 N. Starhaven Ave, Star, Idaho 83669
- Charles and Sharon Van Dusen – via Email

**STAFF ANALYSIS & RECOMMENDATIONS**

Staff is supportive of the design, layout, and density of the development application, with the proposed conditions of approval. The development is very similar to the original Taurus Village Subdivision annexed and approved in 2007.

The applicant has indicated that based on feedback from the neighborhood meeting they have adjusted the lot layout to include larger lots that back up to the neighbors in Craftsman Estates along the west boundary of the property. They have also restricted certain lots on this boundary to single level homes. Staff is appreciative that the applicant is working with the neighbors and supports this layout modification.

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed 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.

<b>FINDINGS</b>
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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:

**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.

<b>CONDITIONS OF APPROVAL</b>
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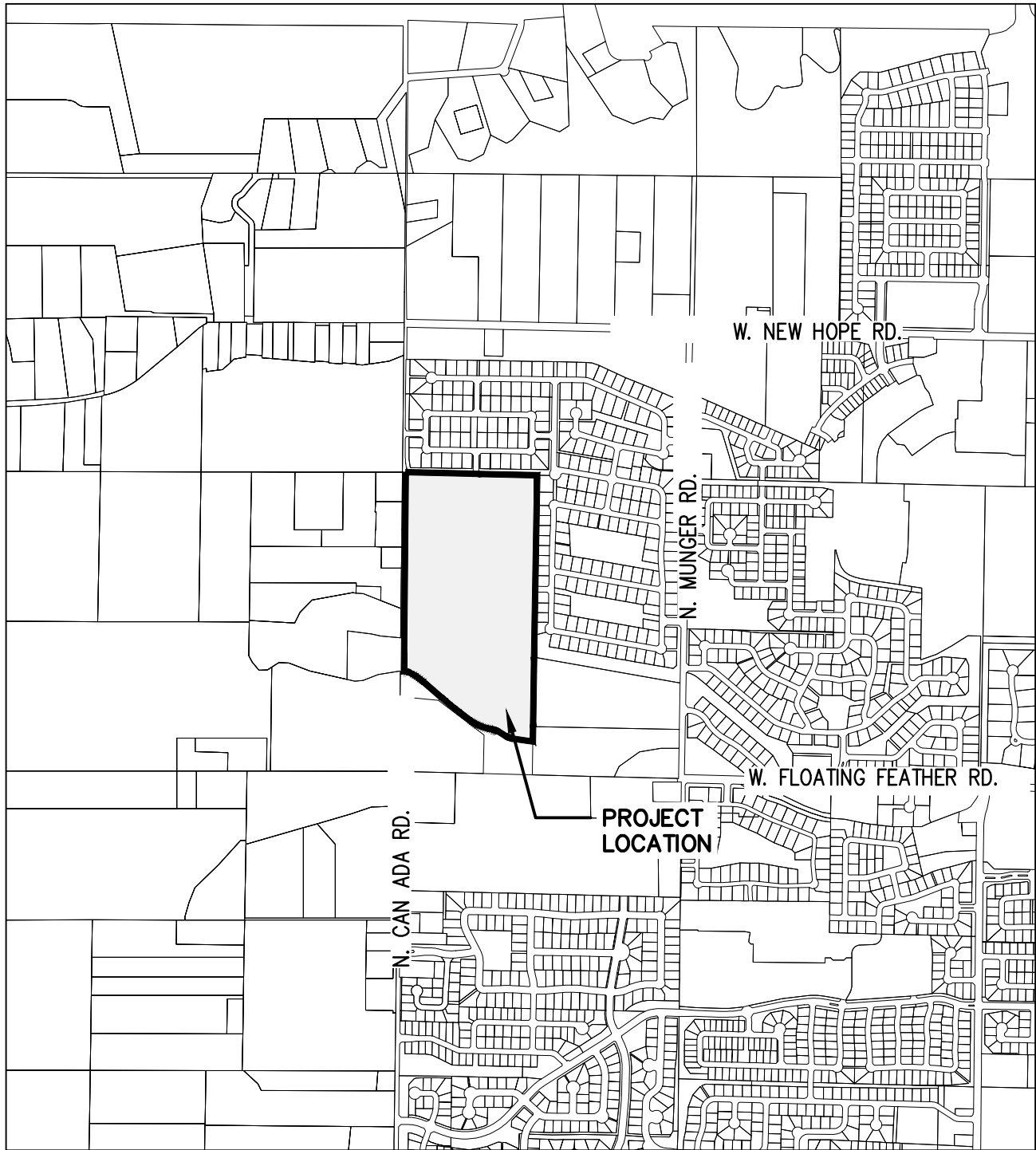
1. The approved Preliminary Plat for the Wildrye Creek Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
3. **The applicant shall agree to modify the existing Development Agreement with the City, agreeing to the proportionate share assessment by ITD regarding impacts to the State Highway System. These fees will be collected by the City of Star, by phase, prior to final plat signature.** The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.
4. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building permits being issued.
5. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet.
6. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.

7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
11. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
12. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
13. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
14. All common areas shall be owned and maintained by the Homeowners Association.
15. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
16. A sign application is required for any subdivision signs.
17. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File # PP-21-02/DA-21-01 for Wildrye Creek Subdivision on \_\_\_\_\_, 2021.





**ESE CONSULTANTS**  
**ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL**

ESE Consultants, Inc.  
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
 T: 208-424-0020

VICINITY MAP

**WILDRYE CREEK  
 SUBDIVISION**

REV.	DATE	DESCRIPTION	DATE:	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:	1	OF	1
			1/15/2020	NTS	JB	TB	7782					

# Toll Brothers®

## LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

January 25, 2021

City of Star  
Planning and Zoning Department  
P.O. Box 130  
Star, Idaho 83669

**RE: Preliminary Plat and Development Agreement Modification  
Wildrye Creek Subdivision**

Dear Planning Staff,

Attached for your review are applications for a Preliminary Plat and Development Agreement Modification for Wildrye Creek Subdivision. The property is generally located north of State Highway 44, on the southeast corner of North Can Ada Road and Somerset Lane and is approximately 56.85 acres. Based on City of Star's zoning standards, and public agency input received, we have thoughtfully designed a community that includes 169 single-family residential lots for your consideration.

<b>Table of Contents</b>	<b>Page Number</b>
<b>Site History and Characteristics</b>	2
<b>Preliminary Plat</b>	2
<b>Open Space</b>	3
<b>Amenities</b>	4
<b>Building Styles</b>	4
<b>Neighborhood Meeting</b>	5
<b>Development Agreement Modification</b>	5
<b>Summary</b>	6
<b>Exhibit A – Site Plan</b>	7
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<b>Exhibit C – Pathway and Interconnectivity Map</b>	9
<b>Exhibit D – Phasing Map</b>	10
<b>Exhibit E – Single-Story Restricted Lots</b>	11
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Wildrye Creek Subdivision is going to be a welcoming community. Situated along the Ada County border of Can Ada Road, Wildrye Creek offers a special place to call home. Flowing water traverses across this new community in Star, providing great opportunity to enjoy the outdoors

# Wildrye Creek Subdivision

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with walking paths and useable open space that is thoughtfully designed throughout the community. Homeowners will also be able to enjoy a central amenity area with a pool, pool-house, and playground. Minutes from the heart of Star, Wildrye Creek will offer a diverse selection of one and two-story single-family homes sure to appeal to families, retirees and everyone in between who are ready to build their memories in their new home at Wildrye Creek.

## Subject Site History and Site Characteristics

The site is currently annexed into the City of Star with a Residential R-3 zoning designation. This site was annexed in 2007 under applications AZ-07-06 and PP 07-05, known as Taurus Village Subdivision. Application PP 07-05 the preliminary plat for Taurus Village has expired.

Characteristics of the site include street frontage on Can Ada Road. The site has two water conveyances: (1) Drainage District No. 2 Drain that bisects through the site and (2) Middleton Canal that runs along the southern boundary.

The site varies in elevation, from 2472 at the northeast corner of the site, 2461 at the mid-point of the property, then finishes 2459 at the bottom southwest corner of the site. Historically this site has been farmed.

The site has two (2) single-family residential homes and outbuildings that will be removed during construction of phase 1.

Wildrye Creek is surrounded to the north and east by Craftsman Estate Subdivision. Our community will be comparable in lot size, density, zoning and complimentary to the quality of Craftsman Estates. The overall density and variety of lot sizes will also be consistent with other nearby approved developments, including Havencrest Subdivision and Alderbrook Subdivision that is just south of our site.

## Preliminary Plat

Wildrye Creek Subdivision is a residential community that will consist of 169 residential lots and 24 common lots. The breakdown of lots is as follows:

<b>Overall Project Data</b>	
Single Family Residential Lots	169
Common Lots	24
Single-Family Residential Area	33.01 acres
Common Lot Area	10.95 acres
Gross Density	2.97 Units/Acre
Net Density	5.12 Units/Acre
Minimum Residential Lot Size	6,050 s.f.
Average Residential Lot Size	8,508 s.f.

Table 1: Overall Project Data

# Wildrye Creek Subdivision

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Sewer and water for the site is already annexed into Star's Sewer and Water District. Wildrye Creek will be connecting to existing services located within Craftsman Estates Phase 1. Water is currently available within Can Ada Road.

All storm drainage run-off will be collected on site within common lots via underground seepage beds. Pressurized irrigation will be provided to the site at the delivery point located at the northeast corner. This system will be owned and maintained by the HOA.

Wildrye Creek Subdivision is proposing two (2) ingress/egress locations off Can Ada Road. All internal streets will have 50' right of way with a 36' section of pavement. Sidewalks within this development will be detached.

This site will connect to two (2) existing stub roads located within Craftsman Estates and provide one (1) additional stub road to the east for future development connectivity. Attached with this application is the proposed traffic study for Wildrye Creek. This study has been submitted to ACHD and ITD for review.

Toll Brothers understands and respects the importance of dark-sky lighting for this area. Wildrye Creek Subdivision will provide dark sky outdoor lighting throughout the site to minimize glare and light pollution onto neighboring properties and throughout the immediate area. Coordination of the proposed lighting will be reviewed and approved by City of Star's planning staff prior to construction.

Phasing of the site is currently proposed as four (4) phases, please see Exhibit D for more details.

## **Open Space**

Wildrye Creek Subdivision will have approximately 12.10 acres of open space making our qualified percentage of open space 22.7%. Abundant landscape and useable open space can be seen throughout our site, as illustrated in Exhibit B.

Starting at the main entrance, all Wildrye Creek's local roadways will meet the City of Star's standards, including detached sidewalks and generously landscaped buffers to provide treelined roadways.

At the heart of the development will be a central amenity open space. This space will be the development's focal point and gathering place for residents. Pedestrian walking paths will fan out across Wildrye Creek, providing interconnectivity and easy access to all the open space amenities within the development.

A secondary pocket park is designed south of the Drainage District No. 2 Drain. This amenity aims to be a more intimate setting with seating area for neighbors to gather.

Coordination with Middleton Mill Irrigation District has occurred to allow several walking paths along the two drains/canals on site. Along the Drainage District No. 2 Drain our community is proposing to have an 8' asphalt multi-use walking path along the drain that will be open to the public. This pathway will include benches and beautification of the drain for the residents and public to enjoy.

Wildrye Creek is also proposing a secondary pathway along the southern boundary of the site along the Middleton Canal. The vision for this pathway is to maintain the landscape character surrounding the open canal and will include a natural looking gravel path which will provide another useable open space for residents. Both proposed pathways will be owned and maintained by the HOA, please refer to Exhibit C & H for renderings of the proposed pathway networks.

## **Wildrye Creek Subdivision Amenities**

Wildrye Creek Subdivision's 22.7% qualified, usable open space will include multiple greenspaces, and pathways, to maximize connectivity and provide a serene setting for residents and the public. These open spaces will provide a wide variety of active amenities for everyone in the community to utilize. In addition to the pathways, a playground, pocket parks, and useable open space will be provided.

The community's main central greenspace will have a community pool, pool-house, and a large play structure for children. This area will also include parking and the approved location for the cluster mailboxes serving the community.

As a commitment to residents and the City of Star, Toll Brothers will construct the main central amenity features during the first phase of development. We believe this guarantees a great community from the very start.

## **Building Styles**

Wildrye Creek Subdivision will offer two housing styles: The Garden and Woodland Collections. Each collection will have numerous floorplans and elevation styles to choose from. Please refer to Exhibit's E & F for elevations examples. These collections help ensure that Wildrye Creek has many housing options available and are harmonious in appearance.

The Garden Collection will range from 1,200 to 2,400 square feet and will offer function and charm throughout the design and finishes. The Woodland Collection floor plans will range from 1,580 to 2,890 square feet. This collection specializes in open floor plans, extra exterior accents, and quality craftsmanship throughout.

## Neighborhood Meeting

A meeting with the surrounding neighbors was held on January 19<sup>th</sup> at the City of Star's new community center the River House.

Meeting	Date	Number in Attendance
1.	January 19th	21

*Table 3: Neighborhood Meeting Information*

During the meeting neighbors expressed concern with the size of the lots being proposed along the west boundary of their homes located on Starhaven Road within phase 1 and 2 of Craftsman Estates. Based on the feedback we received, we have adjusted our layout to include larger lots backing up to their property line and will restrict these homes to be one-story in height. Please see Exhibit E, that depicts which homes will be restricted to one-story.

We appreciated meeting with future neighbors and discussing the project. Toll Brothers holds the highest commitment to developments from the initial planning to the last house being built. And that commitment includes listening and being good neighbors to the existing residents. A good working dialogue will be maintained with all neighbors throughout the development process.

## Development Agreement Modification

On September 25<sup>th</sup>, 2007 the City of Star entered into a Development Agreement (DA) with SB/CH Land Company Village (recording number 107135135) for the preliminary plat of Taurus Village Subdivision. The existing Development Agreement is still active; therefore, a modification is needed to update the terms, change the developer and the development name within the DA.

It is our intent with the modification for Wildrye Creek to meet a majority of the standards created by the 2007 DA. One standard we are requesting to keep is the originally approved setbacks.

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

## Summary

Toll Brothers has an unwavering commitment to the quality of product and design that goes into their communities and homes. Wildrye Creek Subdivision will epitomize this vision and commitment that Toll Brothers has in making a community special. What will make Wildrye Creek Subdivision special, are all the thoughtful details that went into this design and those covered in this narrative and application. Ample open space, interconnecting trails and walking paths, usable active amenities, and thoughtfully landscaped street corridors throughout the development will make Wildrye Creek a special community. All these details add up to a high quality of life and creates livability opportunities for current and future residents of the City of Star.

Overall, we are extremely proud of our proposed community and look forward to working with staff on our applications. If you have any questions, please don't hesitate to contact me at [sdurtschi@tollbrothers.com](mailto:sdurtschi@tollbrothers.com) or at 208-250-6161.

Thanks for your time, consideration and assistance with our applications.

Sincerely,



Sabrina Durtschi  
Land Development Entitlement Manager





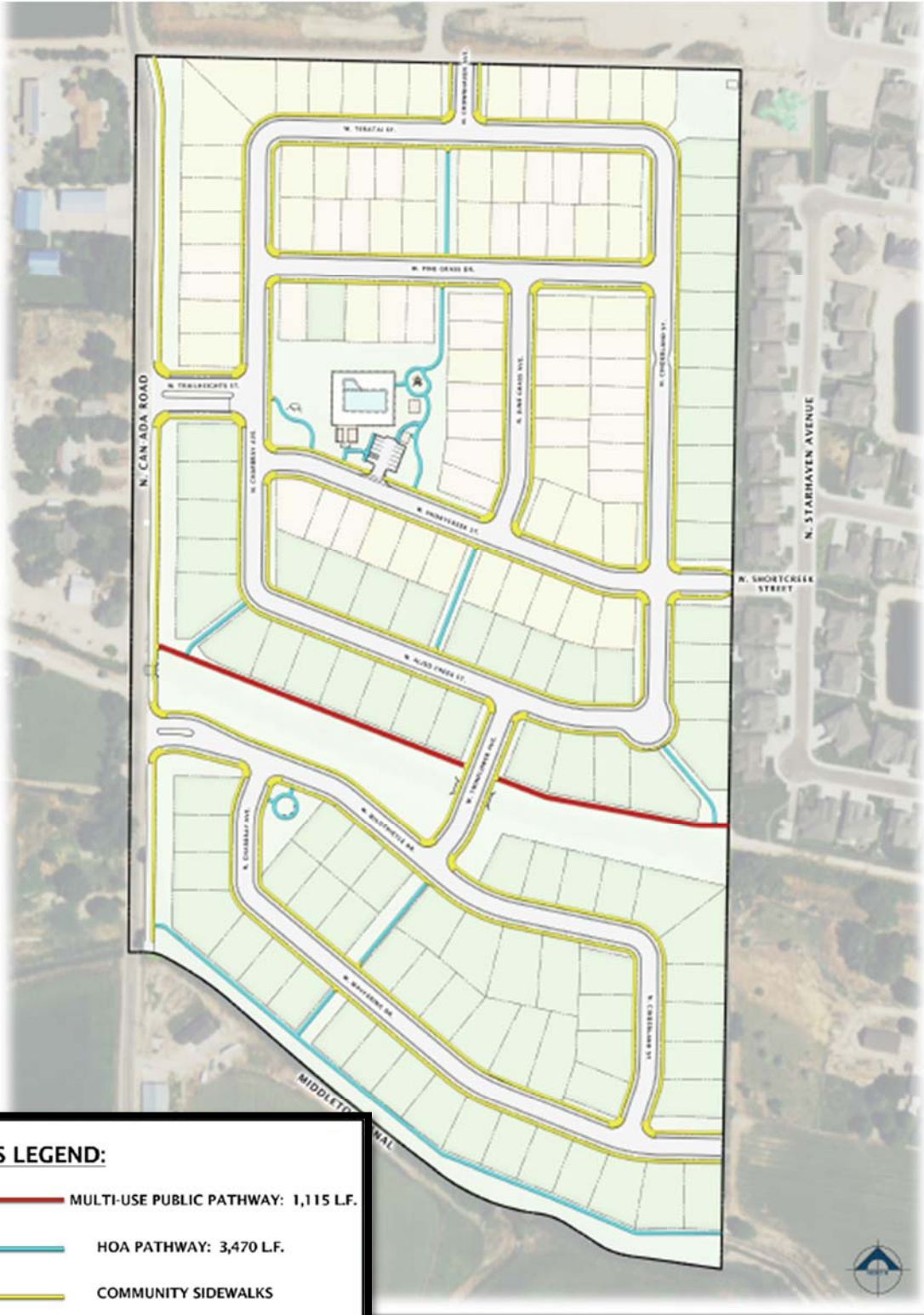
# Wildrye Creek Subdivision

## Exhibit B – Open Space

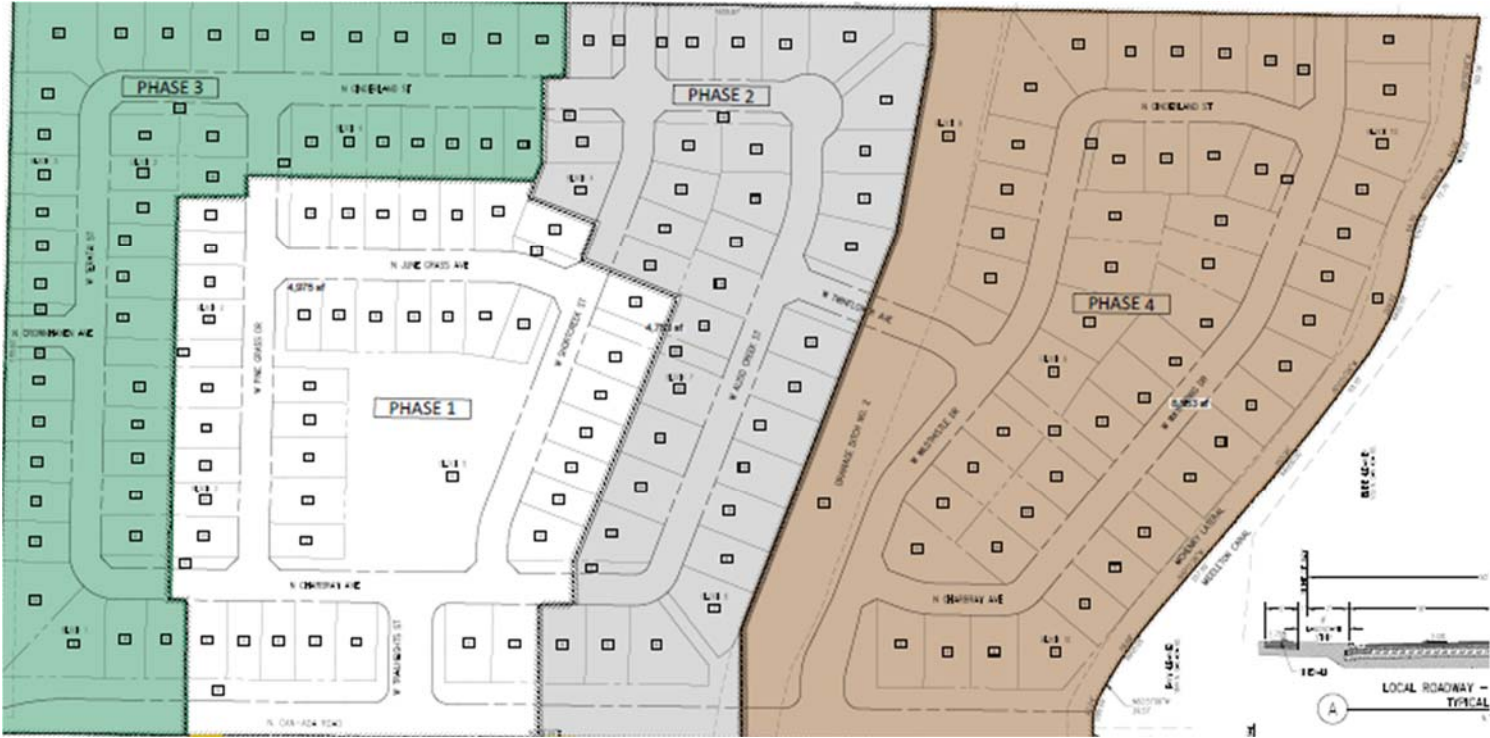


OPEN SPACE CALCULATIONS		
PARKS AND PATHWAYS	QUALIFIED OPEN SPACE AREA	
	SF	ACRES
1	17,618	0.40
2	7,947	0.18
3	89,714	2.06
4	5,442	0.12
5	72,215	1.66
6	61,556	1.41
7	11,237	0.26
8	7,412	0.17
9	54,961	1.26
LOCAL STREET PARKWAY (EXCLUDES 169 DRIVEWAYS AT 26'x8')	134,038	3.08
COLLECTOR LANDSCAPE BUFFER	57,841	1.33
TOTAL	519,981	11.93
GROSS LAND AREA		53.27
PERCENT OPEN SPACE		22.4%

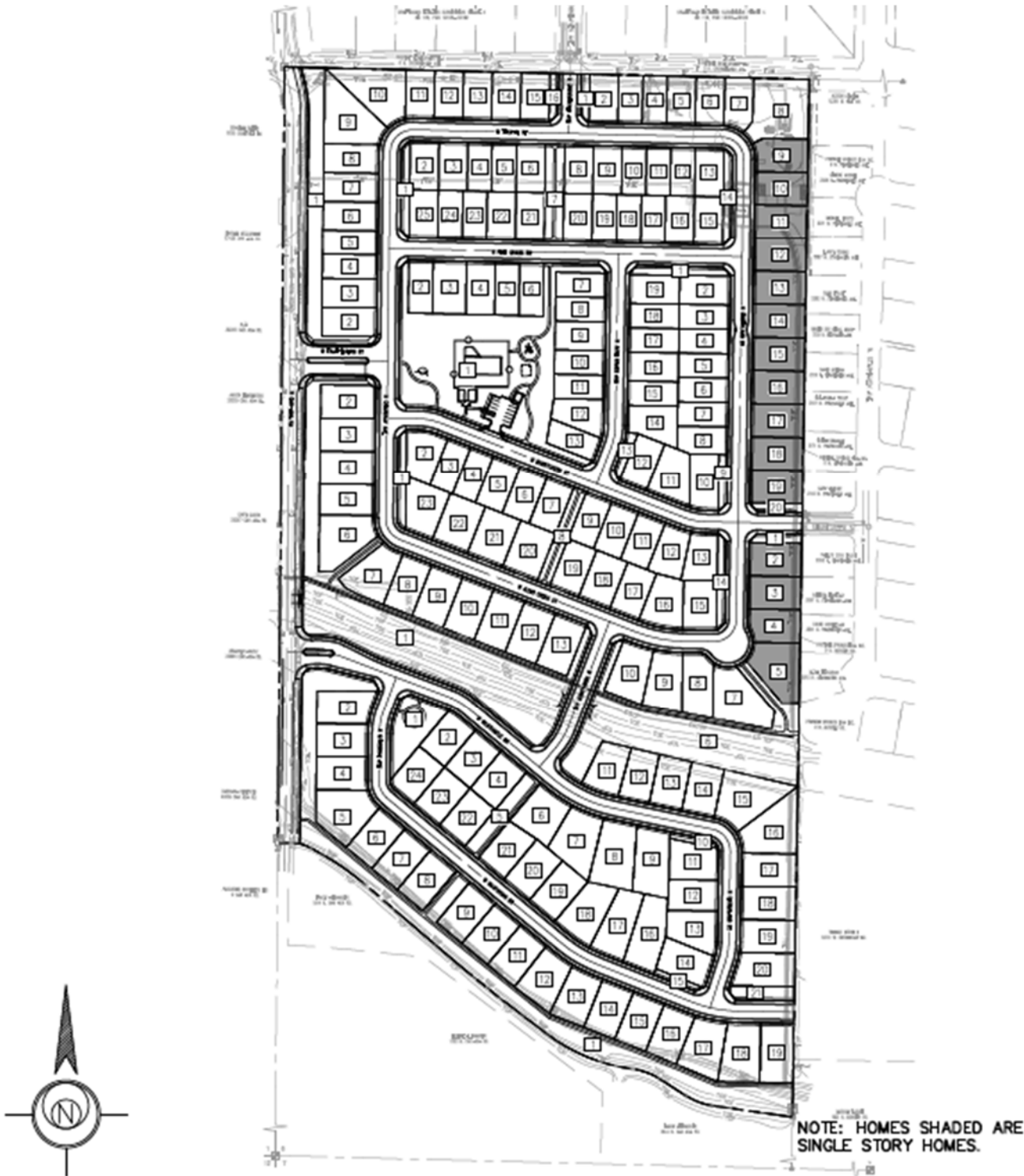
## Exhibit C – Pathway and Interconnectivity Map



