



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star Planning & Zoning Department

**MEETING DATE:** August 20, 2024 – PUBLIC HEARING

**FILE(S) #:** AZ-24-04 Annexation and Zoning  
DA-24-04 Development Agreement  
PP-24-01 Preliminary Plat for Joplin Rim Subdivision  
PR-24-03 Private Street

### OWNER/APPLICANT/REPRESENTATIVE

**Property Owner:**

John Bottles  
839 S. Bridgeway Place  
Eagle, Idaho 83616

**Applicant:**

Emily Mueller  
Idaho Holdings, LLC  
839 S. Bridgeway Place  
Eagle, Idaho 83616

**Representative:**

Ryan Cutler  
Horrocks  
2775 W. Navigator Drive, Ste. 210  
Meridian, Idaho 83642

### REQUEST

**Request:** The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, Preliminary Plat for a proposed residential subdivision consisting of 49 residential lots and 7 common lots, and a Private Street. The property is located at the southeast corner of W. Joplin Road and N. Can Ada Road and consists of 13.5 acres with a proposed density of 3.46 dwelling units per acre.

**PROPERTY INFORMATION**

**Property Location:** The subject property is generally located near the southeast corner of W. Joplin Road and N. Can Ada Road. Ada County Parcel No's. S0419233700 and S0419325561.

**Surrounding Land Use/Designations:**

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	RUT (Ada County)	South of the River Neighborhood Residential	Agriculture/Vacant Land
<b>Proposed</b>	Residential (R-4)	South of the River Neighborhood Residential	Single Family Residential
<b>North of site</b>	RUT (Ada County)	South of the River Estate Residential	Agriculture/Single Family Residential
<b>South of site</b>	RUT (Ada County)	South of the River Neighborhood Residential	Agriculture/Vacant Land
<b>East of site</b>	Residential (R-4-DA)	South of the River Neighborhood Residential	Naismith Commons Subdivision
<b>West of site</b>	RR (Canyon County)	Estate Rural Residential/Mixed Use	Agriculture

**Existing Site Characteristics:** The property currently is vacant/bare ground.

**Irrigation/Drainage District(s):** Pioneer Irrigation District  
P.O. Box 426  
Caldwell, Idaho 83606

**Flood Zone:** This property is not located in a Special Flood Hazzard Area.  
Flood Zone: Zone X  
FEMA FIRM Panel Number: 16001C0120J  
Effective Date: 6/19/2020

**Special On-Site Features:**

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – No.
- ✪ Floodplain – No.
- ✪ Mature Trees – Several existing mature trees.
- ✪ Riparian Vegetation – None.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – None.

- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – No known sensitive wildlife habitat observed.

**APPLICATION REQUIREMENTS**

Pre-Application Meeting Held	June 15, 2024
Neighborhood Meeting Held	October 17, 2023/February 15, 2024
Application Submitted & Fees Paid	April 10, 2024
Application Accepted	May 2, 2024
Residents within 300' Notified	July 30, 2024
Agencies Notified	May 2, 2024
Legal Notice Published	August 2, 2024
Property Posted	July 30, 2024

**HISTORY**

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

**CODE DEFINITIONS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE:**

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

1. The subject property shall meet the minimum dimensional standards and/or density standards\_of the proper district.
2. The city shall 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, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until any required traffic impact study has been approved and the transportation authority has

issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

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

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

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

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and

septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

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

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

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

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front <sup>(1)</sup>	Rear	Interior Side	Street Side
R-4	35'	15' to living area  20' to garage face	15'	7.5' <sup>(2)</sup>	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. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

**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 total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
  - 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 1 dwelling unit per acre or less may request a waiver



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

5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the useable area 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, as determined by the Administrator;

c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;

d. A plaza.

e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.

f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

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, as determined by the Administrator.

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 with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).
  - b. Children's play structures.
  - c. Sports courts.
  - d. Additional open space in excess of 10% qualified 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;
- h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

6. Community Gardens.

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 owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

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

J. Additional residential standards applying to all new residential subdivisions:

- 1. Residential Elevations:
  - i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
  - ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:

1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

**8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:**



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
  3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
  4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
  5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles

and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
  - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
  - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

**8-4A-21: MAILBOXES:**

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



### **8-6A-3: PRELIMINARY PLAT PROCESS**

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary 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.

B. 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.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, any unresolved access or traffic generation issues related to ACHD/HD4 or ITD regulated roadways should be resolved by the applicant prior to acceptance of any application. The administrator may require a letter from the appropriate transportation agency or servient property owner to be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator at least the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.

3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
  - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
  - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
  - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
  - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
  - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
  - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
  - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
  - h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
  - i. Any flood zone information including FEMA FIRM panels;
  - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
  - k. Phasing plan showing all proposed phases of the development;
  - l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
  - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
  - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
  - o. Neighborhood meeting information including sign-in sheet, copy of meeting

letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;

- p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
  - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
  - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
  - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
  - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

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

### 8.5.9 Additional Land Use Component Policies:

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

## 18.4 Implementation Policies:

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

### PROJECT OVERVIEW

#### **ANNEXATION & REZONE:**

The applicant is requesting approval of an annexation and rezone application on 13.5 acres from Rural Urban Transitional (RUT) to Neighborhood Residential (R-4). This zoning district would allow for a maximum residential density of 4 dwelling unit per acre. The property is located in an area that can be serviced with central sewer and water provided by Star Sewer and Water District. Star Sewer and Water will be extending services along Joplin Road from the new sewer lift station completing construction on the west side of Star Road. The zoning request includes a development agreement that will address future density and development requirements.

#### **PRELIMINARY PLAT & PRIVATE STREET:**

The Preliminary Plat submitted contains 49 single family residential lots and 7 common area lots on 13.50 acres. This equates to 3.46 dwelling units per acre. The rim lots will have access and frontage from a private street running adjacent to Joplin Road. The southern portion of the development will have access and frontage from public streets. The residential lots range in size from 5,153 square feet to 15,040 square feet with the average buildable lot being 7,283 square feet. The private street is being proposed to be built in a 28-foot easement with the road being 28 feet from back of curb to back of curb. The applicant is requesting no sidewalk on the private street. The submitted preliminary plat is showing the local streets in a 50 ft wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Internal sidewalks are proposed to be detached with a 6-foot-wide landscape strip and a 5-foot, concrete sidewalk. Joplin Road is proposed as a collector road with 36 feet roadway and 7-foot sidewalks. A private street maintenance plan, including proposed funding, shall also be required by Staff prior to final plat signature. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 2.11 acres (15%) of open space, and 1.91 acres (14%) of usable open space.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a playground with walking paths and gathering areas. These amenities satisfy the code requirement for development amenities.

## ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks  
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the southern portion of the subdivision with a six (6') foot landscape strip. **Unified Development Code 8-4A-17 states that landscape strips shall be a minimum of eight (8') feet wide on both sides of the road. Applicant will need to adjust the plat to accommodate the wider landscape strip.**
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan. All other proposed light locations satisfy City code. **Applicant has not provided a streetlight design/cut sheet for City approval. This will be required at submittal of the final plat.**
- Street Names  
**Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat.**
- Subdivision Name  
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements with the exception of the private road. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**
- Setbacks – The applicant is requesting set back waivers on specific lots in the development. These lots are north of the proposed re-aligned Joplin Road. All other lots will adhere to the R-4 setbacks outlined in this report. **The applicant shall provide Council with an exhibit showing which lots in Block 1 are requested to have setback modifications, along with justification.**

- Block lengths – All blocks meet the 750' block length requirement.
- Mailbox Cluster – Applicant has provided documentation from the Meridian Postmaster depicting the approved location for the mailbox cluster for the development. Mailbox clusters shall be covered and provided with lighting.
- Phasing – The development has not proposed a phasing plan at this time.
- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.
- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. **The applicant has not submitted building elevations for review by Staff and Council. An exhibit shall be submitted to Staff and Council prior to the public hearing.**

## DEVELOPMENT AGREEMENT

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

- Density;
- ITD Proportionate Share Fees;
- Private Road Maintenance;
- Private Road Study Every Three (3) Years;
- Setback Waivers
- Street Trees
- Compliance With Weed Abatement Code
- Mitigation Fees
- Future Residential Building Elevations

<b>AGENCY RESPONSES</b>
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ITD	May 13, 2024
Star Fire District	July 29, 2024
DEQ	May 10, 2024
Ada County Development Services	May 15, 2024
ACHD	June 14, 2024
Transportation Committee	August 8, 2024
City Engineer	July 22, 2024

## PUBLIC RESPONSES

No public comments have been submitted.

## STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed maximum allowed density of 3.46 dwelling units per acre is within the range of 1-4 dwelling units per acre allowed in the Neighborhood Residential Comprehensive Plan Land Use Map. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-4) zoning designation will provide.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

## 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 Council 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 Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the Estate Residential District is to provide for development suitable primarily for residential use. Densities in this land use area are to range from 1 unit per acre to 3 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. Clustering is encouraged to preserve open space.*

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

*The Council 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 Council 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 Council 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 STREET FINDINGS:**

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

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

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

## CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Joplin Rim Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
3. **The applicant shall pay all required emergency services mitigation fees to the City, as determined by City Council.**
4. The private streets shall have a minimum street width of 36' and shall otherwise be constructed to ACHD standards, unless otherwise approved by Council and the Fire District. The private street shall meet all requirements of the Star Fire District.
5. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**
6. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
7. **The Applicant shall provide approval for all street names from the Ada County Street Naming Committee and all names shall be correctly depicted on the final plat prior to signature.**
8. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
9. 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 and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
10. Street trees along the private street shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
11. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
12. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the



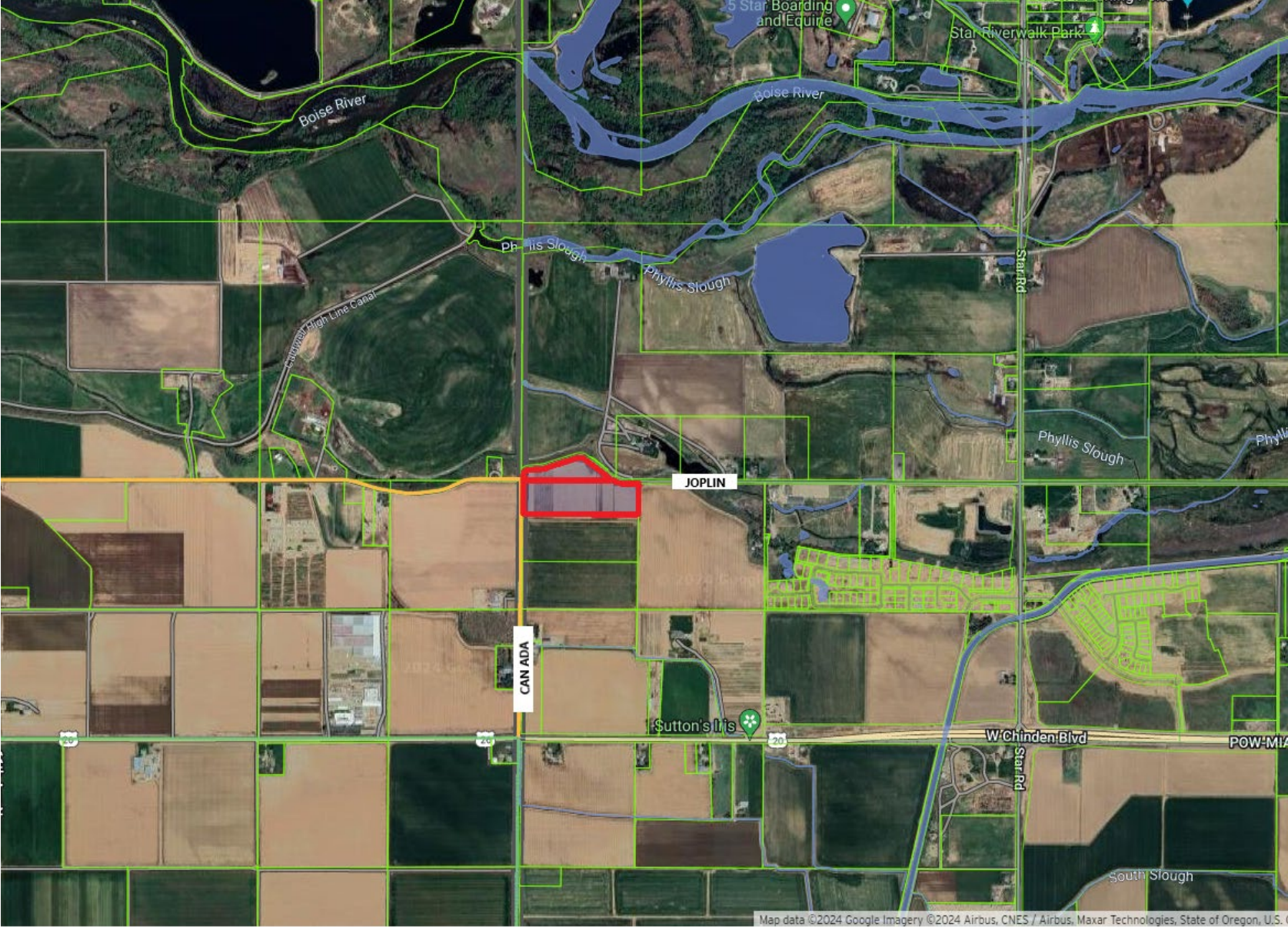
development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
14. 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.
15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
16. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
18. 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.
19. 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.
20. All common areas shall be owned and maintained by the Homeowners Association.
21. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
22. A sign application is required for any subdivision signs.
- 23. Any additional Condition of Approval as required by Staff and City Council.**

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File Number AZ-24-04/DA-24-04/PP-24-01/PR-24-03 for Joplin Rim Subdivision on \_\_\_\_\_, 2024.

VICINITY MAP – JOPLIN RIM SUBDIVISION



March 27, 2024

City of Star Planning & Zoning  
Attn: Shawn Nickle  
10769 W. State St  
Star, ID 83669

**RE: Joplin Rim Subdivision; Annexation, Initial Zoning, Preliminary Plat, and Development Agreement**

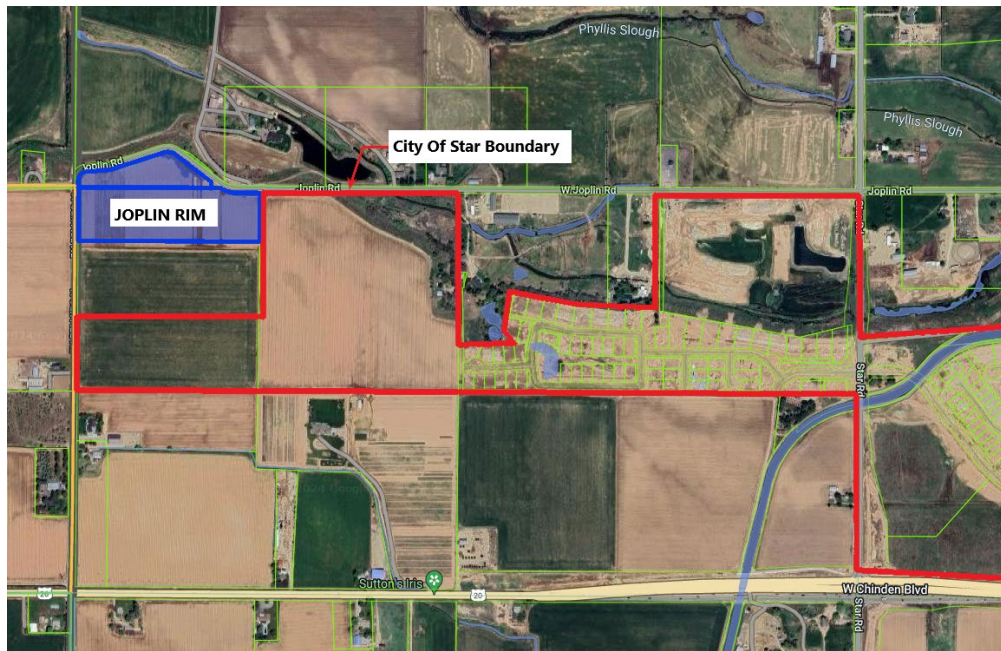
Dear Planning Staff, Mayor, and City Council:

We are pleased to present applications for annexation, initial rezoning, preliminary plat, and a development agreement for the Joplin Rim Subdivision (“**Joplin Rim**”). Joplin Rim will be a single-family residential community with 49 homes. The variety of housing types and lot sizes provided at Joplin Rim are currently in high demand in Star and will provide needed housing for the community.

**Property Overview**

Joplin Rim is located on approximately 14 acres of vacant property located east of Can Ada Rd. south of Joplin Road, consisting of Ada County parcel nos. S0419233660 and S0419325560 (the “**Property**”). The Property is currently zoned RUT in Ada County and located within the City of Star’s comprehensive planning area. *Figure 1* below shows the Property. As requested by the City of Star Staff and Fire Department, and to mitigate existing safety concerns due to the roadway’s current curved alignment. Applicant plans on straightening and re-aligning Joplin Road through the middle of Joplin Rim.

*Figure 1*



## Annexation of the Property

The Applicant requests annexation of the Property into the City of Star as a Category “A” annexation under Idaho Code Section 50-222. The Property is annexable because the owner has consented to annexation, the Property is contiguous to the current city limits, and the Property is in the City’s comprehensive plan future land use map (“FLUM”) planning area.<sup>1</sup> *Figure 1* above shows the current city limits. Annexation of the Property is also appropriate because City services are available and the City has planned for annexation of the Property by including the land in the FLUM. Overall, the proposed annexation constitutes orderly development in accordance with the City’s planning documents.

## Initial Zoning

Applicant is requesting an initial zoning designation of Single-Family Residential (R-4). The R-4 zoning proposed is supported by the FLUM, which designates the Property as neighborhood residential (see *Figure 2* below). R-4 zoning is also appropriate because it is compatible with zoning and uses in the area. Just east of the Property, the City has annexed and zoned large areas of land as R-4 for single-family residential development. These include Naismith Commons, Starpoint, Oaklawn and Inspirado projects. Because the FLUM also designates all of the land around the Property as residential (see *Figure 2*), the requested R-4 zoning is also compatible with future anticipated residential development in the vicinity. Joplin Rim also supports many of the City’s comprehensive planning goals.

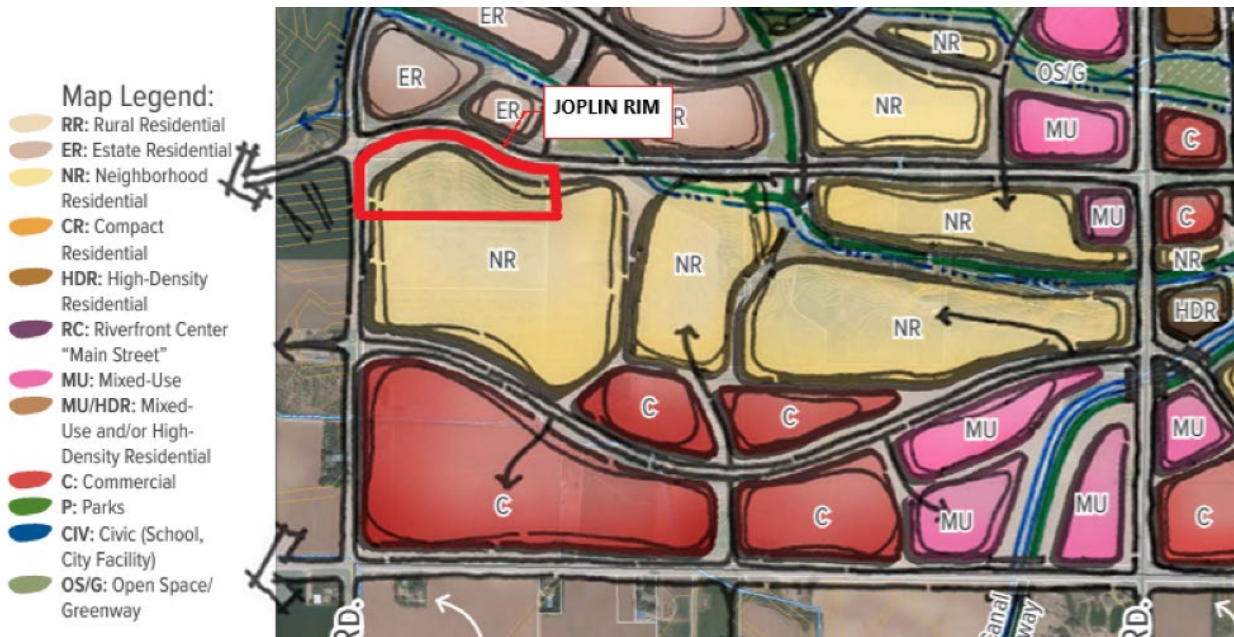


Figure 2 – South of the River Future Land Use Map

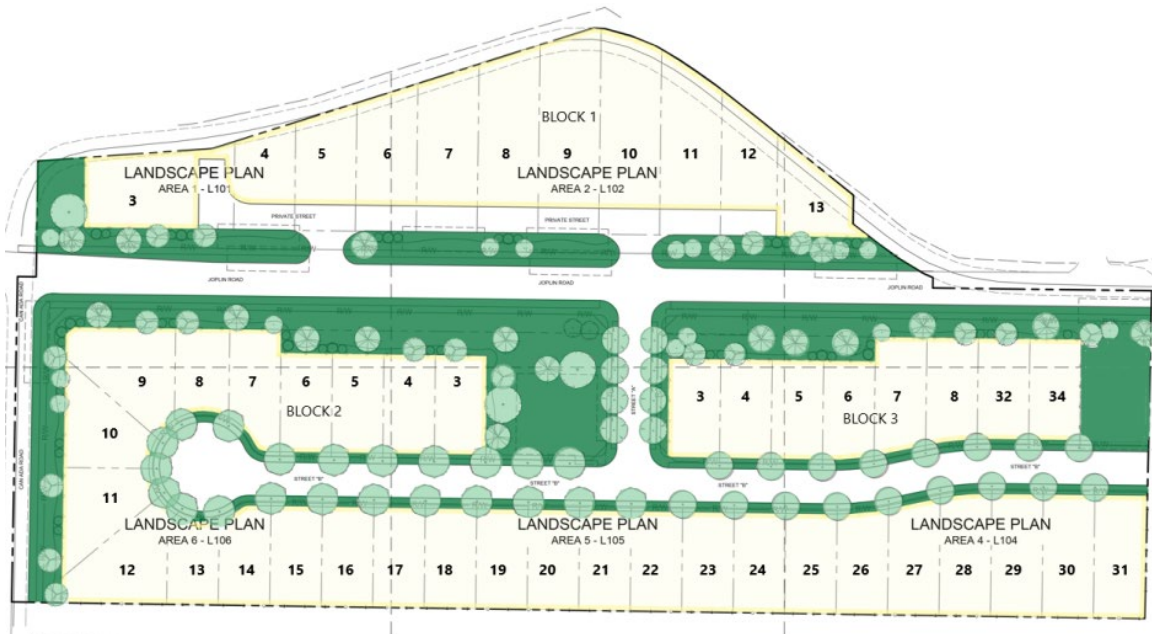
<sup>1</sup> Idaho Code § 50-222(3)(a)(i).

