

# NOTICE OF STAR CITY COUNCIL MEETING

Star City Hall  
December 15, 2020  
7:00 pm

## AGENDA - Amended

1. CALL TO ORDER (Welcome/Pledge of Allegiance)
2. INVOCATION
3. ROLL CALL
4. APPROVAL OF AGENDA (Approval of Agenda as it stands/Amend Agenda) **Action Item**
5. CONSENT AGENDA **Action Items**
  - \*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine, and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.
  - A. Regular Meeting Minutes of November 17 and December 1, 2020
  - B. Findings of Fact & Conclusions of Law:
    1. Norterra Subdivision (Sample Property) Annexation & Zoning, Development Agreement, Preliminary Plat & Private Street (AZ-20-05/DA-20-05/PP-20-07/PR-20-03)
    2. Craftsman Estates North Rezone & Preliminary Plat (RZ-20-07/DA-20-10/PP-20-10)
    3. Star River Ranch Private Street (Gate) (PR-20-01)
6. PRESENTATIONS
  - A. Western Alliance for Economic Development Update – Tina Wilson
  - B. Beautification Committee Service Award – Matt Vraspir
7. OLD/NEW BUSINESS **Action Items**
  - A. Public Hearing: Moyle Estates Subdivision No. 2 Annexation & Zoning, Development Agreement, Preliminary Plat (AZ-20-18/DA-20-22/PP-20-15)
  - B. Transportation Committee – Presentation and Action on Adoption of Proposed ECAMP Map Revision
8. REPORTS
9. ADJOURNMENT **Action Item**

***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). This link will be posted by Tuesday, December 15, 2020. Information on how to participate in a public hearing remotely will be posted to [staridaho.org](http://staridaho.org) under the December 15th meeting information. The public is always welcome to submit comments in writing.***



## STAR CITY COUNCIL MEETING MINUTES

November 17, 2020

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

The regular meeting of the Star City Council was held on Tuesday, November 17, 2020 at Star City Hall, 10769 W. State Street in Star, Idaho. Mayor Trevor Chadwick called the meeting to order at 7:00 pm and all stood for the Pledge of Allegiance.

### **2. INVOCATION:**

Pastor Dustin Tessneer, Star Community Church

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

Council Present: David Hershey, Michael Keyes, Jennifer Salmonsens, Kevin Nielsen

Council Absent: None

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

Keyes moved to approve the agenda with the removal of Star Lions. Hershey seconded the motion.

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

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

Keyes moved to approve the consent agenda. Salmonsens seconded the motion. Keyes abstained from minutes of August 18, corrected a name spelling and asked for clarification on several items.

**VOTE:** Approved. Ayes – Hershey, Keyes (abstained from the minutes of August 18), Salmonsens, Nielsen. Motion carried.

### **6. OLD/NEW BUSINESS**

**A) Gift Card Drawings** – The Mayor's Walk Challenge. Mayor Chadwick walked 268,232 steps. The winner of age 16 and older was Sue Anderson with 491,000 steps. The winner of age 15 and younger was Garen Patterson with 211,000 steps. We received a check for \$1000.

**B) Public Hearing – Canvasback Subdivision Annexation & Zoning, Development Agreement, Preliminary Plat**  
Continuation of a hearing that was tabled from October 6, 2020.

**Applicant: Jane Suggs**, 9840 W Overland Rd Ste 120, Boise ID 83709.

The Applicant resubmitted a revised preliminary plat and letter addressing each of the issues brought up at the previous meeting, including transitional lots/buffers, setbacks, and a stub street. Suggs gave a recap of the application with the changes and addressed several questions from Council regarding storm drain water, acreage and setbacks.

#### **Public Testimony:**

**Steve Greene**, 9999 W Star acres Dr. Star ID 83669.

Green was opposed to this application. His concerns included transitional lots, lot sizes, setbacks, traffic, noise, drainage and irrigation and feels that this does not fit into Star.

**Maxine McCombs**, 2211 N Schreiner Ln, Star ID 83669.

McCombs was opposed to this application. Her concerns included lot size, setbacks, no room for trees and for children to play, the drainage ditch and feels it does not fit into Star's country living.

**Joe Abreu**, 2730 W Rolling Hills Dr. Star ID 83669.

Abreu was opposed to the application. His concerns included setbacks, acreage, the park, and feels that this does not fit with the rural surrounding areas.

**Online – Ann Kuck**, 10399 W Rolling Hills Dr, Star ID 83669.

Kuck was opposed to this application. She spoke of the HRM lateral easement, size of lots and open space.

**Online – Robert Fehlau**, 2203 N Sunny Ln, Star ID 83669.

Fehlau was opposed to this application. His concerns included acreage, transitions and buffers and setbacks.

**Online – Will Eason**, 10174 W Star Acres Dr, Star ID 83669.

Eason was opposed to this application. His concerns included setbacks, lot size and keeping to the standard of code requirements.

**Rebuttal:** Suggs addressed the concerns of lot size, buffering, easements, the park, setbacks, and meeting the comprehensive plan. There was discussion regarding home sizes, buffers, berms, lighting, setbacks, lot sizes, overlay transitional areas, subdividing, open space, pathways, easements, home reduction, values, landscaping, and interpretation of comprehensive plan. Suggs mentioned she would be amendable to table or do a workshop rather than a denial.

The Mayor closed the public hearing and went into deliberations. Hershey moved to table the application until January 19, 2021 with having another neighborhood meeting and a possible workshop. Keyes seconded the motion.

**VOTE:** Tabled to January 19, 2021. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

### **C) Public Hearing – Sunfield Subdivision Annexation & Zoning, Development Agreement, Preliminary Plat**

Continuation of a hearing that was tabled from October 20.

**Applicant: Dan Lardie**, 1324 1<sup>st</sup> Street South, Nampa ID 83651. The Applicant submitted a revised preliminary plat and letter addressing each of the issues brought up in the previous hearing, including the transition area, buffer, berm, lot size, walking paths, stub road, irrigation, and the natural area and wildlife.

#### **Public Testimony:**

**Steve Greene**, 9999 W Star Acres Dr, Star ID 83669.

He expressed his satisfaction with the revisions that were made and there was a discussion regarding lighting and making it a condition.

**Online – Robert Fehlau**, 2203 N Sunny Ln, Star ID 83669.

He expressed approval but still had some concerns regarding a buffering, setbacks and wildlife.

**Online – Will Eason**, 10174 W Star Acre Dr, Star ID 83669.

He expressed his agreement with the revisions and would like to see it approved.

**Rebuttal:** There was a discussion including buffering, pathways, easements, amenities, and meeting the conditions. Keyes suggested some wording to include in the development agreement and CC&Rs regarding the dark sky lighting.

The Mayor closed the public hearing and went into deliberations. All Council members expressed support of the new plan. Hershey moved to approve with the lighting condition. Keyes seconded the motion.

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

### **D) Public Hearing – Greyloch Custom Cabinetry/Mink Creek Subdivision**

The Mayor opened the public hearing. No ex parte contact from Council members.

**Online – Applicant Glenn Robinette**, 3742 E Parkcenter Blvd, Boise ID 83716. The applicant was seeking approval of a rezone, a development agreement, a conditional use permit and preliminary plat modification for a subdivision consisting of a total 12 total lots, including 9 residential lots, 3 commercial lots, and 1 common lot. There was a discussion on adding parking, dust prevention, noise management, and fugitive lighting into the conditions. Discussion continued regarding pedestrian access and sidewalks and a light at Moyle. Keyes moved to approve the application with conditions discussed. Hershey seconded the motion.

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

### **E) Public Hearing – Davis Property Rezone**

The Mayor opened the public hearing. No ex parte contact from Council members.

**Applicant – Gordon Hiatt**, 10478 W Silver City Ct, Boise, ID 83704.

The Applicant is seeking approval of a rezone and a development agreement and concept plan for a proposed commercial use consisting of 2 acres. Homeowner Robert Davis was also in attendance. There was discussion regarding the concept plan and a condition for the ability to amend the development agreement once they have a specific proposal, and for the property to be subject to a proportionate share agreement with ITD.

The Mayor closed the public hearing and went into deliberations. Keyes moved to approve with conditions as discussed. Salmonsens seconded the motion.

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

### **SHORT RECESS**

### **F) Public Hearing – Comprehensive Plan Amendment**

**City Planning/Zoning Administrator, Shawn Nickel.** There was a presentation of the Star Comprehensive Plan Amendment. The last change was adopted in April 2019. The current changes are a result of comments from community and property owners, from council workshops and open houses. Nickel presented the overview of changes. There was clarification that this is only a Council initiated process and that the owner requests are not formal applications.

#### **Public Testimony:**

**Becky McKay**, 1029 N Rosario St, Boise ID 83642.

McKay was representing 3 different developers:

**Dixons** – The Dixons oppose changing the designation of their property to Mixed Use because it will not fit with their premier residential development plan. McKay briefly outlined the project details. They are asking to keep it as Compact Residential. **Pardoes** – They want a large Commercial and multi-family component, transitioning to town homes and then single-family dwellings with layering of density. There was a brief explanation of the coloring designations on the map. **Wilders** – Was initially Compact Residential and an application was submitted for annexation, rezone and preliminary plat. Staff changed the designation to Residential 3-5. There was talk of Eagle wanting this property to stay within their city, so this applicant is asking for this portion to remain within the area of City impact.

**Randy Clarno**, 2950 E Parkcenter Blvd, Boise ID 83716.

They are working on three properties and requesting the following changes to the City's Land Use Map.

**Inspirado** – from CBD and Commercial to Neighborhood Residential North of the collector roadway along the rim, and South would be Mixed Use and Commercial. **StarPointe** – from Neighborhood Residential and CBD to Neighborhood Residential. **Lane** – from CBD to Neighborhood Residential and Mixed Use on the corner.

**Steve Greene**, 9999 W Star Acres Dr. Star ID 83669.

Greene suggested that the more clarity that could be provided in the comp plan, the better. He said that special transition overlay areas should be 1 acre along border or ½ acre across the road, and that we should get rid of the concept of buffers. He also believes that setbacks should be 10 ft minimum.

**Online – Daniela Hansell**, 7353 N Stonebriar Lane, Meridian ID 83646.

Hansell had a comment on a correction regarding the reclassification of Stone Briar. She asked for clarification that Stone Briar is currently Rural Residential and will be going to Rural Residential Special Transition.

**Online – Doug Critchfield**, 500 12<sup>th</sup> Ave, S Nampa ID 83651.

Critchfield was representing the City of Nampa to oppose a portion of the Comprehensive Plan update regarding Star overlapping Nampa's Area of Impact. He gave a brief history, stating the financial and social impacts it has for Nampa and asked again that Star remove their area that overlaps Nampa's Area of Impact.

**Online – Randy Wall**, 5636 N Portsmouth Ave, Boise ID 83714.

Wall was representing property owners E of Blessinger and N of Hwy 44 where the land use was changed from Compact Residential to Commercial/Industrial Corridor and they would like to see additional language added to allow a live-work option. They would also like to see the N limits of the Commercial zone adjusted slightly. There was discussion regarding flexibility language.

**Online – Chris Todd**, 53 N Plummer Rd, Star ID 83669.

Todd mentioned that he believes the area that Nampa was disputing should be in Star. He spoke about the Hillsdale area and Monument Ridge being a transition area. He asked if the Purple Sage connecting into Beacon Light, that is shown on the Compass plan as a future arterial or major collector, could be shown on the Comprehensive Plan as well. Todd also spoke of 4505 Hwy 16 and requested that the ground around her that goes into River Birch be shown as commercial or Industrial Use, and mentioned the Hwy 16 and 44 area, suggesting for it to be designated as Mixed-Use.

**Online – Maxine Schvaneveldt**, 4505 Hwy 16, Eagle ID 83616.

Schvaneveldt stated that she would like to see her property on the NW corner of Hwy 16 and Pollard be changed to Light Industrial or Commercial.

**Online – Deb Nelson**, 601 W Bannock St, Boise ID 83702.

Nelson was testifying on behalf of the Toll Brothers. The Dixon's entered into land sale with Toll Brothers when it was designated as Compact Residential and they are requesting that it remain that designation.

**Online – Jerome Mapp**, 6201 Cleveland Blvd, Caldwell ID 83607.

Mapp expressed support of taking a portion of land out of the Caldwell's Area of City Impact to Star's Area of City Impact.

**Online – Robert Fehlau**, 2203 N Sunny Ln, Star ID 83669.

Fehlau had questions along with a discussion, regarding the Estate Residential resignation and access to the Commercial area at Hwy 16 and the traffic mitigation.

**Online – Mark Bottles**, 839 S Bridgeway Pl, Eagle ID 83616.

Bottles is working with Pardoe's on the NE corner of Hwy 16 and 44. He detailed their plans for a Mixed-Use product with Retail out front, then Commercial and Institutional grade apartments, transitioning to Residential in the back. He also mentioned "Future West Star" and encouraged flexibility along the corridor and to be tenant and developer driven.

**Online – Adam Capell**, 3103 W Sheryl Dr, Meridan ID 83642.

Capell was with Toll Brothers Land Development. He requested that the Compact Residential designation on the Hootenanny and Dixon parcels remain.

**Online – Patrick Tealey**, 12594 W Explorer Dr, Boise ID 83713.

Tealey was representing Mr. Griffith at the SE corner of Palmer and State St. He developed under a non-farm development which was expected to be used as it is now. His intention is for it to be C2 Commercial along State Street and then transition to Residential.

There was discussion regarding continuing with discussions or tabling and having a workshop or special meeting. Nickel offered some of his initial thoughts regarding the public remarks and there was further discussion with a decision to table. Nielsen moved to table until December 8. Salmonsens seconded the motion.

**VOTE:** Tabled to December 8, 2020. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

#### **F) Ordinance No 321 – Gary Saunders Property Annexation & Zoning**

Keyes moved to dispense with the rules to be able to approve the ordinance after reading once by title only. Hershey seconded the motion. All ayes from Council.

Keyes moved to approve Ordinance 321. Hershey seconded the motion. Roll Call vote.

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

H) **Star Lions Pie Throw** – Postponed to December 15, 2020.

**7. REPORTS**

Reports were dismissed for this meeting.

**8. ADJOURNMENT:** The Mayor adjourned the meeting at 11:04 pm.

Respectfully submitted:

Approved:

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Meredith Hudson, Deputy City Clerk

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Trevor A Chadwick, Mayor



## STAR CITY COUNCIL MEETING MINUTES

December 1, 2020

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

The regular meeting of the Star City Council was held on Tuesday, December 1, 2020 at Star City Hall, 10769 W. State Street in Star, Idaho. Mayor Trevor Chadwick called the meeting to order at 7:00 pm and all stood for the Pledge of Allegiance.

**2. INVOCATION** - Jeff Graviat, Church of Jesus Christ of Latter Day Saints

### **3. ROLL CALL**

Council Present: David Hershey, Michael Keyes, Jennifer Salmonsens, Kevin Nielsen

Council Absent: None

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

Keyes moved to approve the agenda. Hershey seconded the motion. All ayes. Motion carried.

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

Keyes moved to approve the consent agenda. Salmonsens seconded the motion. All ayes. Motion carried. There were corrections to the minutes and a code for the Claims against the City, and questions for Staff regarding the Moon Valley final plat and an amenity at Sunfield Subdivision. Keyes amended his motion to include changes. Salmonsens amended her second.

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

### **6. PRESENTATION:**

#### **A) Star Sewer & Water – Greg Timinsky and Justin Walker**

There was a presentation regarding two new lift stations, which could potentially almost triple the city limits of Star, and they inquired if the City would be interested in investing in either project. They detailed the scope of the projects and there were discussions regarding the proposal, including construction time period, cost, terms, credit, estimated payback period, annexation. There was a decision to schedule a workshop in January to further discuss the proposal.

### **7. OLD/NEW BUSINESS:**

#### **A) Public Hearing – Rivercreek Landing Subdivision**

The Mayor opened the public hearing. No ex parte contact from Council members.

**Applicant: Dean Waite** – 4283 Nystrom Wy, Boise ID 83713

The Applicant is seeking approval of an Annexation and Zoning (from RUT to R-5), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 147 residential lots and 15 common lots. Waite talked about a traffic study, future plans for an Elementary School, High School and new Technical High School, detailed the plans for the RiverCreek Landing development. There were discussions regarding setbacks, rezoning to R-4, pathway lighting, amenities, concerns from the adjacent property owners, lot sizes, buffering, open space, density, flood zones, and future subdividing.

#### **Public Testimony:**

**Jake Conklin** – 11347 W Dallan Ct, Boise ID 83713.

Conklin was in support of this project. He believes that the ability to mix use with larger and smaller homes is an advantage for affordability.

**Joe Abreu** – 2730 N Rolling Hills, Star ID 83669.

Abreu was opposed to this project. He would like to see larger setbacks, a minimum of 1 acre lots, buffering along the school and having only single-story homes. He also mentioned a stub road.

**Online, Will Eason** – 10174 W Star Acres Dr, Star ID 83669.

Eason was opposed to this project. He does not believe it to be compatible with the area. He would like to see larger lots, less density and more buffering between existing properties.

**Online, Steve Greene** – 9999 W Acres Dr, Star ID 83669.

Greene was opposed to this project. He believes that R-5 is not a good fit. He would like to see larger lots, significant buffering, and single-story homes. He mentioned drainage and access on to Beacon Light and would like to see two streets renamed, W New Hope and W Merlo.

**Online, Loren Macey** – 9605 W Beacon Light Rd, Star ID 83669

Macey was opposed to this project. She does not believe this project fits Star and does not feel that neighborhood concerns were satisfied. She would like to see a minimum of 1 acre lots with 25 ft setbacks, single story, and expressed concerns regarding fencing, livestock, irrigation and storm drainage. There was discussion regarding subdividing. They have no plans to subdivide.

**Online, James Baker** – 9605 W Beacon Light Rd, Star ID 83669

Baker was opposed to this project. He spoke of their ranch and would like to see buffering and at least 1 acre lots, single story homes, and safe fencing. He expressed concern regarding traffic.

**Online, Cody Larsen** – 9393 W Beacon Light, Star ID 83669.

Larsen is opposed to this project. He does not feel that R-5 fits the landscape of the area. He has no intention of developing or subdividing. He would like to see at least 1 acre lots, buffer zones, single story homes and greater separation between people and animals for safety.

**Rebuttal:**

Waite addressed questions and concerns regarding the storm drainage plan, street names, entrance to Beacon Light, fencing, irrigation and future development. There was discussion regarding elevation changes, fencing, interaction with livestock, frontage road width, buffering and working with neighbors on a redesign that would be agreeable to them as well.

The Mayor closed the Public Hearing and went into deliberations. There was discussion regarding this application needing a little more resolution, getting the flood plain issue worked out, and tabling for them to meet with the neighbors again. Nielsen moved to table to February 2, with direction for the applicant to address density, setbacks, flood plains and work with neighbors. Keyes seconded the motion.

**VOTE:** Tabled to February 2, 2021. Ayes – Hershey, Keyes, Salmonsens, Nielsen. Motion carried.

**B) Review/Decision on Keller Engineering Park Improvements**

City Engineer, Ryan Morgan discussed the scope of the project and summarized the improvement plans for Hunter’s Creek Park, Pavillion Park and Blake Haven Park. Some of these improvements include a new parking lot, drainage ditch, concrete pavement, storm water concerns, dog park improvements, and playground equipment, and making them ADA compliant. There was discussion regarding time and material, budget, bid process, the playground, and paved paths. Keyes moved to approve the agreement with any changes discussed and get them implemented into the final compensation package. Salmonsens seconded the motion.

