



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star, Planning and Zoning Department

MEETING DATE: July 16, 2024 – PUBLIC HEARING

FILE(S) #: PP-24-02 Preliminary Plat for Amazon Villas

OWNER/APPLICANT/REPRESENTATIVE

Applicant:

Taylor Cook
RainTree Investment Corp.
787 E. State Street, Ste. 155
Eagle, Idaho 83616

Owner:

Amazon Villas Ref Acquisition LLC
10421 S. Jordan Gateway, Ste. 200
South Jordan, Utah 84095

Representative:

Jay Walker
Dave Evans & Associates, Inc.
9175 W. Black Eagle Drive
Eagle, Idaho 83709

REQUEST

Request: The Applicant is requesting approval of a Preliminary Plat (PP-24-02) for a proposed townhome development subdivision consisting of 94 single-family residential lots and one common lot for a total of 95 lots. The property is located at 7800 W Coyote Flats Lane in Star, Ada County, Idaho, and consists of 6.52 acres. The density of the project is 14.41 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located north of State Highway 44 and east of N. Short Lane, Ada County Parcel No's. R3720000212, R3720000227 & R3720000232.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Mixed Use (MU-DA)	High Density Residential/Commercial	Vacant/ Private Street Constructed
Proposed	Mixed Use (MU-DA)	High Density Residential	Single Family Residential
North of site	High Density Residential (R-13) /Rural Urban Transition (RUT)	High Density Residential/Mixed Use	Amazon Falls Apts./Vacant Pasture
South of site	Residential (R-8)	Commercial	Eagle Christian Church
East of site	Rural Urban Transition (RUT)	Commercial	Single Family Residential/Agriculture
West of site	Mixed Use (MU)	Commercial	Wright Brothers HQ/Junction Falls Development

Existing Site Characteristics: The property is currently vacant with infrastructure (private streets, utilities) in place.

Irrigation/Drainage District(s): Middleton Mill Irrigation Association Inc.
 (south portion of parcel) P.O. Box 848
 Middleton, Idaho 83644
 (south portion of parcel) Pioneer Irrigation District
 P.O. Box 426
 Caldwell, Idaho 83606

Flood Zone: This property is not currently located in a Special Flood Hazard Area.
 FEMA FIRM Panel: 16001C0130J
 Effective Date: 6/19/2020
 Flood Zone: Zone X

Special On-Site Features:

- ✧ Areas of Critical Environmental Concern – No known areas.
- ✧ Evidence of Erosion – No evidence.
- ✧ Fish Habitat – None.
- ✧ Floodplain – No.
- ✧ Mature Trees – None.
- ✧ Riparian Vegetation – None.
- ✧ Steep Slopes – None.
- ✧ Stream/Creek – No.
- ✧ 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	February 15, 2024
Neighborhood Meeting Held	March 5, 2024
Application Submitted & Fees Paid	April 18, 2024
Application Accepted	April 18, 2024
Residents within 300' Notified	June 18, 2024
Agencies Notified	May 13, 2024
Legal Notice Published	June 21, 2024
Property Posted	June 27, 2024

HISTORY

June 19, 2018 Council approved applications for Annexation and Zoning (AZ-18-04), and Preliminary Plat (PP-18-04) for Amazon Falls Subdivision. During the hearing the Council tabled the southern portion of the subject property for the Owner and City staff to work out a development agreement for the site to include a majority of the acreage to be planned for commercial uses. The remainder is planned for high density residential use over 10 units per acre. with conditions protecting the City's recently), adopted Economic Corridor Access Management Plan, while taking into account the property owner's property rights and the City's goals and objectives for the area.

November 20, 2018	Council approved the remaining portion of applications for Annexation and Zoning (AZ-18-04), and Preliminary Plat (PP-18-04).
February 19, 2019	City signed the Development Agreement for Amazon Falls Subdivision. Property owners signed the DA on March 7 and 8, 2019 respectively.
November 16, 2020	Council approved a Development Agreement Modification, adding the inclusion of ITD Proportionate Share fees.
January 24, 2022	Council approved the second amendment to the original Development Agreement, including permitted uses on the site.

CODE DEFINITIONS / COMPREHENSIVE PLAN
--

UNIFIED DEVELOPMENT CODE:

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

(MU) MIXED USE DISTRICT: To provide for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, and/or residential depending upon the specific comprehensive plan area designated s Mixed Use. Development within this zone is to proceed through the PUD process unless a development agreement has already been executed for the particular property. Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this zone may allow the development community to be more innovative in design and placement of structures subject to Council review and approval. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed0Use areas are not being used simply to justify high density residential use. Residential uses may be part of an overall mixed-use development that includes a non-residential component and may not exceed 30% of the overall size of the development.

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

<u>ZONING DISTRICT USES</u>	MU
Dwelling:	
Multi-family 1	C
Secondary 1	C
Single-family attached	C
Single-family detached	C
Two-family duplex	C
Live/Work Multi-Use 1	C

Notes:

1. Indicates uses that are subject to specific use standards in accord with chapter 5 of this title.

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

Zoning District	Maximum Height	Note Conditions	Minimum Yard Setbacks			
			Front ⁽¹⁾	Rear	Interior Side	Street Side
MU	35'		For MU and CBD – Unless otherwise approved by the Council as part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in the this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone. 3			
R-12 and higher	35'	15' to living area 20' to garage	15' 4' if alley load	0' for common walls 7.5' for single story 10'feet for multi-story	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.

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
 - a. Swimming pool.
 - b. Children's play structures.
 - c. Sports courts.
- d. Additional open space in excess of 5% usable space.

- e. RV parking for the use of the residents within the development.
- f. School and/or Fire station sites if accepted by the district.
- g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
 - (1) The system is not required for sidewalks adjacent to public right of way;
 - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
 - (3) The system is designed and constructed in accord with standards set forth by the city of Star;
- D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

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. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall 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.

- c. 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:

Mixed Use

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

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

8.3 Goal:

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

8.4 Objectives:

- Preserve the family friendly feel of Star.
- 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.

8.5.7 Policies Related Mostly to the Mixed-Use Planning Areas:

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

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- 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:

- F. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the

developer with certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW

PRELIMINARY:

The applicant is requesting that the originally approved multi-family dwelling development known as Amazon Falls No 2, approved in 2018, and subsequently approved as part of Zoning Certificate ZC-21-07 in 2021, be platted as a single-family attached development. The single-family attached housing was previously approved as part of the original development approval, therefore, a conditional use permit is not required.

The new preliminary plat submitted contains 94 single-family attached residential lots and 1 common lot on a total of 6.52 acres with a proposed density of 14.42 dwelling units per acre. All lots will have access and frontage from private streets that have already been installed and names approved by Ada County. Each unit has also had addresses assigned by Ada County as this development was previously approved to be attached rental units. This new plat will not negatively affect the addressing. The attached residential lots range in size from 902 square feet to 1,496 square feet with the average buildable lot being 1,220 square feet. All private streets were built as previously approved.

The application has indicated that the proposed overall usable open space provided is 1.73 acres (26.5%), satisfying the minimum requirement of 10% usable open space. Amenities include a large, grassy park area and walking paths throughout the development.

ADDITIONAL DEVELOPMENT FEATURES:

- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. Streetlights are already installed per previous approval and meet City Standards.
- Street Names
The applicant has provided documentation from Ada County that the street names are acceptable and have been approved.
- 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.

- **Setbacks – The applicant is requesting that setbacks be applied to this development similar to the previously approved development. This includes zero-lot-lines and minimum 10’ side yard setbacks between buildings.**
- Mailbox Cluster – Applicant has provided approval from the Eagle Postmaster for the location of the mailbox clusters in the parking lot of the park area. The mailbox cluster shall be covered with an architectural structure.
- Original ITD Proportionate Shares – ITD originally requested \$88,438.00 in proportionate shares, including \$84,000.00 for State Highway Improvements, and \$4,438.00 for the future Palmer Road signal. This requirement shall be included as part of the conditions of approval for the preliminary plat.
- Addressing – The applicant shall work with Ada County regarding addressing the new residential lots.

AGENCY RESPONSES

ACHD	June 21, 2024
ITD	May 13, 2024
Pioneer Ditch Company	May 20, 2024

PUBLIC RESPONSES

No public comments have been received.

STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed revised preliminary plat application as requested, and with proposed conditions of approval, meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code.

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 and proposed waivers, 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:

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.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Amazon Villas Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **As per the development agreement, the owner agrees to pay \$88,438 traffic mitigation fee as required by the Idaho Transportation Department to include**

\$4,438 for the future Palmer Road signal, and \$84,000 for the SH-16/SH-44 interchange. This shall be paid directly to the City of Star prior to signature of final plat or at building permit for the individual buildings.

3. 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
4. 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.
5. 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. Failure to comply with 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.
6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
7. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
9. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
10. A letter from Ada County shall be provided approving the street names in the development and all names shall be reflected correctly on all pages of the final plat, before the mylar will be signed.
11. **The Applicant 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. The UDC Section 8-4D-3-C states 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.**
12. Private streets shall be maintained by the Homeowners Association.
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.