**Preliminary Plat**

Joplin Rim is a residential community with 49 single-family residential lots, and 7 common lots. The dimensions of the proposed plat meet all City code standards set forth in the Star City Code. The details of the preliminary plat include:

General Project Overview	
Single-family residential lots	49
Common lots	7
Gross density	3.46 DU/Acre
Usable Open Space	1.91 Acres / 14%
Maximum Lot Size	15,040 Square Feet
Minimum Lot Size	5,153 Square Feet

Joplin Rim will be accessed through (1) the re-aligned Joplin Road and (2) the adjoining Naismith Subdivision. Based on conversations with City Staff and City of Star Fire District, Applicant will re-align and straighten Joplin Road to mitigate safety concerns with the current curved alignment. Applicant held two neighborhood meetings for this Project, on October 17, 2023 and February 15, 2024. Surrounding property neighbors were able to attend both meetings and ask questions about the project and the realignment of Joplin Road.



**Modifications to Standards**

Applicant is requesting the following lot-specific modifications to the R-4 dimensional standards:

Modifications to Setbacks	
Lot 3, Block 1	14' Rear Yard Setback
Lot 4, Block 1	12' Rear Yard Setback
Lot 5, Block 1	8' Rear Yard Setback
Lot 12, Block 1	3.5' Rear Yard Setback
Lot 13, Block 1	4' Side Yard Setback
Lot 3, Block 1	14' Rear Yard Setback

The above requested modifications are specific to the residential lots located north of the newly aligned Joplin Road. The modifications are appropriate because of the location of the newly aligned Joplin Road and are needed to make those salable lot, providing a variety of housing types within Joplin Rim.

### **Joplin Road Vacation/Exchange Applications**

Applicant has been in communication with ACHD Right of Way agents about the process for vacating/exchanging the existing Joplin Road. Applicant understands that it will need to file the appropriate applications to vacate/exchange the existing Joplin Road with ACHD after Applicant's Preliminary Plat is approved. A traffic impact study (TIS) is not required because Joplin Rim only contains 49 Residential Units (See Table 1, Section 7106.1, ACHD Policy Manual).

### **Conclusion**

Thank you for your time and consideration of the enclosed applications. Our team has thoughtfully designed Joplin Rim as a first-class complete residential community which will provide excellent housing, recreation, and schooling opportunities for both current and future residents of the City of Star. We look forward to the opportunity to bring this community to the City. Please do not hesitate to contact us regarding any questions you may have.

Sincerely,

A handwritten signature in blue ink that reads "Emily Mueller" with a long horizontal flourish extending to the right.

Emily Mueller  
Idaho Holdings, LLC  
(208)-866-2405  
[emily@markbottles.com](mailto:emily@markbottles.com)



## PRELIMINARY PLAT APPLICATION

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

FILE NO.: <b>PP-24-01</b>
Date Application Received: <b>4/10/2024</b> Fee Paid: <b>\$4180.00</b>
Processed by: City: <b>BN</b>

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: Emily Mueller - Idaho Holdings, LLC  
Applicant Address: 839 S Bridgeway Pl., Eagle ID Zip: 83616  
Phone: (208) 866-2405 Email: emily@markbottles.com

Owner Name: John Bottles, et. al  
Owner Address: 839 S Bridgeway Pl., Eagle ID Zip: 83616  
Phone: (208) 994-2255 Email: john@markbottles.com

Representative (e.g., architect, engineer, developer):  
Contact: Ryan Cutler Firm Name: Horrocks  
Address: 2775 W Navigator Dr., Suite 210, Meridian ID Zip: 83642  
Phone: (986) 226-5725 Email: ryan.cutler@horrocks.com

### Property Information:

Subdivision Name: Joplin Rim  
Site Location: TBD Can Ada Rd  
Approved Zoning Designation of Site: County RUT  
Parcel Number(s): S0419233660, S0419325560

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	County RUT	Neighborhood Residential	Ag.
Proposed	R-4	Neighborhood Residential	Single Family Residential
North of site	County RUT	Estate Residential	Estate Residential and Ag.
South of site	County RUT	Neighborhood Residential	Ag.
East of site	R-4	Neighborhood Residential	Single Family Residential
West of site	County RUT	Canyon County	Ag.

**SITE DATA (to be noted on the Preliminary Plat):**

Total Acreage of Site - 13 Acres  
Breakdown of Acreage of Land in Contiguous Ownership - N/A  
Total Acreage of Site in Special Flood Hazard Area - N/A  
Dwelling Units per Gross Acre (Density) - 3.46  
Minimum Lot Size - 5,253 SF  
Minimum Lot Width - 15,040 SF

Total Number of Lots - 56  
Residential - 49  
Commercial - 0  
Industrial - 0  
Common - 7

Total Number of Residential Units - 49  
Single-family - 49  
Duplex - 0  
Multi-family - 0

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -  
15 % / 2.15 acres  
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -  
14 % / 1.91 acres  
Percent of Common Space to be used for drainage - 9%  
Describe Common Space Areas (amenities, landscaping, structures, etc.) -  
playground with walking paths + gathering areas

Public Streets - 4 Private Streets - 1  
Describe Pedestrian Walkways (location, width, material) - All public Streets (Can Ada, Joplin, and local neighborhood Streets "A" and "B") will have detached sidewalks ranging from 5-7'  
Describe Bike Paths (location, width, material) - Detached Sidewalks along Public Streets

**FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):**

Total Acreage of Site in Special Flood Hazard Area - 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: N/A  
FIRM effective date(s): mm/dd/year N/A  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: N/A  
Base Flood Elevation(s): AE .0 ft., etc.: N/A



- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.
- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

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

Potable Water - Star Sewer and Water  
 Irrigation Water- Pioneer Irrigation  
 Sanitary Sewer- Star Sewer and Water District  
 Fire Protection - Star Fire Protection District  
 Schools - West Ada School District  
 Roads - Ada County Highway District

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

Areas of Critical Environmental Concern - No. Floodplain - No.  
 Evidence of Erosion - No. Fish Habitat - No.  
 Historical Assets - No. Mature Trees - No.  
 Riparian Vegetation - No. Steep Slopes - No. Property situated on the rim.  
 Stream/Creek - No. Unstable Soils - No.  
 Unique Animal Life - No. Unique Plant Life - No.

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
✓	Completed and signed Preliminary Plat Application	BN
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
✓	Narrative explaining the project. (must be signed by applicant)	BN
✓	Legal description of the property (word.doc and pdf version with engineer's seal)	BN
✓	Recorded warranty deed for the subject property	BN
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
✓	Approval of the proposed subdivision name from Ada County Surveyor's office.	BN
✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	BN
✓	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	BN
✓	Electronic copy in pdf. format of Preliminary Plat	BN

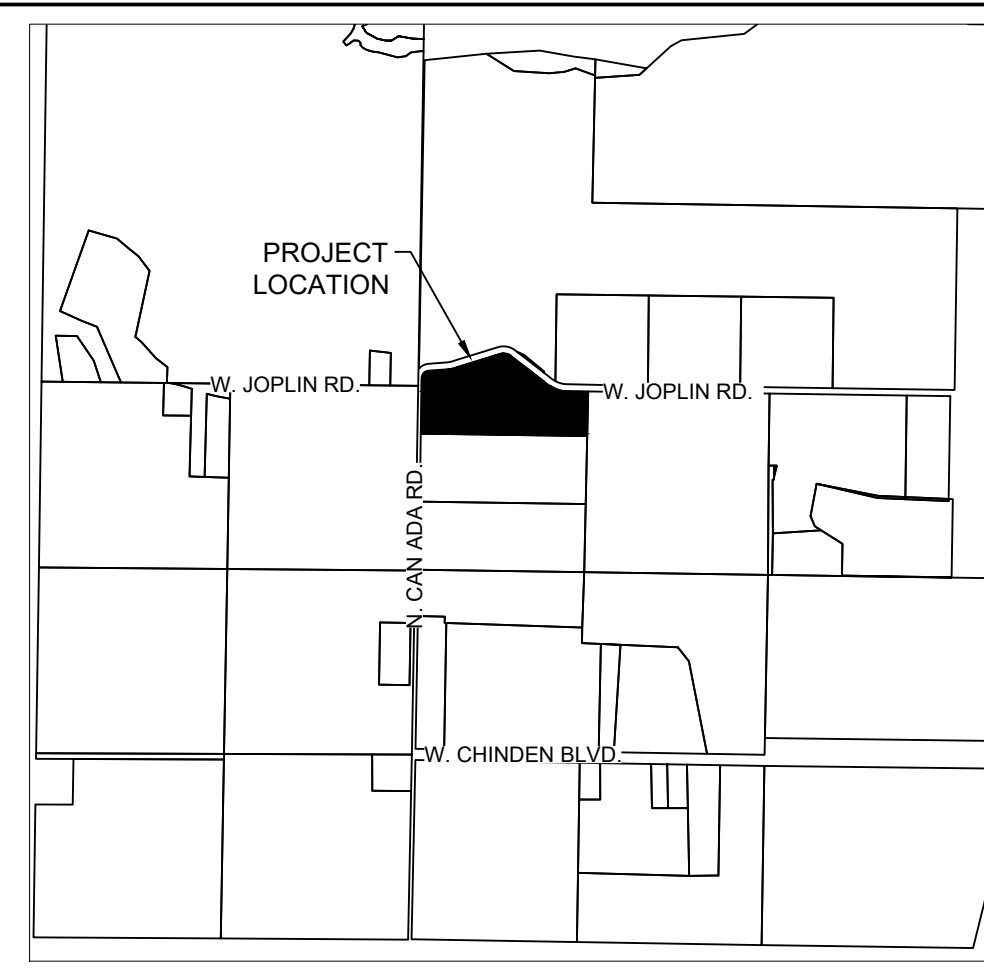
✓	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	BN
✓	Electronic copy in pdf. format of landscape plan	BN
✓	Electronic copy in pdf. format of preliminary site grading & drainage plans	BN
N/A	Phasing plan shall be included in the application if the project is to be phased.	BN
✓	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	BN
✓	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	BN
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	BN
N/A	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
✓	Special Flood Information – Must be included on Preliminary Plat and Application form.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight <b>design and location</b> information. Streetlights shall meet all City "Dark Sky" requirements.	BN
✓	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.</u>	
N/A	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date. ✓ will do	
N/A at this time N/A at this time	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details. ✓ Will do	

**FEE REQUIREMENT:**

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

  
 Applicant/Representative Signature

3-27-2024  
 Date

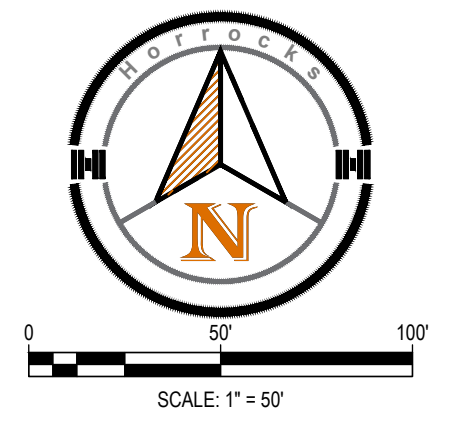


VICINITY MAP (NOT TO SCALE)

PROJECT BENCHMARK  
5/8" IRON PIN WITH "JUB" CONTROL CAP  
NORTHING 731290.9067  
EASTING 2422837.6290  
ELEVATION 2496.31'

# PRELIMINARY PLAT FOR JOPLIN RIM SUBDIVISION

LOCATED IN A PORTION OF GOVERNMENT LOTS 2 & 3 OF SECTION 19,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
CITY OF STAR, ADA COUNTY, IDAHO  
-2024-



**LEGEND**

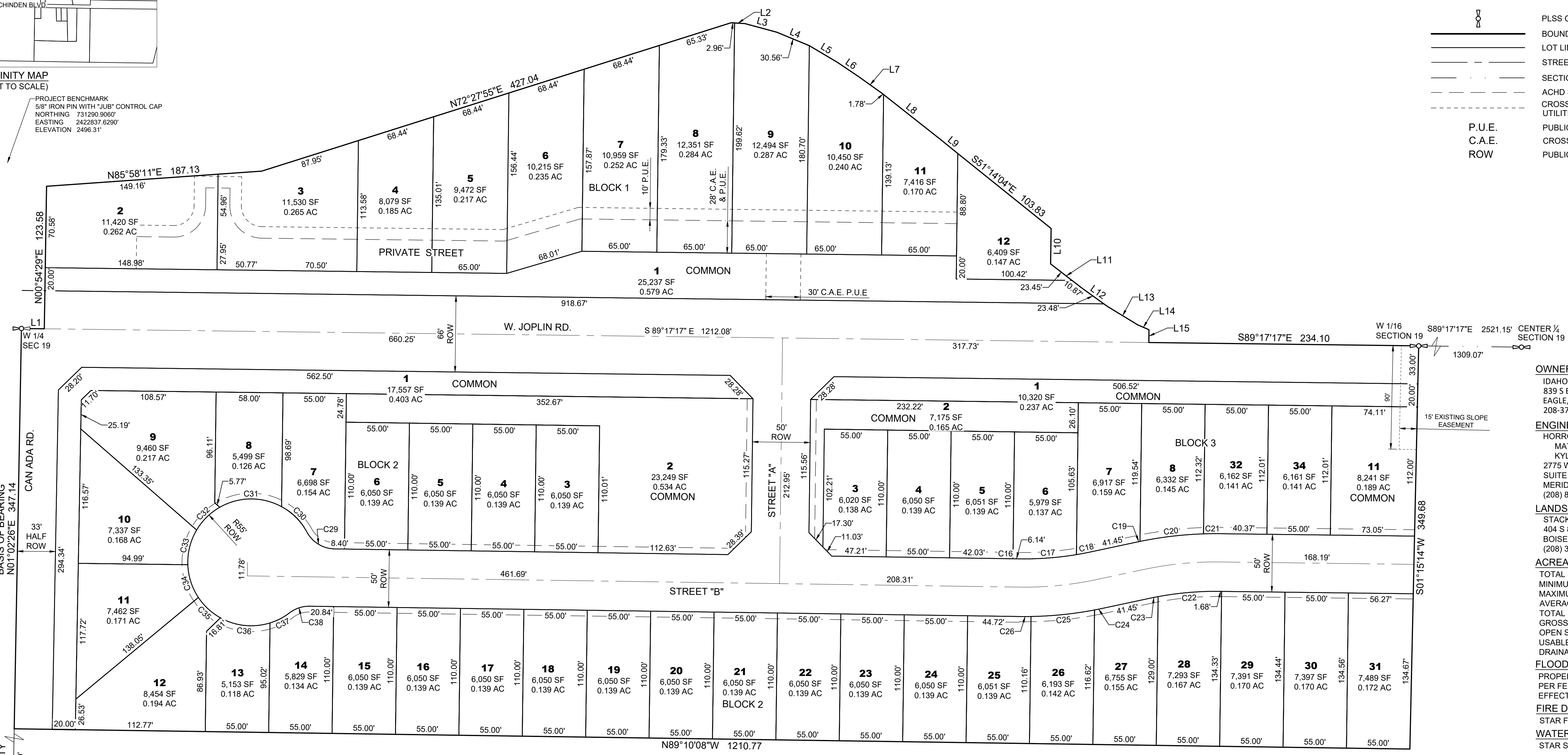
	CALCULATED POINT
	PLSS CORNER
	BOUNDARY LINE
	LOT LINE
	STREET CENTERLINE
	SECTION LINE
	ACHD SIDEWALK EASEMENT
	CROSS ACCESS & PUBLIC UTILITY UTILITIES EASEMENT AS NOTED
	PUBLIC UTILITIES EASEMENT
	CROSS ACCESS EASEMENT
	PUBLIC RIGHT-OF-WAY

P.U.E. PUBLIC UTILITIES EASEMENT  
C.A.E. CROSS ACCESS EASEMENT  
ROW PUBLIC RIGHT-OF-WAY

**WARNING**

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE	DESIGNED	MDK	DRAWN	MDK	CHECKED	MSKG	PROJECT
	1	07/24/24							



**OWNERS/DEVELOPERS:**  
IDAHO HOLDINGS, LLC  
839 S BRIDGEWAY PLACE  
EAGLE, ID 83616  
208-377-5700

**ENGINEER/PLANNER**  
HORROCKS ENGINEERS  
MATHEW GRAHAM, P.E.  
KYLE GOCHNOUR, PLS  
2775 W NAVIGATOR DR.,  
SUITE 210  
MERIDAIN, ID 83642  
(208) 895-2520

**LANDSCAPE ARCHITECT**  
STACK ROCK GROUP  
404 S 8TH ST., SUITE 300A1  
BOISE, ID 83702  
(208) 345-0500

**ACREAGE SUMMARY**  
TOTAL = 13.53 ACRES  
MINIMUM LOT SIZE: 5153 SF  
MAXIMUM LOT SIZE: 12494 SF  
AVERAGE RESIDENTIAL LOT SIZE: 7855 SF  
TOTAL BUILDABLE LOTS: 48  
GROSS DENSITY 3.54 LOT/AC  
OPEN SPACE AREA: 2.11 AC/15%  
USABLE OPEN SPACE AREA: 1.91 AC/14%  
DRAINAGE AREA: 0.21 AC

**FLOOD PLAIN**  
PROPERTY IS ZONED X  
PER FEMA FLOOD PANEL 16001C0120J  
EFFECTIVE DATE: JUNE 19, 2020

**FIRE DISTRICT**  
STAR FIRE DISTRICT

**WATER PROVIDER**  
STAR SEWER & WATER DISTRICT

**SEWER PROVIDER**  
STAR SEWER & WATER DISTRICT

**STORM WATER RETENTION**  
ALL STORM WATER TO BE RETAINED IN SURFACE OR SUB-SURFACE RETENTION BASINS

**IRRIGATION DISTRICT**  
PIONEER IRRIGATION DISTRICT

**ROADWAY JURISDICTION**  
CANYON HIGHWAY DISTRICT NO. 4  
ADA COUNTY HIGHWAY DISTRICT

**ZONING**  
AG WITH REZONE TO R3

**SHEET INDEX**

PP1.0	OVERALL SITE AND SURVEY DATA AND LOT DIMENSIONS
PP2.0	NATURAL FEATURES & UTILITIES
PP3.0	TYPICAL STREET CROSS SECTIONS
PP4.0	PRELIMINARY GRADING AND DRAINAGE PLAN

**BASIS OF BEARING**  
N01°02'26"E ALONG THE WEST LINE FROM THE SOUTH 1/16 CORNER TO THE WEST QUARTER CORNER OF SECTION 19.