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

**8. REPORTS:**

**Councilman Hershey** – Met with Valley Regional Transit to discuss board membership.

**Councilman Keyes** – He participated with Council Salmonsens at Make Star Shine day, The Transportation Committee is working on updating input into the ACHD Integrated 5-yr workplan and updating the Economic



Quarter access map, working with Canyon Highway District 4 on impact fees and put together input into proportionate share planning and had a meeting with ITD regarding the proportionate share dollars.

**Councilman Nielsen** – He is waiting for some meetings to happen before he can report.

**Councilwoman Salmonsén** – She attended the 2020 Idaho Walk/Bike Alliance Annual Conference 1-day training. She had her monthly Air Quality Board meeting and she met with a local Star Emissions owner and learned about emissions testing. The Pathways & Beautification “Make Star Shine Day” had over 40 volunteers and 250 bags of leaves collected. Work continues on the Pathway Master Map Plan and they hope to have a plan to present in January. They are also looking into dressing up the corner of the empty lot across from Maverick. The Expo Idaho project hopes to wrap up in February. Comments can be made at the Ada County website. She also asked about bringing back public input for our Council meetings.

**Mayor Chadwick** – 960 Main should be done by Friday and there will be a tree lighting ceremony there on Saturday, December 5 at 7 pm. The Scanning project is about done, and the Building Dept software upgrade should be done by the first of year. The fiber optics project should go live this week and next week. The Mayor has been on many Emergency Management calls and encouraged everyone to be careful and not overwhelm hospitals. He had an ITD meeting about signing an agreement, with other cities also on board. There is another project to widen Can Ada road to Star Road. There will be a follow up meeting in January, and they talked about the light at Palmer and Hwy 44.

#### **9. EXECUTIVE SESSION**

Keyes moved to go into Executive Session at 9:35 pm. Salmonsén seconded the motion. Roll Call vote. All ayes. The Executive Session ended at 10:04 pm.

**10. ADJOURNMENT:** The Mayor adjourned the meeting at 10:05 pm.

Respectfully submitted:

Approved:

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Meredith Hudson, Deputy City Clerk

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Trevor A Chadwick, Mayor

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**  
**NORTERRA SUBDIVISION**  
**FILE NO. AZ-20-05/DA-20-05/PP-20-07/PR-20-03**

The above-entitled Annexation & Zoning, Development Agreement, and Preliminary Plat land use applications came before the Star City Council for their action on October 6, 2020, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law;

**Procedural History:**

*A. Project Summary:*

The Applicant requested approval of an Annexation and Zoning (to Residential- R-7 and Central Business District-CBD), a Development Agreement, a Preliminary Plat for a proposed residential and commercial subdivision consisting of 118 residential lots, 23 commercial lots and 8 common lots and private streets (alleyways). The property is located at 12080 W State Street and consists of 48.43 acres.

*B. Application Submittal:*

A neighborhood meeting was held on November 2, 2019 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 June 8, 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 June 11, 2020 (subsequently tabled to dates specific). 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 June 9, 2020. Notice was sent to agencies having jurisdiction in the City of Star on June 9, 2020. The property was posted in accordance with the Star Unified Development Code on July 9, 2020.

*D. History of Previous Actions:*

This property has always been in agricultural production.

*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>	County Rural Transitional (RUT)	Compact Residential/ Central Business District	Agricultural/ Single-Family Dwelling
<b>Proposed</b>	Residential R-7-DA/ CBD-DA	No Change	Residential/Commercial
<b>North of site</b>	Residential R-3	Neighborhood Residential	Residential-Saddlebrook Sub./Silkwood Sub.
<b>South of site</b>	County (RUT); CBD-PUD; Commercial C-1; R-8-DA	Neighborhood Residential/Central Business District	Vacant; Commercial/Residential-Stonecrest Sub, Pinewood Lakes Sub; ICCU
<b>East of site</b>	Residential R-7; Commercial C-2	Compact Residential/ Central Business District	Residential/Commercial-Endsley Court Sub. Albertson's Marketplace
<b>West of site</b>	Canyon Co. Agricultural A-G	Commercial	Agricultural, Single-Family Residential

F. *Development Features.*

**ANNEXATION & REZONE:**

The annexation and zoning request from County Rural Urban Transition (RUT) to Residential (R-7-DA) and Central Business District (CBD), together with a development agreement, will allow for the development and accompanying subdivision of the subject property into residential and commercial uses consistent with the current Comprehensive Plan and the current and approved surrounding land uses adjacent to the subject property. The overall density of the proposed residential portion of the development as submitted is 6.04 dwelling units per acre (on 19.53 acres). The Comprehensive Plan Land Use Map designates this property as Compact Residential on the north side of the property and Central Business District in the middle and to the south. Residential uses are allowed within the Mixed-Use designation.

**PRELIMINARY PLAT:**

The Preliminary Plat submitted contains 118 single family residential lots (20 detached, 98 attached), 23 commercial lots and 8 common area lots (open space lots, private road lots & road frontage buffers). The existing single-family dwelling located to the southeast of the proposed development will be removed during development. The detached residential lots (Lots 2-13, Block 1 & Lots 1-8, Block 2) along the northern boundary of the development will have frontage and access from a public street, while the remaining attached lots will have access from private alleyways and will front on either public roads or common areas. The residential lots range in size from 7,800 square feet to 10,314 square feet for the detached and an average of

approximately 3,050 square feet for the attached lots. All public and private streets and alleyways will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat indicates public street widths meet the City requirement of 36 feet. The private street and alleyway shall have a width approved by the Star Fire District. The plat is showing 30' widths within a 30' easement. The commercial lots will have common drives with cross access throughout the area and will have access from N. Quincannon Lane, N. Highbrook Way and State Highway 44.

The preliminary plat notes indicate that the residential portion of the development will contain a total of 4.17 acres (21.4%) total open space, including 3.99 acres (17.4%) usable space within the common lots. The development meets the minimum of 15% open space, 10% usable space required by Code. Proposed amenities include a park with picnic structure, and pedestrian pathways throughout the residential development and additional usable open space. The amenities provided are in compliance with the UDC.

### **COMMERCIAL USES:**

The applicant has indicated several intended uses within the commercial portions of the development. These uses include Senior Housing (Assisted, Independent, Nursing), Car Wash, Fuel Station, Office, Retail, Restaurants, and a Hotel. These uses, including details such as parking, lighting, landscaping, sidewalks, access, and cross access will be reviewed in detail by the City as the uses are proposed. The Hotel, Car Wash, Fuel Station and Senior Nursing/Residential Care Facility uses, which are all allowed through conditional use permits, may be approved by Council at this time as part of the development agreement. Independent Senior Housing may be permitted only as part of an overall facility that also includes assisted and nursing components, as a stand-alone independent facility would be considered multi-family, which is not proposed within this application. Per the applicant's request, any Senior Housing approved as part of the development agreement will be limited to the specific area highlighted in the application, unless a new conditional use permit is approved.

### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Sidewalks are proposed at five-foot (5') widths and will be attached throughout the residential portion of the subdivision, along Highbrook Way, and along the entirety of N. Can Ada Road. W. State Street has a proposed sidewalk along the frontage of the commercial development. Section 8-4A-17 of the UDC requires sidewalks along State Street in the CBD to be a minimum of 8 feet.
- Lighting  
Streetlights and parking lot lighting shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire portions of the residential and commercial developments.

- Street Names  
Street names will be approved by the Ada Street Naming Committee prior to signature of final plat.
- Setbacks/Design/Dimensional Standards – Special setbacks and design standards have been requested by the applicant through the Development Agreement. The dimensional standards for the residential portion of the development requested include the following:

Minimum Street Frontage	24 Feet
Front Setbacks	15 Feet
Rear Setbacks	10 Feet**
Interior Side Setbacks	5 Feet
Street Side Setbacks	10 Feet (Local Streets)
Street Landscape Buffer	35 Feet (Collector Roadway)
Minimum Building Height	35 Feet

\*\* Staff recommends that Lots 2-13, Block 1 and 1-8, Block 2 maintain the required 15 Foot rear setback to be consistent and compatible with the adjacent residential lots to the north within the Saddlebrook Subdivision.

Updated Information (for October 6, 2020 Hearing):

The application was tabled several times (7-21-20, 7-28-20, 8-18-20, 9/15/20) from the original hearing date, with the most recent tabling needed to receive ACHD and ITD comments on the access and internal roadway issues that needed to be resolved prior to the Council moving forward with a decision. These issues included access on Can Ada Road, right turn improvements from west bound State Street to north bound Can Ada Road, and an internal roadway connection from Can Ada Road to the future signal light on N. Highbrook Way that would meet the intent of the current, approved Economic Corridors Access and Roadway Connection Management Plan (ECAMP).

The applicant has been working with both ACHD and ITD to come up with alternative street layouts, external street improvements and Proportionate Share fee amounts and off-sets. A new layout has been submitted and reviewed by both agencies and by City Staff. The new plan shows a "collector" style private roadway between Can Ada and Highbrook that will be built to public street standards 28' street width with two 10' travel lanes, 4' bike lanes on both sides and sidewalk/pathway on one side as the roadway travels through the commercial portion of the development. The Fire District requests "no parking" along this street. The residential streets will all be private and built to City and Star Fire District standards with private gates at the northwest and southern access points. Per ACHD, the public stub street north from Saddlebrook will be converted to an emergency access/pedestrian pathway. ACHD and the Star Fire District have approved this plan for the private streets and gates in the residential area. Staff is also supportive of this concept, as the private gates will prevent vehicular cut-through from Can Ada

Road east and through the residential portion of the development rather than using the southern collector, as designed, to get in and through the development and out onto Highbrook Way and the future signal light. It also maintains pedestrian circulation with the proposed pathways east-west and north south. ACHD has approved both access points onto Can Ada, with the northern access being a full access and the southern access being a right in, right out, left in access.

Roadway improvements to W. State Street, including a right turn lane to Can Ada Road have been reviewed by ITD and agreed to by the applicant.

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.

An updated Fire District, ITD and ACHD report has been included at the end of the Council packet.

#### H. *On-Site Features:*

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

#### I. *Agencies Responding:*

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

Star Fire District	July 13, 2020, September 30, 2020 Updated
Keller and Associates	June 9, 2020
Ada County Development Services	July 1, 2020
COMPASS	June 16, 2020
Central District Health Dept	June 17, 2020
DEQ	June 19, 2020
ITD	July 20, 2020, September 11, 2020 Updated

J. Staff received the following neighbor letters for the development:

Cheryl and Sof Calaycay (with attached petition) 12293 W. Gambrell Street, Star, ID

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

#### Compact Residential

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

#### Central Business District

The Central Business District is planned to be a vibrant downtown center for the community. Uses encouraged are commercial, retail, civic, private offices, and entertainment. High density housing is encouraged on the upper floors of mixed-use buildings and at the fringes of the land use designation. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility.

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

#### 8.5.5 Policies Related Mostly to the Central Business District Planning Areas:

A. The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.

B. High density residential is suitable within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.

#### 8.5.9 Additional Land Use Component Policies:

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

#### 18.4 Implementation Policies:

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

#### Unified Development Code:

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



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

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

CBD CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. High density housing is encouraged on the upper floors of mixed-use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Special emphasis shall be placed on development in the central downtown area to encourage and create a vibrant, walkable downtown community that incorporates the Boise River as an active amenity.

### **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	P
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</b>	<b>Minimum Yard Setbacks</b>			
		<b>Note Conditions</b>			
	<b>Note Conditions</b>	<b>Front (1)</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
R-6 to R-11 detached housing	35'	20' to garage 10' if alley load	15' 4' if alley load	3'	20'
R-6 to R-11 attached housing	35'	15' to living area 20' to garage 10' if alley load	15' 4' if alley load	0' for common walls 5' at end of building	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.

**8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS:**

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. High density residential may be permitted within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. New development on Main Street and Star Road, generally south of State Street, shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.
- D. Big Box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. The Council may place requirements on a mixed-use development, including a ratio of uses and/or timing of phases, to ensure that the overall development maintains its commercial intent.

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

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

##### A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.
2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.
3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.
4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

##### B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);
2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
4. Street Width: The private street shall be constructed within the easement and shall have a

travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.

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

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

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

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

1. Private Road Reserve Study Requirements.

- a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
- b. The study required by this section shall at a minimum include:
  - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
  - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
  - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
  - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.

- v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

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

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

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

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

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

- 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
- 2. Each development is required to have at least one site amenity.
- 3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
- 4. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
- 5. For multi-family developments, see Section 8-5-20 for additional standards.

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

- 1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
  - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
  - b. Qualified natural areas;
  - c. Ponds or water features where active fishing, paddle boarding or other activities are provided

(50% qualifies towards total required open space, must be accessible by all residents to qualify.)  
ponds must be aerated;

d. A plaza.

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

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

4. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

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

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

1. Clubhouse;

2. Fitness facilities, indoors or outdoors;

3. Public art;

4. Picnic area; or

5. Recreation amenities:

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

**8-6B-2: IMPROVEMENT STANDARDS:**

- B. Streets:
  - 1. Dedication: Within a proposed subdivision, arterial and collector streets as shown on the comprehensive plan shall be dedicated to the public in all cases; in general, all other streets shall also be dedicated to public use.
  - 2. Street Specifications: The design, location, and widths of all street and street intersections shall comply with the requirements of the transportation authority and Fire District, unless alternative standards are adopted by the city of Star. Public street widths shall be a minimum of thirty-six feet (36') unless specifically approved by Council.
  - 3. Street Names: The naming of streets shall conform to the requirements of the county street naming committee, with the following exceptions:
    - a. The street name shall generally comply with this subsection.
    - b. Street names shall not duplicate any existing street name within the county, except where a new street is a continuation of an existing street.

c. Street names that may be spelled differently but sound the same as existing streets shall not be used.

d. All new streets shall be named as follows: streets having predominantly north-south direction shall be named "Avenue" or "Road"; streets having a predominantly east-west direction shall be named "Street" or "Way"; meandering streets shall be named "Drive", "Terrace", "Path", or "Trail"; and cul-de-sacs shall be named "Circle", "Court", and "Place". Private streets shall be named "Lane".

e. For streets that provide primary access to a subdivision or neighborhood and that align with an existing or planned street across an intersection that is not part of the same subdivision or neighborhood, the street name shall not duplicate the name of the subdivision or neighborhood.

f. Proposed streets which are a continuation of an existing street shall be given the same name as the existing street.

g. Street name signs shall be installed in the appropriate locations at each street intersection.

4. Cul-De-Sacs: No street that ends in a cul-de-sac or a dead end shall be longer than seven hundred fifty feet (750').

5. Alleys: All alleys shall be approved by the Fire District and shall have a minimum of twenty-foot (20') right of way and shall be paved, unless otherwise required.

6. Coving: Coving, or meandering design of roadways shall be encouraged, where reasonable, to provide a unique feel to a neighborhood versus a standard grid roadway system. The grid system may also be utilized where appropriate to provide for a variety of street designs within the overall project.

#### D. Common Driveways:

1. Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District.

2. For commercial or other non-residential uses, common driveways serving multiple structures and/or properties shall meet the requirements of the Fire District.

3. Width Standards: Common driveways shall be a minimum of twenty-eight feet (28') in width.

4. Maximum Length: Common driveways shall be a maximum of one hundred fifty feet (150') in length or less, unless otherwise approved by the fire district.

5. Improvement Standards: Common driveways shall be paved with a surface capable of supporting emergency services vehicles and equipment.



6. Abutting Properties: Unless limited by significant geographical features, all properties that abut a common driveway shall take access from the driveway.

7. Turning Radius: Common driveways shall be straight or provide a twenty-eight foot (28') inside and fifty foot (50') outside turning radius.

8. Depictions: For any plats using a common driveway, the setbacks, building envelope, and orientation of the lots and structures shall be shown on the preliminary and/or final plat.

9. Easement: A perpetual ingress/egress easement shall be filed with the county recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.

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

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

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

*housing types that can be accommodated within the density range. Council finds that this request is consistent with the statement. The Council finds that the Central Business District purpose statement states that uses in the district should include small scale retail, public, quasi-public and adaptive reuse of residential structures. The Council finds that this request is consistent with the statement.*

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

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

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

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

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

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

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

1. The plat is in compliance with the Comprehensive Plan;  
*The Council finds that the Plat, as revised, will be consistent with the updated Comprehensive Plan and will meet the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;  
*The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development.*
3. There is public financial capability of supporting services for the proposed development;  
*The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.*
4. The development will not be detrimental to the public health, safety or general welfare;

*The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use.*

5. The development preserves significant natural, scenic or historic features;  
*The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.*

#### **8-4D-4: PRIVATE STREET FINDINGS:**

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

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

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

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

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

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

- a. A public hearing on the application was originally scheduled before the City Council on July 21, 2020 but was tabled to July 28, 2020. A public hearing on the application was again held before the City Council on July 28, 2020, at which time testimony was heard and the application was tabled to August 18, 2020. The application was then tabled to September 15, 2020 and again to October 6, 2020. A public hearing on the application was again held before the City Council on October 6, 2020, 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:
- Tamara Thompson, The Land Group, 462 E. Shore Drive #100, Eagle, Idaho 83616, the applicant
  - Dustin Garr, TG Development, 1224 S. River Road B100, St. George, Utah
  -

c. Oral testimony to the application was further presented to the Council by:

- Richard Stuppy, 22153 N. Can Ada Road, Star, ID 83669
- Virginia Bayuk, 143 S. Long Bay Way, Star, ID 83669
- Chris Grooms, 12383 W. Hiddenbrook Drive, Star, ID 83669
- Chris Todd, 53 N. Plummer Road, Star, ID 83669

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

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

The Council reviewed the particular facts and circumstances of this proposed annexation and zoning application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in discussions on the annexation and platting of the development. Discussion included development layout, access, private streets, pathways, commercial property, ITD and ACHD review, stub street to the north, and State Street circulation into property.

### **Statement of Compliance:**

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

The Owner requested the annexation and rezone from Rural Transition (RUT-Ada County) to Residential (R-7-DA) with a Development Agreement, and Central Business District (CBD-DA) with a Development Agreement, which fits within the neighboring properties.

Council added conditions of approval to include revisions to proposed Conditions #'s 3 & 4, requirements for no parking on the Commercial Collector Street, and public use of the pathways and sidewalks in the development.

### **Conditions of Approval:**

1. **The applicant shall submit a revised preliminary plat updating all lots, including an updated roadway system and street sections to staff for review and acceptance prior to submittal of the first phase of the final plat and/or first building permit.** The approved Preliminary Plat for Norterra Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC.**
3. The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. Fees

shall be established by ITD prior to recording the Development Agreement. These fees will be collected by the City of Star, by residential phase prior to final plat signature, and as commercial uses are reviewed and approved by the City.

4. All streets in the development shall be private and shall be constructed to ACHD standards, with a minimum street section of 28' with two 10' travel lanes and 4' bike lanes on both sides, with no parking signs for the "Collector Road". An 8' landscape strip with 5' detached sidewalk shall be provided on one side of the "Collector Road" from Highbrook Road to the central north/south street. **The applicant shall submit details for the remaining streets for the residential lots as part of the revised preliminary plat.** All private streets and common drives shall meet the requirements of the Star Fire District.
5. The property with the approved Preliminary Plat shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code.
6. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees.
7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
11. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
12. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
13. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
14. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. The applicant shall work with Staff on the style of the lights.
15. All common areas shall be maintained by the Homeowners Association.
16. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
17. A sign application is required for any subdivision signs.

