

NOTICE OF STAR CITY COUNCIL MEETING

Star City Hall
June 2, 2020
7:00 pm

AGENDA

1. CALL TO ORDER (Welcome/Pledge of Allegiance)
2. ROLL CALL
3. APPROVAL OF AGENDA (Approval of Agenda as it stands/Amend Agenda) **Action Item**
4. 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 September 3, 2019
 - B. Claims Against the City for May 2020
 - C. Final Plat – Greiner’s Hope Springs Subdivision, Phase 1 (FP-20-09)
5. PRESENTATION – Bob McQuade, Ada County Assessor
6. OLD/NEW BUSINESS **Action Items**
 - A. Public Hearing: Ryken Meadows Subdivision
(AZ-20-08/PP-20-08/FP-20-10/PR-20-02)
 - B. Public Hearing: Moon Valley Estates Subdivision
(AZ-20-06/DA-20-02/MOD/PP-20-03)
 - C. Public Hearing Moon Valley Commons Subdivision
(PP-20-05/DA-20-02 MOD)
7. REPORTS
8. ADJOURNMENT **Action Item**

Limited seating will be available for the public to attend 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. This link will be posted by Tuesday, June 2, 2020. Information on how to attend and participate in the public hearing remotely will be posted to the City of Star website, staridaho.org. The public is always welcome to submit comments in writing

**Star City Council
Meeting Minutes
September 3, 2019**

The regular meeting of the Star City Council was held on September 3, 2019 at 7:00 pm at Star City Hall, 10769 W. State Street in Star, Idaho. Mayor Chad Bell called the meeting to order and all stood for the Pledge of Allegiance.

Roll Call: Councilmen David Hershey, Michael Keyes, Trevor Chadwick, and Kevin Nielsen were present.

Approval of the Agenda: Chadwick moved to approve the agenda, Keyes seconded the motion. All ayes: motion carried.

Consent Agenda: Chadwick moved to approve the Consent Agenda consisting of: Regular Meeting Minutes of August 20, 2019 and Claims against the City for August 2019, Keyes seconded the motion. Keyes asked for an explanation for the \$5875.00 charge for ALC Architecture and the \$3906.25 charge for Calyx-Weaver & Associates. Chadwick explained the charge for ALC Architecture was for preliminary plans for the Community Rec Event Center and Calyx-Weaver is for the HR consultant they have hired. All ayes: motion carried.

Presentations/Public Input:

Boise River Enhancement - Zack ??, with Boise River Enhancement Network (BREN), noted the Boise River is a priceless treasure for the Treasure Valley and we are battling with the health of the river. The primary purpose of BREN is ecological enhancement of the river and their vision is a healthy Boise River that enriches the quality of life of those who live in the watershed. They help stakeholders with projects that enhance wetland, riparian habitat and wildlife in the community and look forward to working with Star.

Michael Olmsa, Chairman of the BREN Coordinating Team, explained one of the first things the BREN team did was a study of the river to understand its current condition and what it can provide. Four key issues they looked at was the geomorphology or the physical shape of the river, the fisheries and aquatic habitat, the wetland and riparian habitat, and the water quality. Part of this plan identifies items that can be improved and BREN works with municipalities and landowners to improve their habitats. He noted now is the time to focus on the river to work with water quality and the eco system and encouraged the City to sit down with them to see what they can do to benefit the river.

Susan ?? pointed out they are all volunteers in the organization and their plan is on their website for review. They were invited here to answer the question what can Star do. One thing is to help BREN provide some education to the citizens. Secondly she urged them to think about how they can stop people from building in the river and along the floodplains to protect them from flooding. They can work with the City on floodplain protection.

Keyes noted he felt they would be a great group for them to get involved with and use in an advisory capacity.

Nielsen mentioned they take into consideration in their ordinances the floodplain and asked if there was anything Star currently has or does not have that would be detrimental to the Boise River or are they just here to explain what they do and are about and want to work with us. Susan stated more of the latter and noted they have not read through the City's ordinances and don't know anything specific regarding setbacks and building guidelines in floodplain. Olsma noted they need to look at more than just lines on a map; they need to be aware the river moves out of the floodplain.

Committee Reports – Jennifer Salmonsens, stated the Economic Development Committee did not meet in August due to a mix up with keys to City Hall and they could not get in. They will be meeting next Wednesday.

Mike Olsen, Chairman of the Beautification and Community Relations Committee, stated in regard to the dog park they have received communication with Keyes and Chadwick and they should get together to get on point on what direction to go. He thanked everyone who attended the Star Merc Recognition ceremony. The Make Star Shine Day is scheduled for October 16. The quarterly recognition plaque at City Hall needs to be updated and he wondered who is responsible for doing this. Olsen extended an invitation to everyone to attend the next Saturday Market this coming Saturday.

Public Input - Richard Linhart, 484 S. Devon Avenue, Star, Idaho, stated he had proposed a model bee ordinance to the City and wondered where it stands. Legal Counsel, Chris Yorgason, stated he has been researching information for the ordinance and should have it to the Council for the next meeting.

Old/New Business:

Moon Valley Development Agreement Discussion – Mayor Bell asked City Planner, Shawn Nickel, to lead the discussion. Nickel stated they worked with the developer and got the wording for the pathway easements in place. Another outstanding item was having multifamily use be an allowed use and not a conditional use. He wanted to make sure the Council was comfortable with this.

Mark Tate, 1087 W. River Street, Suite 310, Boise, Idaho gave some background on the project, recapped where the project is and noted it included a Comp Plan amendment requesting the various zonings placed on the property be changed to mixed use with a development agreement. He pointed out Nickel is referring to the land-use table in the appendix of the development agreement as to what the allowable uses are in the mixed-use area. Not having the development agreement could create a lot of uncertainty for residents. He noted the development agreement also addresses greenbelt access, dark sky lighting and a reserve study.

Concern was expressed with multi-family being a permitted use and with the density. Nickel noted they will still have to do zoning certificates to make sure they are in compliance with City ordinances. Nielsen noted recalling they discussed they would need to come back later to discuss; and by having them conditionally approved the Council will have a chance to review and possibly condition. Tate noted they would have to meet the zoning ordinance conditions and

there would be design review. Nielsen stated by taking away the conditional use process it could leave them open to do whatever they wanted. The idea is for them to bring a design to the City, they review it and at that time may place additional conditions if required. Keyes stated he recollected the Council desired some commercial on that part of the property and if they allow mixed-use from the get-go it has been his experience if they have the option to do high density over commercial, they opt to come back with high density. He stated he would like to revisit having some commercial on the property.

Council and Tate further discussed the mixed-use zoning, the possibility of multi-family, the need for commercial and that the applicant was to bring back a plan for review. It was noted the preliminary plat did not cover this portion of the property; but a development agreement and the zoning applies to the entire property. It was decided to review the transcript of the previous discussion, have legal counsel review the process, and have multi-family be a conditional use.

Public Hearing: Tarrytown Subdivision (PP-19-04/FP-19-08) - Mayor Bell explained this application for a commercial lot requesting to be split into two commercial lots. The NAPA Auto Parts is already on the west pad. Mayor Bell asked the Council if they had any exparte contact or conflicts of interest; hearing none he declared the public hearing open.

Applicant: Crystal McDaniel, Accurate Surveying and Mapping, 1602 W. Hayes Street, Boise, Idaho stated she is the planner on this project. The property is located at 11449 W. State Street, is 1.18 acres in size, current zoning is C2, and their pressurized irrigation will tie into the Bi-Mart lot. They are asking to have the original lot split into two lots, with the NAPA Auto Parts currently being built on the west lot. Parking was discussed and whether there was a shared agreement with Bi-Mart. McDaniel stated she would need to check into whether there was an agreement.

Public Testimony: Brian Watt, 350 N. 9th Street, Boise, Idaho stated he is with Rocky Mountain Management, who are a part of NAPA Store LLC. He stated that to his recollection they had to self-park for the two lots; that there was no cross-parking agreement with Bi-Mart.

Mayor Bell closed the public hearing and Council moved to deliberations.

Chadwick motioned to approve Preliminary Plat PP19-04 and Final Plat FP19-08 for the Tarrytown Subdivision with the conditions listed in the staff report, Hershey seconded the motion. Keyes stated he would like it clarified with City staff regarding the parking and make it a condition of approval that parking is covered. Nickel stated he would check into the parking and make sure there is a cross access easement appropriate for this site. All ayes: motion carried.

Public Hearing: Stonecrest Subdivision (AZ-19-06/PP-PUD-19-01) - Mayor Bell asked the Council if they had any exparte contact or conflicts of interest; hearing none he declared the public hearing open. Nickel pointed out they did not have a staff report from ACHD at this time and he had suggested Chris Todd move forward with his presentation, knowing a decision would probably not be made tonight, in case the Council had additional items for him to bring back.

Applicant: Chris Todd, 53 N. Plummer Road, Star, Idaho noted the property is contiguous to the City limits through the Pinewood Subdivision. They will have services with the Star Sewer and Water District at Bridger Bay and that will extend to CanAda Road. Todd stated they have met with ITD and ACHD, have made the changes they requested, and been given verbal approval for an approach permit. He has been in communication with the Fire Department, Chief Timinsky, regarding a second emergency access point. Todd explained the Comp Plan designated this area as commercial and explained they are requesting a PUD due to design restraints. The Pinewood Subdivision was concerned with high density and wanting them to match their homes to what is next to them. They are proposing to have a variety of housing types and various setbacks. Todd noted they are looking at having five acres of commercial along State Street and reviewed possible building styles. He reviewed the proposed preliminary plat with commercial up front, townhouses in the middle, and single-family residents to the side and back. They felt this was the best plan for having buffering to the commercial. Discussion was held regarding ITD not having a report yet and the possibility of CanAda tying into this property. Todd stated in their discussions with ACHD they indicated they will not be extending CanAda past State Street due to the Lawrence Kennedy Canal, Idaho Power's property to the west and due to the expense. Todd was asked if they would be putting in sidewalks along Highway 44 after which a discussion regarding open ensued and Todd explained the possibility of a sidewalk running from the north-west corner to basically the intersection in Stonecrest and throughout the property and eventually connect to Pinewood at Highbrook. Discussion held regarding increasing open space, connectivity of trails, buffer areas, fencing and their working with the irrigation company regarding what they may allow done with the ditch. They will look to present a plan for the next meeting following Council suggestions.

Public Testimony: Dan Sample, 12080 W. State Street, Star, Idaho encouraged the Council to delay approving as he would like to see at least half of the property be commercial, see the ingress/egress moved farther east to be at the halfway point of the property, and they need to contact the Middleton Mill Irrigation and work out what can be done with that lateral as it appears to be underneath their triplexes. More than likely the irrigation company will want the lateral left open to catch access irrigation water. Also, they need to update their residence mailing list as he lives across the road and was not notified of any meetings.

Rebuttal: Todd stated he has met with the ditch rider but not with the board regarding the lateral. He explained how the lateral flows and made assurances everyone will get their water. He stated their initial plan was to put that water into a pond and pump from it for pressurized irrigation to this property. He assured everyone they would be meeting with Middleton Mill Irrigation to work out details. He explained the access to the property was actually moved slightly west due to comments from ITD and ACHD. They plan to have a cross access parking agreement between the two commercial lots. Todd stated he will make sure Sample is on their notification list. There was discussion regarding the design of the entry way and Todd stated ITD would require them to improve five-hundred feet in both directions and did not want them to put in an island. Keyes asked about the timing of the commercial. Todd stated the developer plans to build commercial on lot 2 concurrently with residential. They are looking to sell the other lot to be developed by another developer. Keyes asked if they would be bringing in enough fill to match the grading with Pinewood. Todd stated he was not sure they would match but they will be looking at raising the grade above the floodplain. Keyes reviewed some of the provisions in the new Comprehensive Plan regarding the Central Business District and felt the plan didn't

quite meet the guidelines and he particularly wanted to address pedestrian and bicycle access. Todd explained some possibilities and some of the areas where they have planned access and noted it was not suitable to cross the highway at this time due to no signal. Todd addressed concerns for putting apartments on the second story of the commercial buildings versus commercial on the second story and explained parking can become an issue and would the market in Star accept this type of plan. It is something they are willing to consider and suggested possibly putting something in the development agreement or make a condition that if they can't get these places leased for market rents that they would be allowed to do some sort of live/work. Discussion held regarding the amount of ground for commercial versus residential and Todd pointed out the commercial is actually slightly more than the residential. Todd noted Pinewood Lake residents asked for a buffer between their residential and the commercial, so they are proposing triplexes and then single-family residences against patio homes in Pinewood. Council reiterated their concern that this is a major commercial corridor and they would like to see more commercial; following discussion Todd stated he would have to discuss with the owner.

Chadwick moved to table this application till the second meeting in September, which will be September 17, 2020, Nielsen seconded the motion. Keyes wanted to clarify to Todd that they are looking for them to redesign the entrance to be more like a parkway entrance, to possibly have some alignment with ITD regarding the sidewalks, it be more of a bicycle community, they work with Pinewood Lake neighbors for access for them to fix their backyard slopes, they work with City staff on an architectural overlay district, and Council wants to see staff reports from ITD and ACHD. All ayes: motion carried.

Public Hearing: Star Storage Conditional Use Permit (CU-19-11) - Mayor Bell asked the Council if they had any exparte contact or conflicts of interest; hearing none he declared the public hearing open.

Applicant: Drew Newnham, 549 S. Star Road, Star, Idaho stated they purchased the ground to the north and would like to expand the existing Star Storage RV parking to meet the demand. The RV parking will be as far back as possible from the road and up against the sewer treatment plant. Chadwick asked Newnham if he had seen the Fire Department letter regarding fire hydrants. Newnham stated he would work with them.

Public Testimony: No one from the public spoke.

Mayor Bell closed the public hearing and Council moved to deliberations.

Nielsen moved to approve file CU-19-11 a Conditional Use Permit for Star Storage, Chadwick seconded the motion. All ayes: motion carried.

Ordinance No. 294 2019-2020 Appropriations - Hershey moved that pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 294 be considered after reading once by title only, Nielsen seconded the motion. Roll Call: Hershey – aye, Keyes – aye, Chadwick – aye, Nielsen – aye: motion carried.

Chadwick moved to approve Ordinance No. 294, an Ordinance to be termed the Annual Appropriation Ordinance of the City of Star, Idaho, for the fiscal year commencing October 1, 2019, and ending on September 30, 2020, appropriating sums of money in the aggregate amount of \$5,109,132.00 to defray all necessary expenses and liabilities of the City of Star for said fiscal year; specifying the object and purposes for which such appropriations are made and the amount appropriated for each object and purpose; authorizing the certification to the County Commissioners of Ada & Canyon Counties, Idaho, the amount of \$1,306,208.00 property taxes to be levied and assessed upon the taxable property in the City; providing for the filing of a copy of this Ordinance with the office of the Idaho Secretary of State as provided by law; providing for publication; and providing an effective date, Keyes seconded the motion. Keyes noted in Section 3 it shows as 2010 fiscal year and should be 2020 fiscal year. All ayes: motion carried.

Resolution 2019-08 Law Enforcement/Prosecuting Attorney Agreement - Chadwick moved to approve Resolution 2019-08 a Resolution of the City of Star, Idaho approving an agreement between the Ada County Sheriff's Office, the Ada County Prosecuting Attorney's Office and the City of Star for law enforcement duties, services, and functions as well as prosecution services within its boundaries; and providing for an effective date, Nielsen seconded the motion. All ayes: motion carried.

Ordinance No. 295 Amended Flood Plain Ordinance - Nielsen moved that pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 295 be considered after reading once by title only, Hershey seconded the motion. Roll Call: Hershey – aye, Keyes – aye, Chadwick – aye, Nielsen – aye: motion carried.

Nielsen moved to approve Ordinance No. 295, an Ordinance of the City of Star, Idaho, a municipal corporation of the State of Idaho, amending Star City Code Title 10, "Flood Control", Article III Section B: Basis for Special Flood Hazard Areas; to include Ada County; amend recreational vehicles temporary placement; providing for severability; and providing an effective date, Keyes seconded the motion. Chadwick clarified they are changing “and” to “or”. All ayes: motion carried.

Ordinance No. 296 Iron Mountain Estates - Hershey moved that pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 296 be considered after reading once by title only, Keyes seconded the motion. Roll Call: Hershey – aye, Keyes – aye, Chadwick – aye, Nielsen – aye: motion carried.

Hershey moved to approve Ordinance No. 296, an Ordinance annexing to the City of Star certain real property owned by Todd Campbell Construction, located in the unincorporated area of Ada County, Idaho, and contiguous to the City of Star; generally located at the northeast corner of Pollard Lane and Floating Feather Road in Star, Idaho; Ada County parcel number R7747350650; establishing the zoning classification of the annexed property as residential (R3) of approximately 15.64 acres; directing that certified copies of this ordinance be filed as provided by law; providing for related matters; and providing an effective date, Keyes seconded the motion. Hershey, Keyes, Chadwick ayes, Nielsen nay: motion carried.

Reports:

Council: Chadwick made Council aware they have met with Ada County Highway District and are still trying to work out days to do a field trip out here.

Hershey state he had met with the solid waste folks at the landfill and did a tour.

Chief Vogt reminded the Council the Sheriff's Department is updating their mobile computers and will be rotating cars around as they try out three different computer systems. The new parking ordinance has been in place for a few weeks and they are working on educating citizens before they start issuing citations, which now has more teeth. He discussed City fines and stated he is working with Ward on having a flat fee plus court costs. This will make it easier for officers issuing citations.

Mayor: Mayor Bell reported he attended the Treasure Valley Partners meeting and they talked about drug enforcement being prosecuted through the Federal system and this is would be a model for other states. He attended the COMPASS Board of Directors meeting and they voted to accept the Air Quality Board as part of COMPASS. The Mayor reminded everyone of the meeting this coming Thursday with the Ada County Commissioners.

Adjournment: The Mayor adjourned the meeting at 9:20 pm.

Approved:

Respectfully submitted:

Charlten Bell, Mayor

Kathleen Hutton, Deputy City Clerk

City of Star
Unpaid Bills Detail
As of May 27, 2020

	<u>Type</u>	<u>Date</u>	<u>Split</u>	<u>Open Balance</u>
A & B Lock & Key				
	Bill	05/26/2020	419.61 · Maintenance & Repair - Building	<u>36.00</u>
Total A & B Lock & Key				36.00
Ada County Highway District				
	Bill	05/27/2020	419.54 · ACHD Impact Fee	<u>75,432.00</u>
Total Ada County Highway District				75,432.00
Ada County Prosecutors Office				
	Bill	05/26/2020	416.00 · Legal	<u>2,500.00</u>
Total Ada County Prosecutors Office				2,500.00
Ada County Sheriff's Office				
	Bill	05/26/2020	450.50 · Police	<u>85,524.00</u>
Total Ada County Sheriff's Office				85,524.00
Batteries & Bulbs				
	Bill	05/26/2020	419.60 · Maintenance & Rep	<u>15.80</u>
Total Batteries & Bulbs				15.80
Blue Cross of Idaho				
	Bill	05/26/2020	415.25 · Health Ins	<u>9,697.50</u>
Total Blue Cross of Idaho				9,697.50
Brady Industries				
	Bill	05/26/2020	419.61 · Maintenance & Repair - Building	<u>893.82</u>
Total Brady Industries				893.82
BuyWyz				
	Bill	05/26/2020	419.31 · Supplies	<u>226.68</u>
Total BuyWyz				226.68
Century Link				
	Bill	05/26/2020	419.51 · Telephone	<u>180.69</u>
Total Century Link				180.69
Christopher Yorgason				
	Bill	05/26/2020	416.00 · Legal	<u>3,240.00</u>
Total Christopher Yorgason				3,240.00
Clearly				
	Bill	05/26/2020	419.51 · Telephone	<u>228.35</u>
Total Clearly				228.35

City of Star
Unpaid Bills Detail
As of May 27, 2020

	<u>Type</u>	<u>Date</u>	<u>Split</u>	<u>Open Balance</u>
Committed Caseworks and Events				
	Bill	05/26/2020	418.20 · Civic Promotion & Dev-fund rais	<u>3,700.00</u>
Total Committed Caseworks and Events				3,700.00
Computer Consulting Associates				
	Bill	05/26/2020	419.42 · Professional Services	<u>1,414.00</u>
Total Computer Consulting Associates				1,414.00
Dan's Pump and Filter, LLC				
	Bill	05/26/2020	419.60 · Maintenance & Rep	<u>650.25</u>
Total Dan's Pump and Filter, LLC				650.25
Dana Partridge				
	Bill	05/26/2020	419.42 · Professional Services	<u>2,902.50</u>
Total Dana Partridge				2,902.50
DMH, Enterprises				
	Bill	05/27/2020	424.50 · Plumbing Inspector	<u>6,398.31</u>
Total DMH, Enterprises				6,398.31
ECI Contractors				
	Bill	05/27/2020	424.40 · Electrical Inspector	<u>11,604.90</u>
Total ECI Contractors				11,604.90
Express Employment Professionals				
	Bill	05/27/2020	415.14 · Hourly - Temp	<u>4,368.00</u>
Total Express Employment Professionals				4,368.00
First Interstate Bank				
	Bill	05/26/2020	419.60 Mtnc & Rpr - 418.20 Civic Promo	<u>1,052.64</u>
Total First Interstate Bank				1,052.64
G & R Ag Products				
	Bill	05/26/2020	419.60 · Maintenance & Rep	<u>1,632.24</u>
Total G & R Ag Products				1,632.24
GameTime/Great Western				
	Bill	05/27/2020	419.60 · Maintenance & Rep	<u>1,778.55</u>
Total GameTime/Great Western				1,778.55
GovOffice				
	Bill	05/26/2020	419.44 · Subscriptions & Fees	<u>125.00</u>
Total GovOffice				125.00

City of Star
Unpaid Bills Detail
As of May 27, 2020

	Type	Date	Split	Open Balance
Idaho Correctional Industries				
	Bill	05/26/2020	419.31 · Supplies	<u>780.00</u>
Total Idaho Correctional Industries				780.00
Idaho Power - IDACORP				
	Bill	05/27/2020	419.52 · Utilities	<u>2,116.07</u>
Total Idaho Power - IDACORP				2,116.07
Idaho Statesman				
	Bill	05/26/2020	419.46 · Advertisement & Publ	<u>128.16</u>
Total Idaho Statesman				128.16
Intermountain Gas Company				
	Bill	05/26/2020	419.52 · Utilities	<u>165.28</u>
Total Intermountain Gas Company				165.28
JAG Tool & Equipment Rental				
	Bill	05/26/2020	419.60 · Maintenance & Rep	<u>72.00</u>
Total JAG Tool & Equipment Rental				72.00
JDK Plumbing LLC.				
	Bill	05/26/2020	424.50 · Plumbing Inspector	<u>65.00</u>
Total JDK Plumbing LLC.				65.00
Keller Associates				
	Bill	05/27/2020	419.42 · Professional Services	<u>4,245.00</u>
Total Keller Associates				4,245.00
Med-Tech Resource LLC.				
	Bill	05/26/2020	470.74 · Capital Expenditure-equip (COVID)	<u>235.08</u>
Total Med-Tech Resource LLC.				235.08
Mountain Alarm				
	Bill	05/26/2020	419.61 · Maintenance & Repair - Building	<u>65.00</u>
Total Mountain Alarm				65.00
Niki Dean				
	Bill	05/26/2020	432.10 · Instructors	<u>222.49</u>
Total Niki Dean				222.49
Paige Mechanical Group				
	Bill	05/26/2020	470.72 · Capital Expenditure-buildings	<u>3,770.07</u>
Total Paige Mechanical Group				3,770.07

City of Star
Unpaid Bills Detail
As of May 27, 2020

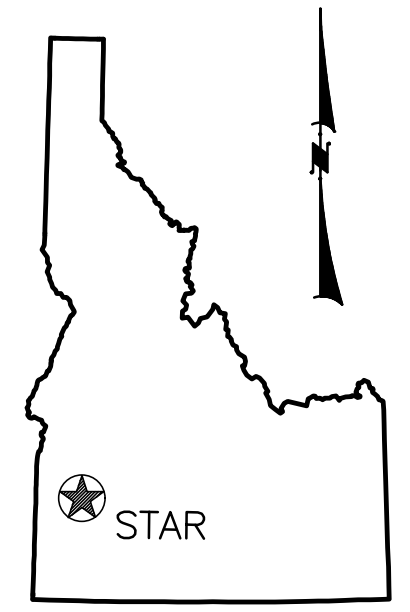
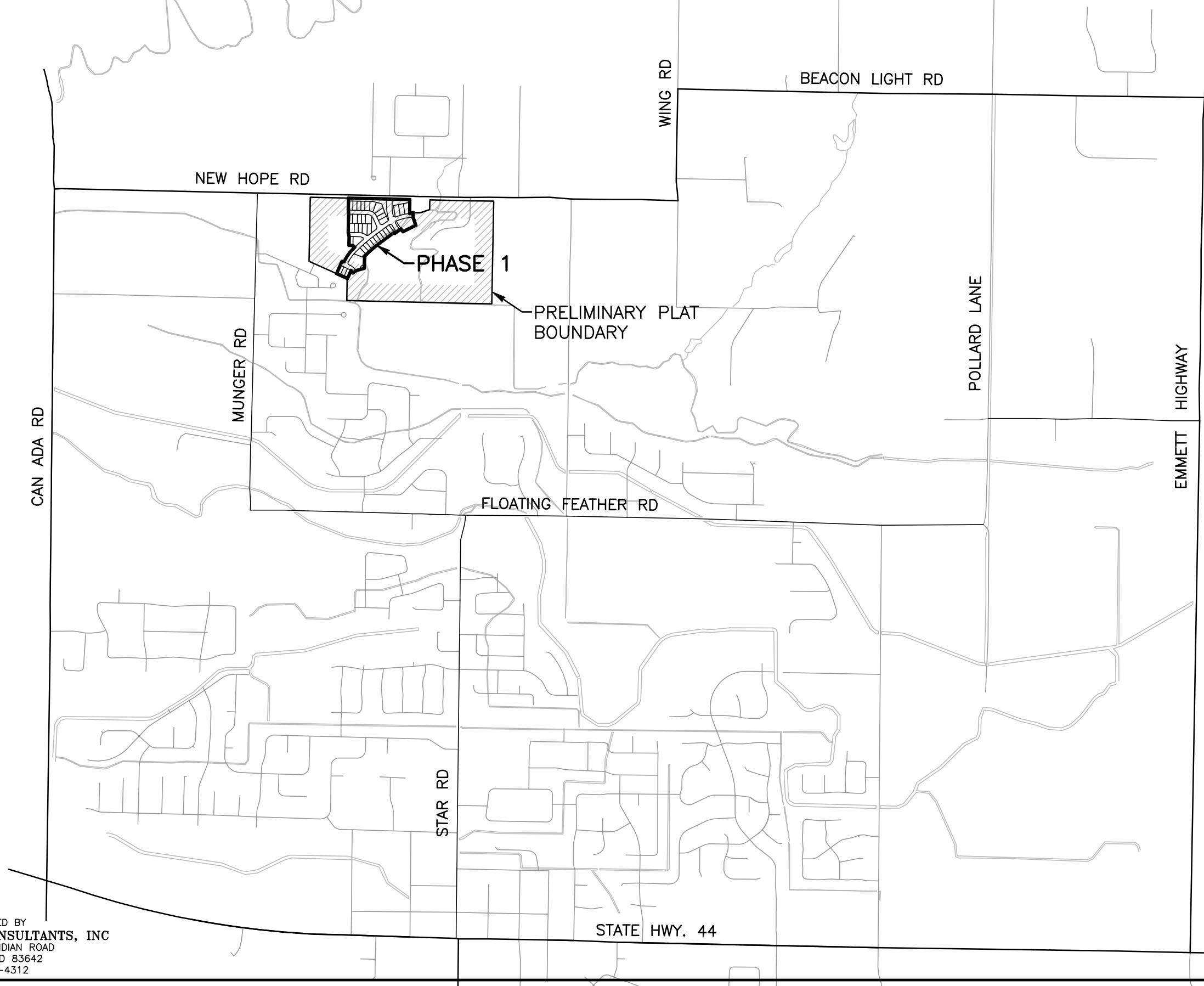
	<u>Type</u>	<u>Date</u>	<u>Split</u>	<u>Open Balance</u>
PortaPros				
	Bill	05/26/2020	432.18 Rec Equip-419.60 Mtrnc & Rpr	<u>340.80</u>
Total PortaPros				340.80
Republic Services				
	Bill	05/26/2020	419.52 · Utilities	<u>450.17</u>
Total Republic Services				450.17
RIMI Inc.				
	Bill	05/27/2020	424.60 · Mechanical Inspector	<u>8,277.60</u>
Total RIMI Inc.				8,277.60
Ron Weston				
	Bill	05/26/2020	432.14 · Equipment	<u>127.05</u>
Total Ron Weston				127.05
Sherwin Williams				
	Bill	05/26/2020	434.14 Rec Equip-419.60 Mtrnc & Rpr	<u>376.96</u>
Total Sherwin Williams				376.96
Silver Creek				
	Bill	05/26/2020	419.60 · Maintenance & Rep	<u>1,480.63</u>
Total Silver Creek				1,480.63
Sparklight				
	Bill	05/26/2020	419.51 · Telephone	<u>932.81</u>
Total Sparklight				932.81
Star Fire Department				
	Bill	05/27/2020	419.56 · Star Fire Impact Fees	<u>19,416.00</u>
Total Star Fire Department				19,416.00
Star Merc				
	Bill	05/26/2020	419.60 · Maintenance & Rep	<u>95.22</u>
Total Star Merc				95.22
Star Sewer District				
	Bill	01/28/2020	419.52 · Utilities	<u>54.38</u>
Total Star Sewer District				54.38
Star Storage				
	Bill	05/26/2020	432.14 · Equipment	<u>80.00</u>
Total Star Storage				80.00

City of Star Unpaid Bills Detail

As of May 27, 2020

	Type	Date	Split	Open Balance
Star Vet Clinic				
	Bill	05/26/2020	440.00 · Animal Control	1,400.00
Total Star Vet Clinic				<u>1,400.00</u>
Steve's Auto Care				
	Bill	05/26/2020	419.60 · Maintenance & Rep	378.88
Total Steve's Auto Care				<u>378.88</u>
Tates Rents				
	Bill	05/26/2020	419.60 · Maintenance & Rep	35.98
Total Tates Rents				<u>35.98</u>
Terminex				
	Bill	05/26/2020	419.61 · Maintenance & Repair - Building	112.00
Total Terminex				<u>112.00</u>
Treasure Valley Coffee				
	Bill	05/27/2020	419.31 · Supplies (COVID)	779.61
Total Treasure Valley Coffee				<u>779.61</u>
United Heritage				
	Bill	05/26/2020	217.06 · Health Insurance (Employee Ded)	88.68
Total United Heritage				<u>88.68</u>
Vanguard Cleaning				
	Bill	05/27/2020	419.61 · Maintenance & Repair - Building	546.00
Total Vanguard Cleaning				<u>546.00</u>
Verizon				
	Bill	05/26/2020	419.51 · Telephone	168.36
Total Verizon				<u>168.36</u>
Whitman & Assoc. Inc.				
	Bill	05/27/2020	424.20 · Building Inspector	14,518.70
Total Whitman & Assoc. Inc.				<u>14,518.70</u>
Winters Electric				
	Bill	05/26/2020	419.61 · Maintenance & Repair - Building	1,251.72
Total Winters Electric				<u>1,251.72</u>
Xerox				
	Bill	05/26/2020	419.31 · Supplies	23.58
Total Xerox				<u>23.58</u>
				<u><u>276,400.51</u></u>

VICINITY MAP
GREINERS NEW HOPE SUBDIVISION No. 1



PREPARED BY
CIVIL SURVEY CONSULTANTS, INC
2893 S. MERIDIAN ROAD
MERIDIAN, ID 83642
(208)888-4312

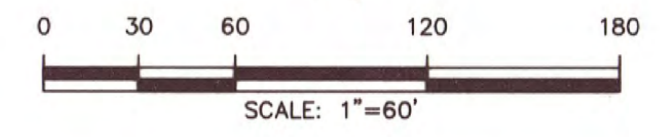
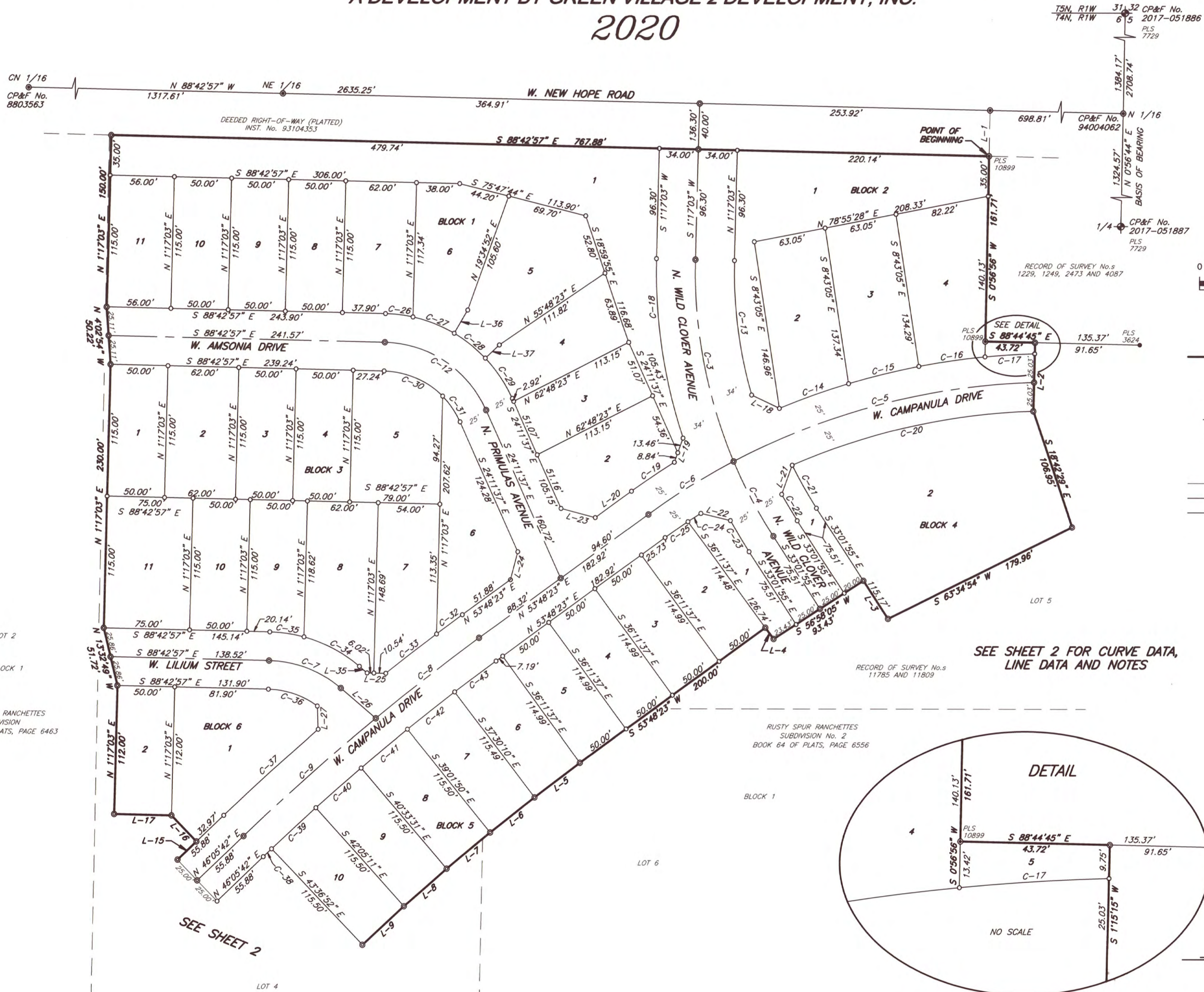
SCALE: 1"=1/4 MILE

GREINERS HOPE SPRINGS SUBDIVISION NO. 1

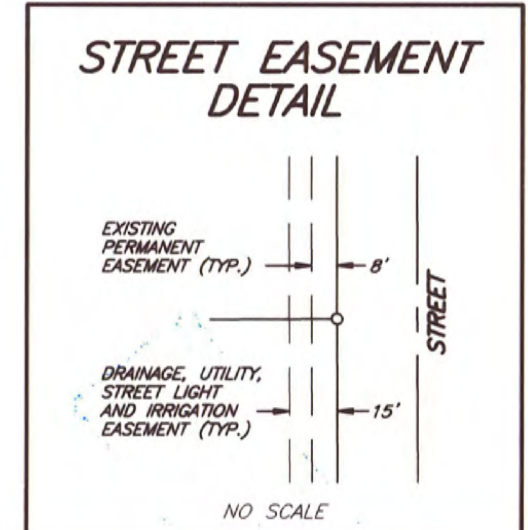
LOCATED IN THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND BEING A REPLAT OF A PART OF RUSTY SPUR RANCHETTES SUBDIVISION AND RUSTY SPUR RANCHETTES SUBDIVISION No. 2

A DEVELOPMENT BY GREEN VILLAGE 2 DEVELOPMENT, INC.