**PROJECT BENCHMARK**  
A 5/8" IRON PIN WITH "JUB" CONTROL CAP IN THE NORTH WEST CORNER OF PROJECT.  
NORTHING 731290.9067  
EASTING 2422837.6290  
ELEVATION 2496.31'

- NOTES**
- ALL BUILDING SETBACK DISTANCES AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF STAR, INSTRUMENT NO. \_\_\_\_\_.
  - COMMON LOTS, AS SHOWN, WILL BE USED FOR OPEN SPACE, WALKING PATHS, AND STORM WATER FACILITIES TO BENEFIT RESIDENTS OF THE COMMUNITY AND GUESTS. ALL COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  - PRESSURE IRRIGATION WILL BE SUPPLIED TO EACH LOT AND CONNECTED TO AN OFF SITE PRIVATE PRESSURE IRRIGATION SYSTEM.
  - STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH ALL CITY OF STAR STORMWATER DESIGN STANDARDS AND REQUIREMENTS.
  - ALL PROPOSED SEWER MAINS WILL CONNECT TO AND DISCHARGE INTO THE STAR SEWER AND WATER DISTRICT.
  - WATER WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
  - PUBLIC UTILITY AND IRRIGATION EASEMENTS WILL BE AS FOLLOWS:
    - 10 FOOT WIDE ADJACENT TO THE SUBDIVISION BOUNDARY AND PUBLIC RIGHT-OF-WAY
    - 5 FOOT WIDE ON EACH SIDE OF INTERIOR LOT LINES
    - 5 FOOT WIDE REAR LOT LINES
    - ALL OTHER EASEMENTS ARE AS SHOWN
  - EASEMENTS FOR WATER AND SEWER WILL BE PROVIDED AS REQUIRED BY THE STAR SEWER AND WATER DISTRICT FOR AREAS OUTSIDE THE PUBLIC RIGHT-OF-WAY.
  - NO PORTION OF THE SITE IS LOCATED IN A FEMA DESIGNATED FLOOD PLAIN OR FLOODWAY ZONE.
  - PRIVATE DRAINAGE SYSTEMS AND COMMON SITE IMPROVEMENTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  - ALL PUBLIC ROADS AND RIGHT-OF-WAY WILL BE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT.
  - THE SUBDIVISION FINISHED SURFACE ELEVATION IS PLANNED TO BE INCREASED TO ENSURE MINIMUM COVER FOR FUTURE SEWER MAINS. THE ELEVATION INCREASE VARIES AND IS ANTICIPATED TO BE AN INCREASE BETWEEN APPROXIMATELY 0' AND 4' FEET AS NEEDED. ALL STORMWATER IS PLANNED TO BE RETAINED WITH THE USE OF SURFACE AND SUB-SURFACE INFILTRATION FACILITIES. STORMWATER RUNOFF IS EXPECTED ALONG THE FRONT OF EACH LOT INTO THE STREET BUT HOMEOWNERS WILL BE EXPECTED TO RETAIN AS MUCH STORMWATER AS POSSIBLE IN THE BACK OF EACH LOT. THE PROJECT DESIGN WILL ENSURE JURISDICTIONAL MINIMUM DESIGN REQUIREMENTS ARE MET AND/OR EXCEEDED.

CURVE TABLE					CURVE TABLE						
CURVE #	Δ	ARC LENGTH	RADIUS	DIRECTION	DISTANCE	CURVE #	Δ	ARC LENGTH	RADIUS	DIRECTION	DISTANCE
C16	002°42'14"	12.98'	274.95'	S 89°10'09"E	12.97'	C35	027°24'23"	26.31'	55.00'	N 47°18'42"W	26.06'
C17	010°13'59"	49.12'	275.00'	N 85°42'52"E	49.05'	C36	046°17'46"	44.44'	55.00'	N 84°09'46"W	43.24'
C18	002°38'31"	12.68'	275.00'	N 79°16'36"E	12.68'	C37	022°03'20"	19.21'	49.90'	S 62°41'39"W	19.09'
C19	000°23'12"	2.19'	325.00'	N 78°08'57"E	2.19'	C38	038°07'55"	18.63'	28.00'	S 71°45'54"W	18.29'
C20	009°47'28"	55.54'	325.00'	N 83°14'17"E	55.47'						
C21	002°34'45"	14.63'	325.00'	N 89°25'23"E	14.63'						
C22	011°10'45"	53.66'	275.00'	S 85°07'24"W	53.57'						
C23	001°34'41"	7.57'	275.00'	S 78°44'41"W	7.57'						
C24	001°17'28"	7.32'	325.00'	S 78°36'04"W	7.32'						
C25	009°46'20"	55.43'	325.00'	S 84°07'58"W	55.36'						
C26	001°48'43"	10.28'	325.00'	S 89°55'30"W	10.28'						
C27	012°52'31"	67.41'	300.00'	N 84°23'36"E	67.27'						
C28	012°45'26"	66.80'	300.00'	N 84°20'03"E	66.66'						
C29	060°37'31"	29.63'	28.00'	S 58°51'23"E	28.28'						
C30	036°19'49"	31.60'	49.83'	S 44°57'06"E	31.07'						
C31	058°20'22"	56.00'	55.00'	N 89°28'15"E	53.61'						
C32	029°38'36"	28.46'	55.00'	N 45°28'46"E	28.14'						
C33	032°47'15"	31.47'	55.00'	N 14°15'51"E	31.05'						
C34	031°28'43"	30.22'	55.00'	N 17°52'09"W	29.84'						

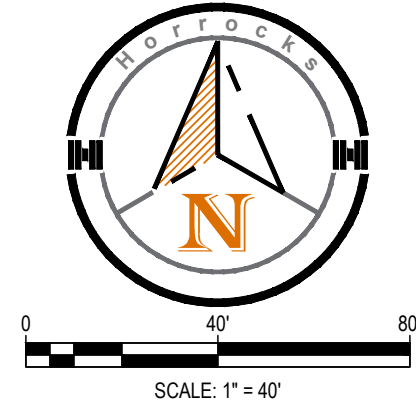
LINE TABLE		
LINE #	DISTANCE	DIRECTION
L1	19.81'	S 89°19'01"E
L2	11.89'	S 86°25'57"E
L3	28.68'	S 74°52'47"E
L4	30.56'	S 67°31'21"E
L5	28.01'	S 59°20'29"E
L6	22.11'	S 56°07'33"E
L7	25.24'	S 54°29'42"E
L8	65.38'	S 51°43'50"E
L9	18.61'	S 50°53'16"E
L10	30.70'	S 00°51'30"W
L11	34.32'	S 52°19'29"E
L12	27.28'	S 54°17'55"E
L13	30.79'	S 58°43'32"E
L14	10.57'	S 66°35'42"E
L15	11.09'	S 00°38'22"W

**JOPLIN RIM SUBDIVISION**  
ADA COUNTY, IDAHO  
**PRELIMINARY PLAT**  
OVERALL SITE AND SURVEY DATA AND LOT DIMENSIONS

**PP1.0**

PAGE 1 OF 4

# PRELIMINARY PLAT FOR JOPLIN RIM SUBDIVISION



**LEGEND**

	BOUNDARY LINE
	LOT LINE
	STREET CENTERLINE
	CROSS ACCESS & P.U.E.
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	PROPOSED PRESSURE IRRIGATION MAIN
	PROPOSED STORM DRAIN MAIN
	ELECTRICAL LINE
	GAS LINE
	EDGE OF ASPHALT
	EXISTING SANITARY SEWER LINE
	ROAD CENTERLINE
	OVER HEAD POWER LINE
	TOP OF SLOPE
	TOE OF SLOPE
	OVER HEAD TELEPHONE LINE
	FLOW LINE
	WATER LINE
	FIBER OPTIC LINE
	TELEPHONE LINE
	5' CONTOUR LINE
	1' CONTOUR LINE
	EXISTING FENCE
	CLEANOUT
	SEWER MANHOLE
	POWER POLE
	TELEPHONE BOX
	BLOW-OFF
	DITCH FLOW ARROWS

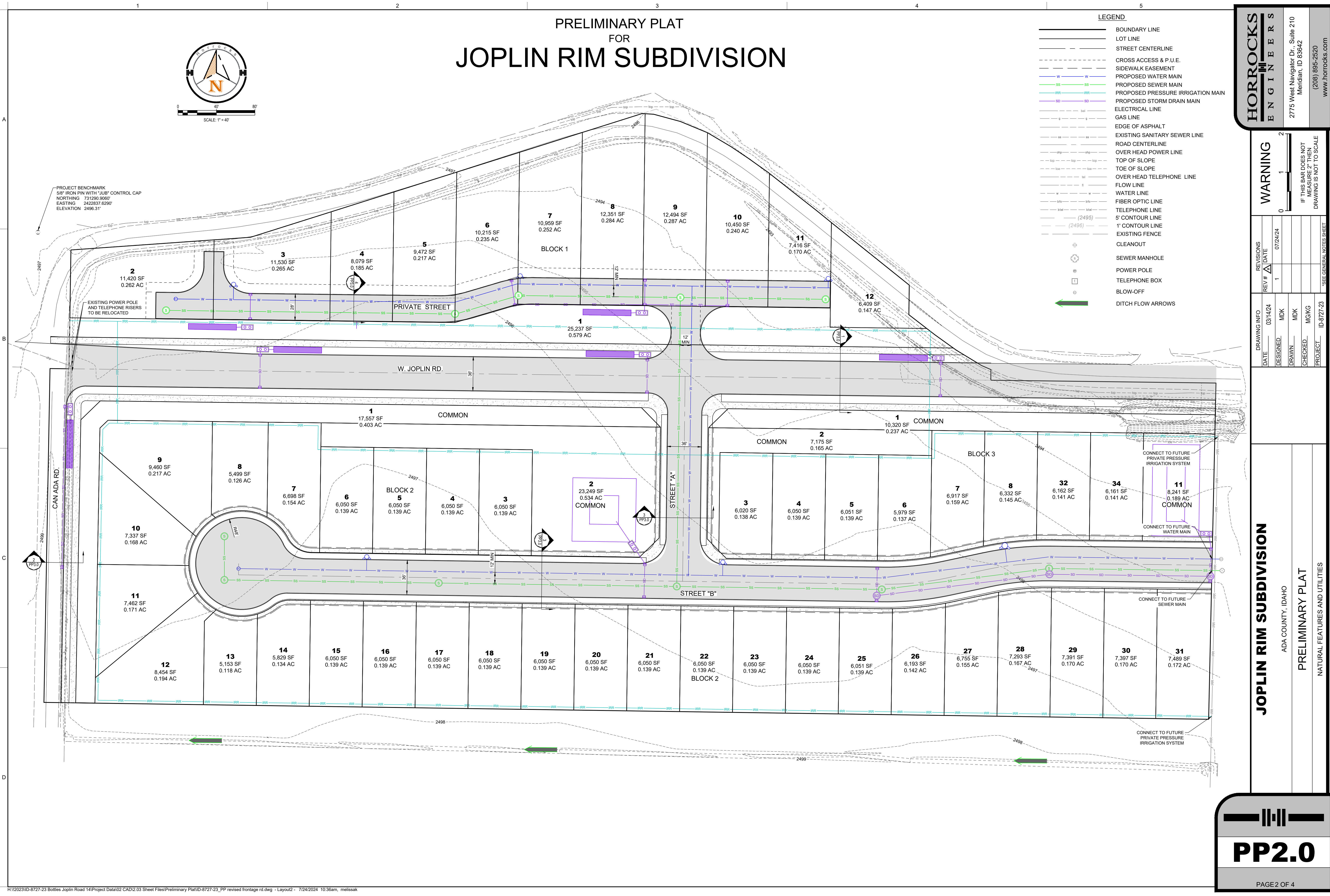
**HORROCKS ENGINEERS**  
 2775 West Navigator Dr., Suite 210  
 Meridian, ID 83642  
 (208) 895-2520  
 www.horrocks.com

**WARNING**  
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

DRAWING INFO		REVISIONS	
DATE	REV #	DATE	DESCRIPTION
03/14/24	1	07/24/24	
DESIGNED: MDK	DRAWN: MDK	CHECKED: MGBK	PROJECT: ID-8727-23

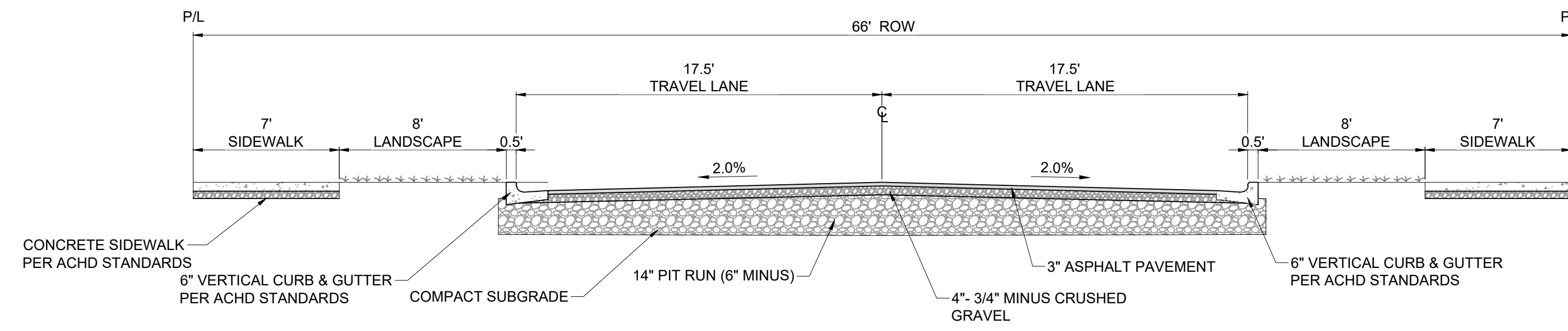
**JOPLIN RIM SUBDIVISION**  
 ADA COUNTY, IDAHO  
 PRELIMINARY PLAT  
 NATURAL FEATURES AND UTILITIES

**PP2.0**

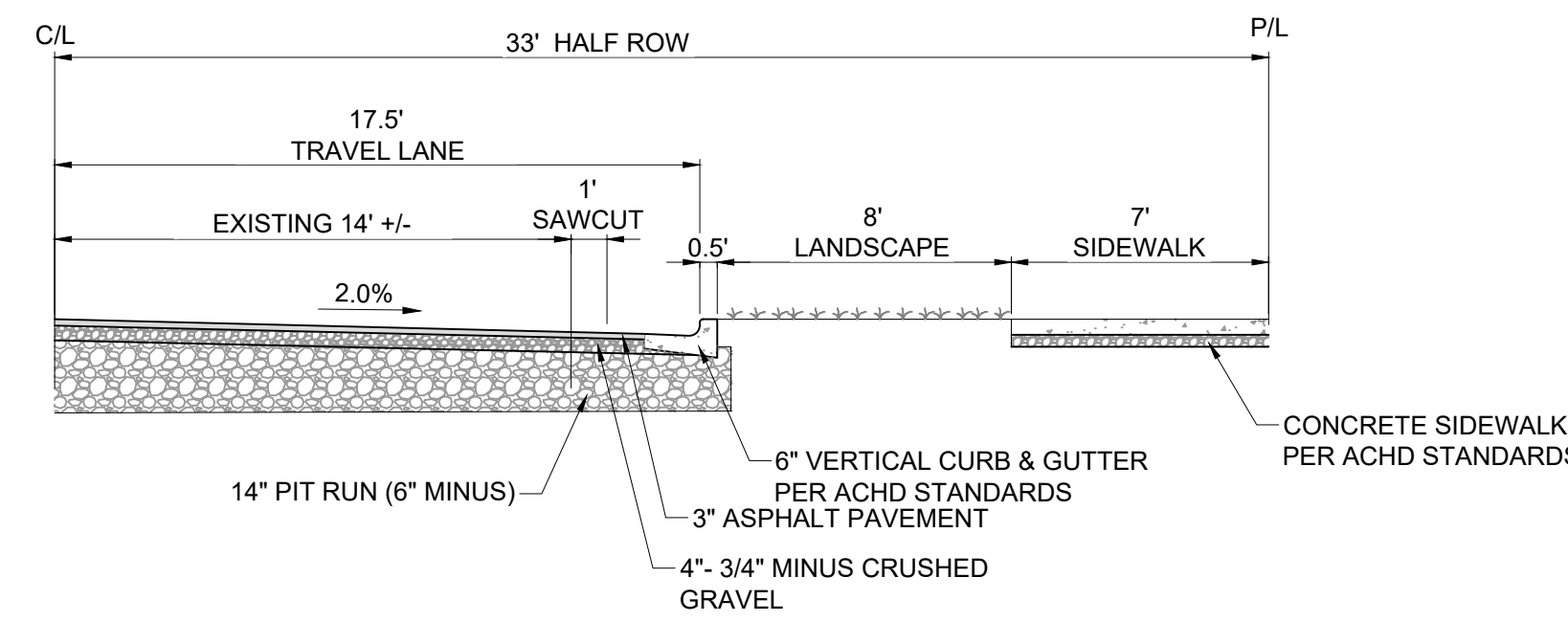


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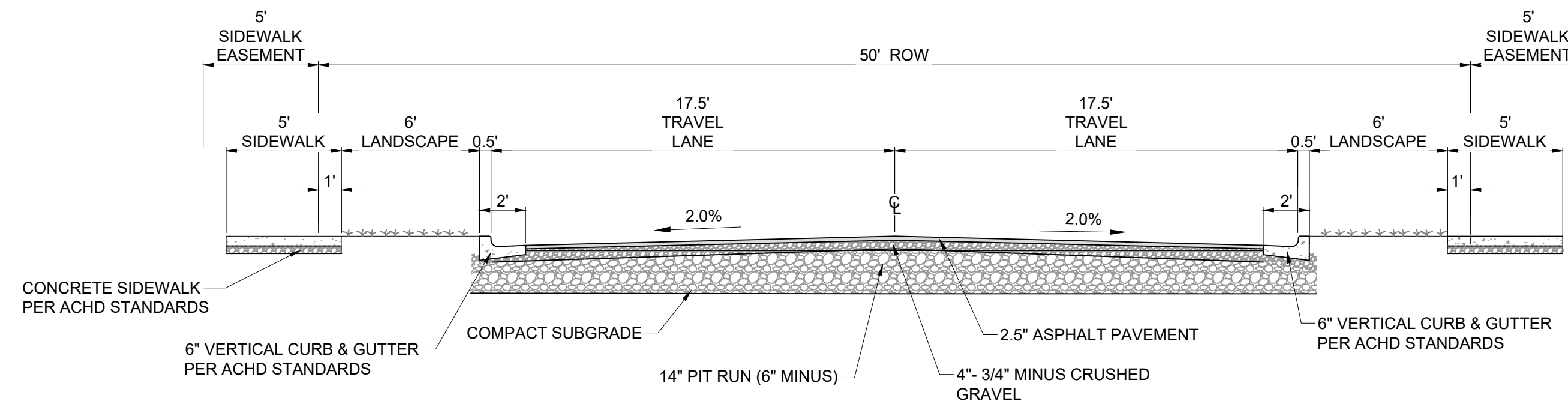
# PRELIMINARY PLAT FOR JOPLIN RIM SUBDIVISION



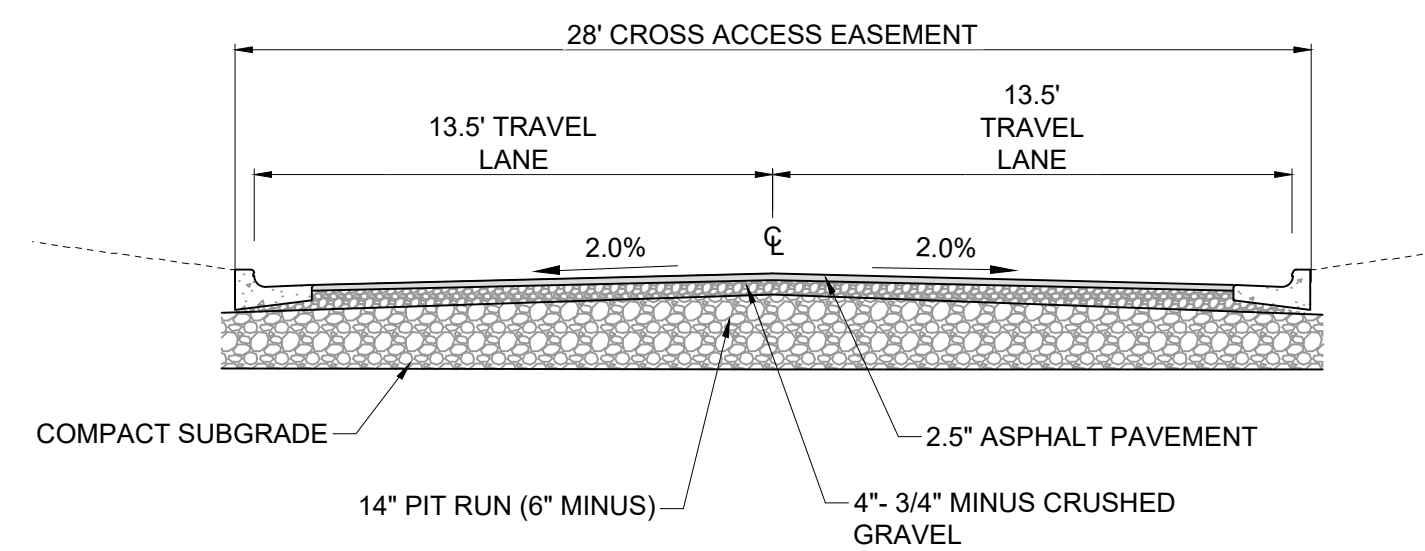
**1 COLLECTOR ROAD - JOPLIN ROAD CROSS SECTION**  
PP3.0 SCALE: NTS



**2 COLLECTOR ROAD - CAN-ADA ROAD CROSS SECTION**  
PP3.0 SCALE: NTS



**3 LOCAL NEIGHBORHOOD STREET- CROSS SECTION**  
PP3.0 SCALE: NTS



**4 PRIVATE STREET- CROSS SECTION**  
PP2.4 SCALE: NTS

**HORROCKS ENGINEERS**  
2775 West Navigator Dr., Suite 210  
Meridian, ID 83642  
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www.horrocks.com

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REVISIONS	
REV #	DATE
1	07/24/24