**Council Decision:**

The Council voted unanimously to approve the Annexation and Zoning to Residential (R-7-DA) and Central Business District (CBD-DA), Development Agreement, Preliminary Plat and Private Streets for Norterra Subdivision on October 6, 2020.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Star, Idaho

By: \_\_\_\_\_

Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Cathy Ward, City Clerk

**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
CRAFTSMAN ESTATES NORTH SUBDIVISION  
PRELIMINARY PLAT PP 20-10**

The above-entitled Preliminary Plat land use application came before the Star City Council for their action on September 1, 2020, 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 initially requested approval of a Rezone (to Commercial C-1), a Development Agreement, and Preliminary Plat for a proposed residential and commercial subdivision consisting of 23 residential lots, 1 commercial lot and 4 common lots. **The Rezone application and Development Agreement was subsequently withdrawn by the applicant prior to the public hearing.** The property is located at the southeast corner of New Hope Road and N. Can Ada Road in Star, Idaho, and consists of 20.6 acres with a proposed density of 1.49 dwelling units per acre. The subject property is generally located on the southeast corner of New Hope Road and N. Can Ada Road in Star, Idaho. Ada County Parcel No. S0406233820.

*B. Application Submittal:*

A neighborhood meeting was held on January 31, 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 July 30, 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 August 2, 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 July 30, 2020. Notice was sent to agencies having jurisdiction in the City of Star on July 30, 2020. The property was posted in accordance with the Star Unified Development Code on August 20, 2020.

*D. History of Previous Actions:*

This property was part of the original public hearings for the Craftsman Estates Subdivision (PP-16-01) on April 19 and May 3, 2016. Council included a condition of approval that the 16 lots

proposed in the original development along New Hope Road were not to be developed with the original preliminary plat.

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>	Residential (R-3)	Neighborhood Residential Neighborhood Centers Commercial	Agricultural
<b>Proposed</b>	Residential (R-3)/ <b>Commercial (C-1)</b> <b><u>Withdrawn</u></b>	No Change	Residential/ Neighborhood Commercial
<b>North of site</b>	RUT (County) Residential (R-2) RT-DA	Neighborhood Residential	Low Density Residential
<b>South of site</b>	Residential (R-3)	Neighborhood Residential	Single Family Dwellings
<b>East of site</b>	RUT (County) Residential (R-3)	Neighborhood Residential	Agricultural Single Family Dwellings
<b>West of site</b>	AG (Canyon County)	Neighborhood Residential Neighborhood Centers Commercial	Residential

F. Development Information:

**PRELIMINARY PLAT:**

The Preliminary Plat submitted contains 23 residential lots, 1 commercial lot and 4 common lots. The residential lots range in size from 10,262 square feet to 17,349 square feet with an average lot size of 12,016 square feet and an overall density of 1.49 dwelling units per acre. The streets are proposed to be public streets and will be built to ACHD standards, including 36' street widths. **The commercial lot (3.23-acres) request was modified just prior to the public hearing to a residential lot. Therefore, the total number of residential lots included in the approval of the preliminary plat is 24 lots.**

The original site layout for the residential area proposed an access on both New Hope Road and Munger Road. ACHD, however, is not allowing the access to New Hope per their guidelines. The applicant has submitted an updated preliminary plat showing one access point on Munger Road. The Star Fire District will need to review the site design for emergency access concerns.

The preliminary plat indicates that the residential portion of the development will contain 5.19 acres (33.6%) total open space within three common lots, with 1.64 acres (10.6%) being usable space. The development meets the minimum of 15% total open space and 10% usable space as



required by Code. The applicant will provide amenities in the main open space area (west side of Lot 1, Block 3) with a seating area, horseshoe pits and a trellis, in addition to usable open area. **This calculation does not take into consideration the applicants request of changing the western portion of the development from commercial into a residential. As long as Lot 1, Block 1 (3.23-acres) remains as one (1) buildable residential lot, no additional open space is required. If the lot were ever to re-subdivide, the open space requirements of the UDC shall then comply to the new development.**

**Because the original preliminary plat submitted contained a commercial lot as part of the rezone to commercial that was withdrawn prior to the public hearing, a new preliminary plat needs to be submitted to recognize the change to all residential lots within the subdivision.**

**Existing Site Characteristics:** The property is mostly vacant, with a barn and farm equipment, and has been in agricultural production in the past.

**Irrigation/Drainage District(s):** Middleton Irrigation Association and Foothill Ditch

**Flood Zone:** The development is located outside of a special flood hazard zone per FEMA FIRM panel #16027C0259G.

**Special On-Site Features:**

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

**AGENCY RESPONSES**

Keller and Associates	August 7, 2020
Central District Health Dept	August 4, 2020
DEQ	August 6, 2020
Foothill Ditch Co.	August 6, 2020
ACHD	August 24, 2020

#### G. Letters from the Public:

Many letters were received from the public in opposition to the originally approved commercial rezone and lot within the preliminary plat. None of the neighbor opposition was directed at the residential portion. Copies of the letters are contained within the project file and are adopted as part of this record.

#### H. *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:

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

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.

**UNIFIED DEVELOPMENT CODE:**

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

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

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

<b>Zoning District</b>	<b>Maximum Height</b>	<b>Minimum Yard Setbacks Note Conditions</b>
------------------------	-----------------------	--

	<b>Note Conditions</b>	<b>Front (1)</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
R-2	35'	20'	20'	10'	20'

**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 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

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

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
  - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
  - b. Qualified natural areas;
  - c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
  - d. A plaza.
2. Additions to a public park or other public open space area.
3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
4. 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.

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

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

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

- a. A public hearing on the application was held before the City Council on September 1, 2020, 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:
  - Stephanie Leonard, 9233 W. State Street, Boise, Idaho 83714 - applicant's representative
- c. Oral testimony in opposition to the application was presented to the Council by:
  - Carl Hughes 12274 W. Pavo Street, Star, ID 83669
- 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 preliminary plat in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in discussions on the platting of the development. Discussion included removal of the commercial portion of the request, access, pathways, traffic calming, ADA compliant surfacing of any trails, lighting and dark sky lighting requirements, coordinate with Weaver's to the east on solutions for light mitigation, and participation in ITD proportional share program.

### **Statement of Compliance:**

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

### **Conditions of Approval:**

1. 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.
2. **The applicant shall submit a revised Preliminary Plat removing all references to the Commercial Lot (Lot 1, Block 1).**
3. The property with the approved Preliminary Plat shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code.
4. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. **A revised landscape plan shall be submitted to the City prior to submittal of the final plat showing one (1) tree per thirty-five (35) linear feet.**

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. 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 copy of the CC&R's shall be submitted to the City of Star at Final Plat.
9. 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.
10. 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.
11. 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.
12. Streetlights shall comply with the Star City Code. 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. Please coordinate with City Staff.
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 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. **The applicant shall coordinate with the property owner located to the east of the development (2620 N. Munger Road) on mitigation for fugitive lighting from streetlights and vehicle lighting exiting the subdivision.**
18. **The applicant shall provide ADA compliant surfaces for all proposed pathways and trails.**
19. **The applicant shall provide, if possible, a pathway connection to the south to the existing subdivision, if allowed by the irrigation district.**
20. **The applicant agrees to participate in any 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.**
21. **If Lot 1, Block 1 is re-subdivided in the future, open space shall be provided that meets the current requirements for landscaping in the UDC.**



**Council Decision:**

The Council voted unanimously to approve Preliminary Plat (PP-20-10) for Craftsman Estates North Subdivision on September 1, 2020.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Star, Idaho

By: \_\_\_\_\_

Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Cathy Ward, City Clerk

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**  
**STAR RIVER RANCH PRIVATE STREET GATE**  
**FILE NO. AZ-20-16/DA-20-19/PR-20-05**

The above-entitled Private Street land use application came before the Star City Council for their action on September 1, 2020, 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 Private Street application for a private gate at the entrance to an existing private street (Buena Vista Lane) within the existing Star River Ranch development. The property is located on Lot 56, Block 4 of Star River Ranch Subdivision No. 2.

*B. Application Submittal:*

A neighborhood meeting was held on July 13, 2020 in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on August 5, 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 August 7, 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 August 5, 2020. Notice was sent to agencies having jurisdiction in the City of Star on August 5, 2020. The property was posted in accordance with the Star Unified Development Code on August 21, 2020.

**AGENCY RESPONSES**

Star Fire District

April 2, 2020

D. Letters from the Public: None Received.

Unified Development Code:

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

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

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.
2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.
3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.
4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);
2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.
5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists.
6. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.
7. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.

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

1. Private Road Reserve Study Requirements.
  - a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
  - b. The study required by this section shall at a minimum include:
    - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
    - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
    - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
    - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
    - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
  - c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

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

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

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

*Council finds that the private street gate proposal meets the requirements of the Code as submitted.*

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

*Council finds that the construction of the private gate would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity.*

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

*Council finds that approval of the private street gate will not be in conflict with the comprehensive plan or the regional transportation plan.*

**Public Hearing of the Council:**

- a. A public hearing on the application was held before the City Council on October 6, 2020, 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: None  
Tim Eck, 6152 W Half Moon Lane, Eagle, Idaho 83616
- c. Oral testimony in opposition to the application was presented to the Council by: None  
None
- d. Written testimony in favor of or opposing the application was presented to the City Council by:  
None

**Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed annexation and zoning application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in discussions on the private street gate. Discussion included future development, style of gate and Fire District approval.

**Statement of Compliance:**

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

The Owner requested approval of a private gate that is part of a previously approved private street in the Star River Ranch Subdivision.

**Conditions of Approval:**

- 1. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC.
- 2. The applicant shall meet any requirements of the Star Building Department for construction of the gate.

**Council Decision:**

The Council voted unanimously to approve the Private Street Gate for the Star River Ranch Subdivision on September 1, 2020.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Star, Idaho

By: \_\_\_\_\_

Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Cathy Ward, City Clerk



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** December 15, 2020 – PUBLIC HEARING

**FILE(S) #:** **AZ-20-18 Annexation and Zoning**  
**DA-20-22 Development Agreement**  
**PP-20-15 Preliminary Plat for Moyle Estates Subdivision No. 2**

### OWNER/APPLICANT/REPRESENTATIVE

**Property Owner:**

Marjorie Moyle Trust  
John A. Finney, Trustee  
120 East Lake Street, Ste 317  
Sandpoint, ID 83864

**Applicant**

Brad Candau  
West Beacon Light, LLC  
349 N. Story Book Way  
Eagle, ID 83616

**Representative:**

Becky McKay,  
Engineering Solutions, LLP  
1029 N. Rosario Street, Ste 100  
Meridian, ID 83642

### REQUEST

**Request:** The Applicant is seeking approval of an Annexation and Zoning (R-3), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 74 residential lots and 12 common lots. The property is located at 9594 W. Beacon Light Road in Star, Idaho, and consists of 28.09 acres with a proposed density of 2.72 dwelling units per acre.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located on the north side of W. Beacon Light Road, west of N. Pollard Lane in Star, Idaho. Ada County Parcel No. R5865420020.

**Existing Site Characteristics:** The property is currently improved with an existing home and outbuildings. The parcel is in agricultural production.

**Irrigation/Drainage District(s):** - Farmer’s Union Ditch Company, LTD  
P.O. Box 1474, Eagle, ID 83616

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

**Special On-Site Features:**

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

**APPLICATION REQUIREMENTS**

Pre-Application Meeting Held	June 30, 2020
Neighborhood Meeting Held	September 17, 2020
Application Submitted & Fees Paid	October 28, 2020
Application Accepted	November 5, 2020
Residents within 300’ Notified	November 5, 2020
Agencies Notified	November 5, 2020
Legal Notice Published	November 6, 2020
Property Posted	December 5, 2020

**HISTORY**

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

**SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS**

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	County Rural Transitional (RUT)	Neighborhood Residential	Agricultural/Residential



<b>Proposed</b>	R-3	Neighborhood Residential	Neighborhood Residential
<b>North of site</b>	R-3 & County Rural Transitional (RUT)	Neighborhood Residential	Agricultural/Residential
<b>South of site</b>	County Rural Transitional (RUT)	Neighborhood Residential	Beacon Light Road Agricultural/Residential
<b>East of site</b>	County Rural Transitional (RUT)	Neighborhood Residential	Agricultural/Residential
<b>West of site</b>	County Rural Transitional (RUT)	Neighborhood Residential	Agricultural/Residential

**CODE DEFINITIONS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE:**

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

B. Standards:

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

administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

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

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

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

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

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

### **8-3A-3: USES WITHIN ZONING DISTRICTS**

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

<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. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;

2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.

3. Is located in a development that has a second usable open space area that contains a

qualified site amenity as herein defined.

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

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

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

E. Maintenance:

1. All common open space and site amenities shall be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

### **8-1E-1: DEFINITIONS - TERMS DEFINED**

TRANSITIONAL LOT OR PROPERTY: The size of a new residential lot when being proposed

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

## **COMPREHENSIVE PLAN:**

### 8.2.3 Land Use Map Designations:

#### Neighborhood Residential:

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

### 8.3 Goal:

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

### 8.4 Objectives:

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

### 8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

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

#### 8.5.9 Additional Land Use Component Policies:

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

#### 18.4 Implementation Policies:

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

## PROJECT OVERVIEW

### **ANNEXATION & REZONE:**

The annexation and rezone request from County Rural Urban Transition (RUT) to Medium Density Residential (R-3) on the applicant's property will allow for the subdivision of the property to develop with urban densities that will be consistent with the current Comprehensive Plan Map. The overall gross density of the proposed development is 2.72 dwelling units per acre. The current Comprehensive Plan Land Use Map designates this property as Neighborhood Residential, with an allowed density of 3 to 5 dwelling units per acre (the proposed Comprehensive Plan Land Use Map Amendment has this property redesignated as Estate Residential 1-3 du/acre). The requested density is aligned with the current land use designation. The requested zoning designation and density meets the intent of the Comprehensive Plan.

## **PRELIMINARY PLAT:**

The Preliminary Plat submitted contains 74 single family residential lots, and 12 common area lots for a total of 86 total lots. The residential lots range in size from 8,398 square feet to 20,765 square feet with the average buildable lot area of 10,600 square feet. The applicant has indicated that the development will contain a total of 5.08 acres (18.65%) of open space with 3.26 acres (12.03%) of qualified open space. This meets the minimum requirement for usable open space in the current Unified Development Code, Section 8-4E-2. Streets are proposed to be public throughout the development. Proposed local streets measure 33 ft from back of curb to back of curb on the submitted preliminary plat. This street width does not meet the requirements of the UDC. All public streets within the City of Star shall be a minimum of 36' in width.

The development will be accessed on the south from W. Beacon Light Road. The development will also have a stub road located on the northwest edge of the property that will terminate at the property line with the possibility to extend in the future.

The development has 2 cul-de-sacs that each measure less than 750 feet long. This satisfies the requirements of Section 8-6B-2-B4.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 3 site amenities. The applicant is proposing a Tot Lot, Picnic Gazebo and connected pathways throughout the development.

The applicant indicates that the subdivision will develop in 2 phases.

## **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with 8-foot landscape strips.
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- Street Names  
Street names will be approved by the Ada Street Naming Committee prior to signature of final plat.
- 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.

- Amenities – Based on the size of the property, two amenities are required per the UDC. The applicant is proposing a 1.13-acre central common area with playground equipment, benches, pathway, and a picnic shelter. The development also contains a 1.10-acre linear open space lot in the southeast corner of the project that contains a natural riparian area with a pathway and waterway.
- Streetlights – A streetlight plan has not been submitted with the application. Streetlights shall meet the City's requirements and intent for "Dark Sky" lighting, including the downward illumination of all lighting. A condition of approval will be included with the preliminary plat requiring the applicant to work with Staff on streetlight types, and provide details, including types and locations, at submittal of final plat.

#### AGENCY RESPONSES

Keller and Associates	November 23, 2020
ITD	Pending
ACHD	Pending
DEQ	November 13, 2020
Jerry Kiser-Middleton Mill Irrigation Dist.	November 23, 2020
Postmaster	November 4, 2020

#### PUBLIC RESPONSES

No public comments have been received.

#### STAFF ANALYSIS & RECOMMENDATIONS

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

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

Additional Items for the Council to consider include the following:

- Council may want additional details on the mailbox cluster areas and street parking to accommodate these areas.
- Council may want additional details on plans for emergency access given that the development only has on point of in/egress.

<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:

**ANNEXATION/REZONE FINDINGS:**

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

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

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

*The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The City must find compliance with the Comprehensive Plan.*
2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.
 

*The City must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.*
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

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

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

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

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

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

#### **PRELIMINARY PLAT FINDINGS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

**CONDITIONS OF APPROVAL**

- 1. The approved Preliminary Plat for the Moyle Estates Subdivision No. 2 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. **A revised preliminary plat shall be submitted for Staff review and approval prior to submittal of the final plat.**
- 3. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4, including side street setbacks of 20 feet.
- 4. The stub streets shall be built in accordance with ACHD and Star Fire District requirements.
- 5. The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.
- 6. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan/design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
- 7. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet. **A revised landscape plan needs to be submitted that shows the correct placement and number of trees throughout the development. This will be required prior to Final Plat approval.**
- 8. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
- 9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 10. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
- 11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- 12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.

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

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File #AZ-20-18/DA-20-22/PP-20-15 for Moyle Estates Subdivision No. 2 on \_\_\_\_\_, 2020.

**MOYLE ESTATES SUBDIVISION NO. 2  
ANNEXATION AND PRELIMINARY PLAT APPLICATIONS**

**WRITTEN NARRATIVE**

**Introduction:**

West Beacon Light, LLC, hereby applies for annexation and zoning of 28.09 acres to R-3 with a preliminary plat for 74 single-family residential lots and 12 common lots on 27.24 acres for Moyle Estates Subdivision No. 2.

The subject property is located west of N. Pollard Lane and north of W. Beacon Light Road. The property was originally platted as Lot, Block 1 of Moyle Estates Subdivision within Ada County. The lot is part of a larger land holding by the Marjorie J. Moyle Trust. The topography of the property varies in elevation from 2575 along the north boundary to 2560 along the south boundary at Beacon Light Road, a difference of approximately 15 feet. The change in elevation will not be an impediment to development of the parcel.

**Existing Use on the Property:**

The property is currently improved with an existing home and accessory buildings. All existing structures will be removed from the property. The parcel is in agricultural production and is irrigated with wheel lines.

**Comprehensive Plan and Surrounding Land Uses:**

The City of Star's Land Use Map designates the area as Neighborhood Residential, allowing for 3 to 5 dwelling units per acre. The applicant is requesting annexation and zoning to R-3 with a preliminary plat. The surrounding land uses within the immediate area are as follows: North – agricultural and estate residential (Manteca and Moyle Subdivisions); South – Beacon Light Road, agricultural and estate residential; East – agricultural and estate residential; and West – estate residential (Moyle Estates Subdivision). Single-family residential development has been expanding east along the Beacon Light Road corridor from Branden and Wing Roads. Other single-family developments within the area include Trident Ridge, Greendale and Greendale Grove, Torchlight, Canopi and Goosewing Subdivisions. The development of the subject site is consistent with other approved projects.

**Annexation and Rezone:**

The applicant is requesting rezone of 28.09 acres from RUT (Rural Urban Transition) to R-3 (Medium Low-Density Residential District). The proposed gross density of the project is 2.72, which is lower than the density range allowed within the Neighborhood Residential designation.

**Residential Lots and Density:**

Moyle Estates Subdivision No. 2 provides lots ranging in size from 8,398 square feet to 20,765 square feet, with an average residential lot size of 10,668 square feet. The proposed gross density of the project is 2.72 dwelling units per acre, with a net density of 4.08 du/acre. The development has lot widths of 75 to 80 feet and lot depths from 121 to 151 feet to accommodate different house plans and resident lifestyles. The proposed preliminary plat has incorporated

larger transitional lots along the north and east boundaries. The project is intended to be developed as two phases.