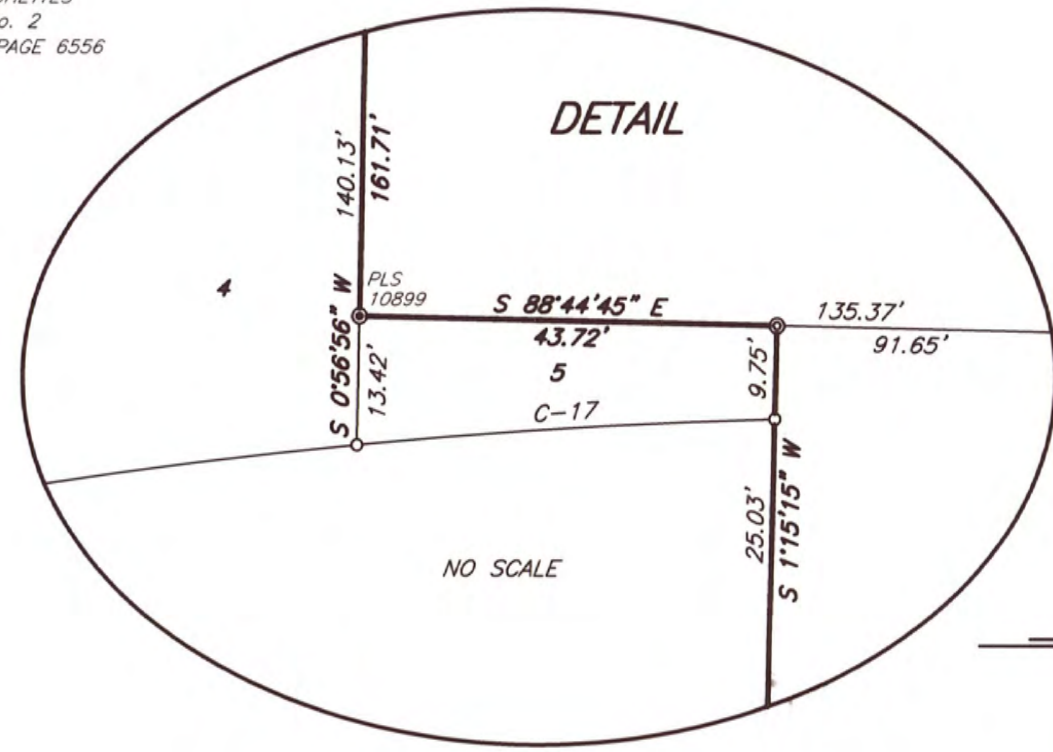
2020



- LEGEND**
- SUBDIVISION BOUNDARY
 - SET 5/8" IRON PIN WITH PLS 18780 PLASTIC CAP
 - FOUND 5/8" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS LABELED
 - ⊕ FOUND ALUMINUM CAP MONUMENT
 - FOUND 1/2" IRON PIN WITH PLASTIC CAP AS LABELED
 - SET 1/2" IRON PIN WITH PLS 18780 PLASTIC CAP
 - - - EASEMENT LINE
 - - - STREET CENTERLINE
 - LOT LINE



SEE SHEET 2 FOR CURVE DATA, LINE DATA AND NOTES



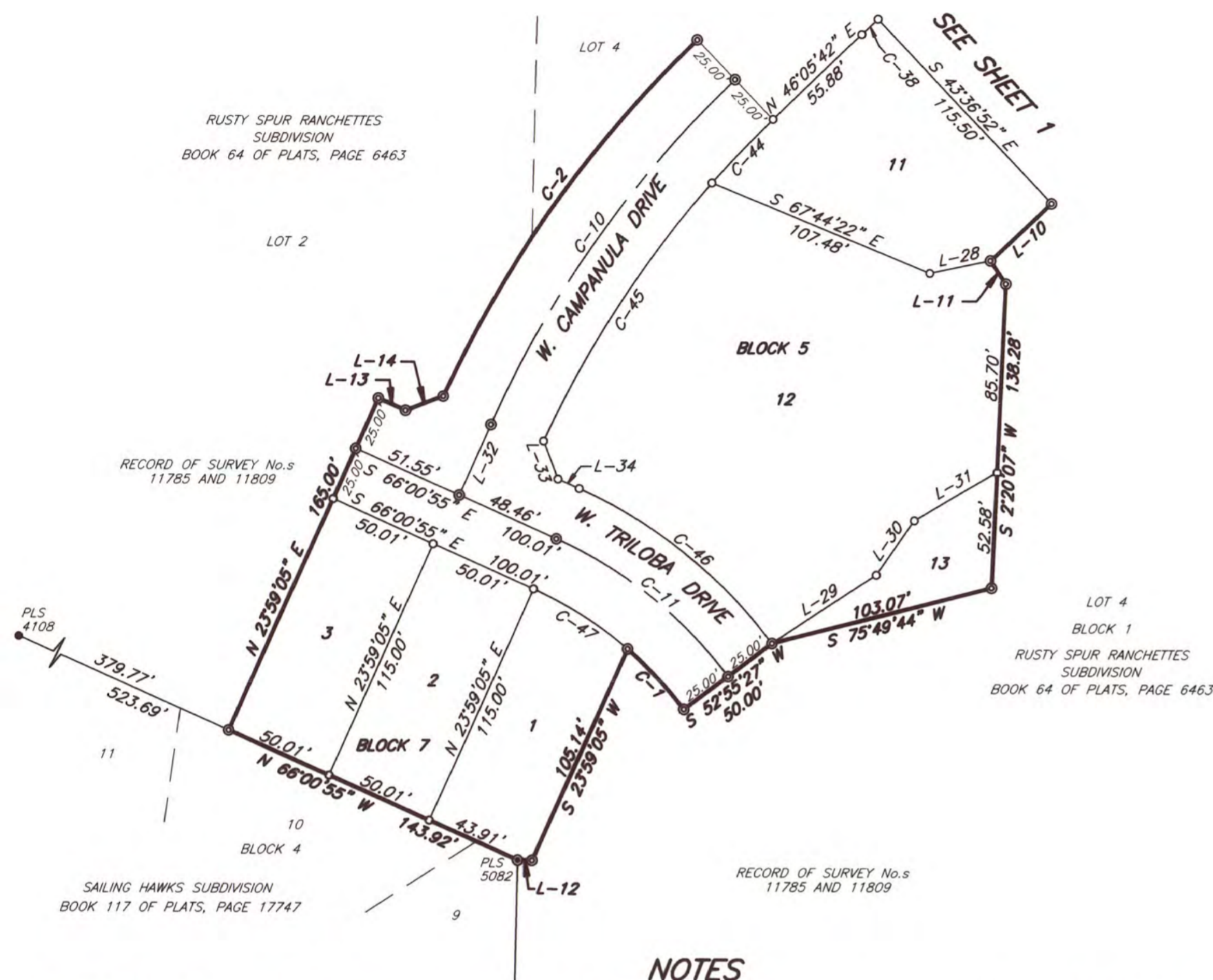
CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

GREINERS HOPE SPRINGS SUBDIVISION NO. 1

LOCATED IN THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND BEING A REPLAT OF A PART OF RUSTY SPUR RANCHETTES SUBDIVISION AND RUSTY SPUR RANCHETTES SUBDIVISION No. 2

A DEVELOPMENT BY GREEN VILLAGE 2 DEVELOPMENT, INC.

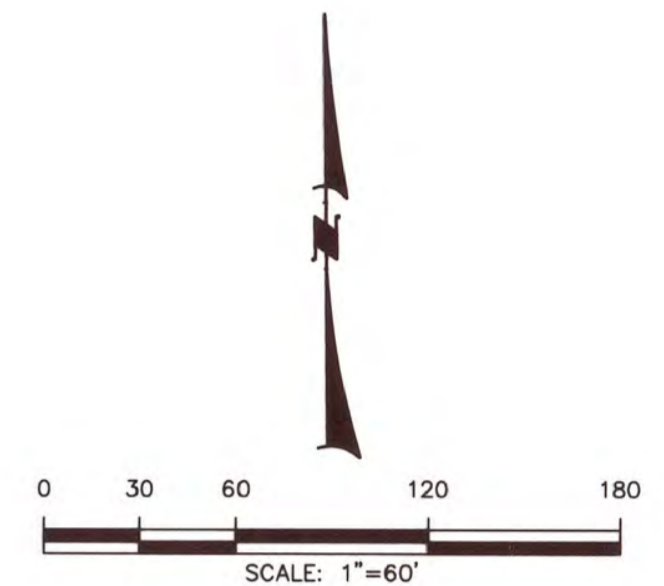
2020



SURVEYOR NARRATIVE

THE PLAT OF GREINERS HOPE SPRINGS SUBDIVISION WAS MADE AT THE REQUEST OF TUCKER JOHNSON, PRESIDENT OF GREEN VILLAGE 2 DEVELOPMENT, INC., AN IDAHO COMPANY. THIS SUBDIVISION IS A RE-PLAT OF A PART OF LOTS 2 AND 4 OF BLOCK 1 OF RUSTY SPUR RANCHETTES SUBDIVISION AS SHOWN IN BOOK 64 OF PLATS AT PAGE 6463 AND PART OF LOTS 5 AND 6 OF BLOCK 1 OF RUSTY SPUR RANCHETTES SUBDIVISION NO. 2 AS SHOWN IN BOOK 64 OF PLATS AT PAGE 6556 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO.

THE BOUNDARY LINES FOR THE PARCEL OF LAND OF WHICH CONTAINS THIS SUBDIVISION WERE ESTABLISHED FROM RECORD OF SURVEY NO.s 11785 AND 11809. THE MONUMENTS ALONG THE BOUNDARY AS SHOWN IN RECORD OF SURVEY NO.s 11785 AND 11809 FOR THIS SUBDIVISION WERE FOUND IN PLACE AND UNDISTURBED. THE REMAINING PROPERTY LINES WERE DEVELOPED AS PER THE OWNER AS SHOWN HEREON.



LEGEND

- SUBDIVISION BOUNDARY
- SET 5/8" IRON PIN WITH PLS 18780 PLASTIC CAP
- FOUND 1/2" IRON PIN WITH PLASTIC CAP AS LABELED
- FOUND 5/8" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS LABELED
- SET 1/2" IRON PIN WITH PLS 18780 PLASTIC CAP
- EASEMENT LINE
- - - STREET CENTERLINE
- LOT LINE



CIVIL SURVEY CONSULTANTS, INC.

2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

NOTES

1. ANNEXATION TO THE CITY OF STAR HAS BEEN REQUESTED AND THE CITY OF STAR MAY ANNEX THIS SUBDIVISION AT ANY TIME IN THE FUTURE.
2. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY _____.
3. ALL LOTS HAVE A 15 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, IRRIGATION AND STREET LIGHT PURPOSES CONTIGUOUS TO ALL PUBLIC STREETS. ALL SIDE LOT LINES HAVE A 5 FOOT WIDE EASEMENT ON EACH SIDE FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION PURPOSES. ALL REAR LOT LINES HAVE A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURIZED IRRIGATION PURPOSES. THE IRRIGATION EASEMENT IS RESERVED FOR THE GREINERS HOPE SPRINGS HOMEOWNERS ASSOCIATION. ALL OTHER EASEMENTS ARE AS SHOWN.
4. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
5. BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS TO BE FILED IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO.
6. REFERENCE RECORD OF SURVEY NUMBERS 1229, 1249, 2473, 4087, 11785, 11809, RUSTY SPUR RANCHETTES SUBDIVISION, RUSTY SPUR RANCHETTES SUBDIVISION NO. 2 AND SAILING HAWKS SUBDIVISION.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
9. LOTS ABUTTING PUBLIC RIGHT-OF-WAY ARE SUBJECT TO AN EXISTING PERMANENT EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INST. NO. _____.
10. LOT 1 OF BLOCK 1, LOTS 1 AND 5 OF BLOCK 2, LOT 6 OF BLOCK 3, LOTS 1 AND 2 OF BLOCK 4, LOTS 1 AND 13 OF BLOCK 5, AND LOT 1 OF BLOCK 6 ARE LANDSCAPE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE GREINERS HOPE SPRINGS HOMEOWNERS ASSOCIATION. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURIZED IRRIGATION PURPOSES. THE IRRIGATION EASEMENT IS RESERVED FOR THE GREINERS HOPE SPRINGS HOMEOWNERS ASSOCIATION.
11. GREINERS HOPE SPRINGS SUBDIVISION NO. 1 IS SUBJECT TO A LICENSE AGREEMENT WITH ACHD FOR LANDSCAPING AS DESCRIBED IN INSTRUMENT NO. _____.
12. DIRECT LOT ACCESS TO W. NEW HOPE ROAD IS PROHIBITED.
13. LOTS 1 AND 2 OF BLOCK 1 AND LOTS 1 AND 2 OF BLOCK 4 ARE SUBJECT TO AN EXISTING SANITARY SEWER EASEMENT PER INSTRUMENT NO. 108059388.
14. LOT 2 OF BLOCK 4 IS A COMMON LOT FOR RECREATION FACILITIES. THIS LOT SHALL BE OWNED AND MAINTAINED BY THE GREINERS HOPE SPRINGS HOMEOWNERS ASSOCIATION AND MAY NOT BE VACATED WITHOUT THE EXPRESS CONSENT OF THE CITY OF STAR.
15. LOT 13 OF BLOCK 5 IS A SUBJECT TO AN EASEMENT FOR A SANITARY SEWER SERVICE TO BENEFIT LOT 12 OF BLOCK 5.

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
C-1	12°20'33"	175.00	37.70	18.92	37.62	N 43°14'50" W
C-2	21°47'22"	525.00	199.65	101.05	198.45	N 35°12'01" E
C-3	24°20'31"	425.00	180.56	91.66	179.20	S 10°53'13" E
C-4	9°58'27"	425.00	73.98	37.09	73.89	S 28°02'42" E
C-5	26°09'48"	600.00	273.98	139.42	271.61	N 75°15'03" E
C-6	8°21'46"	600.00	87.57	43.87	87.50	N 57°59'16" E
C-7	39°14'23"	100.00	68.49	35.65	67.16	S 69°05'45" E
C-8	3°16'57"	2000.00	114.58	57.31	114.57	N 52°09'54" E
C-9	4°25'44"	2000.00	154.60	77.34	154.56	N 48°18'34" E
C-10	22°06'37"	500.00	192.95	97.69	191.75	N 35°02'23" E
C-11	28°56'22"	200.00	101.02	51.61	99.95	S 51°32'44" E
C-12	64°31'20"	100.00	112.61	63.12	106.76	S 56°27'17" E
C-13	17°24'10"	391.00	118.76	59.84	118.30	S 7°25'02" E
C-14	5°53'07"	625.00	64.20	32.13	64.17	N 70°18'47" E
C-15	5°48'04"	625.00	63.28	31.67	63.25	N 76°09'23" E
C-16	5°22'35"	625.00	58.65	29.34	58.62	N 81°44'42" E
C-17	4°00'59"	625.00	43.81	21.91	43.80	N 86°26'29" E
C-18	19°52'16"	459.00	159.19	80.40	158.39	S 8°39'05" E
C-19	4°08'46"	625.00	45.23	22.62	45.22	S 55°52'46" W
C-20	21°41'05"	575.00	217.62	110.13	216.32	N 77°21'47" E
C-21	6°30'50"	380.00	43.20	21.62	43.18	S 29°46'30" E
C-22	3°49'19"	400.00	26.68	13.35	26.68	S 31°07'15" E
C-23	4°02'58"	450.00	31.80	15.91	31.80	S 31°00'26" E
C-24	1°18'57"	575.00	13.20	6.60	13.20	S 56°53'00" W
C-25	2°25'08"	575.00	24.28	12.14	24.27	S 55°00'57" W
C-26	11°06'54"	125.00	24.25	12.16	24.21	S 83°09'30" E
C-27	17°54'04"	125.00	39.05	19.69	38.90	S 68°39'01" E
C-28	16°03'11"	125.00	35.02	17.63	34.91	S 51°40'23" E
C-29	19°27'11"	125.00	42.44	21.43	42.24	S 33°55'12" E
C-30	4°33'43"	75.00	57.13	30.03	55.76	S 66°53'36" E
C-31	20°52'37"	75.00	27.33	13.82	27.18	S 34°37'56" E
C-32	0°48'03"	2025.00	28.31	14.15	28.31	N 53°24'21" E
C-33	1°35'02"	2025.00	55.98	27.99	55.98	N 52°12'49" E
C-34	25°25'09"	125.00	55.46	28.19	55.00	S 62°11'09" E
C-35	13°49'14"	125.00	30.15	15.15	30.08	S 81°48'20" E
C-36	35°08'54"	75.00	46.01	23.75	45.29	S 71°08'30" E
C-37	3°09'13"	2025.00	111.46	55.74	111.44	N 47°40'19" E
C-38	0°17'29"	1975.00	10.04	5.02	10.04	N 46°14'27" E
C-39	1°31'41"	1975.00	52.67	26.34	52.67	N 47°09'01" E
C-40	1°31'41"	1975.00	52.67	26.34	52.67	N 48°40'42" E
C-41	1°31'41"	1975.00	52.67	26.34	52.67	N 50°12'22" E
C-42	1°31'41"	1975.00	52.67	26.34	52.67	N 51°44'03" E
C-43	1°18'30"	1975.00	45.10	22.55	45.10	N 53°09'08" E
C-44	4°49'56"	475.00	40.06	20.04	40.05	N 43°40'44" E
C-45	16°54'22"	475.00	140.16	70.59	139.65	N 32°48'35" E
C-46	28°56'22"	225.00	113.64	58.06	112.44	S 51°32'44" E
C-47	16°35'49"	175.00	50.69	25.52	50.52	S 57°43'01" E

LINE DATA

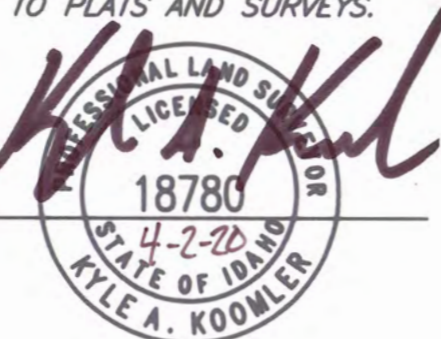
LINE	BEARING	DISTANCE
L-1	S 0°58'15" W	40.00'
L-2	S 1°15'15" W	59.81'
L-3	N 33°01'55" W	39.66'
L-4	N 36°11'37" W	12.25'
L-5	S 52°40'09" W	49.65'
L-6	S 51°44'00" W	49.59'
L-7	S 50°12'19" W	49.59'
L-8	S 48°40'39" W	49.59'
L-9	S 47°08'58" W	49.59'
L-10	S 46°53'06" W	38.00'
L-11	S 33°39'22" E	12.56'
L-12	N 88°58'31" W	6.60'
L-13	S 66°00'55" E	13.54'
L-14	N 69°08'41" E	18.35'
L-15	N 46°05'42" E	22.90'
L-16	N 43°54'18" W	31.53'
L-17	N 88°42'57" W	50.00'
L-18	S 64°22'21" E	26.86'
L-19	S 19°40'50" W	22.30'
L-20	N 53°48'23" E	39.03'
L-21	N 19°38'11" E	27.12'
L-22	S 76°36'27" E	26.61'
L-23	S 75°11'37" E	31.09'
L-24	N 14°48'23" E	25.17'
L-25	S 89°02'05" E	16.56'
L-26	S 49°28'34" E	40.38'
L-27	N 2°09'34" W	20.32'
L-28	N 78°10'52" E	28.24'
L-29	N 56°39'45" E	56.61'
L-30	N 34°52'40" E	30.12'
L-31	N 59°41'49" E	43.50'
L-32	N 23°59'05" E	35.00'
L-33	S 20°49'45" E	18.44'
L-34	S 66°00'55" E	10.46'
L-35	S 49°28'34" E	8.75'
L-36	N 30°18'05" E	23.50'
L-37	N 46°21'17" E	16.75'

GREINERS HOPE SPRINGS SUBDIVISION NO. 1

CERTIFICATE OF SURVEYOR

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

KYLE A. KOOMLER, PLS
IDAHO NO. 18780



APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

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

DISTRICT HEALTH DEPARTMENT, EHS

DATE

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT OF GREINERS HOPE SPRINGS SUBDIVISION NO. 1.

CITY ENGINEER ~ STAR, IDAHO

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

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

ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

APPROVAL OF CITY COUNCIL

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

CHAIRMAN

CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, _____.

DEPUTY

EX-OFFICIO RECORDER

BOOK _____ PAGES _____

INSTRUMENT NO. _____

CERTIFICATE OF THE COUNTY TREASURER

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

DATE _____

COUNTY TREASURER

GREINERS HOPE SPRINGS SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, are the Owners of the real property described below in Ada County, Idaho, and that we intend to include the following described property in this GREINERS HOPE SPRINGS SUBDIVISION NO. 1:

A parcel located in the S 1/2 of the NE 1/4 of Section 6, Township 4 North, Range 1 West, Boise Meridian, and being a re-plat of a part of Lots 2 and 4 of Block 1 of RUSTY SPUR RANCHETTES SUBDIVISION as shown in Book 64 of Plats at Page 6463 and part of Lots 5 and 6 of Block 1 of RUSTY SPUR RANCHETTES SUBDIVISION No. 2 as shown in Book 64 of Plats at Page 6556 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the southeasterly corner of said S 1/2 of the NE 1/4, from which an aluminum cap monument marking the northeasterly corner of said Section 6 bears N 0°56'44" E a distance of 2708.74 feet;

Thence N 0°56'44" E along the easterly boundary of said S 1/2 of the NE 1/4 a distance of 1324.57 feet to a 5/8 inch diameter iron pin marking the northeasterly corner of said S 1/2 of the NE 1/4;

Thence N 88°42'57" W along the northerly boundary of said S 1/2 of the NE 1/4 a distance of 698.81 feet to a 5/8 inch diameter iron pin;

Thence leaving said northerly boundary S 0°58'15" W a distance of 40.00 feet to a 5/8 inch diameter iron pin and the POINT OF BEGINNING;

Thence S 0°56'56" W a distance of 161.71 feet to a 5/8 inch diameter iron pin;

Thence S 88°44'45" E a distance of 43.72 feet to a 5/8 inch diameter iron pin;

Thence S 1°15'15" W a distance of 59.81 feet to a 5/8 inch diameter iron pin;

Thence S 18°42'29" E a distance of 106.95 feet to a 5/8 inch diameter iron pin;

Thence S 63°34'54" W a distance of 179.96 feet to a 5/8 inch diameter iron pin;

Thence N 33°01'55" W a distance of 39.66 feet to a 5/8 inch diameter iron pin;

Thence S 56°58'05" W a distance of 93.43 feet to a 5/8 inch diameter iron pin;

Thence N 36°11'37" W a distance of 12.25 feet to a 5/8 inch diameter iron pin;

Thence S 53°48'23" W a distance of 200.00 feet to a 5/8 inch diameter iron pin;

Thence S 52°40'09" W a distance of 49.65 feet to a 5/8 inch diameter iron pin;

Thence S 51°44'00" W a distance of 49.59 feet to a 5/8 inch diameter iron pin;

Thence S 50°12'19" W a distance of 49.59 feet to a 5/8 inch diameter iron pin;

Thence S 48°40'39" W a distance of 49.59 feet to a 5/8 inch diameter iron pin;

Thence S 47°08'58" W a distance of 49.59 feet to a 5/8 inch diameter iron pin;

Thence S 46°53'06" W a distance of 38.00 feet to a 5/8 inch diameter iron pin;

Thence S 33°39'22" E a distance of 12.56 feet to a 5/8 inch diameter iron pin;

Thence S 2°20'07" W a distance of 138.28 feet to a 5/8 inch diameter iron pin;

Thence S 75°49'44" W a distance of 103.07 feet to a 5/8 inch diameter iron pin;

Thence S 52°55'27" W a distance of 50.00 feet to a 5/8 inch diameter iron pin;

Thence a distance of 37.70 feet along the arc of a 175.00 foot radius non-tangent curve left, said curve having a radius point bearing of S 52°55'27" W, a central angle of 12°20'33" and a long chord bearing N 43°14'50" W a distance of 37.62 feet to a 5/8 inch diameter iron pin;

Thence S 23°59'05" W a distance of 105.14 feet to a 5/8 inch diameter iron pin;

Thence N 88°58'31" W a distance of 6.60 feet to a 5/8 inch diameter iron pin marking the southerly corner of said Lot 2, said corner also being the northeasterly corner of SAILING HAWKS SUBDIVISION as shown in Book 117 at Page 17747 in the office of the Recorder, Ada County, Idaho;

Thence N 66°00'55" W along the southwesterly boundary of said Lot 2 and the northeasterly boundary of said SAILING HAWKS SUBDIVISION a distance of 143.92 feet to a 5/8 inch diameter iron pin;

Thence leaving said boundaries N 23°59'05" E a distance of 165.00 feet to a 5/8 inch diameter iron pin;

Thence S 66°00'55" E a distance of 13.54 feet to a 5/8 inch diameter iron pin;

Thence N 69°08'41" E a distance of 18.35 feet to a 5/8 inch diameter iron pin;

Thence a distance of 199.65 feet along the arc of a 525.00 foot radius non-tangent curve right, said curve having a radius point bearing of S 65°41'40" E, a central angle of 21°47'22" and a long chord bearing N 35°12'01" E a distance of 198.45 feet to a 5/8 inch diameter iron pin;

Thence N 46°05'42" E a distance of 22.90 feet to a 5/8 inch diameter iron pin;

Thence N 43°54'18" W a distance of 31.53 feet to a 5/8 inch diameter iron pin;

Thence N 88°42'57" W a distance of 50.00 feet to a 5/8 inch diameter iron pin;

Thence N 1°17'03" E a distance of 112.00 feet to a 5/8 inch diameter iron pin;

Thence N 13°32'49" W a distance of 51.72 feet to a 5/8 inch diameter iron pin;

Thence N 1°17'03" E a distance of 230.00 feet to a 5/8 inch diameter iron pin;

Thence N 4°02'54" W a distance of 50.22 feet to a 5/8 inch diameter iron pin;

Thence N 1°17'03" E a distance of 150.00 feet to a 5/8 inch diameter iron pin on the southerly right-of-way of New Hope Road;

Thence S 88°42'57" E along said southerly right-of-way a distance of 767.88 feet to the POINT OF BEGINNING.

This parcel contains 11.41 acres and is subject to any easements existing or in use.

CERTIFICATE OF OWNERS (CONT'D)

All the lots in this subdivision will be eligible to receive irrigation water as provided under Idaho Code 31-3805(1)(b) and lies within the Middleton Irrigation Association and Middleton Mill Ditch Company and are subject to assessments for said water.

All the lots in this subdivision will be eligible to receive water service from the Star Sewer and Water District. The Star Sewer and Water District has agreed in writing to serve all the lots in this subdivision.

The public streets shown on this plat are hereby dedicated to the public. Public utility, irrigation and drainage easements on this plat are not dedicated to the public, but the right of access to, and use of, these easements is hereby reserved for public utilities, irrigation and drainage and for any other uses as may be designated hereon and no permanent structures other than that for said uses are to be erected within the limits of said easements.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 7th DAY OF APRIL, 2020.

GREEN VILLAGE 2 DEVELOPMENT, INC., AN IDAHO COMPANY


By Tucker M. Johnson, President

ACKNOWLEDGMENT

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

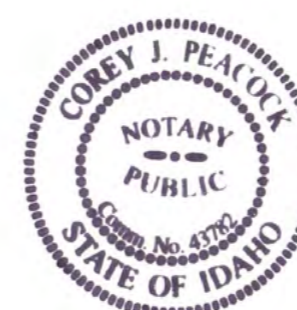
ON THIS 7th DAY OF April, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED TUCKER M. JOHNSON, KNOWN TO ME TO BE THE PRESIDENT OF GREEN VILLAGE 2 DEVELOPMENT, INC. THE PERSON WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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

MY COMMISSION EXPIRES 03/31/2020

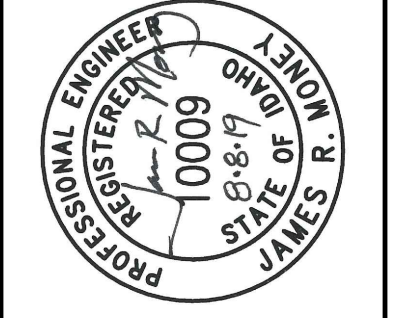
RESIDING AT Ada County


NOTARY PUBLIC FOR THE STATE OF IDAHO



CIVIL SURVEY CONSULTANTS, INC.

2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312



PROJECT NO.	DATE	DESIGNED	JRM	DRAWN	JRM/KK	CHECKED	APPROVED
18048/Preplat	7/25/19						

CIVIL SURVEY CONSULTANTS, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2883 S. MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312
Fax 888-0523

PRELIMINARY PLAT
GREINERS HOPE SPRINGS SUBDIVISION
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 5 AND
THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

DATE: 8/8/2019
DRAWING: Preplat-Sht1
JOB NO: 18048/Preplat

NOTES

OWNER/DEVELOPER: GREEN VILLAGE 2 DEVELOPMENT, INC.
TUCKER M. JOHNSON
372 S. EAGLE ROAD, STE 328
EAGLE, ID 83616

AREA: 62.71 Ac

MIN. LOT SIZE: 5000 SQUARE FEET
AVG. LOT SIZE: 6885 SQUARE FEET

ENGINEER: CIVIL SURVEY CONSULTANTS, INC.
2893 S. MERIDIAN ROAD
MERIDIAN, ID 83642
888-4312

NUMBER OF LOTS: 252 - RESIDENTIAL LOTS
18 - OPEN SPACE LOTS (1.67 Ac)
3 - DRAINAGE LOTS
15 - LANDSCAPE BERMS/PATH/OTHER

JURISDICTION: STAR, IDAHO

EXISTING ZONING: RSW & R3
PROPOSED ZONING: R4

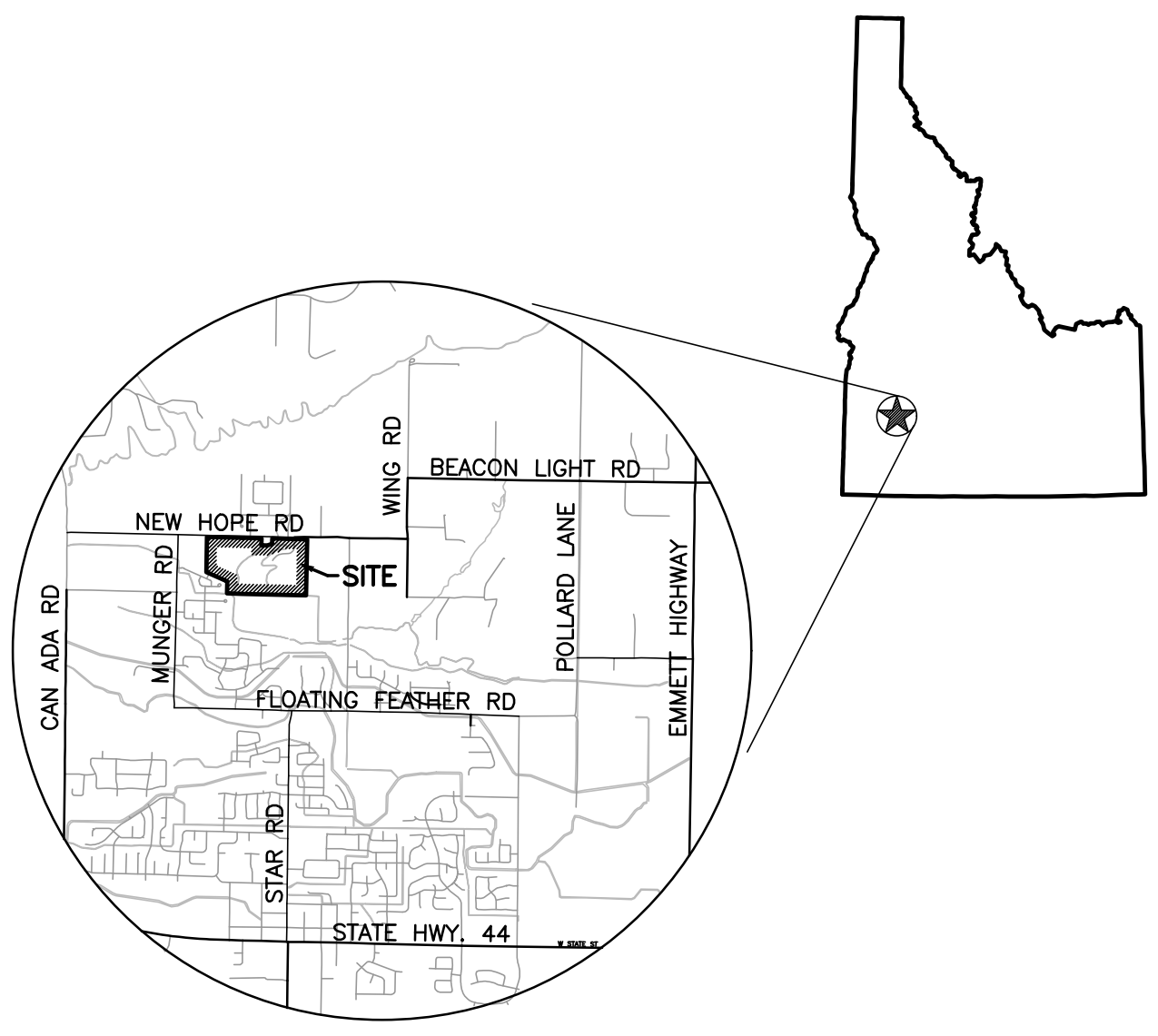
IRRIGATION DISTRICTS: MIDDLETON IRRIGATION ASSOC.
& MIDDLETON MILL DITCH CO.