## Exhibit D – Phasing Plan



## Exhibit E – Single Story Restricted Lots



## Exhibit F - Elevations of Garden Collection



## Exhibit G– Elevations of Woodland Collection



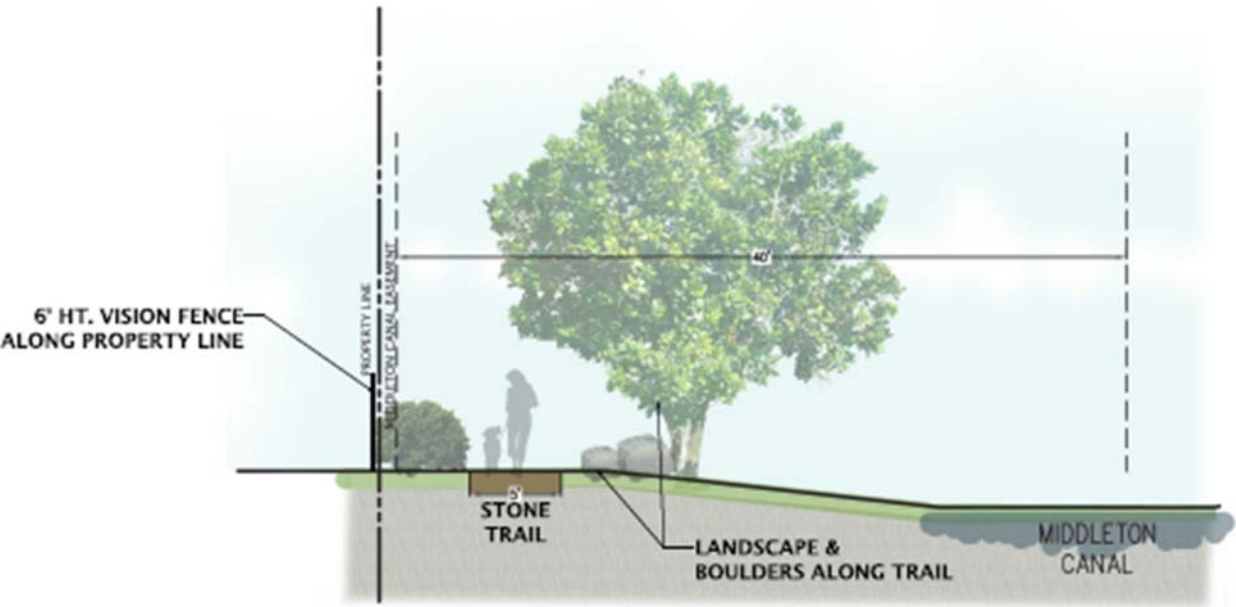
Exhibit H – Amenities



Central Main Amenity



*Pathway Along Drainage District No. 2*



*Pathway along Middleton Mill Canal*





Southern Pocket Park



## PRELIMINARY PLAT APPLICATION

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

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

### Applicant Information:

**PRIMARY CONTACT IS:** *Applicant* \_\_\_ *Owner* \_\_\_ *Representative* \_\_\_

Applicant Name: Toll Southwest LLC  
Applicant Address: 3103 W Sheryl Drive Meridian Idaho Zip: 83642  
Phone: 208-780-6726 Email: acapell@tollbrothers.com

Owner Name: Rosti Land LLC  
Owner Address: 10980 Lower Bench Road, Emmett, Idaho Zip: 83617  
Phone: 208-841-6835 Email: skrosti@speedyquick.net

Representative (e.g., architect, engineer, developer):  
Contact: Sabrina Durtschi Firm Name: Toll Brothers  
Address: 3103 W Sheryl Drive, Meridian Idaho Zip: 83642  
Phone: 208-250-6161 Email: sdurtschi@tollbrothers.com

### Property Information:

Subdivision Name: Wildrye Creek Subdivision  
Site Location: SE Corner of the intersection Rice and Can Ada  
Approved Zoning Designation of Site: R-3  
Parcel Number(s): S0406325410

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-3 DA	Neighborhood Residential	
Proposed	R-3 DA	Neighborhood Residential	
North of site	R-3	Neighborhood Residential	
South of site	RUT	Neighborhood Residential	
East of site	R-3	Neighborhood Residential	
West of site	RR- County	Neighborhood Residential	

**SITE DATA:**

Total Acreage of Site - 58 acres  
 Breakdown of Acreage of Land in Contiguous Ownership - 58 acres  
 Total Acreage of Site in Special Flood Hazard Area - N/A  
 Dwelling Units per Gross Acre - 2.97  
 Minimum Lot Size - 6,050 s.f.  
 Minimum Lot Width - 40 ft

Total Number of Lots - 193  
 Residential - 169  
 Commercial - \_\_\_\_\_  
 Industrial - \_\_\_\_\_  
 Common - 24

Total Number of Units - 169  
 Single-family - 169  
 Duplex - \_\_\_\_\_  
 Multi-family - \_\_\_\_\_

Percent of Site and Total Acreage of Common Area - 22.70 % / 12.1 acres  
 Percent of Common Space to be used for drainage - 0  
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - \_\_\_\_\_  
Pathways, trails, large central open space and pocket parks. Will include a pool, pool house, play grounds  
benches, sitting/gathering areas.  
 Proposed Dedicated Lots & Acreage (school, parks, etc): N/A

Public Streets - Public roads being proposed Private Streets - \_\_\_\_\_  
 Describe Pedestrian Walkways (location, width, material) - \_\_\_\_\_  
Walking paths and Public Multi-Purpose asphalt 8' wide.  
 Describe Bike Paths (location, width, material) - N/A

**FLOOD ZONE DATA:**

Total Acreage of Site in Special Flood Hazard Area - N/A

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: N/A  
 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.

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

Potable Water - Star Sewer and Water District  
 Irrigation Water- Middleton Mill Irrigation Association  
 Sanitary Sewer- Star Sewer and Water District  
 Fire Protection - Star Fire District  
 Schools - West Ada  
 Roads - ACHD

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

Areas of Critical Environmental Concern - N/A Floodplain - N/A  
 Evidence of Erosion - N/A Fish Habitat - N/A  
 Historical Assets - N/A Mature Trees - Yes, plan to keep them  
 Riparian Vegetation - N/A Steep Slopes - N/A  
 Stream/Creek - Middleton Canal and Drainage District No. 2 Unstable Soils - N/A  
 Unique Animal Life - N/A Unique Plant Life - N/A

**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. <b>(Please contact the City for addresses &amp; labels)</b> (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 explaining the project. (must be signed by applicant)	
✓	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 <b>original</b> 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.	
✓	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 and one (1) 11" X 17" copy of the Preliminary Plat	
✓	Electronic copy in pdf. format of Preliminary Plat	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
✓	Electronic copy in pdf. format of landscape plan	
✓	Electronic copy in pdf. format of preliminary 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 mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
✓	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	

✓	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.	
✓	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by Engineer)	
N/A	Special Flood Information – Must be included on Preliminary Plat and Application form.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight <b>design</b> and <b>location</b> information. Streetlights shall meet all City "Dark Sky" requirements.	
✓	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
✓	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on two (2) thumb drives 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.	
✓	Property shall be annexed into Star Sewer and Water District. Please contact SSWD for details.	

**FEE REQUIREMENT:**

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



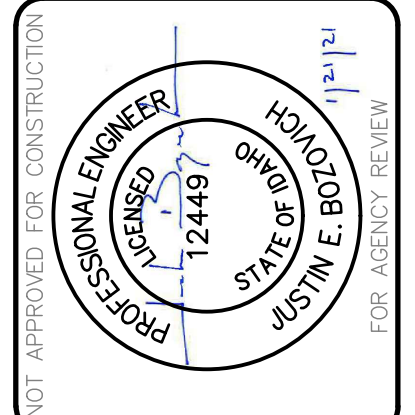
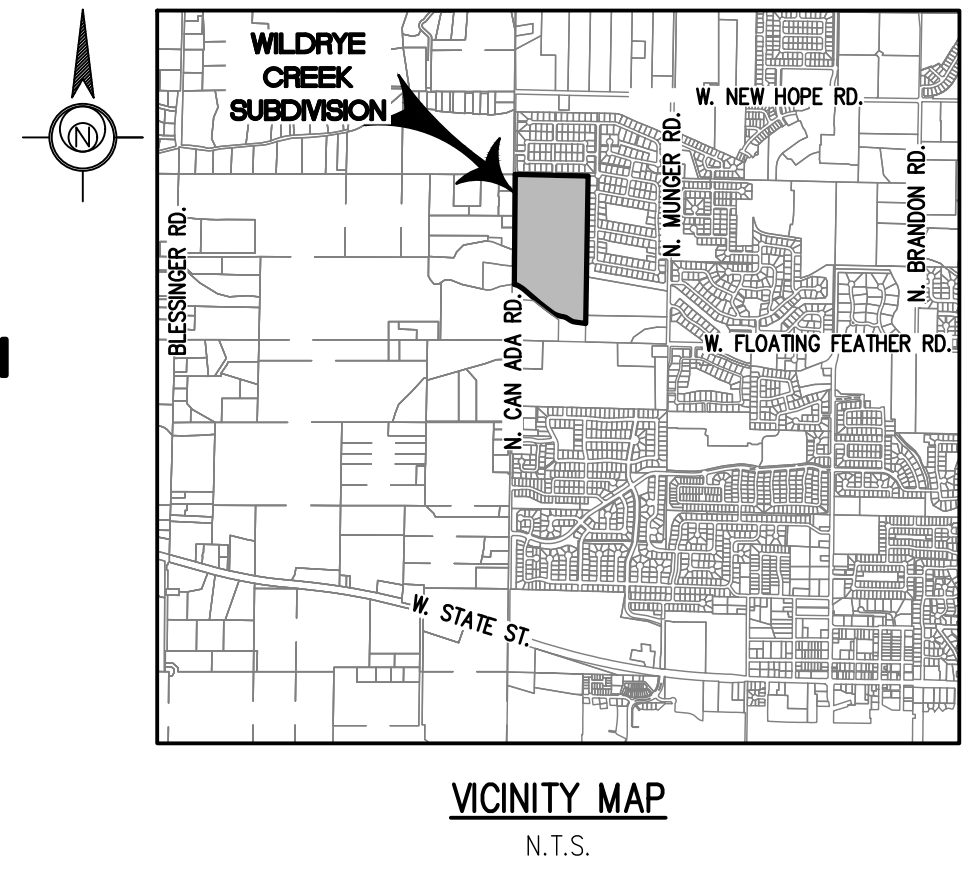
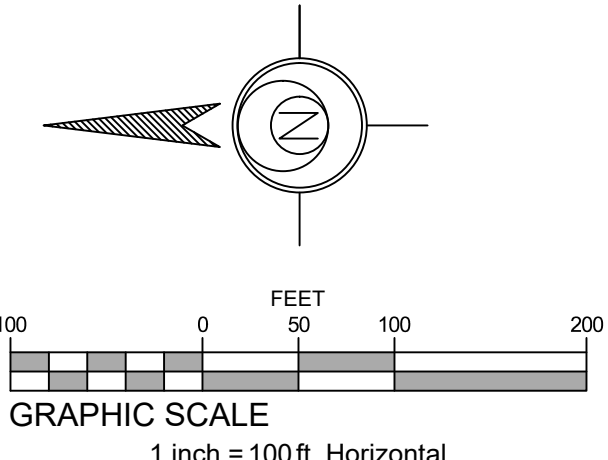
\_\_\_\_\_  
Applicant/Representative Signature

1-21-2021

\_\_\_\_\_  
Date

# PRELIMINARY PLAT FOR WILDRIE CREEK SUBDIVISION

PROPERTY BEING PORTIONS OF GOVERNMENT LOT 6 AND GOVERNMENT LOT 7 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
ADA COUNTY, IDAHO



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ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020



**SHEET INDEX**

- OF 4 PP-1 COVER SHEET
- OF 4 PP-2 PRELIMINARY PLAT
- OF 4 PP-3 PRELIMINARY ENGINEERING PLAN AND EXISTING CONDITIONS
- OF 4 PP-4 PRELIMINARY GRADING AND DRAINAGE PLAN

**LAND USE SUMMARY**

TOTAL AREA	56.85 AC
GROSS LAND AREA	53.27 AC
RESIDENTIAL LOTS	169
COMMON LOTS	24
RESIDENTIAL LOT AREA	33.01 AC
COMMON LOT AREA	10.95 AC
GROSS DENSITY	2.97 UNITS/AC
NET DENSITY	5.12 UNITS/AC
MINIMUM RESIDENTIAL LOT SIZE	6,050 SF
AVERAGE RESIDENTIAL LOT SIZE	8,508 SF

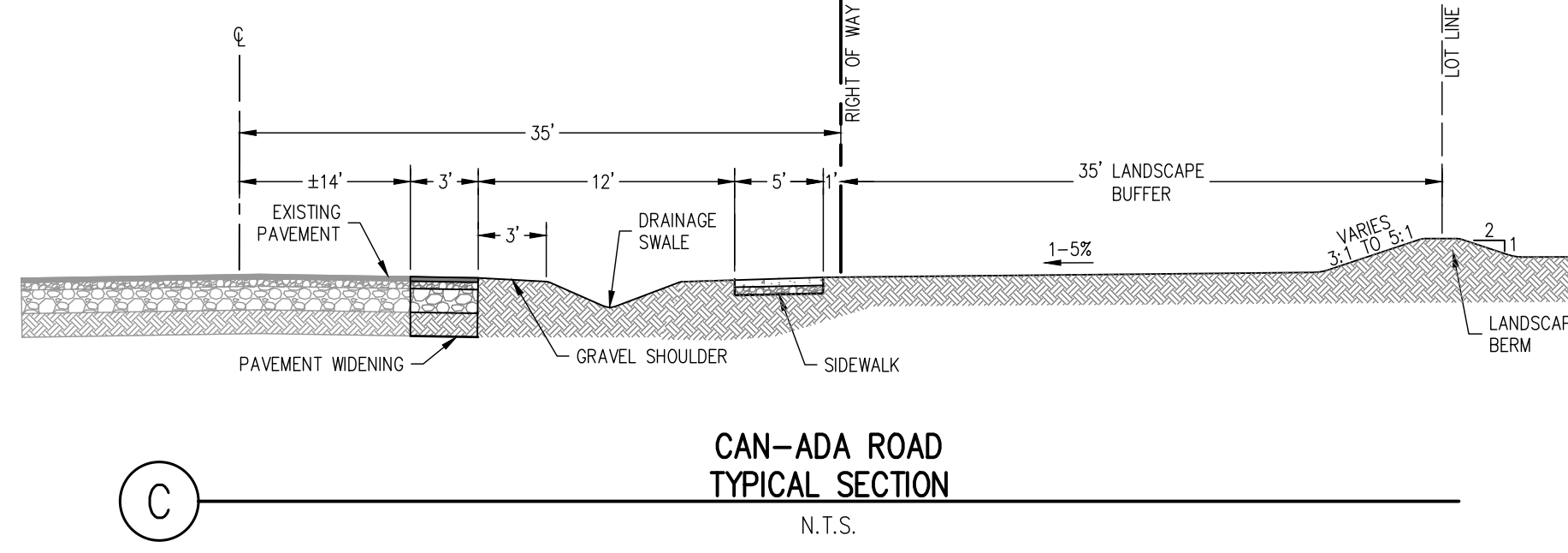
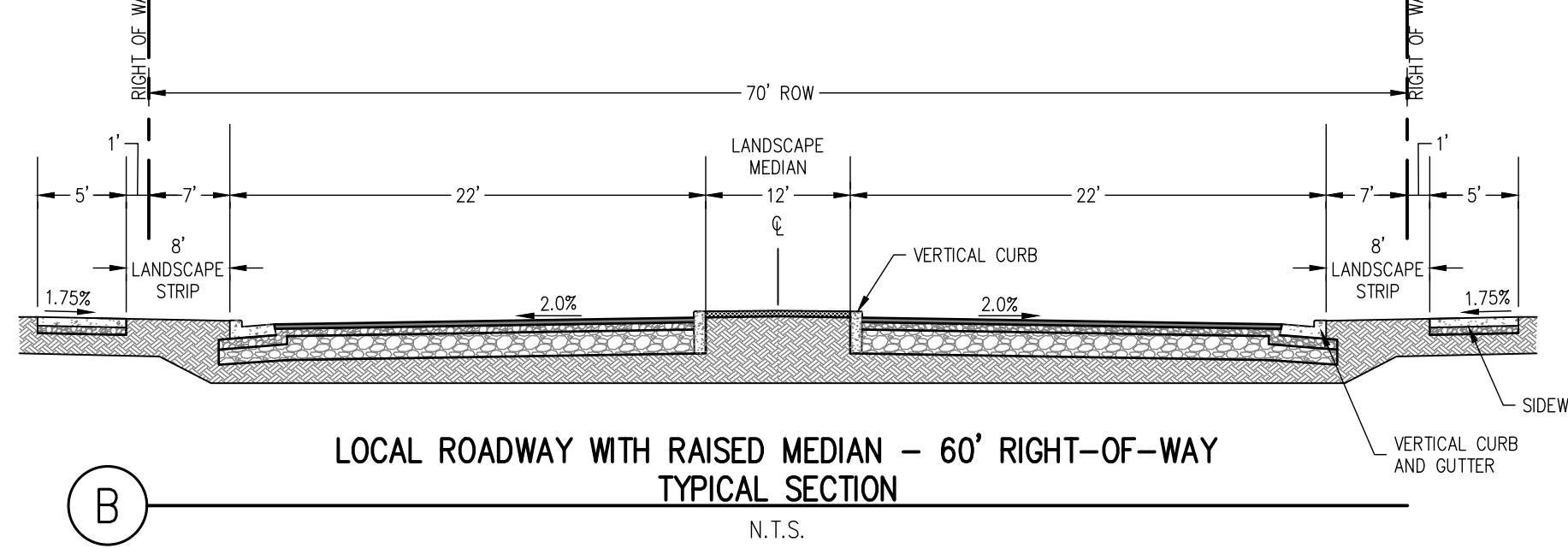
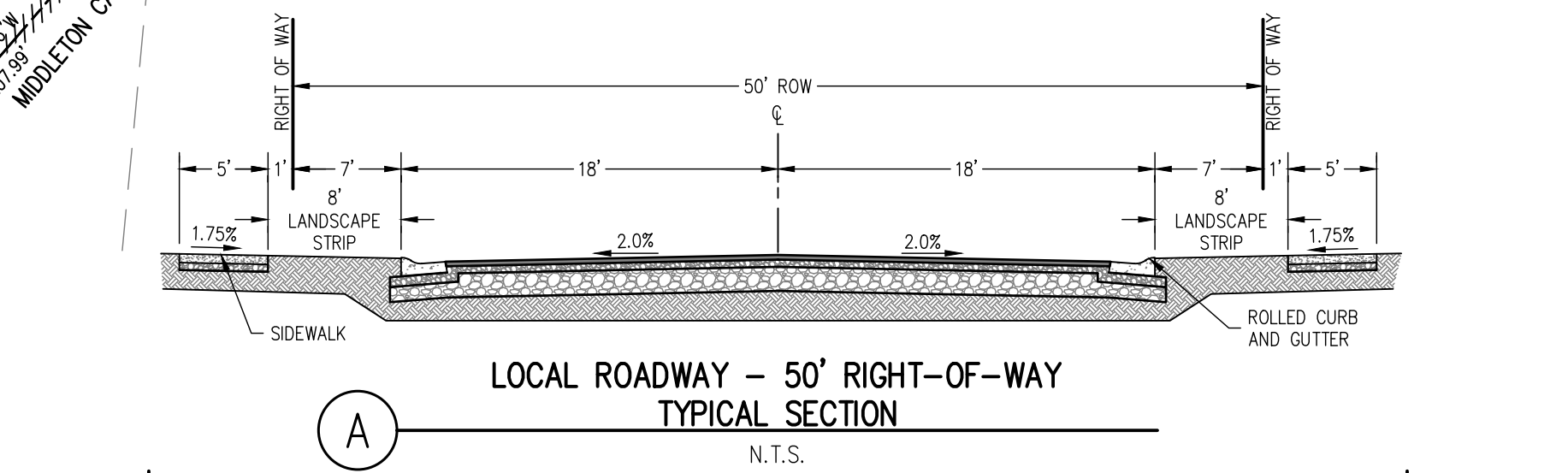
**OPEN SPACE SUMMARY**

USABLE OPEN SPACE AREA	12.1 AC
PERCENT USABLE OPEN SPACE	22.70%

**BUILDING SETBACK REQUIREMENTS**

SETBACK STANDARDS R-3DA ZONE

FRONT (TO LIVING AREA)	15'
FRONT (TO GARAGE)	20'
REAR	15'
INTERIOR SIDE	5'
STREET SIDE (LOCAL)	15'
STREET SIDE (COLLECTOR)	25'



**LEGEND**

---	PROPERTY BOUNDARY LINE	---	PROPOSED GRAVITY IRRIGATION
---	EXISTING LOT LINE	---	PROPOSED PRESSURE IRRIGATION
---	EXISTING EASEMENT LINE	---	PROPOSED EDGE OF PAVEMENT
---	EXISTING BARB WIRE FENCE LINE	---	PROPOSED STORM PIPE
---	EXISTING PRESSURE IRRIGATION	---	PROPOSED PHASE BOUNDARY
---	EXISTING POWER LINE	---	PROPOSED SEEPAGE BED
---	EXISTING SANITARY SEWER LINE	---	PROPOSED SAND AND GREASE TRAP
---	EXISTING CABLE TV PER UTILITY MAP	---	PROPOSED STORM MANHOLE
---	EXISTING WATER LINE	---	PROPOSED STORM CATCH BASIN
---	EXISTING EDGE OF PAVEMENT	---	PROPOSED GRAVITY IRRIGATION BOX
---	EXISTING EDGE OF GRAVEL	---	PROPOSED GRAVITY IRRIGATION MANHOLE
---	EXISTING STORM PIPE	---	PROPOSED FIRE HYDRANT
---	PROPOSED LOT LINE	---	PROPOSED SANITARY MANHOLE
---	PROPOSED RIGHT-OF-WAY	---	STREET NAME
---	PROPOSED ROAD CENTERLINE	---	PROPOSED STREET LIGHT
---	PROPOSED 3" ROLLED CURB	---	TEST PIT/MONITORING WELL
---	PROPOSED 4" VERTICAL CURB & GUTTER	---	MAILBOX
---	PROPOSED 6" VERTICAL CURB (NOT GUTTER)	---	SIGN
---	PROPOSED 5' SIDEWALK	---	BLOCK NUMBER
---	PROPOSED 8" SANITARY SEWER	---	SINGLE-FAMILY LOT NUMBER
---	PROPOSED 10" SANITARY SEWER	---	COMMON LOT NUMBER
---	PROPOSED POTABLE WATER	---	

- PRELIMINARY PLAT NOTES**
- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
  - ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (ACHD).
  - DIRECT LOT ACCESS TO NORTH CAN-ADA ROAD IS PROHIBITED.
  - THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
  - IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING SURFACE IRRIGATION WATER RIGHTS.
  - BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS PLAN.
  - STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ACHD AND CITY OF STAR REQUIREMENTS.