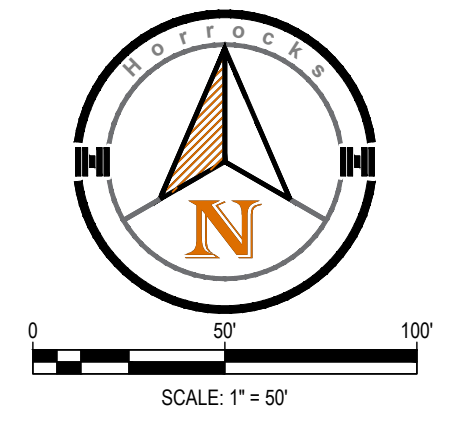
  

DRAWING INFO	
DATE	DESIGNED
03/14/24	MDK
DRAWN	CHECKED
MDK	MGKG
PROJECT	ID-8727-23

**JOPLIN RIM SUBDIVISION**  
ADA COUNTY, IDAHO  
**PRELIMINARY PLAT**  
TYPICAL STREET CROSS SECTION

**PP3.0**  
PAGE 3 OF 4

# PRELIMINARY PLAT FOR JOPLIN RIM SUBDIVISION



**LEGEND**  
 ANTICIPATED FLOW DIRECTION



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 Meridian, ID 83642  
 (208) 895-2520  
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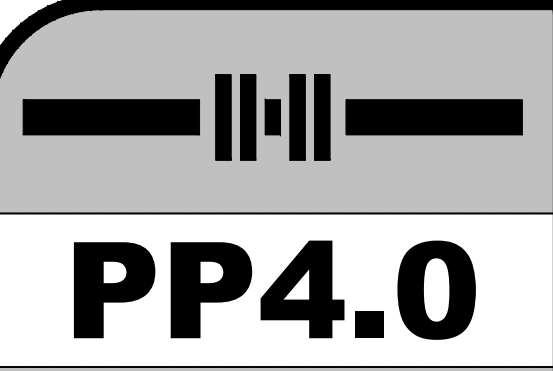
**WARNING**  
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE
	1	07/24/24

DRAWING INFO	DATE	DESIGNED	MDK	DRAWN	MDK	CHECKED	MGKG	PROJECT	ID
	03/14/24								8727-23

**JOPLIN RIM SUBDIVISION**  
 ADA COUNTY, IDAHO  
**PRELIMINARY PLAT**  
 PRELIMINARY GRADING AND DRAINAGE PLAN



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**LANDSCAPE NOTES:**

1. REGULATIONS & STANDARDS
  - 1.1. All contractor work shall be conducted in accordance with ISRWG ( Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
  - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
  - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
  - 2.3. See Engineer's plans for information about existing features.
  - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
  - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
  - 3.2. All gravel overprep to be removed and disposed of off site. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
  - 3.3. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
  - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
  - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
  - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
  - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
  - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
    - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
    - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
    - 4.3.3. Topsoil shall have a pH of 6.5 to 8.0.
    - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
  - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
  - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
  - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
  - 5.1. All lawn areas shall be sodded with tall turf type fescue.
  - 5.2. Sod shall be regionally harvested, laid within 24 hours of harvesting, and laid with tight fitting joints.
6. PLANTER BED MULCH
  - 6.1. All planter beds to receive 3" depth of permbark rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
  - 7.1. All plant material shall be installed per industry standards.
  - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
  - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
  - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
  - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
  - 8.1. Irrigation system shall be built to the following specifications:
    - 8.2. Adhere to city codes when connecting to city water.
    - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
    - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
    - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
    - 8.5. All remote control valves (including master control valve) to have flow control device.
    - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
    - 8.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
    - 8.8. Use common trenching where possible.
    - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
    - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
    - 8.11. Connect mainline to point of connection in approximate location shown on plan.
    - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
    - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
    - 8.14. All drip irrigation to be buried 2" below finished grade.
    - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
    - 8.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.
    - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 90 psi. If any discrepancies are found, then local codes shall prevail.
  9. CONTRACTOR RESPONSIBILITIES
    - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
    - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
    - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
  10. In the event of a discrepancy, notify the Landscape Architect immediately.

**LANDSCAPE REQUIREMENTS:**

**CODE REQUIREMENTS PER STAR, ID**

- STREET BUFFER:**
- \* MINIMUM 20' WIDE BUFFER AREA WITH (2) SHADE TREES AND (2) EVERGREEN TREES PER 100 LINEAR FEET.
  - \* MINIMUM 5' HEIGHT BUFFER OF A BERM, WALL OR FENCE ALONG LENGTH OF BUFFER.

STREET NAME	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
CAN ADA ROAD	310'	6 DECID / 6 EVGRN	6 / 6
JOPLIN ROAD (NORTH)	814' (MINUS CURB CUTS)	16 DECID / 16 EVGRN	16 / 16
JOPLIN ROAD (SOUTH)	1,099' (MINUS CURB CUTS)	22 DECID / 22 EVGRN	22 / 22

**PARKWAY STRIP REQUIREMENTS:**

- \* (1) TREE PER 35 LINEAL FEET.
- \* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, SUBTRACTED FROM STREET LENGTH TOTAL.
- \* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
STREET "A" (WEST)	138'	4	4
STREET "A" (EAST)	138'	4	4
STREET "B" (NORTH)	708' (MINUS CURB CUTS)	20	20
STREET "B" (SOUTH)	667' (MINUS CURB CUTS)	19	19

**COMMON LOTS:**

- \* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 1, LOT 2	3,649 SQ.FT.	1	1
BLOCK 2, LOT 2	23,249 SQ.FT.	6	6
BLOCK 3, LOT 2	7,175 SQ.FT.	2	2
BLOCK 3, LOT 11	8,241 SQ.FT.	2	2**

\*\* ADDITIONAL TREES PROVIDED JUST OUTSIDE OF LOT LINE IN STREET BUFFER LOT DUE TO STORM DRAIN BASIN CLEARANCES IN LOT 11.

**BIODIVERSITY REQUIREMENTS:**

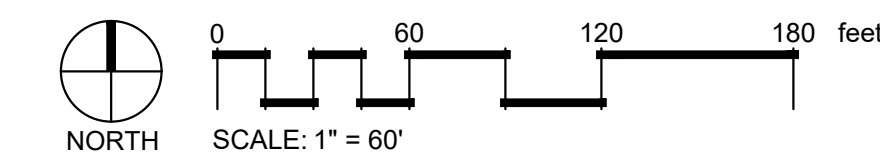
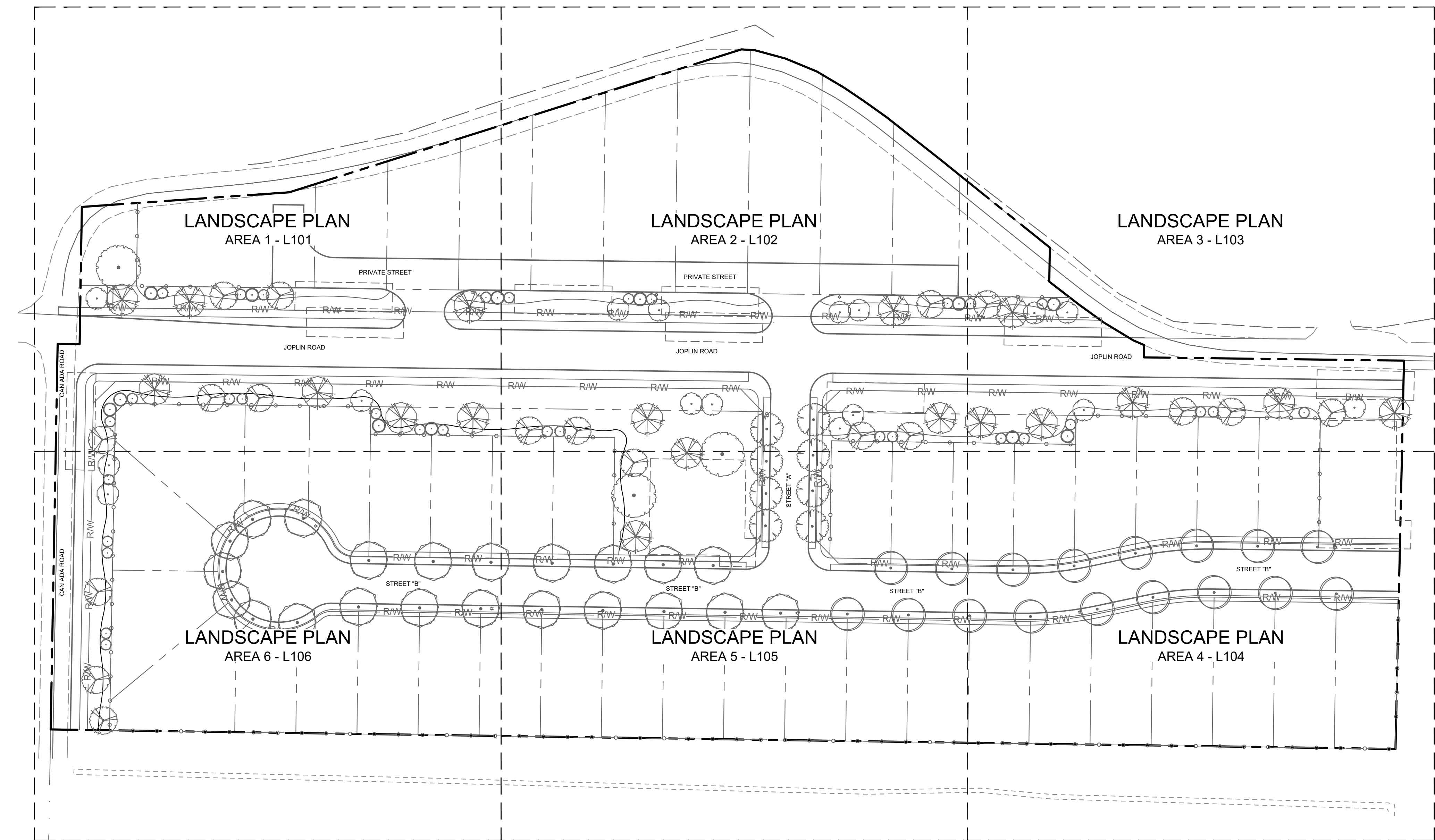
- \* 11-20: 2 SPECIES REQ, 21-30: 3 SPECIES REQ, 31-40: 4 SPECIES REQ, 41+: 5 SPECIES REQ.

TOTAL TREES ON SITE	NUMBER OF SPECIES REQUIRED	NUMBER OF SPECIES PROVIDED
146	5	9

**MINIMUM PLANT SIZES:**

- PLANT TYPE: MINIMUM SIZE
- EVERGREEN TREES: 8' 0" HT. MIN. B&B
  - TREES: 2" CALIPER MIN. B&B
  - SHADE TREES: 2" CALIPER MIN.
  - WOODY SHRUBS: 2 GAL. MIN.

**LANDSCAPE PLAN - OVERALL:**



LANDSCAPE ARCHITECTURE & MASTER PLANNING  
 (208) 345-0500  
 404 S 8th St. #300A1  
 Boise, ID 83702  
 StackRockGroup.com

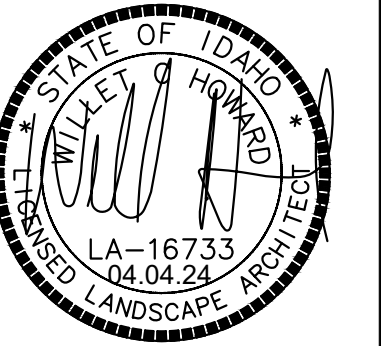
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BOTTLES JOPLIN SUBDIVISION

LOCATION: STAR, ID

**REVISIONS**

MRK	DATE	Description
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JOB NO: 24-2926  
 DATE: 04.04.2024  
 DRAWN BY: DW  
 CHECKED BY: JB

DRAWING TITLE

**LANDSCAPE PLAN - OVERALL**

SHEET NUMBER

**L100**

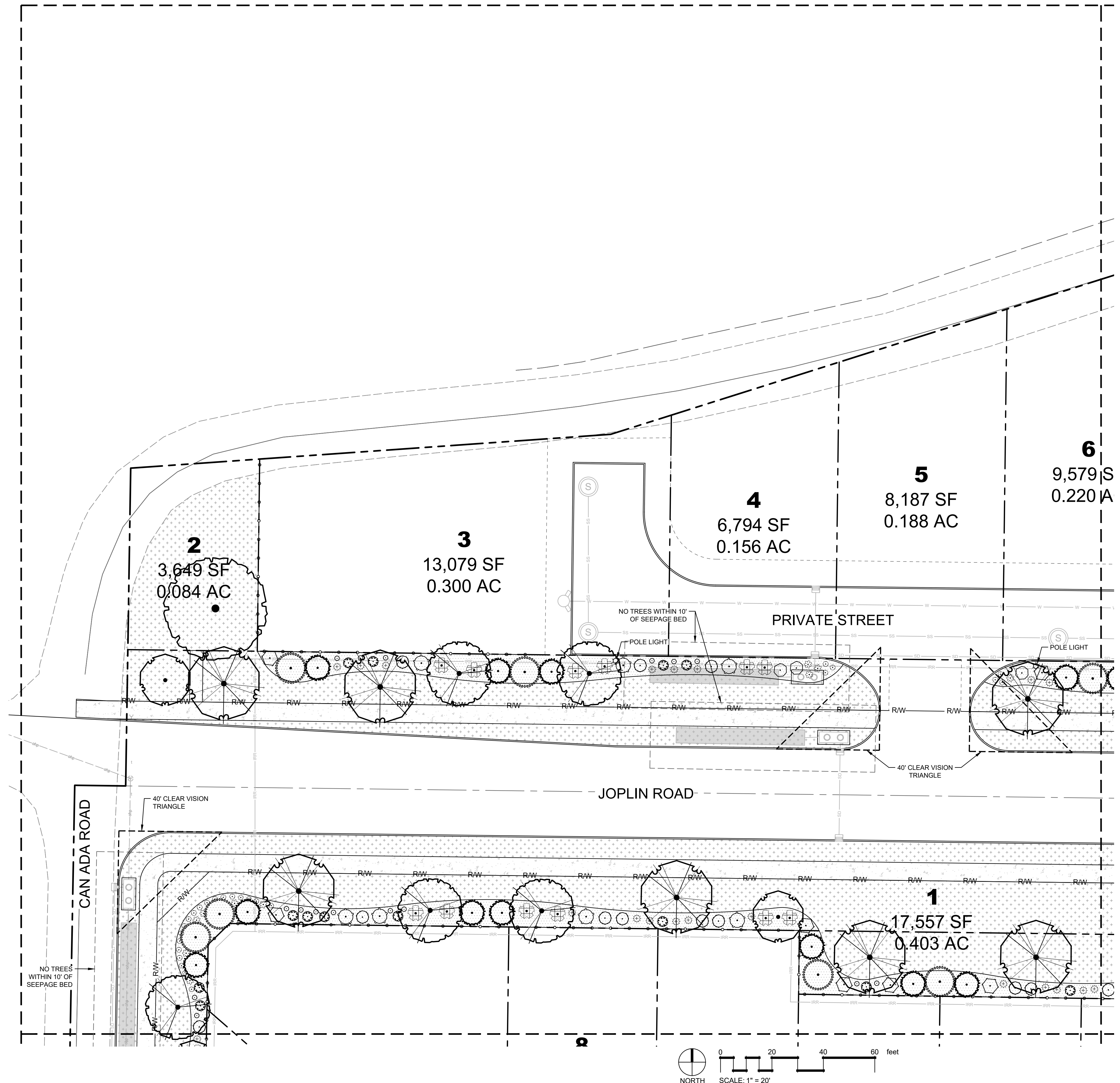
STACK ROCK GROUP - CITY REVIEW SET

**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
<b>TREES</b>					
	Acer platanoides 'Columnar Broad' / Parkway Maple 45' h x 25' w Class II	B & B	1.5"		16
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35' h x 30' w	B & B	2"		18
	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry 40' h x 50' w Class II	B & B	2"		22
	Cladrastis kentukea 'Perkins Pink' / Perkins Pink Yellowwood 30' h x 30' w, Class II	B & B	2"		8
	Picea omorika 'Bruns' / Bruns Spruce 30' h x 10' w	B&B		6'-7' H	32
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 25' h x 12' w	B & B		6'-7' H	12
	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70' h x 35-50' w	B & B	3"Cal		3
	Tilia americana 'Boulevard' / Boulevard American Linden 50' h x 25' w Class II	B & B	2"		18
	Tilia americana 'Redmond' / Redmond American Linden 50' h x 30' w Class II	B & B	2"		17
SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
<b>SHRUBS</b>					
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5' h x 3' w	2 gal			69
	Cerasium tomentosum / Snow In Summer 6' h x 24' w	1 gal			31
	Juniperus squamata 'Blue Star' / Blue Star Juniper 30' h x 4' w	2 gal			7
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 2-3' h x 2-3' w	2 gal			11
	Pennisetum alopecuroides 'Red Head' / Red Head Fountain Grass 3' h x 3' w	1 gal			22
	Philadelphus x virginialis / Mock Orange 7' h x 6' w	5 gal			25
	Physocarpus opulifolius 'SMNPM5' TM / Summer Wine Black Ninebark	5 gal			18
	Pinus mugo 'Mops' / Mops Mugo Pine 4' h x 4' w	2 gal			41
	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil 3' h x 4' w	3 gal			41
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' h x 6' w	5 gal			44
	Sambucus nigra 'Eva' TM / Black Lace Elderberry 7' h x 7' w	5 gal			9
	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem Grass 2-4' h x 2' w	2 gal			51

**LANDSCAPE MATERIALS LEGEND:**

- LANDSCAPE MULCH - SEE NOTE 6/L100
- SOD LAWN - SEE NOTE 5/L100
- 6" VINYL PRIVACY FENCE, SAND COLOR SEE DETAIL 4/L150



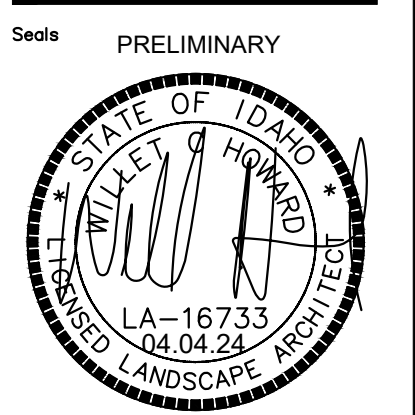
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BOTTLES JOPLIN SUBDIVISION

REVISIONS

MRK	DATE	Description
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JOB NO: 24-2926  
DATE: 04.04.2024  
DRAWN BY: DW  
CHECKED BY: JB

DRAWING TITLE  
**LANDSCAPE PLAN - AREA 1**

SHEET NUMBER  
**L101**

STACK ROCK GROUP - CITY REVIEW SET

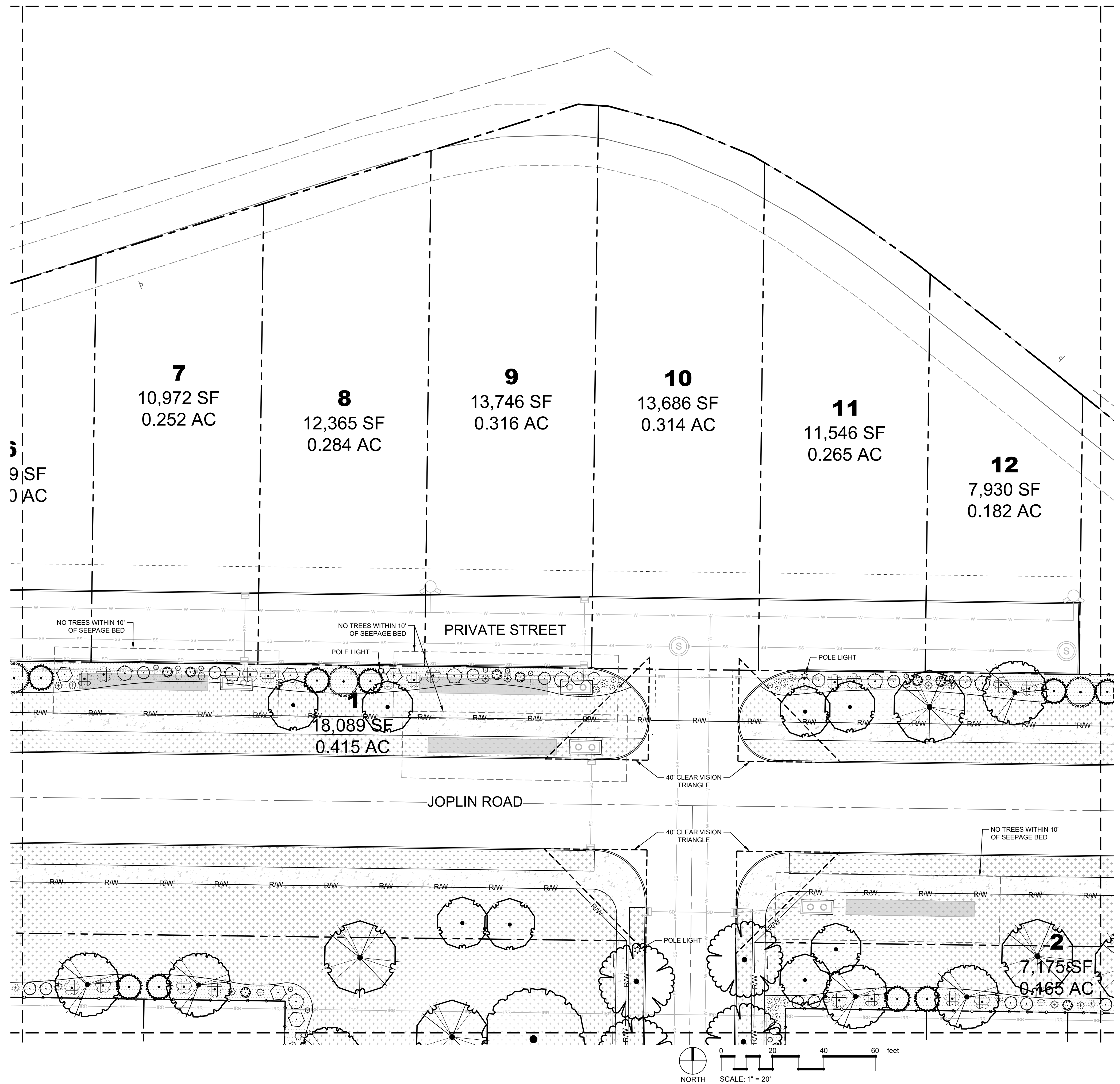


**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
<b>TREES</b>					
	Acer platanoides 'Columnar Broad' / Parkway Maple 45'h x 25' w Class II	B & B	1.5"		16
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30'w	B & B	2"		18
	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry 40' h x 50' w Class II	B & B	2"		22
	Cladrastis kentukea 'Perkins Pink' / Perkins Pink Yellowwood 30'h x 30'w, Class II	B & B	2"		8
	Picea omorika 'Bruns' / Bruns Spruce 30' h x 10' w	B&B		6'-7' H	32
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 25' h x 12' w	B & B		6'-7' H	12
	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70' h X 35-50' w	B & B	3"Cal		3
	Tilia americana 'Boulevard' / Boulevard American Linden 50' h x 25' w Class II	B & B	2"		18
	Tilia americana 'Redmond' / Redmond American Linden 50' h x 30' w Class II	B & B	2"		17
SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
<b>SHRUBS</b>					
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 3' w	2 gal			69
	Cerastium tomentosum / Snow In Summer 6'h x 24" w	1 gal			31
	Juniperus squamata 'Blue Star' / Blue Star Juniper 30" h x 4' w	2 gal			7
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 2-3' h x 2-3' w	2 gal			11
	Pennisetum alopecuroides 'Red Head' / Red Head Fountain Grass 3' h x 3' w	1 gal			22
	Philadelphus x virginialis / Mock Orange 7' h x 6' w	5 gal			25
	Physocarpus opulifolius 'SMNPM5' TM / Summer Wine Black Ninebark	5 gal			18
	Pinus mugo 'Mops' / Mops Mugo Pine 4'h x 4' w	2 gal			41
	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil 3'h x 4' w	3 gal			41
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' h x 6' w	5 gal			44
	Sambucus nigra 'Eva' TM / Black Lace Elderberry 7'h x 7' w	5 gal			9
	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem Grass 2-4' H X 2' W	2 gal			51