POTABLE WATER: STAR SEWER & WATER DISTRICT
SANITARY SEWER: STAR SEWER & WATER DISTRICT

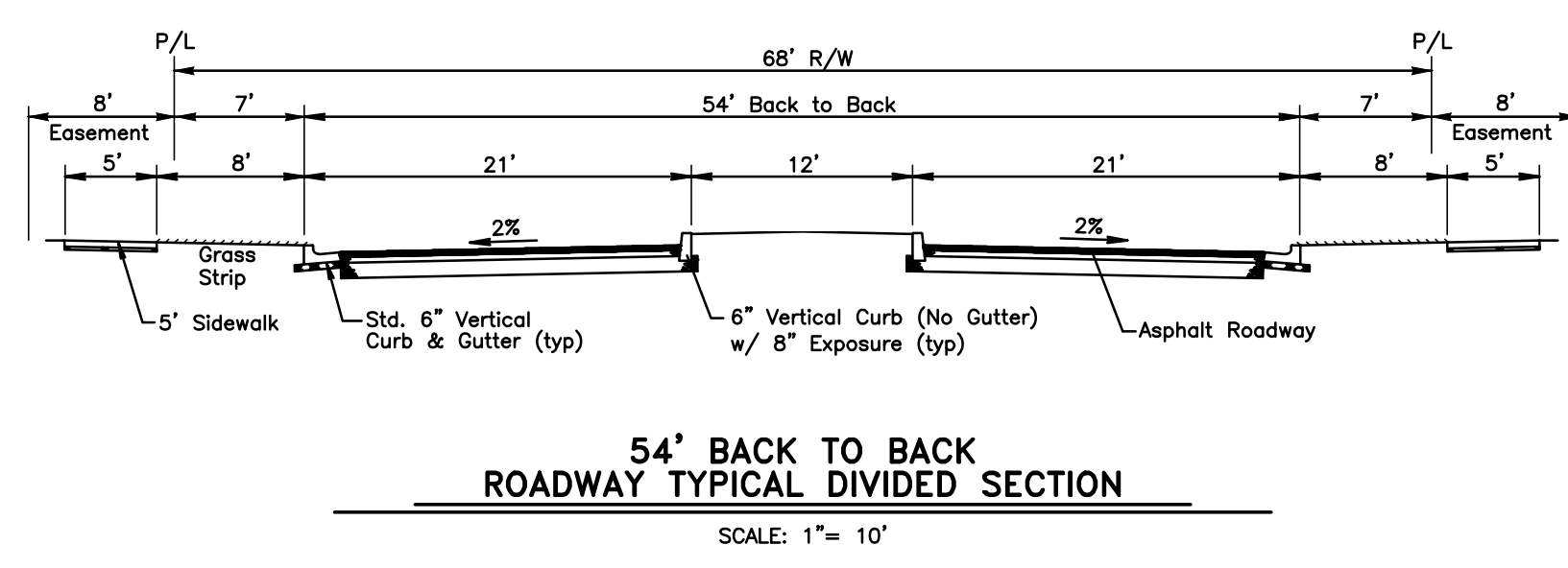
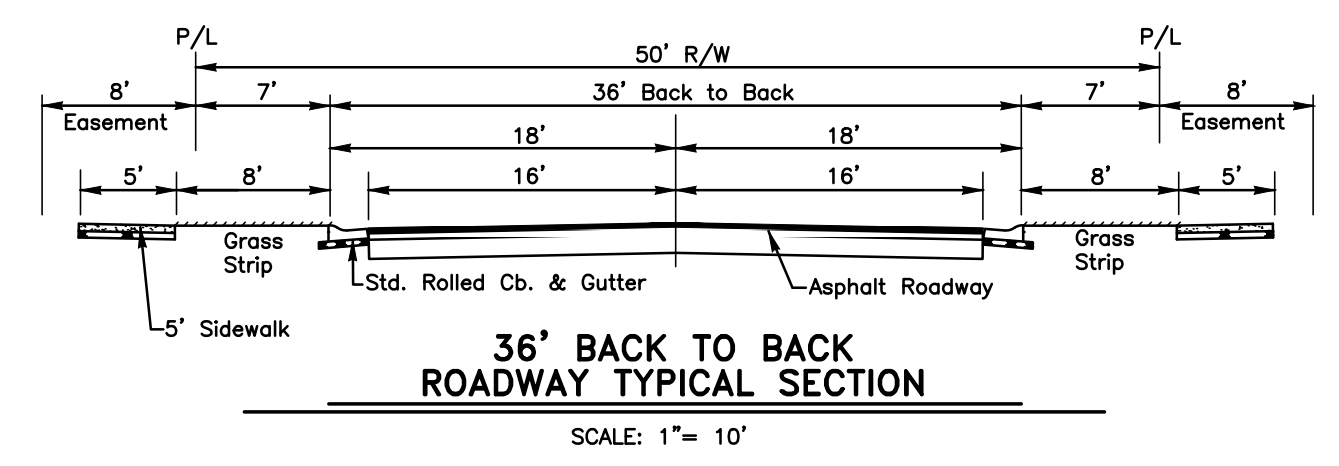
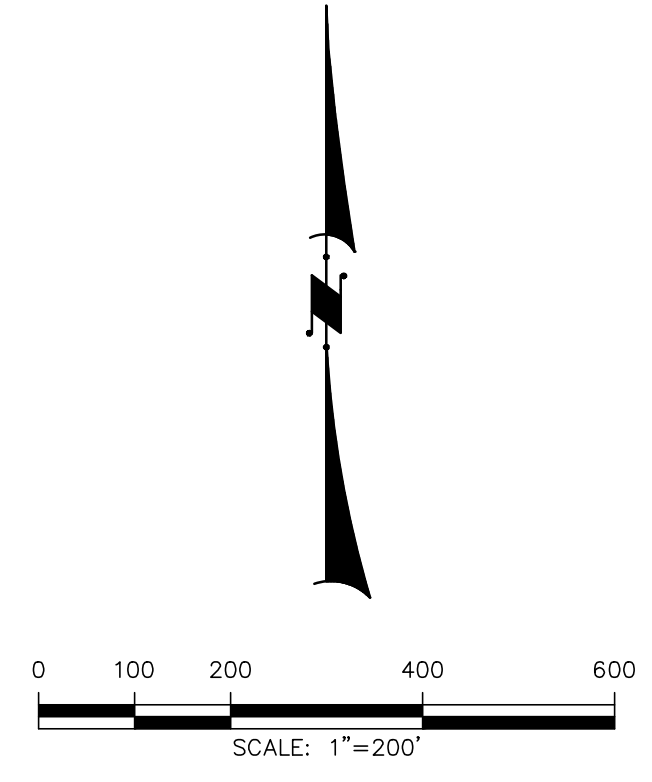
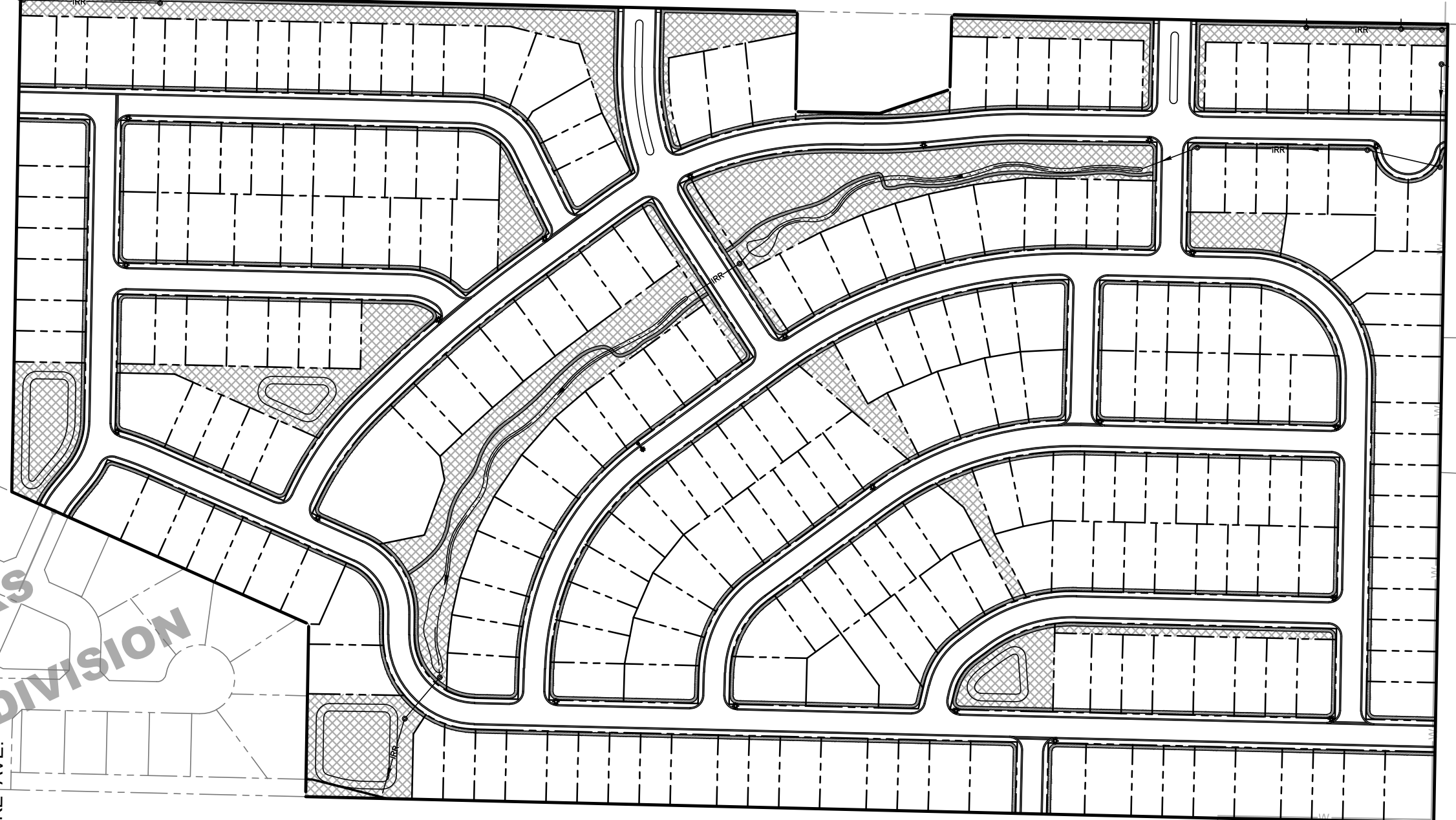
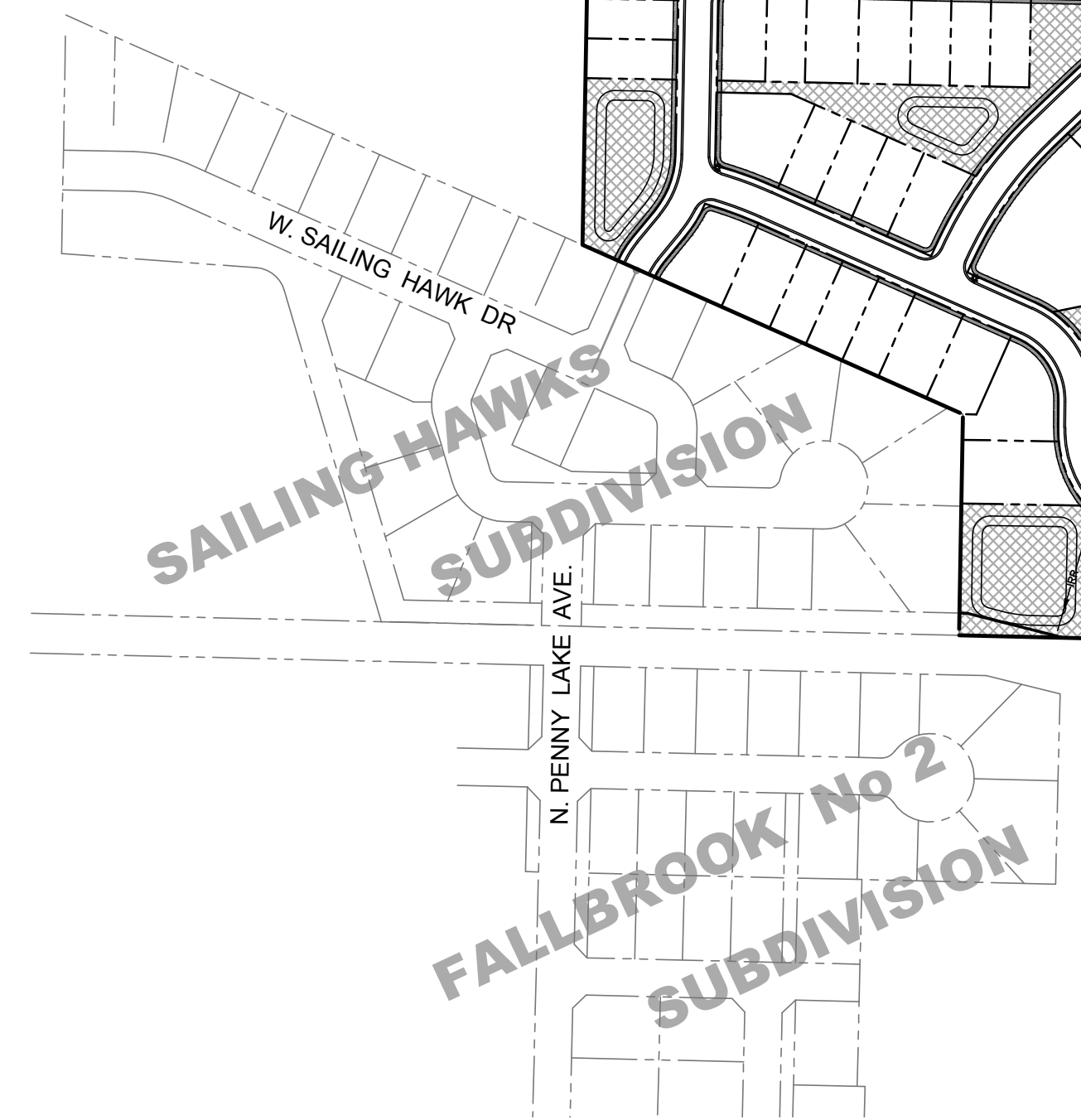
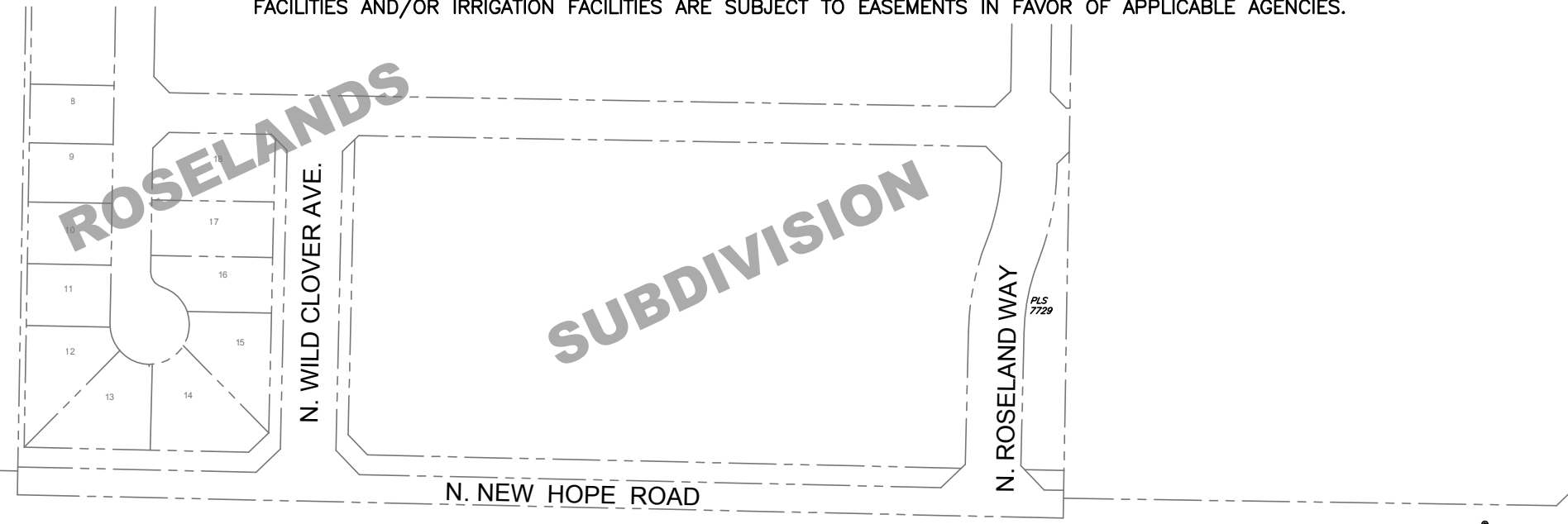
- △ SETBACKS: SETBACKS SHOWN ARE PER GREINERS HOPE SPRINGS DEVELOPMENT AGREEMENT. INTERIOR SIDE SETBACKS ARE FIVE FEET UNLESS OTHERWISE SHOWN. FRONT SETBACKS ARE MEASURED TO BACK OF SIDEWALK; 20' TO GARAGE DOOR, 9' TO BUILDING. REAR SETBACKS ARE 15'.
- △ RIGHT TO FARM: THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- △ EASEMENTS: ALL LOT LINES COMMON TO ANY STREET DEDICATED TO THE PUBLIC ARE SUBJECT TO A EIGHT (8) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT. THE EASEMENTS SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS TO EACH LOT. ALL INTERIOR SIDE LOT LINES ARE SUBJECT TO A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT ON EACH SIDE. ALL REAR LOT LINES ARE SUBJECT TO A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT. COMMON AREA LOTS THAT CONTAIN STORM WATER FACILITIES AND/OR IRRIGATION FACILITIES ARE SUBJECT TO EASEMENTS IN FAVOR OF APPLICABLE AGENCIES.

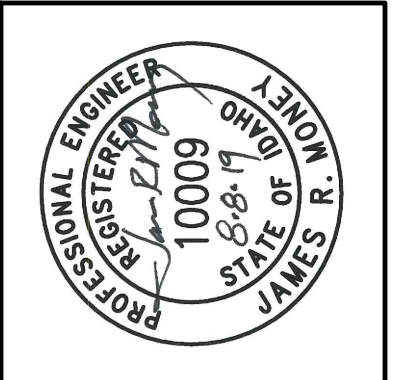
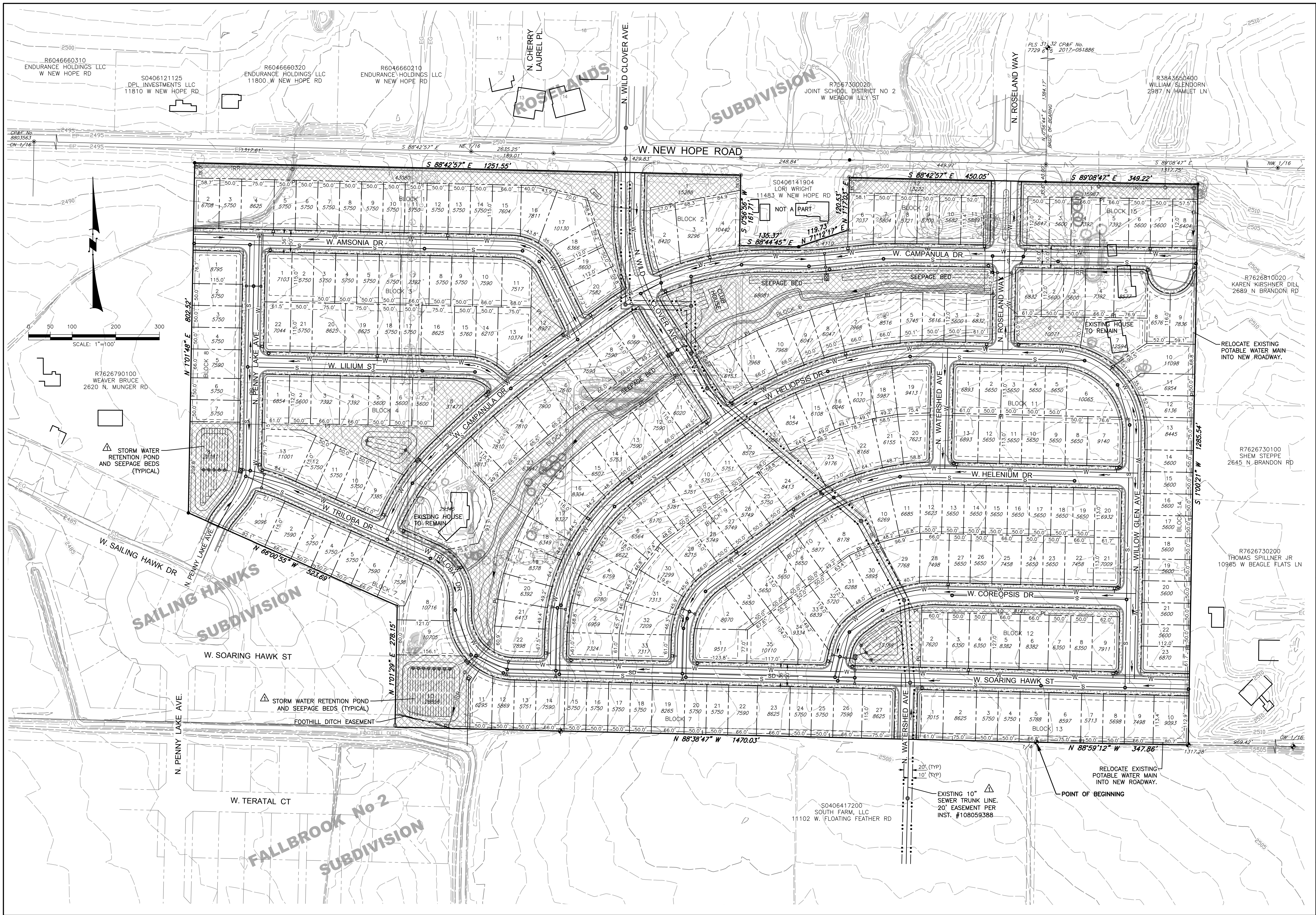
LEGEND

- SET 5/8" IRON PIN
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- ◆ FOUND BRASS CAP MONUMENT
- 24 LOT NUMBER
- 4567 LOT AREA
- ▨ OPEN SPACE LOT
- STORM DRAIN INLET
- ▤ SEDIMENT BOX
- MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- * STREET LIGHT
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE (5' INTERIOR UNLESS SHOWN)
- U — EXISTING UTILITY
- W — PROPOSED WATER
- S — PROPOSED SAN. SEWER
- — PROPOSED STORM DRAIN
- PI — PROPOSED PRESSURE IRRIGATION
- 1' CONTOUR LINES
- SURFACE FLOW
- FLOWLINE/VALLEY GUTTER



LOCATION MAP





PROJECT NO.	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
18048/Preplat	7/25/19				

NO.	REVISIONS	ITEM	City of Star comments
1.			

CIVIL SURVEY CONSULTANTS, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2893 S. MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312
Fax 888-0323

PRELIMINARY PLAT
GREINERS HOPE SPRINGS SUBDIVISION
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 5 AND
THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

DATE: 8/8/2019
DRAWING: Preplat-NH
JOB NO: 18048/Preplat

SHEET 2 OF 2



131 SW 5th Ave, Suite A
Meridian, ID 83642
(208) 288-1992

RECEIVED
MAR 19 2020
CITY OF STAR

March 16, 2020

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

Re: Greiner Hope Springs Subdivision No.1 – Final Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Final Plat and Construction Drawings for the Greiner Hope Springs Subdivision No. 1 dated March 5th, 2020. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Cathy Ward. There are a few outstanding items that need to be addressed prior to the City Engineer signing the final plat as indicated on the attached Final Plat and Construction Drawing Review Checklist.

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

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

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

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan", written over a faint, circular official stamp.

Ryan V. Morgan, P.E.
City Engineer

Enclosure(s)

cc: File



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Greiners Hope Springs Phase: 1 Date: 03/12/2020
 Developable Lots: 40 Review No: 3
 Developer: Tucker Johnson, Green Village 2 Development, Inc.
 Tel: 208-377-4104 Fax: _____ Email: TJ@skyline-id.com
 Engineer: James Money, P.E., Civil Survey Consultants, Inc.
 Tel: 208-888-4312 Fax: 208-888-0323 Email: jmoney@civilsurvey.net
 Property Address: New Hope Road & East of Munger Road
 Reviewed By: Aubrey Thomas, E.I., Keller Associates
 Review Check By: Ryan V. Morgan, P.E., Keller Associates

FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2			X	Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
3	X			Provide (1) copy of the "Preliminary Plat Findings of Fact and Conclusions of Law".
4	X			Landscape plan provided. Provided with Preliminary Plat (2019-07-10)
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements <u>only</u> when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7	X			Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping.

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

CONSTRUCTION DRAWING REVIEW

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

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

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

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

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

Notes:

Additional Final Plat Comments:

-

Additional Construction Drawing Comments:

-



20-0273

April 8, 2020

Ada County Recorder
Attn: Phil McGrane
200 West Front Street
Boise, ID 83702

RE: Greiners Hope Springs Subdivision No. 1

Dear Mr. McGrane:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given April 8, 2020.

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

If you have any questions, please call 208-327-8517.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Badigian", is written over a light blue horizontal line.

Lori Badigian, R.E.H.S.
Senior Environmental Health Specialist

cc: Green Village 2 Development, Inc.
Civil Survey Consultants, Inc.
City of Star

LB:bk

RECEIVED

APR 10 2020

CITY OF STAR



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

- Return to:
[] ACZ
[] Boise
[] Eagle
[] Garden City
[] Meridian
[] Kuna
[X] Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat FP-20-09

Greiner's Hope Spring No 1

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

Reviewed By: Row Brady
Date: 5/14/2020



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, City Planner *Shawn L. Nickel*

MEETING DATE: **June 2, 2020**

FILE #: FP-20-09 Greiner's Hope Springs Subdivision Phase 1

REQUEST

The Applicant is seeking approval of a Final Plat for Greiner's Hope Springs Subdivision Phase 1. The phase is located on the northern side of the approved preliminary plat, at the southwest corner of W. New Hope Road and N. Wild Clover Avenue in Star, Idaho.

The subject property is generally located on the south side of W. New Hope Road, approximately 1,600 feet east of N. Munger Road in Star, Idaho. Ada County Parcel Number is R76268000015.

APPLICANT/OWNER/REPRESENTATIVE

Owner/Applicant:

Green Village 2 Development
Tucker Johnson
372 S. Eagle Road Suite 328
Eagle, Idaho, 83616

PROPERTY INFORMATION

Land Use Designation: Residential (R-4)
Acres: 11.41 Acres
Residential Lots: 38
Common Lots: 8
Commercial: N/A
Total Residential Units **38 Units**

HISTORY

- On April 18, 2006, the City Council approved an annexation and zoning (AZ-06-06) for parcel no. R7626790405 containing 11.17-acres with a zoning designation of R-3.
- On August 20, 2019, the City Council approved annexation and zoning, development agreement and preliminary plat for Greiner's Hope Springs Subdivision (AZ-19-05/DA-19-06/PP-19-03).

GENERAL DISCUSSION

The Applicant is requesting approval of the Final Plat for phase 1 of Greiner's Hope Springs Subdivision consisting of 38 residential lots and 8 common lots.

The approved Preliminary Plat consists of 252 single family residential lots and 18 common lots. There are two existing dwellings that will remain and be platted as individual lots. The residential lots range in size from 5,000 square feet to 29,345 square feet (existing dwelling lot), with an average lots size of 6,885 square feet. The applicant has indicated that the development will contain a total of 11.62 acres (18.5%) open space. Although the application was submitted prior to the adoption of Ordinance 290 requiring a minimum of 15% open space, 10% usable, the applicant has provided 13.5% (8.49 acres) more open space than the required 5% in the Code that was relevant at the time of submittal of the application. Staff has interpreted and calculated the total usable open space provided as 7.4 acres, or 11.8% usable. This amount excludes drainage areas*, although the drainage areas are designed as grassed areas will minimal slope. Staffs calculations do include the planting strips along the roadways for the proposed detached sidewalks. *Adding the drainage areas would increase the usable open space to 8.97 acres (14.3%).

The Unified Development Code in affect at the time of approval required one site amenity for each 20-acres of development area (total of 3 amenities required). Proposed amenities within the development include the following:

- Quality of Life Amenities – Proposed pathway system, seasonal stream and ponds with waterfalls, benches, community gardens, hanging flower baskets
- Clubhouse for gatherings and private events and with Parking Lot
- Additional Open Space in excess of 5% (as required by Code in affect at time of submittal)
- Detached 5' sidewalks with 8' landscape strips
- Usable landscaped storm water detention areas

The applicant submitted a Development Agreement with the annexation and rezone application. The purpose of this agreement is to establish certain development standards (setbacks, density, phasing) that the applicant is seeking while conditioning specific aspects of the development,

such as amenities, that the applicant agrees to provide. The Development Agreement was not signed and recorded as part of Ordinance 298 for the annexation and zoning. As a condition of approval for Phase 1 of the Final Plat, staff is requiring an executed document prior to occupancy of the first dwelling in the subdivision.

Irrigation to the property will be provided by the Middleton Mill Irrigation District. The applicant has been working with the district.

The ingress/egress will be taken from W. New Hope Road. The design shows several future street connections to adjacent properties, including connection to the currently developing Sailing Hawks and Fallbrook Subdivisions.

The development received Specific Setbacks as Requested:

Greiner Hope Springs

Front Setbacks - 15' for living area, 26' to garage door (measured from property line)
Interior Side Setback – 5 feet (for one and two story)
Street Side Setback – 15 feet for dwelling
26 feet for garage

Locations for decorative streetlights are reflected on the submitted lighting plan. Streetlight design has also been submitted and meets the intent of the City's "Dark sky lighting" standards.

No sign locations have been designated for this development. A sign permit application shall be submitted prior to any sign installation.

If a pump house is proposed, a location needs to be called out on the site plans and identified in the "Notes".

Fencing is being proposed to be solid cedar or vinyl fencing along the boundary and within the subdivision with potential open fencing proposed between the residential lots and the central open space/common lots containing the streams. Any fencing shall reflect the Clear Vision Triangle regulations.

All internal roads are proposed and shall be 36' from back of curb to back of curb.

The Applicant received a waiver from Council for exceeding the 750' block lengths for two blocks within this subdivision. The blocks that would be affected would be Block 1 and Block 7.

The applicant indicated that the subdivision will develop in four to five phases. The applicant has requested flexibility in phasing in order to adjust the number of lots and combination of lots to reflect changing market conditions.

Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan does not meet this requirement as submitted. **A condition will be placed requiring submittal of a revised landscape plan be submitted for review prior to final plat signature.** (Please see "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code.)

The submitted final plat meets the conditions of approval for the approved preliminary plat application.

SITE SPECIFIC DISCUSSION

In review of the application, staff finds that per the Unified Development Code, the Amazon Falls Subdivision Final Plat, Phase 1, is in substantial compliance.

The Unified Development Code states that the final plat shall be in substantial compliance with the approved or conditionally approved preliminary plat, notwithstanding the following changes:

- 1- The number of buildable lots is the same or fewer;
- 2- The amount of common open space is increased;
- 3- The amount of open space is relocated with no reduction in the total amount;
- 4- The number of open space lots has been increased; or
- 5- The transportation authority has required minor changes.

AGENCY NOTIFICATIONS

Notification of this application was sent to agencies having jurisdiction. The following agencies responded:

March 16, 2020	Keller and Associates	Approval Letter
April 10, 2020	Central District Health	Approval Letter

FINDINGS

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

- A. The Plat is in conformance with the Comprehensive Plan.
Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.