**Sewer and Water Facilities:**

The development is currently serviceable with central sewer and water by Star Sewer and Water District. A 12-inch water main was installed within Beacon Light Road by the Trident Ridge development. The proposed project will connect to the water main and extend an 8-inch main into the subject site. A secondary domestic water connection for the proposed Moyle Estates Subdivision No. 2 development will be established through Trident Ridge Subdivision as the northern portion of the larger parcel develops. A 12-inch gravity sewer main line is located to the east at the Pollard Lane and Beacon Light Road intersection. The applicant will be required to construct an off-site 8-inch sewer main line to serve the subject property. Sewer and water capacities exist for service of the development, and the applicant has requested annexation into the Star Sewer and Water District. The Moyle Estates Subdivision No. 2 will extend all utility services within the project and provide public streets designed to meet the standards of Ada County Highway District.

**Transportation:**

The project has been designed in compliance with the Ada County Highway District Master Street Map by allocating additional right-of-way for Beacon Light Road. The future right-of-way width for a minor arterial is 74 feet, with widening required to obtain 17 feet of pavement from centerline of road and installation of detached 5-foot-wide sidewalks.

The Moyle Estates Subdivision No. 2 project includes detached 5-foot-wide sidewalks along all proposed local streets. All sidewalks along the arterial and entrance roadways will be also be detached. The proposed right-of-way width for the local streets is 48 feet with a 33-foot-wide street section. The 33-foot-wide street section is acceptable, allowing parking on both sides, and is considered a full width local street by Ada County Highway District and fire departments.

A stub street will be installed for future connection to the larger northern parcel. The north stub street will also provide public street access to the Broadhead property (S0332417600), which currently takes access from a private easement. The proposed public streets along the west boundary will be required by ACHD to provide interconnection to the adjoining parcel.

**Traffic Impact Study:**

Since the project consists of only 74 single-family dwellings, Ada County Highway District does not require a traffic impact study. An email from Paige Bankhead, Planner II at ACHD indicates a TIS is not required for the project. The development is anticipated at full buildout to generate approximately 707 vehicle trips per day.

**Irrigation, Drainage and Pressure Irrigation Facilities:**

The subject property is Lot 2, Block 1 of Moyle Estates Subdivision and a portion of a larger land holding by the Marjorie J. Moyle Trust. The parcels have water rights with Farmer's Union Ditch Company (70.125 inches of water), Boise Valley Ditch Company (12.97 inches of water) and Middleton Mill Ditch Company (13.29 inches of water). All water is delivered by Farmer's Union Ditch Company from headgate 125 located at the Farmer's Union Canal.

A pressurized irrigation pump station will be installed north at headgate 125 on the Farmer's Union Canal. Historically, all related parcels south of the Farmer's Union Canal have been irrigated and are in agricultural production. The Moyle Trust parcel north of the canal is vacant and appears to be high ground that is not in agricultural production. The future pump station will provide pressurized irrigation water for all the Marjorie J. Moyle Trust parcels. The homeowners' association will own and maintain the pressure irrigation system and will be assessed by the Farmer's Union Ditch Company, Middleton Mill and Boise Valley Ditch Company.

The subject site is impacted by two private laterals. The East and West Side Emmett Laterals originate north at the Farmer's Union Canal (headgate 120) and enter the subject property at the northeast corner. A splitter box sends 60 inches of water south into the East Side Emmett Lateral, serving properties south of Beacon Light Road. The lateral is off-site, located east of the subject parcel's boundary, but enters the property approximately 360 feet north of Beacon Light Road. There are small settling ponds as part of the East Side Lateral located near Beacon Light Road. The small ponds allow for the sediments to settle out of the delivery water. The lateral will remain open and within a common lot (Lot 7C, Block 1). The developer will enhance the area with natural riparian plantings and install a pathway connecting the two proposed cul-de-sacs with connection to the sidewalk along Beacon Light Road. The West Side Emmett Lateral traverses the north boundary of the subject property, carrying 60 inches of water southwest to Star Acres Subdivision and other parcels. A portion of the lateral is currently piped with a 12-inch pipe. It has been recommended by Farmer's Union Ditch Company that the existing 12-inch be replaced with a 15-inch pipe and protected by an irrigation easement. The applicant will pipe the facility and provide all necessary gravity irrigation easements.

It is anticipated that storm drainage will be retained on site. If discharge is proposed to a drain, the discharge will not exceed the pre-development flow. Local public streets will utilize subsurface seepage bed facilities. All storm drainage facilities will be designed in accordance with Ada County Highway District and Department of Environmental Quality standards. A geotechnical report was prepared by Natural Resource Solutions for the site. Five test holes were excavated on site and piezometers installed to monitor the groundwater levels. No groundwater or wetness was encountered to over 11 feet in depth. The applicant has retained Natural Resource Solutions to continue groundwater monitoring on the site.

**Amenities:**

The total open space within the project is 5.08 acres, or 18.65 percent, and the qualified open space is 3.26 acres, or 12.03 percent of the site. The proposed amenities within the project include a 1.13-acre central common area with playground equipment, benches, pathway and a picnic shelter. A 1.10-acre linear open space lot is located along the southeast boundary which will be improved with as a natural riparian area along with a pathway and waterway. Micro-paths within the development provide interconnection to the central open space, between cul-de-sacs and along the waterway on the east boundary. The project will also have detached five-foot-wide sidewalks with 8-foot-wide landscape parkways on all internal streets.



**Preliminary Plat:**

Overall Preliminary Plat Data:

Total Site Area: 27.24 acres  
Single-Family Residential Area: 18.12 acres (66.52%)  
Public Right-of-way Area: 5.25 acres (19.27%)  
Common Area: 3.87 acres (14.21%)  
Total Open Space (including 8-foot-wide landscape buffers): 5.08 acres (18.65%)  
Qualified Open Space (excludes end block buffers and storm drainage areas): 3.26 (12.03%)  
Minimum Residential Lot Size: 8,398 square feet  
Average Residential Lot Size: 10,668 square feet  
Single-Family Lots: 74  
Common Lots: 12  
Total Lots: 86  
Gross Residential Density: 2.72 du/ac  
Net Residential Density: 4.08 du/ac

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

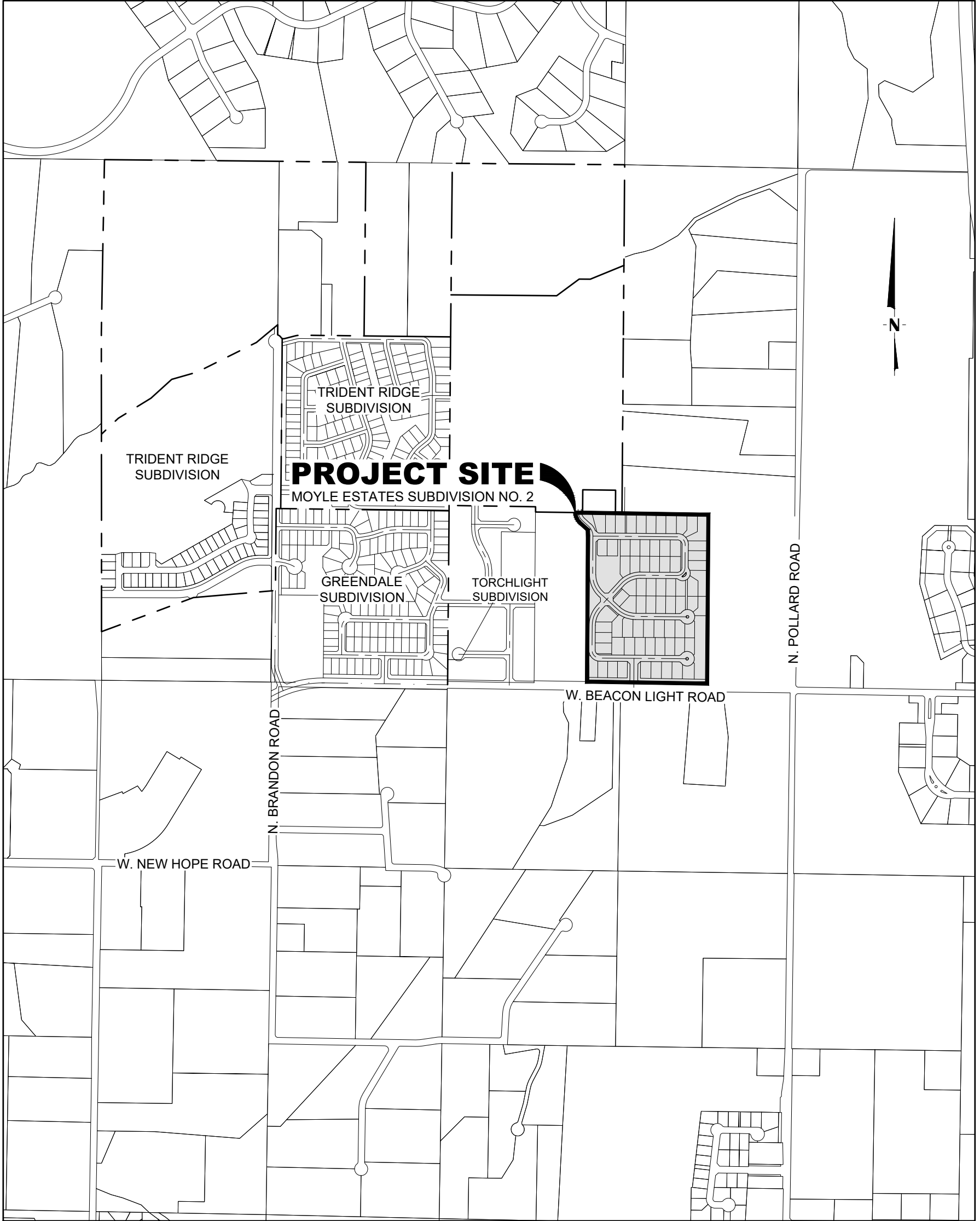
The property is within an area designated for neighborhood residential on the City's future land use map. The proposed medium-low density of the project is consistent with the existing and proposed residential developments in the area. The Moyle Estates Subdivision No. 2 development complies with the Comprehensive Plan by promoting various types of lot sizes to meet the needs and preferences of citizens regardless of age, race, income or family size. The Comprehensive Plan encourages an emphasis on high-quality residential development and variety of housing styles and sizes.

Submitted by:

ENGINEERING SOLUTIONS, LLP



Becky McKay, Partner and Chief Planner



**MOYLE ESTATES SUBDIVISION NO. 2**

A PORTION OF THE LOCATED IN THE SE 1/4 OF SECTION 32,  
T.5N., R.1W., B.M., STAR, ADA COUNTY, IDAHO

OVERALL VICINITY MAP

**ENGINEERING SOLUTIONS** LLP

1029 N. ROSARIO STREET, SUITE 100  
MERIDIAN, IDAHO 83642

PHONE: (208) 938-0980 FAX: (208) 938-0941

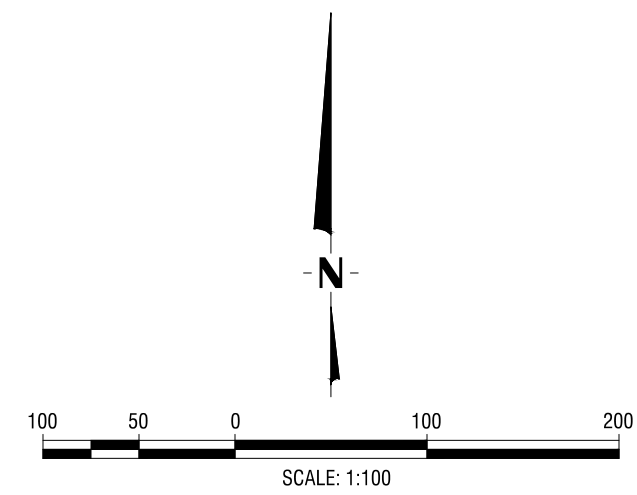
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PROJECT NO.	200220
DWG. FILE	200220-P-PREL.dwg
SCALE	1" = 80'
DRAWN BY	KDH
SHEET NO.	1 OF 1

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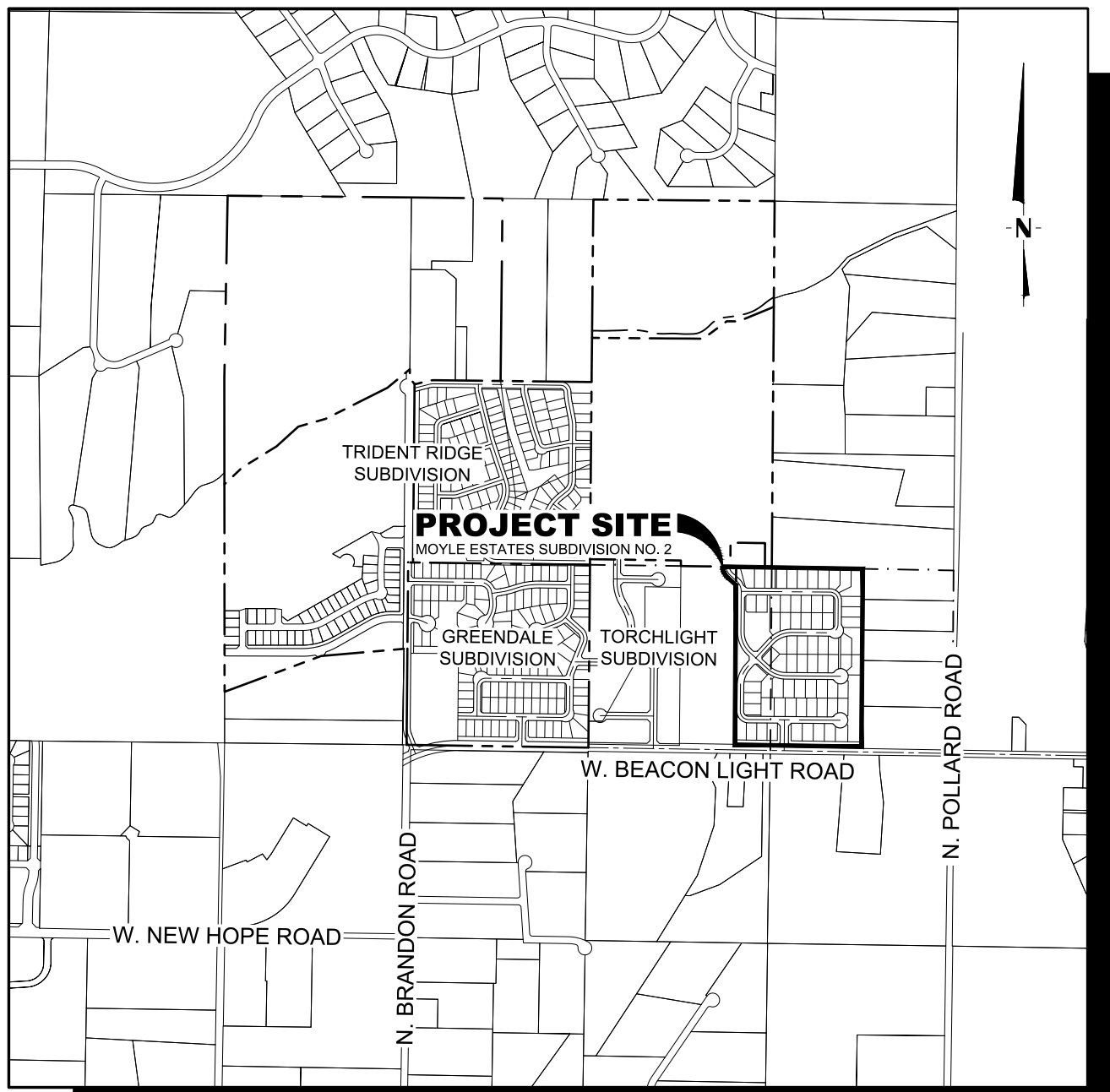
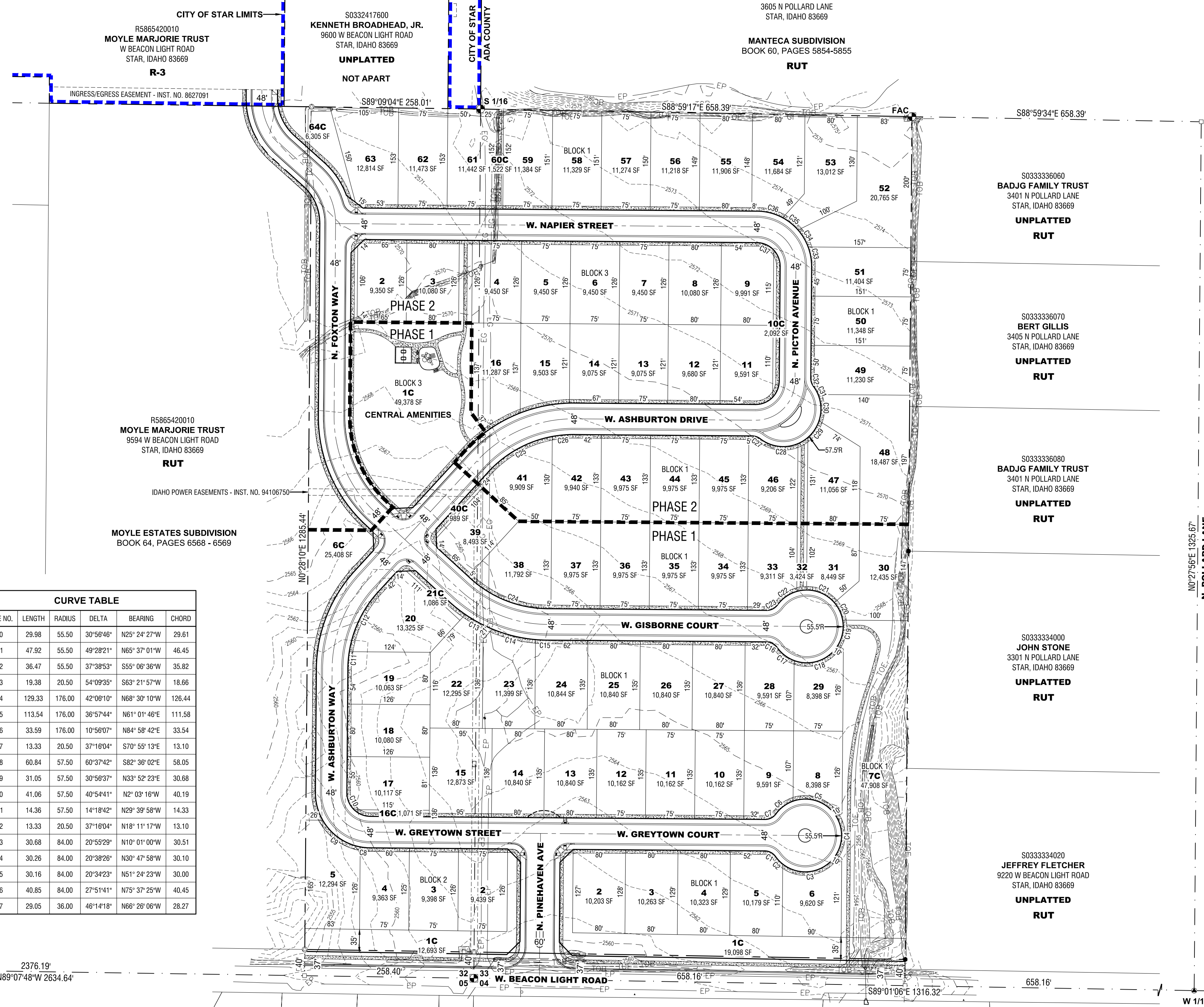
# PRELIMINARY PLAT

## MOYLE ESTATES SUBDIVISION NO. 2

ADA COUNTY, IDAHO  
A RESUBDIVISION OF LOT 2, BLOCK 1, MOYLE ESTATES SUBDIVISION  
LOCATED IN THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.M.,  
ADA COUNTY, IDAHO  
2020