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

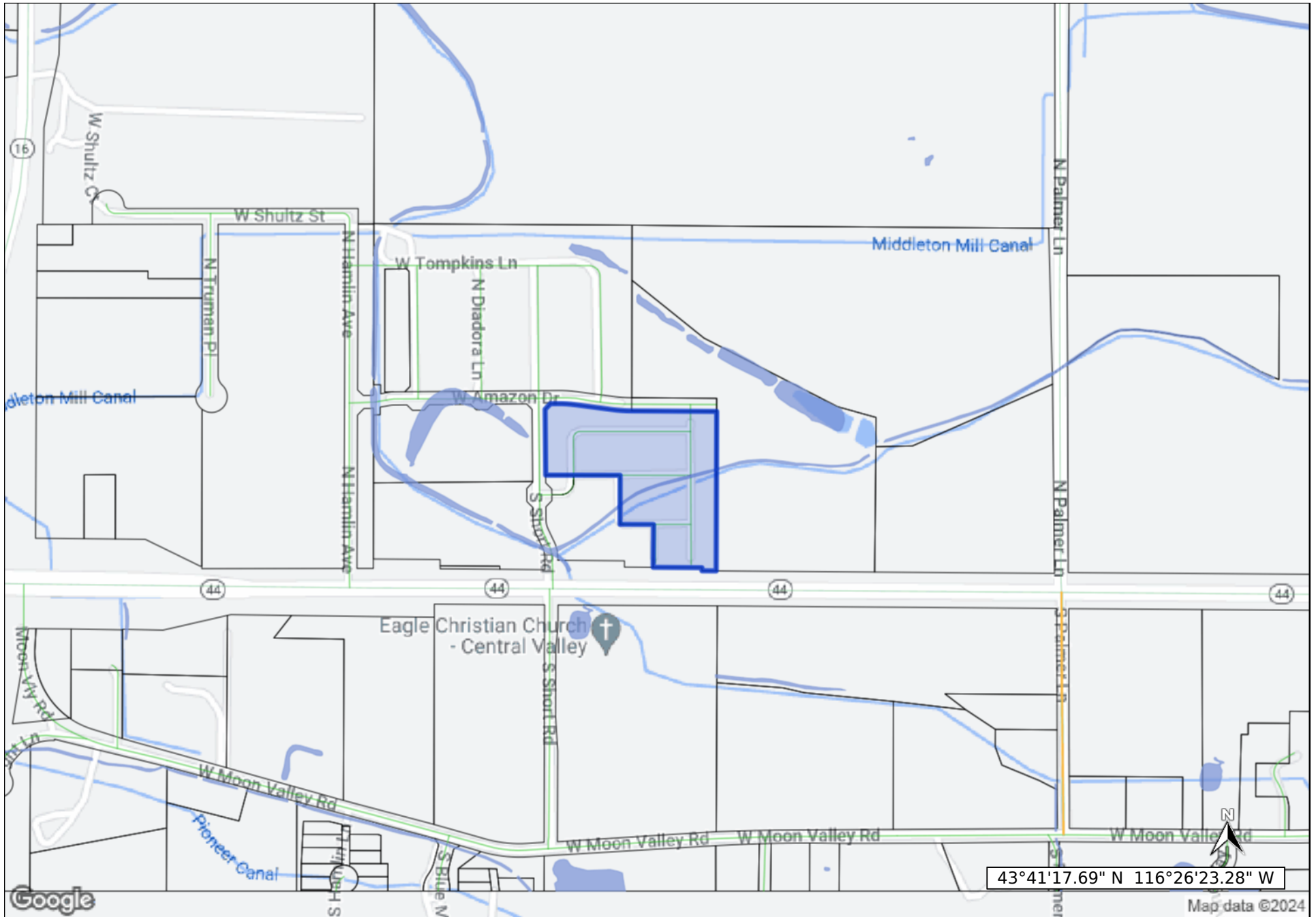
COUNCIL DECISION

The Star City Council _____ File Number PP-24-02 for Amazon Villas Subdivision on _____, 2024.



Amazon Villas Subdivision

Vicinity Map





**DAVID EVANS
AND ASSOCIATES INC.**

April 4, 2024
Project No.: RTICAVRA-2082

City of Star
Planning and Zoning
10769 W. State St.
Star, ID 83669

**RE: Amazon Villas Subdivision
Preliminary Plat Application**

Dear Planning Director:

On behalf of Amazon Villas Ref Acquisition, LLC, we are pleased to present the attached Preliminary Plat application for Amazon Villas Subdivision.

The subject property is located at 7800 W Coyote Flats Lane and can be identified as parcel number R3720000212. The purpose of this request is to create a townhome development comprised of ninety-four (94) single-family residential lots and one (1) common lot, for a total of ninety-five (95) lots.

The subject site contains existing road paving, curb and gutter installations, pressure irrigation services, as well as utility installations, as shown on the attached preliminary plat. All proposed lots will be serviced by central sewer and water provided by Star Sewer and Water District. The development will contain private irrigation facilities owned and maintained by the HOA. The proposed development is in conformance with City of Star's comprehensive plan and city code requirements.

Should you have any questions on any of the application materials or require further information, please contact me.

Sincerely,
David Evans and Associates, Inc.

Amanda Wiemiller
Project Coordinator
amwi@deainc.com



PRELIMINARY PLAT APPLICATION

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

FILE NO.: <u>PP-24-02</u>
Date Application Received: <u>04/18/2024</u> Fee Paid: <u>\$4960.00</u>
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Taylor Cook - RainTree Investment Corporation
Applicant Address: 787 E. State Street, #155, Eagle Idaho Zip: 83616
Phone: 858.500.6786 Email: tcook@raintree.us.com

Owner Name: AMAZON VILLAS REF ACQUISITION LLC
Owner Address: 10421 S JORDAN GATEWAY # 200, SOUTH JORDAN, UT Zip: 84095
Phone: _____ Email: tcook@raintree.us.com

Representative (e.g., architect, engineer, developer):
Contact: Jay Walker Firm Name: David Evans and Associates, Inc.
Address: 9175 W Black Eagle Dr, Boise Idaho Zip: 83709
Phone: 986.210.8101 Email: jay.walker@deainc.com / amwi@deainc.com

Property Information:

Subdivision Name: Amazon Villas Subdivision (fka Amazon Falls Sub No. 2)
Site Location: 7800 W COYOTE FLATS LN
Approved Zoning Designation of Site: MU
Parcel Number(s): R3720000212

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	MU	Mixed Use	Mixed Use
Proposed	MU	Mixed Use	Mixed Use
North of site	R-13	High Density Residential	High Density Residential
South of site	MU	Mixed Use	Mixed Use
East of site	RUT	Residential	Residential
West of site	MU	Mixed Use	Mixed Use

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

Total Acreage of Site - 6.52 ac
Breakdown of Acreage of Land in Contiguous Ownership - 6.52 ac
Total Acreage of Site in Special Flood Hazard Area - 0.0 ac
Dwelling Units per Gross Acre (Density) - 14.42 du/ac
Minimum Lot Size - 861.0 sq. ft.
Minimum Lot Width - 1,220.7 sq. ft.

Total Number of Lots - 95
Residential - 94
Commercial - _____
Industrial - _____
Common - 1

Total Number of Residential Units - 94
Single-family - 94 townhomes
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -
62.7% % / 4.08 acres
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -
26.5% % / 1.73 acres
Percent of Common Space to be used for drainage - 10.3% / 0.42 ac
Describe Common Space Areas (amenities, landscaping, structures, etc.) –
Park, Walking Paths, Landscape Areas

Public Streets - n/a Private Streets - all 7 streets
Describe Pedestrian Walkways (location, width, material) - n/a
Describe Bike Paths (location, width, material) - n/a

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

Total Acreage of Site in Special Flood Hazard Area - 0.0 ac - not in flood zone

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

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

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

Potable Water - Star Sewer and Water District
 Irrigation Water- Private - HOA owned
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire Protection District
 Schools - West Ada School District
 Roads - ACHD

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
 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 (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	NO
X	Completed and signed Preliminary Plat Application	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
X	Narrative explaining the project. (must be signed by applicant)	BN
X	Legal description of the property (word.doc and pdf version with engineer's seal)	
X	Recorded warranty deed for the subject property	
X	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
X	Approval of the proposed subdivision name from Ada County Surveyor's office.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	BN
X	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	BN
X	Electronic copy in pdf. format of Preliminary Plat	BN

X	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
X	Electronic copy in pdf. format of landscape plan	
X	Electronic copy in pdf. format of preliminary site grading & drainage plans	
n/a	Phasing plan shall be included in the application if the project is to be phased.	
X	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.	
X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
noted; will provide	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.	
X	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
n/a	Special Flood Information – Must be included on Preliminary Plat and Application form.	
X - on PP	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
X	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).	
X	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>	
noted; will provide	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.	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