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

- C. There is public financial capability of supporting services for the proposed development.
Staff has not received information from agencies having jurisdiction reflecting any financial hardships that would prevent services from being provided.
- D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff has not received facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.
- E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

1. Applicant/Owner/Developer shall comply with all statutory requirements of all applicable agencies and Districts having jurisdiction in the City of Star, including the City Engineer.
2. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
3. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
4. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
5. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, unless otherwise approved.
6. The Mylar of this final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
7. All common areas shall be maintained by the Homeowner's Association.
8. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Home Owners Association. Streetlights shall be installed prior to any building occupancy.
9. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements.) **A revised landscape plan shall be submitted to the City prior to signature of the final plat showing one (1) tree per thirty-five (35) linear feet to be installed in the front yards of each residential lot.**
10. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This certification shall be submitted prior to issuance of first certificate of occupancy.**

11. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.
12. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
13. A sign application shall be submitted to the City for any internal or subdivision signs.
14. 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 was approved and installed by the developer. The sign shall remain throughout construction.**
15. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
16. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
17. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
18. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
19. Any other conditions the Council deems necessary.

COUNCIL DECISION

The Star City Council _____ File #FP-20-09 Greiner's Hope Springs Subdivision,
 Final Plat-Phase 1 on _____, 2020.



STAR FIRE PROTECTION DISTRICT

Office of the Fire Chief

Greg Timinsky

11665 W State Street Suite B
Star, ID 83669

March 30, 2020

To: City of Star
From: Chief Greg Timinsky
Reference: Parcel # R33797010
Development: Ryken Meadows Subdivision
SP-20-01 Preliminary Plat/Final Plat
AZ-20-01 Annexation and Zoning
PR-20-02 Private Road

The Star Fire Protection District has reviewed the above referenced application for the portion of the development on the south side of Foothill Rd. Canyon County. Please see notes below.

Access roads shall be provided and maintained in accordance with Appendix D section 503 of the 2015 IFC. This shall include adequate roadway widths, signage, turnarounds and min. turning radius for fire apparatus.

The Min. inside turning radius for our fire apparatus is 28' with the outside radius of 48'. Ensure that all radiuses for the street curves and intersections meet this requirement.

The min. fire flow and flow duration for one- and two-family dwellings shall be as specified in Appendix B of the 2015 IFC. **If water supply is not available, the Star Fire District will allow the use of residential fire sprinklers this must be documented on the final plat.**

All street signage shall be installed and approved prior to the issuance of any building permit.

NOTE: All fire department access roadways in the development shall remain clear and unobstructed during construction of homes in the development. Additional parking restrictions may be required as to maintain access for emergency vehicles at all times.

Any questions please feel free to contact me, 208-229-9447

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg Timinsky', is written over a light blue horizontal line.

Greg Timinsky,

Fire District Chief

Original to Requester/ Copy retained by Chief



STAR FIRE PROTECTION DISTRICT

Office of the Fire Chief

Greg Timinsky

11665 W State Street Suite B

Star, ID 83669



101 55 5th Ave, Suite A
Meridian, ID 83642
(208) 288-1992

April 21, 2020

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

Re: Ryken Meadows Subdivision Preliminary Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Ryken Meadows Subdivision dated March 5, 2020. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Cathy Ward. We have the following comments based on our review:

1. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
2. 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.
3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
4. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required.
5. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
6. 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.
7. Landscape plans including fencing, buffer areas, and street trees will have to conform to the City subdivision ordinance.

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

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

Sincerely,

KELLER ASSOCIATES, INC.

DocuSigned by:

Ryan V. Morgan, P.E.

City Engineer

cc: File



131 9th St. Ave., Suite A
Meridian, ID 83642
(208) 288-1992

April 21, 2020

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

Re: Ryken Meadows Subdivision – Final Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Final Plat and Construction Drawings for the Ryken Meadows Subdivision dated March 5, 2020. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Cathy Ward. There are a few outstanding items that need to be addressed prior to the City Engineer signing the final plat as indicated on the attached Final Plat and Construction Drawing Review Checklist.

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

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

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

Sincerely,

KELLER ASSOCIATES, INC.

DocuSigned by:

A handwritten signature in blue ink that reads "Ryan V. Morgan". The signature is written over a white rectangular background that is part of the DocuSign verification process.

17A2E17E790E1EE
Ryan V. Morgan, P.E.
City Engineer

cc: File



CANYON HIGHWAY DISTRICT No. 4

15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135
FAX 208/454-2008

May 12, 2020

City of Star
PO BOX 130
Star, Idaho 83669
Attention: Shawn Nickel

L-2 Development LLC
25220 West Deep Canyon Drive
Star, ID 83669
Attention: Bill Lynch

**RE: Ryken Meadows Subdivision (AZ-20-08, SP-20-01, PR-20-02)
Preliminary Plat Review**

Attachments

- Exhibit A- Vicinity Map
- Exhibit B- Preliminary Plat 3/5/2020

Dear Mr. Nickel:

Canyon Highway District No. 4 (CHD4) has reviewed the preliminary plat for Ryken Meadow Estates and approved the preliminary plat with conditions per the CHD4 Commissioner Meeting held on 4/29/2020. Staff plans to review the improvement drawings after Star City reviews the preliminary plat, provides comment, and affirms a decision on the preliminary plat.

Construction of public improvements shall not occur until after improvement plan acceptance. In addition, the CHD4 Commissioners will consider the final plat once 100% of all public improvements are complete (no bonding allowed for public road improvements).

General

The project is located on the south side of Foothill Road approximately 2,000' east of the Foothill/Blessinger intersection. The property shares its south property line with Star City Limits.

Applicant proposes to pipe irrigation facility across entirety of property.

Existing Foothill Road is classified as a local road. The future Foothill Road (collector) realignment per the Canyon County functional classification map is planned south of the property (not contiguous).

The applicant is proposing 5 residential lots on approximately 5 acres. Access into the site will be served by private road.

When properties in Canyon County annex into Star City, ACHD Policy Sections 3000-3005, 7200-7215, 8000, and 8200 apply

- Given steep fore slopes of Foothill Road, ROW dedication of 60' (30' half width) applies.
- CHD4 will apply ACHD Standard Rural +5 acres road section.
 - From centerline: 12' pavement, 3' gravel shoulder, 10' borrow ditch (steep slopes make borrow ditch construction impractical)

The following are the conditions of the preliminary plat approval:

Foothill Road

Right-of-Way

- Foothill Road is designated as a local road.
- Ultimate ROW width is 60'
 - The applicant plans to dedicate 30' from existing centerline—this is acceptable.
 - All obstructions including existing fence shall be removed.
 - Power poles and telephone pedestal may remain

Improvements

Goal of Foothill Road improvements are to provide a road width equivalent to ultimate pavement width of 24' plus shoulder of 3' (ACHD policy of standard rural +5 acres) along with flattening of fore slopes.

- Improvement drawings shall be submitted in compliance with the CHD4 checklist
- EP to EP appears to be approximately 22' wide. Widen shoulders along property frontage 5' at -2% cross slope.
 - This will allow for future pavement width of 24'; and
 - 3' wide shoulders along subject property's frontage
 - Road prism shall be constructed with 14" subbase (6" minus) and 7" base (3/4" road mix) to match consistency with previous improvements on Foothill Road and support widening
 - Asphalt not necessary at this time
- Fore slopes shall be flattened (see Extreme Cut and Fill Locations)

Extreme Cut and Fill Locations

Existing fore slopes along the subject property's frontage are steeper than 2:1. In the event a vehicle departs from the travel lane, a 4:1 foreslope or flatter is desired to give the driver the ability to recover from the lane departure and continue driving back on asphalt.

- Fore slopes along subject property's frontage shall be flattened to a minimum 4:1 slope or flatter.
- Easement to Canyon Highway District No. 4 to maintain and repair slope embankments within the Slope Stabilization Easement.
 - Add note, "Lots fronting Foothill Road are subject to a roadway slope easement from the road right-of-way, in favor of Canyon Highway District No. 4 for the construction and maintenance of the roadway shown heron."
- Show limits of the easement to accommodate daylight of the fore slope flattening

To note, the applicant may extend 4:1 slopes from new roadway shoulder for 13' (16' from ep) then break and daylight at 2:1.

Private Road

Star City establishes the requirements for private streets. CHD4 will review the approach and spacing requirements.

- Approach permit required prior to building approach.
 - Approach to be constructed per CHD4 standard drawing 106.
- Recommend applicant review vertical curves with Star Fire for practicality of access by Star Fire.

Exhibit A- Vicinity Map



Ryken Meadows Subdivision

City of Star Receptionist

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, April 14, 2020 1:33 PM
To: City of Star Receptionist
Cc: Shawn Nickel
Subject: AZ-20-08, SP-20-01, PR-20-02 Ryken Meadows Subdivision

Good afternoon,

ITD has received applications AZ-20-08, SP-20-01, and PR-20-02 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: City of Star Receptionist <receptionist@staridaho.org>
Sent: Monday, March 23, 2020 9:23 AM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Adam.ingram@cableone.biz; ssluss@canyonco.org; chopper@canyonhd4.org; Iriccio@canyonhd4.org; cmiller@compassidaho.org; ALICIA.MARTIN@DEQ.IDAHO.GOV; fcfdc1875@gmail.com; bill.bosworth@idfg.idaho.gov; andrea.courtney@idwr.idaho.gov; kimberle.english@idwr.idaho.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; BWatson2@idahopower.com; rmorgan@kellerassociates.com; vislas@middletonfire.org; mm_mi@juno.com; bryce@sawtoothlaw.com; Tim.Wright@phd3.idaho.gov; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; ERIC.GRZEBINSKI@mdu.com
Subject: [EXTERNAL] Ryken Meadows Subdivision

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Dear Agency Representation,

You have been identified as an agency having jurisdiction on the following matter, this matter will come before the Star City Council on May 5, 2020 at 7:00 pm. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 a minimum of 7 days prior to the day of the hearing, your agency's response will be documented as "No Comment". For further information please call 208-286-7247.

Thank you,

Janet Runnings
Receptionist



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippetts, Director

April 2, 2020

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

RE: Ryken Meadows Subdivision, AZ-20-08 Annexation and Zoning, SP-20-01 Short Plat (Preliminary/Final Plat), and PR-20-02 Private Road

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

The following information does not cover every aspect of 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.

Citizen complaints received by DEQ regarding fugitive dust from development and construction activities will be referred to the city or county to address under their ordinances.

Information on fugitive dust control plans can be found at:
http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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

2. Wastewater and Recycled Water

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

3. Drinking Water

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

All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). 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:
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- 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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site.

These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. Additional Notes

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

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

Sincerely,



Aaron Scheff
Regional Administrator
Boise Regional Office

ec: CM#2020AEK87

HEARING PARCEL R33797010

HAVE HEART DISEASE CAN'T GET INVOLVED

SUGGESTIONS FOR CONSIDERATIONS

PROPERTY IN CANYON COUNTY

MODELETON SCHOOL DISTRICT

SERVED BY CANYON COUNTY SHERIFF

SERVED BY RURAL FIRE DISTRICT

ALL RESIDENT 2-5 ACRES WEST FOOTHILLS RD.

APPLIED TO CANYON COUNTY - EVIDENTLY

NOT APPROVED

RECEIVED

MAY 06 2020

CITY OF STAR

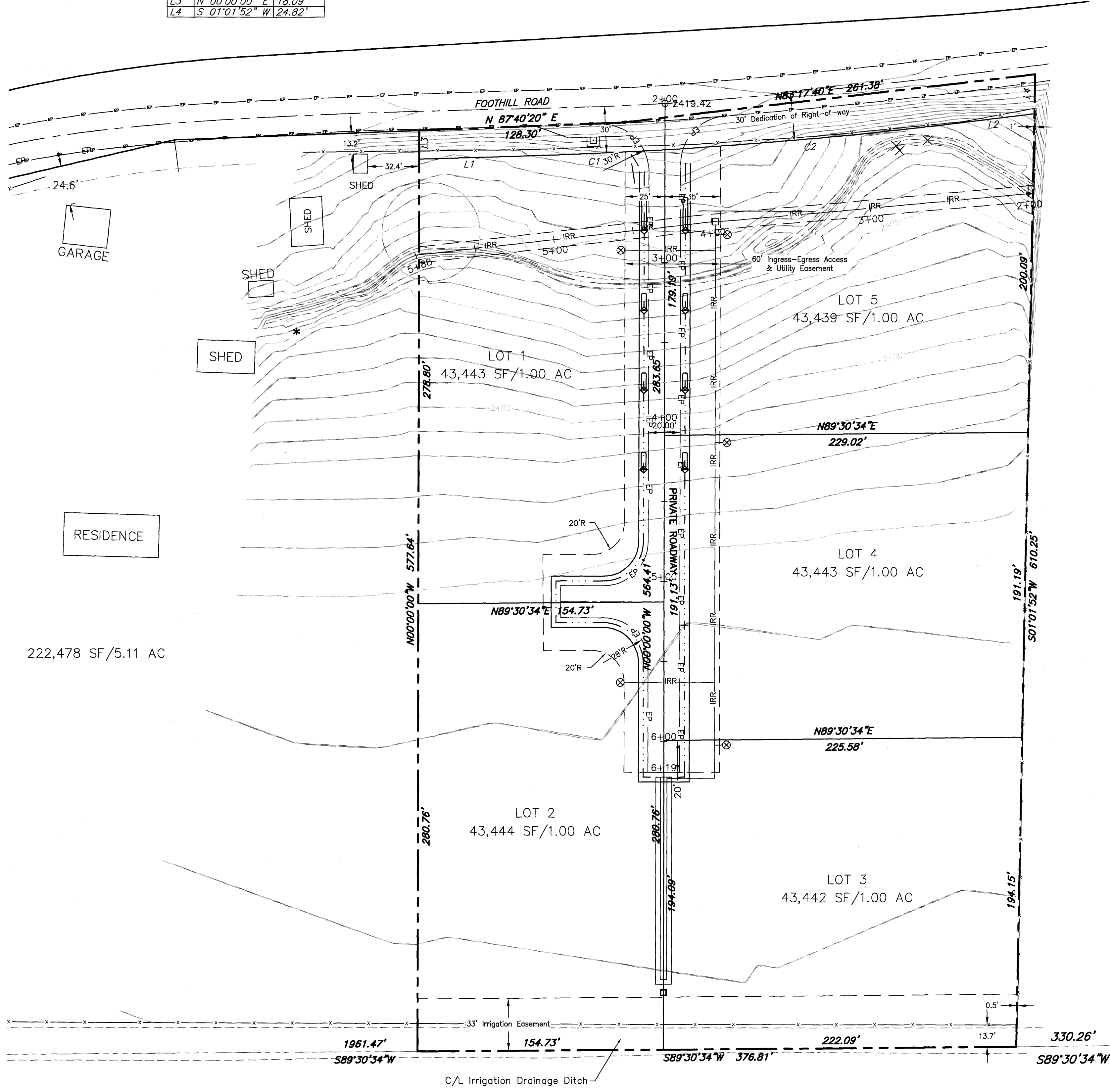
RYKEN MEADOWS

T.4N, R.2W, SEC. 1, CANYON COUNTY, STAR, IDAHO

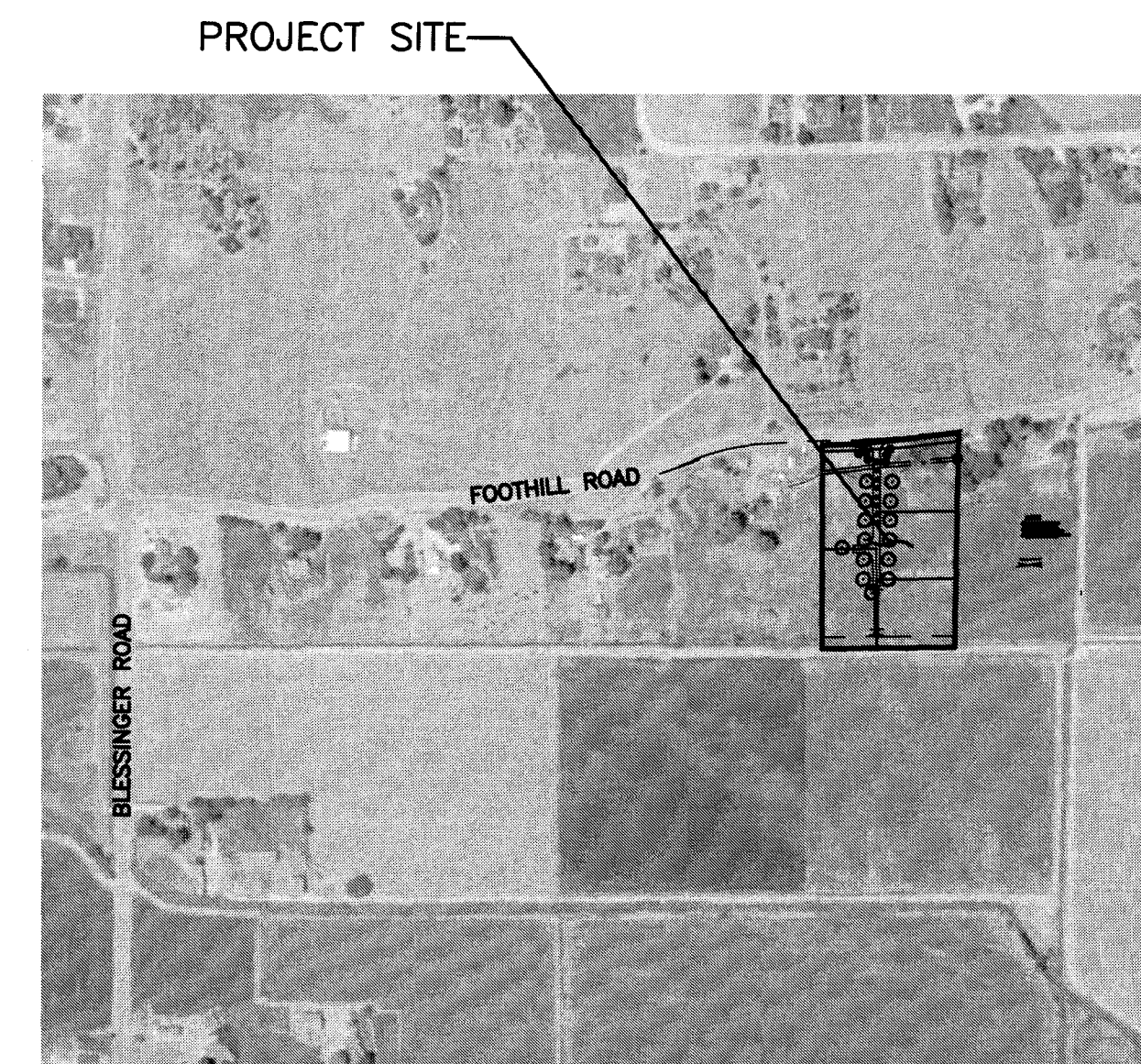
2019

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.30.00'	91.32'	91.32'	N 87°21'29" E	1°43'57"
C2	30.30.00'	181.32'	181.29'	N 84°46'49" E	3°25'43"

LINE	BEARING	DISTANCE
L1	N 88°13'17" E	63.53'
L2	N 83°03'57" E	52.46'
L3	N 00°00'00" E	18.09'
L4	S 01°01'52" W	24.82'



SITE MAP
SCALE 1"=40'



VICINITY MAP
SCALE 1"=500'

- GENERAL**
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.) (LATEST EDITION), THE HIGHWAY STANDARDS AND DEVELOPMENT PROCEDURES FOR THE CANYON COUNTY HIGHWAY DISTRICTS AND THE PROJECT SPECIFICATIONS. EACH CONTRACTOR SHALL HAVE A COPY OF THE I.S.P.W.C. ON THE JOB SITE AT ALL TIMES.
 - ALL CONTRACTORS, SUB-CONTRACTORS AND UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE A MINIMUM OF TWO (2) DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ON THE PROJECT.
 - ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY THE ENGINEER SHALL BE USED FOR PROJECT CONSTRUCTION. USE OF PLANS NOT STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
 - ALL MATERIALS FURNISHED ON OR FOR THE PROJECT SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCY OR AS SET FORTH IN THE PROJECT PLANS AND SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE. CONTRACTOR SHALL FURNISH PROOF THAT ALL MATERIALS MEET THE REQUIREMENTS AT THE REQUEST OF THE OWNER OR ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ALL TESTING REQUIRED BY THE PROJECT SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND CERTIFIED TEST RESULTS SHALL BE SUBMITTED TO THE OWNERS ENGINEER. WORK PERFORMED WITHOUT CERTIFIED TEST RESULTS SHALL NOT BE ACCEPTED.
 - ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY TO DETERMINE EXACT LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING OR CONSTRUCTED UTILITIES, AND SHALL REPAIR DAMAGES IN ACCORDANCE WITH UTILITY OWNER'S REQUIREMENTS AT NO ADDITIONAL COST TO THE PROJECT OWNER. CALL DIGLINE AT 800-342-1585.
 - ALL UTILITIES, INCLUDING SERVICE LINES WITHIN STREET TRAVEL WAYS, SHALL BE IN PLACE PRIOR TO CURB, GUTTER, SIDEWALK, AND STREET CONSTRUCTION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND NOTIFY ALL AFFECTED UTILITY OWNERS. THE OWNER OR ENGINEER WILL NOT MAKE NOTIFICATIONS.
 - EACH CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL WORK CONSTRUCTED BY THEM UNTIL IT IS ACCEPTED BY THE JURISDICTIONAL BODY FOR CONTINUOUS OPERATION AND MAINTENANCE.
 - ALL MISCELLANEOUS STRUCTURES SUCH AS FENCES, MAILBOXES, SIGNS, IRRIGATION AND DRAINAGE FACILITIES, UTILITY POLES, LINE AND APPURTENANCES WHEN NECESSARY TO BE REMOVED OR DISTURBED, SHALL BE REPLACED OR RECONSTRUCTED TO BETTER THAN OR EQUAL THEIR CONDITION.
 - EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NATIONAL POLLUTANT ELIMINATION SYSTEM PERMITS (NPDES), FILING ANY NOTICE OF INTENT (NOI), AND PREPARING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY. CONTACT THE EPA FOR THE REQUIRED INFORMATION. CONTRACTOR MUST OBTAIN A SHORT TERM ACTIVITY EXEMPTION FROM DEQ BOISE REGIONAL OFFICE IF THE DISCHARGES WASTEWATER OFFSITE TO STATE WATERS AS A RESULT OF DE-WATERING OR OTHER CONSTRUCTION ACTIVITIES.
 - ANY WORK IN THE PUBLIC RIGHT-OF-WAY DURING CONSTRUCTION SHALL REQUIRE A RIGHT-OF-WAY PERMIT WITH A TRAFFIC CONTROL PLAN TO BE SUBMITTED BY THE CONTRACTOR TO THE CANYON COUNTY HIGHWAY DISTRICT NO. 4 FOR APPROVAL PERMIT ISSUANCE.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
 - ALL CONTRACTORS SHALL PROVIDE ONE (1) SET OF AS-BUILT DRAWINGS TO THE ENGINEER UPON COMPLETION OF THEIR WORK FOR COMPILATION AND SUBMITTAL OF RECORD DRAWINGS TO THE CITY.
 - ALL CONTRACTORS SHALL PROVIDE ALL MATERIAL TEST REPORTS AND CERTIFICATIONS AS REQUIRED BY THE GOVERNING AGENCIES TO THE CITY OF STAR AND THE ENGINEER PRIOR TO LEAVING THE SITE OR BEFORE STARTING THE NEXT PHASE OF CONSTRUCTION.
 - ALL VALVE BOX MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS AND INSTALLED TO FINISH GRADE BY THE PIPE CONTRACTOR AND ADJUSTED TO FINAL GRADE BY THE PAINTING CONTRACTOR PRIOR TO FINAL INSPECTION.
 - ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM AND AFTER THE DATE THAT THE SUBSTANTIAL COMPLETION IS ISSUED.
 - ALL DRIVEWAY CONNECTIONS TO THE PRIVATE ROAD SHALL HAVE A 12" CMP CULVERT TO PROTECT EXISTING BORROW DITCH/ROAD SIDE SWALE. CULVERT TO CARRY FLOW LINE OF DITCH OVER CANYON COUNTY HIGHWAY DISTRICT NO. 4 STANDARD DRAWING ACCHD-106. PROTECT SAND INFILTRATION WINDOWS AND CHECK DAMS.
- STORM DRAINAGE**
- ALL ON SITE STORM DRAINAGE FACILITIES SHALL BE INSPECTED BY ENGINEER OF RECORD. CONTACT LEAVITT & ASSOCIATES ENGINEERS, INC. AT 208-463-0333 FOR INSPECTION A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
 - THE BOTTOM OF ANY DRAINAGE FACILITY SHALL MAINTAIN A MINIMUM OF 3 FEET OF SEPARATION FROM GROUNDWATER. IF THIS MINIMUM SEPARATION CAN NOT BE ACHIEVED THE CONTRACTOR IS TO CONTACT THE ENGINEER OF RECORD FOR REDESIGN.
- UTILITIES**
- ALL UTILITY TRENCHING, TRENCH WORK AND PAVEMENT REPAIRS SHALL BE IN ACCORDANCE WITH CANYON COUNTY HIGHWAY DISTRICT NO. 4 STANDARD CONSTRUCTION SPECIFICATIONS.
 - ALL CONSTRUCTION REQUIRED FOR RETENTION AND DETENTION PONDS AND DRAINAGE SWALES IS AN INTEGRAL PART OF THE STORM DRAIN CONSTRUCTION AND THEREFORE IS THE RESPONSIBILITY OF THE STORM DRAIN CONTRACTOR.
 - ALL SEWER AND STORM DRAINS SHALL BE TESTED IN ACCORDANCE WITH I.S.P.W.C. SECTION 501.3.4 UNLESS OTHERWISE APPROVED BY THE ENGINEER OR UTILITY AGENCY.
 - THE PIPE CONTRACTOR SHALL MAINTAIN A 10' MINIMUM HORIZONTAL SEPARATION BETWEEN WATER LINES AND ALL OF THE FOLLOWING STORM DRAINS, IRRIGATION AND SEWER LINES. THE PIPE CONTRACTOR SHALL MAINTAIN 25' SEPARATION FROM INFILTRATION FACILITIES.
- IRRIGATION**
- ALL MATERIAL MUST BE IN ACCORDANCE WITH THE MIDDLETON MILL IRRIGATION DISTRICT STANDARDS.

DRAWING INDEX	SHEET
COVER, NOTES, SITE PLAN, VICINITY MAP AND DRAWING INDEX	1
LANDSCAPING PLAN AND GRAVITY IRRIGATION PLAN AND PROFILE	2
PRIVATE ROADWAY PLAN AND PROFILE	3

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LINETYPES:

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

SYMBOLS:

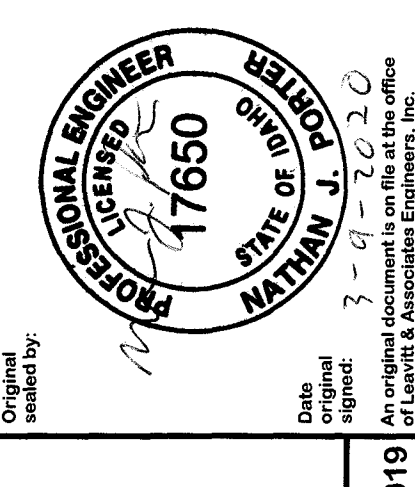
⊙	EXISTING SANITARY SEWER MANHOLE
⊕	INSTALL SANITARY SEWER MANHOLE
⊙	EXISTING GRAVITY IRRIGATION
⊕	INSTALL GRAVITY IRRIGATION
⊗	EXISTING VALVE
⊗	INSTALL WATER VALVE
⊗	INSTALL IRRIGATION VALVE
⊗	EXISTING WATER METER
⊗	INSTALL WATER METER
⊗	EXISTING BLOW-OFF VALVE
⊗	INSTALL BLOW-OFF VALVE
⊗	EXISTING FIRE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

ABBREVIATIONS:

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

LEAVITT & ASSOCIATES ENGINEERS, INC.
STRUCTURAL * CIVIL SURVEYING

1324 FIRST STREET SOUTH
NAMPA IDAHO 83651
PHONE (208)463-0333/463-7670 FAX (208)463-9040



COVER, NOTES, SITE PLAN, VICINITY MAP AND DRAWING INDEX

Checked by: JRL
Drawn by: DL
Designed by: BAC

Job Number: 19107101
Delivery Date: 08/09/2019

RYKEN MEADOWS
CANYON COUNTY, IDAHO

OWNER/DEVELOPER:
L-2 LLC

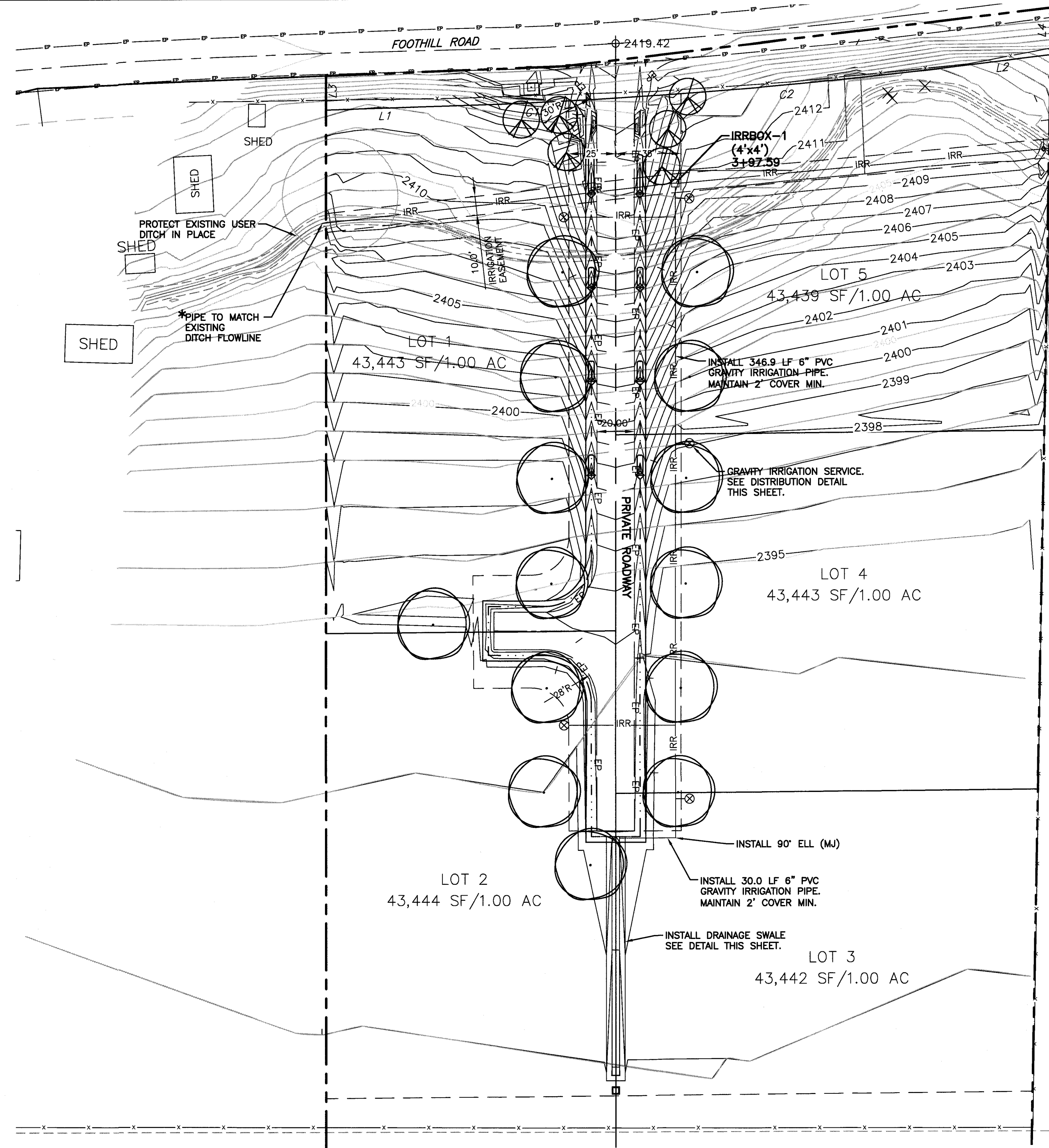
STAR, ID 83669
PHONE (208)890-69770

DATE	BY	DESCRIPTION
3/8/20	DL	REV. IRRIGATION AND ADDED LANDSCAPE
2/17/20	PDL	REVISED PER CLIENT COMMENTS
2/17/20	DL	REVISED FOR JURISDICTION CHANGE
9/11/19	NJP	ISSUED FOR APPROVAL
No.	DATE	REVISIONS

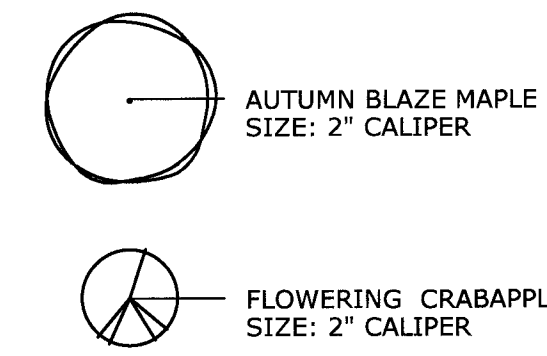
SCALE: AS NOTED
Sheet Number: 1

T:\CIVIL - 2019\Ryken Meadows - 19107\Ryken-Mead-L-1 GIRR

* CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION BEFORE CONSTRUCTION.