**LANDSCAPE MATERIALS LEGEND:**

- LANDSCAPE MULCH - SEE NOTE 6/L100
- SOD LAWN - SEE NOTE 5/L100
- 6" VINYL PRIVACY FENCE, SAND COLOR SEE DETAIL 4/L150



**STACK ROCK GROUP**  
LANDSCAPE ARCHITECTURE & MASTER PLANNING

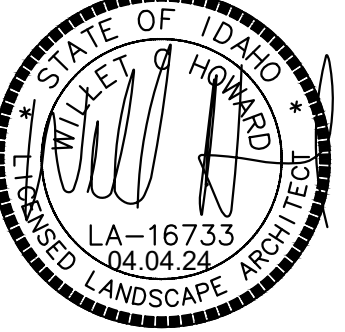
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LOCATION: STAR, ID

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JOB NO: 24-2926  
DATE: 04.04.2024  
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CHECKED BY: JB

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LANDSCAPE PLAN - AREA 2

SHEET NUMBER

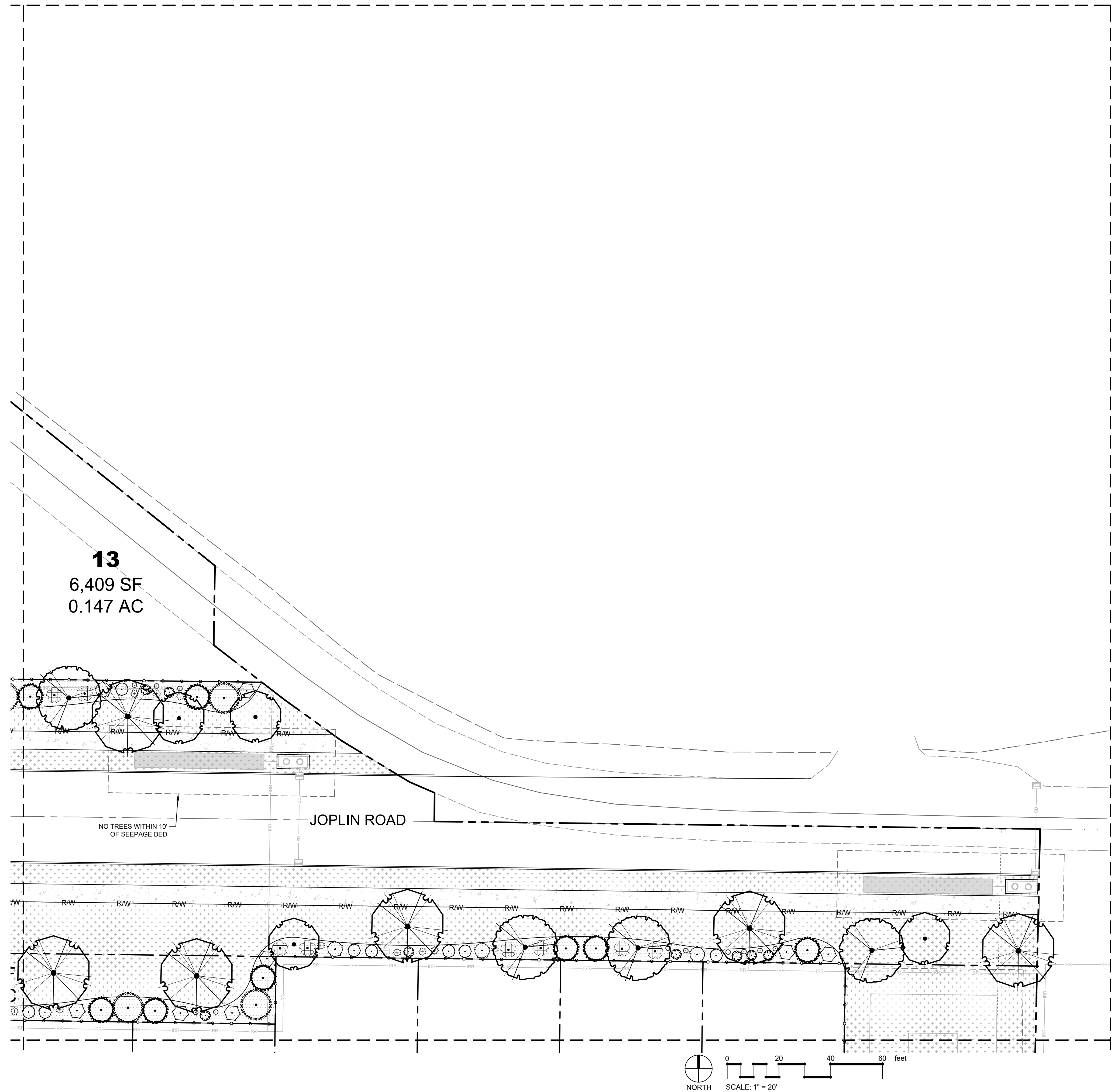
**L102**

**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
<b>TREES</b>					
	Acer platanoides 'Columnar Broad' / Parkway Maple 45'h x 25' w Class II	B & B	1.5"		16
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30'w	B & B	2"		18
	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry 40' h x 50' w Class II	B & B	2"		22
	Cladrastis kentukea 'Perkins Pink' / Perkins Pink Yellowwood 30'h x 30'w, Class II	B & B	2"		8
	Picea omorika 'Bruns' / Bruns Spruce 30' h x 10' w	B&B		6'-7' H	32
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 25' h x 12' w	B & B		6'-7' H	12
	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70' h X 35-50' w	B & B	3"Cal		3
	Tilia americana 'Boulevard' / Boulevard American Linden 50' h x 25' w Class II	B & B	2"		18
	Tilia americana 'Redmond' / Redmond American Linden 50' h x 30' w Class II	B & B	2"		17
<b>SHRUBS</b>					
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 3' w	2 gal			69
	Cerasium tomentosum / Snow In Summer 6'h x 24" w	1 gal			31
	Juniperus squamata 'Blue Star' / Blue Star Juniper 30" h x 4' w	2 gal			7
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 2-3' h x 2-3' w	2 gal			11
	Pennisetum alopecuroides 'Red Head' / Red Head Fountain Grass 3' h x 3' w	1 gal			22
	Philadelphus x virginialis / Mock Orange 7' h x 6' w	5 gal			25
	Physocarpus opulifolius 'SMNPM5' TM / Summer Wine Black Ninebark	5 gal			18
	Pinus mugo 'Mops' / Mops Mugo Pine 4'h x 4' w	2 gal			41
	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil 3'h x 4' w	3 gal			41
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' h x 6' w	5 gal			44
	Sambucus nigra 'Eva' TM / Black Lace Elderberry 7'h x 7' w	5 gal			9
	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem Grass 2-4' H X 2' W	2 gal			51

**LANDSCAPE MATERIALS LEGEND:**

- LANDSCAPE MULCH - SEE NOTE 6/L100
- SOD LAWN - SEE NOTE 5/L100
- 6" VINYL PRIVACY FENCE, SAND COLOR SEE DETAIL 4/L150



**STACK ROCK GROUP**  
LANDSCAPE ARCHITECTURE & MASTER PLANNING

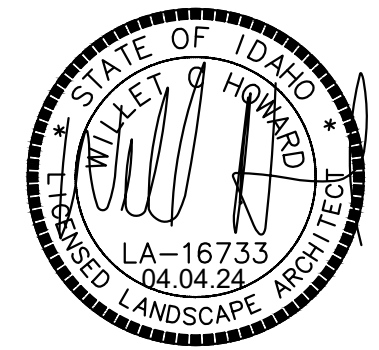
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JOB NO: 24-2926  
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DRAWN BY: DW  
CHECKED BY: JB

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LANDSCAPE PLAN - AREA 3

SHEET NUMBER

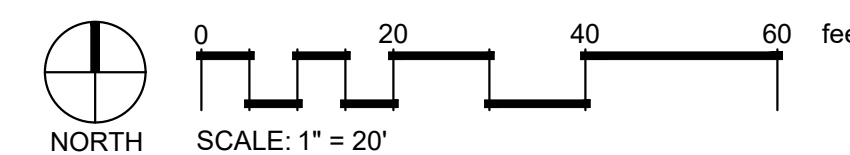
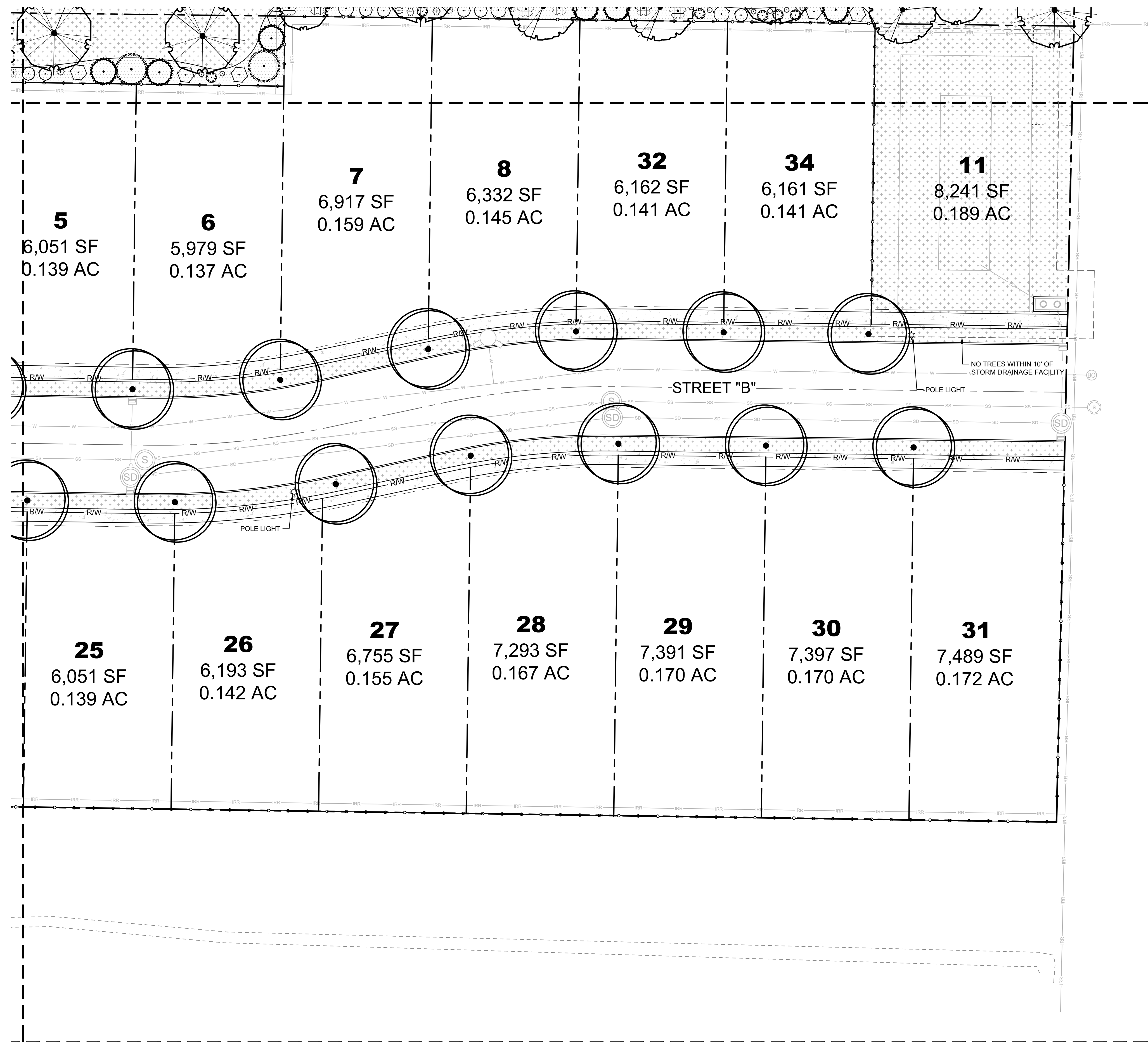
L103

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE					
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
<b>TREES</b>					
	Acer platanoides 'Columnar Broad' / Parkway Maple 45'h x 25' w Class II	B & B	1.5"		16
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30' w	B & B	2"		18
	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry 40' h x 50' w Class II	B & B	2"		22
	Cladrastis kentukea 'Perkins Pink' / Perkins Pink Yellowwood 30'h x 30' w, Class II	B & B	2"		8
	Picea omorika 'Bruns' / Bruns Spruce 30' h x 10' w	B&B		6'-7' H	32
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 25' h x 12' w	B & B		6'-7' H	12
	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70' h X 35-50' w	B & B	3"Cal		3
	Tilia americana 'Boulevard' / Boulevard American Linden 50' h x 25' w Class II	B & B	2"		18
	Tilia americana 'Redmond' / Redmond American Linden 50' h x 30' w Class II	B & B	2"		17
SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
<b>SHRUBS</b>					
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5' h x 3' w	2 gal			69
	Carassium tomentosum / Snow In Summer 6' h x 24' w	1 gal			31
	Juniperus squamata 'Blue Star' / Blue Star Juniper 30' h x 4' w	2 gal			7
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 2-3' h x 2-3' w	2 gal			11
	Pennisetum alopecuroides 'Red Head' / Red Head Fountain Grass 3' h x 3' w	1 gal			22
	Philadelphus x virginialis / Mock Orange 7' h x 6' w	5 gal			25
	Physocarpus opulifolius 'SMNPM5' TM / Summer Wine Black Ninebark 4' h x 4' w	5 gal			18
	Pinus mugo 'Mops' / Mops Mugo Pine 3' h x 4' w	2 gal			41
	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil 3' h x 4' w	3 gal			41
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' h x 6' w	5 gal			44
	Sambucus nigra 'Eva' TM / Black Lace Elderberry 7' h x 7' w	5 gal			9
	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem Grass 2-4' h X 2' w	2 gal			51

**LANDSCAPE MATERIALS LEGEND:**

- LANDSCAPE MULCH - SEE NOTE 6/L100
- SOD LAWN - SEE NOTE 5/L100
- 6" VINYL PRIVACY FENCE, SAND COLOR SEE DETAIL 4/L150



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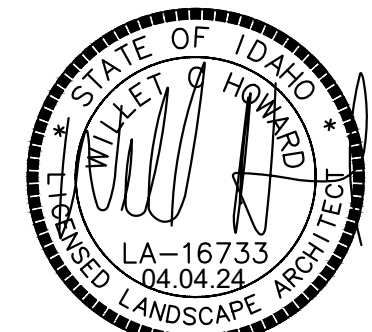
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LOCATION: STAR, ID

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MRK	DATE	Description
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JOB NO: 24-2926  
DATE: 04.04.2024  
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CHECKED BY: JB

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LANDSCAPE PLAN - AREA 4

SHEET NUMBER

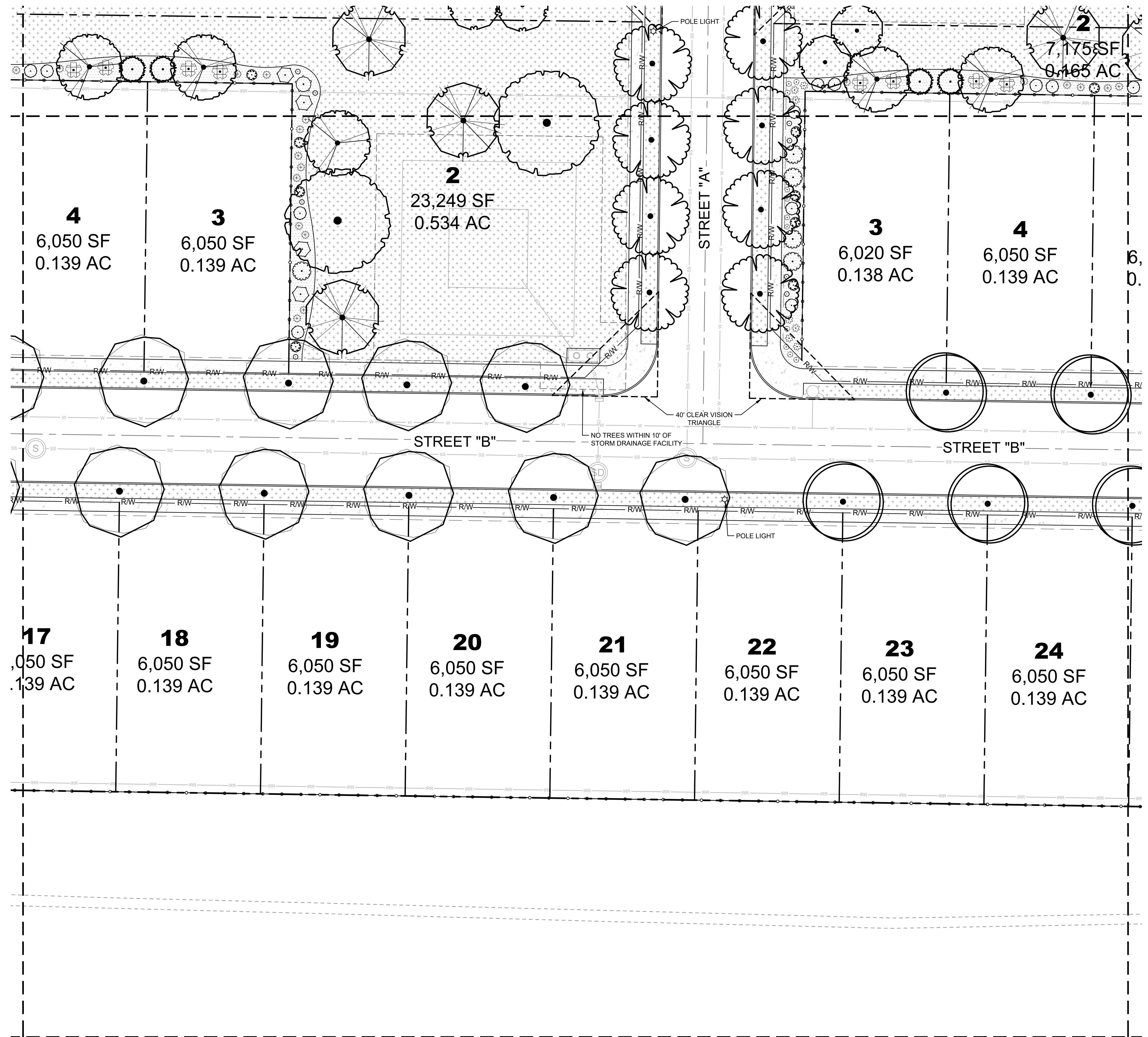
L104

**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
<b>TREES</b>					
	Acer platanoides 'Columnar Broad' / Parkway Maple 45'h x 25' w Class II	B & B	1.5"		16
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30' w	B & B	2"		18
	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry 40' h x 50' w Class II	B & B	2"		22
	Cladrastis kentukea 'Perkins Pink' / Perkins Pink Yellowwood 30'h x 30' w, Class II	B & B	2"		8
	Picea omorika 'Bruns' / Bruns Spruce 30' h x 10' w	B&B		6'-7' H	32
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 25' h x 12' w	B & B		6'-7' H	12
	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70' h X 35-50' w	B & B	3"Cal		3
	Tilia americana 'Boulevard' / Boulevard American Linden 50' h x 25' w Class II	B & B	2"		18
	Tilia americana 'Redmond' / Redmond American Linden 50' h x 30' w Class II	B & B	2"		17
SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
<b>SHRUBS</b>					
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5' h x 3' w	2 gal			69
	Cerasium tomentosum / Snow In Summer 6'h x 24" w	1 gal			31
	Juniperus squamata 'Blue Star' / Blue Star Juniper 30'h x 4' w	2 gal			7
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 2-3' h x 2-3' w	2 gal			11
	Pennisetum alopecuroides 'Red Head' / Red Head Fountain Grass 3' h x 3' w	1 gal			22
	Philadelphus x virginialis / Mock Orange 7' h x 6' w	5 gal			25
	Physocarpus opulifolius 'SMNPMS' TM / Summer Wine Black Ninebark	5 gal			18
	Pinus mugo 'Mops' / Mops Mugo Pine 4'h x 4' w	2 gal			41
	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil 3'h x 4' w	3 gal			41
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' h x 6' w	5 gal			44
	Sambucus nigra 'Eva' TM / Black Lace Elderberry 7'h x 7' w	5 gal			9
	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem Grass 2-4' h X 2' W	2 gal			51