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

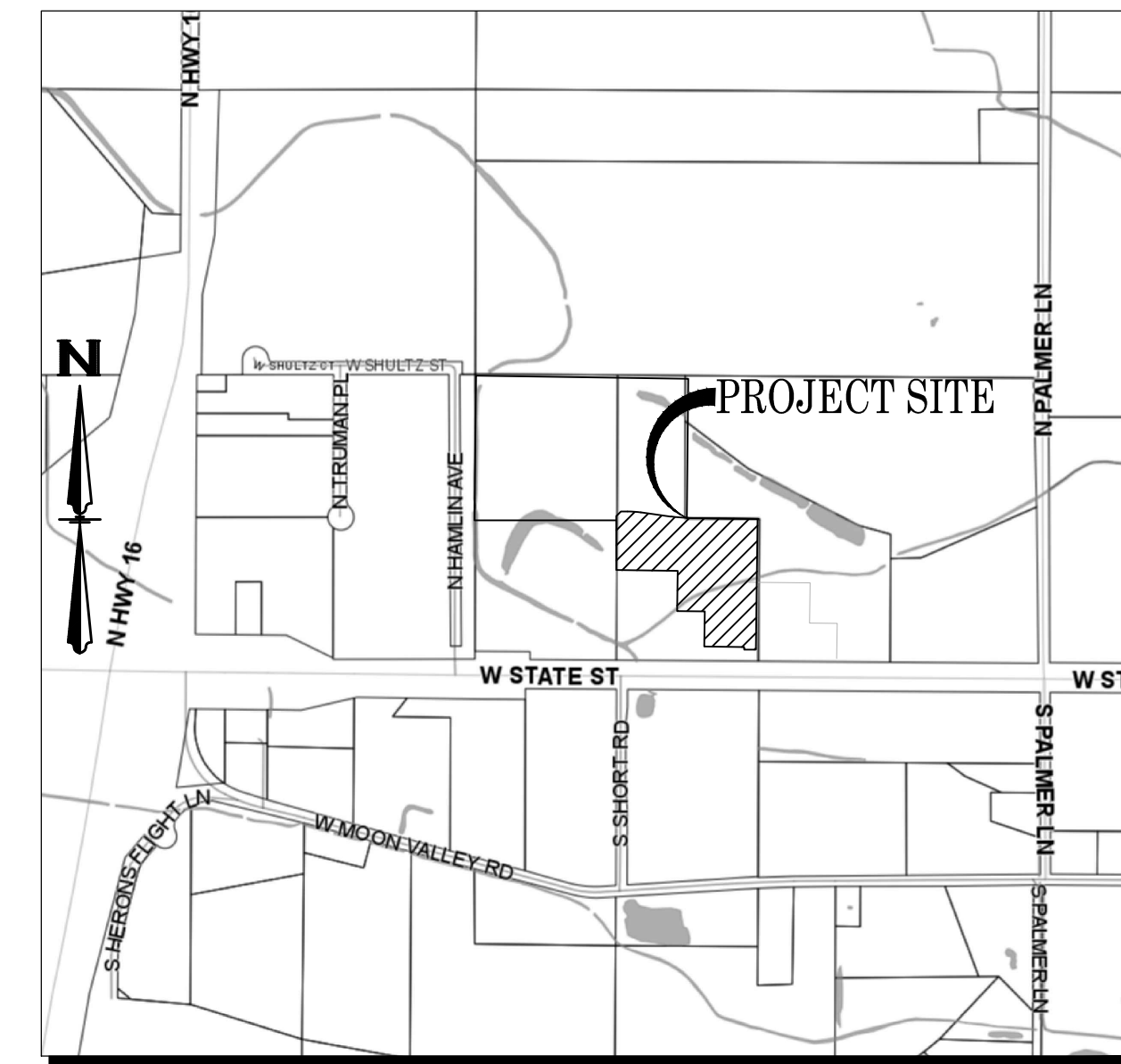
Applicant/Representative Signature

4/17/24

Date

SITE PLAN FOR AMAZON FALLS SUBDIVISION NO. 2

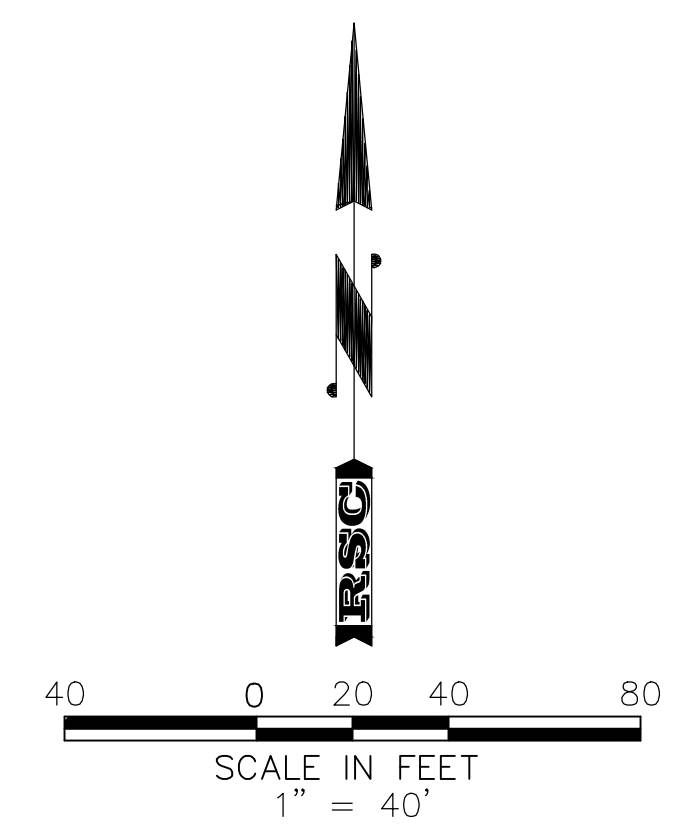
A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 SECTION 10,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2021



VICINITY MAP
1" = 800'

ORIGINAL
MULTI-FAMILY
DWELLING
APPROVED
SITE PLAN 2021

GENERAL DESCRIPTION:
THE DEVELOPMENT CONSISTS OF (94) TWO-STORY TOWNHOME UNITS ON 1 LOT APPROXIMATELY 6.4 ACRES.
ZONING - MU W/DA
APPLICANT:
RAINTREE INVESTMENT CORPORATION
2753 CAMINO CAPISTRANO, A201
SAN CLEMENTE, CA 92672
REPRESENTATIVE:
TAYLOR COOK
RAINTREE INVESTMENT CORP
2753 CAMINO CAPISTRANO, A201
SAN CLEMENTE, CA 92672
RESIDENTIAL PROJECT SUMMARY:
(94) 3 BEDROOM UNITS
MINIMUM SF OF STRUCTURE - 1,513 SF (LIVABLE - 1,277 SF / GARAGE - 236 SF)
MAX BUILDING HEIGHT - 28'
GROSS DENSITY - 14.77 UNITS PER ACRE
MINIMUM PROPERTY SIZE - 1,513 SF (SAME AS ABOVE)
AVG PROPERTY SIZE - 1,513 SF (ALL UNITS ARE SAME SF / HALF ARE REVERSE FLOOR PLANS)
QUALIFIED OPEN SPACE - 2.16 ACRES
UNIT PARKING - 94
GUEST PARKING - 111
BICYCLE PARKING - 9
AMENITIES PROVIDED - SHARED CLUBHOUSE AND FACILITIES WITH AMAZON FALLS PH 1. ADDITIONAL COMMUNITY PARK, BBQ AREA, AND LANDSCAPED COMMUNITY WALK WAYS TO BE BUILT IN PH 2
TYPE OF DWELLING PROPOSED: TOWNHOUSE
NOTE:
1. CONCEPT LAYOUT IS PROVIDED BY MOMENTUM DEVELOPMENT GROUP.
2. EASEMENTS ARE AS SHOWN. SEE ALTA FOR SPECIFIC EASEMENTS.
SETBACKS ARE AS SHOWN PER CONCEPT LAYOUT. PROVIDED BY OTHERS.