**DEVELOPER**  
TOLL SOUTHWEST LLC  
ADAM CAPELL  
3103 W. SHERYL DRIVE, SUITE 100  
MERIDIAN, IDAHO 83642  
acapell@tollbrothers.com  
Phone: (208) 424-0020  
Fax: (208) 424-0030

**PLANNER**  
TOLL BROTHERS  
SABRINA DURTSCH  
3103 W. SHERYL DRIVE, SUITE 100  
MERIDIAN, IDAHO 83642  
sdurtsch@tollbrothers.com  
Phone: (208) 424-0020  
Fax: (208) 424-0030

**ENGINEER**  
ESE CONSULTANTS, INC.  
JUSTIN BOZOVICH, P.E.  
3103 W. SHERYL DRIVE, SUITE 100  
MERIDIAN, IDAHO 83642  
jbozovich@eseconsultants.com  
Phone: (208) 424-0020  
Fax: (208) 424-0030

**SURVEYOR**  
LAND SOLUTIONS  
CLINT HANSEN, PLS  
231 E. 5TH STREET, SUITE A  
MERIDIAN, IDAHO 83642  
chansen@landsolutions.biz  
Phone: (208) 288-2040  
Fax: (208) 288-2557

COVER SHEET

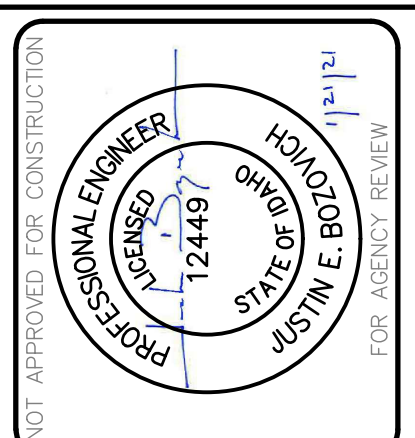
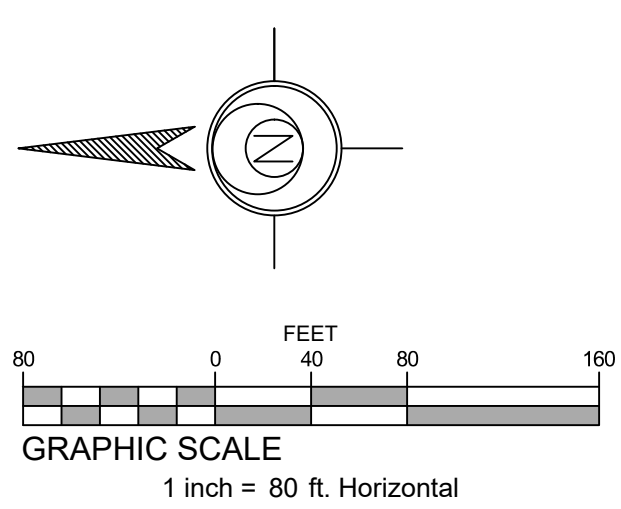
PRELIMINARY PLAT FOR  
WILDRIE CREEK SUBDIVISION  
CITY OF STAR, ADA COUNTY, IDAHO

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SHEET NO.:	1	OF	4

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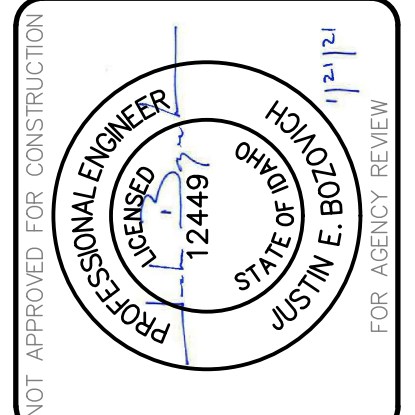
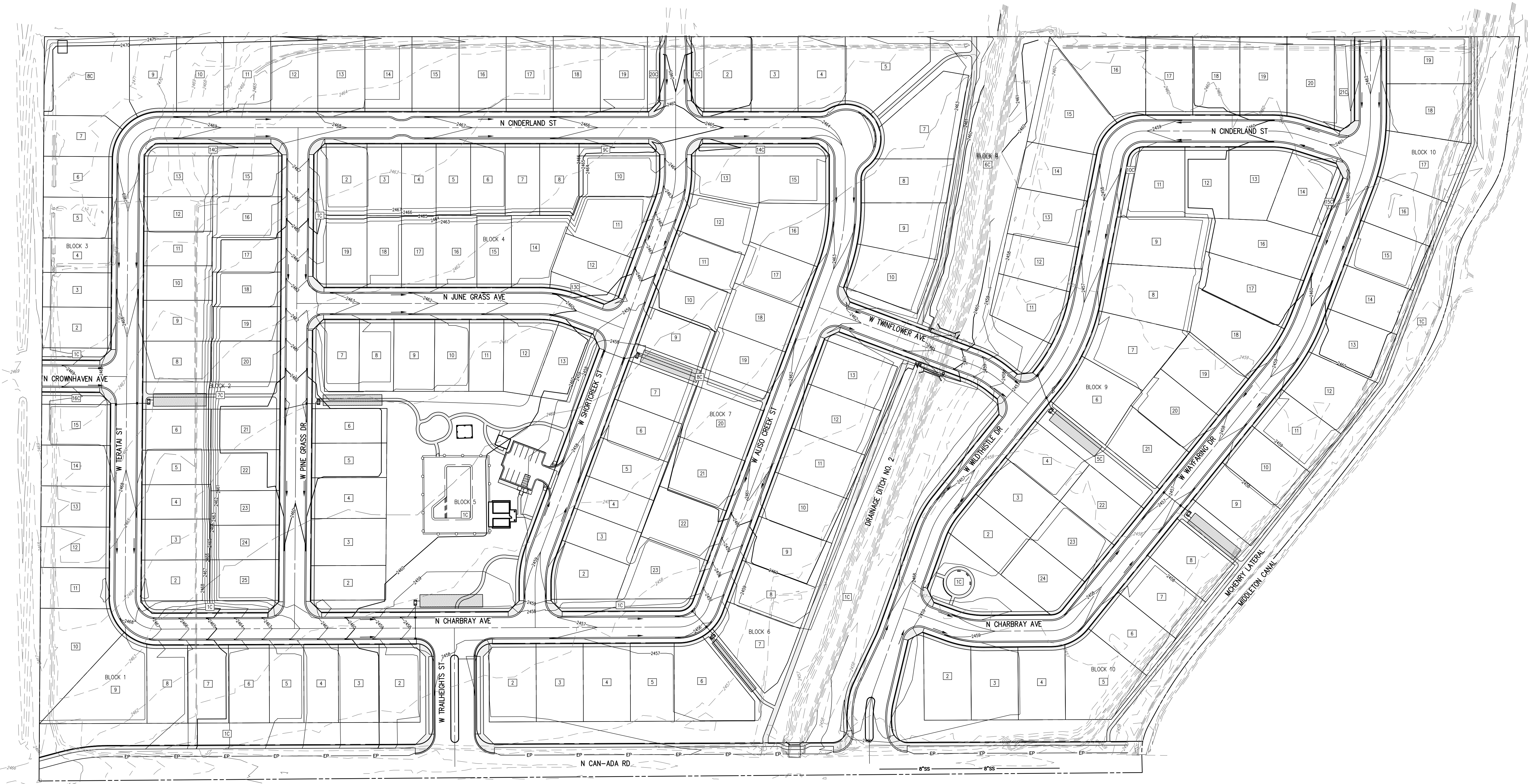
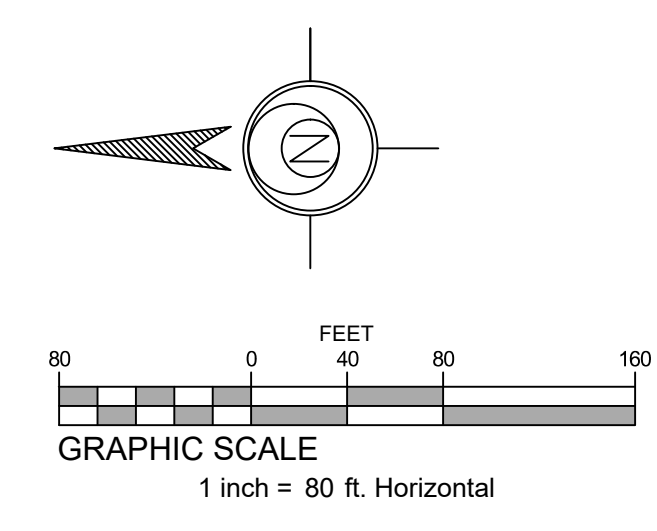
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PRELIMINARY ENGINEERING PLAN  
 AND EXISTING CONDITIONS  
**PRELIMINARY PLAT FOR  
 WILDRYE CREEK SUBDIVISION**  
 CITY OF STAR, ADA COUNTY, IDAHO

DATE:	1/22/21	SCALE:	1" = 80'
DESIGN:	JEB	DRAWN:	MGF/TAB
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 T: 208-424-0020

REV.	DATE	DESCRIPTION	DRAWN

PRELIMINARY GRADING  
 AND DRAINAGE PLAN  
 PRELIMINARY PLAT FOR  
 WILDREY CREEK SUBDIVISION  
 CITY OF STAR, ADA COUNTY, IDAHO

DATE:	1/22/21	SCALE:	1" = 80'
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REF. NO.:	PP-4.1	SHEET NO.:	4 OF 4



N. CANADA ROAD

N. STARHAVEN AVENUE

W. SHORTCREEK STREET

MIDDLETON CANAL

W. TERATAI ST.

N. CROWNHAVEN AVE.

W. PINE GRASS DR.

W. TRAILHEIGHTS ST.

N. CHARBRAY AVE.

N. JUNE GRASS AVE.

N. CINDERLAND ST.

W. SHORTCREEK ST.

W. ALISO CREEK ST.

W. TWINFLOWER AVE.

N. CHARBRAY AVE.

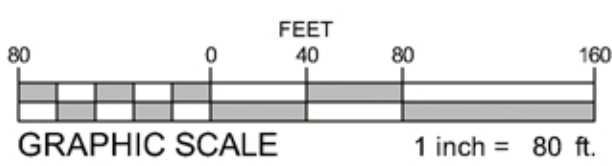
W. WILDTHISTLE DR.

W. WAYFARING DR.

N. CINDERLAND ST.

**LEGEND**

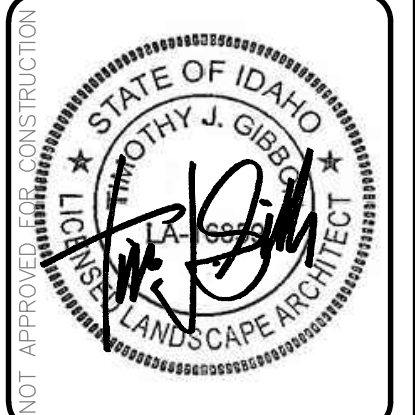
	WOODLAND LOTS (75')	89
	GARDEN LOTS (65')	45
	GARDEN LOTS (55')	35
	COMMON LOTS	
<b>TOTAL LOTS</b>		<b>169</b>



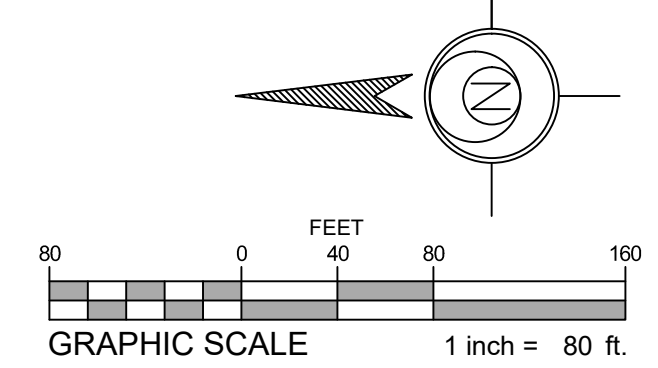
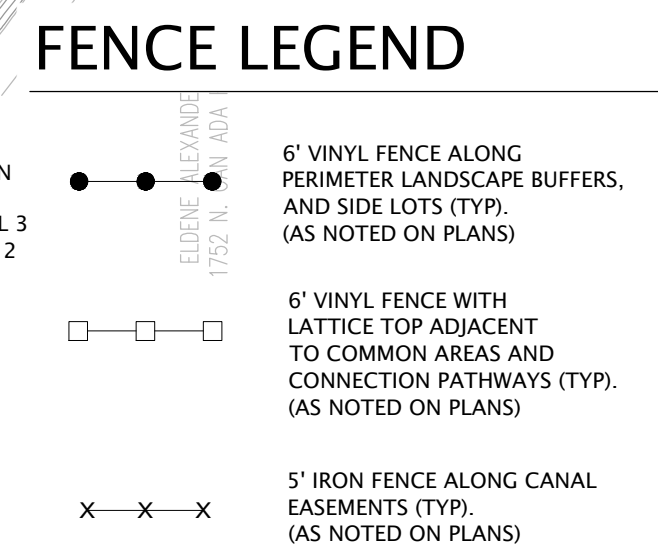
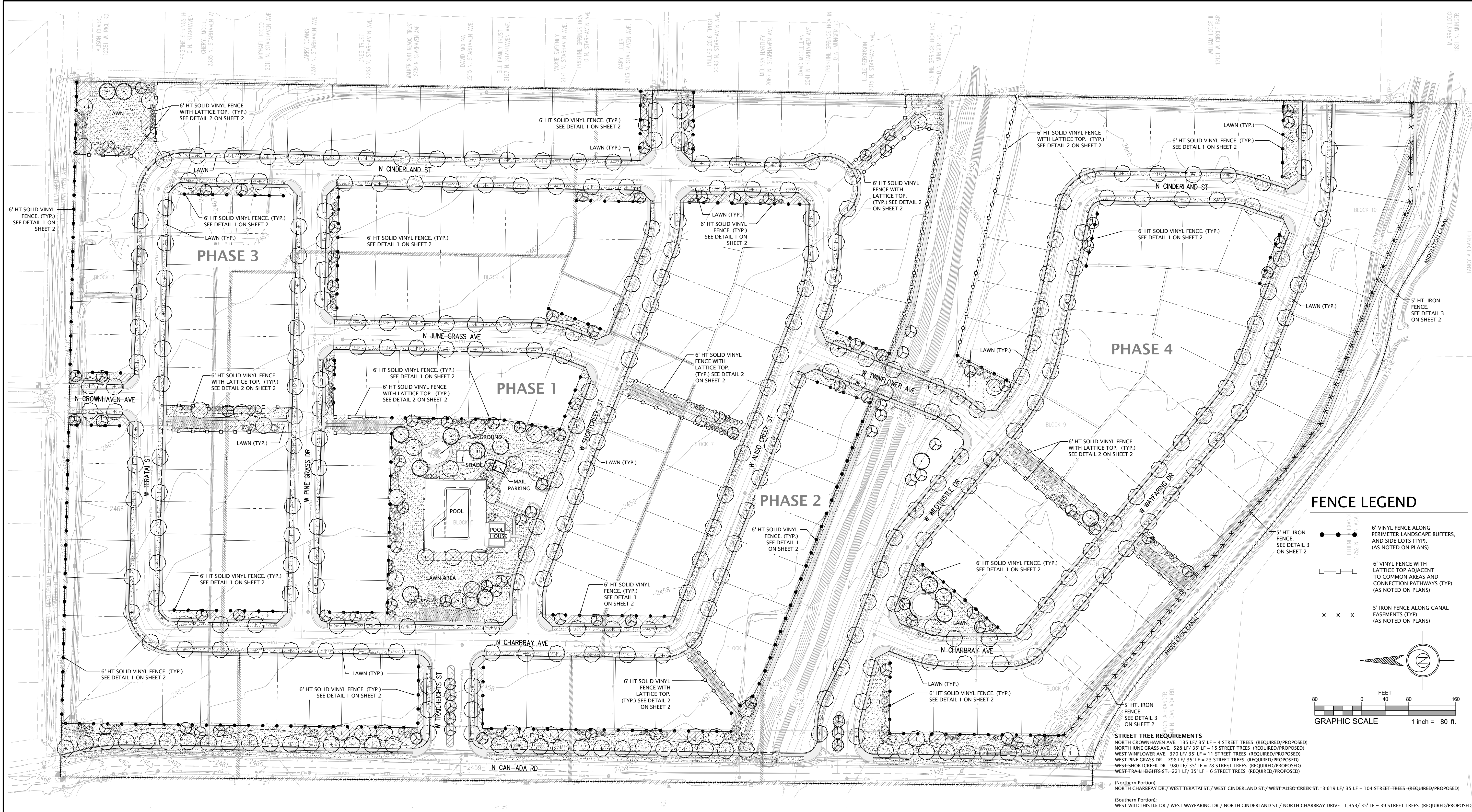
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**SITE PLAN**  
for the  
**WILDRYE CREEK SUBDIVISION**  
STAR, IDAHO





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**STREET TREE REQUIREMENTS**  
 NORTH CROWNHAVEN AVE. 35 LF/35' LF = 4 STREET TREES (REQUIRED/PROPOSED)  
 NORTH JUNE GRASS AVE. 528 LF/35' LF = 15 STREET TREES (REQUIRED/PROPOSED)  
 WEST WINDFLOWER AVE. 370 LF/35' LF = 11 STREET TREES (REQUIRED/PROPOSED)  
 WEST PINE GRASS DR. 708 LF/35' LF = 23 STREET TREES (REQUIRED/PROPOSED)  
 WEST SHORTCREEK DR. 980 LF/35' LF = 28 STREET TREES (REQUIRED/PROPOSED)  
 WEST TRAILHEIGHTS ST. 221 LF/35' LF = 6 STREET TREES (REQUIRED/PROPOSED)

(Northern Portion)  
 NORTH CHARBRAY DR. / WEST TERATAI ST. / WEST CINDERLAND ST. / WEST ALISO CREEK ST. 3,619 LF/35' LF = 104 STREET TREES (REQUIRED/PROPOSED)

(Southern Portion)  
 WEST WILDTHISTLE DR. / WEST WAYFARING DR. / NORTH CINDERLAND ST. / NORTH CHARBRAY DRIVE 1,353/35' LF = 39 STREET TREES (REQUIRED/PROPOSED)

NORTH CAN-ADA RD. 1,759 LF/35' LF = 50 STREET TREES (REQUIRED/PROPOSED)

**PLANT PALETTE**

SHADE TREES - CLASS II	BOTANICAL NAME	COMMON NAME	CONT	SIZE	ORNAMENTAL TREES - CLASS I	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT
	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE	B & B	2" CAL.		ACER TATARICUM 'HOT WINGS' (MULTI-TRUNK)	HOT WINGS TATARIAN MAPLE	B & B	6'-8' HT.		FORSYTHIA X MEADOWLARK'	MEADOWLARK FORSYTHIA	3 GAL.
	GLEDISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL.		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	B & B	2" CAL.		ITEA VIRGINICA 'MERLOT'	MERLOT SWEETSPICE	3 GAL.
	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B & B	2" CAL.	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	6'-8' HT.	RUBRICKIA FULGIDA 'GOLDSTRUM'		BLACK EYED SUSAN	1 GAL.	
		CARPINUS CAROLINIANA 'JFS-KW6' TM SINGLE-STEM	NATIVE FLAME HORNBEAM	B & B	2" CAL.	PRUNUS Cerasifera 'NEWPORT' (SINGLE-TRUNK)	NEWPORT FLOWERING PLUM	B & B	6' - 8' HT.		NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL.
FRAXINUS AMERICANA 'AUTUMN PURPLE'		AUTUMN PURPLE ASH	B & B	2" CAL.	EVERGREEN TREES								
GLEDISIA TRIACANTHOS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	B & B	2" CAL.	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6' MIN. HT.	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	DARTS GOLD NINEBARK		3 GAL.		
LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA' TM	ROUND-LOBED SEEDLESS SWEET GUM	B & B	2" CAL.	PICEA PUNGENS 'HOOPSII'	HOOPSII BLUE SPRUCE	B & B	6' MIN. HT.	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA		3 GAL.		
LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	2" CAL.	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B & B	6' MIN. HT.	JUNIPERUS HORIZONTALIS 'WILTONI'	BLUE RUG JUNIPER		3 GAL.		
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL.					MAHONIA REPENS	CREeping MAHONIA		5 GAL.		

**NOTES:**  
 1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.  
 2) REFER TO SHEET PP-9.2 FOR NOTES AND DETAILS.

REV.	DATE	DESCRIPTION

**LANDSCAPE PLAN**

**PRELIMINARY PLAT FOR WILD RYE CREEK SUBDIVISION**  
 CITY OF STAR, ADA COUNTY, IDAHO

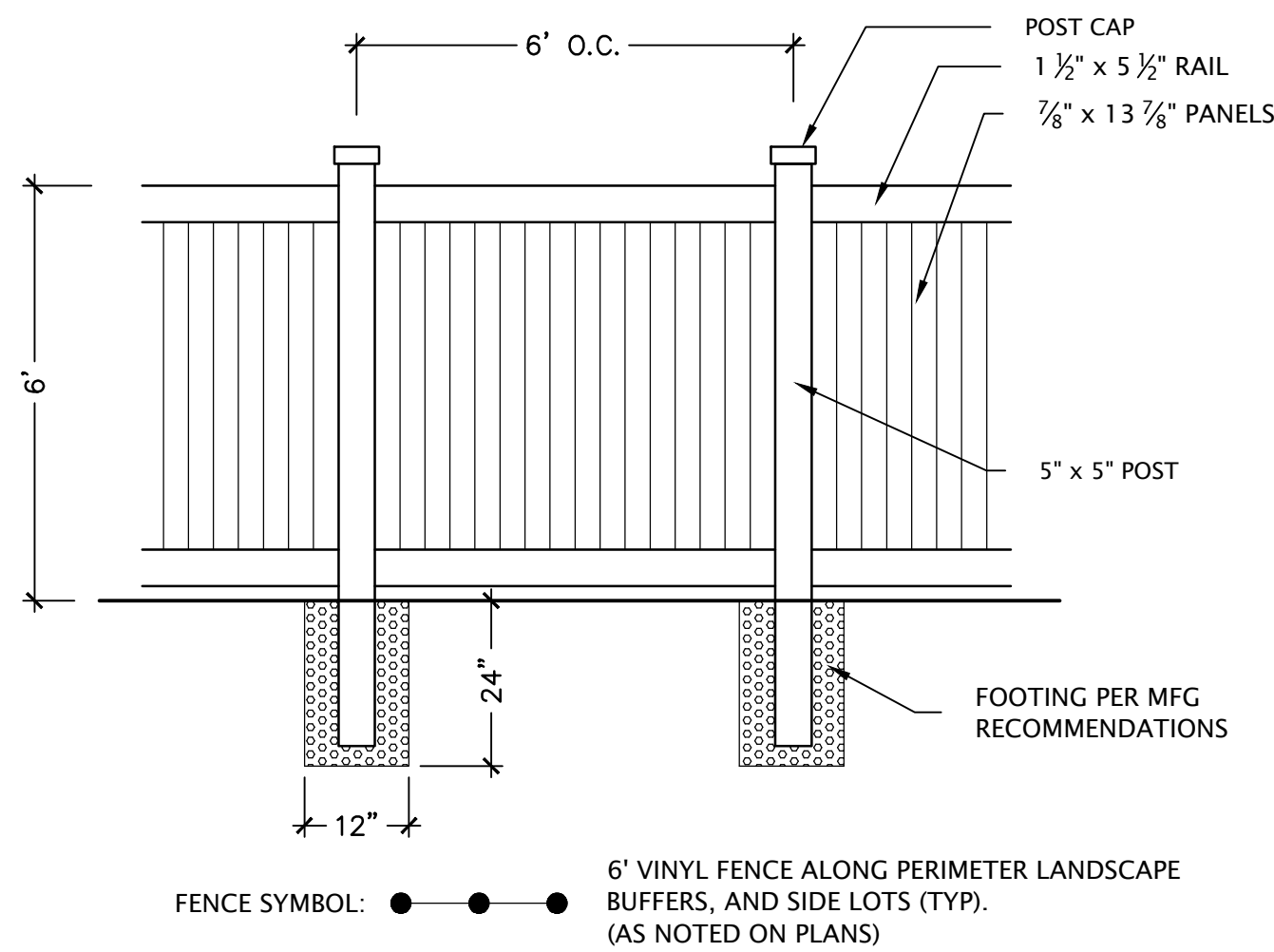
DATE: 1/22/2021  
 SCALE: 1"=80'