**LANDSCAPE MATERIALS LEGEND:**

- LANDSCAPE MULCH - SEE NOTE 6/L100
- SOD LAWN - SEE NOTE 5/L100
- 6" VINYL PRIVACY FENCE, SAND COLOR SEE DETAIL 4/L150



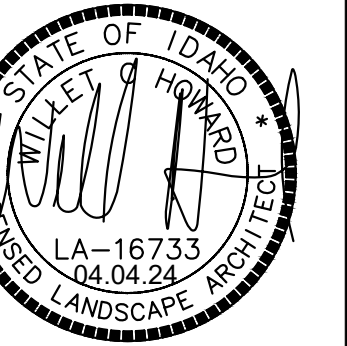
**STACK ROCK GROUP**  
 LANDSCAPE ARCHITECTURE & MASTER PLANNING  
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 404 S 8th St. #300A1  
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 LOCATION: STAR, ID

MRK	DATE	Description
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JOB NO: 24-2926  
 DATE: 04.04.2024  
 DRAWN BY: DW  
 CHECKED BY: JB

DRAWING TITLE

**LANDSCAPE PLAN - AREA 5**

SHEET NUMBER

**L105**

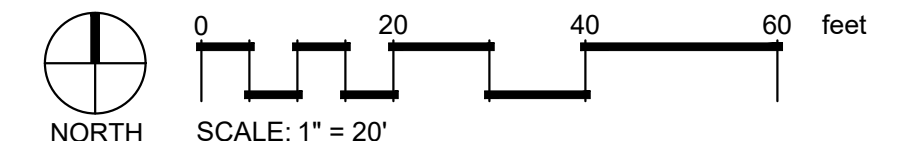
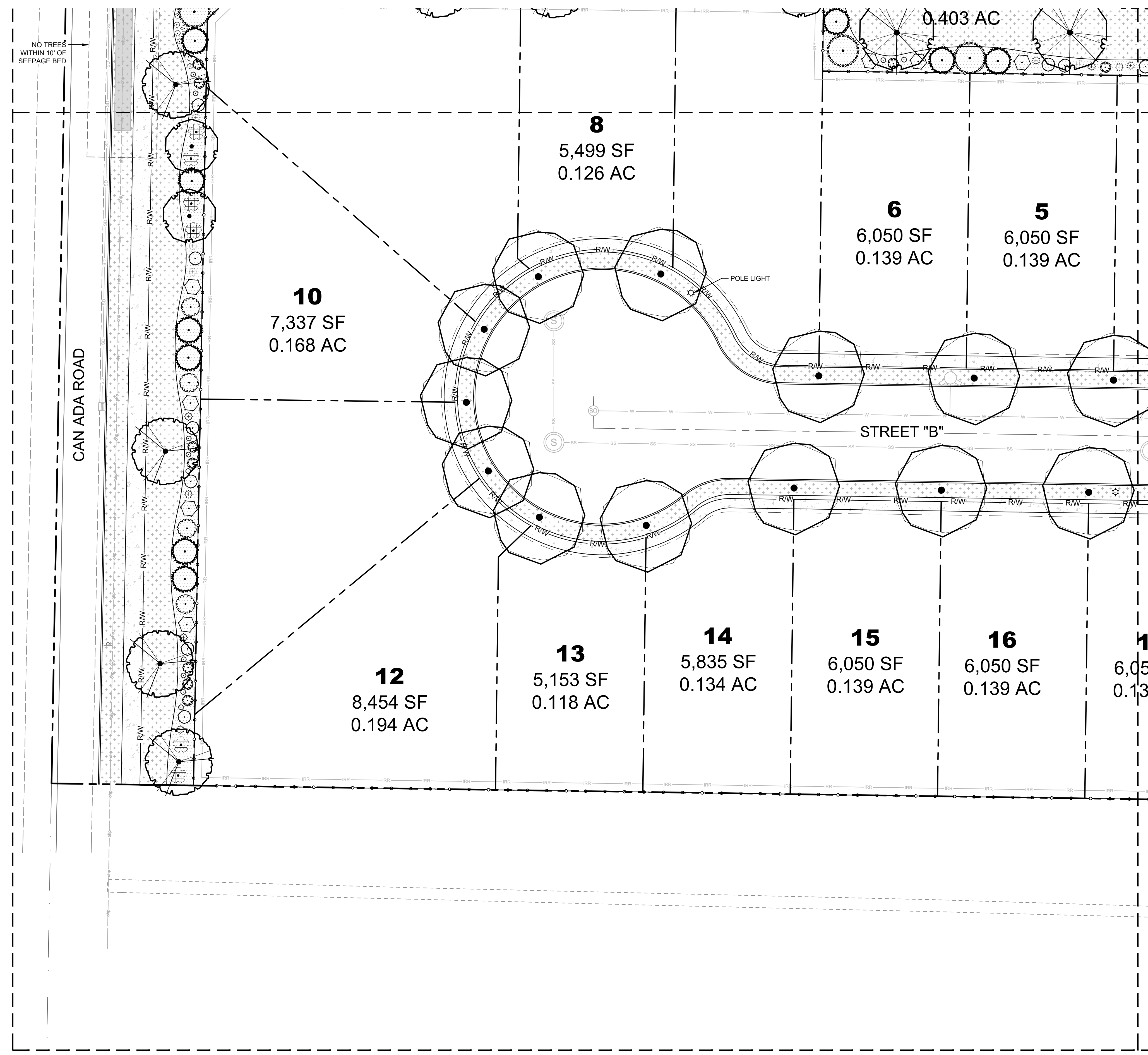
STACK ROCK GROUP - CITY REVIEW SET

**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
<b>TREES</b>					
	Acer platanoides 'Columnar Broad' / Parkway Maple 45'h x 25' w Class II	B & B	1.5"		16
	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30' w	B & B	2"		18
	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry 40' h x 50' w Class II	B & B	2"		22
	Cladrastis kentukea 'Perkins Pink' / Perkins Pink Yellowwood 30'h x 30' w, Class II	B & B	2"		8
	Picea omorika 'Bruns' / Bruns Spruce 30' h x 10' w	B&B		6'-7' H	32
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 25' h x 12' w	B & B		6'-7' H	12
	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree 50-70' h X 35-50' w	B & B	3"Cal		3
	Tilia americana 'Boulevard' / Boulevard American Linden 50' h x 25' w Class II	B & B	2"		18
	Tilia americana 'Redmond' / Redmond American Linden 50' h x 30' w Class II	B & B	2"		17
SYMBOL	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
<b>SHRUBS</b>					
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 3' w	2 gal			69
	Cerastium tomentosum / Snow In Summer 6'h x 24" w	1 gal			31
	Juniperus squamata 'Blue Star' / Blue Star Juniper 30" h x 4' w	2 gal			7
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender 2-3' h x 2-3' w	2 gal			11
	Pennisetum alopecuroides 'Red Head' / Red Head Fountain Grass 3' h x 3' w	1 gal			22
	Philadelphus x virginialis / Mock Orange 7' h x 6' w	5 gal			25
	Physocarpus opulifolius 'SMNPMS' TM / Summer Wine Black Ninebark	5 gal			18
	Pinus mugo 'Mops' / Mops Mugo Pine 4'h x 4' w	2 gal			41
	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil 3'h x 4' w	3 gal			41
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' h x 6' w	5 gal			44
	Sambucus nigra 'Eva' TM / Black Lace Elderberry 7'h x 7' w	5 gal			9
	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem Grass 2-4' H X 2' W	2 gal			51

**LANDSCAPE MATERIALS LEGEND:**

- LANDSCAPE MULCH - SEE NOTE 6/L100
- SOD LAWN - SEE NOTE 5/L100
- 6" VINYL PRIVACY FENCE, SAND COLOR SEE DETAIL 4/L150

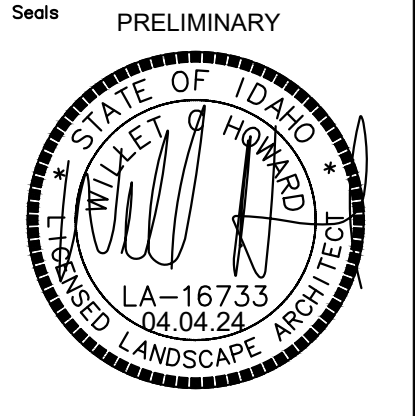


**STACK ROCK GROUP**  
 LANDSCAPE ARCHITECTURE & MASTER PLANNING  
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BOTTLES JOPLIN SUBDIVISION  
 LOCATION: STAR, ID

REVISIONS

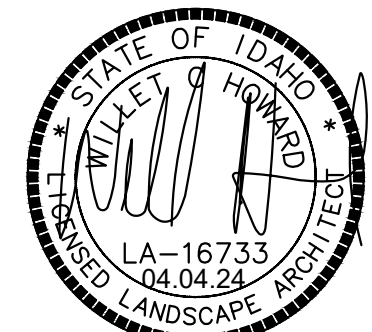
MRK	DATE	Description
△	**	**

JOB NO:	24-2926
DATE:	04.04.2024
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

**LANDSCAPE PLAN - AREA 6**

SHEET NUMBER  
**L106**



REVISIONS		
MRK	DATE	Description
△	**	**

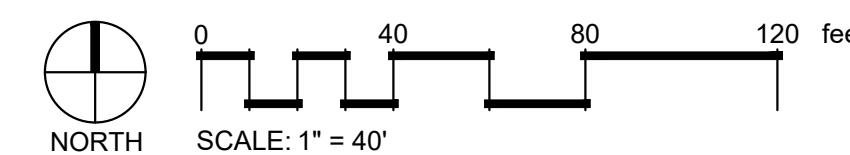
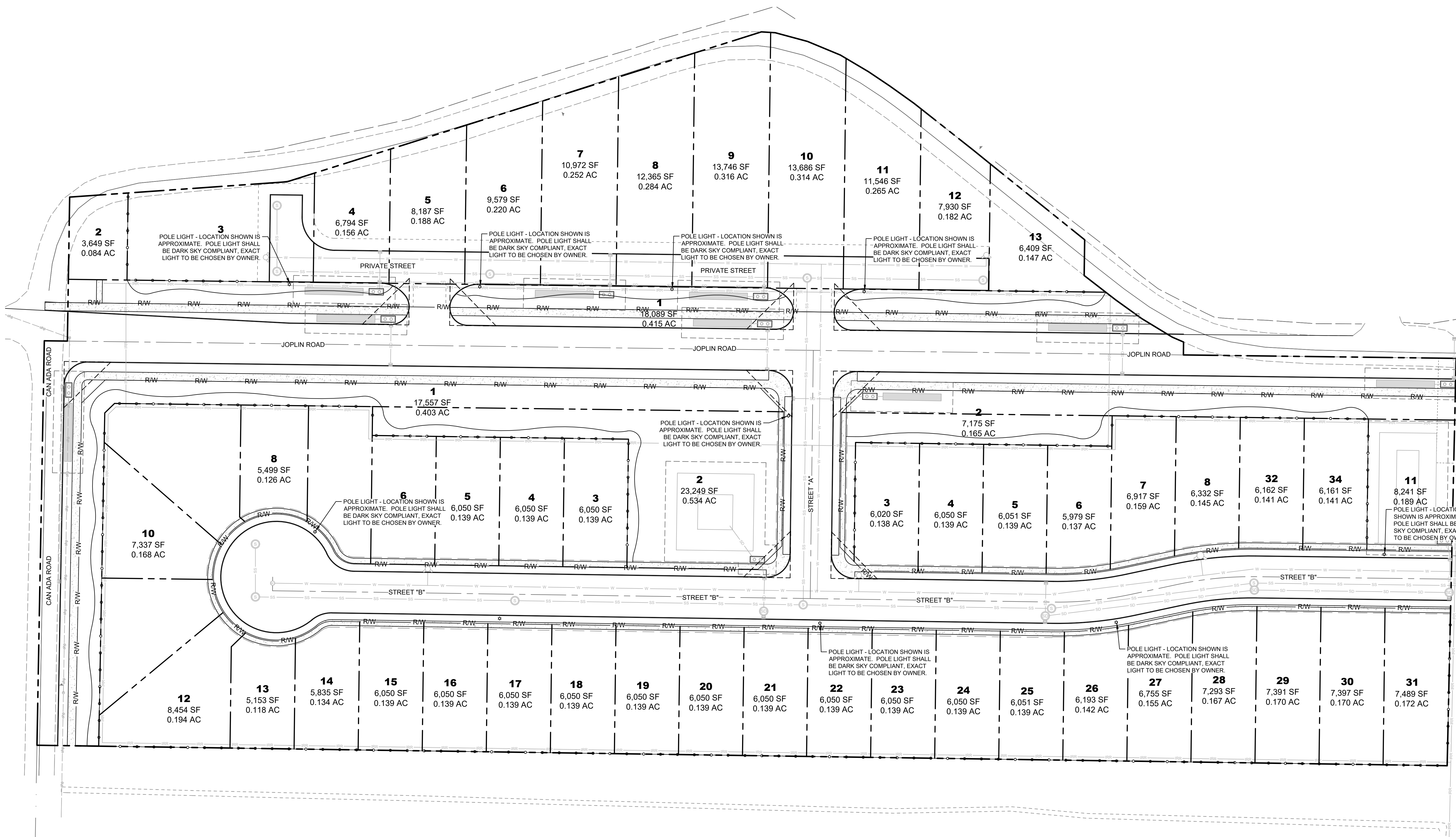
JOB NO:	24-2926
DATE:	04.04.2024
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CONCEPT LIGHTING PLAN

SHEET NUMBER

L110





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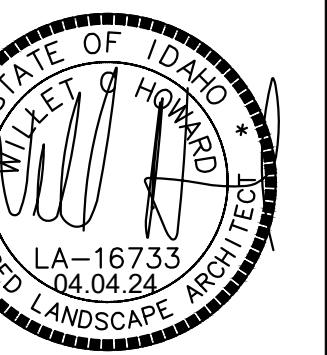
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Seals PRELIMINARY



NOT FOR CONSTRUCTION

BOTTLES JOPLIN SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 24-2926  
DATE: 04.04.2024  
DRAWN BY: DW  
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE DETAILS

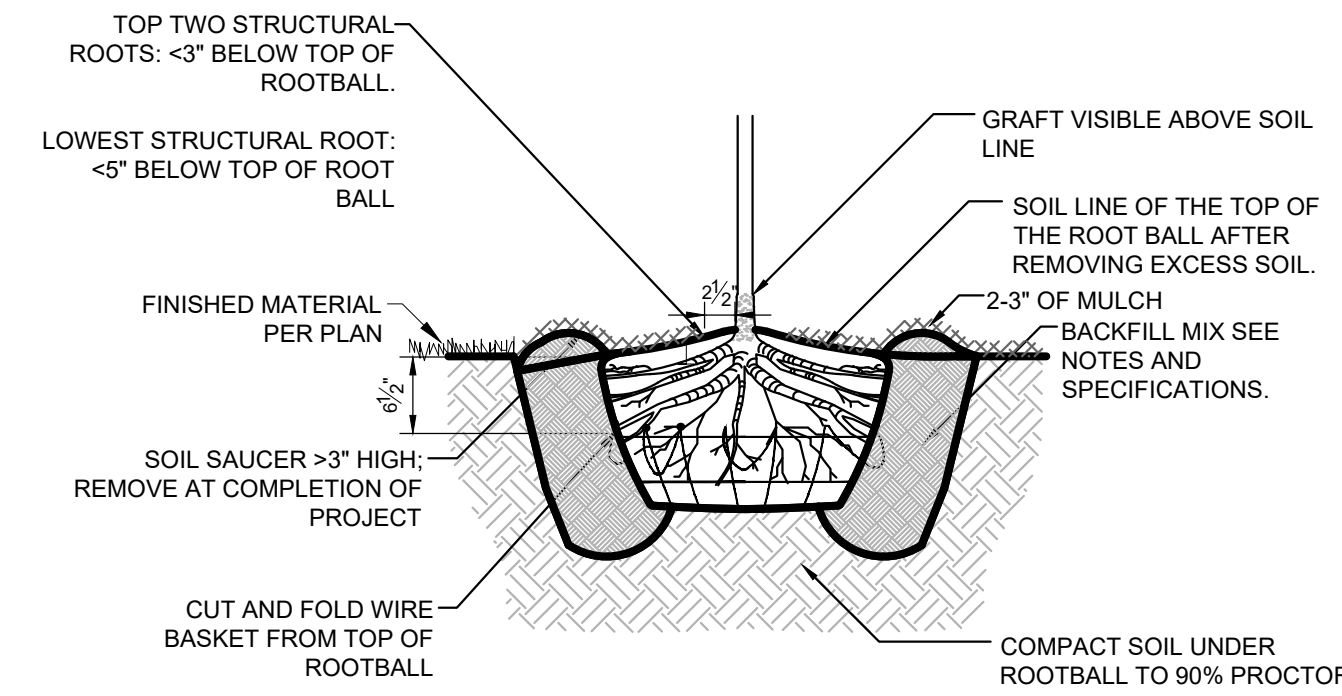
SHEET NUMBER

L150

STACK ROCK GROUP - CITY REVIEW SET

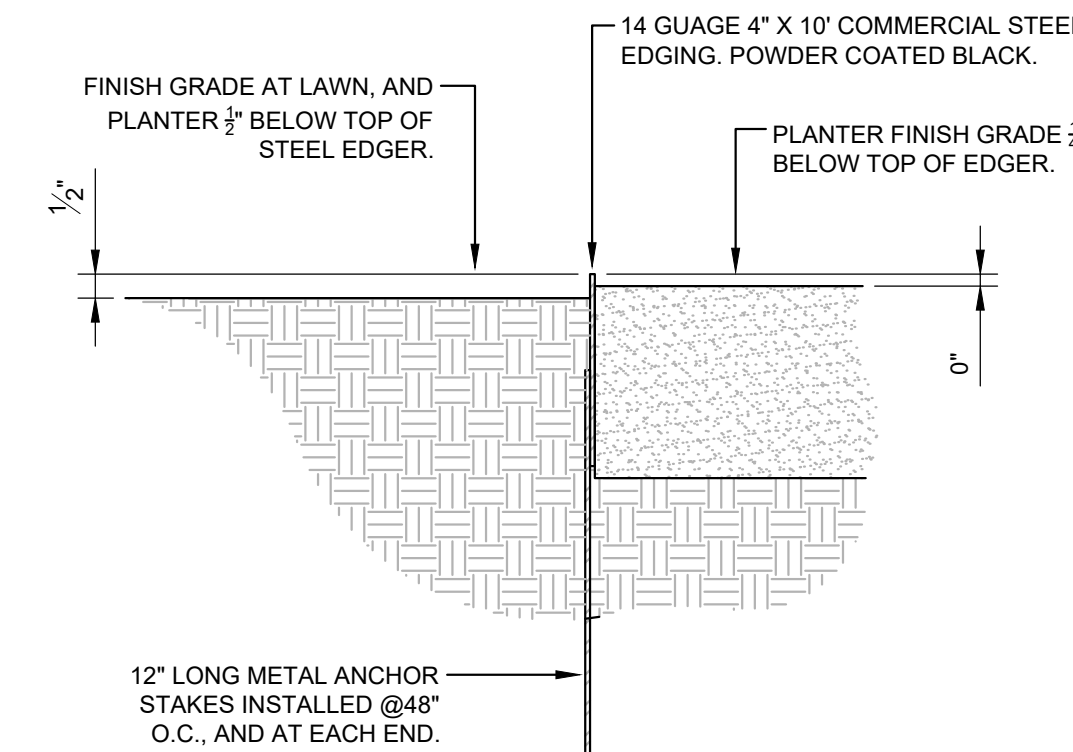
NOTES:

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



1 BALL AND BURLAP TREE PLANTING

3/4" = 1'-0"