Revisions	Date	Description
1		
2		
3		
4		



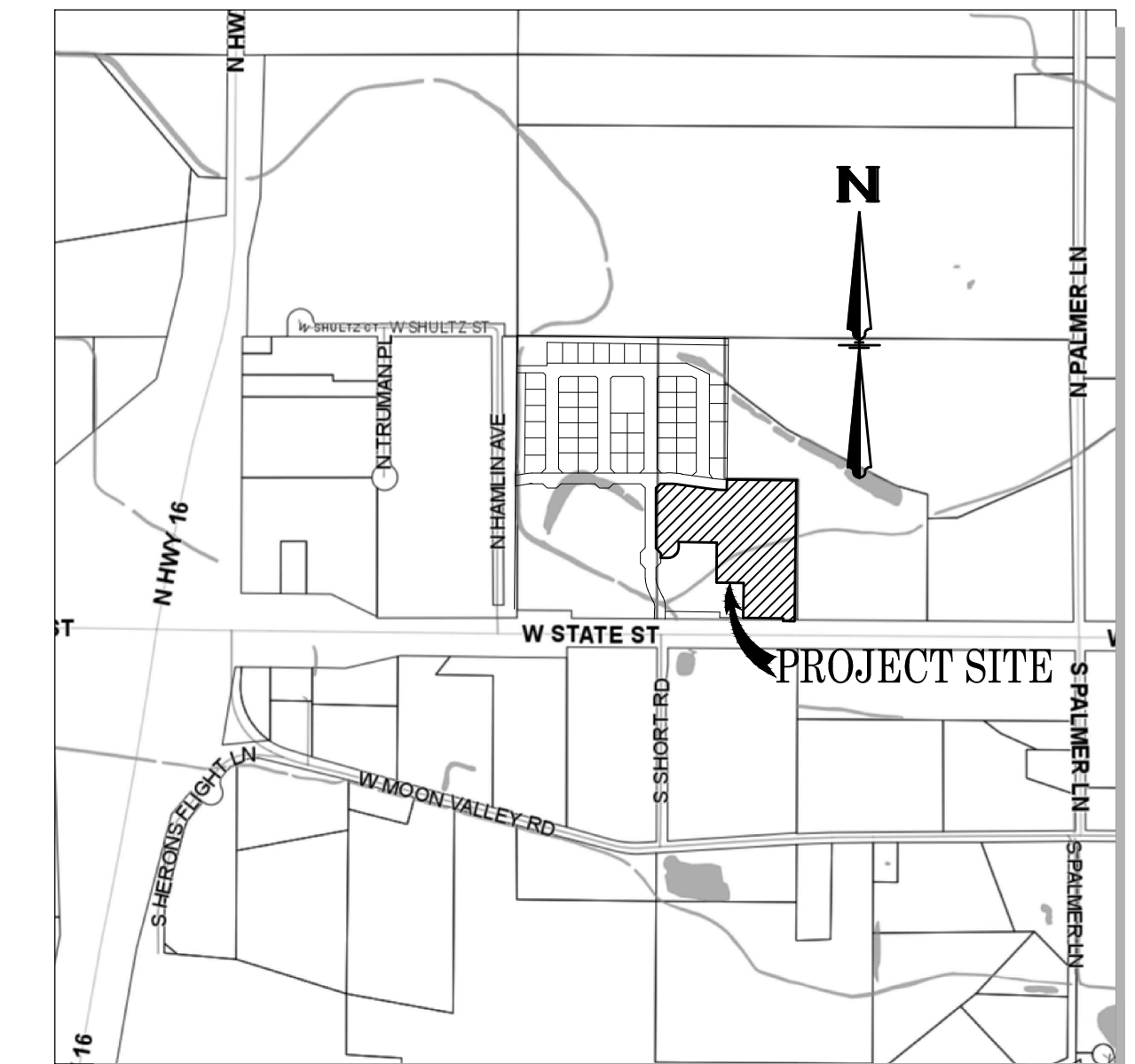
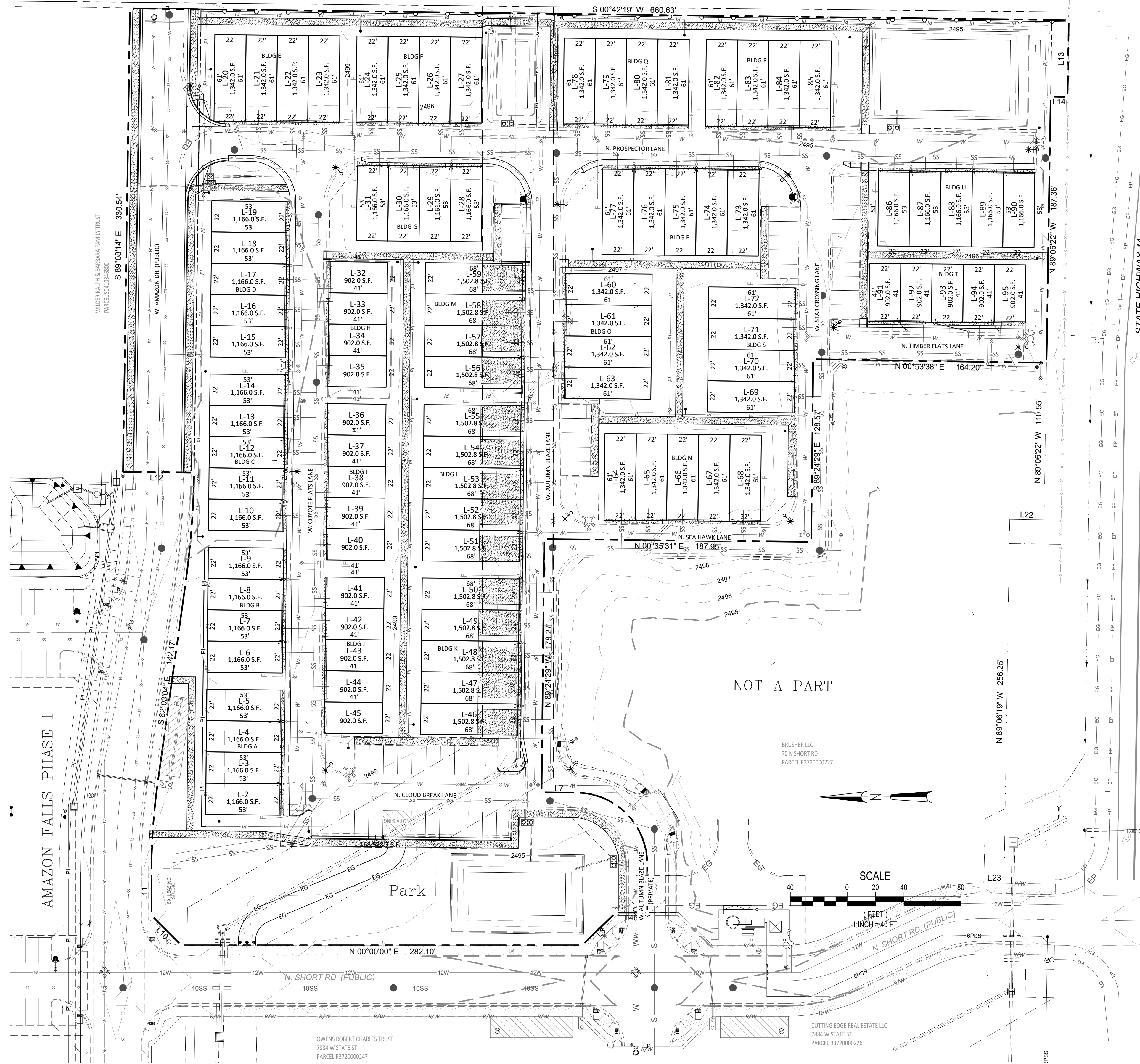
REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

AMAZON FALLS SUBDIVISION NO. 2
SITE PLAN

Project Name	Stamp
Project No. RSC 20-82	
Drawn By: RLC	
Date: 7 May 2021	
Sheet No.	
C1	1 of 1

PRELIMINARY PLAT FOR
AMAZON VILLAS SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 SECTION 10,
 T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
 2024

WILLIAM RALPH & BARBARA FAMILY TRUST
 7320 W STATE ST
 PARCEL 50410346800



NAVD 88 DATUM VICINITY MAP
 1" = 800'

GENERAL LEGEND

---	BOUNDARY LINE
---	LOT LINE
---	ACCESS & SSWD UTILITY EASEMENT
---	ACHD EASEMENT
---	RELOCATED CURB & GUTTER
---	NEW EDGE OF PAVEMENT
---	NEW EDGE OF GRAVEL
---	RELOCATED PRESSURE IRRIGATION
---	NEW FENCING
---	RELOCATED FIRE HYDRANT
---	NEW STREET LIGHT
---	RELOCATED WATER METER CAN
---	EXISTING CURB & GUTTER
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING PRESSURE IRRIGATION
---	WISERVICE
---	EXISTING FIRE SERVICE
---	EXISTING FIRE HYDRANT
---	EXISTING GROUND CONTOUR

DEVELOPMENT FEATURES:

TOTAL ACRES.....	6.51
TOTAL LOTS.....	95
BUILDABLE LOTS.....	94
EXISTING ZONING (ADA COUNTY).....	MU
PROPOSED ZONING (CITY OF STAR).....	MU
MINIMUM LOT SIZE.....	902.0 sq.ft.
AVERAGE LOT SIZE.....	1,220.7 sq.ft.
PERCENT OF SITE/TOTAL COMMON AREA.....	62.7%/4.08 AC
PERCENT OF COMMON AREA/AREA USED FOR DRAINAGE.....	10.3%/0.42 AC
PERCENT OF COMMON AREA/AREA USED FOR UTILITY.....	
INGRESS/EGRESS EASEMENT.....	47.3%/1.93 AC
PERCENT OF SITE & TOTAL USABLE OPEN SPACE.....	26.5%/1.73 AC