---	BOUNDARY LINE
- - - -	RIGHT-OF-WAY LINE
- - - -	CENTERLINE
- - - -	PROPERTY LOT LINE
- - - -	PROPOSED EASEMENT LINE
- - - -	PROPERTY SETBACK LINE
- - - -	PROPOSED VERTICAL CURB
- - - -	PROPOSED ROLLED CURB
○	PROPOSED STORM DRAIN LINE AND MANHOLE
○	EXISTING STORM DRAIN LINE AND MANHOLE
○	PROPOSED SANITARY SEWER LINE
○	EXISTING SANITARY SEWER LINE
○	EXISTING SEWER LINE AND MANHOLE
○	PROPOSED FIRE HYDRANT
○	EXISTING FIRE HYDRANT
○	PROPOSED GRAVITY IRRIGATION
○	EXISTING GRAVITY IRRIGATION
○	PROPOSED PRESSURE IRRIGATION
○	EXISTING PRESSURE IRRIGATION
○	PROPOSED WATER MAIN
○	EXISTING WATER MAIN
---	SECTION LINE
- - - -	EXISTING BOUNDARY LINE
- - - -	EXISTING PROPERTY LOT LINE
- - - -	EXISTING EASEMENT LINE
- - - -	EXISTING EDGE OF PAVEMENT
- - - -	EXISTING EDGE OF GRAVEL
- - - -	EXISTING VERTICAL CURB
- - - -	EXISTING ROLLED CURB
- - - -	EXISTING 5' CONTOUR
- - - -	EXISTING 1' CONTOUR
- - - -	EXISTING TOP OF BANK
- - - -	EXISTING BOTTOM OF BANK
- - - -	EXISTING FENCE LINE
- - - -	EXISTING OVERHEAD POWER LINE
- - - -	EXISTING FIBER OPTIC LINE
- - - -	EXISTING GAS LINE
- - - -	EXISTING TELEPHONE LINE
- - - -	EXISTING SIGN
- - - -	EXISTING LIGHT POLE
- - - -	EXISTING OVERHEAD POWER OR UTILITY POLE



VICINITY MAP  
NOT TO SCALE

### PRELIMINARY PLAT NOTES

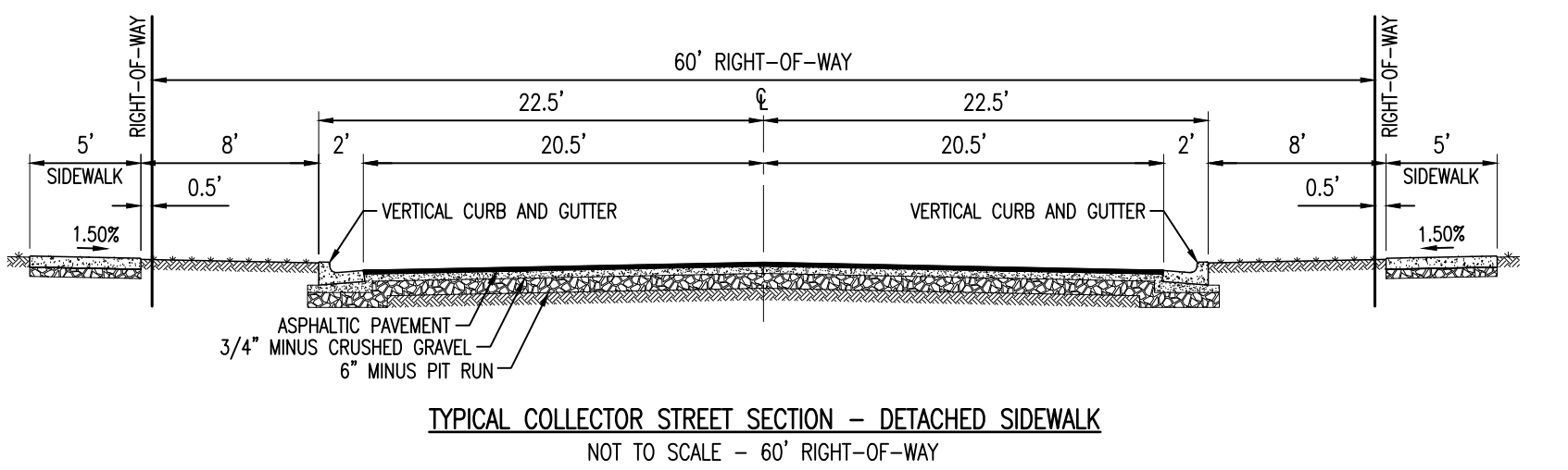
- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALLS WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 160001C0130J, DATED JUNE 19, 2020.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE FARMER'S UNION 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.
- LOTS 1, 7, 16, 21, 32, 40, 60 AND 64, BLOCK 1; LOTS 1 AND 6, BLOCK 2; AND LOTS 1 AND 10, BLOCK 3 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.
- DIRECT LOT ACCESS TO W. BEACON LIGHT ROAD IS PROHIBITED.

### PRELIMINARY PLAT DATA

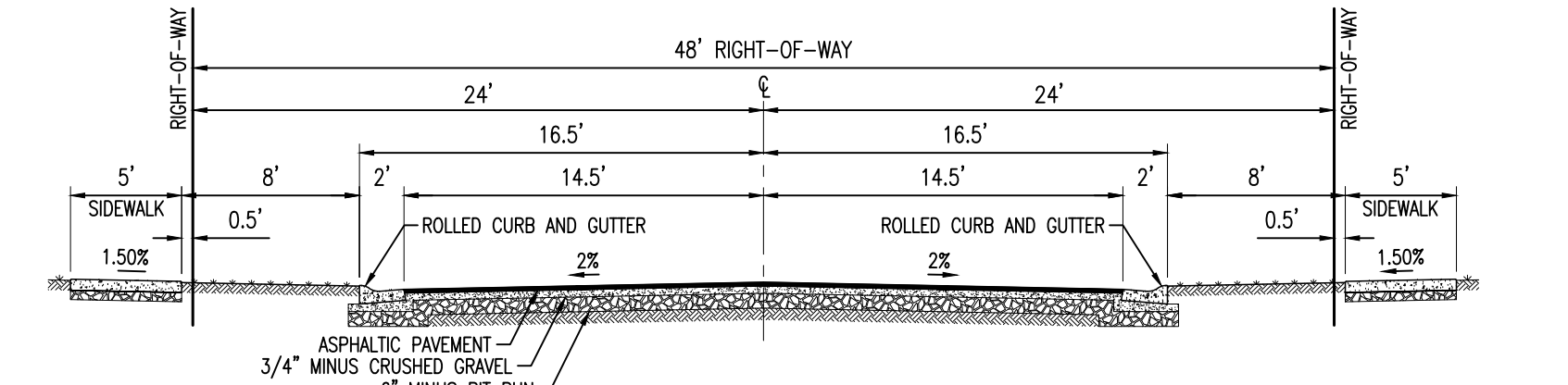
TOTAL ACRES	27.24 AC	TOTAL OPEN SPACE	5.08 AC	ZONING	EXISTING: RUT PROPOSED: R-3
SINGLE-FAMILY RESIDENTIAL (66.52%)	18.12 AC	REQUIRED TOTAL OPEN SPACE AREA (15%)	4.09 AC	SITE AMENITIES	
PUBLIC RIGHT-OF-WAY (19.27%)	5.25 AC	REQUIRED QUALIFIED OPEN SPACE AREA (10%)	2.72 AC	PLAYGROUND EQUIPMENT, PICNIC GAZEBO, AND PATHWAYS	
OPEN SPACE/Common (14.21%)	3.87 AC	LOCAL PARKWAY AREA (EXCLUDES 26' PER LOT)	1.21 AC	TOTAL OPEN SPACE PERCENTAGE:	
TOTAL LOTS	86	TOTAL OPEN SPACE AREA AND PARKWAYS:	5.08 AC	18.65%	
SINGLE-FAMILY RESIDENTIAL LOTS	74	TOTAL OPEN SPACE PERCENTAGE:	18.65%	QUALIFIED OPEN SPACE AREA:	
COMMON SPACE LOTS	12	COMMON SPACE PERCENTAGE:	12.03%	COMMON AREAS	
RESIDENTIAL DENSITY (Du/Ac)		CENTRAL COMMON AREA	1.13 AC	PEDESTRIAN PATHWAYS/RIPARIAN AREA	
RESIDENTIAL GROSS DENSITY	2.72	ARTERIAL/ENTRANCE BUFFER	0.73 AC	END BLOCK BUFFERS	
RESIDENTIAL NET DENSITY	4.08	ROADWAY/STORM DRAINAGE AREA	0.68 AC		
LOT AREA DATA					
MINIMUM LOT SIZE	8,300 SF				
AVERAGE LOT SIZE	10,668 SF				

CURVE NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	19.38	20.50	54°09'35"	S62°28'27"E	18.66
C2	15.87	55.50	10°22'52"	S43°39'00"E	15.81
C3	93.51	55.50	96°32'03"	N79°57'27"E	82.83
C4	60.53	55.50	62°29'20"	N0°28'45"E	57.57
C5	76.31	55.50	78°46'31"	N70°11'10"W	70.44
C6	33.07	55.50	34°08'25"	S53°21'22"W	32.58
C7	19.38	20.50	54°09'35"	S63°21'57"W	18.66
C8	15.08	84.00	10°17'12"	N84°24'39"W	15.06
C9	72.39	84.00	49°22'37"	N54°34'45"W	70.17
C10	29.05	36.00	46°14'18"	N22°40'24"W	28.27
C11	26.48	176.00	8°37'10"	N4°49'20"E	26.45
C12	102.85	176.00	33°29'00"	N25°48'23"E	101.40
C13	47.14	224.00	12°33'28"	S61°39'04"E	47.05
C14	67.85	224.00	17°21'18"	S78°18'27"E	67.59
C15	17.86	224.00	4°34'09"	S87°19'10"E	17.86
C16	19.38	20.50	54°09'35"	S62°28'27"E	18.66
C17	33.07	55.50	34°08'25"	S52°27'52"E	32.58
C18	76.31	55.50	78°46'31"	N71°04'40"E	70.44
C19	40.32	55.50	41°37'29"	N10°52'41"E	39.44

CURVE NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C20	29.98	55.50	30°56'46"	N25°24'27"W	29.61
C21	47.92	55.50	49°28'21"	N65°37'01"W	46.45
C22	36.47	55.50	37°38'53"	S55°09'36"W	35.82
C23	19.38	20.50	54°09'35"	S63°21'57"W	18.66
C24	129.33	176.00	42°09'10"	N68°30'10"W	126.44
C25	113.54	176.00	36°57'44"	N61°01'46"E	111.58
C26	33.59	176.00	10°50'07"	N84°58'42"E	33.54
C27	13.33	20.50	37°18'04"	S70°55'13"E	13.10
C28	60.84	57.50	60°37'42"	S82°36'02"E	58.05
C29	31.05	57.50	30°56'37"	N33°25'23"E	30.68
C30	41.06	57.50	40°54'41"	N2°03'16"W	40.19
C31	14.36	57.50	14°18'42"	N29°39'58"W	14.33
C32	13.33	20.50	37°16'04"	N18°11'17"W	13.10
C33	30.68	84.00	20°59'29"	N10°01'00"W	30.51
C34	30.26	84.00	20°38'26"	N30°47'58"W	30.10
C35	30.16	84.00	20°34'23"	N51°24'23"W	30.00
C36	40.85	84.00	27°51'41"	N73°37'25"W	40.45
C37	29.05	36.00	46°14'18"	N66°28'06"W	28.27



TYPICAL COLLECTOR STREET SECTION - DETACHED SIDEWALK  
NOT TO SCALE - 60' RIGHT-OF-WAY

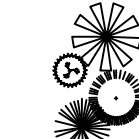







TYPICAL LOCAL STREET SECTION - DETACHED SIDEWALK  
NOT TO SCALE - 48' RIGHT-OF-WAY

S0405110010 ANTHONY HORTON 9655 W BEACON LIGHT ROAD STAR, IDAHO 83669 UNPLATTED RUT	S0405110050 RETAIL RANCH PERFORMANCE HORSES, LLC 9701 W BEACON LIGHT ROAD STAR, IDAHO 83669 UNPLATTED RUT	S0405110100 BAKER JAMES AND LOREN MACEY TRUST 9605 W BEACON LIGHT ROAD STAR, IDAHO 83669 UNPLATTED RUT	S0404223010 BARFUSS RAYMOND AND RUBY I FAMILY TRUST 3013 N POLLARD ROAD STAR, IDAHO 83669 UNPLATTED RUT	S0404223150 WILLIAM LARSEN 9393 W BEACON LIGHT ROAD STAR, IDAHO 83669 UNPLATTED RUT	S0404223010 BARFUSS RAYMOND AND RUBY I FAMILY TRUST 3013 N POLLARD ROAD STAR, IDAHO 83669 UNPLATTED RUT
--	---	--	---	--	---

OWNERS OF RECORD	MAJORIE J. MOYLE TRUSTEE AND MARJORIE MOYLE TRUST ATTN: JOHN FINNEY 120 E. LAKE STREET, STE. 317 SANDPOINT, IDAHO 83884
DEVELOPER	WEST BEACON LIGHT, LLC 348 N. STORY BOOK WAY EAGLE, IDAHO 83616 PHONE: (208) 963-3788
SURVEYOR	CLINT HANSEN, PLS LAND SOLUTIONS, PC 231 E 6TH STREET, STE. A MERIDIAN, ID 83642 PHONE: (208) 998-2040 FAX: (208) 286-2357 EMAIL: clhansen@landinfo.com
PLANNER	BECKY MCKAY ENGINEERING SOLUTIONS, PC 1029 N. ROSARIO STREET, STE. 100 MERIDIAN, ID 83642 PHONE: (208) 998-0980 FAX: (208) 998-0981 EMAIL: beckymckay@gsi.org
REVISIONS	NO. DESCRIPTION DATE BY
NO. DESCRIPTION	DATE BY
ENGINEERING SOLUTIONS, PC 1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 PHONE: (208) 998-0980 FAX: (208) 998-0981	
MOYLE ESTATES SUBD. NO. 2 LOCATED IN THE SE 1/4 OF SECTION 32, T.5N., R.1W., B.M.	
PRELIMINARY PLAT	
DATE ISSUED	10/27/2020
PROJECT NO.	200220
DWG. FILE	200220-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	BM
PREL SHEET 01 OF 01	

# PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B4B
	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B4B
	MOONGLOW JUNIPER	JUNIFERUS SCOPLULORUM 'MOONGLOW'	6-8' HT B4B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B
<b>SHADE TREES (CLASS III)</b>			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B4B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B4B
<b>SHADE/STREET TREES (CLASS II)</b>			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B4B
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B4B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B
	SKYLINE HONEYLOCUST	GLUCITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE'	2" CAL B4B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B4B
	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B4B
<b>ORNAMENTAL TREES (CLASS I)</b>			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSAIDER HANHTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B4B
	HOTTINGS MAPLE	ACER TATARICUM 'SARANN'	6-8' HT. MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KIN5'	2" CAL B4B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B4B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOULELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIFERUS HORIZONTALIS 'WILTON'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET NOARE	ROSA FLOWER CARPET 'NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDELA ANGSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL
	LAWN	6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS, COMMON AREAS, AND PERIMETER PROPERTY LINES. (TYP)	

## NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF STAR 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.
- NO TREES SHALL IMPEDE THE 40' 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 INTERSECTION 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 DRIVENAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE 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 REMOVED.

## DEVELOPMENT DATA

TOTAL AREA	27.24 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS	14
COMMON SPACE LOTS	12
TOTAL LOTS	26
QUALIFIED OPEN SPACE AREA	3.26 ACRES (12.03%)
EXISTING ZONING	RUT
PROPOSED ZONING	R-3

## LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. BEACON LIGHT RD.	35'	855' / 35' =	25 TREES	24 TREES
NUMBER OF TREES PROVIDED ON BUFFERS:				24
NUMBER OF TREES PROVIDED ON RESIDENTIAL PARKSTRIPS:				101
NUMBER OF TREES PROVIDED ON COMMON LOTS:				75
TOTAL NUMBER OF TREES:				205

# MOYLE ESTATES SUBDIVISION NO. 2

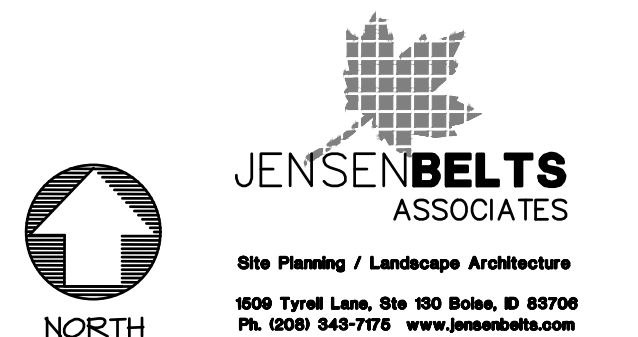
STAR, ID

PRELIMINARY PLAT LANDSCAPE PLAN

**OWNER**  
MAJORIE J. MOYLE TRUST  
ATTN: JOHN A. FINNEY  
120 E. LAKE STREET, STE.317  
SANDPOINT, ID 83864

**DEVELOPER**  
WEST BEACON LIGHT, LLC  
349 N. STORY BOOK WAY  
EAGLE, ID 83616  
Phone (208) 963-3788

**PLANNER/CONTACT**  
BECKY MCKAY  
1029 N. ROSARIO ST. STE 100  
MERIDIAN, ID 83642  
Phone (208) 938-0980  
Fax (208) 938-0941



0' 80' 160' 240'  
SCALE 1" = 80'

OCTOBER 7, 2020

Issue	Description	Date
ISSUE		10-7-20



Site Planning  
Landscape Architecture  
1509 Tyrell Lane, Ste 130  
Boise, Idaho 83706  
Ph. (208) 343-7175  
www.jensenbelts.com

**MOYLE ESTATES SUBDIVISION NO. 2**  
**STAR, IDAHO**  
**PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number 2080