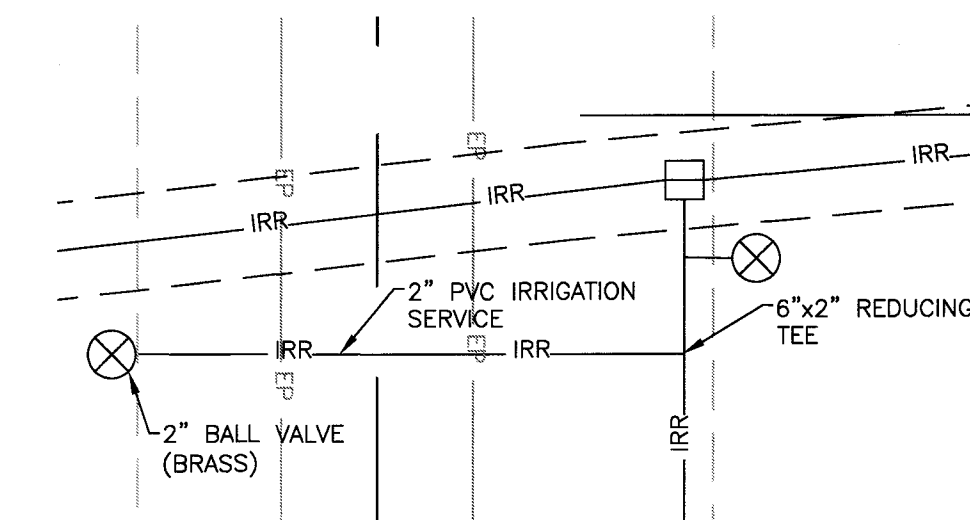
GRAPHIC LANDSCAPE LEGEND
MATURE CANOPY SIZES ARE SHOWN TO SCALE ON PLANS



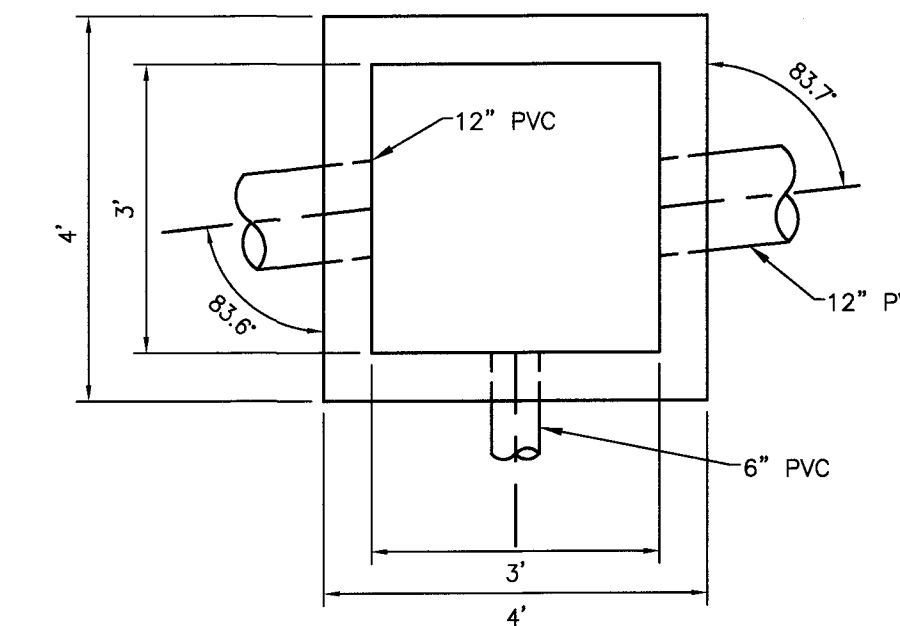
SCALE:



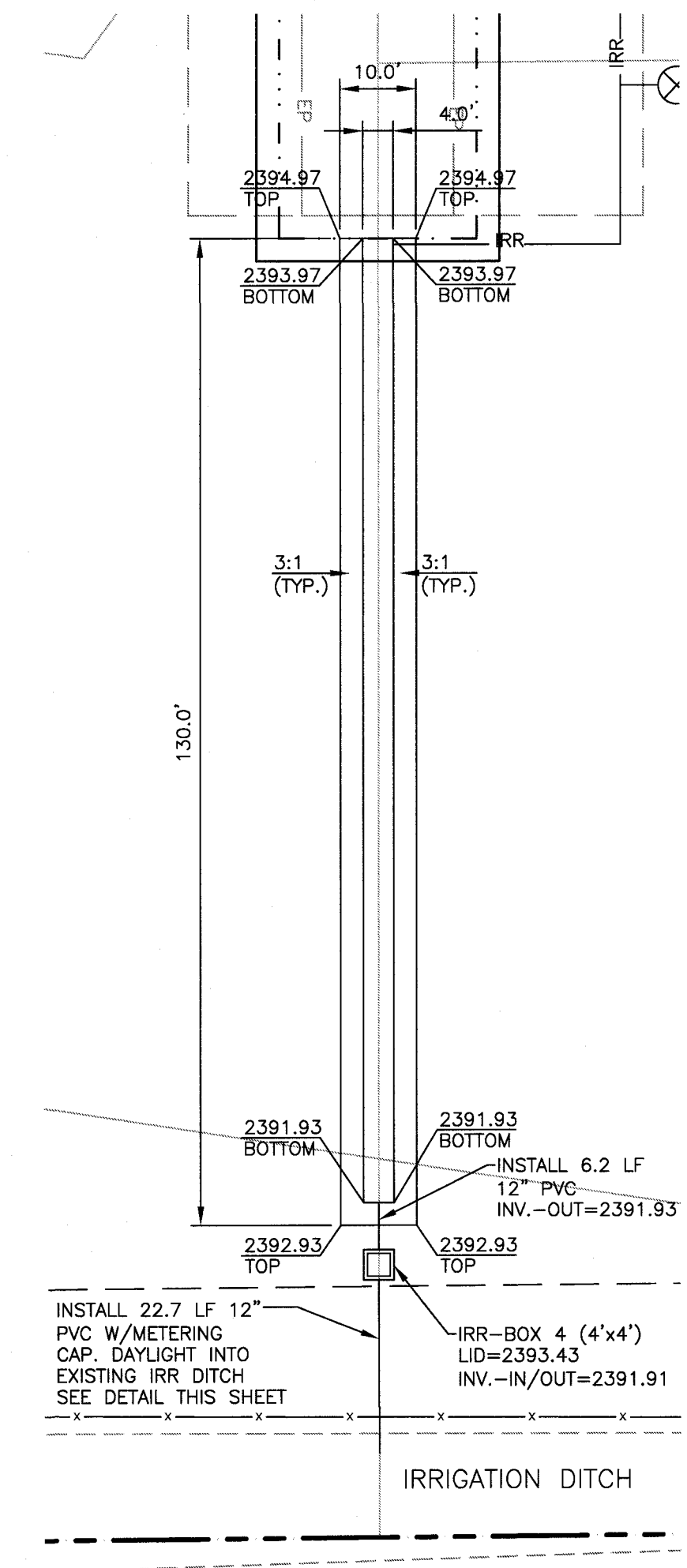
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



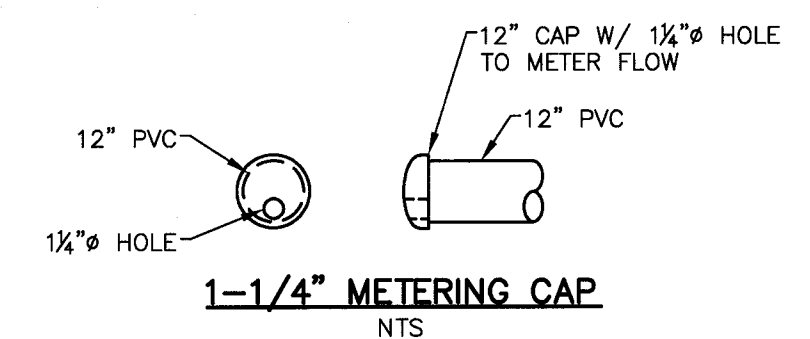
TYPICAL GRAVITY IRRIGATION DISTRIBUTION DETAIL
NTS



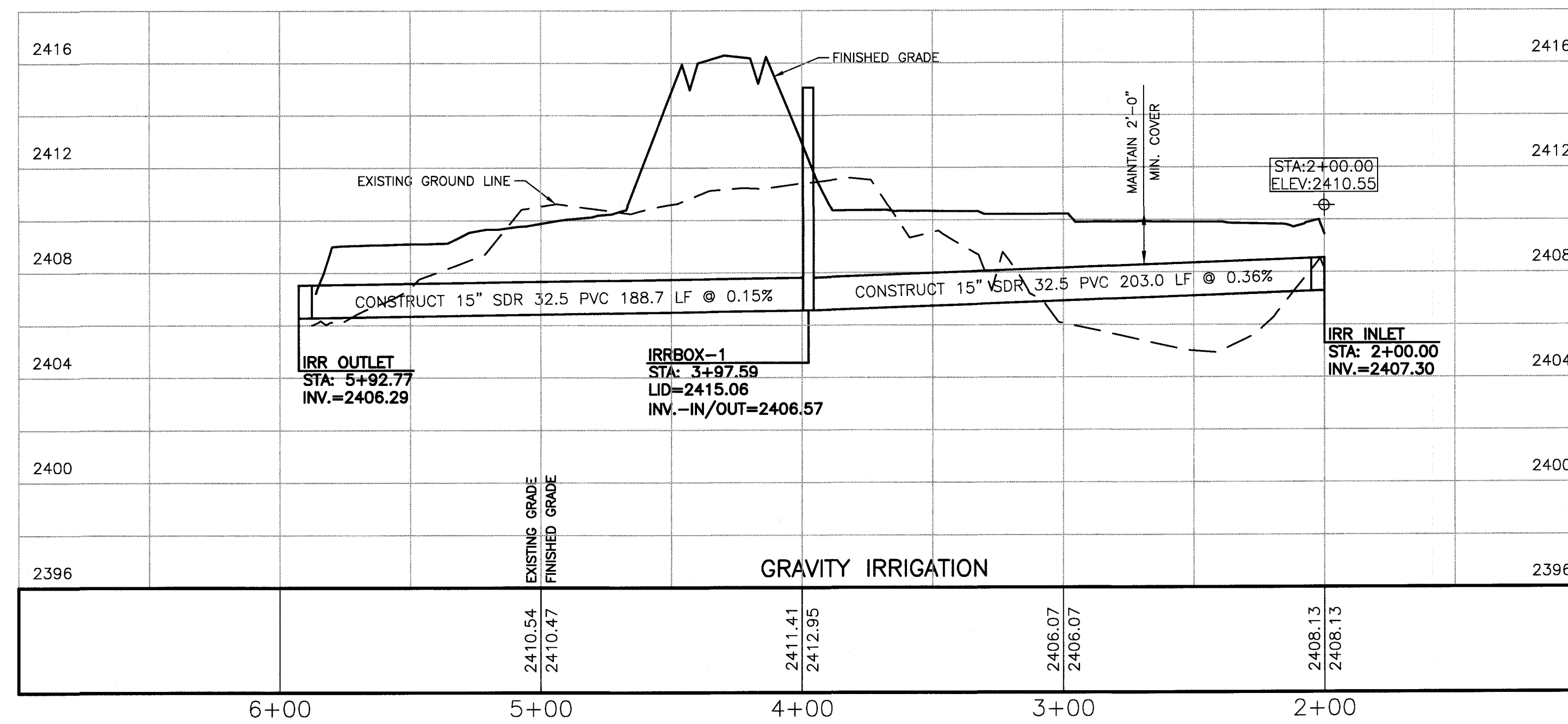
IRRBOX-1 PLAN
NTS



DRAINAGE SWALE PLAN
SCALE: 1"=20'

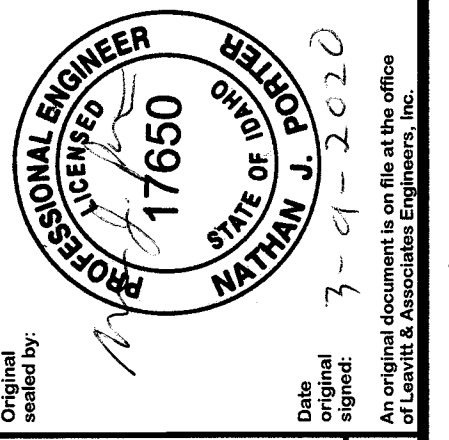


1-1/4" METERING CAP
NTS



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1324 FIRST STREET SOUTH NAMPA, IDAHO 83651
PHONE (208)463-0933/463-7670 FAX (208)463-9040



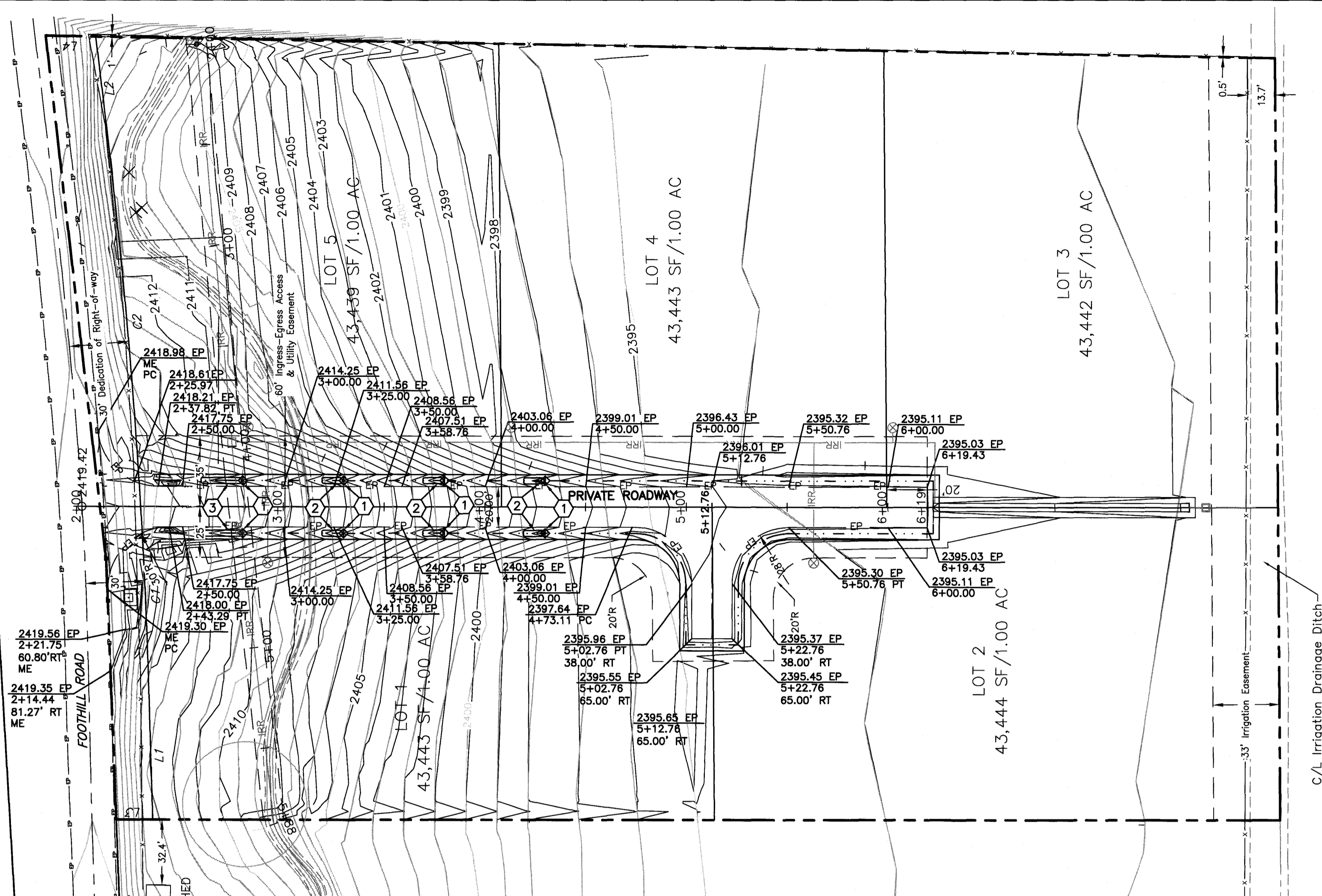
LANDSCAPING PLAN AND GRAVITY IRRIGATION PLAN AND PROFILE
Job Number: 19107.001
Checked By: JRL
Drawn By: BAC
Designated By: BAC
Delivery Date: 08/09/2019

RYKEN MEADOWS
CANYON COUNTY, IDAHO
OWNER/DEVELOPER:
L-2 LLC
STAR, ID 83669
PHONE (208)890-69770

No.	DATE	BY	DESCRIPTION	REVISIONS
3	3/6/20	DL	REV. IRRIGATION AND ADDED LANDSCAPE	
2	2/17/20	PDL	REVISED PER CLIENT COMMENTS	
1	2/17/20	DL	REVISED FOR JURISDICTION CHANGE	
0	9/11/19	INJP	ISSUED FOR APPROVAL	

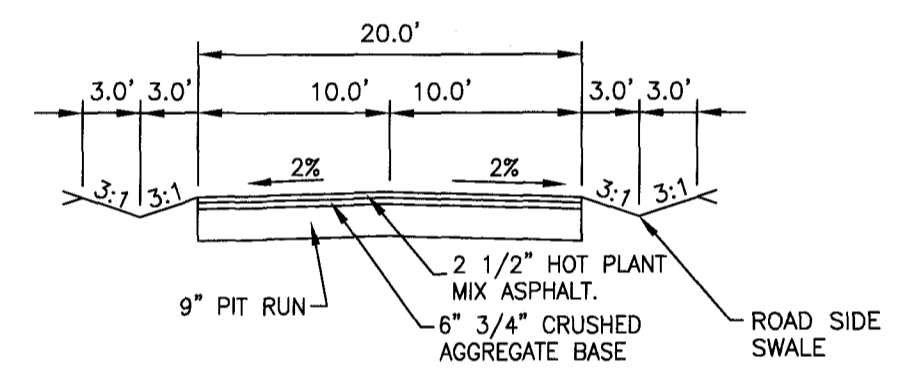
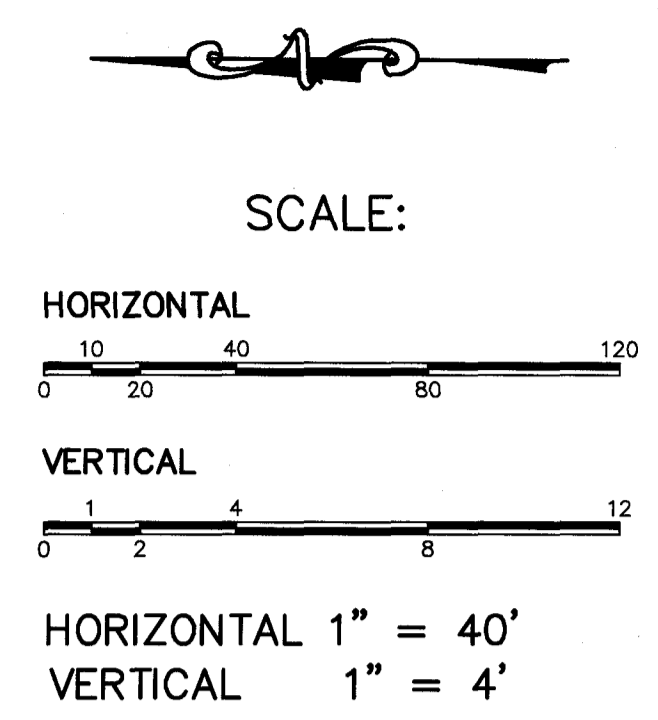
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Sheet Number: 2

T:\CIVIL - 2019\Ryken Meadows - 19107\Ryken-Mead-L-1 GRR



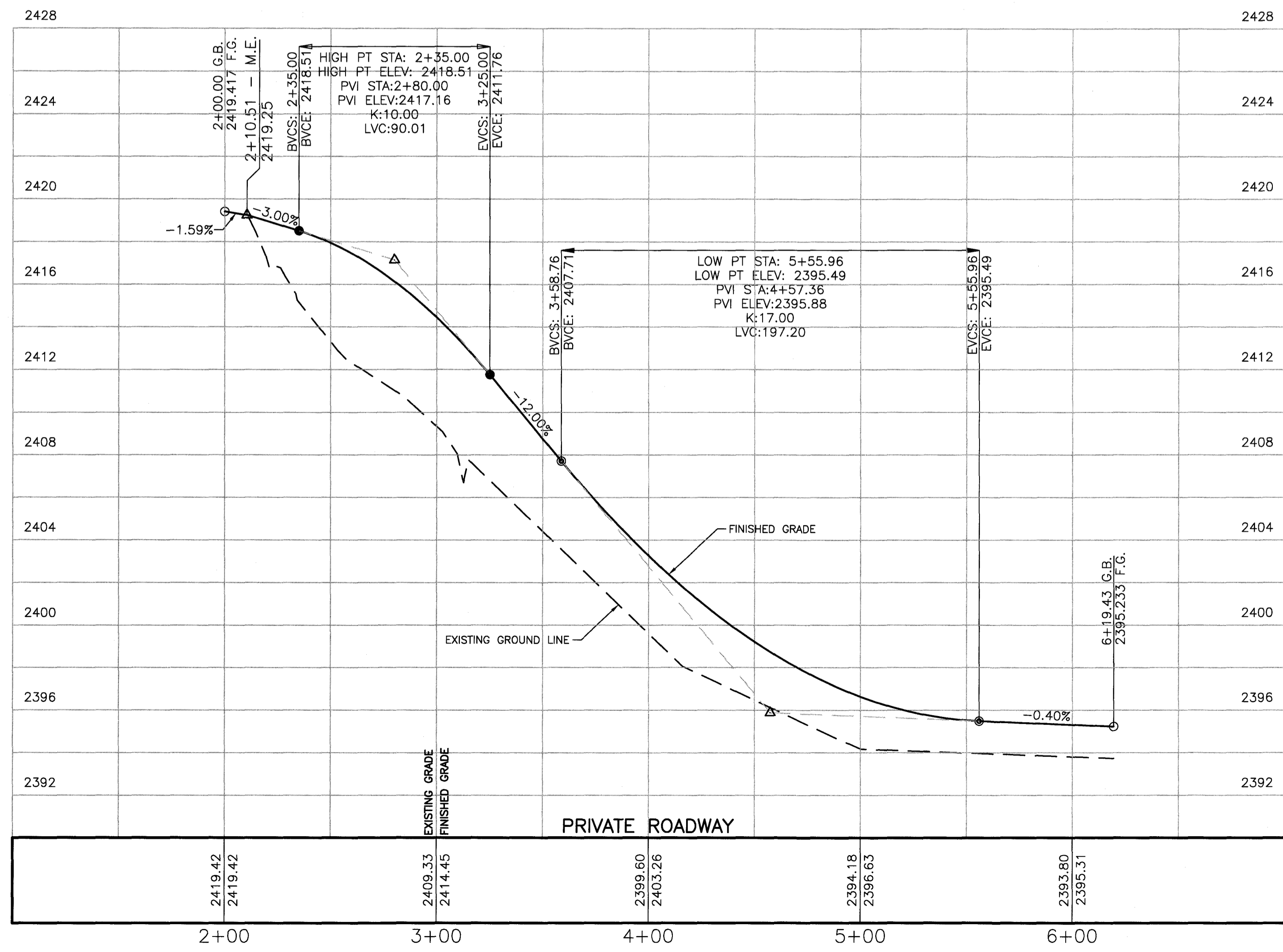
CUT/FILL SUMMARY

Name	2d Area	Cut	Fill	Net
Volume - Unadjusted	218,233 Sq. Ft.	198 Cu. Yd.	3,956 Cu. Yd.	3,757 Cu. Yd.<Fill>

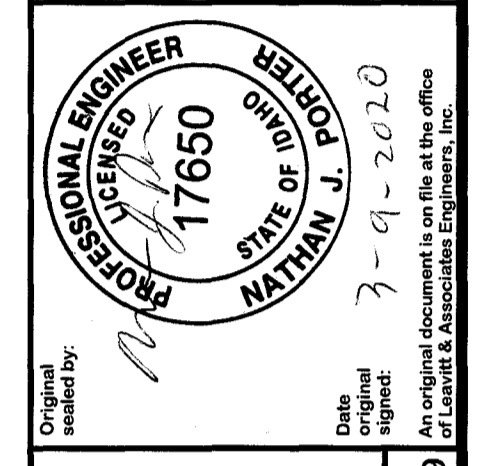


*COMPACT PER ISPCW SECTION 300 AND 800
TYPICAL STREET SECTION PRIVATE ROADWAY
-NTS-

- KEYNOTES:
- CONSTRUCT ROCK CHECK DAM PER BEST MANAGEMENT PRACTICE 32.
 - CONSTRUCT 3'x10'x4' DEEP SAND INFILTRATION WINDOW USING ASTM C-33 SAND.
 - CONSTRUCT 3'x20'x4' DEEP SAND INFILTRATION WINDOW USING ASTM C-33 SAND.



LEAVITT & ASSOCIATES ENGINEERS, INC.
STRUCTURAL * CIVIL SURVEYING
1324 FIRST STREET SOUTH Nampa, IDAHO 83851
PHONE (208)463-0333/463-7670 FAX (208)463-9040



PRIVATE ROADWAY PLAN AND PROFILE, GRADING, AND DRAINAGE PLAN
Job Number: 19107.001
Checked By: JRL
Drawn By: BAC
Designed By: DL
Delivery Date: 08/09/2019

RYKEN MEADOWS
CANYON COUNTY, IDAHO
OWNER/DEVELOPER:
L-2 LLC
STAR, ID 83669
PHONE (208)890-69770

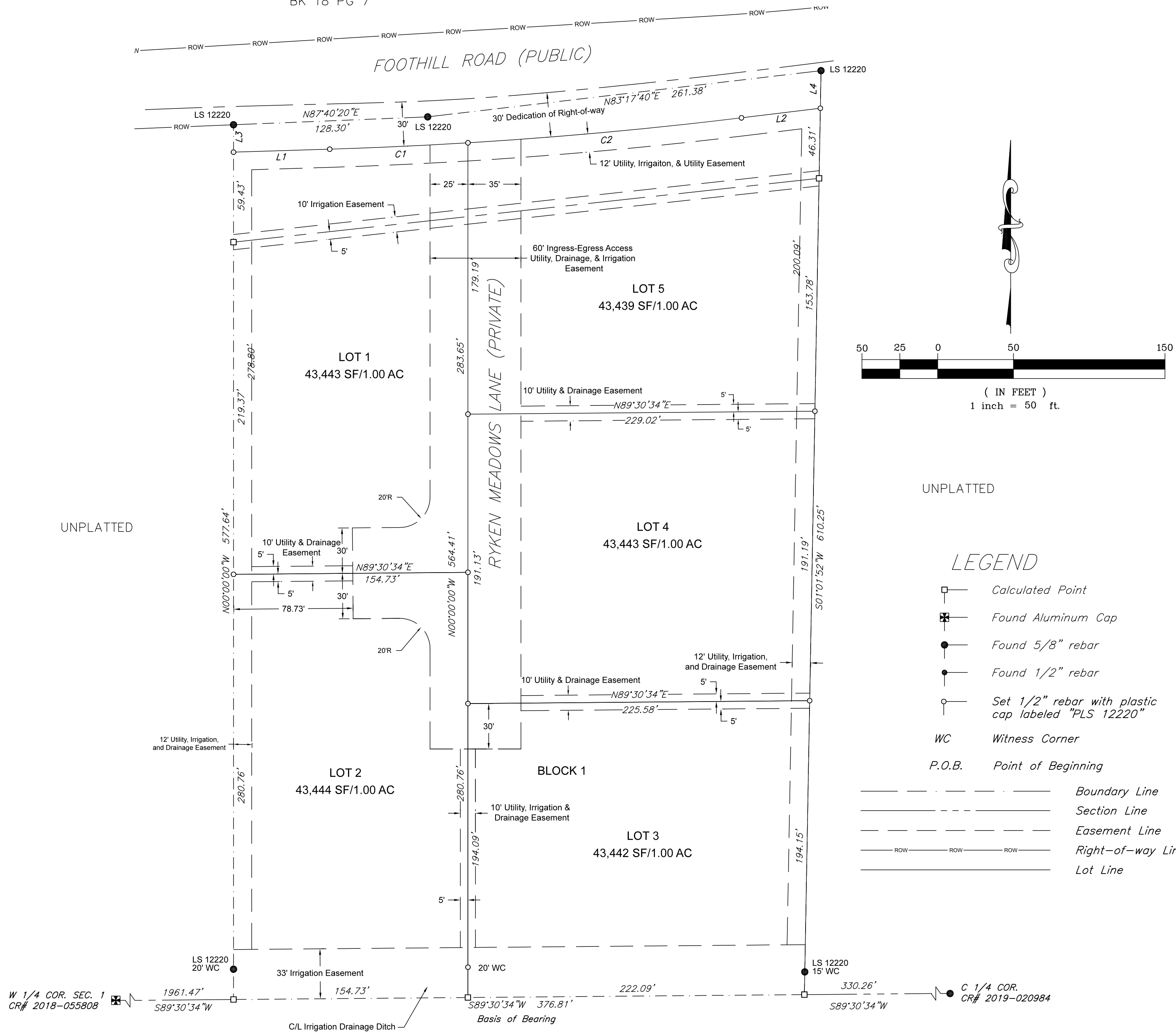
No.	DATE	BY	DESCRIPTION
1	3/6/20	DL	REV. IRRIGATION AND ADDED LANDSCAPE
2	2/17/20	PDL	REVISED PER CLIENT COMMENTS
3	2/17/20	DL	REVISED FOR JURISDICTION CHANGE
4	9/11/19	NJP	ISSUED FOR APPROVAL
5			DESCRIPTION
			REVISIONS

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SCALE: 1"=40'
Sheet Number: 3

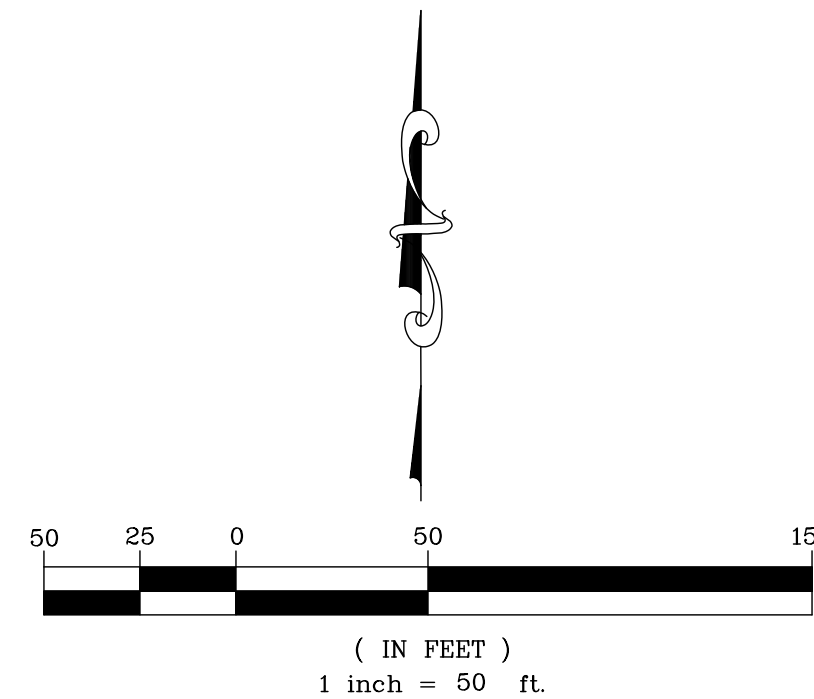
FINAL PLAT
RYKEN MEADOWS ESTATES
PART OF THE SE 1.2 OF THE NW 1/4 OF
SECTION 1, T. 4 N., R. 2 W. B.M.
CITY OF STAR, IDAHO
2020

FOSTER HEIGHTS SUBDIVISION
 BK 18 PG 7



NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS AND WALKWAYS TO EACH LOT.
3. THE OWNER HAS PROVIDED IRRIGATION WATER TO EACH LOT THROUGH A GRAVITY IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE RYKEN MEADOWS ESTATES HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS OF THE MIDDLETON MILL IRRIGATION DISTRICT.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF BUILDING.
5. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE 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.
6. MAINTENANCE OF ANY GRAVITY IRRIGATION, PRESSURE IRRIGATION, DRAINAGE PIPE, OR DITCH THAT IS CROSSING LOTS 1 AND 5, BLOCK 1, IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE UTILITY OR THE HOMEOWNERS ASSOCIATION.
7. NO STRUCTURES SHALL BE CONSTRUCTED OR INSTALLED IN AN EASEMENT AND ANY FENCES, LANDSCAPING OR STRUCTURES INSTALLED IN AN EASEMENT MAY BE REMOVED BY UTILITY COMPANIES AND REPLACED AT THE OWNER'S EXPENSE.
8. NO LOT SHALL BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM SOUTHWEST DISTRICT HEALTH.
9. NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THEN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT. IN THE EVENT OF AN ALLEGED NUISANCE RESULTING FROM AGRICULTURAL OPERATIONS PURSUANT TO A FEDERAL OR STATE ENVIRONMENTAL PERMIT OR CAUSED BY A VIOLATION OF THE PERMIT(S), TERMS OR CONDITIONS, THE AFFECTED PARTY SHALL SEEK ENFORCEMENT OF THE TERMS OF THE PERMIT.
10. ALL LOTS SHALL HAVE INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
11. THE DRAINAGE DITCH ALONG THE SOUTH LINE OF LOTS 2 AND 3, BLOCK 1 WILL BE SUBJECT TO AN EASEMENT AND THAT NO BUILDINGS MAY BE CONSTRUCTED WITHIN SAID EASEMENT.
12. NO DIRECT LOT ACCESS WILL BE ALLOWED TO FOOTHILL ROAD.