COMMON SPACE AREAS: PARK/TOT LOT WALKING PATHS, LANDSCAPE AREAS

SITE DATA:

26-FT DRIVES (PRIVATE):	ALLEY LOADED PRODUCT
N. PROSPECTOR LANE	2-CAR GARAGE
W. COYOTE LANE	33' x 22' x 40' (BLDG'S H,I,J,K,L,M,T) 3-STORY (35')
N. AUTUMN BLAZE LANE	27' x 22' x 52' (BLDG'S A,B,C,D,G,U) 2-STORY (24'-26')
N. CLOUD BREAK LANE	34' x 22' x 60' (BLDG'S E,F,N,O,P,Q,R,S) 2-STORY (24'-26')
N. TIMBER FLATS LANE	MINIMUM BUILDING SEPARATION: 12' 0"

23-FT DRIVES (PRIVATE):

N. STAR CROSSING LANE
N. SEA HAWK LANE

(ALL PRIVATE STREETS ARE FIRE LANE DESIGNATION)

DRIVEWAY LENGTHS
 3-FT (TYPICAL)

- NOTES:**
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THAT TIME.
 - ALL PROPOSED BUILDABLE LOTS WILL BE SERVED WITH CENTRAL WATER AND SEWER BY STAR SEWER AND WATER DISTRICT.
 - IRRIGATION WATER HAS BEEN PROVIDED FROM THE LITTLE PIONEER DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION FOR AMAZON FALLS SUBDIVISION. LOTS WITHIN THE SUBDIVISION WILL ENTITLED TO IRRIGATION RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENT FROM THE PIONEER DITCH COMPANY.
 - THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN DRAINAGE DISTRICT NO. 2 LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2020-140577, RECORDED OF ADA COUNTY, IDAHO.
 - THIS DEVELOPMENT RECOGNIZES SECTION OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURE OPERATION, AGRICULTURE FACILITY OR EXPANSION THEREOF SHALL BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURE ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURE OPERATION, AGRICULTURE FACILITY OR EXPANSION THEREOF.
 - LOT 1 IS SUBJECT TO A BLANKET PUBLIC UTILITIES AND ACCESS EASEMENT.
 - ALL ONSITE LANDSCAPING WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA). LANDSCAPE IRRIGATION SHALL BE BY AMAZON FALLS HOA PUMP STATION VIA SURFACE WATER RIGHTS.
 - STORMWATER SHALL BE RETAINED ONSITE VIA SURFACE/SUBSURFACE STORMWATER MANAGEMENT FACILITIES.
 - THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH STAR CITY CODE.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THE SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OR AS SPECIFICALLY APPROVED BY THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	PIONEER DITCH COMPANY	(208) 459-3617
FIRE	STAR FIRE DISTRICT	(208) 286-7772

OWNER/DEVELOPER TAYLOR COOK RAIN TREE INVESTMENT CORPORATION 787 E. STATE STREET #155 BOISE, ID 83716 (858) 500-6786 tcook@raintree.us.com	LAND SURVEYOR LADD CLUFF, P.L.S. DAVID EVANS AND ASSOCIATES, INC. 9175 W. BLACK EAGLE DRIVE BOISE, ID 83708 (208) 900-9049 ladd.cluff@deainc.com	CIVIL ENGINEER DERRITT KERNER, P.E. DAVID EVANS AND ASSOCIATES, INC. 9175 W. BLACK EAGLE DRIVE BOISE, ID 83708 (208) 900-9049 CONTACT: KEN NGUYEN/JAY WALKER
---	---	---

DAVID EVANS AND ASSOCIATES INC.
 9175 W. Black Eagle Dr
 Boise, ID 83709
 Phone: 208.900.9049

PRELIMINARY PLAT FOR
RAIN TREE INVESTMENT CORPORATION
TAYLOR COOK
AMAZON VILLAS SUBDIVISION

REVIEWED BY: _____ DATE: _____ BY: OK
 NO. DATE REVISION

PROFESSIONAL ENGINEER
 LICENSED
 7887
 1-1-24
 STATE OF IDAHO
 DERRITT KERNER

CHECKED BY: KN
 DESIGNED BY: RLC
 DRAWN BY: RLC

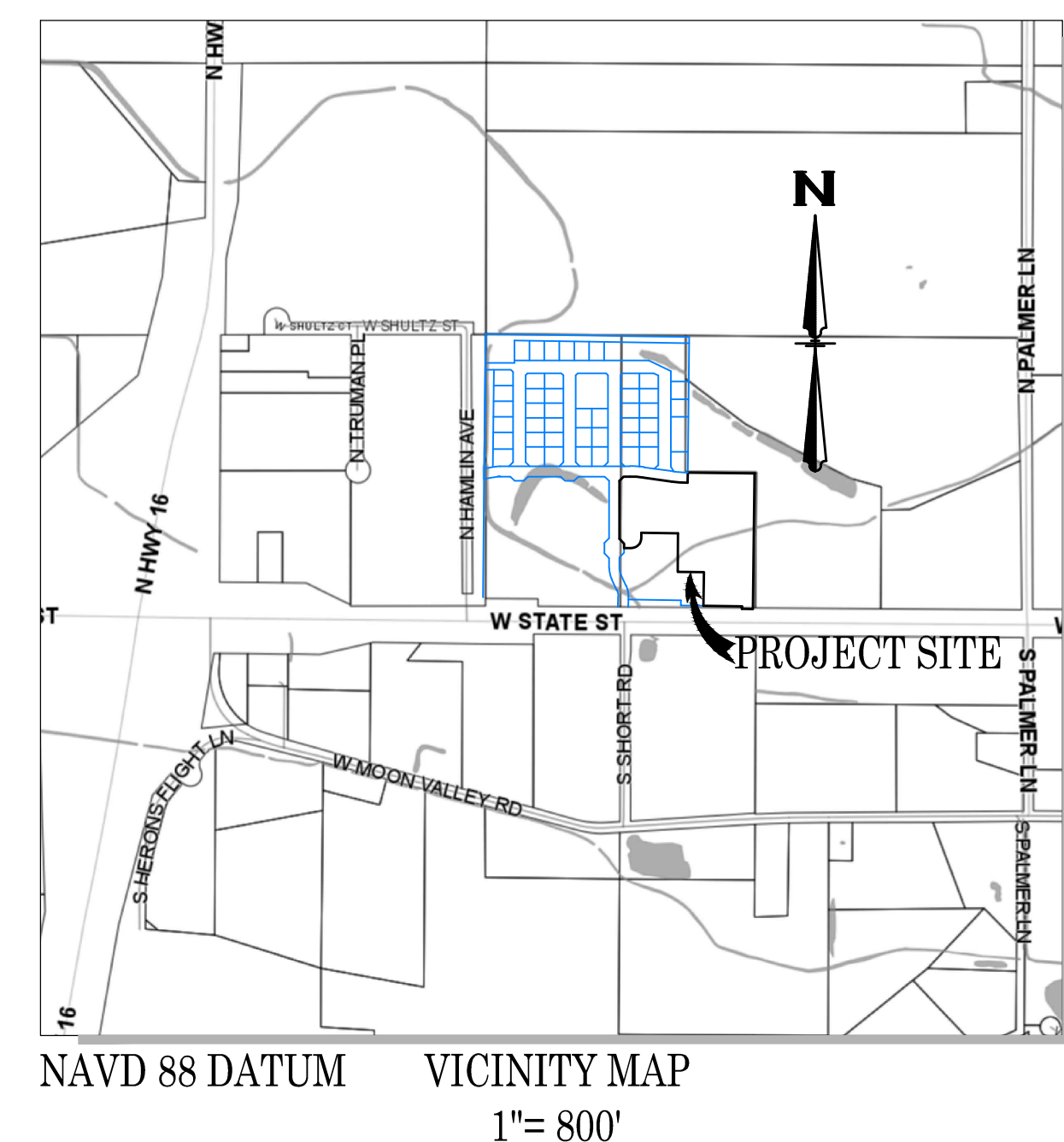
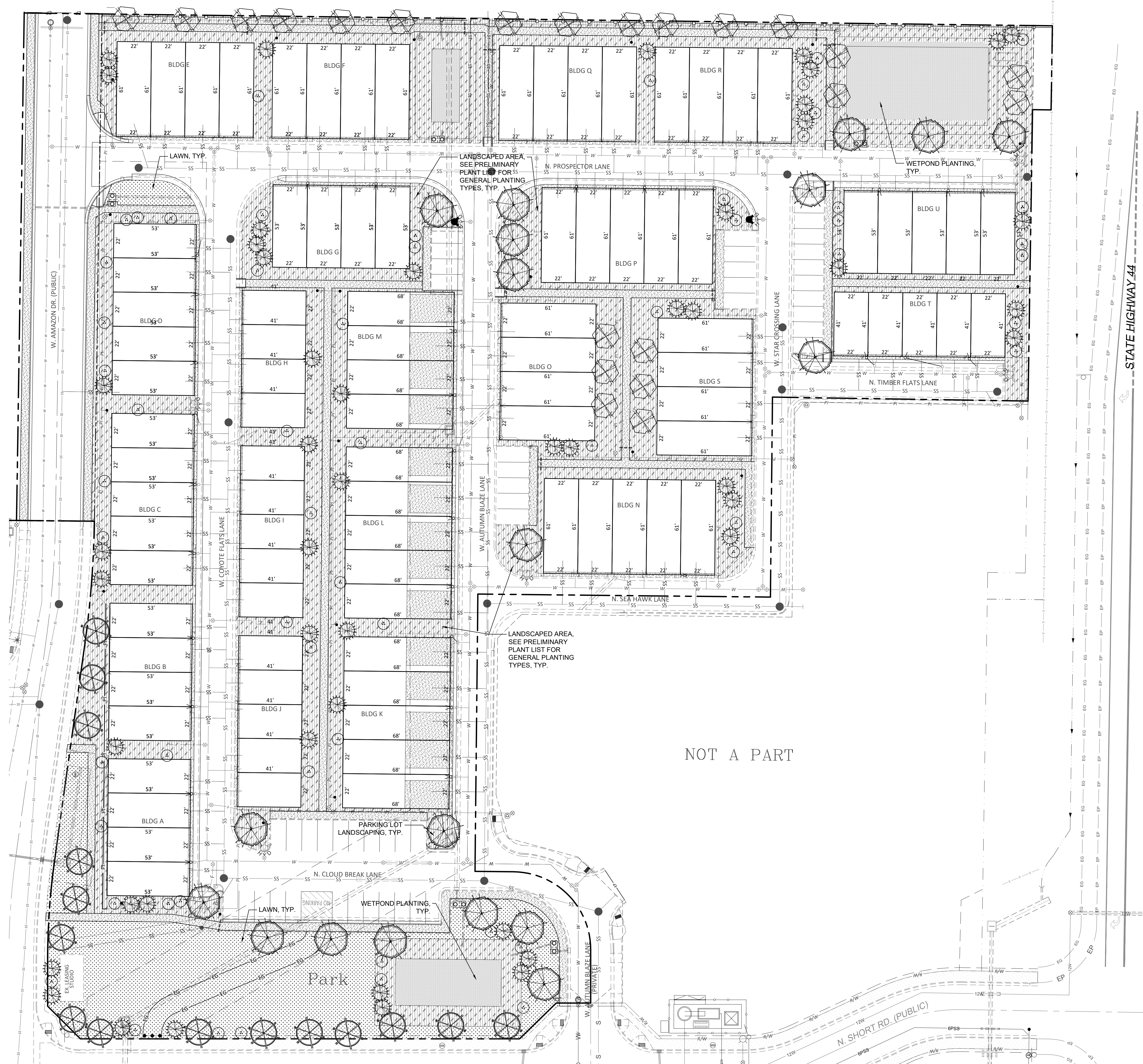
FIRST SUBMITTAL DATE: _____