DESIGN: ESE  
 DRAWN: LAC

JOB NO.: 7782  
 FILE NAME: 7782-S-LM-PP

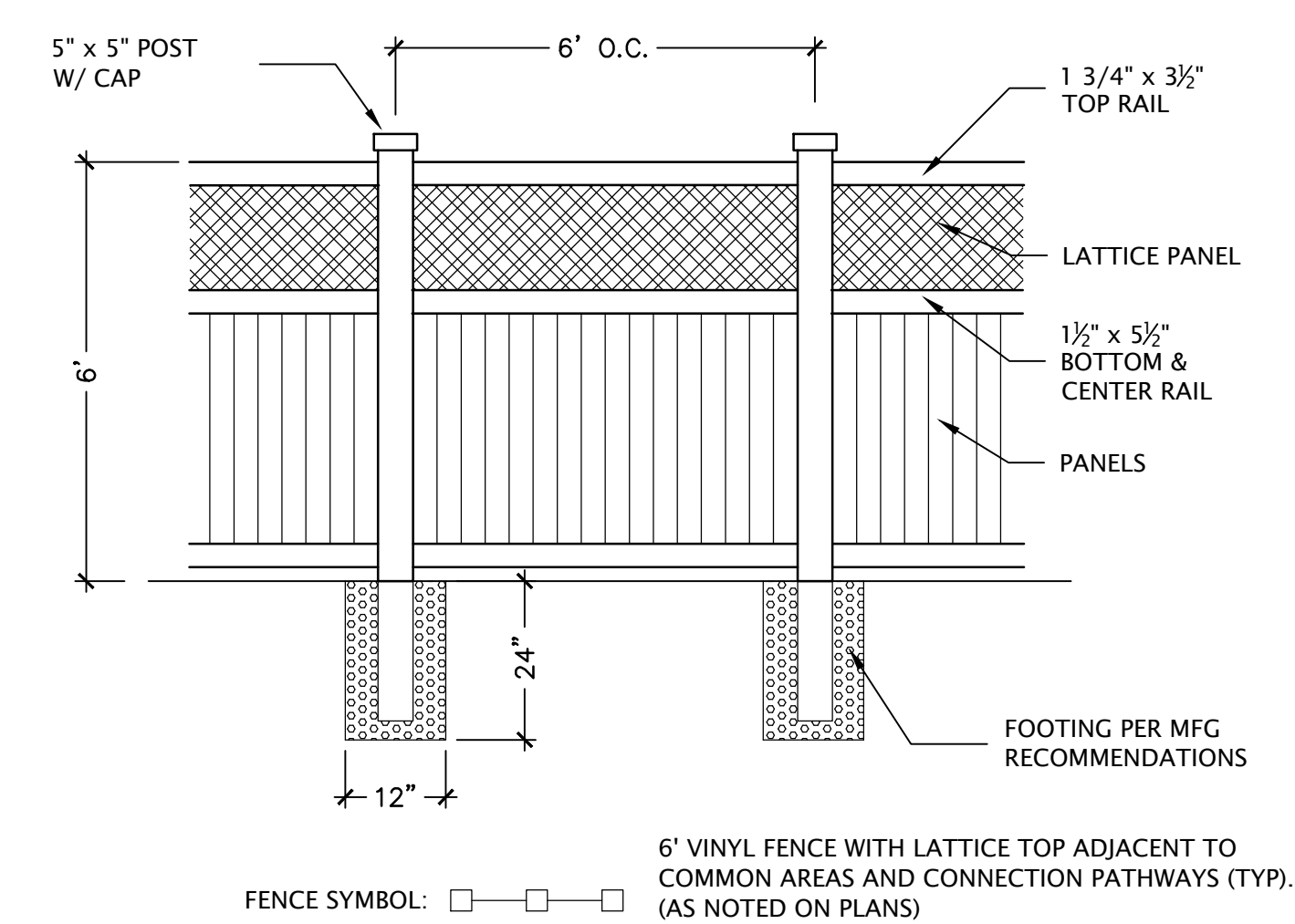
REF. NO.: PP-9.1  
 SHEET NO.: 1 OF 2

N:\PROJECTS\IDAHO\7782 - COPE\ENGINEERING\DRAWINGS\PRELIM\7782-S-LM-PP-DWG-PP.DWG - Leigh Cherniavich - 1/22/21



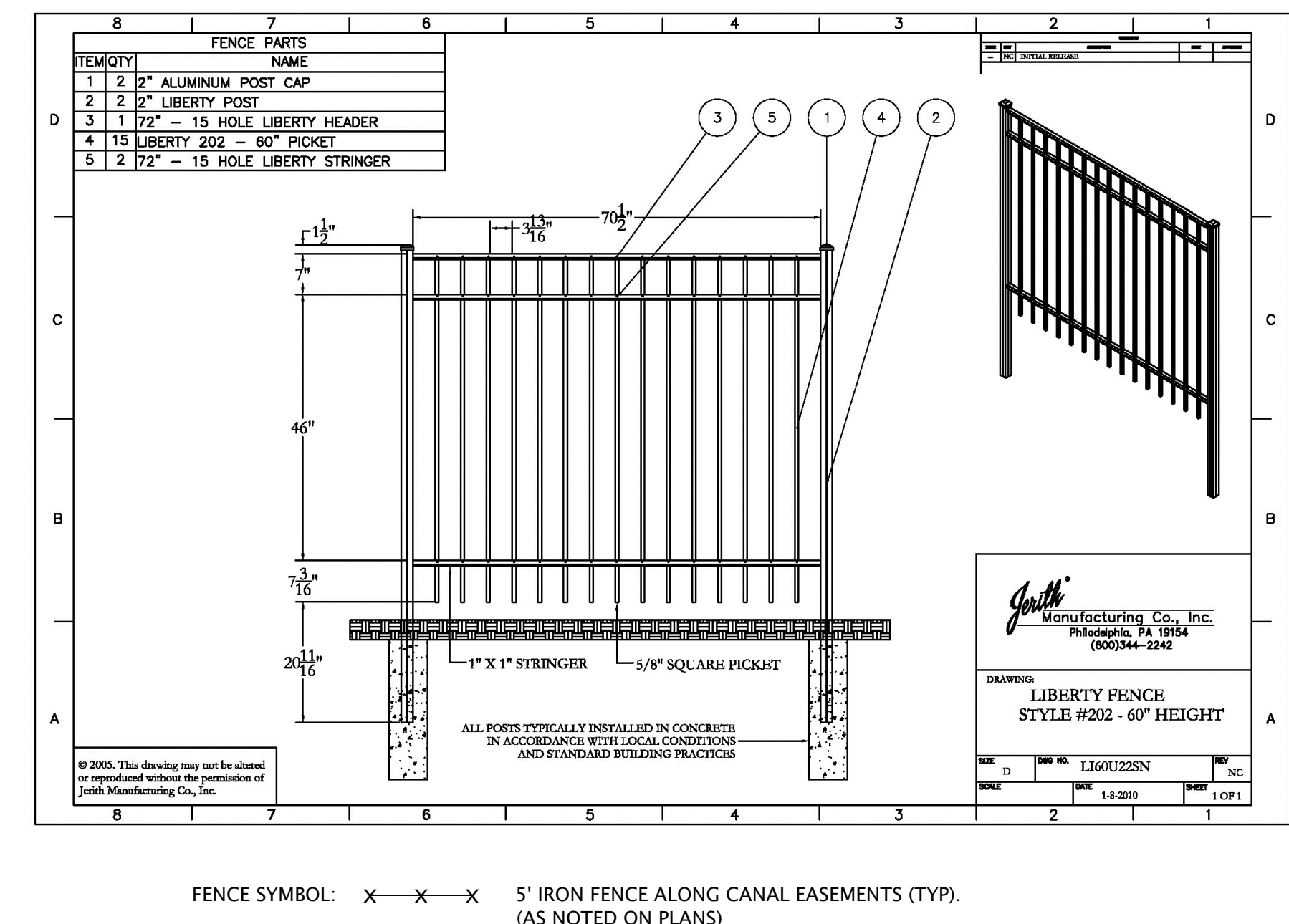
**1 VINYL PRIVACY FENCE**  
NOT TO SCALE

NOTES:  
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.  
2. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALLED AT BASE OF FENCE ON COMMON LOT SIDE. SEE DETAIL.



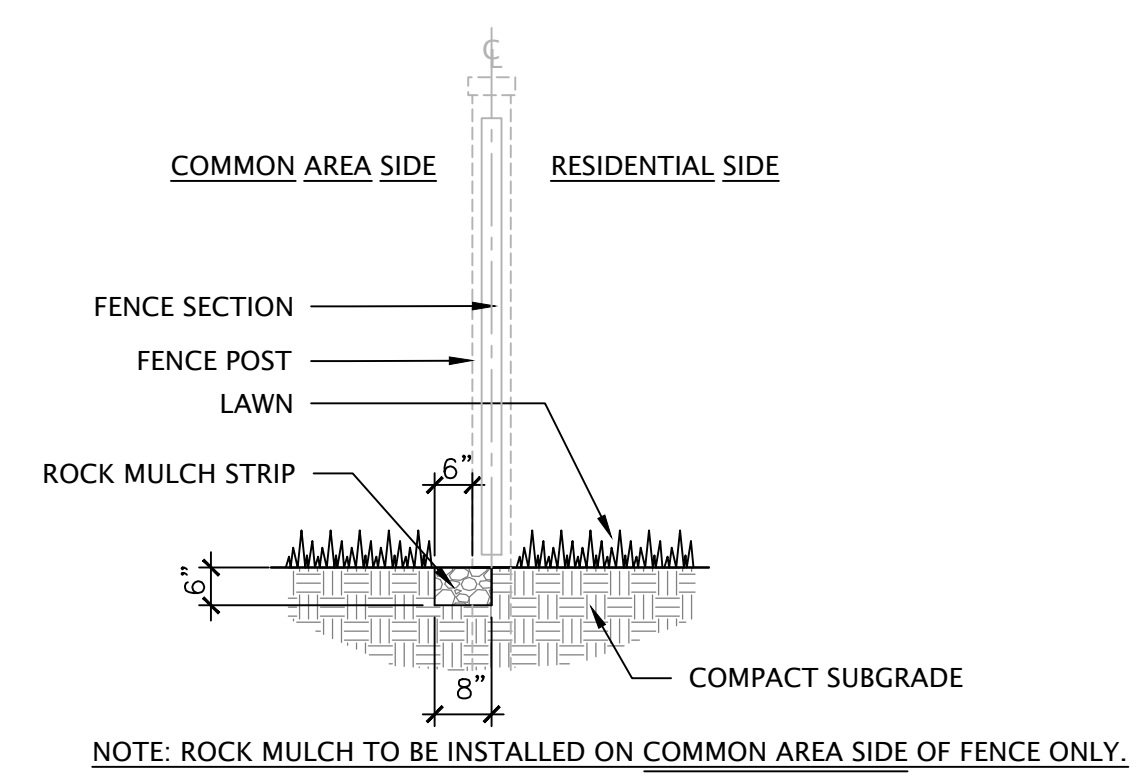
**2 VINYL LATTICE PRIVACY FENCE**  
NOT TO SCALE

NOTES:  
1. LATTICE TOP FENCE TO BE USED ADJACENT TO INTERIOR OPEN SPACES.  
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.  
3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALLED AT BASE OF FENCE ON COMMON LOT SIDE.



**3 5' IRON FENCE**  
NOT TO SCALE

FENCE SYMBOL: X-X-X 5' IRON FENCE ALONG CANAL EASEMENTS (TYP). (AS NOTED ON PLANS)

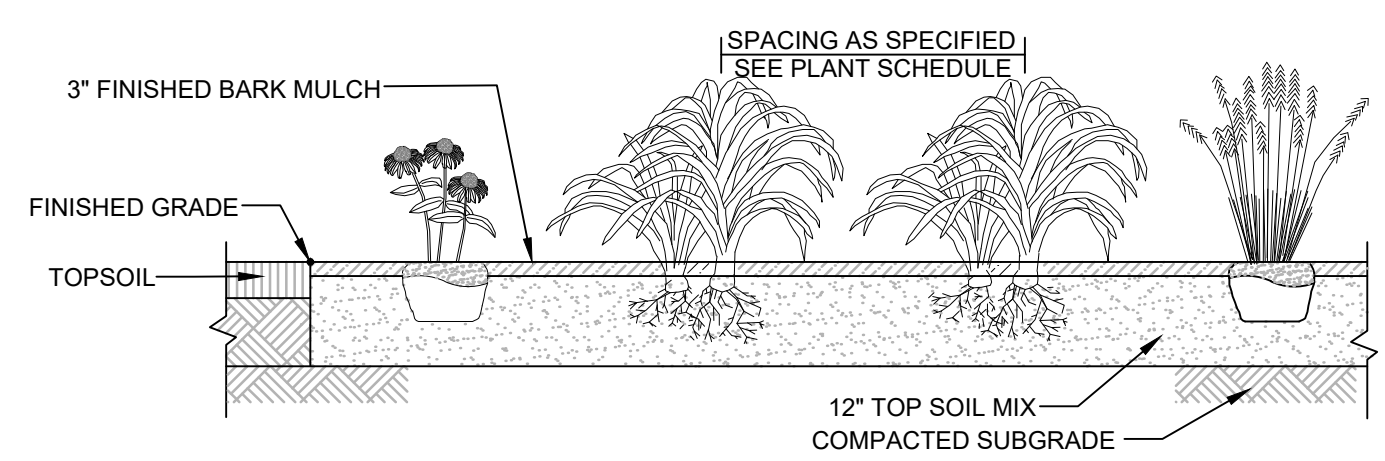


**4 ROCK MULCH AT VINYL FENCING**  
NOT TO SCALE

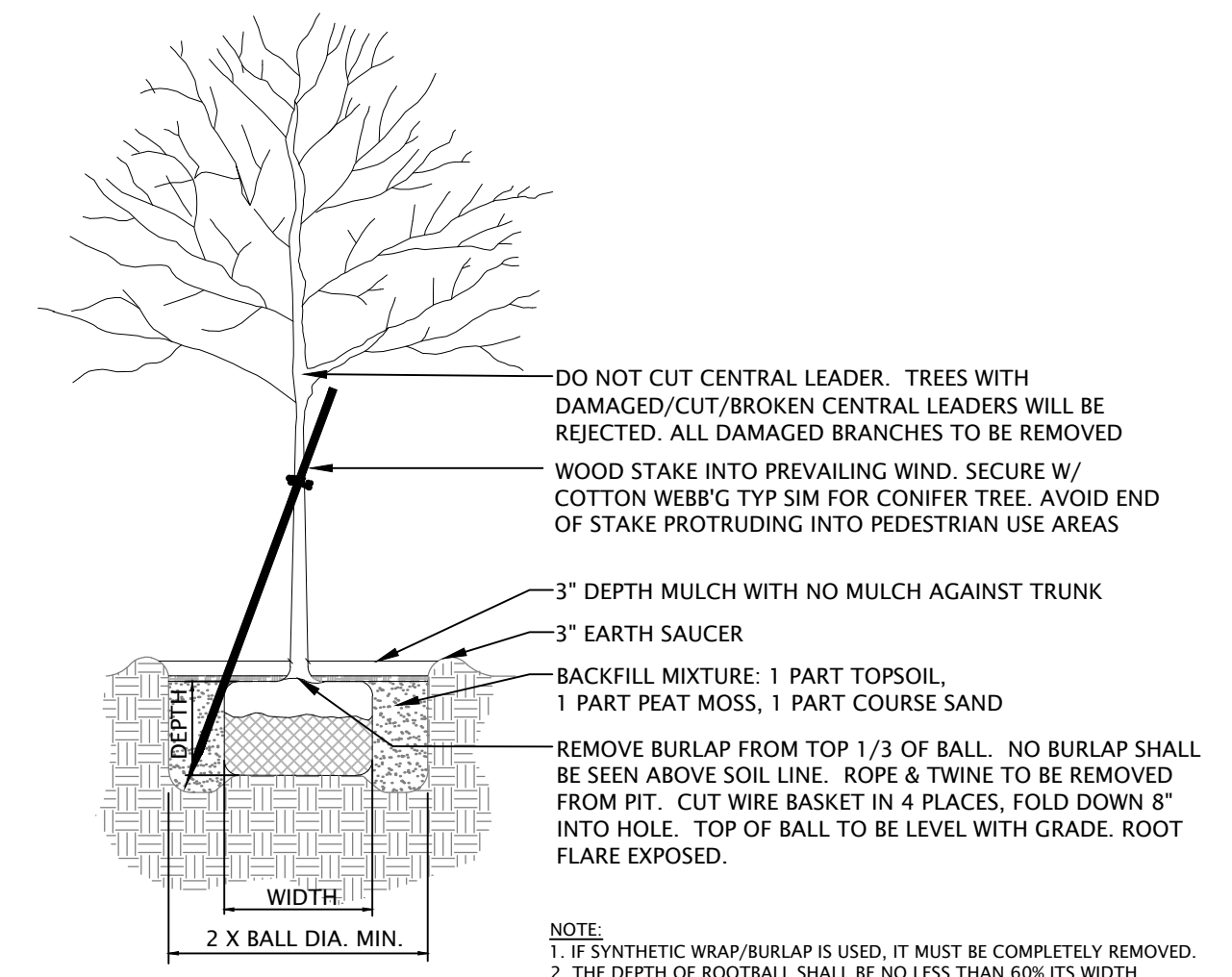
NOTE: ROCK MULCH TO BE INSTALLED ON COMMON AREA SIDE OF FENCE ONLY.

**PLANT PALETTE**

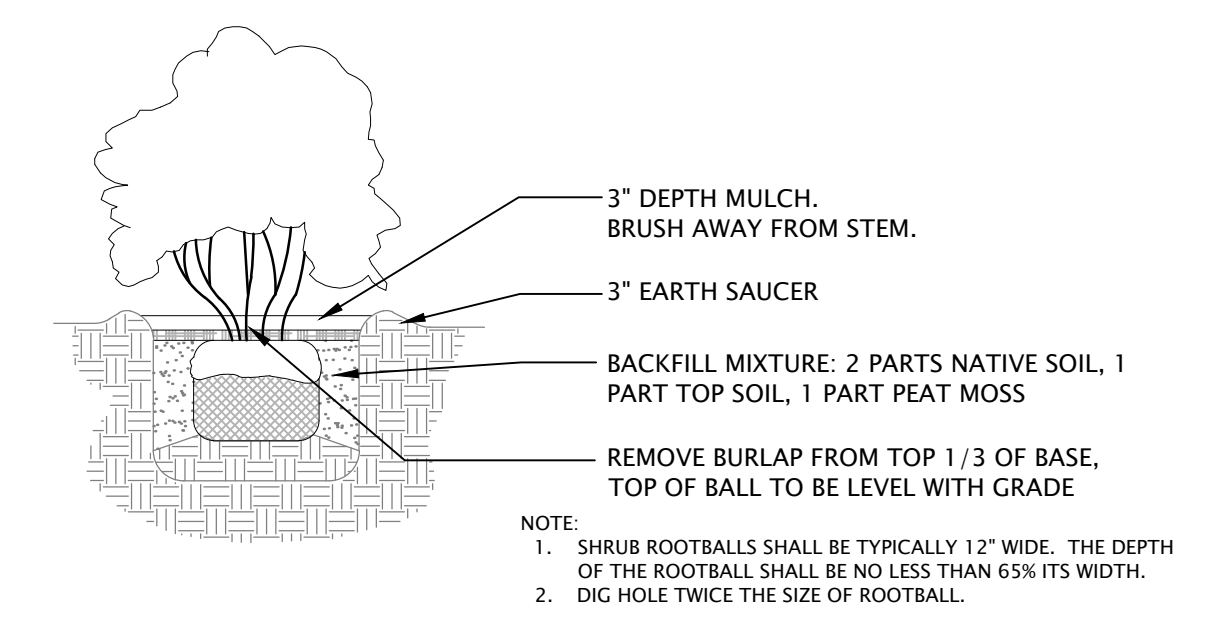
SHADE TREES - CLASS II	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	ACER TRUNCATUM 'PACIFIC SUNSET'™	PACIFIC SUNSET MAPLE	B & B	2" CAL.
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2" CAL.
SHADE TREES - CLASS III	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B & B	2" CAL.
STREET TREES - CLASS II	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	CARPINUS CAROLINIANA 'JFS-KW6'™	NATIVE FLAME HORNBEAM	B & B	2" CAL.
	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	B & B	2" CAL.
	GLEDTISIA TRIACANTHOS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	B & B	2" CAL.
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'™	ROUND-LOBED SEEDLESS SWEET GUM	B & B	2" CAL.
	LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	2" CAL.
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL.
ORNAMENTAL TREES - CLASS I	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	ACER TATARICUM 'HOT WINGS' (MULTI-TRUNK)	HOT WINGS TATARIAN MAPLE	B & B	6'-8' HT.
	AMELANCHIER X GRANDIFLORA 'SPRING FLURRY'	SPRING FLURRY SERVICEBERRY	B & B	2" CAL.
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	B & B	2" CAL.
	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	6'-8' HT.
	PRUNUS CERASIFERA 'NEWPORT' (SINGLE-TRUNK)	NEWPORT FLOWERING PLUM	B & B	6'-8' HT.
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6' MIN. HT
	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6' MIN. HT
	PICEA PUNGENS 'HOOPSI'	HOOPSI BLUE SPRUCE	B & B	6' MIN. HT
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B & B	6' MIN. HT
SHRUBS/ ORNAMENTAL GRASSES/ PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	FORSYTHIA X 'MEADOWLARK'	MEADOWLARK FORSYTHIA	3 GAL	
	ITEA VIRGINICA 'MERLOT'	MERLOT SWEETSPIRE	3 GAL	
	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GAL.	
	NEPETA X FAASSENI 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL.	
	HELICTRICHON SPERPERVIRENS	BLUE AVEENA GRASS	1 GAL.	
	GARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	3 GAL.	
	JUNIPERUS HORIZONTALIS 'WILTON'	BLUE RUG JUNIPER	3 GAL.	
	MAHONIA REPENS	CREeping MAHONIA	5 GAL.	
	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.	
	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	3 GAL.	
	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMERWINE NINEBARK	5 GAL.	
	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	
	ROSA 'FLOWER CARPET - NOARE'	RED FLOWER CARPET ROSE	3 GAL.	
	HOSTA 'FRANCEE'	FRANCEE HOSTA	1 GAL.	
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.	
	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	5 GAL.	
	CALAMAGROSTIS ARUNDINACEA 'K.F.'	'K.F.' REED GRASS	1 GAL.	
	PINUS MUGO 'SLOWMOUND'	MUGO PINE	5 GAL.	
	PRUNUS LAUROCERASS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	5 GAL.	
	JUNIPERUS SCOPULORUM 'BALIGH'	SKY HIGH JUNIPER	5 GAL.	
	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL.	
	SAMBUCUS NIGRA	BLACK ELDERBERRY	3 GAL.	



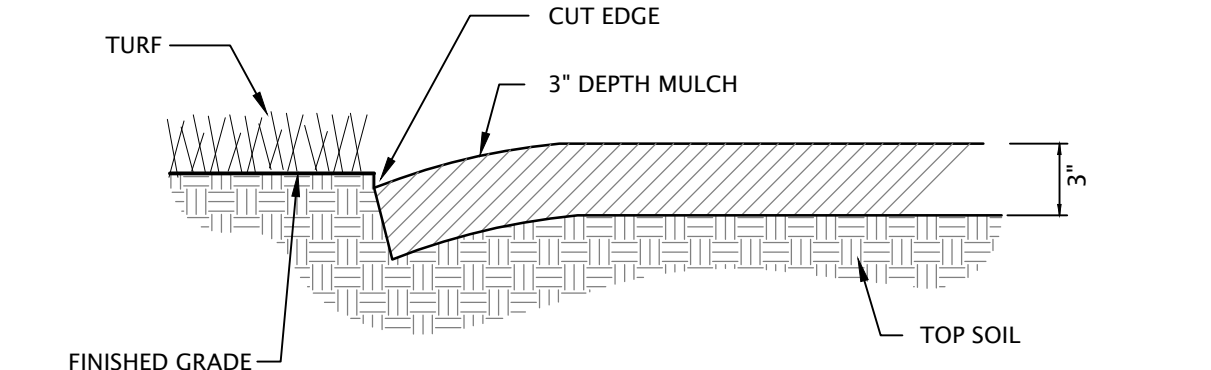
**ANNUAL/PERENNIAL/GRASSES/GROUNDCOVER BEDS**  
NOT TO SCALE



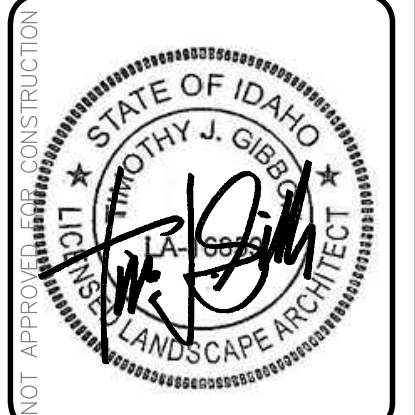
**TREE PLANTING/ STAKING**  
NOT TO SCALE



**SHRUB PLANTING**  
NOT TO SCALE



**PLANTER CUT BED EDGE**  
NOT TO SCALE



**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

REV.	DATE	DESCRIPTION

NOTES AND DETAILS  
**PRELIMINARY PLAT FOR WILDREYE CREEK SUBDIVISION**  
CITY OF STAR, ADA COUNTY, IDAHO

DATE: 1/22/2021	SCALE: AS NOTED
DESIGN: ESE	DRAWN: LAC
JOB NO.: 7782	FILE NAME: 7782-S-LMG-PP
REF. NO.: PP-9.2	
SHEET NO.: 2	OF 2

N:\PROJECTS\IDAHO\7782 - COPE\ENGINEERING\DRAWINGS\PRELIM\7782-S-LAND-PP.DWG - Leigh Cherniack - 1/22/21



NOTE: HOMES SHADED ARE  
SINGLE STORY HOMES.