Drawn KCS  
Checked KCS  
Scale AS SHOWN

Sheet Title  
**LANDSCAPE CONCEPT PLAN**

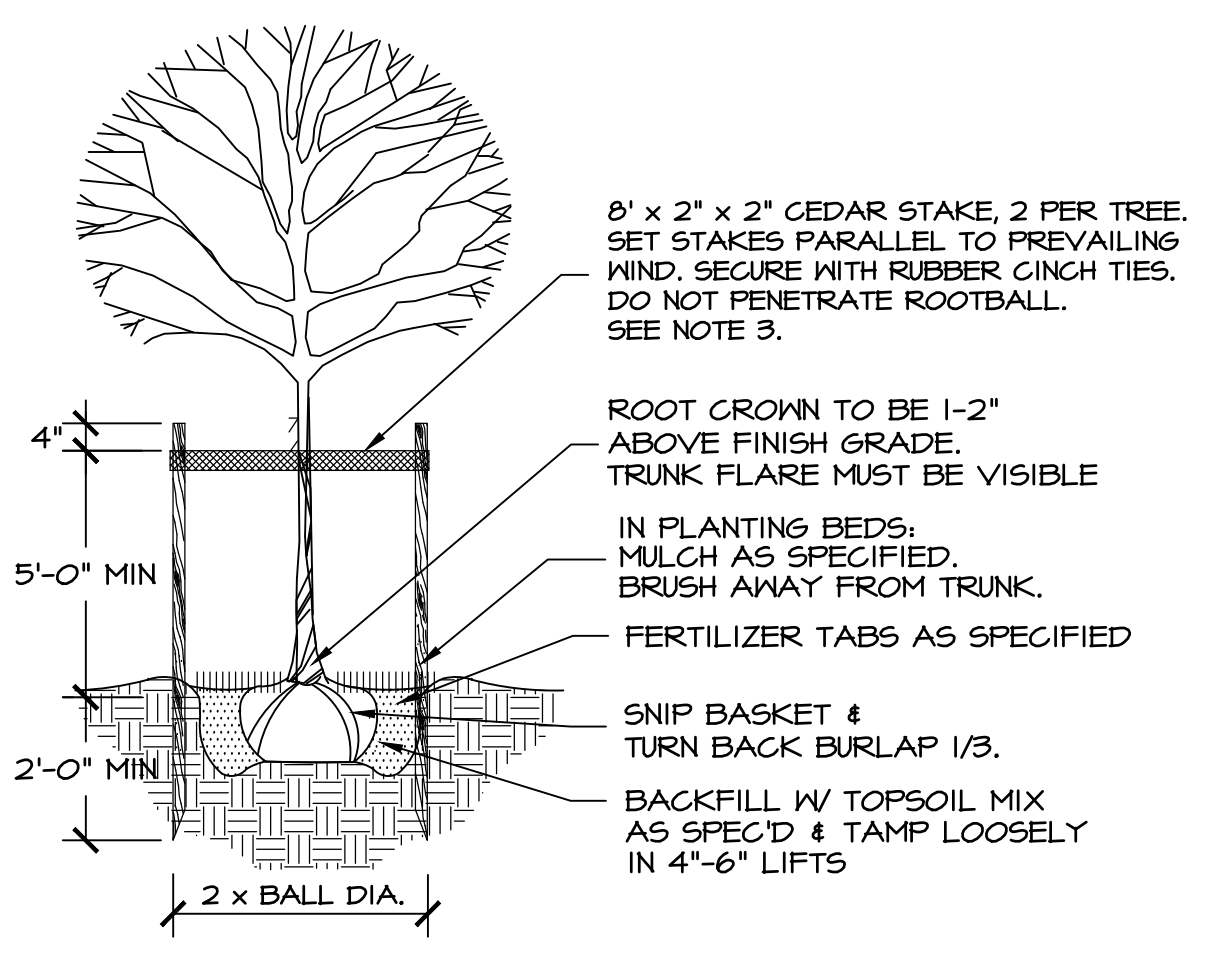
Sheet Number  
**L4**  
4 of 4 Sheets

## 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
	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B&B
	MOON GLOW JUNIPER	JUNIPERUS SCOPELULORUM '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>SHADE TREES (CLASS III)</b>			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
<b>SHADE/STREET TREES (CLASS II)</b>			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLE LEAF LINDEN	TILIA CORDATA	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
<b>ORNAMENTAL TREES (CLASS I)</b>			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
	HOTWINGS MAPLE	ACER TATARICUM 'GARAIN'	6-8' HT. MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JES-KIE'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN

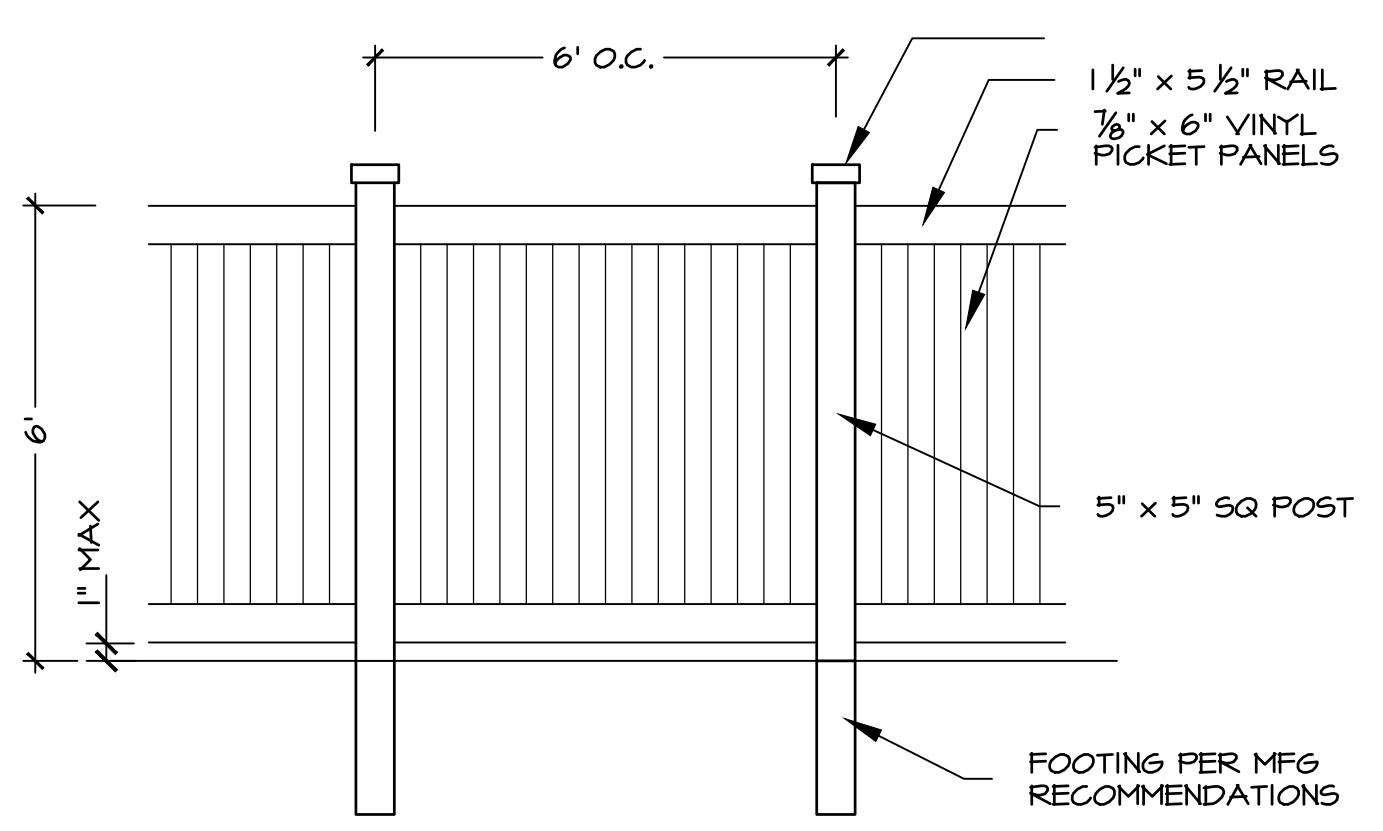
6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS, COMMON AREAS, AND PERIMETER PROPERTY LINES.  
SEE DTL 4, THIS SHT (TYP)



- NOTES:**
- REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
  - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
  - 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.
  - TREES PLANTED IN TURF AREAS; REMOVE TURF 3' DIA. FROM TREE TRUNK.

### 1 TREE PLANTING/STAKING

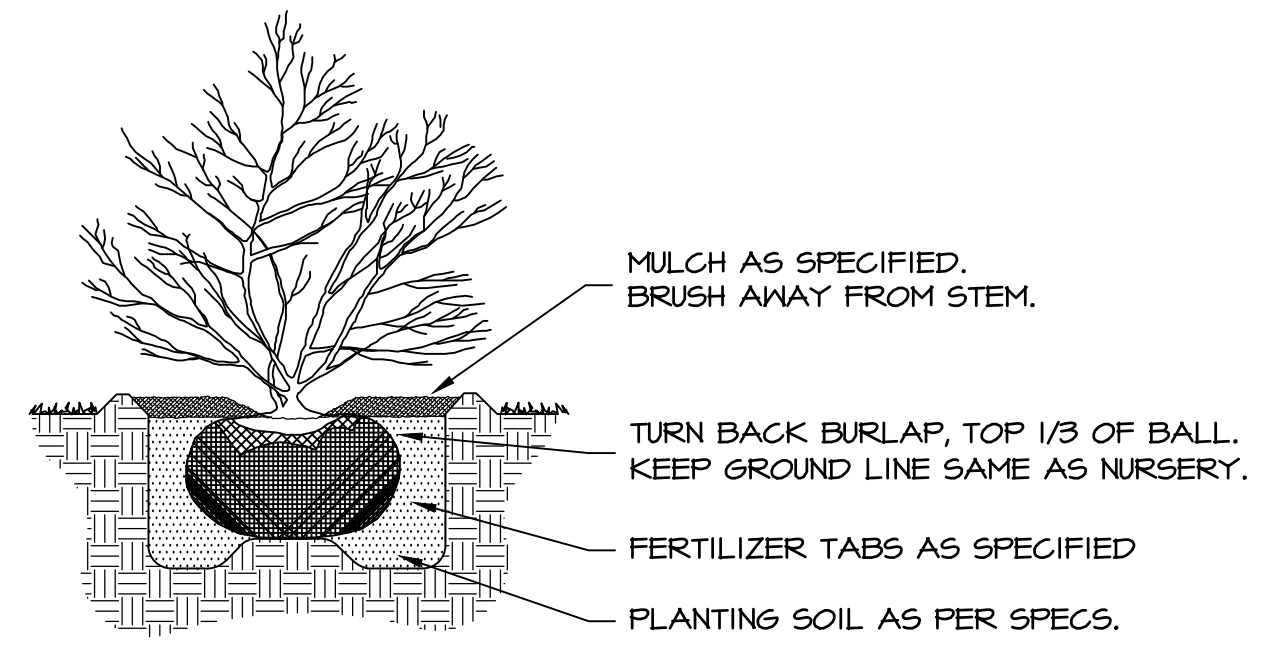
NOT TO SCALE



- NOTES:**
- FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
  - VINYL FENCE STYLE MAY VARY SLIGHTLY.

### 4 VINYL PRIVACY FENCE

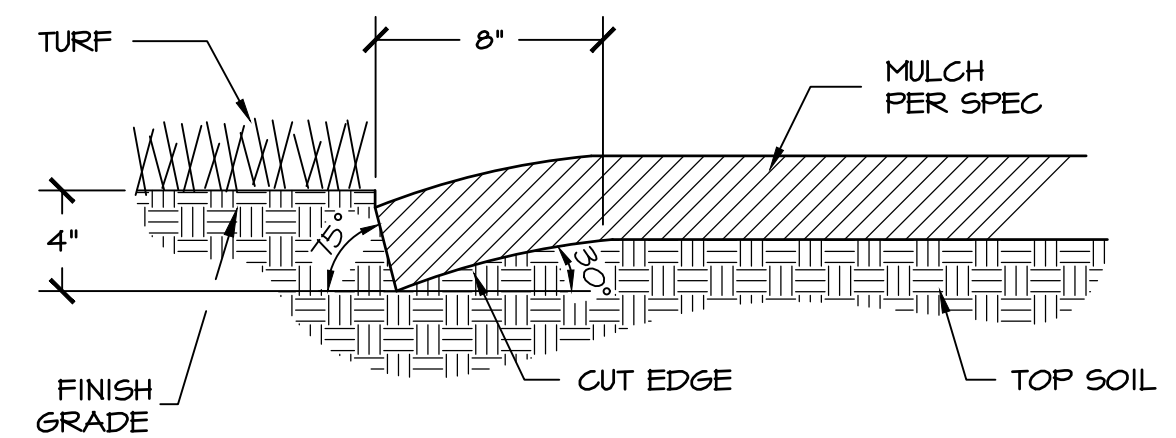
NOT TO SCALE



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

### 2 SHRUB PLANTING

NOT TO SCALE



### 3 PLANTER CUT BED EDGE

NOT TO SCALE

## LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. BEACON LIGHT RD.	35'	855' / 35' =	25 TREES	24 TREES
NUMBER OF TREES PROVIDED ON BUFFERS:				24
NUMBER OF TREES PROVIDED ON RESIDENTIAL PARKSTRIPS:				101
NUMBER OF TREES PROVIDED ON COMMON LOTS:				75
<b>TOTAL NUMBER OF TREES:</b>				<b>205</b>

## DEVELOPMENT DATA

TOTAL AREA	27.24 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS	14
COMMON SPACE LOTS	12
TOTAL LOTS	86
QUALIFIED OPEN SPACE AREA	3.26 ACRES (12.03%)
EXISTING ZONING	RUT
PROPOSED ZONING	R-3

## NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF STAR 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. SEE PAGE 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.
- NO TREES SHALL IMPEDE THE 40' 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 INTERSECTION 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 ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE 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 HALF-WAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- ALL EXISTING TREES ON SITE TO BE REMOVED.

OWNER	DEVELOPER	PLANNER/CONTACT
MAJORIE J. MOYLE TRUST ATTN: JOHN A. FINNEY 120 E. LAKE STREET, STE.317 SANDPOINT, ID 83864	WEST BEACON LIGHT, LLC 349 N. STORY BOOK WAY EAGLE, ID 83616 Phone (208) 963-3788	BECKY MCKAY 1029 N. ROSARIO ST. STE 100 MERIDIAN, ID 83642 Phone (208) 938-0980 Fax (208) 938-0941



**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

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

Brad Little, Governor  
Jess Byrne, Director

November 13, 2020

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

Shawn L. Nickel  
Planning Director and Zoning Administrator  
City of Star  
P.O. Box 130  
Star, Idaho 83669

Subject: Moyle Estates Subdivision No. 2, AZ-20-18, DA-20-22, PP-20-15

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 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. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: [deq.idaho.gov/water-quality/drinking-water.aspx](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#: 2020AEK259

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

RECEIVED  
NOV 25 2020  
CITY OF STAR

November 23, 2020

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

Re: Moyle Estates Subdivision No. 2. Files #'s AZ-20-18 Annexation-Zoning;  
DA-20-22 Development Agreement; and, PP-20-15 Preliminary Plat

Dear Mr. Nickel:

I write as attorney for Farmers Union Ditch Company, Inc., (Farmers Union) regarding the above reference proposed development. This letter is in response to the notice of public hearing sent to Farmers Union on November 5, 2020 regarding the proposed project. Regarding the proposed development and subdivision, Farmers Union has certain requirements which include, but are not limited to, the following:

1. The property owner must enter into a written agreement with Farmers Union which will address various aspects and requirements involved in the subdivision. Farmers Union has adopted an approval process for all subdivision proposals submitted to Farmers Union for review.
2. The developer/property owner must recognize Farmers Union's right-of-way for cleaning, maintenance and repair of its canal, which is generally 25 feet on each side of the canal measured from the top of the ditch bank but may be more than 25 feet depending on topography, soils and other factors. 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 Farmers Union's written permission. Farmers Union strongly recommends its right-of-way be platted as common area lots to prevent encroachment or unauthorized improvements in the right-of-way by lot owners.
3. No change in the point of diversion or place of use of the water is allowed unless approved by Farmers Union. It is understood that the developer seeks to move water from the current place of use on the property to other property it owns North of the Farmers Union canal where the land does not currently have the right to use irrigation water. The Idaho Department of Water

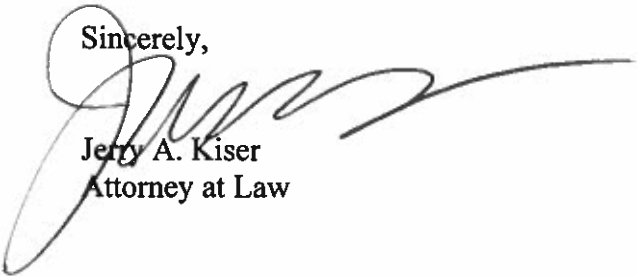
Resources must approve a change in the place of use of the existing water rights to this new location in addition to approval by Farmers Union.

4. Farmers Union will not assume responsibility for private ditches or the delivery of water once water is turned out of the company's main canals or laterals. However, Farmers Union recommends approval of any private distribution lateral which delivers water to the proposed subdivision be obtained.
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 Farmers Union's delivery of water or cleaning, maintenance, and repairs to its canals.
6. In most circumstances, Farmers Union requires subdivisions install a pressurized irrigation system. Any such system must be pre-approved by Farmers Union and be capable of measuring water used by the subdivision.
7. Pursuant to Idaho law, the written permission of Farmers Union or any of its laterals must be obtained before any of its ditches, canals, or laterals are buried in irrigation pipe or moved by any land owner. Additionally, rights-of-way for any private ditches or laterals which may be located within the subdivision must not be interfered with and must be protected.
8. Water shares in Farmers Union must be transferred to a Homeowners Association for payment of assessments and for continuity of communication.

Please note Farmers Union reserves the right to submit further input prior to final approval of any subdivision or other project.

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

Sincerely,



Jerry A. Kiser  
Attorney at Law

cc: Farmers Union Ditch Company, Ltd.  
West Beacon Light, LLC  
Engineering Solutions, LLP



November 23, 2020

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

**Re: Moyle Estates No. 2 Subdivision Preliminary Plat Application**

Dear Mayor:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Moyle Estates No. 2 Subdivision dated October 27, 2020. 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. Provide corrected legal description, it appears that bearings and distances are not consistent between drawings and legal provided. Lots not included in plat should not be included in legal description.
2. Provide stamped, signed, and dated plans by a professional engineer or land surveyor licensed in the State of Idaho.
3. 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.
4. 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.
5. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
6. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
7. 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.
8. Easements for sewer/water facilities will be required where placed outside of public right of way.

We recommend that the **conditions 1 and 2 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



November 4, 2020

Shari Stiles  
Engineering Solutions, LLP  
1029 N. Rosario Street, Suite 100  
Meridian, ID 83642  
(208) 938-0980  
[sharis@engsol.org](mailto:sharis@engsol.org)

Subject: Delivery Method Approval

Shari,

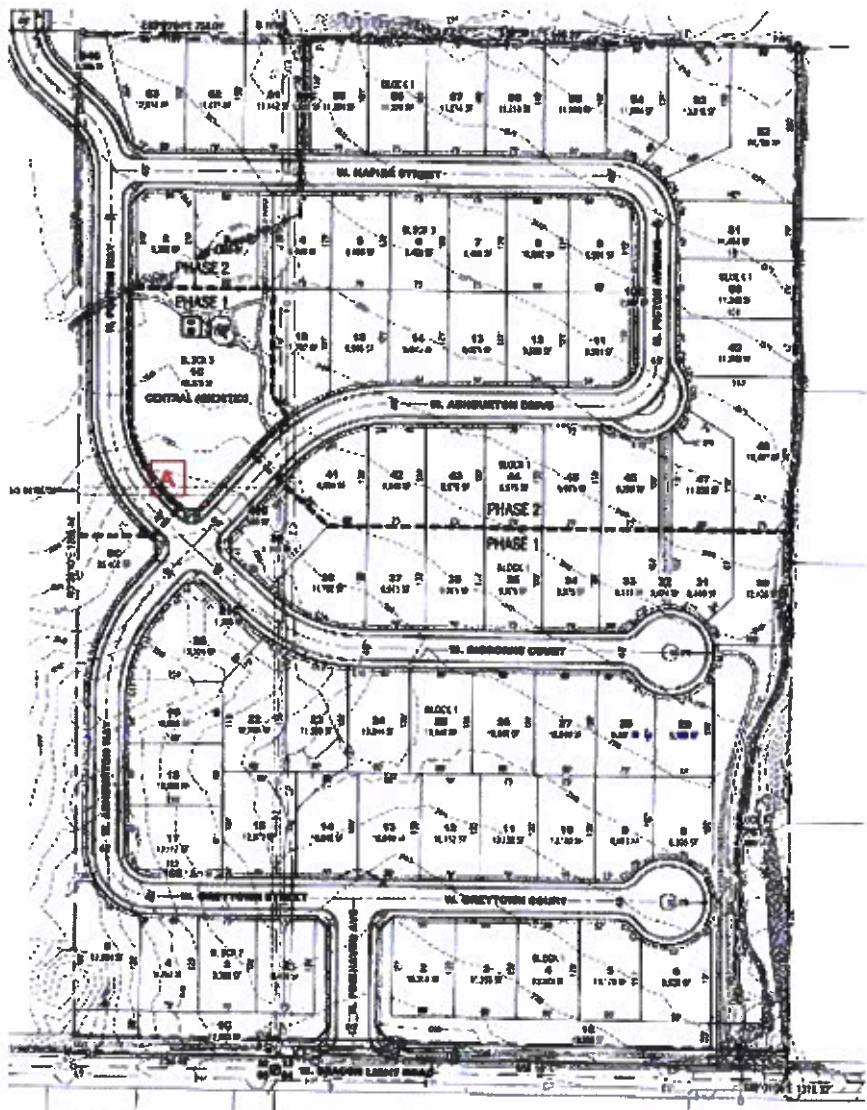
Thank you for contacting the Postal Service to established delivery to the Moyle Estates Subdivision on the north side of Becon Light Rd between N Wing Rd and Pollard Ln. Per our discussion I am authorizing the developer to place cluster box units at point A on the attached map to provide enough CBUs for the entirety of the development in all of its phases. The location will be in what is marked as Block 3 1C on the map. The CBUs should be facing Southwest and be accessible from the street.