PROJECT NO. **RTICAVRA-2082**

SHEET NO. 1 OF 1

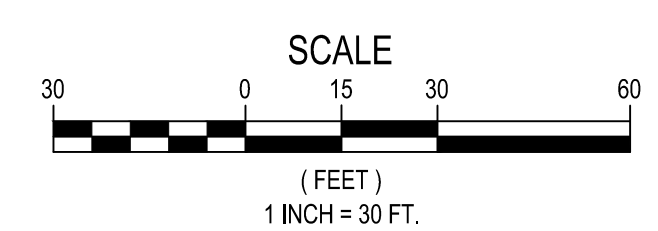
1

Plot Date: 4/10/2024 9:35 PM
 Save Date: 4/10/2024 8:18 PM
 By: John Stalbury
 File: P:\RTRTC\CA\2024\04\06\CAD\SHETS\Landscape\Preliminary\Plan\LA-LP-RTRTC\CA\2024_Prelim_Landscape.dwg



LANDSCAPE GENERAL NOTES

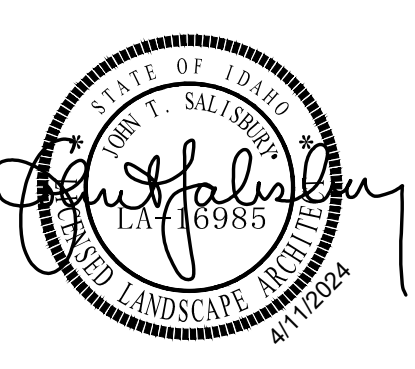
1. ALL ALTERATIONS TO THESE DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE AND RECORDED ON "AS BUILT" DRAWINGS BY THE CONTRACTOR.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
3. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
5. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE PROJECT REPRESENTATIVE.
6. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE PROJECT REPRESENTATIVE.
7. ALL LAWN TURF AREAS SHALL RECEIVE FOUR INCHES (4") OF TOPSOIL PRIOR TO PLANTING. ALL SHRUB, GROUNDCOVER, AND PERENNIAL BEDS SHALL RECEIVE FOUR INCHES (4") OF TOPSOIL PRIOR TO PLANTING.
 SUBMIT TOPSOIL REPORT PREPARED BY A QUALIFIED SOIL TESTING LABORATORY PRIOR TO SOIL PLACEMENT. TOPSOIL SHALL MEET THE FOLLOWING MECHANICAL ANALYSIS:
 SAND (0.05 - 2.0 MM DIA.) 20 - 70%
 CLAY (0.002 - 0.05 MM DIA.) 20 - 70%
 THE MAX. RETAINED ON A #10 SIEVE WILL BE 15 PERCENT. THE TOPSOIL SHALL MEET THE FOLLOWING ANALYSIS CRITERIA:
 PH RANGE OF 5.5 TO 8.2, A MIN. OF 4% AND MAX. OF 8% ORGANIC MATTER CONTENT AND FREE OF STONES 3/4" OR LARGER. SOLUBLE SALTS <2 DS/M OR MMHO/CM AND SODIUM ABSORPTION RATION (SAR) <6.
8. ALL TREE RINGS AND PLANT BEDS TO RECEIVE MULCH AS SPECIFIED IN THE LANDSCAPE SCHEDULE.
9. ALL LANDSCAPED AREAS TO RECEIVE IRRIGATION VIA FULLY AUTOMATED UNDERGROUND IRRIGATION SYSTEM.



DAVID EVANS AND ASSOCIATES INC.
 9175 W. Black Eagle Dr
 Boise, ID 83709
 Phone: 208.900.9049

PRELIMINARY PLAT FOR
 RAIN TREE INVESTMENT CORPORATION
 TAYLOR COOK
 AMAZON VILLAS SUBDIVISION
 PRELIMINARY LANDSCAPE PLAN
 IDAHO
 PAYETTE

DATE: SSCP64 BY: CK
 NO. DATE REVISION
 REVIEWED BY: SSCP63



CHECKED BY: XX
 DESIGNED BY: JTS
 DRAWN BY: JTS
 FIRST SUBMITTAL DATE: 10/10/20
 PROJECT NO. 00000000-0001
 SHEET NO. 1 OF 3
L1

PRELIMINARY PLANT LIST

PRELIMINARY PLANTS LISTED REPRESENT THE GENERAL TYPES OF PLANT MATERIAL PROPOSED. PLANTS SELECTED ARE TOLERANT OF LOWER WATER USE AND ARE NATIVE/NATURALIZED TO THE REGION. TREE SPECIES HAVE BEEN SELECTED FROM APPROVED TREE LIST NOTED IN THE CURRENT EDITION OF THE TREASURE VALLEY TREE SELECTION GUIDE

PLANT QUANTITIES AND SPECIFIC TREE, SHRUB AND GROUNDCOVER LOCATIONS WILL BE SHOWN ON FINAL LANDSCAPE PLANS

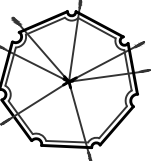
DECIDUOUS TREES



TREE SIMILAR TO THE FOLLOWING (2" CAL)

- ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE MAPLE
- ACER RUBRUM VARIETIES / RED MAPLE
- ACER TRUNCATUM 'KEITHSFORM' / NORWEGIAN SUNSET MAPLE
- CARPINUS BETULUS / HORNBEAM
- PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE
- PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE FLOWERING PEAR
- QUERCUS SP. / OAK TREE
- ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA

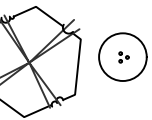
PARKING AREA TREE



TREES SIMILAR TO THE FOLLOWING (2" CAL)

- ACER FREEMANII / FREEMANII MAPLE
- ACER RUBRUM 'SCARSEN' OR 'KARPICK' / RED MAPLE VARIETIES
- ACER TRUNCATUM X A. PLAT. 'WARRENRED' / PACIFIC SUNSET MAPLE
- PYRUS CALLERYANA / FLOWERING PEAR
- ULMUS 'FRONTIER' / FRONTIER ELM