3 STEEL LANDSCAPE EDGING

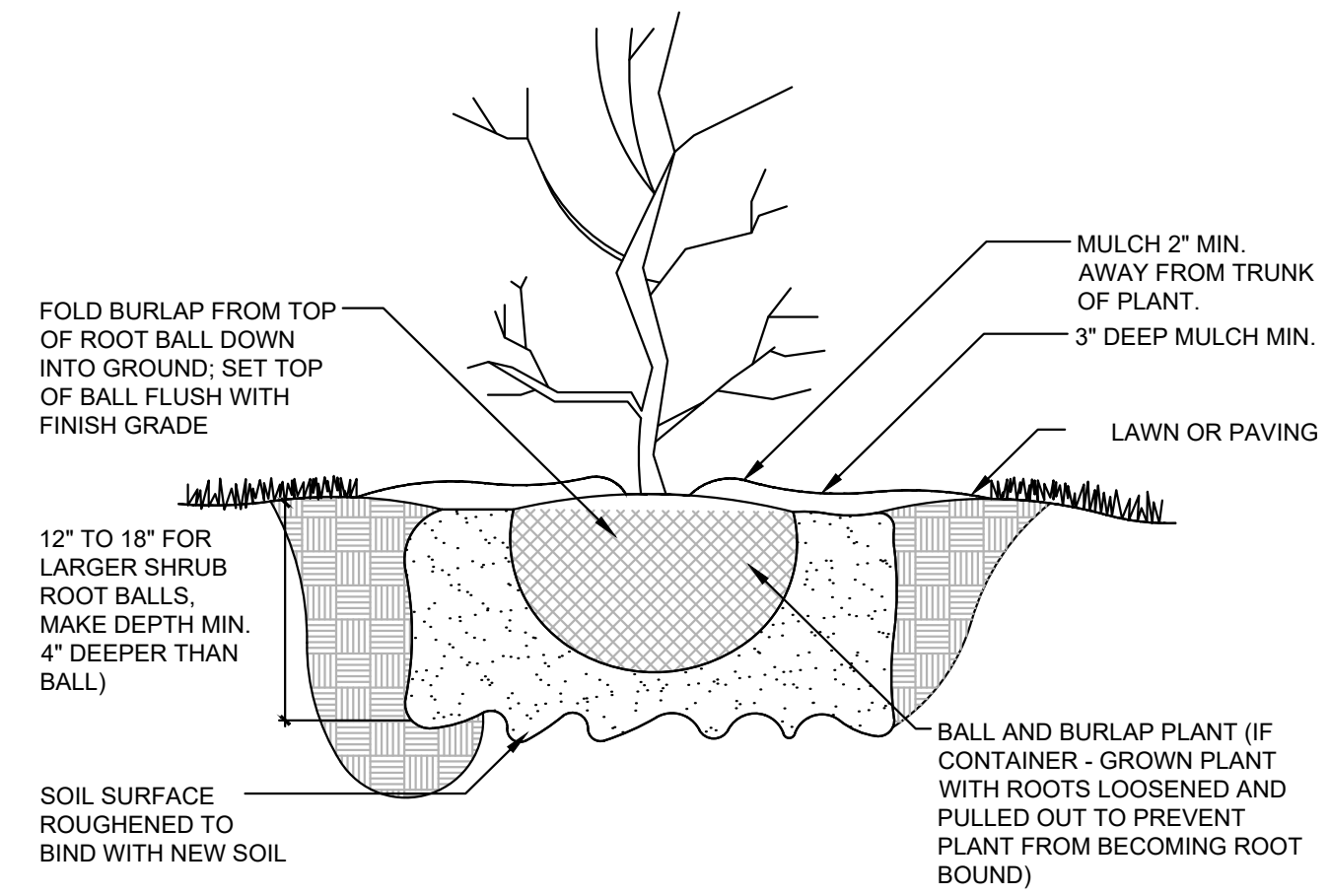
3" = 1'-0"

329413.23-02

NOTE:

REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



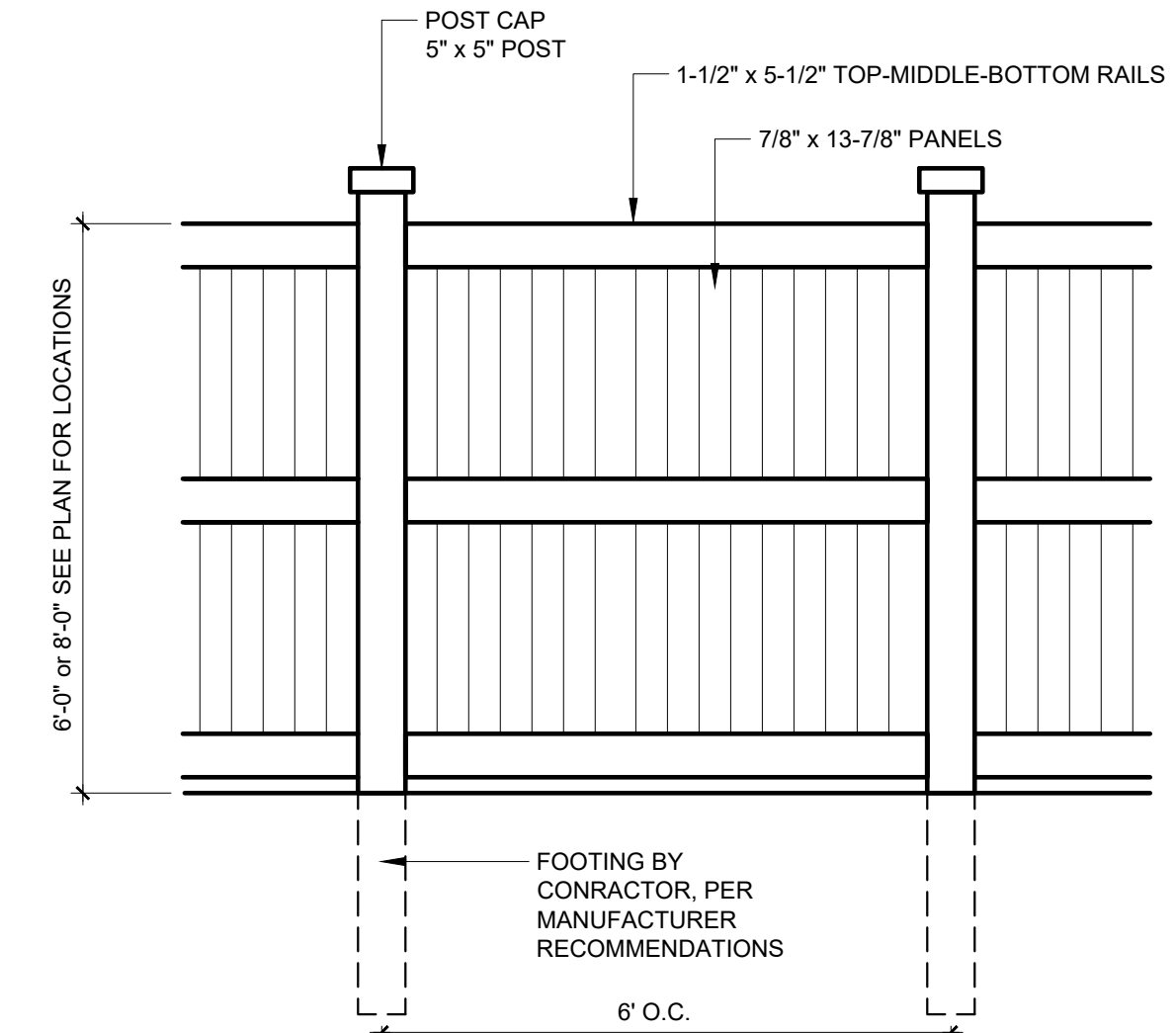
2 SHRUB PLANTING

1" = 1'-0"

329333.16-01

NOTES:

\*VINYL FENCE STYLE MAY VARY SLIGHTLY  
\*LOCATE FENCE ON COMMON LOT SIDE OF P/L



4 6'-8" VINYL FENCE

1/2" = 1'-0"

323123-04



---

**Project/File:** **Joplin Rim/SPP24-0001/AZ-24-04/DA-24-04/PP-24-01**  
This is an annexation with rezone from RUT (Rural-Urban Transition) to R-4 (Single-Family Residential) and a preliminary plat application to allow for the development of a 56-lot subdivision consisting of 49 single-family lots and 7 common lots on 14 acres. This application also includes a development agreement with the City of Star.

**Lead Agency:** City of Star

**Site address:** SE Corner of Joplin Road and Can Ada Road

**Staff Approval:** June 14, 2024

**Applicant:** Emily Mueller  
Idaho Holdings, LLC  
839 S Bridgeway Place  
Eagle, ID 83613

**Representative:** Ryan Cutler  
Horrocks Engineers  
2775 W Navigator Dr., Suite 210  
Meridian, ID 83642

**Staff Contact:** Dawn Battles, Senior Planner  
Matt Pak, Planner  
Phone: 387-6218 & 387-6171  
E-mail: [dbattles@achdidaho.org](mailto:dbattles@achdidaho.org)  
[mpak@achdidaho.org](mailto:mpak@achdidaho.org)

**Report Summary:**

- ACHD Planned Improvements – pg 2
1. Conditions of Area Roadways – pg 2
    - A. Site Specific Conditions of Approval – pg 3-4
      - o Vicinity Map – pg 5
    - B. Site Plan – pg 6
    - C. Findings – pg 7-10
    - D. Policies – pg 10-15
    - E. Standard Conditions of Approval – pg 15-16
    - F. Appeal Guidelines – pg 17



## ACHD Planned Improvements

### 1. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

- Star Road is listed in the CIP to be widened to 5-lanes from Chinden Boulevard (US 20/26) to State Street (SH 44) between 2031 and 2035.
- The intersection of Chinden Boulevard (US 20/26) and Star Road is listed in the CIP to be widened to 5-lanes on the north leg, 5-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2031 and 2035.

### 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
Joplin Road	1,263-feet	Collector	13	Better than "D"
Can Ada Road	463-feet	Collector	N/A	N/A

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

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

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

- The average daily traffic count for Joplin Road west of Star Road was 339 on January 12, 2023.
- There are no current traffic counts for Can Ada Road

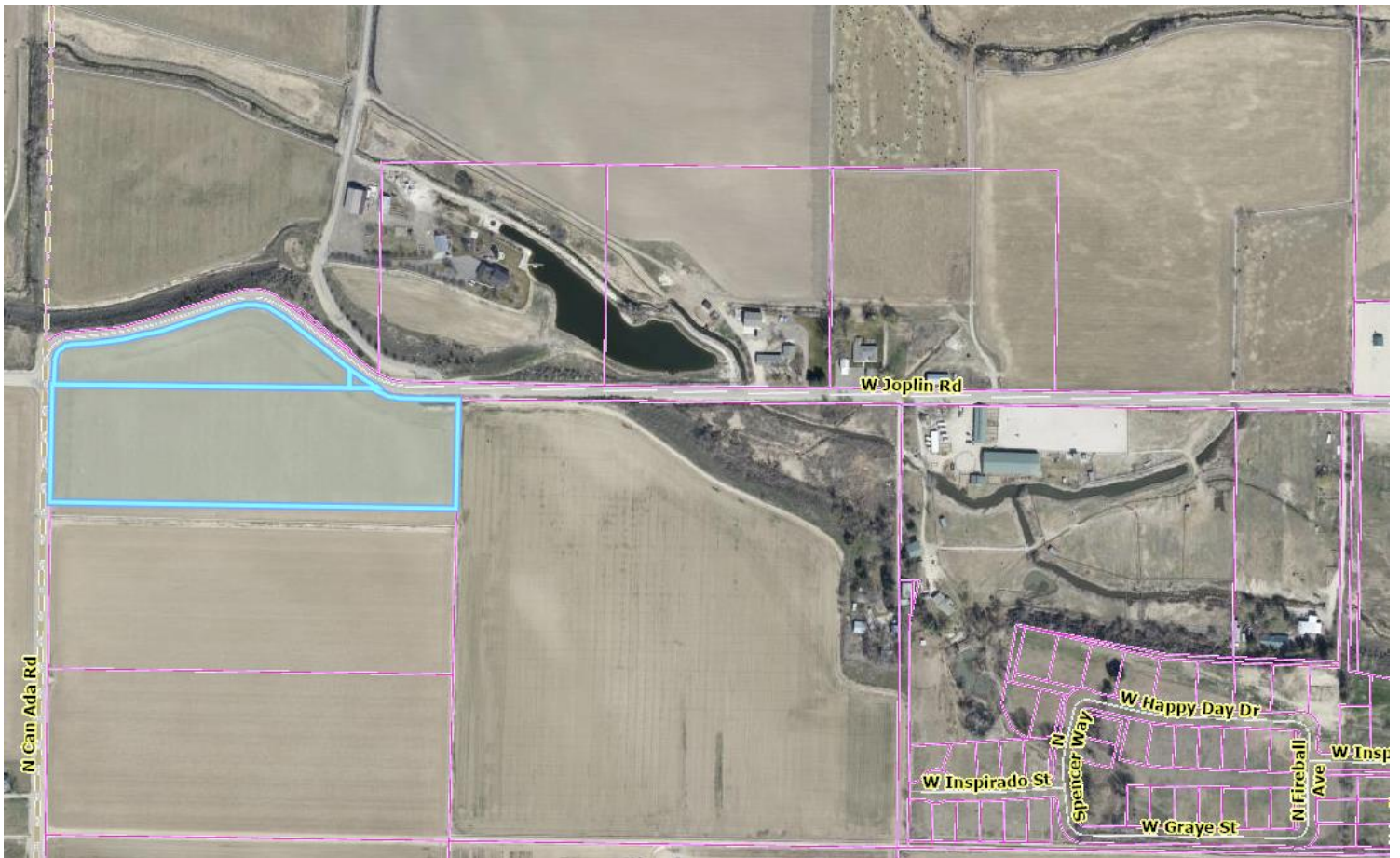
## **A. Site Specific Conditions of Approval**

1. Apply to vacate/exchange the existing right-of-way for Joplin Road. A right-of-way vacation is a separate application with its own public hearing process. The vacation/exchange shall be completed prior to plan approval.
2. If Joplin Road is not vacated abutting the site's north property line then construct Joplin Road as ½ of a 36-foot wide collector street section with vertical curb, gutter and concrete sidewalk (7-foot wide attached or 5-foot wide detached) abutting the site.
3. If existing Joplin Road is vacated, then construct the realigned Joplin Road as a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide landscape strip and 5-foot wide detached concrete sidewalk.
4. Construct Can Ada Road as ½ of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk abutting the site.
5. As an alternative to on-street bike lanes and standard sidewalks, 10-foot wide multi-use pathways may be constructed on Joplin Road and Can Ada Road. An 8-foot wide planter strip is required for use of multi-use pathways.
6. Dedicate right-of-way to 2-feet behind back of pedestrian facilities, or for detached pedestrian facilities, the applicant may reduce the right-of-way width to 2-feet behind back of curb and provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of the pedestrian facilities.
7. Construct Street A and Street B, as 36-foot wide street sections with curb, gutter, a 6-foot wide planter strip and 5-foot wide detached concrete sidewalk. Provide an 8-foot wide planter strip if street trees are desired.
8. Dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, reduce the right-of-way width to 2-feet behind back of curb and provide a permanent right-of-way easement to extend from the right-of-way line to 2-feet behind back of sidewalk.
9. If existing Joplin Road is vacation , then construct Joplin Road to intersect Can Ada Road in alignment with Joplin Road on the west side of Can Ada Road across from the site.
10. Construct a local street, Street A, to intersect the realigned Joplin Road located 664-feet east of Can Ada Road, as proposed.
11. Construct a local street, Street B, to stub to the site's east property line located 188-feet south of Joplin Road and in alignment with the approved stub street, Sawyer Kaye Drive, to the site's east property line.
12. If Sawyer Kaye Drive is not constructed to the site's east property line, then construct a temporary cul-de-sac turnaround at the terminus of the stub street, Street A, as it extends greater than 150-feet in length. The temporary cul-de-sac turnaround should be paved with a minimum 50-foot turning radius. If the temporary turnaround extends onto a buildable lot, the entire lot shall be encumbered by an easement and identified on the plat as a non-buildable lot until the street is extended. Install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
13. Construct one 30-foot wide curb return type driveway onto the proposed realigned Joplin Road located a minimum of 150-feet east of Can Ada Road.
14. If the applicant chooses to construct the driveway onto the proposed realigned Joplin Road located 663-feet east of Can Ada Road and in alignment with the proposed Street A, then the applicant

should be required to redesign the driveway as a curb return type driveway and not an extension of Street A (see image page 10).

15. Other than the access specifically approved with this application, direct lot access is prohibited to Can Ada Road and Joplin Road and should be noted on the final plat.
16. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
17. 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.
18. Comply with all Standard Conditions of Approval.

# Vicinity Map



# Site Plan

## PRELIMINARY PLAT FOR BOTTLES JOPLIN SUBDIVISION



### LEGEND

- BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- - - CROSS ACCESS & P.U.E.
- - - SIDEWALK EASEMENT
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED PRESSURE IRRIGATION MAIN
- PROPOSED STORM DRAIN MAIN
- ELECTRICAL LINE
- GAS LINE
- EDGE OF ASPHALT
- EXISTING SANITARY SEWER LINE
- ROAD CENTERLINE
- OVER HEAD POWER LINE
- TOP OF SLOPE
- TOE OF SLOPE
- OVER HEAD TELEPHONE LINE
- FLOW LINE
- WATER LINE
- FIBER OPTIC LINE
- TELEPHONE LINE
- 5' CONTOUR LINE
- 1' CONTOUR LINE
- EXISTING FENCE
- CLEANOUT
- ⊙ SEWER MANHOLE
- ⊠ POWER POLE
- ⊞ TELEPHONE BOX
- ⊞ BLOW-OFF

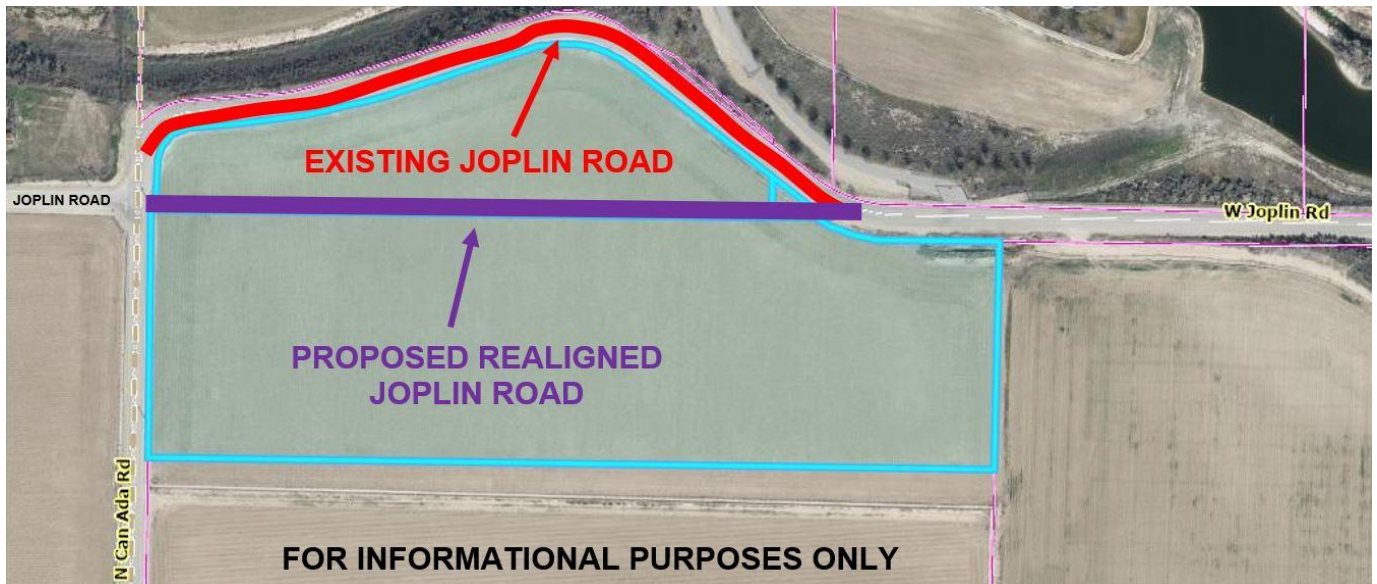


## **B. Findings for Consideration**

### **1. Joplin Road**

- a. **Existing Conditions:** Joplin Road currently abuts the site's north property line and the roadway has a substantial curve that begins near the site's east property line and continues west to the site's west property line. Joplin Road is improved with 24-feet of pavement and there is 36 to 40-feet of right-of-way for Joplin Road abutting the site.
- b. **Applicant's Proposal:** The applicant is proposing to vacate the existing segment of Joplin Road that runs along the site's north property line to realign and straighten Joplin Road (shown in purple). The applicant's proposal is to mitigate safety concerns regarding the existing curved alignment of the roadway raised by City Star staff and the Star Fire Department.

The applicant is proposing to incorporate the right-of-way for existing Joplin Road (vacated area) into the site as part of the development.



- c. **Staff Comments/Recommendations:** Staff is supportive of the applicant's proposal to vacate existing Joplin Road to realign the roadway through the site. The applicant should be required to vacate/exchange the right-of-way for Joplin Road abutting the site's north property line and the vacation/exchange should be completed prior to plan approval.

The vacation/exchange is a separate process with its own application and approvals. Questions regarding this process should be directed to ACHD's Right-of-Way staff. If Joplin Road abutting the site's north property line is not vacated/exchange, then the applicant should be required to construct Joplin Road abutting the site as ½ of a 36-foot wide collector street section with vertical curb, gutter and concrete sidewalk (7-foot wide attached or 5-foot wide detached).