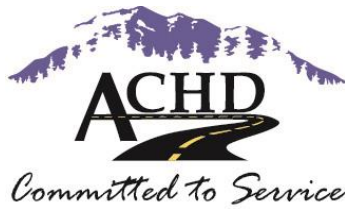
**Please keep in mind when ordering your cluster boxes from the manufacturer we request that you ask them to number the boxes consecutively. As an example we would want the boxes to be labeled 1-90 as opposed to multiple units repeatedly numbered 1-16. We also request that the Parcel Lockers on the units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

Thank you for your assistance.

Mel Norton  
Postmaster, Star

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





**Project/File:** **Moyle Estates 2/ SPP20-0015/ AZ-20-18/ PP-20-15/ DA-20-22**  
*This an annexation with rezone, and preliminary plat application to allow for the development of an 86-lot residential subdivision on 28-acres.*

**Lead Agency:** City of Star

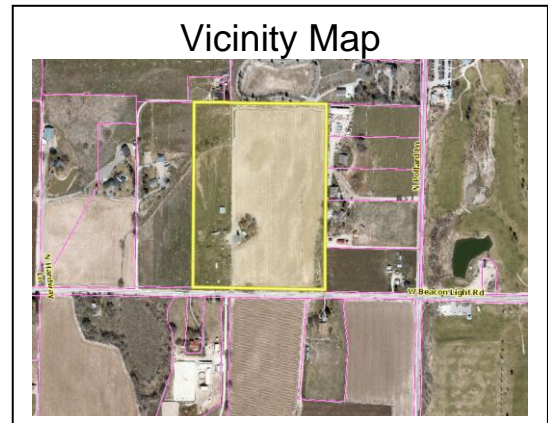
**Site address:** 9594 W Beacon Light Road

**Staff Approval:** December 10, 2020

**Applicant:** West Beacon Light, LLC  
 349 N Story Book Way  
 Eagle, ID 83616

**Representative:** Engineering Solutions, LLP  
 Becky McKay  
 1029 N Rosario Street, Ste. 100  
 Meridian, ID 83642

**Staff Contact:** Stacey Yarrington, Planner III  
 Phone: 387-6171  
 E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)



## A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation with rezone from RUT (Rural Urban Transition) to R-3 (Medium-low density Residential) and a preliminary plat application to allow for the development of 86-lots (74 single-family lots and 12 common lots) on 28-acres. The applicant’s proposal is consistent with the City of Star’s Future Land Use Map that designates this area as Neighborhood Residential.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium-low density Residential (City of Star)/ Rural Urban Transition (Ada County)	R-3, RUT
South	Rural Urban Transition	RUT
East	Rural Urban Transition	RUT
West	Rural Urban Transition	RUT

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

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Rivercreek Landing, a 164-lot single-family subdivision located south of the site is currently being reviewed by ACHD staff.



- Sunfield Estates, a 70-lot single-family subdivision located west of the site was approved by ACHD in November 2020.
- Canvasback, a 112-lot single-family subdivision located west of the site was approved by ACHD in September 2020.
- Canopi Estates, a 15-lot single-family subdivision located west of the site was approved by ACHD in June 2020.
- Greendale Grove, a 106-lot residential development located northwest of the site was approved by ACHD in April 2019.
- Greendale, a 131-lot residential development located west of the site was approved by ACHD in April 2019.

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

6. **New Center Lane Miles:** The proposed development includes 0.84 centerline miles of new public road.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP).

- Beacon Light Road is listed in the CIP to be widened to 3-lanes from Munger Road to Pollard Lane between 2036 and 2040.
- Beacon Light Road is listed in the CIP to be widened to 3-lanes from Pollard Lane to SH-16 between 2036 and 2040.
- Floating Feather Road is listed in the CIP to be widened to 3-lanes from Star Road to Plummer Road between 2036 and 2040.
- The intersection of Beacon Light Road and Pollard Lane is listed in the CIP to be reconstructed as a single-lane roundabout between 2036 and 2040.

9. **Roadways to Bikeways Master Plan:** ACHD’s Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Beacon Light Road as a Level 3 facility to be constructed as part of a future ACHD project.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 689 additional vehicle trips per day (9 existing); 73 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> edition.

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 16	0-feet	Arterial	772	N/A
Beacon Light Road	1,033-feet	Minor Arterial	299	Better than "E"
Pollard Lane	0-feet	Collector	39	Better than "D"

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

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

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

### 3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for SH-16 north of SH-44/State Street was 12,911 on 04/05/2018.
- The average daily traffic count for Beacon Light Road east of Pollard Lane was 2,694 on 10/10/2020.
- The average daily traffic count for Pollard Lane south of Beacon Light Road was 833 on 07/07/2020.

## C. Findings for Consideration

### 1. Purple Sage/Beacon Light Alignment Study

The Purple Sage Road/Beacon Light Road alignment study is the result of a regional alignment study that was done in a collaborative effort between the Ada County Highway District (ACHD) and the Canyon Highway District #4 (CHD4). The study identifies Purple Sage Road/Beacon Light Road corridor is located in northeastern Canyon County and northwestern Ada County. The study was undertaken in response to Communities in Motion, the long-range transportation plan for southwest Idaho prepared by the regional planning organization, Community Planning Association of Southwest Idaho (COMPASS). Communities in Motion identified the corridor as a location that is expected to experience more traffic, serving as a reliever to State Highway 44. The purpose of the study is to identify a connection between Purple Sage Road and Beacon Light Road and make plans for corridor preservation.

On June 28, 2008 the ACHD Commission approved the Purple Sage/Beacon Light Alignment Study which included a preferred alignment for the roadway and determined that Beacon Light Road would be extended as a 3-lane minor arterial roadway. The study notes that right-of-way dedication and construction of the roadway will occur incrementally as development occurs.

### 2. Beacon Light Road

a. **Existing Conditions:** Beacon Light Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is between 66-feet of right-of-way for Beacon Light Road (40-feet from section line).

b. **Policy:**

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

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master

Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

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

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

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

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

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

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

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Beacon Light Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 53-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct a 5-foot wide detached concrete sidewalk on Beacon Light Road abutting the site located 37-feet from centerline.
- d. **Staff Comments/Recommendations:** Typically, right-of-way would be measured from centerline of the roadway; however, the right-of-way dedication and the construction of improvements should be from the section line of Beacon Light Road because the centerline and section line do not align on this segment of the roadway.

There is 40-feet of right-of-way from section line of Beacon Light Road abutting the site, therefore, no additional right-of-way dedication is required as part of this application.

The applicant should be required to improve Beacon Light Road with additional pavement widening to total 17-feet from section line with 3-foot wide gravel shoulders abutting the site.

The applicant should be required to construct a 5-foot wide detached concrete sidewalk on Beacon Light Road abutting the site located a minimum 30-feet from section line. The applicant should be required to provide a permanent right-of-way easement for any sidewalks located outside of the dedicated right-of-way. The permanent easement shall encompass the entire area between the right-of-way line to 2-feet behind the back edge of the sidewalk. If street trees are required than an 8-foot wide planter strip should be provided.

### 3. Internal Streets

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

b. **Policy:**

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

**Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

**Continuation of Streets Policy:** District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway

strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

**Landscape Medians Policy:** District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

- c. **Applicant's Proposal:** The applicant has proposed to construct the entry roadway, Ashburton Way, with two 15-foot wide travel lanes, curb, gutter, 8-foot wide parkway strip, and 10-foot wide center landscape island within 60-feet of right-of-way and 5-foot wide detached concrete sidewalk within an easement.

The applicant is proposing to construct the internal local streets as 33-foot street sections with curb, gutter, 8-foot wide parkway strip within 48-feet of right-of-way and 5-foot wide detached concrete sidewalk within an easement.

The applicant is proposing to terminate Gisborne Court and Greytown Court in cul-de-sacs with center landscape islands.

The applicant is proposing to construct one knuckle at the Picton Avenue/Ashburton Drive intersection with a landscape island.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct the entry roadway, Ashburton Way, meets District policy with the exception of the width of the travel lanes proposed on either side of the center landscape island. The applicant should be required to construct 20-foot wide travel lanes on either side of the center landscape island on Ashburton Way.

The right-of-way on the entry portion of Ashburton Way may be reduced to extend to 2-feet behind the back of curb. 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. If street trees are desired than an 8-foot wide planter strip should be provided.

The applicant's proposal to construct the internal local streets as 33-foot street sections with curb, gutter, 8-foot wide parkway strip within 48-feet of right-of-way and 5-foot wide detached concrete sidewalk within an easement meets District policy and should be approved. However, the City of Star requires 36-foot street sections. Therefore, the applicant should be required to provide written fire department approval for the reduced street sections with plan submittal; OR, construct the internal local streets as 36-foot street sections with curb, gutter, and 5-foot wide sidewalk.

If detached sidewalks are constructed the right-of-way for the internal streets may be reduced to extend to 2-feet behind the back of curb. The permanent easement shall encompass the entire area between the right-of-way line to 2-feet behind the back edge of the sidewalk.

The applicant's proposal to terminate Gisborne Court and Greytown Court in cul-de-sacs meets District policy and should be approved. However, to promote connectivity and to reduce long term maintenance costs associated with cul-de-sac turnarounds, staff recommends the applicant connect Gisborne Court and Greytown Court to create a through street rather than terminating the two streets in cul-de-sacs.

If the applicant chooses to construct cul-de-sacs with landscape islands at the terminus of Gisborne Court and Greytown Court, they should be constructed with a minimum 29-foot street section around the island and a minimum 45-foot turning radius.

The applicant's proposal to construct a knuckle at the Picton Avenue/Ashburton Drive intersection with a landscape island is approved, as proposed.

The landscape islands proposed to be located within the cul-de-sacs and the knuckle should be platted as right-of-way owned by ACHD; and the applicant or homeowner's association should enter into a license agreement with ACHD for any landscaping proposed to be located within the landscape islands.

#### 4. Roadway Offsets

- a. **Existing Conditions:** There are no existing 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).

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

- c. **Applicant's Proposal:** The applicant is proposing to construct Ashburton Way to intersect Beacon Light Road located approximately 1,920-feet west of Pollard Lane and 670-feet east of

Fire Flower Avenue, the entrance road of the Sunfield Estates Subdivision that was approved in November 2020.

The applicant is proposing to construct the internal streets with a minimum 125-foot offset from any other street.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant has located the entry roadway to meet sight distance requirements.

## 5. Stub Streets

- a. **Existing Conditions:** There are no stub streets to or from the site.

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."

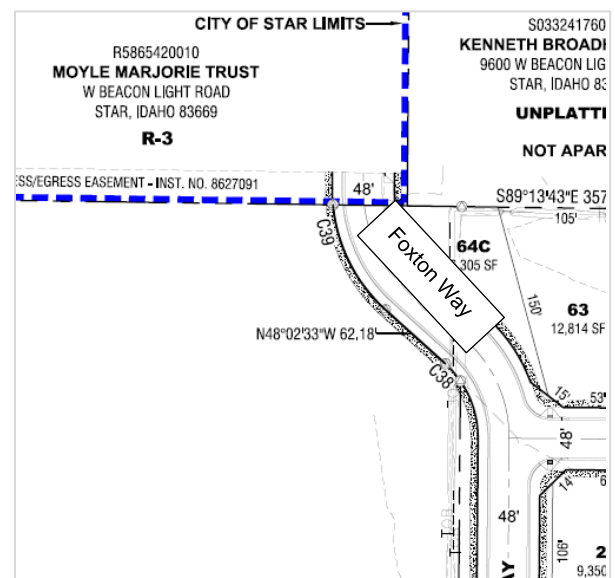
In addition, stub streets must meet the following conditions:

- 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:** District 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 is proposing to construct one stub street to the north, Foxtan Way, located 67-feet west of the west property line. This stub street is proposed to be constructed, off-site on the adjacent parcel that is under the same ownership, located west of the site and extending to the north, which is also under the same ownership. The applicant has indicated that the stub street is to provide for future connectivity for a future development to the north.

**Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. Foxtan Way is proposed to extend greater than 150-feet in length past the west property line.

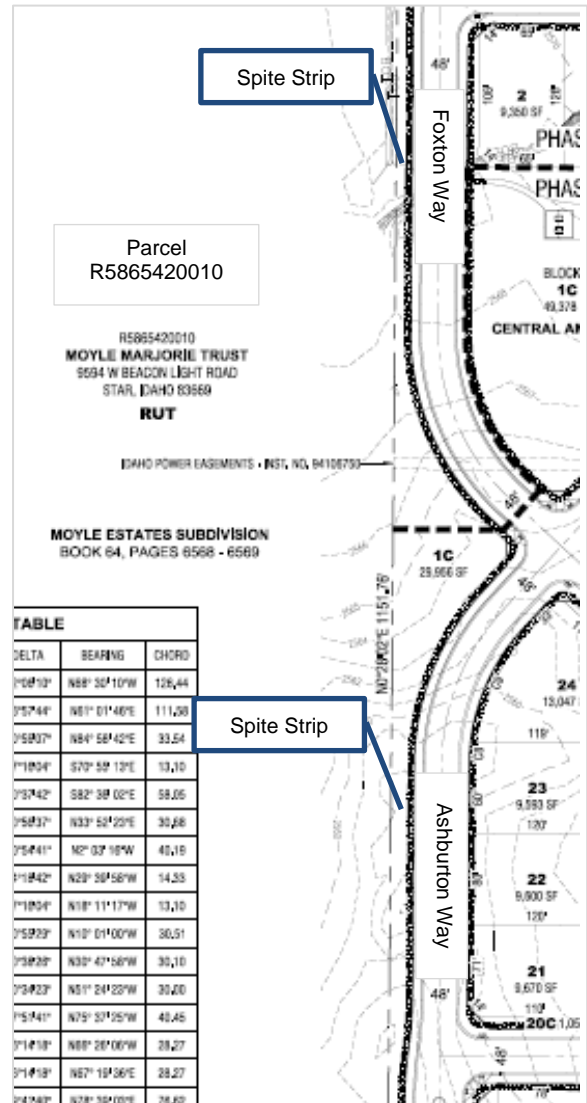


Because a portion of the stub street is to be located off-site, the applicant should be required to provide a permanent right-of-way easement for the off-site portion of the stub street.

The applicant should be required to construct a paved temporary cul-de-sac turnaround at the terminus of the stub street, Foxtan Way, with a minimum 45-foot turning radius. The applicant should be required to provide a temporary turnaround easement to the District for any portion of the cul-de-sac which extends 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.

The applicant should be required to install signage at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

There is a large parcel along the site's west boundary, parcel R5865420010. The applicant has proposed to construct 2 local streets along the west boundary, Foxtan Way and Ashburton Way that have landscape strips (spite strips) that prevent any future connectivity. Therefore, staff recommends that the right-of-way for the 2 local streets, Foxtan Way and Ashburton Way, be extended to the west property line to prevent the spite strips and to provide for future connectivity. If landscaping is proposed between the roadways and the property line, the applicant should be required to enter into a license agreement for any landscaping within the right-of-way.



## 6. Tree Planters

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

## 7. 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.



## **8. Other Access**

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

## **D. Site Specific Conditions of Approval**

1. Improve Beacon Light Road with additional pavement widening to total 17-feet from section line and a 3-foot wide gravel shoulder abutting the site.
2. Construct a 5-foot wide detached concrete sidewalk on Beacon Light Road abutting the site located a minimum 30-feet from section line. Provide a permanent right-of-way easement for any sidewalks located outside of the dedicated right-of-way. The permanent easement shall encompass the entire area between the right-of-way line to 2-feet behind the back edge of the sidewalk. If street trees are required than an 8-foot wide planter strip should be provided.
3. Construct the entry street, Ashburton Way, with 2 travel lanes a minimum of 20-feet in width, vertical curb, gutter, and 7-foot wide attached (5-foot wide detached) concrete sidewalk and maximum 12-foot wide center median. The right-of-way on the entry portion of Ashburton Way may be reduced to extend to 2-feet behind the back of curb. 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. If street trees are desired than an 8-foot wide planter strip should be provided.
4. Plat the center landscape island as right-of-way owned by ACHD; and the applicant or homeowner's association shall enter into a license agreement with ACHD for any landscaping proposed to be located within the center landscape island.
5. Construct the internal local streets as 33-foot street sections with curb, gutter, 8-foot wide parkway strip within 48-feet of right-of-way and 5-foot wide detached concrete sidewalk within an easement, as proposed. Provide written fire department approval for the reduced street section with plan submittal. If detached sidewalks are constructed the right-of-way for the internal streets may be reduced to extend to 2-feet behind the back of curb. The permanent easement shall encompass the entire area between the right-of-way line to 2-feet behind the back edge of the sidewalk.

OR,

Construct the internal local streets as 36-foot street sections with curb, gutter, 8-foot wide parkway strip, and 5-foot wide concrete sidewalk. For detached sidewalks, the right-of-way should extend a minimum of 2-feet behind the back of curb with the sidewalks in a permanent right-of-way easement to 2-feet behind back of sidewalk.

6. Extend the right-of-way for the 2 local streets, Foxton Way and Ashburton Way, to the west property line. The applicant or homeowner's association should enter into a license agreement with ACHD for any landscaping proposed to be located within the right-of-way.
7. Construct the cul-de-sacs with landscape islands at the terminus of Gisborne Court and Greytown Court with a minimum 29-foot street section around the islands and a minimum 45-foot turning radius.
8. Construct a knuckle at the Picton Avenue/Ashburton Drive intersection with a landscape island, as proposed.
9. Plat the center landscape islands proposed to be located within the cul-de-sacs and knuckle as right-of-way owned by ACHD; and the applicant or homeowner's association should enter into a

license agreement with ACHD for any landscaping proposed to be located within the landscape island.