# ESE CONSULTANTS

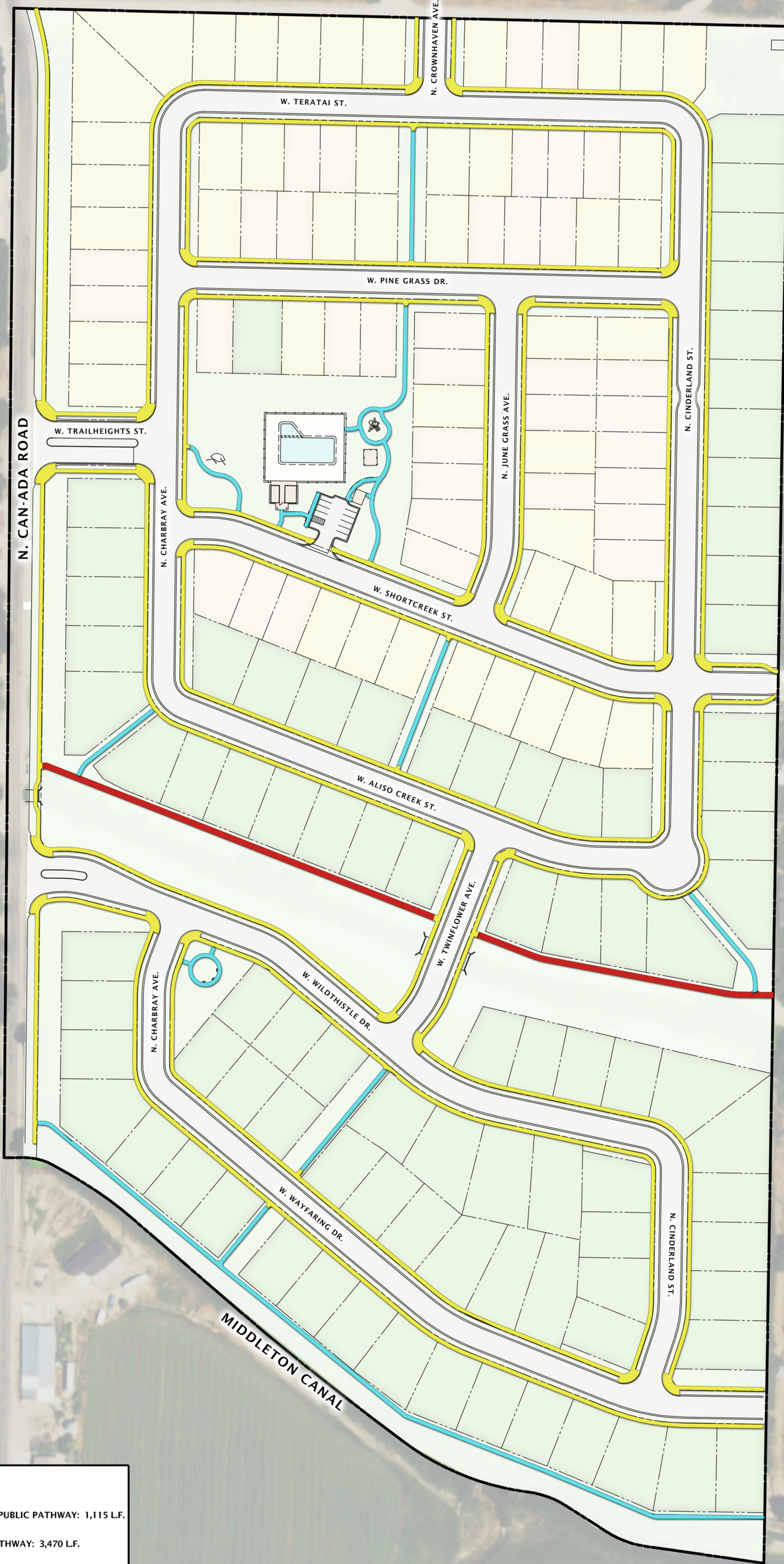
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

## SINGLE STORY HOMES EXHIBIT

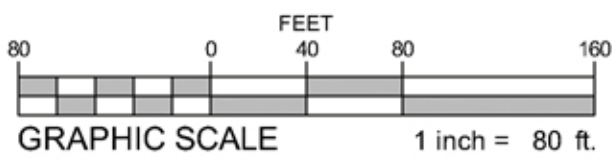
### WILDRYE CREEK SUBDIVISION

REV.	DATE	DESCRIPTION	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:	OF
	1/22/2020		1" = 300'	JB	TB	7782		1	1



**PATHWAYS LEGEND:**

	MULTI-USE PUBLIC PATHWAY: 1,115 LF.
	HOA PATHWAY: 3,470 LF.
	COMMUNITY SIDEWALKS



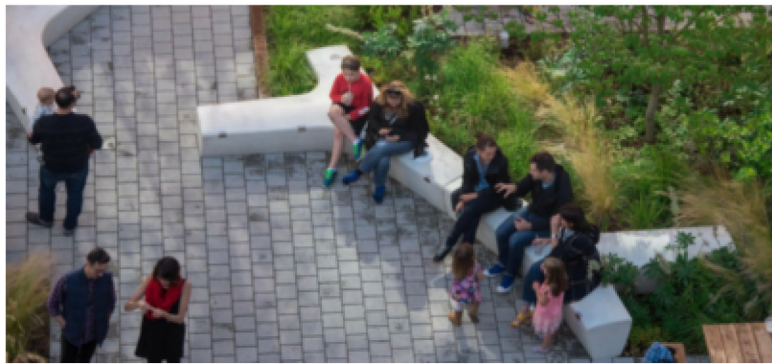
2021.01.22

**SITE PLAN**  
for the  
**WILDRYE CREEK SUBDIVISION**  
STAR, IDAHO





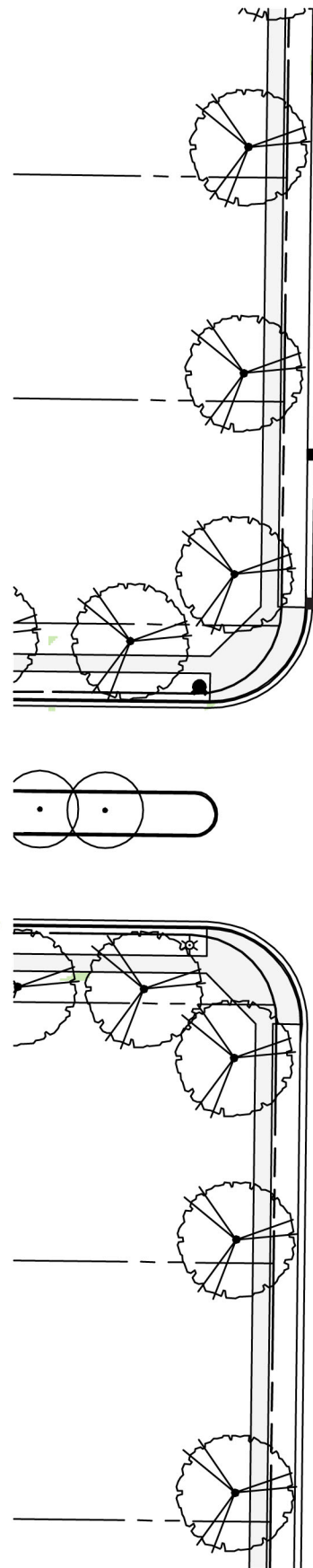
MULTI-PURPOSE LAWN AREA FOR ACTIVE PLAY



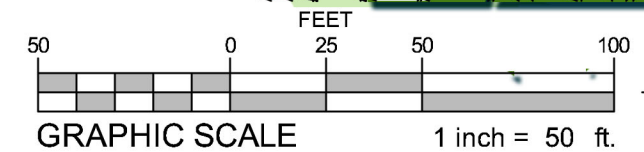
FOCAL POINT AT COMMUNITY ENTRANCE SEATING AREA/GATHERING SPACE WITH LANDSCAPE BEDS

**ACTIVE AMENITY AREA  
CONCEPT A  
WILD RYE CREEK  
SUBDIVISION**  
STAR, IDAHO

1-22-21



N. CHARBRAY AVE.

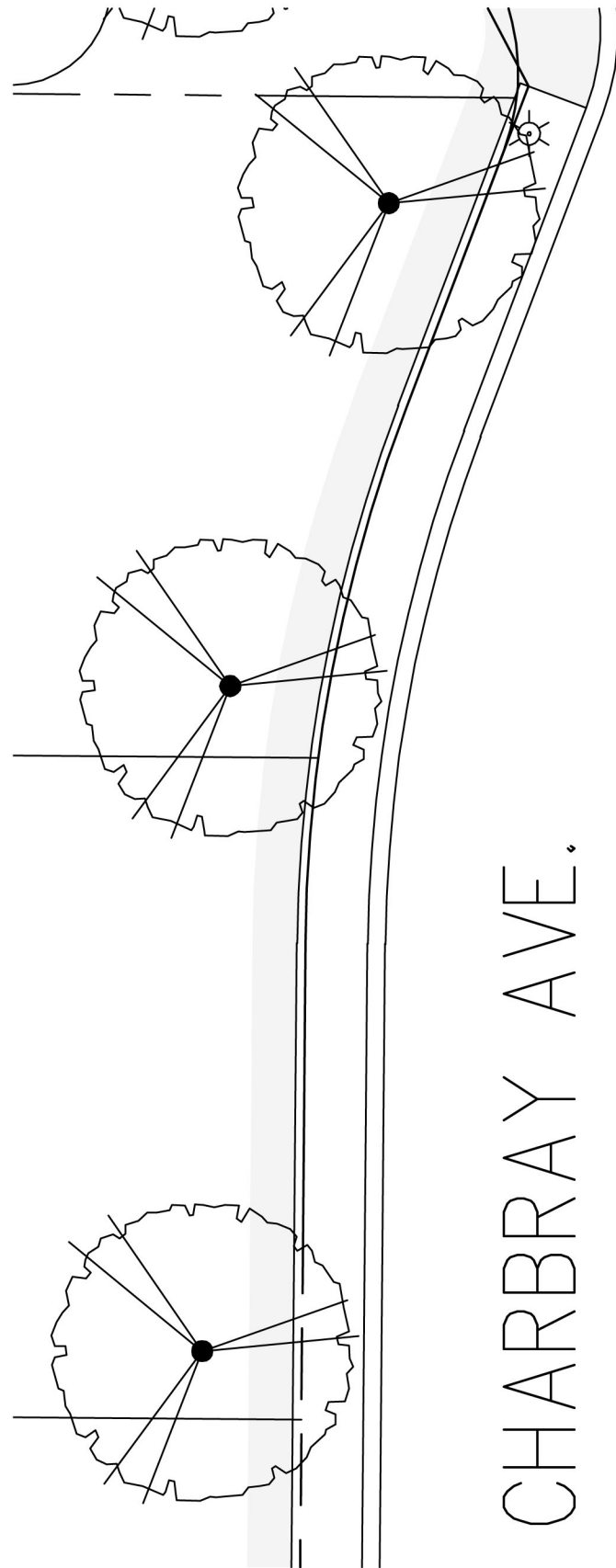


TO SERVE A FOCAL POINT UPON ENTERING THE COMMUNITY AND TO PROVIDE A NEIGHBORHOOD GATHERING SPACE PRIMARILY FOR SITTING & RELAXING

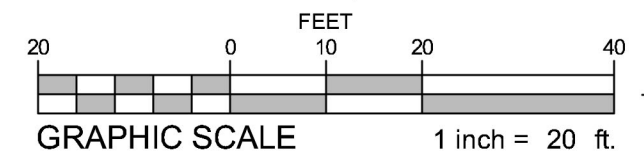


**WOODLAND  
POCKET PARK CONCEPT A  
WILDRYE CREEK  
SUBDIVISION**  
STAR, IDAHO

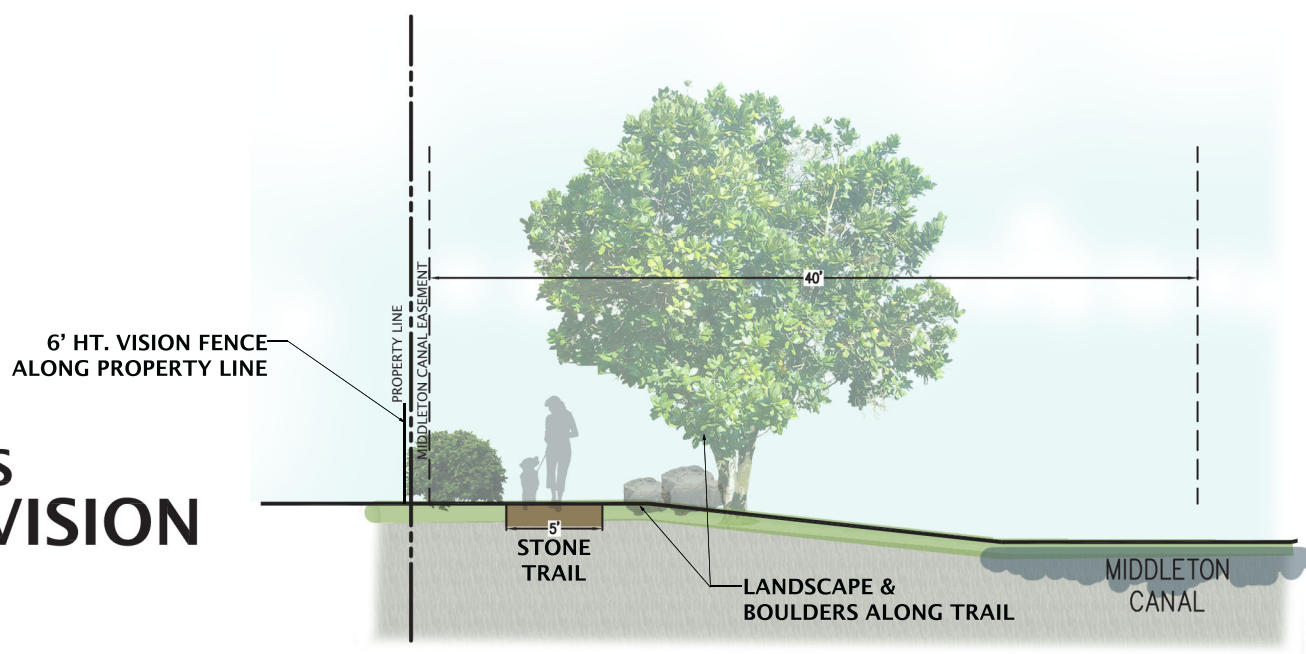
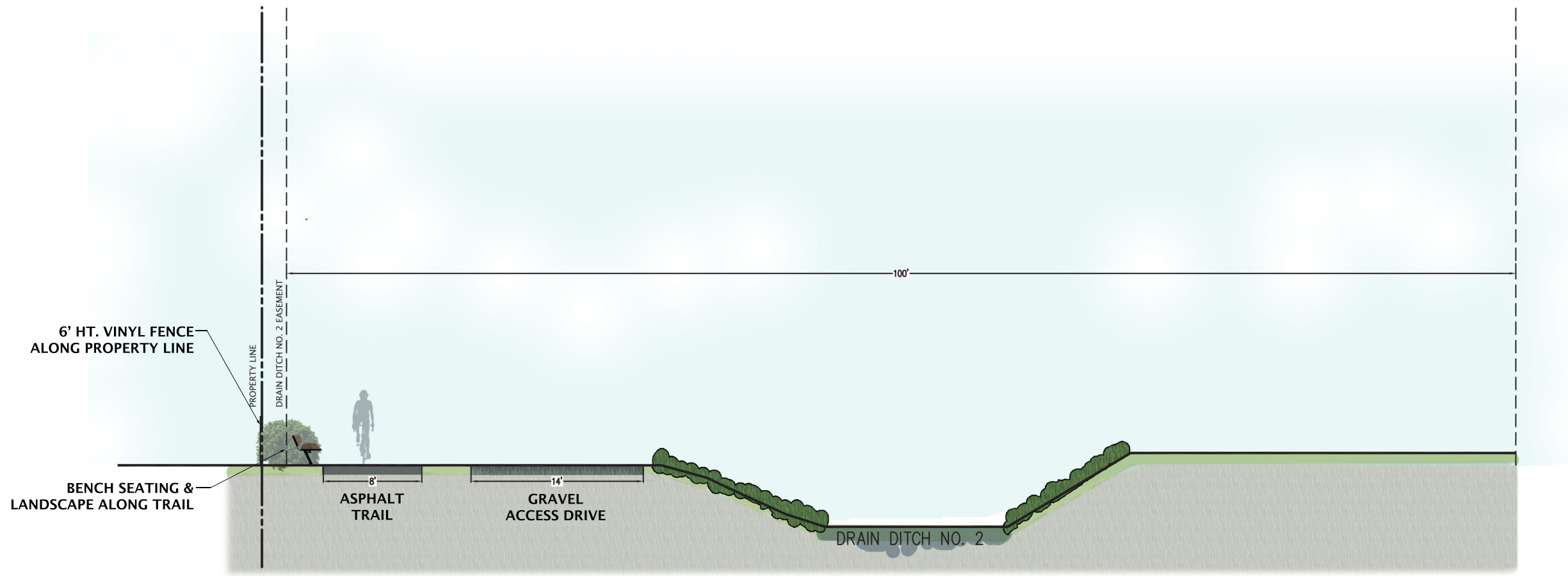
1-22-21



CHARBRAY AVE.

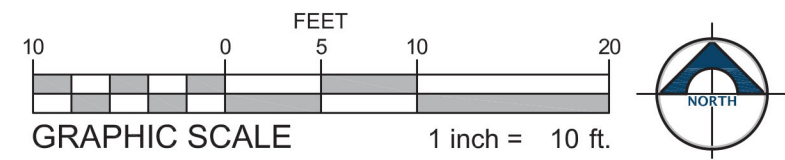






**TRAIL CROSS SECTIONS**  
**WILD RYE CREEK SUBDIVISION**  
 STAR, IDAHO

1-22-21



**AMENDED AND RESTATED DEVELOPMENT AGREEMENT  
(WILDRYE CREEK SUBDIVISION)**

This Amended and Restated Development Agreement (Wildrye Creek Subdivision) (“**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 Toll Southwest LLC, hereinafter referred to as “**Owner/Developer**.”

WHEREAS, Owner/Developer owns a parcel of land of approximately 56.85 acres in size, located in the City of Star, Ada County, and more particularly described in Exhibit A attached hereto and incorporated by reference herein (“**Property**”);

WHEREAS, in 2007, the Property was annexed and zoned R-3DA and made subject to that certain Taurus Village Annexation and Development Agreement, dated September 25, 2007 between City and SB/CH Land Company (Rosti) LLC, recorded on September 28, 2007 as Instrument No. 107135135 in the office of the Ada County Recorder (“**Original Development Agreement**”);

WHEREAS, pursuant to Idaho Code Section 67-6511A and Star City Code Section 8-1B-1, City has the authority to enter into, and to modify, a development agreement for the purpose of allowing, by agreement, a development to proceed in a specific area and for a specific purpose or use and with specific approved dimensions;

WHEREAS, the Property was never developed and the Original Development Agreement was never terminated;

WHEREAS, Owner/Developer desires to proceed with development of the Property in accordance with this Agreement, which the parties agree will replace the Original Development Agreement;

WHEREAS, Owner/Developer filed with City applications for Preliminary Plat and Development Agreement Modification as File No. \_\_\_\_\_;

WHEREAS, the intent of this Agreement is to protect the rights of Owner/Developer and Owner/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, City and Owner/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 approved site plan shown on Exhibit B, Owner/Developer is allowed to develop the 56.85-acre Property as follows:

- Zoning Classification: The zoning classification is R-3-DA.
- A maximum of 170 single-family dwelling units is approved under this Agreement.
- Owner/Developer shall comply with all City Ordinances as of the date of this Agreement except as otherwise provided herein.
- Owner/Developer will allow public access to the multi-use pathway that runs east-west along Drain Ditch No. 2.

**2.2 Site Design.** The preliminary plat, as set forth in Exhibit C, is hereby approved.

**2.3 Approved Uses.** The development is hereby approved for single-family detached residential units.

**2.4 Setbacks and Dimensional Standards.** The development shall comply with the following approved setbacks and dimensional standards:

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

**2.5 Proportionate Share Agreement for ITD Improvements.** Owner/Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Owner/Developer will pay the \$\_\_\_\_\_ traffic mitigation fee required by the Idaho Transportation Department as follows: the Owner/Developer will pay City \$\_\_\_\_\_ per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at a total of \$\_\_\_\_\_. City will allocate the funds to roadway improvements in the vicinity of the project. The Owner/Developer shall pay this amount (unless otherwise revised by the Idaho Transportation Department) directly to City. 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.

**2.9 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/Developer 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/Developer shall be in default of this Agreement.

**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/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/Developer, 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. In the event of Owner/Developer default, or following the request of Owner/Developer, 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/Developer shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the Star 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 that are not consistent with the prior zoning designation, shall cease. A waiver by City for any default by Owner/Developer 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 City or apply to any subsequent breach of any such or other covenants and conditions. Owner/Developer, by entering into this Agreement, does 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. Binding Effect; Assignment and Transfer.** This Agreement shall fully replace the Original Development Agreement. After its execution, this Agreement shall be recorded in the office of the Ada County Recorder at the expense of Owner/Developer. 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 City and Owner/Developer 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 that 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.

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

Owner/Developer: Toll Southwest LLC  
3103 W. Sheryl Drive, Suite 100  
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]*

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

Dated this \_\_\_\_ day \_\_\_\_\_, 2021.

CITY OF STAR

By: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Cathy Ward, City Clerk

STATE OF IDAHO    )  
                               ) ss.  
County of Ada      )

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me the undersigned, a Notary Public in and for said state, personally appeared Trevor A. Chadwick and Cathy Ward, known to me to be the Mayor and City Clerk, respectively, of the City of Star who subscribed their names to the foregoing instrument, and acknowledged to me that they executed the same.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

OWNER/DEVELOPER:

TOLL SOUTHWEST LLC, an Idaho limited liability company

\_\_\_\_\_  
By: Susan Stanley  
Its: Division President

STATE OF IDAHO )  
  ) ss.  
County of Ada         )

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me the undersigned, a Notary Public in and for said state, personally appeared Susan Stanley, known to me to be the Division President of Toll Southwest LLC, who subscribed her name to the foregoing instrument, and acknowledged to me that she executed the same in said limited liability company's name.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION**



**EXHIBIT B**  
**SITE PLAN**

**EXHIBIT C**  
**PRELIMINARY PLAT**



January 21, 2021

Bill Stanton  
Division Vice President  
Toll Brothers  
208.912.5689  
bstanton@tollbrothers.com

Subject: Delivery Method Approval

Bill,

Thank you for contacting the Postal Service to established delivery to the Wildrye Subdivision on the east side of N Can Ada Rd. Per your request I am authorizing the developer to place cluster box units at point A on the attached map to provide enough CBUs for the entirety of the development in all of its phases. The location will be on Block 5 Lot 1c.

**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

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

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

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

Fax (208) 629-7559



# SAWTOOTH LAW OFFICES, PLLC

Tuesday, February 09, 2021

David P. Claiborne \*

S. Bryce Farris

Patxi Larrocea-Phillips

Evan T. Roth

Daniel V. Steenson

Matthew A. Sturzen

Katie L. Vandenberg-Van  
Vliet

Andrew J. Waldera \*\*

James R. Bennetts (retired)

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

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

Re: File #DA-21-01 MOD Development Agreement Modification / File #PP-21-01 Preliminary Plat – Wildrye Creek Subdivision located on N. Can Ada Road, approx. ¼ mile south of W. New Hope Road in Star, Idaho

Dear Mr. Nickel:

The Drainage District No. 2 (referred to as "District") has a ditch or drain and easement that runs through or abuts this property. The District's easement is 100 feet, 50 feet to either side for open drains and 50 feet, 25 feet to either side for piped or closed drains. In addition, the Middleton Mill Ditch Company and Middleton Irrigation Association (collectively referred to as "MM-MI") have a lateral ditch and easement that runs through or abuts this property. The easement is 25 feet each side from the top of bank. The developer must contact the District and MM-MI's attorneys, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into District or MM-MI facilities occurs. The District and MM-MI must review drainage plans and construction plans prior to any approval.

The District and MM-MI generally require 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.

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RECEIVED  
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BY: \_\_\_\_\_

February 9, 2021

City of Star Itr.

Page 2

Also, please be advised that neither the District or MM-MI approves of trees within their easements. Therefore, any existing trees within easement will need to be removed. On occasion, the District and MM-MI may make exceptions on a case-by-case basis, which requires the developers/owners to obtain written permission from the District or 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/DD2



**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

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

Brad Little, Governor  
Jess Byrne, Director

February 19, 2021

By e-mail: [Snickel@staridaho.org](mailto:Snickel@staridaho.org)

City of Star  
PO Box 130  
Star, Idaho 83669

Subject: Wildrye Creek Subdivision, PP-21-01, DA-21-01

Dear Mr. Nickel:

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

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

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites. Information on fugitive dust control plans can be found at: [http://www.deq.idaho.gov/media/61833-dust\\_control\\_plan.pdf](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. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: [deq.idaho.gov/water-quality/drinking-water.aspx](http://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](http://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#: 2021AEK8

# Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

**Development Name: Wildrye Creek**






**Agency: Star**

**CIM Vision Category: Future Neighborhoods**

**New households: 169**

**New jobs: 0**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>Can Ada Road</b>                  Pedestrian level of stress: <b>PG-13</b>                  Bicycle level of stress: <b>PG-13</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>1,200</b>                  Jobs within 1 mile: <b>100</b>                  Jobs/Housing Ratio: <b>0.1</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>2.4 miles</b>                  Nearest fire station: <b>1.9 miles</b></p>	<p>Developments within <b>1.5 miles</b> of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: <b>Yes</b>                  Farmland within 1 mile: <b>726 acres</b></p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: <b>&gt;4 miles</b>                  Nearest public school: <b>1.8 miles</b>                  Nearest public park: <b>1.4 miles</b>                  Nearest grocery store: <b>2.3 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

## Recommendations

The proposal is on the fringe of urban development in an area removed from employment centers and existing public transportation. The closest bus service is more than four miles away and there are not any plans for additional bus service to this area.

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

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

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





Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
Boise
Eagle
Garden City
Meridian
Kuna
Star

Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat PP-21-01

Wildrye Creek

- 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:
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:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
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:
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: 2/12/2021



February 24, 2021

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

**Re: Wildrye Creek Subdivision Preliminary Plat Application**

Dear Mayor:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Wildrye Creek Subdivision dated January 21, 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. The distance for the northern boundary is different between the plat and legal description.
2. The curve with a distance of 64.34 has a distance of 64.35 on the plat, please update.
3. Provide landscape plans. Tree species meet the City of Boise acceptable species guidelines, for location within or adjacent to right-of-way, as adopted by Star City Code.
4. 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.
5. Provide note for common lots that include sewer and water easements. Water and sewer easements shown on face of plat.
6. Provide streetlights at the entrances to the subdivision. 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. 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.
8. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
9. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required.
10. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.

11. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities. Show all ditch and drainage easements.
12. Landscape plans including fencing, buffer areas, and street trees will have to conform to the City subdivision ordinance.

We recommend that the **conditions 1 and 6 listed above be addressed prior to approval of the Preliminary 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

Wildrye Creek Subdivision

DATE: February 23, 2021  
TO: City of Star, Planning & Zoning  
FROM: Victor Islas, Deputy Chief *Victor Islas*  
SUBJECT: Fire District Review  
PROJECT NAME: Wildrye Creek Subdivision (PP-21-02, DA-21-01)

## Fire District Summary Report:

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

**Fire Response Time:** This development will be served by the Star Fire Protection District Station 51, located at 11655 W. State St., Star, Idaho. Station 51 is 1.9 miles with a travel time of 3 minutes under ideal driving conditions to the proposed entrance of the development.

**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 that the proposed entrance to this development off N. Can Ada Road meets the intent of the IFC for the first 30 building permits. An additional access shall be in place and inspected prior to issuing building permit #31 for this development.*

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



# FIRE DISTRICT STAFF REPORT

Wildrye Creek Subdivision

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.
  - 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:**

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.