Or as an alternative to on-street bike lanes and standard sidewalks, 10-foot wide multi-use pathways may be constructed. An 8-foot wide planter strip is required for use of multi-use pathways.

The applicant should be required to dedicate right-of-way to 2-feet behind back of pedestrian facilities, or for detached pedestrian facilities, the applicant may reduce the right-of-way width to 2-feet behind back of curb and provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of the pedestrian facilities.

## 2. Joplin Road Realignment

- a. **Existing Conditions:** Joplin Road is not constructed within the site.
- b. **Applicant Proposal:** As noted above, the applicant is proposing to vacate existing Joplin Road to realign the roadway to extend through the site to intersect Can Ada Road. The applicant is proposing to construct the realignment of Joplin Road as a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide landscape strip and 7-foot wide detached concrete sidewalk within 66-feet of right-of-way.
- c. **Staff Comments/Recommendations:** Staff is supportive of the applicant's proposal to realign Joplin Road. If the vacation/ exchange is approved, then the applicant's proposal to construct Joplin Road as a 36-foot wide collector street section meets District policy with the exception of the 7-foot wide detached concrete sidewalk, which exceeds District policy and should be approved, as proposed.

As an alternative to on-street bike lanes and standard sidewalks, 10-foot wide multi-use pathways may be constructed. An 8-foot wide planter strip is required for use of multi-use pathways.

The applicant should be required to dedicate right-of-way to 2-feet behind back of pedestrian facilities, or for detached pedestrian facilities, the applicant may reduce the right-of-way width to 2-feet behind back of curb and provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of the pedestrian facilities.

## 2. Can Ada Road

- a. **Existing Conditions:** Can Ada Road is improved with 2-travel lanes, 25-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 24-feet of right-of-way from centerline for Can Ada Road abutting the site.
- b. **Applicant Proposal:** The applicant is proposing to construct Can Ada Road as ½ of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 7-foot wide detached concrete sidewalk within 33-feet of right-of-way abutting the site.
- c. **Staff Comments/Recommendations:** The applicant's proposal to construct Can Ada Road as ½ of a 36-foot wide collector street section meets District policy with the exception of the 7-foot wide detached concrete sidewalk, which exceeds District policy and should be approved, as proposed.

As an alternative to on-street bike lanes and standard sidewalks, 10-foot wide multi-use pathways may be constructed. An 8-foot wide planter strip is required for use of multi-use pathways.

The applicant should be required to dedicate right-of-way to 2-feet behind back of pedestrian facilities, or for detached pedestrian facilities, the applicant may reduce the right-of-way width to 2-feet behind back of curb and provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of the pedestrian facilities.

## 3. Internal Local Streets

- a. **Existing Conditions:** There are no local streets within the site. There is a local street, Sawyer Kaye Drive, approved to stub to the site's east property line.
- b. **Applicant's Proposal:** The applicant is proposing to extend the stub street into the site and construct the internal local streets, Street A and Street B, as 36-foot wide street sections with vertical curb, gutter, a 6-foot wide planter strip and a portion of the 5-foot wide detached concrete sidewalk within 50-feet of right-of-way and the remainder of the sidewalk with a permanent sidewalk easement.

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

The applicant should be required to dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind back of curb and provide a permanent right-of-way easement to extend from the right-of-way line to 2-feet behind back of sidewalk.

#### 4. Roadway Offsets

- a. **Existing Conditions:** There are no roadways within the site.
- b. **Applicant's Proposal:** The applicant is proposing to realign Joplin Road near the site's east property line to continue west through the site to intersect Can Ada Road in alignment with Joplin Road on the west side of Can Ada Road across from the site.

The applicant is proposing to construct a local street, Street A, to intersect the realigned Joplin Road located 664-feet east of Can Ada Road.

- c. **Staff Comments/Recommendations:** The applicant's proposals meet District policy and should be as proposed.

#### 5. Stub Streets

- a. **Existing Conditions:** Sawyer Kaye Drive, a local street, is proposed to stub to the site's east property line as part of ACHD's approval of Neismith Subdivision.
- b. **Applicant Proposal:** The applicant is proposing to construct a local street, Street B, to stub to the site's east property line located 188-feet south of Joplin Road (measured centerline-to-centerline) and in alignment with the approved stub street, Sawyer Kaye Drive, to the site's east property line.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to construct a temporary cul-de-sac turnaround at the terminus of the stub street, as it extends greater than 150-feet in length. The temporary cul-de-sac turnaround should be paved with a minimum 50-foot turning radius. If the temporary turnaround extends onto a buildable lot, the entire lot shall be encumbered by an easement and identified on the plat as a non-buildable lot until the street is extended. Install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

If Sawyer Kaye Drive has been constructed as a stub street to the site's east property line as part of Neismith Subdivision, then the construction of a turnaround and the installation of a sign is not required at the terminus of the roadway.

#### 6. Driveways

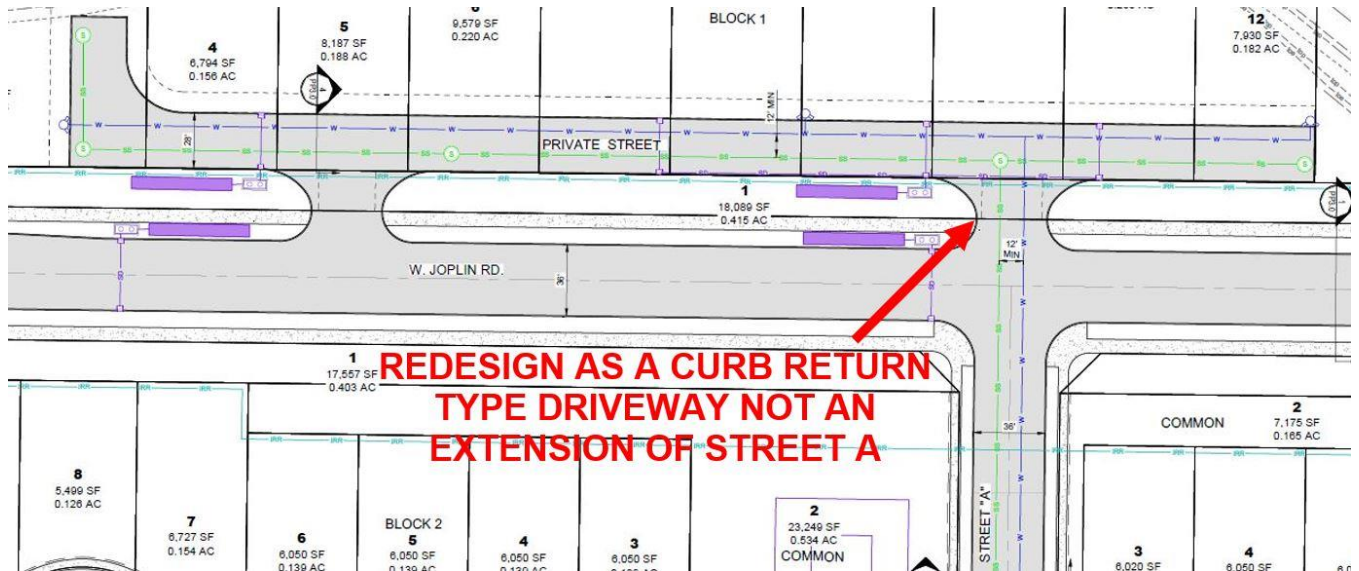
##### 6.1 Joplin Road Realignment

- a. **Existing Conditions:** Joplin Road is not constructed within the site.
- b. **Applicant's Proposal:** The applicant is proposing to construct two 30-foot wide driveways on the proposed realigned Joplin Road located 338 and 663-feet east of Can Ada Road.
- c. **Staff Comments/Recommendations:** The applicant's proposal to construct two 30-foot wide driveways on Joplin Road does not meet District Access Management which limits or controls access onto collector roadways and should not be approved as proposed, as the driveway is proposed to provide connection to a private street that will provide access to 11 lots.



Staff recommends approval of the construction of one driveway onto Joplin Road. The driveway should be required to be located a minimum of 150-feet east of Can Ada Road (measured centerline to centerline) and constructed as a 30-foot wide curb return type driveway.

If the applicant chooses to construct the driveway onto Joplin Road located 663-feet east of Can Ada Road and in alignment with the proposed Street A, as proposed, then the applicant should be required to redesign the driveway as a curb return type driveway and not an extension of Street A.



## 7. Traffic Calming

- a. **Applicant's Proposal:** The applicant is proposing to realign Joplin Road near the site's east property line to continue west through the site to connect to Can Ada Road as a long straight segment of roadway greater in length than 750-feet.
- b. **Staff Comments/Recommendations:** The applicant should be required to redesign to reduce the length or include passive design elements and submit a revised preliminary plat showing the redesigned roadway for review and approval prior to ACHD's signature on the first final plat.

Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.

## 8. Other Access

Joplin Road and Can Ada Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

## C. Policy

### 1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

### 2. Minor Improvements

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation

facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

### 3. **Livable Street Performance Measures**

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

### 4. **Joplin Road and Can Ada Road**

**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. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

**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. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

**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 or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path 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 47-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. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

**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.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

**Pedestrian Facilities:** 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 8-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. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-foot wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the 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 or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Joplin Road, an east/west roadway, and Can Ada Road, a north/south roadway, are designated in the MSM as a Residential Collectors with 2-lanes and on-street bike lanes, a 36-foot street section within 54 to 66-feet of right-of-way.

## 5. Internal Local Streets

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

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

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

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

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

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

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

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

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

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

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

## 6. Roadway Offsets

**Collector Offset Policy:** District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

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

## 7. Stub Streets

**Stub Street Policy:** District policy 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE".

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

**Temporary Dead End Streets Policy:** District policy 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

## 8. Driveways

### 8.1 Joplin Road

**Access Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

**Driveway Location Policy (Stop Controlled Intersection):** District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

**Successive Driveways:** District policy 7206.4.5 Table 1 requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

**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, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

## 9. Traffic Calming

**Speed Control and Traffic Calming Policy:** District policy 7206.3.8 states that collector streets should be designed to discourage speeds above 35 MPH and in a residential area, collector streets should be designed to discourage speeds above 30 MPH. The design of collector street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

## 10. 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.

## 11. 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.

## 12. Pathway Crossings: United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

## D. 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), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of 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.

## **E. 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.

## **Request for Appeal of Staff Decision**

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

## **Request for Reconsideration of Commission Action**

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>





# Star Fire Protection District

DATE: July 29, 2024

TO: City of Star – Planning and Zoning

CC: Idaho Holdings, LLC – Emily Mueller  
Horrocks - Matt Graham

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment

PROJECT: Joplin Rim Subdivision  
File: AZ-24-04, DA-24-04, PP-24-01

The Star Fire Protection District has reviewed the documents provided by the City of Star for our review on the Annexation & Rezone, Preliminary Plat, and Private Road applications for Joplin Rim Subdivision, comments are as follows.

The Applicant is requesting approval of an Annexation & Zoning (AZ-24-04), Development Agreement (DA-24-04) and a Preliminary Plat (PP-24-01) for a proposed residential subdivision consisting of 49 residential lots and 7 common lots. The property is located on the southeast corner of Can Ada Road on Joplin Road, Ada County, Idaho, and consists of 13.5 acres with a proposed density of 3.46 dwelling units per acre.

This development will be serviced by Station 51 located at 11665 W. State St., Star, ID. Station 51 is 2.6 miles from the development entrance with an estimated 5-minute travel time under normal driving conditions.

The Fire District level of service expectation goal is 5 minutes. This development sits within the Fire District service level expectations when resources are available.

The Star Fire Protection District does not oppose the applications subject to compliance with all the following code requirements and conditions of approval.

## CONDITIONS OF APPROVAL:

1. Codes
  - a. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
2. Side Set Back
  - a. Side Set back to be as per city code with no reduction allowed.
3. Water Supply
  - a. Fire hydrants, capable of producing the required fire flow, shall be located along approved the development.
    - i. This development will be serviced by the Star Sewer and Water district.
    - ii. Fire hydrant spacing and installation shall meet the requirements of Star Sewer and Water District.
    - iii. Fire hydrants to be placed between lot 7 and 8 of block 1.
    - iv. If sufficient fire flow cannot be provided, an alternative such as automatic residential fire sprinkler system would be considered as an equivalent.



# Star Fire Protection District

## 4. Fire Apparatus Access

- a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
- b. The Fire District supports the proposed realignment of Joplin Rd. This section of Joplin Rd has been a dangerous area, and we look forward to the improvements that will enhance the safety of our community.
- c. The proposed Private Road section to meet City of Star Standards with no modifications.
  - i. No parking in emergency turnaround “Hammer Head”
- b. The purposed public road shall be required to connect to Naismith Commons Subdivision before building permit 31 can be issued.

## 5. Additional Comments

- a. Fire District Review and Permit will be required for each lot before the building permit is issued by City of Star that exceeds a total sq. ft. of 4,000.
- b. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



# ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300  
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900  
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

May 15, 2024

Shawn Nickel  
City of Star Planning & Zoning  
10769 W State St  
Star, ID 83669

RE: AZ-24-04 / Parcel Nos. S0419233700 & S0419325561 / Joplin Rim Subdivision

Feedback has been requested regarding the proposed annexation with a rezone from RUT (Rural Urban Transition) to R-4 (Medium density Residential) and a preliminary plat for the Joplin Rim Subdivision, which will consist of 49 single-family homes and seven common lots on 13.5-acres generally located on the southeast corner of Can Ada Road and Joplin Road, more specifically on Parcel Nos S0419233700 & S0419325561.

Ada County is supportive of the application due to the proximity of the site to existing public services. The Star Comprehensive Plan, as adopted by Ada County, designates the western portion of the site as *Low Density Residential*, which is intended for single-family homes at densities of up to two units per acre. The proposed rezone to R-4 (Medium density Residential) does not conform to the Low Density Residential designated by the Star Comprehensive Plan, as adopted by Ada County, however, the proposed R-4 zoning is consistent with development directly east of the site and south of the site, which is also zoned R-4. Therefore, the subdivision of land into 49 single-family lots is supported by *Goal 2.2* of the Ada County Comprehensive Plan, which calls for urban development to be directed to Areas of City Impact where investments in urban services have already been made.

Additionally, the proposal to set aside 14% open space is compatible with *Residential Policy 3* of the Star Comprehensive Plan, which encourages neighborhood parks and open spaces to be provided within residential areas.

Thank you for this opportunity to provide feedback.

Sincerely,

*Stacey Yarrington*

Stacey Yarrington  
Community & Regional Planner  
Ada County Development Services



May 10, 2024

Shawn L. Nickel  
Planning Director and Zoning Administrator  
Star City Hall  
P.O. Box 130  
Star, Idaho 83669  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

Subject: Joplin Rim Subdivision  
AZ-24-04 Annexation & Rezone  
DA-24-04 Development Agreement  
PP-24-01 Preliminary Plat

Dear Mr. Nickel:

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

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

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).

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

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

## **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: <https://www.deq.idaho.gov/water-quality/drinking-water/>). 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

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

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

For questions, contact Rebecca Blankenau, 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 <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> 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

c:

2021AEK

## Shawn Nickel

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**From:** snickel@staridaho.org  
**Subject:** FW: Agency Transmittal - Joplin Rim Subdivision

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**From:** D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>  
**Sent:** Monday, May 13, 2024 10:57 AM  
**To:** Barbara Norgrove <[bnorgrove@staridaho.org](mailto:bnorgrove@staridaho.org)>  
**Cc:** Niki Benyakhlef <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>  
**Subject:** RE: Agency Transmittal - Joplin Rim Subdivision

Hello,

After careful review of the transmittal submitted to ITD on May 2, 2024 regarding Joplin Rim Subdivision - AZ-24-04, DA-24-04 , PP-24-01, the Department has no comments or concerns to make at this time.

Thank you

*Mila Kinakh*

D3 Planning and Development



YOUR Safety •••▶ YOUR Mobility •••▶ YOUR Economic Opportunity

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**From:** Barbara Norgrove <[bnorgrove@staridaho.org](mailto:bnorgrove@staridaho.org)>  
**Sent:** Thursday, May 2, 2024 2:18 PM  
**To:** [chopper@hwydistrict4.org](mailto:chopper@hwydistrict4.org); [Iriccio@hwydistrict4.org](mailto:Iriccio@hwydistrict4.org); [jboal@adaweb.net](mailto:jboal@adaweb.net); [sheriff@adaweb.net](mailto:sheriff@adaweb.net); [Daniel.Weed@cableone.biz](mailto:Daniel.Weed@cableone.biz); [Terence.Alsup@cableone.biz](mailto:Terence.Alsup@cableone.biz); [Lbadigian@cdhd.idaho.gov](mailto:Lbadigian@cdhd.idaho.gov); [Mreno@cdhd.idaho.gov](mailto:Mreno@cdhd.idaho.gov); Gloria Stokes <[drain.dist.2@gmail.com](mailto:drain.dist.2@gmail.com)>; [GIS@tax.idaho.gov](mailto:GIS@tax.idaho.gov); D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Ryan Morgan <[rmorgan@staridaho.org](mailto:rmorgan@staridaho.org)>; Ryan Morgan <[rmorgan@starswd.com](mailto:rmorgan@starswd.com)>; [bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com); [gtiminsky@midstarfire.org](mailto:gtiminsky@midstarfire.org); [Melvin.B.Norton@usps.gov](mailto:Melvin.B.Norton@usps.gov); [harp.kimberly@westada.org](mailto:harp.kimberly@westada.org); [farmers.union.ditch@gmail.com](mailto:farmers.union.ditch@gmail.com); [ERIC.GRZEBINSKI@mdu.com](mailto:ERIC.GRZEBINSKI@mdu.com); [planningreview@achdidaho.org](mailto:planningreview@achdidaho.org); [hday@starswd.com](mailto:hday@starswd.com); [bmoore@adacounty.id.gov](mailto:bmoore@adacounty.id.gov); [BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov); [samuel.flores@sparklight.biz](mailto:samuel.flores@sparklight.biz); [PDickerson@idahopower.com](mailto:PDickerson@idahopower.com); [permits@midstarfire.org](mailto:permits@midstarfire.org); [info@pioneerirrigation.com](mailto:info@pioneerirrigation.com); [irrigation.mm.mi@gmail.com](mailto:irrigation.mm.mi@gmail.com); [syarrington@adacounty.id.gov](mailto:syarrington@adacounty.id.gov); [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov); [gmprdtim@gmail.com](mailto:gmprdtim@gmail.com); Andy Waldera <[andy@sawtoothlaw.com](mailto:andy@sawtoothlaw.com)>; [brandon.flack@idfg.idaho.gov](mailto:brandon.flack@idfg.idaho.gov); Ryan Field <[rfield@staridaho.org](mailto:rfield@staridaho.org)>; [file@idwr.idaho.gov](mailto:file@idwr.idaho.gov); Niki Benyakhlef <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; [Cheryl.Implach@intgas.com](mailto:Cheryl.Implach@intgas.com); [irr.water.3@gmail.com](mailto:irr.water.3@gmail.com); [Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org); Richard Girard <[rgirard@staridaho.org](mailto:rgirard@staridaho.org)>; [Kerry.schmidt@intgas.com](mailto:Kerry.schmidt@intgas.com); Chris Todd <[ctodd@staridaho.org](mailto:ctodd@staridaho.org)>; John Tensen <[jtensen@staridaho.org](mailto:jtensen@staridaho.org)>; [gis@compassidaho.org](mailto:gis@compassidaho.org); Vincent Trimboli <[Vincent.Trimboli@itd.idaho.gov](mailto:Vincent.Trimboli@itd.idaho.gov)>; [zsmith@adacounty.id.gov](mailto:zsmith@adacounty.id.gov); CalahanH <[CalahanH@landproDATA.com](mailto:CalahanH@landproDATA.com)>; Brian Duran <[Brian.Duran@itd.idaho.gov](mailto:Brian.Duran@itd.idaho.gov)>; [gmprdclerk@gmail.com](mailto:gmprdclerk@gmail.com)  
**Cc:** Shawn Nickel <[snickel@staridaho.org](mailto:snickel@staridaho.org)>  
**Subject:** FW: Agency Transmittal - Joplin Rim Subdivision



## Shawn Nickel

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**From:** Richard Girard  
**Sent:** Thursday, August 8, 2024 4:04 PM  
**To:** Shawn Nickel; John Tensen  
**Subject:** Re: Subdivision Review

Thanks for re-sending Joplin Rim Subdivision for review by the Transportation Committee.

here are my findings and recommendations:

- I concern that the sidewalks along Joplin Road re-alignment that both sides should 7' wide walks
- The section for Can Ada Road shows only 5' wide sidewalks and the City of Star requires 7' wide sidewalks along Collector roads. Recommend change to the 7' standard.

Let know if there is any other information I can help with this project

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**From:** Shawn Nickel <[snickel@staridaho.org](mailto:snickel@staridaho.org)>  
**Sent:** Thursday, August 8, 2024 9:46 AM  
**To:** Richard Girard <[rgirard@starpathways.org](mailto:rgirard@starpathways.org)>  
**Subject:** RE: Subdivision Review

Here you go, Richard.

Thanks.

Shawn

**SHAWN L NICKEL**  
**PLANNING DIRECTOR AND ZONING ADMINISTRATOR**  
**CITY OF STAR**  
[SNICKEL@STARIDAHO.ORG](mailto:SNICKEL@STARIDAHO.ORG)  
**208-286-7247 EXT. 3004**