UNPLATTED

LEGEND

- Calculated Point
- Found Aluminum Cap
- Found 5/8" rebar
- Found 1/2" rebar
- Set 1/2" rebar with plastic cap labeled "PLS 12220"
- WC Witness Corner
- P.O.B. Point of Beginning
- Boundary Line
- Section Line
- Easement Line
- Right-of-way Line
- Lot Line

SURVEYOR NARRATIVE:

1. THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED BY RECORD OF SURVEY NO. 2019-020985.
2. THIS PLAT WAS DONE AT THE REQUEST OF BILL LYNCH TO SUBDIVIDE THIS PROPERTY INTO A RESIDENTIAL DEVELOPMENT.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3030.00'	91.32'	91.32'	N 87°21'29" E	1°43'37"
C2	3030.00'	181.32'	181.29'	N 84°46'49" E	3°25'43"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°13'17" E	63.53'
L2	N 83°03'57" E	52.46'
L3	N 00°00'00" E	18.09'
L4	S 01°01'52" W	24.82'



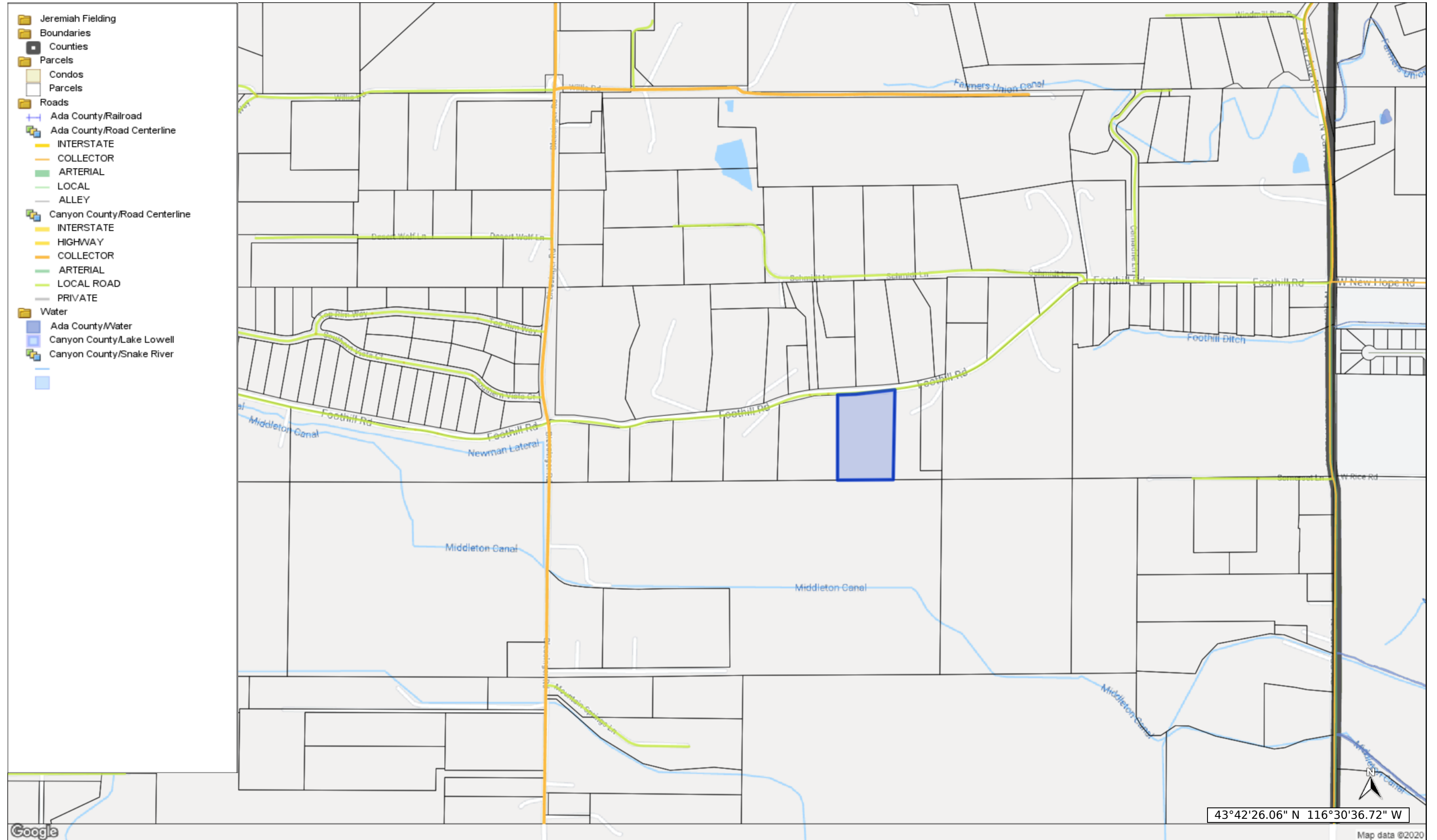
REVISION DATE: 3-5-2020

BOOK _____ PAGE _____

EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
 (208) 861-7513; pls12220@yahoo.com

SEC. 1, T. 4 N., R. 2 W., B.M.		SHEET 1
DATE:	10-8-19	PROJECT:
DRAWN BY:	JBF	19-048
CHECKD BY:	JBF	OF 2
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CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, City Planner *Shawn L. Nickel*

MEETING DATE: June 2, 2020 – PUBLIC HEARING

FILE(S) #: **AZ-20-08 Annexation and Zoning**
PP-20-08/FP-20-10 for Ryken Meadows Subdivision
PR-20-02 Private Street

OWNER/APPLICANT/REPRESENTATIVE

Property Owner/Applicant:

L-2 Development LLC
Bill Lynch
25220 W. Deep Canyon Drive
Star, Idaho 83669

REQUEST

Request: The Applicant is seeking approval of an Annexation and Zoning (to Residential R-1), a Preliminary/Final plat and Private Street for a proposed residential subdivision consisting of 5, one-acre residential lots. The property is located on Foothill Road (address pending) in Star, Idaho (Canyon County), and consists of 5.2 acres with a proposed density of 1.04 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the south side of Foothill Road, approximately ½ mile west of Can Ada Road in Star, Idaho. Canyon County Parcel No. R33797010.

Existing Site Characteristics: The property is currently vacant property.

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

Flood Zone: The development is located outside a special flood hazard zone per FEMA FIRM panel #16027C0259 G. 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 known areas.
- ✪ Steep Slopes – No.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	February 28, 2020
Neighborhood Meeting Held	December 3, 2019
Application Submitted & Fees Paid	March 10, 2020
Residents within 300' Notified	March 20, 2020
Agencies Notified	March 20, 2020
Legal Notice Published	March 21, 2020
Property Posted	May 21, 2020

HISTORY

This property has not received any previous approvals from the City of Star.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Canyon County Rural Residential (RR)	Neighborhood Residential	Agricultural
Proposed	Residential (R-1)	Neighborhood Residential	Residential
North of site	Canyon County Rural Residential (RR)	Neighborhood Residential	Residential/Agricultural
South of site	Mixed (MU)	Neighborhood Residential	Agricultural

East of site	Canyon County Rural Residential (RR)	Neighborhood Residential	Residential/Agricultural
West of site	Canyon County Rural Residential (RR)	Neighborhood Residential	Residential/Agricultural

ZONING ORDINANCE STANDARDS / 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.

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-1	35'	30'	30'	10'	20'

Notes:

1. 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.

8-3B-3: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS - RESIDENTIAL DISTRICTS:

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

residential lots.

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 and the Fire District.

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. Residential private streets may request a waiver of sidewalks to be approved by Council.
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 Street 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 street 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 street 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 street components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

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

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

- A. The design of the private street meets the requirements of this article;
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

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

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

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.

2. Each development is required to have at least one site amenity.

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

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

8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:

A. Applicability: A subdivision application may be processed as both a preliminary and final plat if all of the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and

2. No new street dedication, excluding widening of an existing street, is required; and

3. No major special development considerations are involved, such as development in a floodplain or hillside development.

B. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a combined preliminary and final plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title and the criteria and standards contained herein.

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

D. Application Requirements: Applications and fees, in accord with subsection 8-6A-3 of this

article shall be submitted.

E. Contents of Final Plat: The final plat shall include all items required in subsection 8-6A-4B of this article or any additional items required by the Administrator.

F. Decision: A decision on a combined preliminary and final plat is made by the city council.

8-6A-7: REQUIRED FINDINGS:

In consideration of a preliminary plat or combined preliminary and final plat, the decision-making body shall make the following findings:

- A. The plat is in conformance with the comprehensive plan;
- B. Public services are available or can be made available and are adequate to accommodate the proposed development;
- C. There is public financial capability of supporting services for the proposed development;
- D. The development will not be detrimental to the public health, safety or general welfare; and
- E. The development preserves significant natural, scenic or historic features.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Neighborhood Residential:

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

8.3 Goal:

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

8.4 Objectives:

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

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

- A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where

8.5.9 Additional Land Use Component Policies:

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

PROJECT OVERVIEW

ANNEXATION & REZONE:

The annexation and zoning request from Canyon County Rural Residential (RR) to Residential (R-1) on the applicant’s property will allow for the development and subdivision of the subject property into a residential use consistent with land uses on surrounding properties in the area. Municipal sewer and water are not available to this portion of the Star Impact Area. The overall density of the proposed development as submitted is 1 dwelling unit per acre. The Comprehensive Plan Land Use Map designates this property as Neighborhood Residential. Low density residential uses are allowed within this designation *where new residential lots are proposed adjacent to existing residential lots of one acre or larger where those existing larger lots are not likely to be subdivided in the future.* Although the surrounding parcels may redevelop in the future when services are extended, the properties to the north are designated as a Special Transition Overlay Area in the Comprehensive Plan, where *an appropriate transition shall be provided for the two abutting residential types.* Goal 8.3 of the Comprehensive Plan *encourages the development of a diverse community that provides a mix of land uses, housing types.*

COMBINED PRELIMINARY/FINAL PLAT:

The Preliminary/Final Plat submitted contains five (5) single family residential lots of 1-acre each, and a private street to access the lots. The private street will be located within an easement and will be constructed to the standards of ACHD and the Star Fire District. Canyon Highway District #4 has reviewed the preliminary plat application and has provided comment. The applicant shall meet all requirements of the District prior to signature of final plat.

The preliminary plat indicates that the development will not contain landscaped open space. Section 8-4E-2 of the UDC allows Council to waive landscaping requirements for subdivisions with densities of 1 acre or less. Given the large lot size and rural nature of this development, staff is supportive of the waiver for open space.

ADDITIONAL DEVELOPMENT FEATURES:

- Private Street
The development is proposing a private street. The private street shall be built to the construction standards of ACHD, to include paving. The applicant is proposing a 20' width for the private street. Street widths shall be determined by the Council and Star Fire District. Star Fire District requires a minimum of 20' width for private streets with no parking and 26' for parking on one-side. As part of 8-4D-3C, *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. A reserve account condition shall be included in the recorded CC&R's*
- Lighting
Given the rural area, streetlights should be minimal to address safety at the intersection of the private street and Foothill Road. Any lighting in the development shall reflect the "Dark Sky" criteria of the City. The applicant shall work with Canyon Highway District #4 to establish the location of any streetlights.
- Landscaping – Although landscaped open space is not proposed within the development, as supported by staff, street trees shall be provided on all building lots, 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 has submitted a landscape plan meeting this requirement. All new trees within buildable lots shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code.

- Setbacks – No special setbacks have been requested by the applicant. The dimensional standards for the R-1 zoning district shall apply to all homes in this development.
- Sidewalks – The applicant is not proposing sidewalks within the development. With an adequate street width established and the small number of lots, staff is supportive of no sidewalks in the development. CHD4 is not requiring sidewalks along Foothill Road.

AGENCY RESPONSES

Star Fire District	March 30, 2020
Department of Environmental Quality	April 2, 2020
ITD (email)	April 14, 2020
Keller and Associates	April 21, 2020
Canyon Hwy District #4	May 12, 2020

PUBLIC RESPONSES

Staff has received one anonymous letter from the public.

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

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

COMBINED PRELIMINARY/FINAL PLAT FINDINGS:

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

PRIVATE ROAD FINDINGS:

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

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

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

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

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

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

CONDITIONS OF APPROVAL

1. The approved Preliminary/Final Plat for Ryken Meadows Subdivision shall comply with all statutory requirements of all applicable agencies and districts having jurisdiction in the City of Star.
2. The subdivision shall meet all requirements of Canyon Highway District #4 and Star Fire District.
3. **The private street shall have a minimum street width of 20' with no parking and shall be constructed to ACHD and Star Fire District standards. An access permit shall be obtained by Canyon Highway District #4 prior to construction. Star Fire District shall inspect and approve private street prior to signature of final plat.**
4. **A plat note shall be added to the final plat stating, "Lots fronting Foothill Road are subject to a roadway slope easement from the road right-of-way, in favor of Canyon Highway District No. 4 for the construction and maintenance of the roadway shown heron".**
5. All approvals relating to hillside issues and requirements shall be completed and approved by the City Engineer **prior to submittal of the final plat. Construction of any kind is prohibited prior to approval.**
6. The property with the approved Preliminary Plat shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code.
7. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees to include one (1) tree per thirty-five (35) linear feet.
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star **prior to signature of final plat.**
9. Irrigation system shall comply with the Irrigation District(s) and the City of Star Codes.
10. The mylar/final plat shall be signed by the owner, Surveyor, Health District, and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
11. Applicant shall provide the City with one (1) full size, one (1) 11"x17" copy and an electronic copy of the **signed recorded final plat** with all signatures, prior to any building permits being issued.
12. As built plans for the irrigation system shall be submitted to the City of Star **prior to signature of the final plat.**

13. **A plat note** supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
14. A copy of the CC&R's shall be submitted to the City of Star **prior to final plat signature**. The CC&R's shall include a condition requiring a reserve account that follows the specific wording in Section 8-4D-3C(1) of the Unified Development Code.
15. A letter from the US Postal Service shall be given to the City **prior to final plat signature** stating the subdivision is in compliance with the Postal Service.
16. **A plat note** shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
17. Any required 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.
18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
19. Private street shall be maintained by the Homeowners Association.
20. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
21. A sign application is required for any subdivision signs.
22. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File #AZ-20-08/PP-20-08/FP-20-10/PR-20-02 for Ryken Meadows Subdivision on _____, 2020.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANSDON
GROUP**



**GATEWAY
MAPPING
INC.**

January 8, 2020

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

**RE: MOON VALLEY ESTATES SUBDIVISION– PRELIMINARY
PLAT, ANNEXATION AND ZONING, AND DA MODIFICATION APPLICATIONS**

To Whom It May Concern:

On behalf of our client, M3 Companies, please accept this request for a Preliminary Plat, Annexation and Zoning, and a Development Agreement Modification for Moon Valley Estates Subdivision; the proposed development is located immediately to the south of the recently approved Moon Valley Subdivision in Star, Idaho. The proposed development includes a total of 14 residential lots on 10.04 acres with a density of 1.40 dwelling units per acre. The property is currently located in Ada County and R-2 zoning is requested for the property's zoning designation.

Preliminary Plat

The design of the project is intended to complement Moon Valley subdivision and to provide large residential lots for Star residents. The 10.04 acre property will be divided into 14 residential lots, 2 common lots, 1 shared driveway lot and 1 private road lot. The property is currently zoned RUT and located in Ada County. The average lot size in the subdivision is 15,811 square feet in size. 41.5% of the subdivision property will be dedicated to qualified open space.

There are adequate public services available to this area to serve the subdivision; water and sewer will be extended from the north through Moon Valley Subdivision. The development will be served with public sewer and water by Star Sewer and Water District. Fire protection will be available through the Star Fire Department. Storm water will be retained on site and designed by a civil engineer in accordance with City of Star requirements.

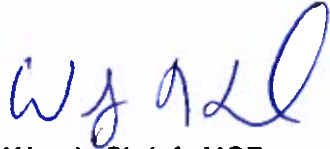
Access to the development will be provided from the north through Moon Valley Subdivision. Internal access to residential lots will be provided via a private road. The private road has been designed in accordance with Star Fire standards for private roads.

Annexation and Zoning

Our client is requesting a R-2 zoning designation for the proposed annexation of Moon Valley Estates Subdivision. The R-2 zoning designation is compatible with the surrounding County properties and the City of Star's Comprehensive Plan designation.

The development has been designed in accordance with the City of Star's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

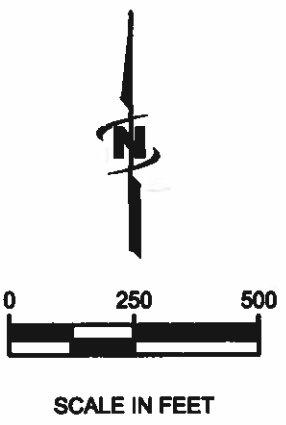
Sincerely,
J-U-B ENGINEERS, Inc.



Wendy Shrief, AICP



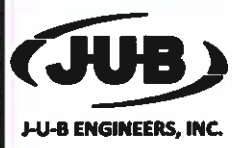
Plot Date: 12/22/2019 4:50 PM Plotted By: Andrew Newell
 Date Created: 12/22/2019 10:08 AM Project: 10-18-110 THOMAS PROPERTY CAD/EXHIBITS 10-18-110 VICINITY.DWG



PROJECT LOCATION

REUSE OF DRAWINGS
 J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

FILE: 10-18-110 VICINITY
 JUB PROJ #: 10-18-110
 DRAWN BY: 0000
 DESIGN BY: 0000
 CHECKED BY: 0000
 LAST UPDATED: 12/22/2019



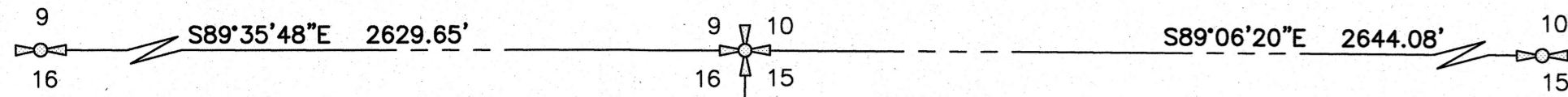
**MOON VALLEY ESTATES SUBDIVISION
 STAR, IDAHO**
 VICINITY MAP

SHEET
 1

NO.	REVISION DESCRIPTION	BY	DATE

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	37.91'	100.00'	21°43'23"	N88°30'52"W

TYPICAL SHARED DRIVEWAY SECTION
SCALE: N.T.S.



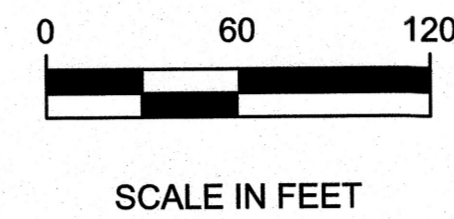
PRELIMINARY PLAT FOR MOON VALLEY ESTATES SUBDIVISION

SITUATED IN WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,

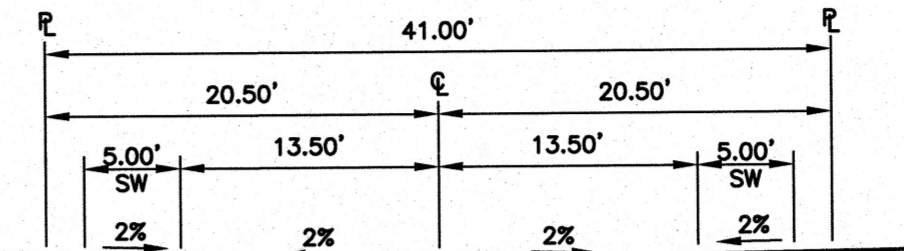
STAR, IDAHO
2020

BOUNDARY LEGEND

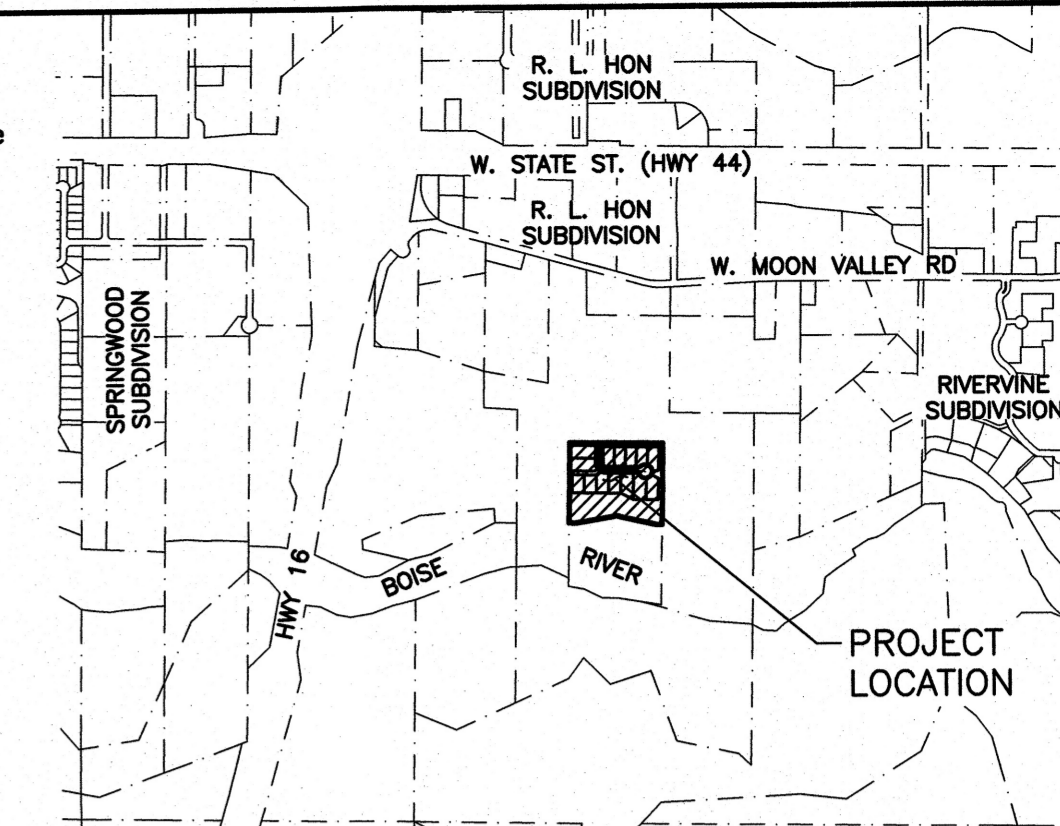
- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner
- Calculated Point



SCALE IN FEET



TYPICAL 41' STREET SECTION
SCALE: N.T.S.



VICINITY MAP
SCALE: 1"=800'



J-U-B ENGINEERS, INC.

250 S. Beechwood Ave.
Suite 201
Boise, ID 83709-0944

Phone: 208.376.7930
www.jub.com



REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COPYRIGHT AND STATUTORY RIGHTS AND THE SAME SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY ON LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	DATE

NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 2 AND 6, BLOCK 1, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 5, BLOCK 1 IS A SHARED DRIVEWAY LOT. LOT 1, BLOCK 1 IS A PRIVATE ROAD.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOON VALLEY SUBDIVISION.
- THIS PROPERTY IS LOCATED IN ZONE AE OF THE FLOOD INSURANCE RATE MAP NO. 16001C0140 H, COMMUNITY PANEL NO. 0140 H WHICH BEARS AN EFFECTIVE DATE OF MAY 24, AND IS IN A SPECIAL FLOOD HAZARD AREA.
- ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- STORM DRAINAGE FACILITIES SHALL BE LOCATED WITHIN A DRAINAGE EASEMENT.

LEGEND

- | EXISTING | PROPOSED |
|----------|----------|
| -S- | -S- |
| -W- | -W- |
| -G- | -G- |
| -P- | -P- |
| -SD- | -SD- |
| -C- | -C- |
| -L- | -L- |
| -V- | -V- |
| -R- | -R- |
| -S- | -S- |
| -D- | -D- |
| -I- | -I- |
| -M- | -M- |
| -F- | -F- |
| -T- | -T- |
| -E- | -E- |
| -G- | -G- |
| -F- | -F- |
| -H- | -H- |
| -C- | -C- |
| -E- | -E- |
| -C- | -C- |

IRRIGATION DISTRICT

LITTLE PIONEER DITCH CO.
PO BOX 70
STAR, ID 83669

LAND SURVEYOR

ROBERT L. KAZARINOFF, P.L.S.
J-U-B ENGINEERS
250 S. BEECHWOOD AVE. STE. 201
BOISE, ID 83709
208-376-7330

CIVIL ENGINEER

ANDREW F. NEWELL, P.E.
J-U-B ENGINEERS
250 S. BEECHWOOD AVE. STE. 201
BOISE, ID 83709
208-376-7330

DEVELOPER

M3 COMPANIES
1087 W. RIVER STREET
SUITE 310
BOISE, ID 83702
MARK TATE 208-939-6263

LAND USE SUMMARY

TOTAL AREA:	10.04 AC.
TOTAL LOTS:	18 LOTS
RESIDENTIAL LOTS:	14 LOTS
COMMON AREA LOTS:	2 LOTS
COMMON DRIVEWAY LOT:	1 LOT
PRIVATE ROAD LOT:	1 LOT
RESIDENTIAL DENSITY:	1.40 DU/AC
QUALIFIED OPEN SPACE:	4.16 AC. (41.5%)
AVERAGE LOT SIZE:	15,811 S.F.
SMALLEST LOT:	13,300 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-2



BOUNDARY
CERTIFICATION

MOON VALLEY ESTATES SUBDIVISION
STAR, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE: THOMAS-PRE-PLAT
JUB PROJ. # : ---
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: AFNVR
ONE INCH
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 1/9/2020
SHEET NUMBER:
PP-01

Plot Date: 1/9/2020 1:08 PM. Plotted By: Andrew Newell
Data Created: 1/23/2019 10:56:15 AM. Public Projects: JUB10-19-2020 MOON VALLEY. 00-19-110 THOMAS PROPERTY CAD SHEET THOMAS PRE-PLAT.DWG



Mary May, President
Kent Goldthorpe, Vice-President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

February 27, 2020

To: Wendy Shrief
JUB Engineers
250 S. Beechwood Avenue, Suite 201
Boise, ID 83709

Subject: SPP20-0003/AZ-20-06/PP-20-03
7701 W. Moon Valley Road
Annexation, Rezoning and a Preliminary Plat for 14 residential lots, 2 common lots and a private road

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no improvements required as there are no public streets existing or proposed abutting or within the site. Private roads are proposed to provide access to the site with Moon Valley Subdivision to the north, SPP18-0013/PP-18-11, which was reviewed and approved by ACHD on March 6, 2019.

The applicant will be required to pay all platting and review fees prior to final plat approval, as applicable. Traffic Impact Fees are also required to be paid prior to issuance of a building permit by the lead agency.

If you have any questions, please contact me at (208) 387-6293.

Sincerely,

Paige Bankhead
Planner II
Development Services

cc: City of Star
Rep – Wendy Shrief

Traffic Information

This development is estimated to generate 133 additional vehicle trips per day (0 existing); and 14 additional vehicle trips per hour in the PM peak hour (0 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

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
Moon Valley Road (Palmer to Short)	0-feet	Collector	44	Better than "D"
Moon Valley Road (west of Short)	445-feet	Collector	5	Better than "D"
Palmer Lane	0-feet	Collector	8	Better than "D"
Short Road	0-feet	Local	15	N/A

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

** ACHD does not set level of service thresholds for local roadways.

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on traffic counts from the 2018 Moon Valley Subdivision Traffic Impact Study.

- The average daily traffic count for Moon Valley Road between Palmer Lane and Short Road was 133 on 08/23/2018.
- The average daily traffic count for Moon Valley Road west of Short Road was 88 on 08/23/2018.
- The average daily traffic count for Short Road south of SH-44 was 188 on 08/23/2018.



STAR FIRE PROTECTION DISTRICT

Office of the Fire Chief

Greg Timinsky

11665 W State St Suite B

Star, ID 83669

March 11, 2020

To: City of Star

File#: ???

Development: Moon Valley Estates

From: Chief Greg Timinsky

The Star Fire Protection District has reviewed and approved with conditions listed below.

Access roads shall be provided and maintained in accordance with Appendix D section 503 of the 2015 IFC. This shall include adequate roadway widths, signage, turnarounds and min. turning radius for fire apparatus.

The Min. inside turning radius for our fire apparatus is 28' with the outside radius of 48'. Insure that all radiuses for the street curves and intersections meet this requirement.

The min. fire flow and flow duration for one- and two-family dwellings shall be as specified in Appendix B of the 2015 IFC.

The houses that are over 150' to the back of the house from the main road referring to the lots accessed off the 20' wide private St. will be required to have 13-D residential fire sprinklers.

The fire hydrant spacing shall be no less than 400' and shall be approved and witnessed by Star Fire Protection District prior to any building permits being issued.

Any commercial will be reviewed when proposed due to potential water flow and access requirements.

All street signage shall be installed and approved prior to the issuance of any building permit.

NOTE: All fire department access roadways in the development shall remain clear and unobstructed during construction of homes in the development. Additional parking restrictions may be required as to maintain access for emergency vehicles at all times.

Any questions please feel free to contact me, 208-229-9447

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg Timinsky', is written over a horizontal line.

Greg Timinsky,



STAR FIRE PROTECTION DISTRICT

Office of the Fire Chief

Greg Timinsky

11665 W State St Suite B

Star, ID 83669

Fire District Chief

Original to Requester/ Copy retained by Chief



RECEIVED

FEB 06 2020

CITY OF STAR

131 SW 5th Ave, Suite A
Meridian, ID 83642
(208) 288-1992

February 3, 2020

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

Re: Moon Valley Estates Subdivision Preliminary Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Moon Valley Estates Subdivision dated January 9, 2020. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Cathy Ward. We have the following comments based on our review:

1. Easements for sewer/water facilities will be required where placed outside of public right of way. Lot's 1 and 5 shall have easements for the Star Sewer and Water District utilities. Indicate if this is a blanket easement or show graphically and dimension the easement.
2. The floodway boundary shown on the preliminary plat is being updated on June 19, 2020. Approved construction drawing should utilize the updated floodway boundary, otherwise pond construction and design will be required to be redesigned.
3. A stormwater easement is required for all areas encompassed by the pond, including the areas located in lots 7 through 13. Dimensions will be required on the final plat.
4. 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.
5. 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.
6. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
7. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required.
8. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
9. Landscape plans including fencing, buffer areas, and street trees will have to conform to the City subdivision ordinance.

We recommend that the **condition 1 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.

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

Ryan V. Morgan, P.E.

City Engineer

cc: File



Mary May, President
Kent Goldthorpe, Vice-President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

February 27, 2020

To: Wendy Shrief
JUB Engineers
250 S. Beechwood Avenue, Suite 201
Boise, ID 83709

Subject: SPP20-0003/AZ-20-06/PP-20-03
7701 W. Moon Valley Road
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The applicant will be required to pay all platting and review fees prior to final plat approval, as applicable. Traffic Impact Fees are also required to be paid prior to issuance of a building permit by the lead agency.

If you have any questions, please contact me at (208) 387-6293.

Sincerely,

Paige Bankhead
Planner II
Development Services

cc: City of Star
Rep – Wendy Shrief

Traffic Information

This development is estimated to generate 133 additional vehicle trips per day (0 existing); and 14 additional vehicle trips per hour in the PM peak hour (0 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

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Short Road	0-feet	Local	15	N/A

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

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- The average daily traffic count for Moon Valley Road west of Short Road was 88 on 08/23/2018.
- The average daily traffic count for Short Road south of SH-44 was 188 on 08/23/2018.



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

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

March 11, 2020

Cathy Ward
City Clerk
P.O. Box 130
Star, Idaho 83669

VIA EMAIL

Development Application	PP-20-05
Project Name	MOON VALLEY COMMONS SUBDIVISION PRELIMINARY PLAT
Project Location	Southeast corner of SH-44 and SH-16, south of SH-44 milepost 12.50 and east of SH-16 milepost 99.60
Project Description	Seeking preliminary plat consisting of 93 residential lots, 34 common lots, and 1 commercial lot.
Applicant	M3, ID Moon Valley, LLC

The Idaho Transportation Department (ITD) reviewed the referenced rezone and preliminary plat application and has the following comments:

1. This project abuts the State highway system.
 2. No direct access to the State Highway system is requested with this application and none is approved.
 3. Traffic generation numbers were not provided with this application. Based on the size of this proposed subdivision and its proximity to SH-44, ITD is requesting that the applicant provide a Traffic Impact Study (TIS) reflecting full build out of the development. ITD needs more information on the trip generations to determine what mitigations, if any, that the applicant may be required to construct on the State Highway system. Any necessary mitigation for traffic impacts identified by the Traffic Impact Study shall be the responsibility of the applicant to install. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.
 4. ITD District 3 has issued *Memo 39-Development Proportionate Share Contribution* as a means to request equitable contribution from developers to improve public facilities needed to serve new growth and development. ITD will require the developer to contribute a proportionate share cost for mitigation
-



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Your Economic Opportunity**

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

improvements to the SH-44 corridor. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

5. The City is reminded that the SH-44 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the City continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails.
6. Noise walls and berms will not be constructed by ITD in the SH-16 Corridor in this area. Any noise walls necessary for this development shall be constructed by the developer on private property.
7. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
8. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.
9. Once the Traffic Impact Study has been accepted and mitigation identified by the Traffic Impact Study, if any, is installed, ITD will withdraw any objection to the construction of the subdivision as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 265-4312 extension #7.

Sincerely,

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Meridian
Kuna
Star

Rezone #

Conditional Use #

Preliminary / Final / Short Plat PP-20-03

Moon Valley Estates

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

Reviewed By:

[Signature]

Date: 2/26/2020



West Ada

SCHOOL DISTRICT

March 3, 2020

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

Dear Planners:

Joint School District No. 2 (dba West Ada School District) has experienced significant and sustained growth in student enrollment during the last ten years. Many of our schools throughout the district are operating at or above capacity. Based on U.S. census data, we can predict that these homes, when completed, will house **59 (= # homes x 0.8 per census data) school aged children**. Approval of the **Moon Valley Subdivision** will affect enrollments at the following schools in West Ada District:

	<u>Enrollment</u>	<u>Capacity</u>
Star Elementary	623	625
Star Middle School	696	1000
Eagle High School	2171	1800

West Ada School District supports economic growth; however, growth fosters the need for additional school capacity. In order to meet the need for additional school capacity, West Ada School District will accept the donation of land appropriate for a school site. Passage of a bond issue will be required prior to the commencement of new school construction.

New residents cannot be assured of attending the neighborhood school(s) as it may be necessary to bus students to available classrooms across the district. The safety of our students is our first and foremost priority. With this in mind, we ask that you encourage the developer to provide safe walkways, bike paths and pedestrian access for our students. School capacity and transportation is addressed in Idaho Code 67-6508 - future development will continue to have an impact on the district's capacity.

Sincerely,

Joe Yochum

Assistant Superintendent – Operations
West Ada School District



March 15, 2020

To :

Mayor Chadwick - Trevor Chadwick - (tchadwick@staridaho.org) (2020)
Councilwoman – Jennifer Salmonsens - (Jsalmonsens@staridaho.org) (2020)
Councilmen David Hershey - (dhershey@staridaho.org) (2018)
Councilmen Kevin Nielsen - (knielsen@staridaho.org) (2020)
Councilman Michael Keyes – (Mkeyes@staridaho.org) (2018)
City Clerk Cathy Ward - (cward@staridaho.org)
City Planner – Shawn Nickel - (Snickel@staridaho.org)
City Hall Phone Number – (208) 286-7247
P.O. BOX 130, Star, ID 83669

Sent via e-mail to recipients above

RE: Moon Valley Estates – File# AZ-20-06 Annexation & Zoning

From the desk of

**Michael Chase, J.D.
PO BOX 274, Star, ID 83669**

+1-760-547-6080/direct +1-760-657-2719/fax +1-208-994-7711/direct

michael.chase@chaselaw.us

Greetings Mayor and City Council,

After meeting with several of you (Mayor, Councilmen) and many citizens of Star I am convinced Star is a small but rapidly growing city capable of great things if it has savvy leadership.