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Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

March 11, 2021

Sabrina Durtschi  
Toll Brothers  
3103 W. Sheryl Drive  
Meridian, ID 83642  
[sdurtschi@tollbrothers.com](mailto:sdurtschi@tollbrothers.com)  
Phone: 208-250-6161

VIA EMAIL

RE: Wildrye Creek Subdivision – ITD Development Condition Memo

Dear Ms. Durtschi,

The Idaho Transportation Department (ITD) appreciated the opportunity to review the Wildrye Creek Subdivision Traffic Impact Study (TIS) located north of SH-44 and east of Can Ada 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 / Can Ada 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 movement at the intersection of SH-44 and Can Ada Road does not operate at acceptable levels of operations in the existing and 2024 total traffic condition. ITD is currently working with our local agency partners including the city of Star to finalize the SH-44 Corridor Plan. This plan identifies the ultimate configuration of SH-44 / Can Ada Road to including widening and a restricted u-turn crossing (RCUT). ITD determined Wildrye Creek Subdivision's proportionate share contribution to be \$167,112 (approximately \$989 / housing unit). This is based off the development's site trips through the intersection of SH-44 / Cana Ada 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





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Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

Valley. If you have any questions please contact me by email at [Erika.Bowen@itd.idaho.gov](mailto:Erika.Bowen@itd.idaho.gov) or 208-265-4312 extension #7.

Sincerely,

A handwritten signature in blue ink that reads "Erika R. Bowen".

Erika R. Bowen, P.E.

ITD – District 3

(Acting) Development Services Manager

Cc:

Shawn Nickel – City of Star

Paige Bankhead – ACHD

Lauren Nuxoll - Kittelson & Associates



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

**Staff Technical Report  
3/5/2021**

---

**Development:** Wildrye Creek Subdivision

**Lead Agency:** City of Star  
Shawn Nickel  
[snickel@staridaho.org](mailto:snickel@staridaho.org)  
Phone: 208-908-5455

**Location:** East side of Can Ada Road between SH-44 and New Hope Road  
SH-44 MP 9.56

**Applicant:** Sabrina Durtschi  
Toll Brothers  
3103 W. Sheryl Drive  
Meridian, ID 83642  
[sdurtschi@tollbrothers.com](mailto:sdurtschi@tollbrothers.com)  
Phone: 208-250-6161

**Consultant:** Lauren Nuxoll  
Kittelson & Associates  
101 S Capitol Boulevard, Suite 600  
Boise, ID 83702  
[lnuxoll@kittelson.com](mailto:lnuxoll@kittelson.com)  
Phone: 208-472-9817

**Staff Contact:** Regan Hansen  
ITD – District 3  
Traffic Signal Engineer  
[Regan.Hansen@itd.idaho.gov](mailto: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. 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.

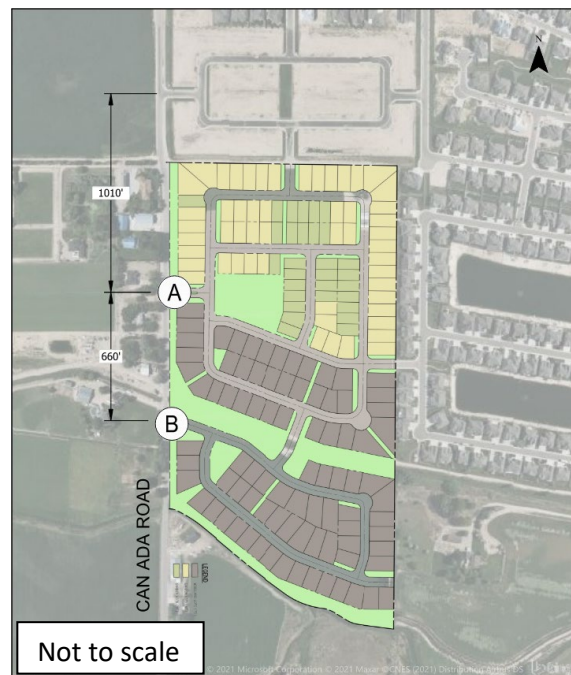
Intersection	Proportionate Share Contribution
SH-44 / Can Ada Road	\$167,112
SH-44 / Star Road	NA
<b>TOTAL</b>	<b>\$167,112</b>
<i>Per household unit</i>	<i>Approx. \$989</i>

## Traffic Impact Study Overview

### 1. Proposed Development

The proposed River Creek Landing Subdivision shall contain 169 single-family homes. The proposed buildout year is 2024.

### 2. Vicinity Map

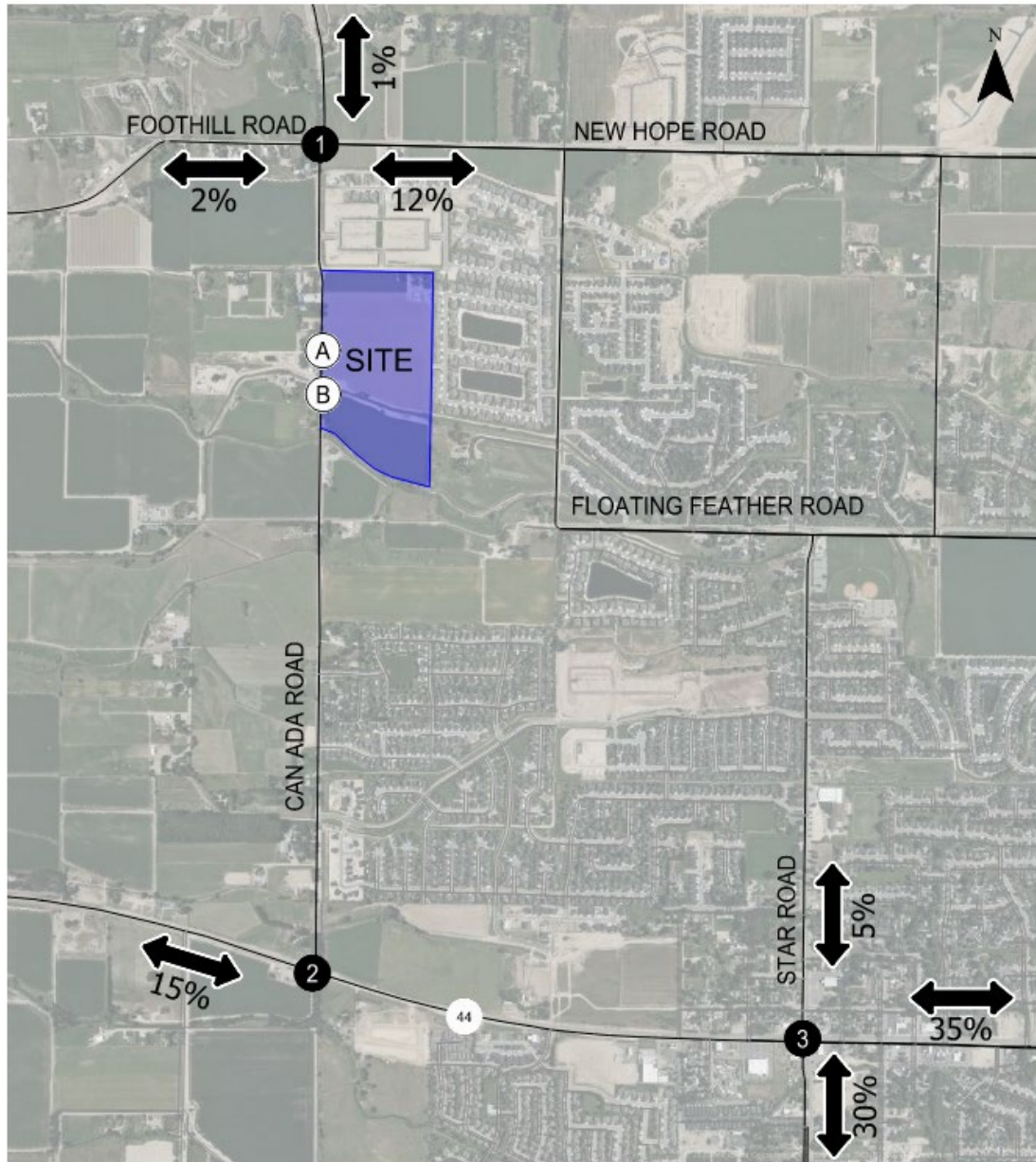


### 3. Trip Generation

**Table 12. Wildrye Creek Subdivision Estimated Trip Generation**

Land Use	ITE Code	Units	Daily	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Single Family Housing	210	169	1,685	125	31	94	168	106	63

### 4. Trip Distribution



## 5. Traffic Impact Study Recommendations

*Dated: September 2020*

Kittleson & Associates prepared a traffic impact study for the proposed Wildrye Creek Subdivision. Below is an executive summary of the findings 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.

### FINDINGS

#### Existing Conditions

- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours except for the Can Ada Road/SH 44 intersection in the weekday PM peak hour.
  - The southbound left turn operates under capacity but experiences relatively long delays waiting for gaps in SH 44 traffic resulting in LOS E during the weekday PM peak hour.
  - These three options were analyzed for mitigation:
    - Consistent with ITD's SH 44 Corridor Plan, conversion to an RCUT configuration by re-assigning the southbound left-turns as southbound right-turn and then as eastbound through movements. SH 44 is assumed to be two lanes in each direction.
    - Extension of the two-way left-turn lane along SH 44 to just west of Can Ada Road, providing an eastbound left-turn and two-stage gap acceptance for southbound turning vehicles, and providing separate southbound left and right turn lanes.
    - Signalization of the intersection, including the addition of an eastbound left-turn lane and westbound right-turn lane.
    - Each of the mitigation options will mitigate the intersection to within acceptable operations.
- All study roadway segments operate within the ACHD volume threshold under existing conditions.

#### Year 2024 Background Traffic Conditions

- Year 2024 background traffic volumes were forecast using a 6% compounded annual growth rate on SH 44 and a 10% compounded annual growth rate on all other roadways.

- Year 2024 background traffic analysis (without inclusion of site-generated traffic) found that all study intersections are expected to operate at acceptable operating standards during the weekday AM and PM peak hours with the exceptions of:
  - **Can Ada Road/SH 44 (AM and PM Peak Hours)**
    - The southbound movement operates under capacity but experiences relatively long delays waiting for gaps in SH 44 traffic resulting in LOS F during the weekday PM peak hour. In addition, the V/C ratio exceeds ITD's desired threshold of 0.90 during the weekday PM peak hour.
    - Year 2024 background conditions operations can be mitigated by the same mitigation options outlined under existing conditions.
  - **Star Road/SH 44 (PM Peak Hour)**
    - The overall intersection operates with a V/C ratio > 0.90 in the PM peak hour. Several lane groups also operate over with a V/C ratio > 0.90.
    - Two options were analyzed for mitigation:
      - Widening of the eastbound and westbound approaches to include two through lanes, as well as right and left-turn lanes at the Star Road/SH 44 intersection.
        - This mitigates the intersection to meet both ACHD's and ITD's standards.
      - Widening of the southbound approach to have separate southbound left-turn, through and right-turn lanes (consistent with the long-term vision for a quarter CFI per the SH 44 corridor plan).
        - This mitigates the intersection to be under capacity, but one movement will operate with a v/c ratio of 0.91.
- All study roadway segments operate within the ACHD volume threshold under year 2024 background traffic conditions.

#### Year 2024 Total Traffic Conditions

- Year 2024 total traffic conditions found that the site generated trips did not impact any additional intersections not previously identified in the background traffic conditions.
- All findings and mitigations required for intersections to meet operational standards outlined under background conditions remain consistent in the year 2024 total traffic conditions.
- All study roadway segments operate within the ACHD volume threshold under total conditions.

## RECOMMENDATIONS

Based on the report's analyses and evaluation findings, recommendations were developed accordingly for time scenario's conditions.

### Year 2024 Background Traffic Condition Mitigations (Without the Proposed Development)

- **Can Ada Road / SH 44:**
  - One of the following mitigations to the intersection of Can Ada Road/SH 44 are recommended meet agency standards:
    - Conversion to an RCUT configuration by re-assigning the southbound left-turns as southbound right-turn and then as eastbound through movements. SH 44 is assumed to be two lanes in each direction.
    - Extension of the two-way left-turn lane along SH 44 to just west of Can Ada Road, providing an eastbound left-turn and two-stage gap acceptance for southbound turning vehicles, and providing separate southbound left and right turn lanes.
    - Signalization of the intersection, including the addition of an eastbound left-turn lane and westbound right-turn lane.
      - Though ITD has indicated that consistency with the RCUT corridor vision is the preferred mitigation, an interim traffic signal can be implemented until the long-term RCUT mitigation can be implemented.
  - As this is a deficiency identified in existing and 2024 background conditions, the development should be required to provide a proportional fair share cost towards future mitigation.
- **Star Road / SH 44:**
  - One of the following mitigations to the intersection of Can Ada Road/SH 44 are recommended to meet agency standards:
    - Widening of the eastbound and westbound approaches to two through lanes in each direction,
    - Widen the southbound approach to have separate southbound left-turn, through and right-turn lanes (consistent with the long-term vision for a quarter CFI per the SH 44 corridor plan).
    - As this is a deficiency identified in 2024 background conditions, the development should be required to provide a proportional fair share cost towards future mitigation.

### Additional Year 2024 Mitigations Needed with the Wildrye Creek Subdivision

No mitigations beyond those presented for background conditions are recommended to accommodate the year 2024 total traffic volumes.

# ITD Proportionate Share Contributions

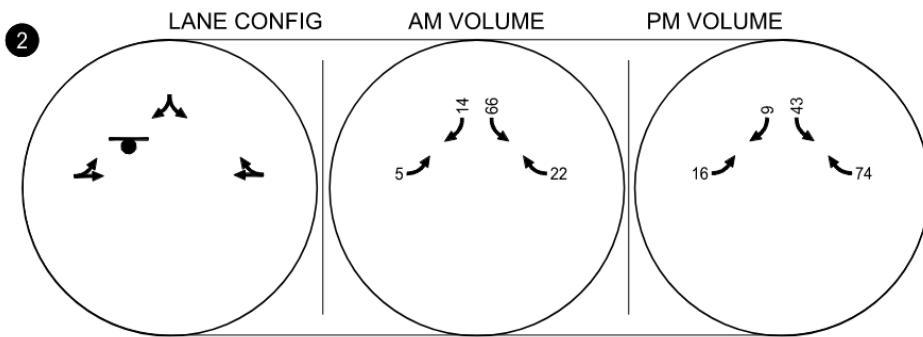
## 1. SH-44 and Can Ada Road

*\*All supporting documentation in Appendix A*

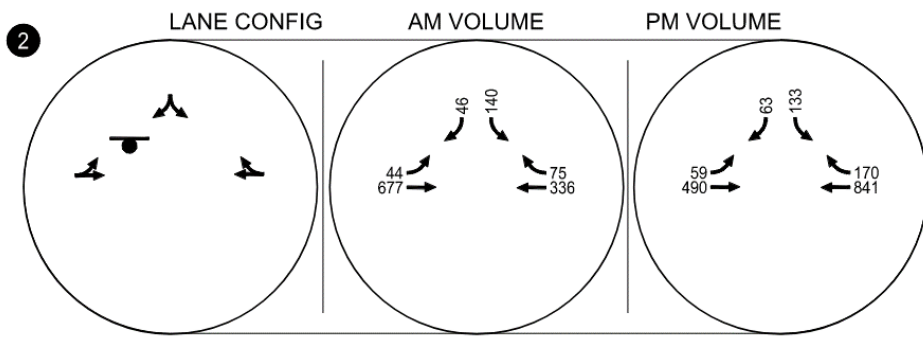
Per the TIS, the southbound left movement at the intersection of SH-44 and Can Ada Road does not operate at acceptable levels of operations in the existing and 2024 total traffic condition. The report recommends three alternatives for mitigation to bring the intersection level of service to a LOS C; the ITD preferred alternative is to construct an RCUT intersection consistent with the SH-44 corridor plan.

Staff estimates the design, construction and right-of-of way costs for the recommendation mitigation to be \$2,069,490.

### Total Site Traffic



### Total 2024 Traffic



<b>Proportionate Share Calculations</b>		
AM Site = 107	AM Total = 1,218	AM % = 8.78
PM Site = 142	PM Total = 1,928	PM % = 7.37
<b>Average Proportionate Share Percentage</b>		<b>Avg % = 8.08</b>
<i>SH-16 / Beacon Light Road Cost Estimate</i>		\$2,069,490
<b>Proportionate Share Contribution</b>		\$167,112



Staff calculates the developer's proportionate share to be \$167,112 (8.08%) based on site trips versus total intersection trips at 2024 buildout.

## **2. SH-44 and Star Road**

All site-generated traffic through the intersection of SH-44 and Star Road also travel through the intersection of SH-44 and Can Ada Road. Since there are no unique site-generated trips at this intersection, proportionate share will be collected only for traffic at SH-44 and Can Ada Road.

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

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

## **3. Appendices**

Appendix A          SH-44 / Can Ada Road Documentation

# Appendix A

## SH-44 / Can Ada Road Documentation

**Table 3. Year 2020 Existing Intersection Operations**

No.	Intersection	Intersection Control	Intersection AM/PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C	LOS	Delay		V/C	LOS	Delay	V/C	LOS	Delay
2	Can Ada Road/SH 44	TWSC	-	-	-	EBL	0.03	A	8.0	0.04	A	9.4
						SBLTR	0.29	A	20.5	<b>0.53</b>	<b>E</b>	<b>35.3</b>

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and **highlighted** indicate an intersection and/or lane group operating below the jurisdictional standards.

**Table 8. Year 2024 Background Intersection Operations - Weekday AM and PM Peak Hour**

No.	Intersection	Intersection Control	Intersection AM/PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C	LOS	Delay		V/C	LOS	Delay	V/C	LOS	Delay
2	Can Ada Road/SH 44	TWSC	-	-	-	EBL	0.04	A	8.3	0.06	B	10.3
						SBLTR	0.49	D	33.6	<b>0.92</b>	<b>F</b>	<b>106.2</b>

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and **highlighted** indicate an intersection and/or lane group operating below the jurisdictional standards.

**Table 13. Year 2024 Total Intersection Operations - Weekday AM and PM Peak Hour**

No.	Intersection	Intersection Control	Intersection AM/PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C	LOS	Delay		V/C	LOS	Delay	V/C	LOS	Delay
2	Can Ada Road/SH 44	TWSC	-	-	-	EBL	0.04	A	8.4	0.09	B	10.9
						SBLTR	<b>0.92</b>	<b>F</b>	<b>88.6</b>	<b>1.50</b>	<b>F</b>	<b>317.9</b>

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and **highlighted** indicate an intersection and/or lane group operating below the jurisdictional standards.

Intersection						
Int Delay, s/veh	12.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	44	677	336	75	140	46
Future Vol, veh/h	44	677	336	75	140	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	4	7	2	2	0
Mvmt Flow	48	736	365	82	152	50
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	447	0	-	0	1238	406
Stage 1	-	-	-	-	406	-
Stage 2	-	-	-	-	832	-
Critical Hdwy	4.13	-	-	-	6.42	6.2
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.227	-	-	-	3.518	3.3
Pot Cap-1 Maneuver	1108	-	-	-	194	649
Stage 1	-	-	-	-	673	-
Stage 2	-	-	-	-	427	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1108	-	-	-	180	649
Mov Cap-2 Maneuver	-	-	-	-	180	-
Stage 1	-	-	-	-	624	-
Stage 2	-	-	-	-	427	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.5	0	88.6			
HCM LOS			F			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1108	-	-	-	-	219
HCM Lane V/C Ratio	0.043	-	-	-	-	0.923
HCM Control Delay (s)	8.4	0	-	-	-	88.6
HCM Lane LOS	A	A	-	-	-	F
HCM 95th %tile Q(veh)	0.1	-	-	-	-	7.7

Intersection						
Int Delay, s/veh	35.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	59	490	841	170	133	63
Future Vol, veh/h	59	490	841	170	133	63
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	2	1	0	0	0
Mvmt Flow	61	505	867	175	137	65
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	1042	0	-	0	1582	955
Stage 1	-	-	-	-	955	-
Stage 2	-	-	-	-	627	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	675	-	-	-	~ 121	316
Stage 1	-	-	-	-	377	-
Stage 2	-	-	-	-	536	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	675	-	-	-	~ 106	316
Mov Cap-2 Maneuver	-	-	-	-	~ 106	-
Stage 1	-	-	-	-	329	-
Stage 2	-	-	-	-	536	-
Approach	EB	WB	SB			
HCM Control Delay, s	1.2	0	\$ 317.9			
HCM LOS			F			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	675	-	-	-	-	135
HCM Lane V/C Ratio	0.09	-	-	-	-	1.497
HCM Control Delay (s)	10.9	0	-	-	-	\$ 317.9
HCM Lane LOS	B	A	-	-	-	F
HCM 95th %tile Q(veh)	0.3	-	-	-	-	13.9
Notes						
~: Volume exceeds capacity    \$: Delay exceeds 300s    +: Computation Not Defined    *: All major volume in platoon						

The Noterra Development (NE corner of SH-44 / Can Ada Road is actively pursuing a permit to install an east/west TWLTL at the intersection and add a dedicated southbound left turn lane). Expected construction of these improvements is summer 2021/2022.

### *Can Ada Road/SH 44*

As under 2024 background condition, the southbound movement at this intersection operates with relatively high delays resulting in LOS F. It is projected to operate over capacity under the 2024 total traffic conditions during the weekday PM peak hour. ACHD Policy Manual requires an evaluation of traffic signal warrants if the critical movement at an unsignalized intersection operates at LOS D or worse. The MUTCD 8-hour, 4-hour and peak hour traffic signal warrants were analyzed under the 2024 total traffic conditions and were found to be met.

The ITD *SH 44 Corridor Study* identifies the intersection of SH 44 / Can Ada Road as a Restricted Crossing U-Turn (RCUT) intersection. This mitigation and two other options were evaluated for this intersection:

- Conversion to an RCUT configuration by re-assigning the southbound left-turns as southbound right-turn and then as eastbound through movements. SH 44 is assumed to be two lanes in each direction.
- Extension of the two-way left-turn lane along SH 44 to just west of Can Ada Road, providing an eastbound left-turn and two-stage gap acceptance for southbound turning vehicles, and providing separate southbound left and right turn lanes.
  - Signalization of the intersection, including the addition of an eastbound left-turn lane and westbound right-turn lane.
    - Though ITD has indicated that consistency with the RCUT corridor vision is the preferred mitigation, an interim traffic signal can be implemented until the long-term RCUT mitigation can be implemented.

As the table shows, the extension of the two-way left-turn lane on SH 44 plus the addition of separate SB left and right turn lanes on Can Ada Road will mitigate the intersection operations to under capacity and with v/c ratios for all movement under 0.90.

**Table 14. Year 2024 Mitigated Total Traffic Conditions at Can Ada Road/SH 44 Intersection**

No.	Intersection	Intersection Control	Intersection AM / PM			Lane Group	AM Peak Hour			PM Peak Hour		
			V/C <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>3</sup>		V/C <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>3</sup>	V/C <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>3</sup>
2	Can Ada Road/SH 44	RCUT <ul style="list-style-type: none"> <li>Widening of SH 44 to two lanes each direction</li> <li>EB left turn lane</li> </ul>	-	-	-	EBL	0.04	A	8.4	0.09	B	10.9
						SBR	0.26	B	11.2	0.40	C	16.8
2	Can Ada Road/SH 44	TWSC <ul style="list-style-type: none"> <li>Extension of two-way left-turn lane</li> <li>Separate SB right and left turn lanes</li> </ul>	-	-	-	EBL	0.04	A	8.4	0.09	B	10.9
						SBR	0.08	B	11.0	0.21	C	19.3
						SBL	0.49	D	26.8	0.58	<b>E</b>	<b>38.8</b>
2	Can Ada Road/SH 44	Traffic Signal <ul style="list-style-type: none"> <li>WB right turn lane</li> <li>EB left turn lane</li> <li>SB left and right turn lanes</li> </ul>	0.62/ 0.67	A/ A	6.7/ 6.8	EBL	0.08	A	5.3	0.18	B	11.6
						EBT	0.74	A	6.4	0.45	A	4.0
						WBT	0.38	A	4.2	0.77	A	6.5
						WBR	0.10	A	3.3	0.18	A	3.1
						SBL	0.56	B	14.7	0.57	B	17.9
						SBR	0.20	B	12.6	0.30	B	16.0

V/C ratio is defined as vehicle-to-capacity ratio, which calculates the number of vehicles divided by the capacity of the roadway/intersection during the peak 15 minutes of the peak hour. LOS stand for Level of Service. Delay is reported in seconds per vehicle. Cells in the table above that are **bolded**, *italicized*, and highlighted indicate an intersection and/or lane group operating below the jurisdictional standards.