DECIDUOUS ACCENT/PERIMETER TREES



SINGLE STEM: 2" CAL
MULTI STEM: 6" HT

- ACER GRISEUM / PAPERBARK MAPLE
- AMELANCHIER GRANDIFORA / SERVICEBERRY
- CANADA RED CHOKECHERRY / CANADA RED CHOKECHERRY
- CARPINUS CAROLINIANA/AMERICAN HORNBEAM
- CERCIS CANADENSIS - CLUMP / EASTERN REDBUD
- CORNUS EDDIE'S WHITE WONDER/EDDIES WHITE WONDER DOGWOOD
- COTINUS COGGYGRIA/SMOKE TREE
- MALUS 'PRAIRIFIRE' / PRAIRIFIRE FLOWERING CRABAPPLE
- PRUNUS SARGENTII 'COLUMNARIS' / COLUMNAR SARGENT CHERRY
- SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC

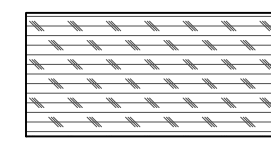
CONIFEROUS TREES



6' HEIGHT

- ABIES CONCOLOR / WHITE FIR
- CALOEDRUS DECURRENS / INCENSE CEDAR
- CHAMAECYPARIS NOOTKATENSIS / ALASKAN YELLOW CEDAR
- JUNIPERUS SCOPULORUM / UPRIGHT JUNIPER
- PICEA GLAUCA / WHITE SPRUCE
- PINUS FLEXILIS / LIMBER PINE
- PINUS NIGRA / AUSTRIAN BLACK PINE
- THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE

SHRUBS / PERENNIALS / GROUNDCOVERS



SHRUB / GROUNDCOVER PALETTE - GENERAL ACCENT PLANTINGS, PARKING AREA PERIMETER AND SCREENING (TO PROVIDE A VISUAL BUFFER BETWEEN BUILDINGS AND/OR ROADWAYS)

SHRUB PALETTE - EVERGREEN ACCENT SHRUBS (SMALL TO MEDIUM SIZE - 3' MAX.) 2 GAL. CONT.

- BUXUS 'GREEN VELVET' / GREEN VELVET BOXWOOD
- JUNIPERUS SPECIES / LOW GROWING JUNIPERS
- JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER
- PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN LAUREL

SHRUB PALETTE - DECIDUOUS ACCENT SHRUBS (SMALL TO MEDIUM SIZE - 3' MAX.) 2 GAL. CONT.

- BERBERIS THUNBERGII 'CRIMSON PYGMY' / BARBERRY
- BUDDLEIA DAVIDII 'BLUE CHIP' / BLUE CHIP BUTTERFLY BUSH
- CARYOPTERIS X CLANDONENSIS 'FIRST CHOICE' / FIRST CHOICE BLUE MIST SPIREA
- POTENTILLA FRUTICOSA 'MONSIDH' FROSTY® / WHITE SHRUBBY CINQUEFOIL
- SPIRAEA BUMALDA 'GOLDFLAME' / GOLDFLAME SPIRAEA

SHRUB PALETTE - DECIDUOUS SHRUBS (MEDIUM TO LARGE SIZE - 3' TO 8' HT.) 2 GAL. CONT.

- CORNUS ALBA 'BAILHALO' / IVORY HALO DOGWOOD
- EUONYMUS ALATA COMPACTA / DWARF BURNING BUSH
- HYDRANGEA ARB. INVINCIBELLE LIMETTA® / SMOOTH HYDRANGEA
- RHAMNUS FRANGULA 'FINE LINE' / FINE LINE BUCKTHORN
- RHUS TYPHINA 'TIGER EYES' / GOLD LEAVED SUMAC
- SAMBUCUS RACEMOSA 'LEMONY LACE' / LEMONY LACE ELDERBERRY

ORNAMENTAL GRASSES 1 GAL. CONT.

- CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER' / KARL FOERSTER FEATHER GRASS
- FESTUCA IDAHOENSIS / IDAHO BLUE FESCUE
- HELICTOTRICHON SEMPERVIRENS/BLUE OAT GRASS
- MISCANTHUS SINENSIS 'COSMOPOLITAN' / COSMOPOLITAN GRASS
- MISCANTHUS SINENSIS 'GRACILLIMUS' / SLENDER MAIDEN GRASS
- PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS

PERENNIALS 1 GAL. CONT.

- GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES
- LAVANDULA X INTERMEDIA 'GROS BLEU' / GROS BLEU LAVENDER
- PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE

GROUNDCOVERS 1 GAL. CONT.

- ARONIA MELANOCARPA 'GROUND HUG' / G. H. SPREADING CHOKEBERRY
- JUNIPERUS SABINA 'BUFFALO' / BUFFALO SPREADING JUNIPER
- PRUNUS BESSEYII 'PAWNEE BUTTES' / PAWNEE BUTTES SAND CHERRY
- RHUS AROMATICA 'GROW LOW' / GROW LOW SUMAC

INERT GROUNDCOVERS / MULCH

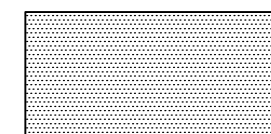
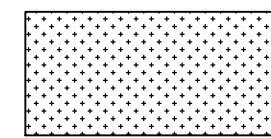
- STONE COVER QUARRIES, FLAGSTONE CHIPS, MEDIUM, 1 - 2" (DRIVEWAY PLANTERS)
- WOOD MULCH, MEDIUM, BROWN - FRONT YARD PLANTER BEDS

LAWN / TURF

LOW MAINTENANCE SEED (LOW WATER USE)

STORMWATER / WET POND

SEED MIX AND/OR EMERGENT PLANTINGS



DATE: SSCP64	BY: CK
REVIEWED BY: SSCP63	NO. DATE REVISION



PLANTING NOTES AND DETAILS

GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY OWNER OF DISCREPANCIES, BETWEEN PLANS AND ACTUAL FIELD CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS RESULTING FROM THEIR WORK. REPAIRS SHALL BE MADE AT NO EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION, AND SHALL KEEP THE OWNER INFORMED OF PROGRESS OF WORK THROUGHOUT CONSTRUCTION.
- SITE VISITS BY THE LANDSCAPE ARCHITECT TO INSPECT PROGRESS OF WORK AND ITS CONFORMANCE WITH THE PLANS SHALL BE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- EXECUTE PERIODIC CLEANINGS OF THE SITE THROUGHOUT THE CONTRACT PERIOD TO REMOVE WASTE MATERIALS, RUBBISH, PLANT CONTAINERS RESULTING FROM THEIR WORK.
- WRITTEN DIMENSIONS SUPERSEDE SCALED DISTANCES. DIMENSIONS ARE TAKEN FROM THE BACK OF CURB, FACE OF BUILDING OR FACE OF FENCE.
- REFER TO COMPLETE PROJECT PLAN SETS FOR RELATED DISCIPLINES INCLUDING SITE PLAN, GRADING & UTILITY INFORMATION, AS APPLICABLE.
- CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER APPLICABLE TRADES, AS NECESSARY.
- QUALITY ASSURANCE
- WORK SHALL BE INSTALLED IN CONFORMANCE WITH APPLICABLE LOCAL CODES AND ORDINANCES
- PLANTING SHALL BE PERFORMED BY A LICENSED AND BONDED CONTRACTOR
- CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND PAY REQUIRED FEES.
- CHEMICAL APPLICATIONS SHALL BE APPLIED BY LICENSED APPLICATOR.
- LATEST ISSUE OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN SHALL BE USED TO GRADE NURSERY STOCK, ANSI Z60.1
- PLANT NOMENCLATURE SHALL CONFORM TO THAT USED IN NEW SUNSET WESTERN GARDEN BOOK CURRENT EDITION. NAMES AND VARIETIES NOT LISTED IN THIS REFERENCE SHALL BE THOSE MOST COMMONLY USED IN THE NURSERY TRADE.
- PRODUCT CONDITIONS
- PLANT DURING PERIODS NORMAL FOR OPTIMUM PLANT GROWTH, AS DETERMINED BY SEASON, WEATHER CONDITIONS, AND ACCEPTED PRACTICE. IF CONTRACTOR CHOOSES TO PERFORM PLANTING OPERATIONS UNDER UNREASONABLE CONDITIONS, THEY WILL DO SO WITHOUT ADDITIONAL COMPENSATION TO THE CONTRACTOR AND THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY SUBSEQUENT RESULTING LOSSES
- SEQUENCING & SCHEDULING
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH OTHER SITE CONTRACTORS AND OWNERS REPRESENTATIVE TO DEVELOP A SCHEDULE FOR LANDSCAPE INSTALLATION
- COORDINATE WITH EARTHWORK CONTRACTOR TO ESTABLISH APPROPRIATE SUBGRADE ELEVATIONS AS REQUIRED BY PLANTING SOIL AND MULCH DEPTHS SPECIFIED HEREIN AND ON THE DRAWINGS.
- PRODUCTS:
- PLANTS
- PROVIDE PLANTS AS INDICATED ON DRAWINGS.
- PLANT SUBSTITUTIONS SHALL BE APPROVED PRIOR TO DELIVERY TO THE SITE.
- QUANTITIES SHOWN ON DRAWINGS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR TOTAL NUMBER OF PLANTS REPRESENTED GRAPHICALLY OR BY CALCULATION.
- CONDITION: ALL PLANTS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:
 - NURSERY GROWN, UNLESS OTHERWISE SPECIFIED.
 - SUPPLIED IN APPROPRIATE CONTAINER, BALLED OR BURLAPPED, OR BARE ROOT AS SPECIFIED ON DRAWINGS.
 - IN VIGOROUS GROWING CONDITION WITH FULL FOLIAGE AND FULLY, SYMMETRICALLY BRANCHED TYPICALLY REPRESENTATIVE OF THE SPECIES
 - PLANTS SHALL MEET GOVERNING REGULATIONS CONCERNING PESTS, WEEDS AND DISEASE & SHALL BE FREE FROM ALL PESTS, DISEASES & WEEDS.
 - FULLY AND COMPLETELY ROOTED, BUT NOT ROOTBOUND.
 - PLANT GRADING SHALL CONFORM TO ANSI Z60.1
- STREET TREES: UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
- OVERSIZED PLANTS: PLANTS LARGER THAN SPECIFIED SIZE MAY BE USED PROVIDING HEIGHT, SPREAD, CALIPER, AND ROOT BALL DIMENSIONS CONFORM TO ANSI Z60.1.
- PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT TIME OF DELIVERY. REJECTED PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.