I am generally pro-development, currently owning properties in multiple States within the United States and other countries as well. That said, I came to Star to retire, and like so many of my fellow citizens get away from the thriving metropolises across the country and around the world.

If we are to believe the City of Star Comprehensive Plan 4/25/2109 the goal is to “*...strive to retain its small-town family friendly character while growing a strong commercial base and vibrant downtown.*”

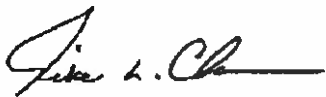
So, in that context, I have the following questions:

1. **Why aren't development applications which are deficient on their face summarily rejected?**
 - a. The Citizens of Star are tired of showing up at meetings which contain items that shouldn't even be on calendar. It makes the City Council look incompetent or as if they have a hidden agenda.

- b. See Addendum #1 regarding Idaho Code 67-6535(2).
2. Why aren't development applications asking for annexation and re-zoning to mixed used summarily rejected based on their re-zoning request alone?
- a. Re-zone? "Just say NO!" End of story. What part of high-density housing fits into the Comprehensive Plan?! How can "mixed-use" even be justified when a guarantee, timeline and specificity isn't provided as to what that commercial endeavor will be? Something like "build-to-suit" or "drive-thru" without naming the specific store, vendor, etc. is ridiculous at best. It's a rubber stamp.
- b. See Addendum #2 regarding Idaho Code 67-6511. ZONING ORDINANCE (1) (a)
3. Why aren't any of the law firms over the years who have expressed concerns with the City of Star (Clark Wardle, Spink Butler, others) consulted by the City and their input publicly posted to lay out a set of tools the city can use under Idaho law?
- a. There seems to be a lot of subterfuge going on when various Councilmen try to fool the public by making willful and/or negligent erroneous statements such as:
- i. "Idaho is a Dillon's rule State"
- ii. "Limiting growth is illegal, so there's not much we can do to stop it"
- iii. "Numerous Idaho public law firms have said so"
- b. The City Attorney or any legal authority of note remains silent even as citizens demand answers, the City Council provides none, and junk development applications run rampant at every single public meeting that is scheduled.
4. In my opinion it's also willful and/or negligent for City Council members to be advertising grandiose "plans" on social media (Facebook, Next Door etc) such as a redesign of the 16/44 interchange which has **no factual basis in reality nor is none given**, which on its face has not been approved by ITD, has no funding, no traffic studies and is basically nonsense.
5. It's **irresponsible and insulting** to say that citizens who demand the City Council "pump the brakes" by using legal methods to influence out of control growth and junk development proposals are somehow agitators, anti-growth or advocating "illegal growth ordinances". **In my opinion, it's just short of, if not, libel.**

If the Mayor and City Council cannot answer the above questions and focus on exclusively **commercial growth without making mixed-use compromises** while failing to avail themselves of any legal tools in furtherance of the Comprehensive Plan nor providing consultative documents telling anyone anything to the contrary, then either the Citizens of Star must either accept that the Council's agenda is to continue the **93% "bedroom community" mix this town is known for** or **vote every last one of you out of office** to get a team of 1 Mayor and 4 Councilmen that will deliver **what the Citizens of Star demand and deserve.**

Respectfully,



Michael Chase, J.D.
The Preserve, Heron River, Star, Idaho

ADDENDUM

ITEM #1

<https://legislature.idaho.gov/statutesrules/idstat/title67/t67ch65/sect67-6535/>

TITLE 67

STATE GOVERNMENT AND STATE AFFAIRS

CHAPTER 65

LOCAL LAND USE PLANNING

67-6535. APPROVAL OR DENIAL OF ANY APPLICATION TO BE BASED UPON EXPRESS STANDARDS AND TO BE IN WRITING.

(2) The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

(a) Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

ITEM #2

<https://legislature.idaho.gov/statutesrules/idstat/title67/t67ch65/sect67-6511/>

“ 67-6511. ZONING ORDINANCE (1) (a) **Within a zoning district, the governing board shall where appropriate establish standards to regulate and restrict the height, number of stories, size, construction, reconstruction, alteration, repair or use of buildings and structures; percentage of lot occupancy, size of courts, yards, and open spaces; density of population;** All standards shall be uniform for each class or kind of buildings throughout each district, but the standards in one (1) district may differ from those in another district. “

ITEM #3

Idaho is a hybrid State, similar to Washington State.

For instance, the Idaho Supreme Court upheld an Ada County subdivision ordinance despite an allegation that it was in excess of the authority granted by the then existing zoning statute (which did not authorize the regulation of subdivisions). The Court states: **Under this provision [Idaho Const. art. XII, § 2] the counties and cities of this state are not limited to police powers granted by the legislature, but may make and enforce, within their respective limits, all such police regulations as are not in conflict with the general law.**

A great explanation of these legal doctrines was given by Hugh D. Spitzer (Professor of Law @ uw.edu)

<https://www.law.uw.edu/directory/faculty/spitzer-hugh>

<https://digitalcommons.law.seattleu.edu/cgi/viewcontent.cgi?article=2273&context=sulr>

Dillon’s Rule is a legal judgment handed down by John F. Dillon, a federal judge, in 1872, and subsequently upheld by the U.S. Supreme Court, which asserts that municipal corporations are entirely the creation of states and have only those powers precisely granted to them by the states. It’s generally thought that the judgment was motivated by the then-prevalent corruption in city governments.

A contrary position, known as the Cooley Doctrine, was formulated by Thomas M. Cooley, Chief Justice of the Michigan Supreme Court, in 1878. He argued that cities have an inherent right to exist and to determine their own destinies. Under the banner of “home rule,” this doctrine was adopted by many states, though they often, confusingly, incorporated Dillon’s Rule into their constitutions as well.

Shawn Nickel

From: GARY SMITH <gsmith258@msn.com>
Sent: Sunday, March 15, 2020 9:00 PM
To: Trevor Chadwick
Cc: David Hershey; Jennifer Salmonsens; Kevin Nielsen; Michael Keyes; Cathy Ward; Shawn Nickel; chris@yorgasonlaw.com
Subject: Moon Valley Estates - File # AZ-20-06 Annexation & Zoning, File #PP-20-03 Preliminary Plat, File #DA-20-02 Development Agreement, C. Moon Valley Commons Subdivision – File #PP-20-05

Star Mayor, Star City Council and Staff,

Per the Mayor’s e-mail to the community I will not be attending the City Council Meeting on March 17th at Star City Hall. I ask that the following testimony be read into minutes during the Public Input for the Moon Valley Estates application.

I am asking that the City Council deny this application for the following reasons.

1. There is not a Notice of Application Acceptance and Completion (see notes below) in the City Council Packet or noted in the Staff Report under Application Requirements that was sent to the Council Members or published on the City Web site giving both Council and the Public time to review completeness of this application. The City Administrator is required by city code to issue a notice of application acceptance and completion per City Code 8-1A-3 - Determination of Completeness. From the Staff report under Application Requirements no date is listed as to when the Notice of Application Acceptance and Completion was issued as required by city code.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	October 29, 2019
Neighborhood Meeting Held	October 17, 2019
Application Submitted & Fees Paid	January 9, 2020
Residents within 300’ Notified	February 17, 2020
Agencies Notified	February 17, 2020
Legal Notice Published	February 21, 2020
Property Posted	March 6, 2020

2. Based on the ITD letters in the application packet there is no current Traffic Impact Study for either of these applications and until ITD can review an updated TIS and

removes their objections per their letter of March 11, 2020 this application should be denied.

a. Anticipated traffic volumes for Moon Valley Estates Subdivision, formerly known as the Anderson Property Residential Development, was not included in the Anderson Property Residential Development Traffic Impact Study (TIS) prepared in September 2018. ITD requests anticipated site traffic volumes at the intersection of SH-44 and SH-16.

3. The application should be denied until a City wide Traffic Impact Study can be completed for all currently platted development in the City Limits that has been approved. As pockets of development are built out and approved one by one the overall (the big picture) needs to be understood to see if adequate resources and funding has been considered.
4. Per letter from Keller and Associates dated 2-19-2020 there are issues with Legal Description Boundary. As of posting of the City Packet to the public no corrections have been added for the public to review.
 - a. Legal Description Boundary does not appear to close. Please review Legal Description and revise or provide closure report to show closing.

Based on my objections above I am asking the City Administrator and the City Council deny this application until it is able to issue a notice application acceptance and completion per Star City Code 8-1A-3, ITD removes its objections to these applications and legal issues raised by the City engineering firm Keller Associates are provided and corrected.

I further ask that the City review it applications procedures to assure that in the future application completeness is correct and to city code before presenting to the Council and the public. It is a waste of everyone's time and money when incomplete applications are submitted and allowed to come before the council.

Gary Smith

258 S Langer Lake Way
Star , ID 83669

208-850-6679

8-1A-3: APPLICATION PROCESS:

A. Application Requirements:

1. General requirements: Applications shall be on forms provided by the city and be accompanied by a fee as established by the city council.

B. Determination of Completeness:

1. An application shall contain all information deemed necessary by the administrator and as required by this code.
2. Upon receipt of a complete application, the administrator will issue a notice of application acceptance and completion. Incomplete applications will not be accepted by the City.
3. The administrator shall begin processing the application once the application is deemed complete.
4. Except for applications requiring administrative review, once the application is complete, the City will notify the applicant in writing of the scheduled public hearing date. Scheduling of applications for public hearing shall be at the sole discretion of the administrator.
5. Pre-application meetings are required for all zoning applications.

B. Moon Valley Estates – File# AZ-20-06 Annexation & Zoning

File #PP-20-03 Preliminary Plat

File #DA-20-02 Development Agreement

C. Moon Valley Commons Subdivision – File #PP-20-05



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, City Planner *Shawn L. Nickel*

MEETING DATE: June 2, 2020 – PUBLIC HEARING (Originally on March 17, 2020 agenda)

FILE(S) #: **AZ-20-06 Annexation and Zoning**
PP-20-03 Preliminary Plat for Moon Valley Estates Subdivision
DA-20-02-MOD Development Agreement Modification

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

G. Mathew Thomas
7701 W. Moon Valley Road
Eagle, Idaho 83616

Representative:

Wendy Shrief, JUB Engineers, Inc.
250 S. Beechwood Ave Suite 201
Boise, ID 83709

Applicant:

M3 ID Moon Valley, Inc.
1087 W. River St. Suite 310
Boise, ID 83702

REQUEST

Request: The Applicant is seeking approval of an Annexation and Zoning (Residential R-2-DA), a Preliminary Plat for a proposed residential subdivision consisting of 14 residential lots and 2 common lots and a private road, and a Development Agreement Modification. The property located is at 7701 W Moon Valley Road in Star, Idaho, and consists of 10.04 acres with a proposed density of 1.40 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of Moon Valley Road, east of Hwy 16 in Star, Idaho. Ada County Parcel No. S0415321001.

Existing Site Characteristics: The property is currently in agricultural production

Irrigation/Drainage District(s): - Little Pioneer Ditch, P.O. Box 70, Star, Idaho 83669
 - Drainage District #2, c/o Sawtooth Law Offices, 1101 W. River Street Ste. 110, Boise, Idaho 83707

Flood Zone: The development is located in a special flood hazard zone per FEMA FIRM panel #16001C0130 H and 16601C0140 H. Base flood elevation in the AE zone is 2491-2494.

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.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	October 29, 2019
Neighborhood Meeting Held	October 17, 2019
Application Submitted & Fees Paid	January 9, 2020
Application Accepted	February 17, 2020
Residents within 300' Notified	February 17, 2020
Agencies Notified	February 17, 2020
Legal Notice Published	February 21, 2020 & May 5, 2020
Property Posted	March 6, 2020 & May 21, 2020

HISTORY

This property has always been in agricultural production.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	County Rural Transitional (RUT)	Mixed Use/Floodway	Agricultural

Proposed	R-2-DA	No Change	Residential
North of site	R-2-DA	Mixed Use	Residential
South of site	County Rural Transitional (RUT)	Floodway	Single Family Dwelling
East of site	R-2-DA	Mixed Use	Approved Moon Valley Subdivision
West of site	R-2-DA	Mixed Use	Approved Moon Valley Subdivision

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-2	35'	20'	20'	10'	20'

Notes:

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

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

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

A. Design Standards:

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

B. Construction Standards:

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

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

1. Private Road Reserve Study Requirements.

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

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

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

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

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

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.

2. Each development is required to have at least one site amenity.

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

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 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.

8-5-19: MINING, PIT OR QUARRY AND ACCESSORY PITS:

A mine, pit or quarry that meets the standards of subsection C of this section shall be considered an accessory pit and shall be reviewed as a temporary use. Any other pit, mine, or quarry shall be reviewed as a conditional use.

C. Standards For Accessory Pit Approval: The purpose of this use is to allow for gravel extraction and removal on a limited basis for the sole purpose of creating a water feature: 1) during the construction of an approved subdivision or development, or 2) a onetime creation of water feature(s) on certain, larger acreage parcels. The use shall be processed as a temporary use and shall meet the following:

1. The property has not received previous approval for a mine, pit, or quarry as a temporary use.
2. The maximum area of the extraction site for a water feature in a new subdivision or development shall be determined during the approval process for the development after taking into consideration issues including, but not limited to, no net loss mitigation. All other parcels shall have a maximum pond area no greater than ten percent (10%) for parcels ten (10) acres or less, and no greater than twenty percent (20%) for parcels over ten (10) acres of the gross area of the property.
3. The minimum parcel size for all properties other than new subdivisions and developments, shall be one (1) acres.
4. The proposed extraction activities for a subdivision or development shall be completed within two (2) years from commencement, unless additional time is granted by council. All other proposed extraction activities shall be completed within two (2) years from commencement.
5. The mine, pit, or quarry shall meet the standards in subsections A and B of this section.
6. Stockpiles shall be a maximum of fifteen feet (15') in height.
7. All operations shall take place between seven o'clock (7:00) A.M. and dusk or six o'clock (6:00) P.M. (whichever is earlier) Monday through Friday.
8. Asphalt and/or cement plants shall be prohibited on site, unless approved by Council as a conditional use permit.
9. Rock crushing shall be allowed as part of an accessory pit only as a separate conditional use permit approved by Council.
10. The pond shall be aerated.

8-6B-2: IMPROVEMENT STANDARDS:

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.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Mixed Use:

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process. Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by

the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use.

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

8.5.7 Policies Related Mostly to the Mixed-Use Planning Areas

A. Council, at their sole discretion, shall determine what mix of uses are appropriate for any mixed-use area considering existing property owners rights.

B. Development within the Mixed-Use Designation is to proceed through the CUP, PUD, and/or Development Agreement process, and a concept plan must be included with any such proposed use.

C. In general, mixed use areas along state highways should be predominantly commercial with a very minor component of residential unless the residential is placed on upper floors as part of a mixed-use building.

D. Mixed-use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.

E. Mixed-use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Neighborhood Residential. Uses for these mixed-use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

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 zoning request from County Rural Urban Transition (RUT) to Residential (R-2-DA) on the applicant's property, together with the development agreement modification, will allow for the development and subdivision of the subject property into a residential use consistent with the previously approved phases of Moon Valley Subdivision surrounding the property on the north, east and west. The overall density of the proposed development as submitted is 1.4 dwelling units per acre. The Comprehensive Plan Land Use Map designates this property as Mixed-Use. Residential uses are allowed within the Mixed-Use designation. In being consistent with the existing R-2 zoning of the surrounding, previously approved Moon Valley Subdivision, the proposed R-2 zoning designation is appropriate and therefore meets the intent of the Comprehensive Plan.

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 14 single family residential lots, and 4 common area lots (2 open space lots, 1 private road lot & 1 common drive lot). The existing single-family dwelling located to the south of the proposed lake is not a part of this annexation and preliminary plat and will remain in Ada County as a 5-plus acre parcel. The residential lots range in size from 13,300 square feet to 20,700 square feet, with an average lot size of 15,811 square feet. All streets are proposed to be private streets and must be built to ACHD standards. The submitted preliminary plat indicates street widths at 27 feet, well below the minimum required by Section 8-4D-34B(4) of the UDC.

The preliminary plat indicates that the development will contain a total of 4.16 acres (40%) total open space within the two common lots. The development meets the minimum of 15% open space, 10% usable space required by Code. As this is an extension of the existing Moon Valley Subdivision, this new portion will benefit from the proposed amenities for the entire development, including a community clubhouse with gym, a resort style swimming pool, bocce ball courts, horseshoe pits, beachfront park area with a dock, cabanas and a boathouse, in addition to connection to pathways provided throughout the subdivision and along the Boise River.

As part of the development, a water feature is being proposed in the southern third of the property (Lot 6). A Temporary Use Permit/Certificate of Zoning Compliance (CZC) shall be submitted by the applicant prior excavation of the water feature meeting the standards of Section 8-5-19 of the UDC.

ADDITIONAL DEVELOPMENT FEATURES:

- Private Streets
The development is proposed to contain private streets. As was approved with the rest of the Moon Valley development, all private streets should be built to ACHD roadway standards, including a minimum of 33 feet of improved width.
- Common Drive
Access to two of the proposed home lots will be via a common driveway. The UDC allows a maximum of two (2) dwelling units to be served by a common driveway, and for the driveway widths to be a minimum of twenty-eight feet (28'). The applicant may request approval through the development agreement for alternatives to this requirement. However, Star Fire District must approve the use of these driveways as proposed.
- Sidewalks
Sidewalks are proposed at five-foot (5') widths and will be attached throughout this portion of the overall subdivision.

- Lighting
Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development.
- 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 landscaping plan submitted does not indicate street trees. Staff will place a condition of approval requiring submittal and staff approval of a plan prior to final plat approval.** The applicant shall use “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code.
- Setbacks – No special setbacks have been requested by the applicant. The dimensional standards for the R-2 zoning district shall apply to all homes in this development.

AGENCY RESPONSES

Star Fire District	March 11, 2020
Keller and Associates	February 3, 2020
ITD	March 11, 2020
ACHD	February 27, 2020
Central District Health Dept	February 26, 2020

PUBLIC RESPONSES

Michael Chase, P.O. Box 274, Star, ID 83669	March 15, 2020 email
Gary Smith, gsmith258@msn.com	March 15, 2020

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 modification, 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.

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

PRIVATE ROAD FINDINGS:

- A. The design of the private street meets the requirements of this article;
The City must find that the proposed private road meets the design standards in the Code.

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

- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.
The City must find that the use is not in conflict with the comprehensive plan and/or regional transportation plan.

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

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

CONDITIONS OF APPROVAL

- 1. The approved Preliminary Plat for Moon Valley Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. **Prior to any excavation of the water feature, the applicant shall submit and receive approval of a Temporary Use Permit.**
- 3. **All private streets shall have a minimum street width of 33’ and shall be constructed to ACHD standards. Common drives shall meet the requirements of the Star Fire District.**
- 4. All approvals relating to floodplain/floodway issues and requirements shall be completed and approved by the City Flood Administrator **prior to submittal of the final plat. Construction of any kind is prohibited prior to approval of a Floodplain application.**
- 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. **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.**
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.
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 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 construction.**
18. A sign application is required for any subdivision signs.
19. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File #AZ-20-06/PP-20-03/DA-20-02 MOD for Moon Valley Estates Subdivision on _____, 2020.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

January 22, 2020

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

RE: MOON VALLEY COMMONS SUBDIVISION– PRELIMINARY PLAT AND DA MODIFICATION APPLICATIONS

To Whom It May Concern:

On behalf of our client, M3 Companies, please accept this request for a Preliminary Plat and a Development Agreement Modification for Moon Valley Estates Subdivision; the proposed development is located immediately to the west of the recently approved Moon Valley Subdivision in Star, Idaho. The proposed development includes a total of 91 residential lots on 30.78 acres with a density of 2.96 dwelling units per acre. The property is currently located in the City of Star and zoned M-U (Mixed Use.)

Preliminary Plat

The design of the project is intended to complement Moon Valley subdivision and to provide upscale patio homes for Star residents. The 30.78 acre property will be divided into 91 residential lots, 11 common lots, 22 shared driveway lots and 1 private road lot. The average lot size in the subdivision is 4,721 square feet in size. 14.2% of the subdivision property will be dedicated to qualified open space.

Moon Valley Estates has been designed for active empty nesters; homes will range in size from 1,400 SF to 1,900 SF with small lot sizes designed for low maintenance. Home owners will have access to first class amenities including a beach club, clubhouse, resort-style pool, and parks and open space.

There are adequate public services available to this area to serve the subdivision; water and sewer will be extended from the north through Moon Valley Subdivision. The development will be served with public sewer and water by Star Sewer and Water District. Fire protection will be available through the Star Fire Department. Storm water will be retained on site and designed by a civil engineer in accordance with City of Star requirements.

Access to the development will be provided from the north through Moon Valley Subdivision. Internal access to residential lots will be provided via a private road. The private roads have been designed in accordance with Star Fire standards for private roads.

Development Agreement Modification

A Development Agreement Modification is being requested to allow for reduced setbacks. The specific reduced setbacks requested are: 3' side setbacks from common drive to living areas; 5' front yard setbacks and 5' rear yard setbacks. 10' setbacks will be maintained between the living areas of the patio homes and the proposed Private Streets located throughout the subdivision. These reduced setbacks are being requested to allow for four patio homes to be clustered around each common drive located in the proposed subdivision.

The setbacks and configuration of the homes on the lots have been designed to maximize the privacy and patio space available for each proposed patio home. The developer has met with Star's Fire Chief to review the proposed cluster configuration and we have received tentative approval from Chief Timinsky for the cluster lot configuration.

The development has been designed in accordance with the City of Star's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,
J-U-B ENGINEERS, Inc.



Wendy Shrief, AICP



Plot Date: 1/10/2020 10:41
 Drawn By: Andrew Newell
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 Date Created: 1/10/2020 1:

REUSE OF DRAWINGS
 J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

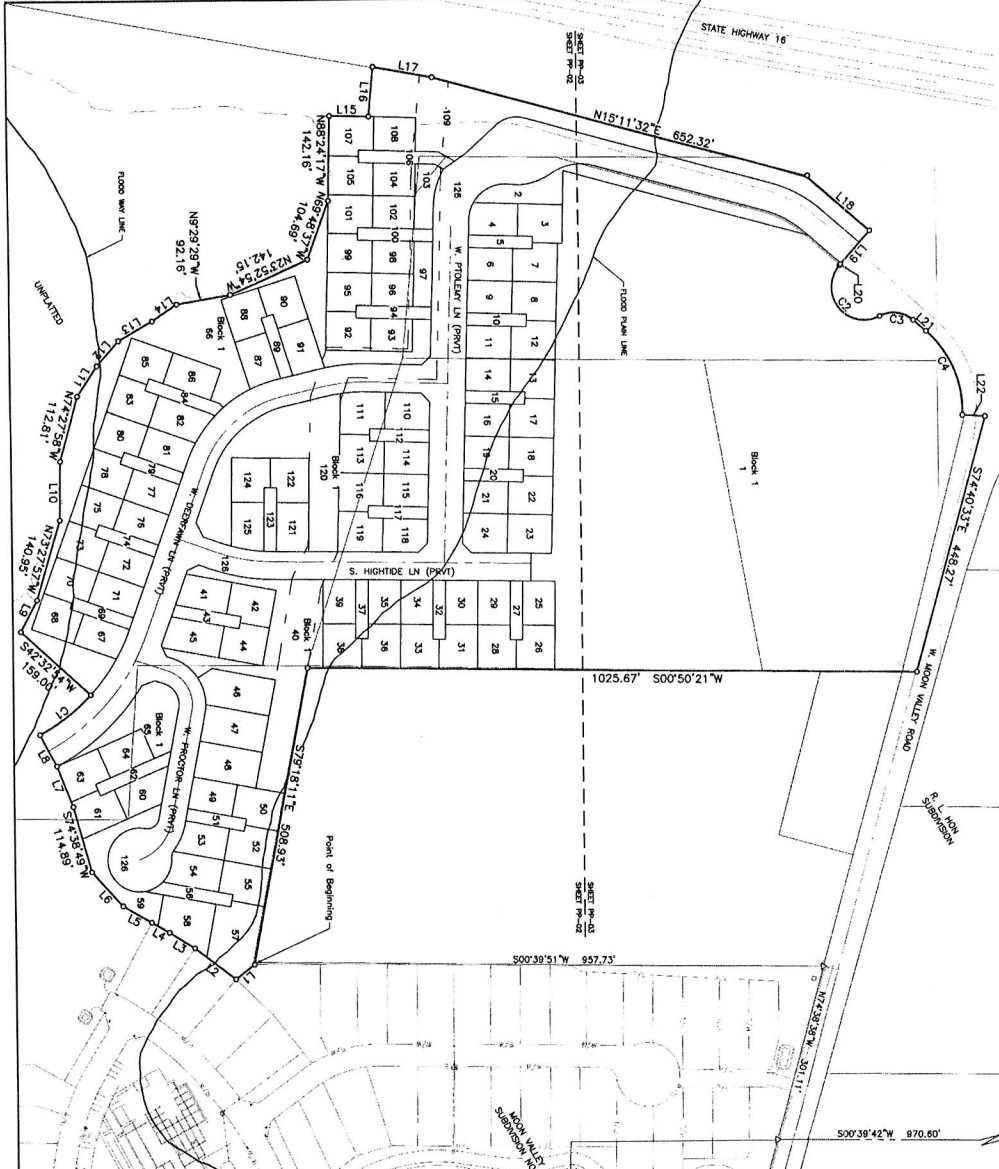
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 DESIGN BY: #####
 CHECKED BY: #####
 LAST UPDATED: 12/23/2016



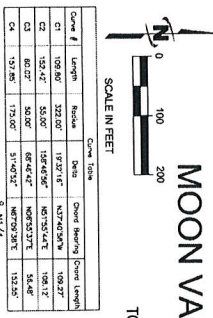
MOON VALLEY CLUSTER SUBDIVISION
STAR, IDAHO
 VICINITY MAP

SHEET
1

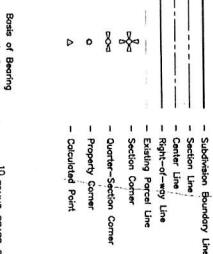
NO.	REVISION DESCRIPTION	BY	DATE



Line #	Direction	Length
L1	S29°07'17" W	20.85'
L2	S27°02'17" W	66.38'
L3	N29°07'17" W	50.19'
L4	S20°07'17" W	50.19'
L5	S29°07'17" W	50.19'
L6	S27°02'17" W	66.38'
L7	N29°07'17" W	50.19'
L8	S29°07'17" W	50.19'
L9	S27°02'17" W	66.38'
L10	N29°07'17" W	50.19'
L11	N27°02'17" W	66.38'



Curve #	Length	Radius	Chord Bearing	Chord Length
C1	108.60'	320.00'	N72°18'42" W	108.27'
C2	125.42'	55.00'	S5°46'42" W	124.82'
C3	80.27'	50.00'	S8°46'42" W	79.48'
C4	121.80'	125.00'	S19°07'17" W	122.20'



BOUNDARY LEGEND

- Subdivision Boundary Line
- Center Line
- Right-of-Way Line
- Section Corner
- Quarter-Section Corner
- Property Corner
- Calculated Point

NOTES:

1. CONTAIN AND SPOT ELEVATION DATA IS DEVELOPED TO MATCH TO DATA.
2. ALL STREETS SHOWN IN THIS DEVELOPMENT ARE PROPOSED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DESIGNER (ADHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADE OF 0.00%.
3. ALL LOTS ARE RESIDENTIAL, EXCEPT LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BOUNDARY AND PROJECT INFORMATION

MOON VALLEY COMMONS SUBDIVISION
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

IRRIGATION DISTRICT
 LITTLE SPANNER DITCH CO.
 PO BOX 70
 STAR, ID 83489

LAND SURVEYOR
 ROBERT E. KAZENOFF, P.L.S.
 220 S. BEECHWOOD AVE. STE. 202
 BOISE, ID 83709
 208-376-7330

CIVIL ENGINEER
 ANDREW F. HENRI, P.E.
 250 S. BEECHWOOD AVE.
 STE. 201
 BOISE, ID 83709
 208-376-7330

DEVELOPER
 JUB ENGINEERS, INC.
 250 S. BEECHWOOD AVE.
 SUITE 201
 BOISE, ID 83709
 208-376-7330

LAND USE SUMMARY

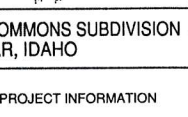
30.78 AC	RESIDENTIAL AREA
11.13 AC	RESIDENTIAL LOTS
19.65 AC	RESIDENTIAL LOTS
83 LOTS	RESIDENTIAL LOTS
9 LOTS	COMMON BENCHMARK LOTS
22 LOTS	RESIDENTIAL DESIGN
3.02 DU/AC	QUALIFIED OPEN SPACE
4.38 AC (14.2%)	SHADELUST LOT
3,615 S.F.	EXISTING ZONE
MR-0A	

REVISIONS

NO.	DESCRIPTION	BY	DATE
1			

JUB ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83709-0944

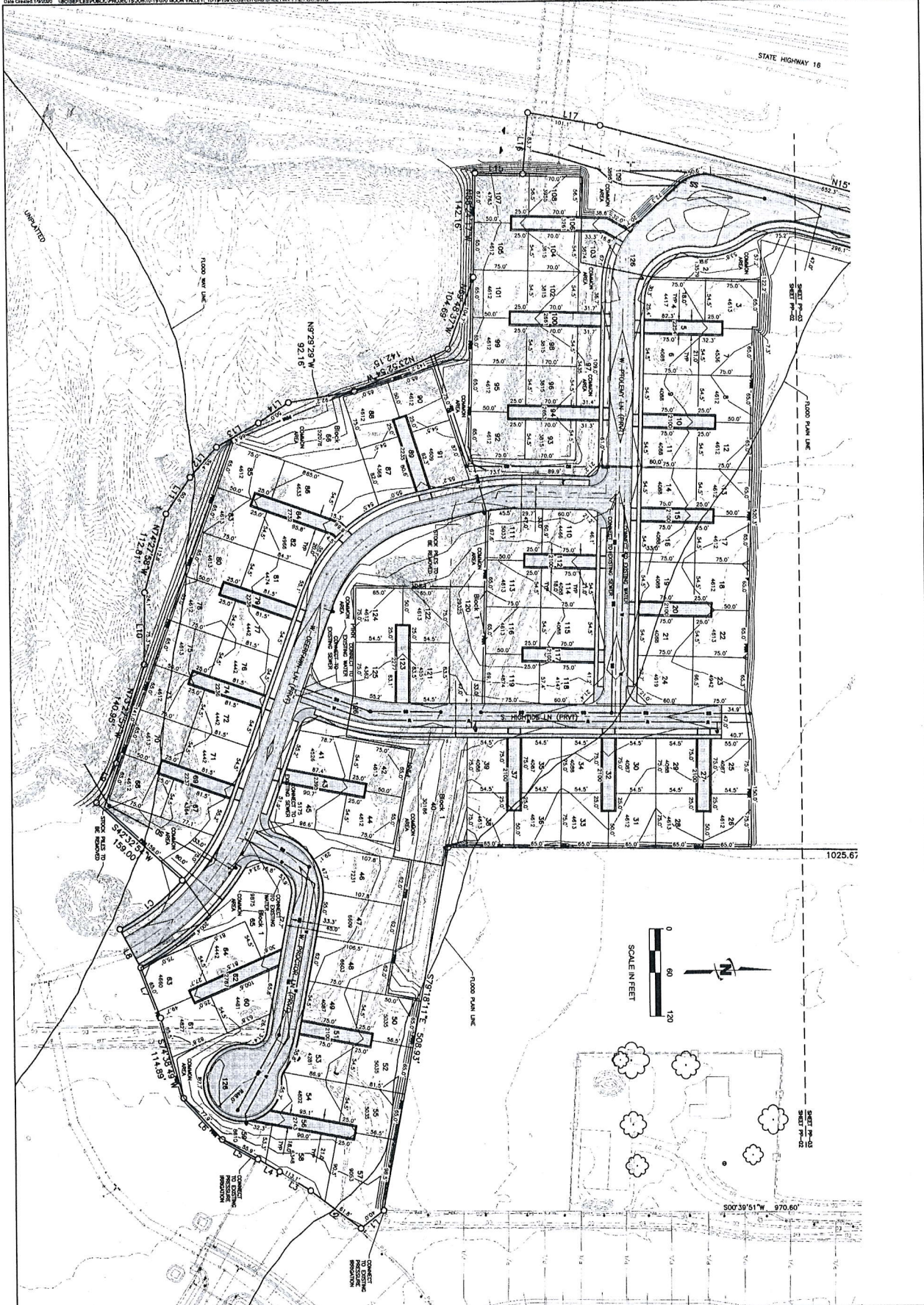
Phone: 208.376.7330
 www.jub.com

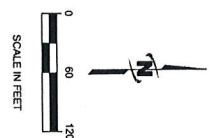
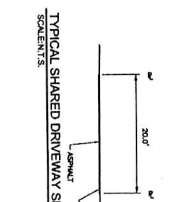
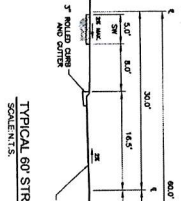
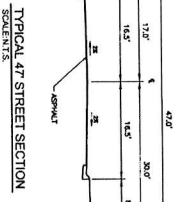
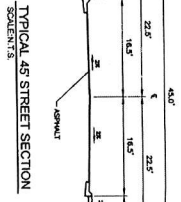
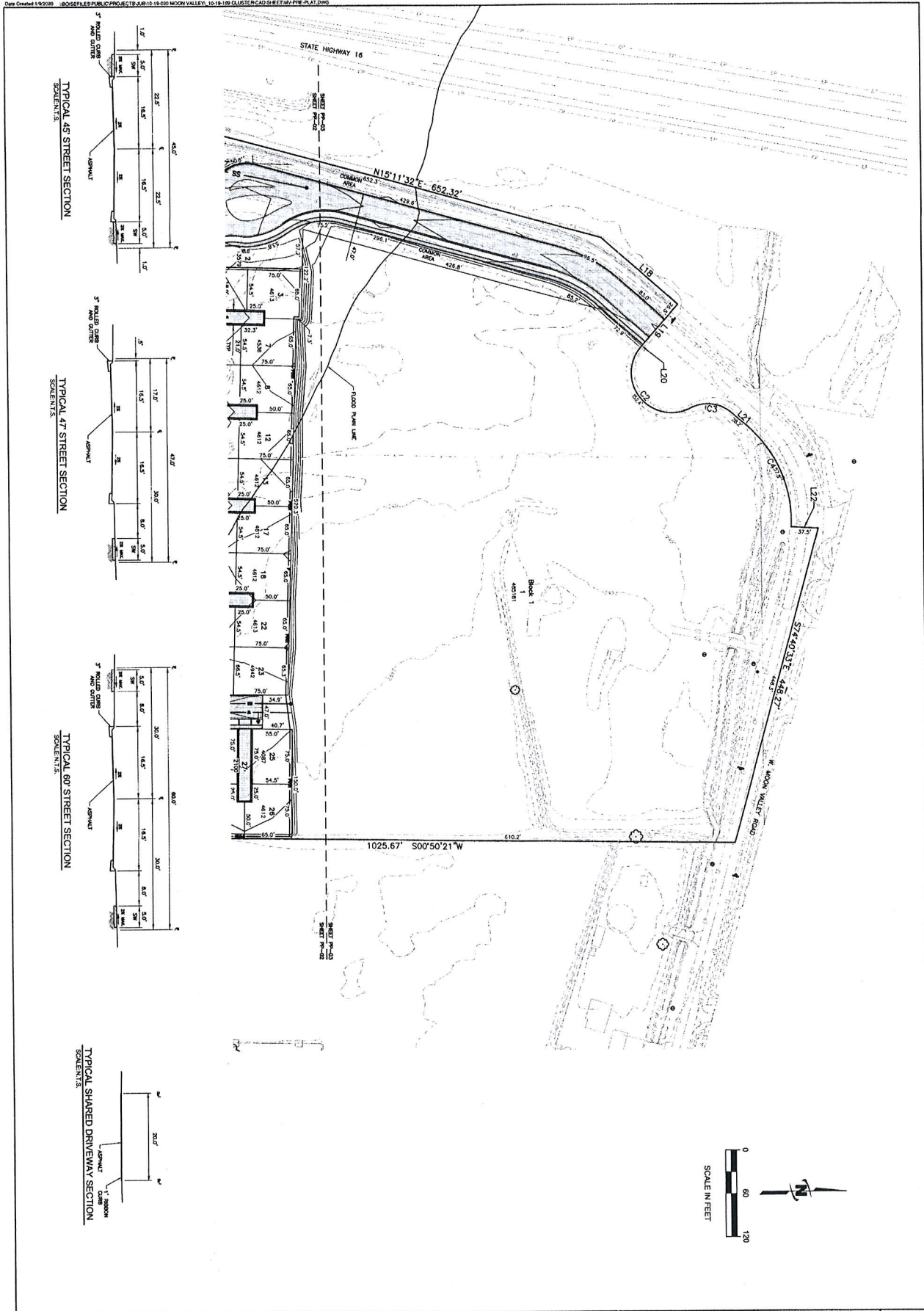