Intersection						
Int Delay, s/veh	3.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖	↗	↔		↖	↗
Traffic Vol, veh/h	44	677	336	75	140	46
Future Vol, veh/h	44	677	336	75	140	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	100
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	4	7	2	2	0
Mvmt Flow	48	736	365	82	152	50
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	447	0	-	0	1238	406
Stage 1	-	-	-	-	406	-
Stage 2	-	-	-	-	832	-
Critical Hdwy	4.13	-	-	-	6.42	6.2
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.227	-	-	-	3.518	3.3
Pot Cap-1 Maneuver	1108	-	-	-	194	649
Stage 1	-	-	-	-	673	-
Stage 2	-	-	-	-	427	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1108	-	-	-	186	649
Mov Cap-2 Maneuver	-	-	-	-	314	-
Stage 1	-	-	-	-	644	-
Stage 2	-	-	-	-	427	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.5	0	22.9			
HCM LOS	C					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1108	-	-	-	314	649
HCM Lane V/C Ratio	0.043	-	-	-	0.485	0.077
HCM Control Delay (s)	8.4	-	-	-	26.8	11
HCM Lane LOS	A	-	-	-	D	B
HCM 95th %tile Q(veh)	0.1	-	-	-	2.5	0.2

Intersection						
Int Delay, s/veh	4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↔	↑	↔		↔	↔
Traffic Vol, veh/h	59	490	841	170	133	63
Future Vol, veh/h	59	490	841	170	133	63
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	100
Veh in Median Storage, #	-	0	0	-	1	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	2	1	0	0	0
Mvmt Flow	61	505	867	175	137	65
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	1042	0	-	0	1582	955
Stage 1	-	-	-	-	955	-
Stage 2	-	-	-	-	627	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	675	-	-	-	~121	316
Stage 1	-	-	-	-	377	-
Stage 2	-	-	-	-	536	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	675	-	-	-	~110	316
Mov Cap-2 Maneuver	-	-	-	-	238	-
Stage 1	-	-	-	-	343	-
Stage 2	-	-	-	-	536	-
Approach	EB	WB	SB			
HCM Control Delay, s	1.2	0	32.5			
HCM LOS			D			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	675	-	-	-	238	316
HCM Lane V/C Ratio	0.09	-	-	-	0.576	0.206
HCM Control Delay (s)	10.9	-	-	-	38.8	19.3
HCM Lane LOS	B	-	-	-	E	C
HCM 95th %tile Q(veh)	0.3	-	-	-	3.2	0.8
Notes						
~: Volume exceeds capacity    \$: Delay exceeds 300s    +: Computation Not Defined    *: All major volume in platoon						

The Noterra Development (NE corner of SH-44 / Can Ada Road is actively pursuing a permit to install an east/west TWLTL at the intersection and add a dedicated southbound left turn lane). Expected construction of these improvements is summer 2021/2022. Since permit is not issued, improvements cannot be assumed. However, these improvements will bring the intersection up to acceptable levels of operations at 2024 buildout when including the Stargazer Subdivision.



## Conceptual Cost Estimate

Estimated By: Dan Block

Date: 1/22/2021

Checked By:

Date:

Location: SH-44; Can Ada Rd RCUT

**Scope:**

Widen SH-44 east and west of the Can Ada Rd intersection to a 5-lane typical section. Configure Can Ada Rd for right-in, right-out, left-in access to and from SH-44. Local traffic intending to turn left from Can Ada Rd is accommodated downstream of the intersection via a Restricted Crossing U-turn (RCUT). Raised center medians are included to provide separation and channelization. Pavement work is limited to the areas requiring widening. Existing pavement not impacted by the widening or medians is left as-is, and does not receive any treatment.

Right-of-way needs are estimated to be 0.16 acres to accommodate the pavement at the RCUT "looon".

Item	Quantity	Unit Price	Cost	Note
<b>SECTION 1</b>				
201-010A CLEARING & GRUBBING	1.00 LS	\$ 10,000.00	\$ 10,000.00	KN 18872
203-015A REM OF BITUMINOUS SURF	4,936.00 SY	\$ 3.65	\$ 18,016.40	KN 22618
205-005A EXCAVATION	5,398.00 CY	\$ 11.50	\$ 62,077.00	KN 12886
301-005A GRANULAR SUBBASE	11,738.00 TON	\$ 17.00	\$ 199,546.00	KN 13492
303-022A 3/4" AGGR TY B FOR BASE	7,875.00 TON	\$ 23.98	\$ 188,842.50	KN 13476
401-020A CSS-1 DIL EMUL ASPH FOR TACK COAT	1,785.00 GAL	\$ 4.00	\$ 7,140.00	KN 13492
405-435A SUPERPAVE HMA PAV INCL ASPH&ADD CL SP-3	4,853.00 TON	\$ 79.00	\$ 383,387.00	KN 13492
602-085A 48" PIPE CULV	30.00 FT	\$ 347.50	\$ 10,425.00	KN 1004
615-258A CURB TYPE 3	1,093.00 FT	\$ 14.06	\$ 15,367.58	KN 20798
615-651A TRAFFIC SEPARATOR TYPE 1	659.00 FT	\$ 21.00	\$ 13,839.00	KN 13492
621-005A SEED BED PREPARATION	2.14 ACRE	\$ 4,000.00	\$ 8,560.00	KN 13387
621-010A SEEDING	2.14 ACRE	\$ 2,400.00	\$ 5,136.00	KN 13387
630-025A LONGITUDINAL PAV MKG- WATERBORNE	44,040.00 FT	\$ 0.13	\$ 5,725.20	KN 13492
675-005A SURVEY	1.00 LS	\$ 20,000.00	\$ 20,000.00	
SP MEDIAN CONCRETE	517.00 SY	\$ 38.79	\$ 20,054.43	KN 19944
SP Traffic Control	1.00 LS	\$ 100,000.00	\$ 100,000.00	
Mobilization	10%		\$ 106,811.61	
SECTION 1 Sub-Total			\$ 1,174,927.72	
<b>SECTION 2</b>				
CN Change Order / Quantity Variance	5%		\$ 58,746.39	
CN Non-Bid Items	3.5%		\$ 41,122.47	
SECTION 2 Sub-Total			\$ 99,868.86	
<b>SUMMARY</b>				
Sub-Total: SECTION 1 & SECTION 2			\$ 1,274,796.58	
Contingency - Scoping Level			30%	\$ 382,438.97
<b>TOTAL CONSTRUCTION COST</b>			<b>\$ 1,657,235.55</b>	

Summary of Project Costs		Amount	Note
Construction		\$ 1,657,235.55	
Design Services	10%	\$ 165,723.56	
Construction Services	12%	\$ 198,868.27	
Right-of-Way		\$ 47,662.72	
<b>Total Cost</b>		<b>\$ 2,069,490.09</b>	



**Project/File:** Wildrye Creek Subdivision/ SPP21-0001/ PP-21-01/ DA-21-01  
*This is a preliminary plat application and a modification to an existing development agreement to develop 169-single family lots and 29 common lots on 58 acres.*

**Lead Agency:** City of Star

**Site address:** On the east side of Can Ada Road and south of New Hope Road, Parcel Number S0406325410

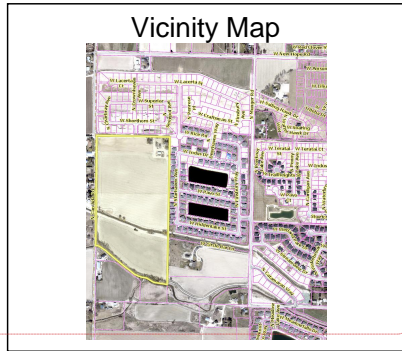
**Commission Meeting:** XXXX, 202X

**Staff Approval:** XXXX, 202X

**Applicant:** Sabrina Durtschi  
 Toll Brothers  
 3103 W. Sheryl Drive  
 Meridian, ID 83642

**Representative:** Same as above

**Staff Contact:** Paige Bankhead, E.I.  
 Phone: 387-6293  
 E-mail: [pbankhead@achdidaho.org](mailto:pbankhead@achdidaho.org)



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## A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a preliminary plat application to develop 169-single family lots and 29 common lots on 58 acres. The site is zoned R-3. This application includes a request to modify an existing development agreement with the City of Star.

The City of Star's Future Lane Use Map designates this area as Neighborhood Residential 3-5 units/acre.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Residential	R-3
South	Rural Urban Transition (Ada County)	RUT
East	Residential	R-3
West	Canyon County	N/A

- 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.XX 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. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

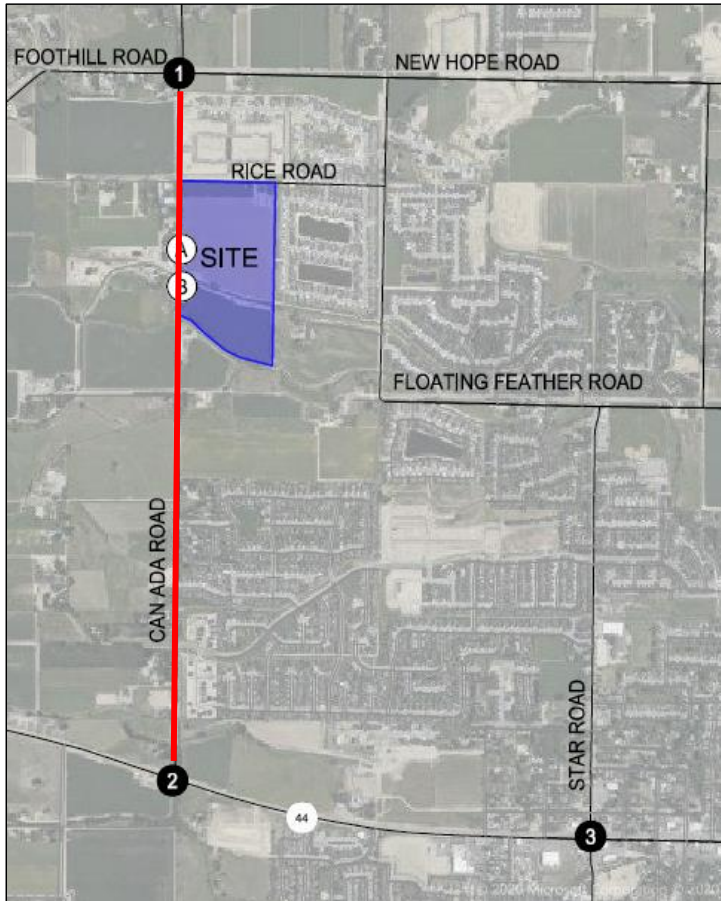
AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**  
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).
9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.
  - The BMP identifies Can Ada Road as a Level 2 facility that will be constructed as part of a future ACHD project.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 1,685 additional vehicle trips per day; 168 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**  
Kittelson and Associates, Inc. prepared a traffic impact study for the proposed Wildrye Creek Subdivision. An executive summary of the findings **as presented by Kittelson and Associates, Inc.** can be found as Attachment 3. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



Intersections and Roadway Segments included in the Study

**a. Policy**

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

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

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

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

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

- b. Staff Comments/Recommendations:** Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The TIS indicated that all roadway segments and intersections will operate acceptable under the existing, 2024 background and 2024 total traffic conditions, except for the intersection of SH-44 and Can Ada Road and the intersection of Star Road and SH-44.

The study indicates that the intersection of SH-44 and Can Ada Road exceeds ACHD's Acceptable Level of Service (LOS) Thresholds for the existing and 2024 background traffic conditions. The study recommends 3 mitigation options to mitigate the existing and 2024 background traffic at the intersection:

- Reconstructing the intersection as a restricted u-turn crossing (RCUT),
- Extending the 2-way left turn lane on SH-44 to the intersection of SH-44 and Can Ada, or
- Signalizing the intersection and constructing an eastbound left-turn lane and westbound right-turn lane.

The study indicates that intersection of Star Road and SH-44 exceeds ACHD's Acceptable LOS thresholds for the 2024 background traffic conditions. The study recommends constructing right-turn and left-turn lanes and widening the eastbound and westbound approaches to include 2 through lanes to mitigate the 2024 background traffic.

The study states that the site traffic at these intersections will be 6.4% and 3.1% of the 2025 total traffic volumes, respectively. Therefore, consistent with the District's Level of Service Planning Thresholds Policy, which states that a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds minimum acceptable level of service planning threshold or V/C ratio; no improvements are required at the SH-44/Can Ada Road intersection with this development.

The study indicated that no turn lanes are warranted on Can Ada Road at the 2 site accesses proposed onto Can Ada Road.

ITD has required the applicant to submit a proportionate share of \$167,112 towards the future intersection improvements at SH-44 and Can Ada Road that includes widening and constructing the intersection as a restricted u-turn crossing (RCUT) intersection.

**3. Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Can-Ada Road	1,755-feet	Minor Arterial	355	Better than "D"	Better than "E"

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

**4. Average Daily Traffic Count (VDT)**

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

- The average daily traffic count for Can Ada Road north of SH-44 was 2,025 on 12/01/2020.

**C. Findings for Consideration**

**1. Can Ada Road**

**a. Existing Conditions:** Can Ada Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Can Ada Road (25-feet from centerline).

**b. Policy:**

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

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

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

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along

arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

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

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

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

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

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

- c. **Applicant Proposal:** The applicant has proposed to widen the pavement on Can Ada Road to 17-feet from the centerline of the roadway, construct a 3-foot wide gravel shoulder and a 5-foot wide detached concrete sidewalk located 29-feet from the centerline of the roadway with 1-foot of right-of-way behind the sidewalk. The applicant has proposed to dedicate additional right-of-way to total 35-feet from the centerline of the roadway.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. The applicant should be required to provide a permanent right-of-way easement that extends from the right-of-way line to total 2-feet behind the back of sidewalk, or dedicate additional right-of-way to total 2-feet behind the back of sidewalk.

## 2. Cooperative Development Agreement - Can Ada Road Bridges 1002 and 1003

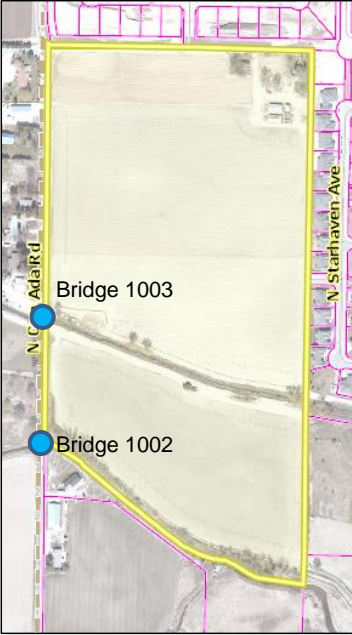
The applicant will be required to improve Can Ada Road abutting the site with pavement widening and sidewalk consistent with Finding 1. The improvements on Can Ada Road also include improving bridges 1002 and 1003 on Can Ada Road, shown below, with pavement widening and sidewalk on the portion of the bridges that abut the site. In order to construct the improvements on the bridges, the structures need to be extended to accommodate the pavement widening and sidewalk. These bridges need to be replaced based on Engineering Services' evaluation of the structures and these structures are not listed in the IFYWP. The applicant is not required to replace the bridge structures with this development application, but, at a minimum, the applicant is required to improve the bridges with pavement widening and sidewalks for the portion of the bridges that abut the site.

Based on Engineering Services' evaluation of the structures, it would not be beneficial to extend the bridge structures to accommodate the sidewalk and pavement widening on structures that need to be replaced. Therefore, staff presented the applicant with the option of entering into a Cooperative Development Agreement (CDA) with ACHD to replace bridges 1002 and 1003 on Can Ada Road abutting the site. The applicant was unsure at the time of this staff report if they would be willing to enter into a CDA with ACHD to replace the bridges 1002 and 1003 on Can Ada Road. If the applicant chooses to replace bridges 1002 and 1003, then

the applicant should be required to enter into a Cooperative Development Agreement with ACHD.

The Cooperative Development Agreement should include the bridge construction, contract requirements, as well as allocation of costs. ACHD will only provide reimbursement for the costs of permanent improvements. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant. The following items must be in place prior to ACHD's approval of the final plat or plans that includes the improvements:

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Dedication of all of the right-of-way necessary to complete the bridge replacement project.



**3. Internal Local Roads**

- a. **Existing Conditions:** There are no roadways within the site. There is one local road, Shortcreek Street, that stubs to the site's east property line. There is one local road, Crownhaven Avenue, that stubs to the site's north property line.
- b. **Policy:**  
**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.



**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

**Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

**Continuation of Streets Policy:** District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the

island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

**Landscape Medians Policy:** District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

- c. **Applicant's Proposal:** The applicant has proposed to extend Crownhaven Avenue and Shortcreek Street into the site.

The applicant has proposed to construct the entry portion of Wildthistle Drive and Trailheights Street with two 22-foot wide travel lanes, a 12-foot wide landscaped island, vertical curb, gutter, an 8-foot wide planter strip within 70-feet of right-of-way and 5-foot wide detached concrete sidewalk outside of the right-of-way.

The applicant has proposed to construct all other internal roadways as a 36-foot wide local street section with curb, gutter, an 8-foot wide planter strip within 50-feet of right-of-way and 5-foot wide concrete sidewalks located outside of the right-of-way.

The applicant has proposed to construct 1 knuckle.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. For sidewalk located outside of the right-of-way, the applicant should be required to provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

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

#### 4. Roadway Offsets

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

b. **Policy:**

**Local Street Intersection Spacing on Minor Arterials:** District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect

collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

- c. **Applicant's Proposal:** The applicant has proposed to construct Trailheights Street, a local roadway, to intersect Can Ada Road, a minor arterial roadway, 990-feet south of Craftsman Street. The applicant has proposed to construct Wildthistle Drive, a local roadway, to intersect Can Ada Road 660-feet south of Trailheights Street.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy meets District Policy and should be approved, as proposed.

## 5. Stub Streets

- a. **Existing Conditions:** There is one existing local road, Crownhaven Avenue, that stubs to the site's north property line. There is one existing local road, Shortcreek Street, that stubs to the site's east property line.
- b. **Policy:**
  - Stub Street Policy:** District policy 7207.2.4.3 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

**Temporary Dead End Streets Policy:** 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant has proposed to construct Wayfaring Drive to stub to the site's east property line approximately 240-feet north of the site's south property line.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. The applicant should be required to install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The applicant should also be required to construct a cul-de-sac at the terminus of the stub street since it is proposed to be longer than 150-feet. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

## 6. Driveways

## 6.1 Can Ada Road

a. **Existing Conditions:** There is one existing 36-foot wide unpaved driveway at the site's north property line onto Can Ada 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 35 MPH to align or offset a minimum of 380-feet from any existing or proposed driveway.

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

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

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

c. **Applicant's Proposal:** The applicant has proposed to close the existing driveway at the site's north property line with sidewalk that is required to be constructed on Can Ada Road per Finding 1.

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

## 6.2 Shortcreek Street

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

**b. Policy:**

**Driveway Location Policy:** District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

**Successive Driveways:** District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

**Driveway Width Policy:** District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, 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.

**c. Applicant's Proposal:** The applicant has proposed to construct one 24-foot wide paved curb return type driveway on the north side of Shortcreek Street located 260-feet south of June Grass Avenue within the site.

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

## 7. Traffic Calming

**a. Speed Control and Traffic Calming Policy (Local):** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development, regardless of the street lengths, is anticipated to necessitate future traffic calming implementation by the District, or the streets extend greater than 750-feet in length, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

**b. Staff Comments/Recommendations:** The applicant has proposed several local roadways that are longer than 750-feet in length. These streets will need to be redesigned to reduce the length of the roadways or include the use of passive design elements:

- Charbray Avenue
- Shortcreek Street
- Cinderland Street
- Aliso Creek Street
- Wildthistle Drive
- Wayfaring Drive

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

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to ACHD's signature on the first final plat.

## 8. Irrigation Canal Crossing

The District will require that the applicant submit the plans for the crossing of the Lateral 12 for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15<sup>th</sup> for construction in the following year prior to irrigation season.

## 9. Tree Planters

**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.

## 10. 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.

## 11. Other Access

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

## D. Site Specific Conditions of Approval

1. If the applicant chooses to replace bridges 1002 and 1003 on Can Ada Road abutting the site, then the applicant should be required to enter into a Cooperative Development Agreement (CDA) with ACHD. The Cooperative Development Agreement should include the bridge construction, contract requirements, as well as allocation of costs. ACHD will only provide reimbursement for the costs of permanent roadway improvements. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant. The following items must be in place prior to ACHD's approval of the final plat or plans that includes the improvements:
  - Cooperative Development Agreement;
  - Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
  - Dedication of all of the right-of-way necessary to complete the bridge replacement project.
2. Prior to ACHD's signature on the first final plat, submit a revised preliminary plat showing the following redesigned roadways are reduced to less than 750-feet long or include the use of passive design elements:
  - Charbray Avenue
  - Shortcreek Street
  - Cinderland Street
  - Aliso Creek Street
  - Wildthistle Drive
  - Wayfaring Drive

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

3. Dedicate additional right-of-way to total 35-feet from the centerline of the Can Ada Road abutting the site, as proposed.
4. Widen the pavement on Can Ada Road abutting the site to 17-feet from the centerline of the roadway, construct a 3-foot wide gravel shoulder and a 5-foot wide detached concrete sidewalk located a minimum of 30-feet from the centerline of the roadway, as proposed. Provide a permanent right-of-way easement that extends from the right-of-way line to total 2-feet behind the back of sidewalk, or dedicate additional right-of-way to total 2-feet behind the back of sidewalk.
5. Construct Trailheights Street to intersect Can Ada Road 990-feet south of Craftsman Street, as proposed.
6. Construct Wildthistle Drive to intersect Can Ada Road 660-feet south of Trailheights Street, as proposed.
7. Construct all internal local roadways as 36-foot wide local street sections with curb, gutter, 8-foot wide planter strips within 50-feet of right-of-way and 5-foot wide concrete sidewalks located outside of the right-of-way, as proposed.
8. Extend the local roadways Crownhaven Avenue and Shortcreek Street into the site, as proposed.
9. Construct the entry portion of Wildthistle Drive and Trailheights Street with two 22-foot wide travel lanes, a 12-foot wide landscaped island, vertical curb, gutter, an 8-foot wide planter strip within 70-feet of right-of-way and 5-foot wide detached concrete sidewalk outside of the right-of-way, as proposed. The entry roadway center islands shall be platted as right-of-way owned by ACHD. Enter into a license agreement with ACHD for any landscaping proposed to be located within the center landscape island.
10. For detached sidewalk located outside of the right-of-way, provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.
11. Construct, one local road, Wayfaring Drive to stub to the site's east property line approximately 240-feet north of the site's south property line, as proposed. Install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." Construct a cul-de-sac at the terminus of the stub street if it will be longer than 150-feet. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. Grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.
12. Construct 1 knuckle, as proposed.
13. Close the existing 36-foot wide unpaved driveway on Can Ada Road that is located at the site's north property line with sidewalk, as proposed.
14. Construct one 24-foot wide paved driveway onto the north side of Shortcreek Street located 260-feet south of June Grass Avenue, as proposed.
15. Other than access specifically approved with this application, direct lot access is prohibited to Can Ada Road and should be noted on the final plat.
16. Submit the plans for the crossing of the Lateral 12 for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15<sup>th</sup> for construction in the following year prior to irrigation season.

17. 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.
18. Payment of impact fees is due prior to issuance of a building permit.
19. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

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

## **F. Conclusions of Law**

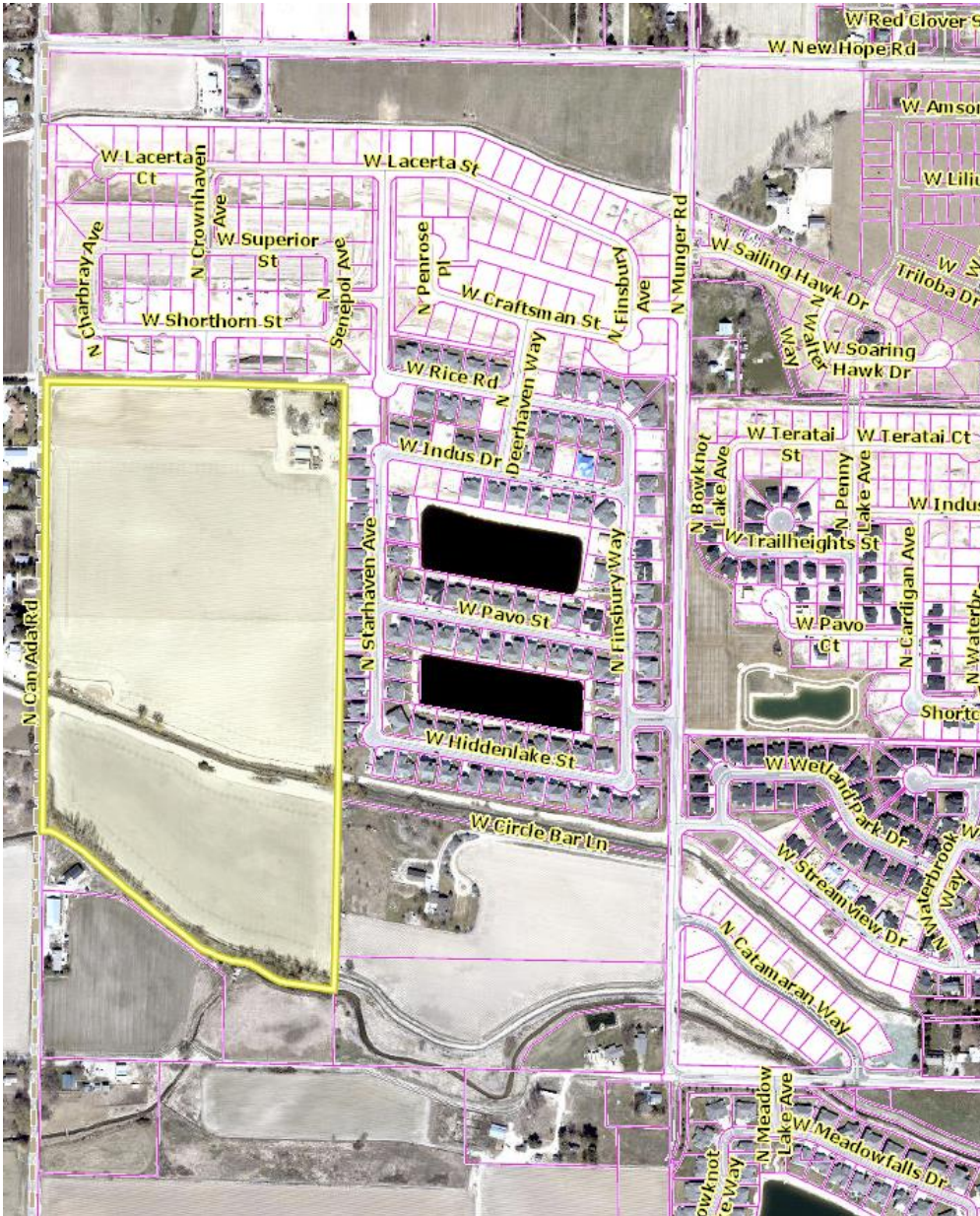


1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted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

## **G. Attachments**

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

VICINITY MAP



**SITE PLAN**



## Ada County Utility Coordinating Council

### Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

# Development Process Checklist

## Items Completed to Date:

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

## Items to be completed by Applicant:

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

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

- Driveway or Property Approach(s)**
  - Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- Working in the ACHD Right-of-Way**
  - Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
    - a) Traffic Control Plan
    - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

- Sediment & Erosion Submittal**
  - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- Idaho Power Company**
  - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Appeal of Staff Decision

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

## Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

## Shawn Nickel

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**From:** John Sothern <ljpooltile@gmail.com>  
**Sent:** Thursday, February 18, 2021 4:30 PM  
**To:** Shawn Nickel  
**Subject:** Wildrye Creek Subdivision

We purchased a house in Star that is estimated to close Escrow about March 26<sup>th</sup>, 2021. The address is 12553 W. Shorthorn Street, we are on the corner of Shorthorn Street and Crownhaven Avenue.