10. Construct a new local street, Ashburton Way, to intersect Beacon Light Road located 1,920-feet west of Pollard Lane and 670-feet east of Fire Flower Avenue.
11. Construct one stub street, Foxton Way, 260-feet in length, to the north, 67-feet west of the west property line and construct a paved temporary cul-de-sac turnaround at the terminus of the stub street with a minimum 45-foot turning radius.
12. Provide a permanent right-of-way easement to the District for the off-site portion of the stub street.
13. Provide a temporary turnaround easement to the District for any portion of the turnaround cul-de-sac which extends 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.
14. Install signage at the terminus of all the stub streets stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
15. Other than the access specifically approved with this application, direct lot access to Beacon Light Road and Ashburton Way is prohibited and shall be noted on the final plat.
16. 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.
17. Payment of impact fees is due prior to issuance of a building permit.
18. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

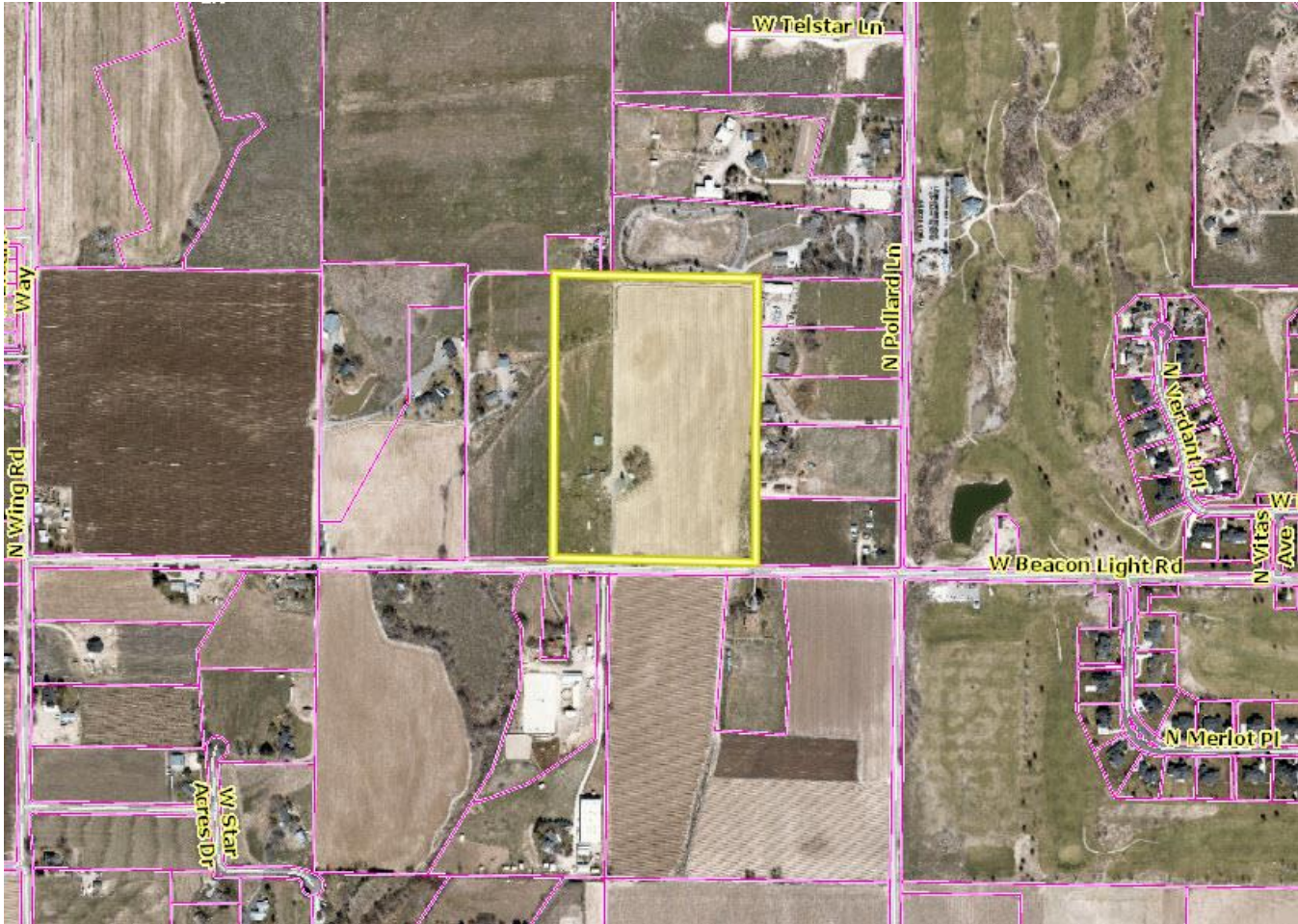
## **F. Conclusions of Law**

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

## **G. Attachments**

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

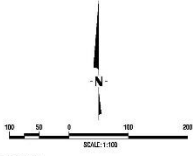
VICINITY MAP



# SITE PLAN

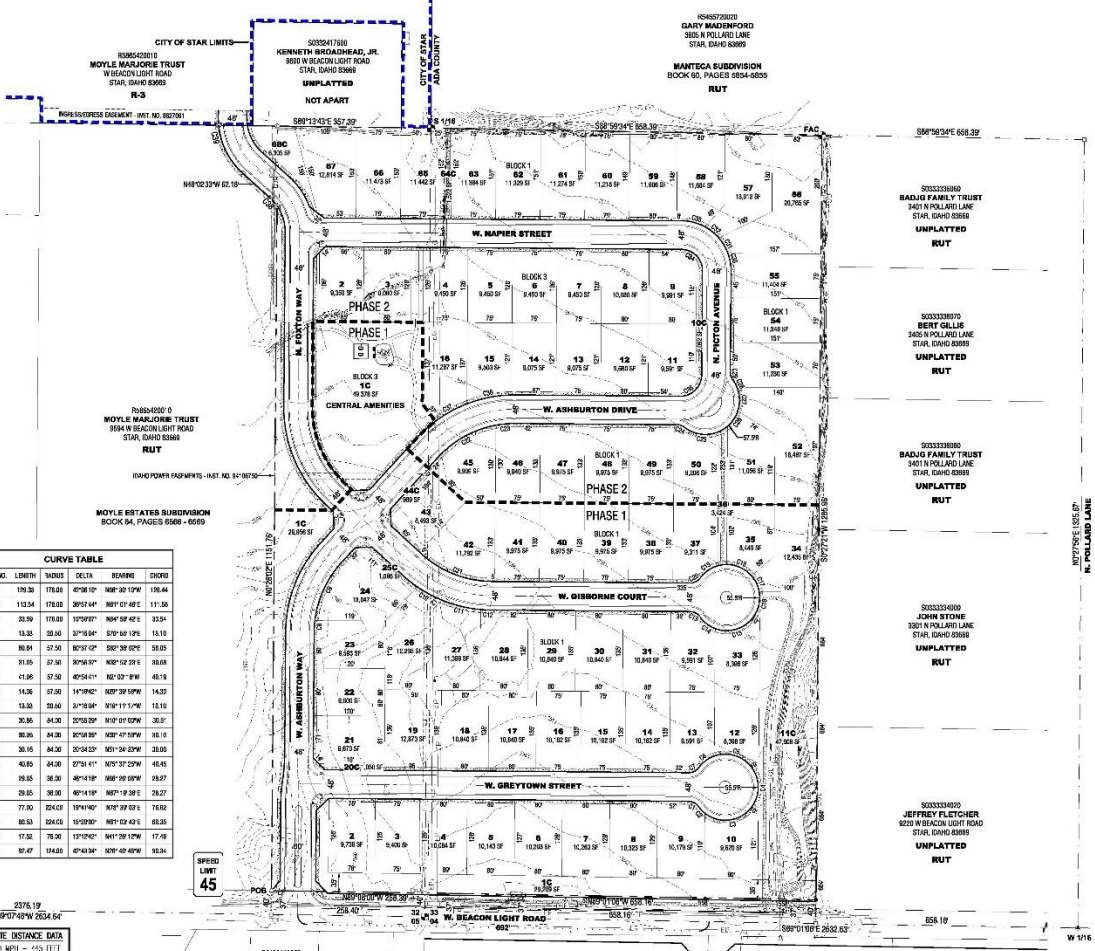
## PRELIMINARY PLAT MOYLE ESTATES SUBDIVISION NO. 2

ADA COUNTY, IDAHO  
A RESUBDIVISION OF LOT 2, BLOCK 1, MOYLE ESTATES SUBDIVISION  
LOCATED IN THE SE 14 OF SECTION 32, T.5N., R.1W., B.M.,  
ADA COUNTY, IDAHO  
2020



**LEGEND**

- SECONDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PROPERTY LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CURB LINE
- PROPOSED VERTICAL CURB
- PROPOSED ROLLED CURB
- PROPOSED STORM DRAIN LINE AND MANHOLE
- EXISTING STORM DRAIN LINE AND MANHOLE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING PRESSURE IRRIGATION LINE
- PROPOSED GRAVITY IRRIGATION
- EXISTING GRAVITY IRRIGATION
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING PRESSURE IRRIGATION LINE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- SECTION LINE
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LOT LINE
- EXISTING EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING VERTICAL CURB
- EXISTING ROLLED CURB
- EXISTING 3" CONTOUR
- EXISTING 1" CONTOUR
- EXISTING TOP OF BANK
- EXISTING BOTTOM OF BANK
- EXISTING FENCE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING OVERHEAD POWER OR UTILITY POLE



**CURVE TABLE**

CURVE NO.	LENGTH	RAADIUS	DELTA	BEARING	CHORD
C1	19.38	95.50	54°09'57"	N67°19'27"W	18.86
C2	15.87	95.50	19°22'52"	N42°32'09"W	15.81
C3	69.91	95.50	18°29'27"	S73°27'27"W	62.83
C4	80.83	95.50	62°09'27"	S0°28'40"W	67.87
C5	78.31	95.50	77°49'31"	S71°11'10"E	79.44
C6	95.88	95.50	34°08'50"	N52°21'22"E	82.58
C7	19.38	95.50	54°09'57"	N67°21'37"E	18.86
C8	19.78	176.00	17°59'57"	N0°38'05"E	18.77
C9	188.56	176.00	22°09'57"	N64°43'04"E	187.79
C10	47.44	284.00	12°02'57"	S81°39'05"E	47.02
C11	57.85	284.00	17°21'10"	S70°18'27"E	57.10
C12	17.86	284.00	4°34'09"	S87°18'10"E	17.80
C13	19.38	95.50	54°09'57"	S82°39'27"E	18.86
C14	35.87	95.50	34°08'50"	S62°57'49"E	32.88
C15	78.31	95.50	77°49'31"	N07°04'40"E	79.44
C16	40.32	95.50	41°37'29"	N12°57'41"E	39.44
C17	29.88	95.50	32°58'49"	N32°34'27"W	28.81
C18	47.82	95.50	47°08'17"	N62°37'01"W	46.45
C19	36.47	95.50	37°28'57"	N02°09'09"W	35.69
C20	19.38	95.50	54°09'57"	S02°27'57"W	18.86

**CURVE TABLE**

CURVE NO.	LENGTH	RAADIUS	DELTA	BEARING	CHORD
C21	19.38	176.00	17°59'57"	N68°30'12"W	19.44
C22	113.34	176.00	18°27'44"	N01°10'48"E	111.56
C23	23.19	176.00	12°09'27"	N64°59'42"E	23.54
C24	13.33	50.00	37°18'54"	N70°19'12"E	13.10
C25	88.84	57.50	82°07'42"	S82°39'22"E	88.65
C26	91.85	57.50	10°56'51"	N82°52'28"E	93.68
C27	41.88	57.50	40°54'11"	N2°52'31"W	41.19
C28	14.36	57.50	14°19'42"	N67°39'09"W	14.33
C29	13.38	50.00	37°18'54"	S71°11'14"E	13.16
C30	32.36	84.00	22°02'57"	N10°19'59"E	32.30
C31	38.36	84.00	26°58'50"	N02°10'59"E	38.10
C32	38.16	84.00	25°54'21"	N01°34'29"E	38.00
C33	40.81	84.00	27°31'41"	N01°32'29"W	40.43
C34	29.85	86.00	18°14'18"	N68°30'09"E	29.87
C35	29.85	86.00	18°14'18"	N67°19'28"E	29.87
C36	77.00	284.00	18°14'18"	N72°39'28"E	75.62
C37	85.53	284.00	19°29'40"	N01°52'42"E	83.35
C38	17.32	78.00	13°12'42"	N41°29'12"W	17.19
C39	87.47	184.00	18°48'34"	N02°40'29"E	86.34

**SITE DISTANCE DATA**

40 MPH = 445 FEET  
45 MPH = 500 FEET

# 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**

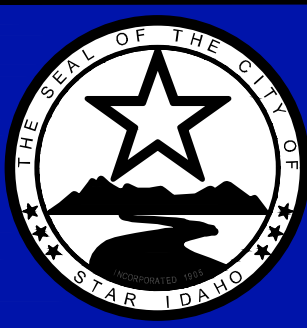
- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

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

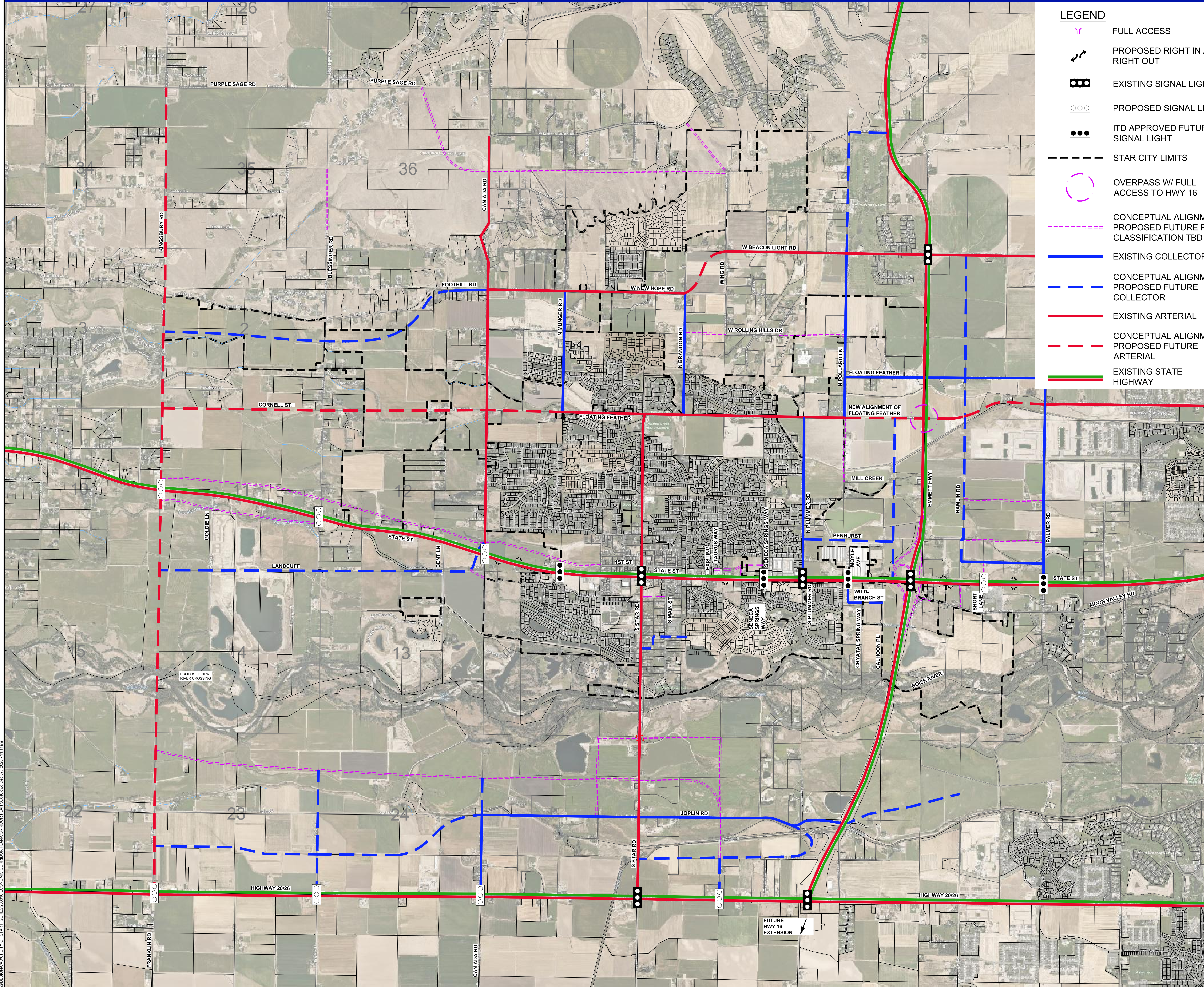
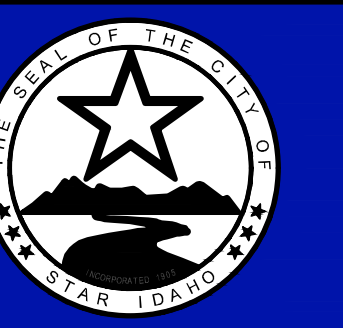
## Request for Appeal of Staff Decision

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.





# CITY OF STAR



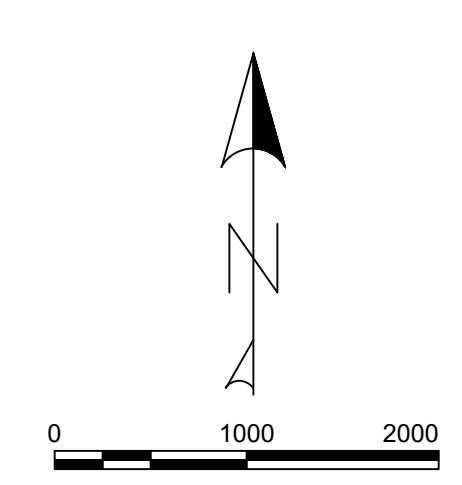
### LEGEND

- FULL ACCESS
- PROPOSED RIGHT IN / RIGHT OUT
- EXISTING SIGNAL LIGHT
- PROPOSED SIGNAL LIGHT
- ITD APPROVED FUTURE SIGNAL LIGHT
- STAR CITY LIMITS
- OVERPASS W/ FULL ACCESS TO HWY 16
- CONCEPTUAL ALIGNMENT PROPOSED FUTURE ROAD CLASSIFICATION TBD
- EXISTING COLLECTOR
- CONCEPTUAL ALIGNMENT PROPOSED FUTURE COLLECTOR
- EXISTING ARTERIAL
- CONCEPTUAL ALIGNMENT PROPOSED FUTURE ARTERIAL
- EXISTING STATE HIGHWAY

### NOTES:

1. MAP DEPICTS PROPOSED CONCEPTUAL ALIGNMENTS OF FUTURE COLLECTORS, ARTERIALS, AND ACCESS POINTS AND TRAFFIC SIGNALS.
2. FINAL LOCATION OF PROPOSED ROADS, DRIVEWAYS AND SIGNALS ALL SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENT AGENCIES HAVING JURISDICTION.
3. PROPOSED ROAD ALIGNMENTS AND SIGNALS ARE SUBJECT TO BE MODIFIED DEPENDING UPON SPECIFIC DEVELOPMENT PROPOSALS.
4. LOCATE SIGNAL LIGHT AT HAMLIN ROAD OR SHORT LANE WITH APPROPRIATE RIGHT IN / RIGHT OUT.
5. RECLASSIFY PLUMMER ROAD AND POLLARD LANE BETWEEN BEACON LIGHT AND STATE STREET AS A MINOR ARTERIAL.
6. RECLASSIFY W. WILDBRANCH ST. AS A COLLECTOR.
7. CLASSIFY FOOHILL RD. AND NEW HOPE RD. WEST FROM WING RD. AS A MINOR ARTERIAL.
8. PEDESTRIAN CROSSING SIGNAL LOCATIONS TO BE DETERMINED ALONG STATE STREET CORRIDOR.
9. PROVIDE FOR FUTURE PARK & RIDE (VRT) LOCATIONS AT HWY 44 & 20/26.

**APPROVED BY STAR CITY COUNCIL ON \_\_\_\_\_**



Star Economic Corridors Access and Roadway Connection Management Plan - 12-07-2020 - 11:11am  
 Star Economic Corridors Access and Roadway Connection Management Plan - 12-07-2020 - 11:11am  
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