MOON VALLEY COMMONS SUBDIVISION
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

SHEET NUMBER: PP-01





<p>PP-03</p> <p>SHEET NUMBER:</p>	<p>MOON VALLEY COMMONS SUBDIVISION STAR, IDAHO</p> <p>EXISTING AND PROPOSED CONDITIONS</p>	<p>REUSE OF DRAWING</p> <p>J-U-B SHALL RETAIN ALL FOREGOING STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL OBLIGATION TO J-U-B.</p> <p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE						<p>J-U-B ENGINEERS, INC. 250 S. Beechwood Ave. Suite 201 Boise, ID 83709-0944</p> <p>Phone: 208.376.7330 www.jub.com</p>	
NO.	DESCRIPTION	BY	DATE										



February 19, 2020

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

Re: Moon Valley Commons Subdivision Preliminary Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Moon Valley Commons Subdivision dated January 14, 2020. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Cathy Ward. We have the following comments based on our review:

1. Legal description boundary does not appear to close. Please review legal description and revise or provide closure report to show lot is closing.
2. Notes at the end of "Planting General Notes" are obscured by "Grading General Notes" title on sheet L.O.1. Please update the sheet so all notes are legible.
3. Driveways are permitted to serve a maximum of two homes. All proposed driveways are shown to serve 4 homes, please revise plans so this requirement is met. Additionally, shared driveways are required to be at least 28 feet wide. The proposed width is only 20 feet. Please revise drawings or provide waiver.
4. Notes 4, 11, 15 and 18 describe various types of common lots that be owned and maintained by the homeowner's association. Based on plans provided we are unable to determine which lots these are. All easements described should apply to specific lots shown on the plat or be described as blanket easements. Consider combining notes 4, 15 and 18.
5. Water and sewer easements will be required for all water and sewer facilities located outside of the public right-of-way. These easements shall be granted to the Star Sewer and Water District. Since the roads are private, a utility easement for Star Sewer and Water District in areas where sewer and water lines will be located will need to be specified, or the entire road lot can be covered by a blanket utility easement.
6. Provide proposed street lighting locations on preliminary plat. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
7. Portions of the property are within the floodway. Please note there can be no cut or fill work within this area. Any work done in the floodway will require a waiver from City Council and an accepted CLOMR from FEMA.

RECEIVED
FEB 25 2020
CITY OF STAR

131 SW 5th Ave, Suite A
Meridian, ID 83642
(208) 288-1992

8. If setbacks are approved as described in the narrative, please provide documentation of the approved waiver and update all applicable notes on the plat.
9. 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.
10. Early phases of this development have already been constructed and inhabited. The applicant should address how construction of future phases will be compatible with existing phases and how construction will be managed to minimize disruption and disturbance to existing residents.
11. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
12. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required.
13. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
14. 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.
15. Landscape plans including fencing, buffer areas, and street trees will have to conform to the City subdivision ordinance.

We recommend that the **conditions 1 and 6 listed above be addressed prior to approval of the Preliminary Plat**. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

Sincerely,

KELLER ASSOCIATES, INC.



Ryan V. Morgan, P.E.
City Engineer

cc: File



STAR FIRE PROTECTION DISTRICT

Office of the Fire Chief

Greg Timinsky

11665 W State St Suite B

Star, ID 83669

March 11, 2020

To: City of Star

File# PP-20-05

Development agreement Modification

Development: Moon Valley Commons

From: Chief Greg Timinsky

The Star Fire Protection District has reviewed and approved with conditions listed below.

Access roads shall be provided and maintained in accordance with Appendix D section 503 of the 2015 IFC. This shall include adequate roadway widths, signage, turnarounds and min. turning radius for fire apparatus.

The Min. inside turning radius for our fire apparatus is 28' with the outside radius of 48'. Insure that all radiuses for the street curves and intersections meet this requirement.

The min. fire flow and flow duration for one- and two-family dwellings shall be as specified in Appendix B of the 2015 IFC.

The houses that are over 150' to the back of the house from the main road referring to the lots accessed off the 20' wide private St. will be required to have 13-D residential fire sprinklers. (Noted on plat)

The fire hydrant spacing shall be no less than 400' and shall be approved and witnessed by Star Fire Protection District prior to any building permits being issued.

Any commercial will be reviewed when proposed due to potential water flow and access requirements.

All street signage shall be installed and approved prior to the issuance of any building permit.

NOTE: All fire department access roadways in the development shall remain clear and unobstructed during construction of homes in the development. Additional parking restrictions may be required as to maintain access for emergency vehicles at all times.

Any questions please feel free to contact me, 208-229-9447

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Timinsky", is written over a horizontal line.



STAR FIRE PROTECTION DISTRICT

Office of the Fire Chief

Greg Timinsky

11665 W State St Suite B

Star, ID 83669

Greg Timinsky,
Fire District Chief

Original to Requester/ Copy retained by Chief



131 SW 5th Ave, Suite A
Meridian, ID 83642
(208) 288-1992

RECEIVED
FEB 25 2020
CITY OF STAR

February 19, 2020

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

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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



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Your Economic Opportunity**

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

March 11, 2020

Cathy Ward
City Clerk
P.O. Box 130
Star, Idaho 83669

VIA EMAIL

Development Application	PP-20-05
Project Name	MOON VALLEY COMMONS SUBDIVISION PRELIMINARY PLAT
Project Location	Southeast corner of SH-44 and SH-16, south of SH-44 milepost 12.50 and east of SH-16 milepost 99.60
Project Description	Seeking preliminary plat consisting of 93 residential lots, 34 common lots, and 1 commercial lot.
Applicant	M3, ID Moon Valley, LLC

The Idaho Transportation Department (ITD) reviewed the referenced rezone and preliminary plat application and has the following comments:

1. This project abuts the State highway system.
 2. No direct access to the State Highway system is requested with this application and none is approved.
 3. Traffic generation numbers were not provided with this application. Based on the size of this proposed subdivision and its proximity to SH-44, ITD is requesting that the applicant provide a Traffic Impact Study (TIS) reflecting full build out of the development. ITD needs more information on the trip generations to determine what mitigations, if any, that the applicant may be required to construct on the State Highway system. Any necessary mitigation for traffic impacts identified by the Traffic Impact Study shall be the responsibility of the applicant to install. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.
 4. ITD District 3 has issued *Memo 39-Development Proportionate Share Contribution* as a means to request equitable contribution from developers to improve public facilities needed to serve new growth and development. ITD will require the developer to contribute a proportionate share cost for mitigation
-



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improvements to the SH-44 corridor. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

5. The City is reminded that the SH-44 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the City continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails.
6. Noise walls and berms will not be constructed by ITD in the SH-16 Corridor in this area. Any noise walls necessary for this development shall be constructed by the developer on private property.
7. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
8. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.
9. Once the Traffic Impact Study has been accepted and mitigation identified by the Traffic Impact Study, if any, is installed, ITD will withdraw any objection to the construction of the subdivision as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 265-4312 extension #7.

Sincerely,

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



Project/File: Moon Valley Commons/ SPP20-0002/PP-20-05
This is a preliminary plat application to modify a portion of Moon Valley Subdivision to allow for the develop of 93 residential lots, 34 common lots, 1 commercial lot and the construction of private roads on 30.78 acres.

Lead Agency: City of Star

Site address: 7575 W. Moon Valley Road, southeast of Hwy 16 and State Street

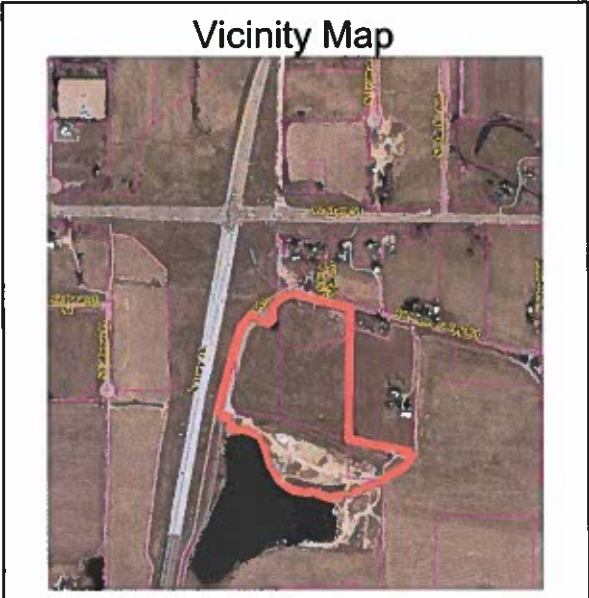
Commission Meeting: XXXX, 2020

Staff Approval: XXXX, 2020

Applicant: Wendy Shrief
JUB Engineers
250 S. Beechwood Avenue, Suite 201
Boise, ID 83709

Representative: Same as above

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org



A. Findings of Fact

- 1. **Description of Application:** The applicant is requesting approval of a preliminary plat application to modify a portion of the Moon Valley Subdivision preliminary plat that was approved in 2019 to allow for the develop of 93 residential lots, 34 common lots, 1 commercial lot and the construction of private roads on 30.78 acres for a total of 330 residential lots for the Moon Valley Subdivision development. The applicant is also requesting approval of a development agreement modification to reduce setbacks.

The applicant’s proposal is consistent with the City of Star’s comprehensive plan which calls for mixed use and low-density residential development on the site.

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

Direction	Land Use	Zoning
North	Rural urban transitional	RUT (Ada County)
South	Compact/High-Density Residential	R-8
East	Compact/High-Density Residential	R-8
West	Commercial	C-1 & CBD

3. **Site History:** ACHD Commission previously reviewed a portion of this site as part of Moon Valley Subdivision which was approved in March 2019, as a rezone and preliminary plat application for 268 single family building lots, 22 common lots, 8 driveway lots and private road on 145 acres. The requirements of this staff report are consistent with those of the prior action.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Moon Valley Subdivision, consisting of 268 single family building lots, 22 common lots, 8 driveway lots and a private road on 145 acres which and was approved by the ACHD Commission on March 6, 2019.
5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 878 vehicle trips per day; 93 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Moon Valley Road (Palmer to Short)	0-feet	Collector	44	Better than "D"
Moon Valley Road (west of Short)	445-feet	Collector	5	Better than "D"
Palmer Lane	0-feet	Collector	8	Better than "D"
Short Road	0-feet	Local	15	N/A

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

** ACHD does not set level of service thresholds for local roadways.

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

Average daily traffic counts are based on traffic counts from the 2018 Moon Valley Subdivision Traffic Impact Study.

- The average daily traffic count for Moon Valley Road between Palmer Lane and Short Road was 133 on 08/23/2018.
- The average daily traffic count for Moon Valley Road west of Short Road was 88 on 08/23/2018.

- The average daily traffic count for Short Road south of SH-44 was 188 on 08/23/2018.

C. Findings for Consideration

1. Moon Valley Road

a. **Existing Conditions:** Moon Valley Road is improved with 2-travel lanes, 22-feet to 26-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet to 85-feet of right-of-way for Moon Valley Road abutting the site (25-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

- c. **Applicant Proposal:** The applicant has not proposed any improvements to Moon Valley Road.
- d. **Staff Comments/Recommendations:** Consistent with ACHD's action in 2018 for Moon Valley Subdivision, the applicant should be required to improve Moon Valley Road abutting the site as ½ of a 36-foot wide collector street section with vertical curb, and gutter, plus 12-feet of additional pavement widening beyond the centerline where deficient with a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the unimproved side of Moon Valley Road abutting the site. Typically, 7-foot wide attached concrete sidewalks are required on collector roadways, however, there is a sizable ditch on the south side of Moon Valley Road abutting the site. The construction of a 7-foot wide sidewalk would impact the ditch requiring it to be piped or modified to accommodate the construction of a 7-foot wide attached sidewalk. Due to the size of the ditch and the configuration of the property (non-continuous frontage on Moon Valley) a detached sidewalk would be set back into the site and require crossings of the ditch to tie into Moon Valley Road. Because of this staff recommends the construction of a 5-foot wide sidewalk on Moon Valley Road for this application. This allows for the construction of pedestrian improvements abutting the site and for ditch on the south side of the roadway to remain in its current configuration. Additional right-of-way to total 2-feet behind of the back of sidewalk should be dedicated as necessary. Sidewalks cannot be partially located within right-of-way.

2. Herons Flight Lane

- a. **Existing Conditions:** Herons Flight Lane is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is at least 65-feet-feet of right-of-way for Herons Flight Lane abutting the site (25-feet from centerline).

- 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.

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.

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- c. **Applicant's Proposal:** The applicant has not proposed any improvements to Herons Flight Lane.
- d. **Staff Comments/Recommendations:** The applicant should be required to improve Herons Flight Lane abutting the site as ½ of a 36-foot wide local street section with curb, gutter and 5-foot wide attached concrete sidewalk. Additional right-of-way to total 2-feet behind of the back of sidewalk should be dedicated as necessary. Sidewalks cannot be partially located within right-of-way.

3. Private Roads

- a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:
 - Designed to discourage through traffic between two public streets,
 - Graded to drain away from the public street intersection, and
 - If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

- b. **Applicant Proposal:** The applicant has proposed to maintain an existing 30-foot wide paved private road that starts at the terminus of Herons Flight Lane and extends south. All other roads within the subdivision are proposed to be constructed as private roads.
- c. **Staff Comments/Recommendations:** If the City of Star approves the private road, the applicant shall be required to pave the private roadway its full width, if not already paved, up to a maximum width of 36-feet if the private road if it is planned to be widened, and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations. The gate or keypad for the private road shall be located a minimum of 50-feet from the near edge of the intersection. A turnaround is already constructed at the terminus of Herons Flight Lane.

A street name sign is required for the private road if it is not already in place. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

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

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

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

4. **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.

5. **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.

6. **Other Access**

Moon Valley Road is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Construct Moon Valley Road abutting the site as ½ of a 36-foot wide collector street section with vertical curb, gutter, and a 5-foot wide attached concrete sidewalk. If necessary dedicated additional right-of-way to extend 2-feet behind of the back of sidewalk.
2. Construct Herons Flight Lane abutting the site as ½ of a 36-foot wide local street section with curb, gutter and 5-foot wide attached concrete sidewalk. If necessary dedicated additional right-of-way to extend 2-feet behind of the back of sidewalk...

3. Maintain the existing paved private road located at the terminus of Herons Flight Lane, as proposed. If the private road is proposed to be widened, pave the private roadway its full width up to a maximum width of 36-feet, and at least 30-feet into the site beyond the edge of pavement of Herons Flight Lane. If a gate or keypad are proposed for the private road, they shall be located a minimum of 50-feet from the near edge of the intersection.
4. A street name sign is required for the private road if one is not already in place. The sign may be ordered through the District. Verification of the correct, approved name of the road is required.
5. Direct lot access to Moon Valley Road is prohibited and should be noted on the final plat.
6. 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.
7. Payment of impact fees is due prior to issuance of a building permit.
8. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

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

representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

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

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines **OR** Appeal Guidelines

RECEIVED

MAR 16 2020

CITY OF STAR

Jerry A. Kiser
Attorney at Law
1365 North Orchard Suite 216
P.O. Box 8389
Boise, Idaho 83707

jkiser@cableone.net

(208) 861-4657

March 12, 2020

Sent by email to: snickel@staridaho.org and regular mail

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

Re: Moon Valley Commons Subdivision /File #PP-20-05 Preliminary Plat

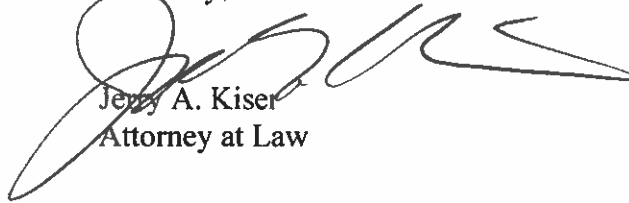
Dear Mr. Nickel:

I write as attorney for Paul Akins who has irrigation water delivered from the Pioneer Ditch Company, Ltd. Mr. Akins owns property at 8099 Moon Valley Road which is adjacent to the proposed Moon Valley Commons Subdivision on the East and North sides of the Subdivision. Mr. Akins field on his property has drained to the South into the Lawrence Kennedy drain for at least the last 40-50 years at the location shown in orange on the enclosed drainage plan. The proposed subdivision would relocate the existing drain North from its current location (shown in pink on the enclosed plan) onto what the property owner asserts is near the property line between the Akins property and the subdivision property. As shown in the drainage plan, Mr. Akins field (a portion of which has been farmed for at least 20 years South of the surveyed property line) extends well South of the proposed location of the new drain. Any drainage facilities should be located near the historic location where the Akins field discharges into the Lawrence Kennedy drain. At a minimum, any new drain ditch should be located on the property claimed to be subdivision property, not on Mr. Akins property. Additionally, any drain constructed must work and remove field irrigation runoff from Mr. Akins property as it has for many years.

It is Mr. Akins understanding that the subdivision is also raising the elevation of the ground around his property. Mr. Akins requests any plat approval include a requirement that all storm water and irrigation water from the subdivision be retained within the subdivision.

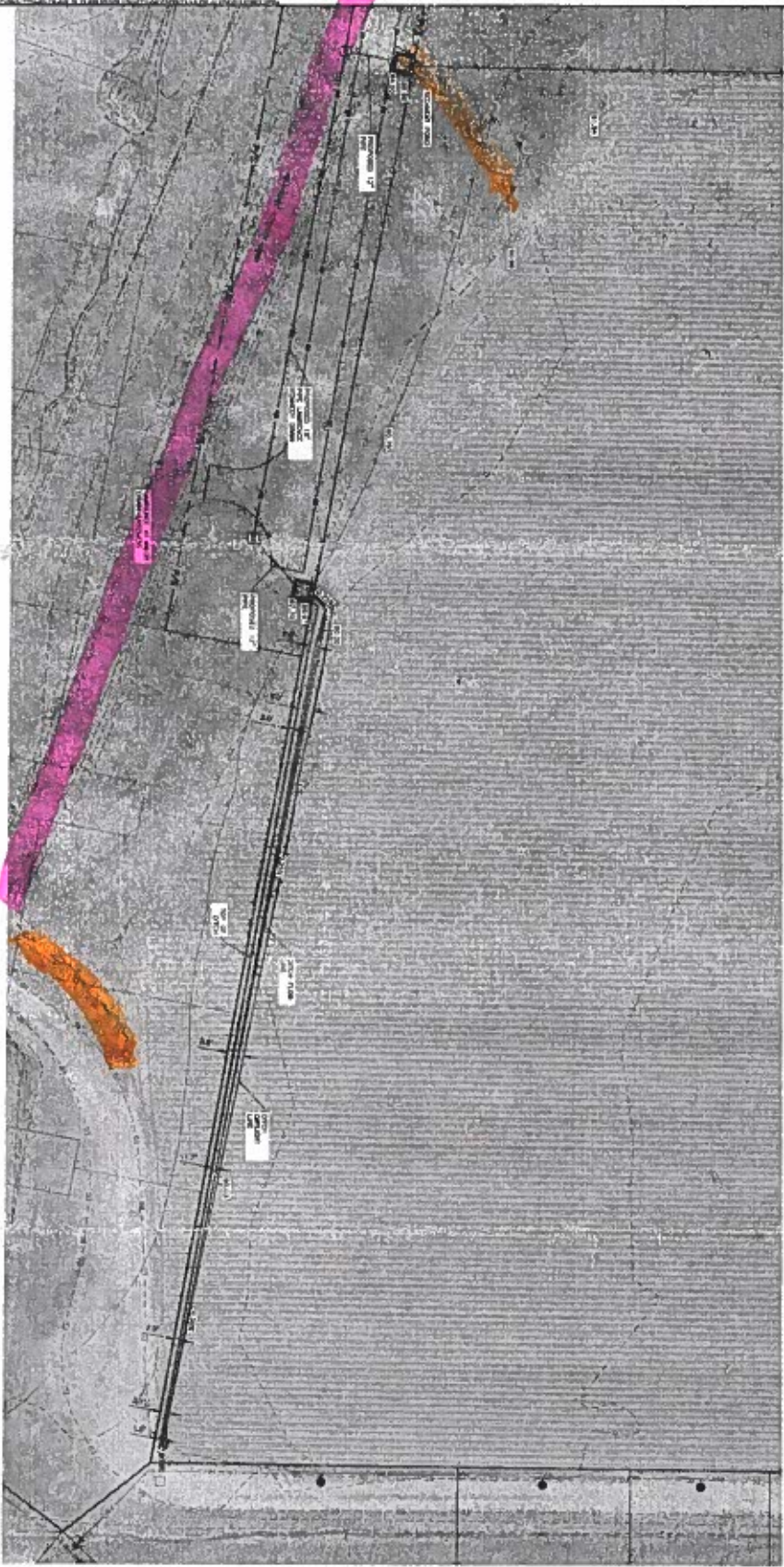
If you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,

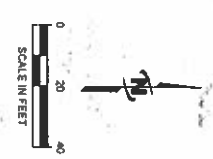
A handwritten signature in black ink, appearing to read 'J. Kiser', written over the typed name and title.

Jerry A. Kiser
Attorney at Law

cc: client



NOTE: ELEVATIONS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY AND DO NOT REPRESENT ACTUAL ELEVATIONS.



MOON VALLEY SUBDIVISION NO. 1
STAR, IDAHO

LAWRENCE KENNEDY DRAIN EXHIBIT

SCALE OF DRAWINGS

J-U-B ENGINEERS, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED ON THIS DRAWING AND THE BASIS THEREON. NO WARRANTY IS MADE BY J-U-B ENGINEERS, INC. FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED ON THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED ON THIS DRAWING.

J-U-B ENGINEERS, INC.
250 S. Beachwood Ave.
Suite 201
Boise, ID 83709-0944

Phone: 208.376.7330
www.jub.com





CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Meridian
Kuna
Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat PP-20-05

Moon Valley Commons

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

Reviewed By:

[Signature]
Date: 2/26/2020



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Shawn L. Nickel, City Planner *Shawn L. Nickel*

MEETING DATE: June 2, 2020 – PUBLIC HEARING (Originally on March 17, 2020 agenda)

FILE(S) #: **PP-20-05 Preliminary Plat for Moon Valley Commons Subdivision**
DA-20-02-MOD Development Agreement Modification

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Ball Real Estate Investments, LLC and BFT KGLG Cherry Land LLC, 4222 E Camelback Rd, H100, Phoenix, AZ 85078; Sundance Investments, LLLP/Roger Anderson, 3405 E. Overland Rd #150 Meridian, ID, 83642.

Representative:

Wendy Shrief, JUB Engineers, Inc.
250 S. Beechwood Ave Suite 201
Boise, ID 83709

Applicant:

M3 ID Moon Valley, Inc.
1087 W. River St. Suite 310
Boise, ID 83702

REQUEST

Request: The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 93 residential lots, 34 common lots, 1 commercial lot, a private road, and a Development Agreement Modification. This also includes a modification of the existing preliminary plat for Moon Valley Subdivision (PP-18-11). The property consists of 30.78 acres with a proposed density of 3.2 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is located at 7575 W. Moon Valley Road in Star, Idaho. Ada County Parcels: S0416110207, S041520627, S0416131250, S0416131700, S0416110105, S0415233664, S0416120646.

Existing Site Characteristics: The property is currently vacant and/or in agricultural production.

Irrigation/Drainage District(s): - Little Pioneer Ditch, P.O. Box 70, Star, Idaho 83669
 - Drainage District #2, c/o Sawtooth Law Offices, 1101 W. River Street Ste. 110, Boise, Idaho 83707

Flood Zone: The development is located in a special flood hazard zone per FEMA FIRM panel #16027C0300F and 16601C0140 H. Base flood elevation in the X & AE zone is 2488-2491.

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.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	October 29, 2019
Neighborhood Meeting Held	October 17, 2019
Application Submitted & Fees Paid	January 9, 2020
Application Accepted	February 17, 2020
Residents within 300' Notified	February 17, 2020 & May 18, 2020
Agencies Notified	February 17, 2020
Legal Notice Published	February 21, 2020 & May 5, 2020
Property Posted	March 6, 2020 & May 21, 2020

HISTORY

This property has always been in agricultural production with a portion being part of gravel extraction.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Mixed-Use (MU-DA)	Mixed Use	Vacant/Agricultural

Proposed	Mixed-Use (MU-DA)	No Change	Residential/Commercial
North of site	Residential R-8 & County Rural Transitional (RUT)	Commercial	Vacant/Residential
South of site	Mixed-Use (MU-DA)	Mixed Use	Single Family Dwelling
East of site	Mixed-Use (MU-DA)	Mixed Use	Approved Moon Valley Subdivision
West of site	Mixed-Use (MU-DA) Residential R-14-DA	Mixed Use	Hwy 16 Multi-Family Residential

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1E-1: TERMS DEFINED:

MIXED USE DEVELOPMENT: The development of a tract of land or building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, light industrial, public space or agricultural.

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

MU MIXED USE DISTRICT: To provide for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, and/or residential depending upon the specific comprehensive plan area designated as Mixed Use. Development within this zone is to proceed through the PUD process unless a development agreement has already been executed for the particular property. Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this zone may allow the development community to be more innovative in design and placement of structures subject to Council review and approval. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use. Multi-family uses shall be part of an overall mixed-use development that includes a non-residential component and may not exceed 30% of the overall size of the development.

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.

8-4D-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 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.

8-6B-2: IMPROVEMENT STANDARDS:

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.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Mixed Use:

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process. Identifying areas for mixed-use development has two

objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use.

Commercial:

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured.

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

8.5.7 Policies Related Mostly to the Mixed-Use Planning Areas

- A. Council, at their sole discretion, shall determine what mix of uses are appropriate for any mixed-use area considering existing property owners rights.
- B. Development within the Mixed-Use Designation is to proceed through the CUP, PUD, and/or Development Agreement process, and a concept plan must be included with any such proposed use.
- C. In general, mixed use areas along state highways should be predominantly commercial with a very minor component of residential unless the residential is placed on upper floors as part of a mixed-use building.
- D. Mixed-use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.
- E. Mixed-use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Neighborhood Residential. Uses for these mixed-use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 14 single family residential lots, and 4 common area lots (2 open space lots, 1 private road lot & 1 common drive lot). The existing single-family dwelling located to the south of the proposed lake is not a part of this annexation and preliminary plat and will remain in Ada County as a 5-plus acre parcel. The residential lots range in size from 13,300 square feet to 20,700 square feet, with an average lot size of 15,811 square feet. All streets are proposed to be private streets and must be built to ACHD standards. The submitted preliminary plat indicates street widths at 27 feet, well below the minimum required by Section 8-4D-34B(4) of the UDC.

The proposed preliminary plat indicates that the development will contain a total of 4.36 acres (14.2%) total open space within the common lots. As this is a continuation of the overall Moon Valley development, staff recognizes that the overall open space provided exceeds the minimum of 15% open space, 10% usable space required by Code. As this is an extension of the existing Moon Valley Subdivision, this new portion will benefit from the proposed amenities for the entire development, including a community clubhouse with gym, a resort style swimming pool, bocce ball courts, horseshoe pits, beachfront park area with a dock, cabanas and a boathouse, in addition to connection to pathways provided throughout the subdivision and along the Boise River.

ADDITIONAL DEVELOPMENT FEATURES:

- Private Streets
The development is proposing private streets. As was approved with the rest of the Moon Valley development, all private streets should be built to ACHD roadway standards, including a minimum of 33 feet of improved width. The proposed streets appear to be consistent with the approved street widths in the rest of the development.
- Common Drives - Access to the majority of the proposed home lots will be via common driveways. Although the UDC allows a maximum of two (2) dwelling units to be served by a common driveway, and for the driveway widths to be a minimum of twenty-eight feet (28'), the applicant may request approval through the development agreement for alternatives to this requirement. However, Star Fire District must approve the use of these driveways as proposed.
- Sidewalks
Sidewalks are proposed at five-foot (5') widths and will be attached and detached throughout this portion of the overall subdivision as proposed.

- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development.
- 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 landscaping plan submitted indicates street trees. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code.
- Setbacks – The applicant is requesting reduced setbacks. *"The reduced setbacks are being requested to allow for four patio homes to be clustered around each common drive located in the proposed subdivision"*. Through the development agreement modification, the applicant is requesting approval of specific setbacks as follows:
 - 5' Front Yard Setbacks
 - 3' Side Yard Setbacks
 - 5' Rear Yard Setbacks

AGENCY RESPONSES

Star Fire District	March 11, 2020
Keller and Associates	February 19, 2020
ITD	March 11, 2020
ACHD	March 11, 2020
Pioneer Irrigation District	March 12, 2020
Central District Health Dept	February 26, 2020

PUBLIC RESPONSES

No Public Responses submitted to Staff to Date.

STAFF ANALYSIS & RECOMMENDATIONS

This preliminary plat application is revising a portion of the previously approved Moon Valley Subdivision approved in 2019. The existing, approved preliminary plat contained 37 single family residential lots on approximately 10 acres. This newly proposed preliminary plat redesigns the

previous 37 lots and adds an additional 56 residential lots and approximately 10 additional acres to the overall development. It also sets aside a future 11.14-acre mixed use lot (Lot 1, Block 1). An overall gross density of 3.02 dwelling units per acre (4.72 du/acre minus mixed use lot) is proposed.

Staff is overall supportive of the patio home design, layout and density of the proposed development application, as it provides an additional housing type to the overall development and further meets the intent of Mixed-Use residential. Council, based on their previous comments for the Moon Valley Subdivision, should review and address the proposal of additional residential uses in areas designated in the Comprehensive Plan as Commercial. In this instance, 33 residential lots (of which 12 were already approved under the previous plat for a net gain of 21 new homes) are located in the Commercial designation on the Comprehensive Plan Future Land Use Map (approximately 7 acres). It is important to point out, however, that this application is not for a rezone, and the existing Mixed-Use zoning allows for residential uses.

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

FINDINGS

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

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 mixed use and residential development, and meets the policies and 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.*
 3. *Encourage commercial facilities to locate on transportation corridors.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.

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

3. There is public financial capability of supporting services for the proposed development;
The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

PRIVATE ROAD FINDINGS:

- A. The design of the private street meets the requirements of this article;
The City must find that the proposed private road meets the design standards in the Code.
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity:
The City must find that it has not been presented with any facts stating this private road will cause damage, hazard or nuisance, or other detriment to persons, property or uses in the vicinity.
- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.
The City must find that the use is not in conflict with the comprehensive plan and/or regional transportation plan.

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

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

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for Moon Valley Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **All private streets shall have a minimum street width of 33' and shall be constructed to ACHD standards. Private streets and common drives shall meet the requirements of the Star Fire District.**
3. All approvals relating to floodplain/floodway issues and requirements shall be completed and approved by the City Flood Administrator **prior to submittal of the final plat. Construction of any kind is prohibited prior to approval of a Floodplain application.**
4. The property with the approved Preliminary Plat shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code.
5. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees.
6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
7. 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.
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
9. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
10. 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.
11. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
12. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
13. 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.
14. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
15. All common areas shall be maintained by the Homeowners Association.
16. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
17. A sign application is required for any subdivision signs.

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

COUNCIL DECISION

The Star City Council _____ File #PP-20-05/DA-20-02 MOD for Moon Valley Commons Subdivision on _____, 2020.