Our friends who are Pristine Springs residents recently received some information regarding Wildrye Creek Subdivision and made us aware of the New Tract Hearing on March 16<sup>th</sup>. Our home is bordering the proposed third phase. We explicitly purchased our home because it was in a tract of one-story homes.

We would like to add our name to the growing list of Pristine Springs residents voicing concerns on how our privacy will be impacted by two-story homes looking into our homes and yards. We are also concerned about the location of the new development property line adjacent to our property line.

A Preliminary Plat Plan copy was given to us ,but all of the Phasing Plan notes are illegible . If possible we would appreciate a copy of the Cover Sheet so we can review .

Thank you so much for your time and attention to this matter.

Sincerely,

John and Debra Sother



## Shawn Nickel

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**From:** chuck.vandusen@frontier.com  
**Sent:** Thursday, March 11, 2021 4:48 PM  
**To:** Shawn Nickel  
**Subject:** Wildrye Creek development proposal

Shawn Nickel, Planning and Zoning Administrator,  
Mayor Trevor A. Chadwick and Members of the Council,

The concerns/comments below are in regard to the proposed development of Wildrye Creek that is sited adjacent to Craftsman Estates Phase 1. We own a home Phase 1 of Craftsman Estates commonly known as Pristine Springs and would like to provide the following comments:

1. There needs to be assurances that there will be **NO CONSTRUCTION TRAFFIC** on the unpaved and lightly constructed irrigation access road adjacent to the **Drainage District Number 2 Drain** where it runs on the south of Craftsman Estates. **This irrigation department access road is marked private and is not a public thoroughfare.**
2. Current proposed plat Exhibit E shows just 15 home sites restricted to single story buildings – this is less than 10% of the proposed homes in Wildrye Creek and does not seem to be anywhere near consistent with the existing Pristine Springs development. We would like to see the majority of homes built as single-story instead of two-story buildings. Certainly the lots on the north side of Teratai St. should be restricted to single story and be of larger size as well, since these also border Craftsman Estates.
3. Many of the proposed lots are well under the ‘average’ of 8500 sq. ft. with some as low as about 6000 sq. ft. Again, this is definitely not what the Wildrye Creek subdivision proposers have claimed to be **“comparable in lot size, density, zoning and complimentary to the quality or Craftsman Estates.”**
4. The smaller homes in the Garden Collection are just 1200 sq. ft. and are not a reasonable match to the existing community. It appears this may be driven by the exceptionally small lot size. In any case, this is not consistent with the stated goal of the developers to provide ‘comparable size and density and complimentary quality’ to the existing homes in the Pristine Springs community.
5. The Development Agreement dated January 25, 2021 by Toll Brothers indicates **“All storm drainage run-off will be collected on site within common lots via underground seepage beds.”** Considering the high water table in this area, where is the hydrologist’s report that gives any support to this being an adequate plan? There is a total of 10.95 acres in the plan that is shown as common lots and not paved – this seems insufficient for the runoff in a 56.85 acre development.
6. What are the plans for the northern part of the Wildrye Creek development (phase 3) that bounds the southern side of the latest Craftsman Estates development at Crownhaven? Will the existing section of pavement (Rice Road??) serving the existing farm house be removed? How will the transition from Craftsman to Wildrye be handled at this exiting berm? Will there be mandatory solid fencing along this line? Are there utility easements involved?
7. Is builder/developer going to contribute appropriately to the infrastructure cost load of these additional residences related to **schools, fire, police, sewage**, etc. such that existing homeowners do not experience an additional tax burden? Growth needs to “pay its own way...”
8. Does there exist a draft version of the proposed CC&R document showing landscape minimums for fire resistant plantings, limits on fencing types and heights, style and building materials requirements and other items that will help assure the **“complimentary to the quality or Craftsman Estates”** statement found throughout the proposal? There have been wildfires on the District Number 2 Drain in the recent past in this exact area, so fire safety, wild grasses and brush growth, and overall preparedness is an ongoing concern...and is of course heightened by the smaller lot size and higher density.

Thank you for soliciting these comments,

Charles and Sharon Van Dusen

## Shawn Nickel

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**From:** David/Renee McClellan <david.renee27@outlook.com>  
**Sent:** Saturday, March 13, 2021 10:14 AM  
**To:** Shawn Nickel  
**Subject:** Wildrye Creek Subdivision - Public Hearing - Tuesday, March 16, 2021

Dear Mayor Chadwick and Star City Council,

This letter is regarding the proposed Wildrye Creek Subdivision located on N. Can Ada Road. It will be surrounded to the north and east of Craftsman Estates Subdivisions (The Lakes at Pristine Springs & The Estates at Pristine Springs).

We live in Craftsman Estates and know it is inevitable that the farm behind our subdivision would someday be replaced by houses. We are not opposed to the Wildrye Creek Development as the Toll Brothers seem to be thoughtful in their use of open space and providing walking paths for their future homeowners. However, we would like to see several changes made to their plan.

- 1. Less Density (fewer homes) with Larger Lots:** Currently, the Toll Brothers have proposed 169 single-family residential lots consisting of single story and two-story homes. The residential lots range in size from 6,050 square feet to 14,619 square feet with the average buildable lot area of 8,508 square feet. Densities in the majority of this land use area are to range from 3 units per acre to 5 units per acre.  
The proposal from Toll Brothers indicates *"Our community will be comparable in lot size, density, zoning and complimentary to the quality of Craftsman Estates.* If this statement were true, the lot size would average 10,000 square feet and would have no more than 4 lots per buildable acre.
- 2. Single Story Residential Lots:** We would like to see Toll Brothers development build a majority of single-story homes instead of two-story. At a neighborhood meeting the Toll Brothers held on January 19, 2021, homeowners requested single story homes with larger lots on the east side directly adjacent the homes in Craftsman Estates. On February 23, 2021, homeowners were notified by Toll Brothers those lot sizes were increased to better align with neighbors and they are restricting the 15 homes to be single story. We appreciate them listening to our concerns. But their proposed subdivision is not actually comparable in lot size and density, and is not complimentary to the quality of Craftsman Estates as stated in their proposal. Referring back to the Toll Brothers proposal; *The overall density and variety of lot sizes will also be consistent with other nearby approved developments, including Havencrest Subdivision and Alderbrook Subdivision that is just south of our site."* If you were to visit these developments, you would see the Havencrest and Alderbrook subdivisions consist of a majority of two-story homes. The Craftsman Estates development has a handful of two-story homes in the entire development. What we do not want is to try to enjoy a sunset and have the roofline of two-story homes blocking our view.
- 3. Buffer:** We would like to see the Toll Brothers include an 8'-10' buffer along the east side of the Wildrye Creek Subdivision to be used as a walking path. The buffer would be located between the current Craftsman Estates back line vinyl fencing along Starhaven Ave and the proposed "wood style fencing" on the east side of Wildrye Creek Subdivision. The importance of a buffer was expressed by homeowners at the neighborhood meeting with Toll Brothers on January 19, 2021. We were verbally assured there will be a buffer with fencing between our subdivisions, however, at the time of the meeting, they could not tell us how wide the buffer would be. At present,

it looks as if there will be a 2' buffer between the two subdivisions, which is not much of a walking path. Attached is an example of the nearby Trapper Ridge Subdivision that is being built off New Hope Rd showing an example of the buffer we would like to see behind our homes.

4. **Increased Traffic:** Neighbors were assured at the Neighborhood meeting there would not be an increase of traffic throughout the Craftsman Estates Subdivision. We also wanted to be assured there will be no construction traffic driving through Craftsman Estates.

Thank you for your consideration.

Sincerely,

David & Renee McClellan  
2041 N Starhaven Ave  
Star, ID 83669

## Shawn Nickel

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**From:** Lezle FERGUSON <Balouzie@msn.com>  
**Sent:** Monday, March 15, 2021 1:48 PM  
**To:** Shawn Nickel  
**Subject:** Proposed Wildrye Creek Subdivision

Hello to everyone,

My husband and I are residents of Pristine Springs. It's come to our attention that the property located directly behind our home has been sold to a residential home developer. We would like to have fewer than the 169 homes built so they would have larger lots, single story homes built behind us and a minimum of an 8-10' walking path between our back fence and the back fence of the homes behind us. I realize that the development is inevitable but we'd like you to know our preferences before you approve the development.

Thank you,

Larry & Lezle Ferguson  
2015 N. Starhaven Ave.  
Star, ID 83669  
208-424-4530

**RESOLUTION NO. 2021-TBD**  
(Personnel Policy – Pay Period)

**WHEREAS** The City of Star Mayor and City Council desire to modify the Personnel Policy Manual as it relates to the payment of Employees; and

**WHEREAS** the City of Star desires to change the pay periods for all employees from monthly to semi-monthly; and

**(OPTIONAL) WHEREAS** the City of Star desires to change the pay periods for elected officials from monthly to semi-monthly; and

**WHEREAS** the City of Star sets the following as the pay periods:

- Monthly Pay Period #1 – 1<sup>st</sup> – 15<sup>th</sup>
- Monthly Pay Period #2 – 16<sup>th</sup> – last day of the month

**WHEREAS** the City of Star finds it appropriate to process payroll no more than two business days after the end of the pay period; and

**WHEREAS** the City of Star finds it appropriate to prorate benefits, deductions and Paid Time Off consistent with the pay period; and

**WHEREAS** the City of Star finds it necessary to process payroll liabilities with each payroll which are due and payable at the time.

**NOW, THEREFORE BE IT RESOLVED**, for the reasons stated herein, the City of Star adopts the Pay Period modifications and orders the modification to the Personnel Policy Manual.

PASSED by the Star City Council and APPROVED by the Mayor of the City of Star Idaho this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Trevor Chadwick, Mayor

ATTEST: \_\_\_\_\_  
Jacob M Qualls, City Clerk / Treasurer

**ORDINANCE NO. 330**  
**(1133 S. MAIN STREET REZONE)**

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, OWNED BY DAN AND ANGIE MCGERTRICK, LOCATED SPECIFICALLY AT 1133 S. MAIN STREET, IN STAR, IDAHO, (ADA COUNTY PARCELS #R1842701420); REZONING THE PROPERTY FROM RESIDENTIAL (RT) TO CENTRAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (CBD-DA); THE PROPERTY IS APPROXIMATELY TWO ACRES; AMENDING THE ZONING MAP OF THE CITY OF STAR TO REFLECT SUCH CHANGES; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City of Star, Ada and Canyon Counties, Idaho (the “City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; 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 real property described in Section 1 of this Ordinance is classified as a Residential (RT) under the Unified Development Code of the City, and the owners have requested that the zoning classification be changed to Central Business District with a Development Agreement (CBD-DA); and

**WHEREAS**, the Mayor and Council, held a public hearing on November 17, 2020, and determined that the requested change in zoning classification should be granted.

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

Section 1: The zoning classification for the real property, situated in the City of Star, Ada County, Idaho, described in attachment “Exhibit A”, is hereby changed from Residential (RT) to Central Business District with a Development Agreement (CBD-DA) as provided by the Unified Development Code Ordinance of the City.

Section 2: The Official Land Use Zoning Map of the City is hereby amended to reflect the change set forth in Section 1 to Central Business District with a Development Agreement (CBD-DA) “Exhibit B”.

Section 3: 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 may be published.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF STAR, IDAHO

ATTEST:

By: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

\_\_\_\_\_  
Jacob M. Qualls, City Clerk



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land being a portion of Lot 74 of Dickson's Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 3 of Plats at page 133 as shown on Record of Survey No. 10703, filed for record in the office of the Ada County Recorder, Boise, Idaho under instrument No. 2016-110300 lying in the SW 1/4 of Section 17, T. 4N., R. 1W., B.M., Star, Ada County, Idaho and more particularly described as follows:

Commencing at a brass cap marking the Southwest corner of said Section 17; thence along the West boundary of said Section 17

North 00°43'52" East 1973.95 feet to a point on the extended North boundary of said lot 74; thence along said extended North boundary and the North boundary of said Lot 74

South 89°01'22" East 100.00 feet to an iron pin on the East right-of-way line of South Star Road, said point said point marking the **POINT OF BEGINNING**; thence continuing South 89°01'22" East 327.62 feet to an iron pin; thence leaving said North boundary

South 00°43'23" West 30.00 feet to an iron pin; thence along a line 30.00 feet South of and parallel with said North boundary of Lot 74

North 89°01'22" West 92.40 feet to an iron pin; thence

South 23°09'00" West 249.45 feet to an iron pin; thence

South 51°08'24" East 282.71 feet to an iron pin on the East boundary of said Lot 74; thence along said East boundary

South 02°58'40" East 117.14 feet to an iron pin marking the Southeast corner of said Lot 74; thence along the South boundary of said Lot 74

North 51°59'50" West 457.60 feet to an iron pin on said East right-of-way line of South Star Road; thence along said East right-of-way line

North 01°15'06" West 73.31 feet to an iron pin; thence continuing

North 00°13'23" West 202.69 feet to the **POINT OF BEGINNING**.

Except ditch rights-of-way (as to Lot 74)

Except any portion of South Main Street.

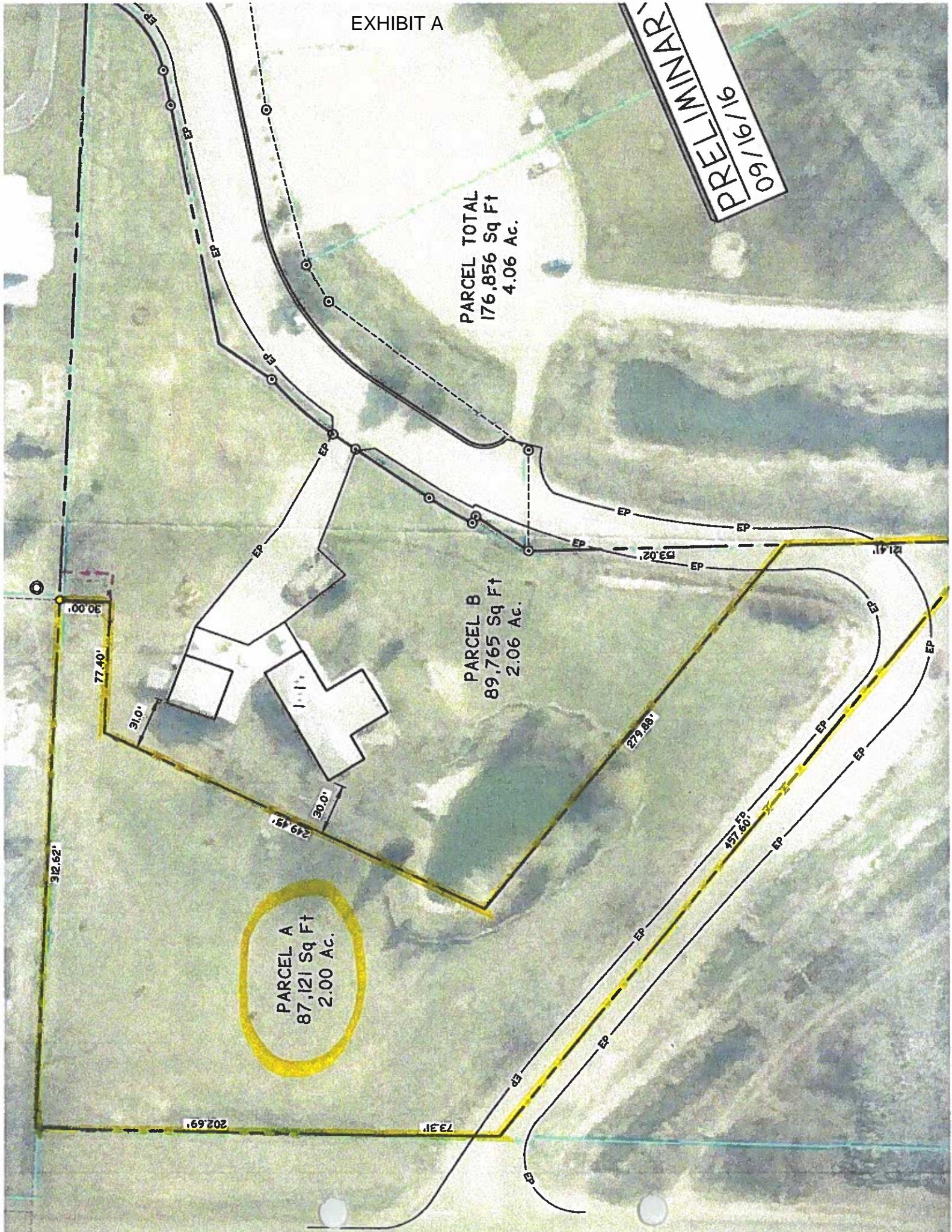
EXHIBIT A

PRELIMINARY  
09/16/19

PARCEL TOTAL  
176,856 Sq Ft  
4.06 Ac.

PARCEL B  
89,765 Sq Ft  
2.06 Ac.

PARCEL A  
87,121 Sq Ft  
2.00 Ac.



312.62'

30.00'

77.40'

31.0'

249.45'

30.0'

202.69'

73.31'

279.88'

457.80'

53.02'

121.41'

## **1133 S. MAIN 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 D & A Holdings, LLC, hereinafter referred to as "Owner" and "Developer".

WHEREAS, Owner owns a parcel of land of approximately 2-acres in size, currently located within the City of Star, zoned CBD-DA and more particularly described in **Exhibit A** of Ordinance 330, 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. RZ-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 Uses Permitted.** As part of the Annexation Conceptual Site Plan shown as **Exhibit B**, Owner is allowed to develop 2-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 Additional Conditions of Approval:**

- Additional details shall be submitted to the City regarding ACHD approval of driveway access on Main Street, Landscape Plan to include street trees and buffering, Streetlights, Fire District approval and Parking Lot/Spaces.
- All future uses of the property shall come before the City Council for consideration including principal permitted uses.
- Applicant shall work with Star Sewer and Water District for connections to Municipal system.

**2.4 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.

**2.5 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.

**2.6 Final Design Review.** The developer shall receive design review (CZC) and/or any further 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: Dan & Angie McGetrick  
D & A Holdings, LLC  
9776 W. State Street  
Star, Idaho 83669

**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]*

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

Dated this \_\_\_\_\_ day \_\_\_\_\_, 2021.

CITY OF STAR

By: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk

STATE OF IDAHO     )  
                                  ) ss.  
County of Ada         )

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me the undersigned, a Notary Public in and for said state, personally appeared Trevor A. Chadwick and Jacob M. Qualls, known to me to be the Mayor and City Clerk, respectively, of the City of Star who subscribed their names to the foregoing instrument, and acknowledged to me that they executed the same.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

OWNER:

\_\_\_\_\_  
Dan McGetrick, President  
D & A Holdings, LLC

STATE OF IDAHO    )  
                            ) ss.  
County of Ada        )

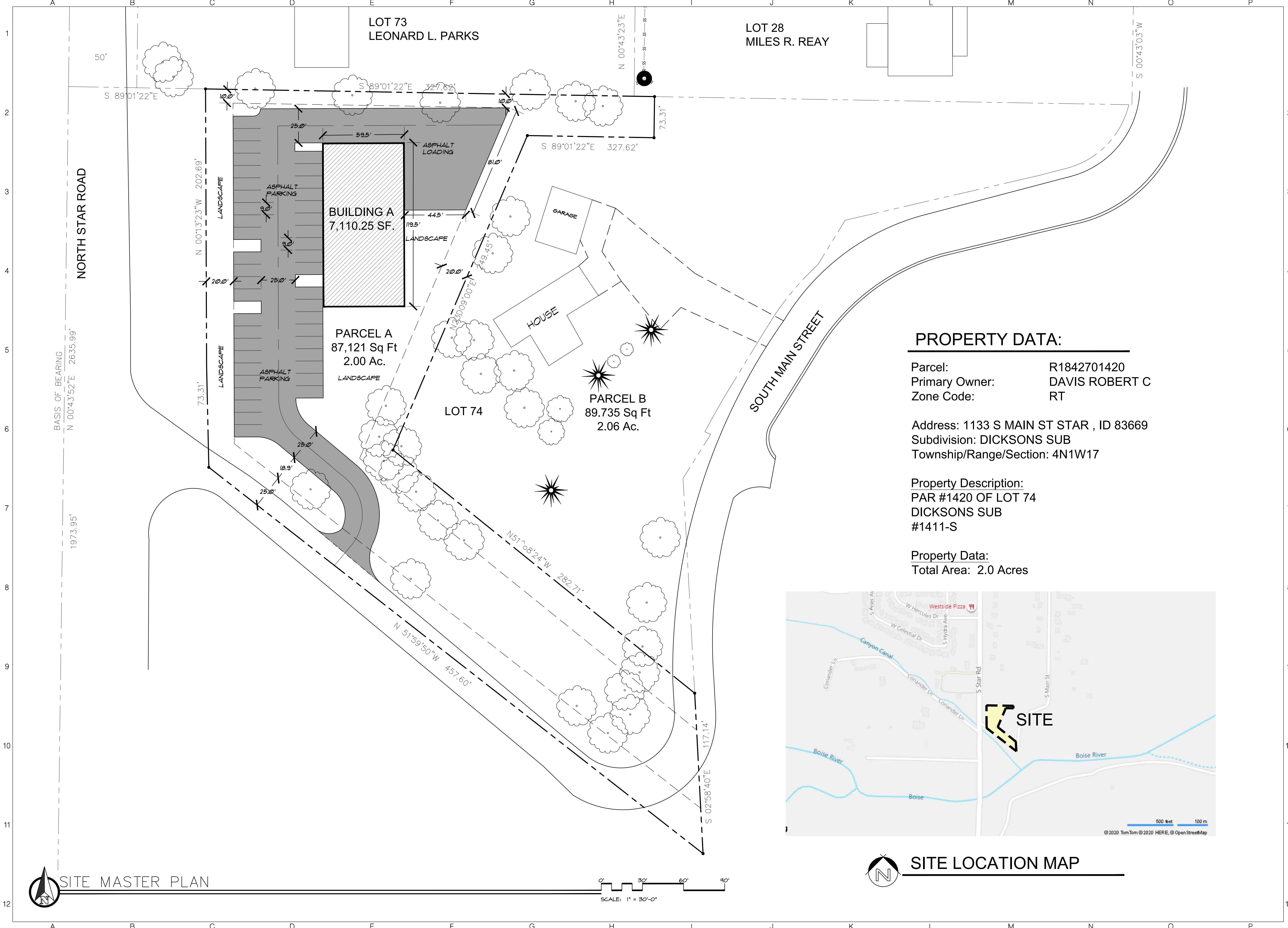
On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me the undersigned, a Notary Public in and for said state, personally appeared Dan McGetrick, known or identified to me to be the persons who subscribed their names to the foregoing instrument, and acknowledged to me that they executed the same.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



# EXHIBIT B



### PROPERTY DATA:

Parcel: R1842701420  
 Primary Owner: DAVIS ROBERT C  
 Zone Code: RT

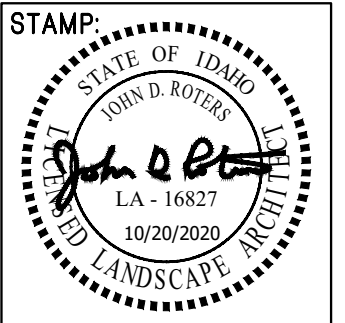
Address: 1133 S MAIN ST STAR, ID 83669  
 Subdivision: DICKSONS SUB  
 Township/Range/Section: 4N1W17

Property Description:  
 PAR #1420 OF LOT 74  
 DICKSONS SUB  
 #1411-S

Property Data:  
 Total Area: 2.0 Acres



**SITE LOCATION MAP**



DATE: 10/20/2020



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

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

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REVISIONS:

No.	Date	Description

## SITE MASTER PLAN 1133 S MAIN ST. STAR, ID

DRAWN BY: ACM

CHECKED BY: JDR

PROJECT NUMBER: 20-002

SHEET:

**L1.00**

USER:JDR ROTERS LOCATION:PROJECT:CITY OF STAR:JOB:002 1133 S MAIN STREET:CADSHEET:20-002 1133 S MAIN LANDSCAPE PLANING PRINT DATE:10/20/2020 6:39 PM

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN FOR AND PERFORMED IN THE INTEREST OF THE CLIENT AND CONTRACTOR. QUALITY CONTROL IS ASSURED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.