SOILS AND COMPOST

SOIL MIX FOR PLANT PIT BACKFILL

- 2-WAY TOPSOIL TO BE APPROVED BY OWNER'S REPRESENTATIVE. TOPSOIL SHALL BE 50% COMPOST AND 50% SAND, SANDY LOAM OR SILTY SAND AND SHALL MEET THE FOLLOWING SPECIFICATIONS

SCREEN SIZE (APPROXIMATE PARTICLE SIZE)	7/16" MAXIMUM
TOTAL NITROGEN	25% MINIMUM
ORGANIC MATTER	10% MINIMUM
PH RANGE	5.5-8.0
CONDUCTIVITY	4 MMHOS/CM MAXIMUM

TOPSOIL MUST BE FREE OF VIABLE PLANTS, PLANT PARTS, OR SEEDS.

STRUCTURAL SOIL FOR STREET TREES ALONG CANTERWOOD BLVD.

- CU STRUCTURAL SOIL SUPPLIED BY PACIFIC TOPSOILS, INC., OR APPROVED EQUAL.

TOPSOIL TYPE A

- TOPSOIL TYPE A SHALL BE COMPOSED OF A THREE-WAY MIX CONSISTING BY VOLUME OF:

- 3 PARTS SOIL
- 3 PARTS 5/8-INCH COMPOST
- 1 PART SAND

SOIL IS CLASSIFIED AS GRAVELLY SAND, WELL-GRADED SAND, POORLY GRADED SAND, OR SILT SAND.

COMPOST SHALL BE A WEED FREE, WELL DECOMPOSED, HUMUS-LIKE MATERIAL DERIVED FROM THE DECOMPOSITION OF GRASS CLIPPINGS, LEAVES, BRANCHES, WOOD AND OTHER ORGANIC MATERIALS. COMPOSTS CONTAINING SHAVINGS, CEDAR SAWDUST, OR STRAW WILL NOT BE PERMITTED. COMPOST SHALL BE PRODUCED AT A PERMITTED SOLID WASTE COMPOSTING FACILITY.

SAND SHALL CONSIST OF 100 PERCENT PASSING THE 3/8-INCH SIEVE, MINIMUM 95 PERCENT PASSING THE #4 SIEVE, AND MAXIMUM OF 5 PERCENT PASSING THE #100 SIEVE.

COMPOST

- COMPOST SHALL BE THE RESULT OF THE BIOLOGICAL DEGRADATION AND TRANSFORMATION OF PLANT DERIVED MATERIALS UNDER CONTROLLED CONDITIONS TO PROMOTE AEROBIC DECOMPOSITION. COMPOST SHALL BE STABLE WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. COMPOST SHALL BE MATURE WITH REGARD TO ITS SUITABILITY FOR SERVING AS A SOIL AMENDMENT. THE COMPOST SHALL HAVE A MOISTURE CONTENT THAT HAS NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING THE MATERIAL.

SCREEN SIZE (APPROXIMATE PARTICLE SIZE)	7/16" MAXIMUM
MATURITY MEASURE	GREATER THAN 80%
TOTAL NITROGEN	5% MINIMUM
MINIMUM ORGANIC MATTER	40%
PH RANGE	6.0-8.5
FOREIGN MATTER BY DRY WEIGHT	0.5% MAXIMUM
SOLUBLE SALT CONTENT	LESS THAN 3 MMHOS/CM MAXIMUM
STABILITY	7 OR BELOW

TOPSOIL AND COMPOST SHALL BE TESTED BY THE SUPPLIER WITHIN 90 DAYS OF APPLICATION USING THE SEAL OF TESTING ASSURANCE (STA) PROTOCOL TO MEET THE REQUIREMENTS OF THE US COMPOSTING COUNCIL.

FERTILIZER

- TREES, SHRUBS AND GROUND COVER:
- TOPDRESSING FERTILIZER IN SHRUB BED SHALL BE APPLIED ONLY AS REQUIRED BY RESULTS OF SOIL TESTING FOR PLANT FERTILITY
- SLOW RELEASE OSMOCOTE WITH 6 MONTH MINIMUM LIFE, OR EQUAL

MULCH

- MULCH SHALL BE SPECIFIED COMPOST

ROOT BARRIER

- ROOT BARRIER SHALL BE DEEP ROOT UB 24-2 BY DEEP ROOT, TREE ROOT GUIDE RS-40 BY ROOT SOLUTIONS, ROOT BARRIER PANEL EP-1250 BY NDS, OR APPROVED EQUAL. WIDTH OF ROOT BARRIER SHALL BE 15 FEET LONG CENTERED ON TREE AND SHALL BE 2" DEEP MIN.

PROCEDURES:

- EXAMINATION
- EXAMINE SITE AND VERIFY THAT LINES, LEVELS, GRADES ARE ACCEPTABLE AND CONDITION OF EXISTING SOIL IS READY TO RECEIVE WORK
 - START OF WORK SHALL INDICATE CONTRACTOR'S ACCEPTANCE OF EXISTING CONDITIONS.

SOIL PREPARATION

- SHRUB BED:
- PRIOR TO PLACING SOIL MIX, SCARIFY SUBGRADE IN TWO DIRECTIONS AND THOROUGHLY LOOSEN TO A DEPTH OF 2 INCHES.
 - REMOVE ROCKS, DEBRIS AND PLANT ROOTS/DEBRIS FROM PLANT MATERIAL THAT HAS BEEN REMOVED FROM BED.
 - PLACE 6 INCHES OF SOIL MIX ON SUBGRADE AND THOROUGHLY TILL INTO SCARIFIED SOIL TO A TOTAL DEPTH OF 12 INCHES.

FINE GRADING

- RESTORE AREAS AROUND NEW TREE PLANTING TO ORIGINAL CONDITION. RAKE AREA SMOOTH.

TREE & SHRUB PLANTING

- EXCAVATE PLANT PITS TO SIZES INDICATED ON DRAWINGS.
- DO NOT PLANT UNTIL DIRECTION CONCERNING POSITIVE DRAINAGE IS GIVEN BY GENERAL CONTRACTOR.
- FERTILIZE PLANT PITS AT PLANTING WITH AGRIFORM TABLETS, 20-10-5, OR EQUAL. APPLICATION RATE SHALL BE PER MANUFACTURER'S INSTRUCTION.
- SET PLUMB FACE FOR BEST APPEARANCE. SET SO ROOT CROWN WILL SETTLE TO APPROPRIATE LEVEL RELATED TO SURROUNDING FINISHED GRADES AFTER SETTLING HAS OCCURRED.
- WATERING: CONSTRUCT WATER BASINS AND THOROUGHLY WATER PLANTS IMMEDIATELY AFTER PLANTING.
- RESTORE FINISHED GRADES BY HAND RAKING. LEAVE WATER BASINS IN PLACE.
- PLACE SPECIFIED MULCH AND HAND RAKE SMOOTH
- FERTILIZE BY TOPDRESSING NEW SHRUB AND TREE PLANTING, WITH PROFESSIONAL'S CHOICE - THE STARTER 4-2-2, OR EQUAL APPLICATION RATE SHALL BE PER MANUFACTURER'S INSTRUCTION
- STAKE TREES AS INDICATED IN DETAILS.
- GROUND COVER PLANTING SHALL BEGIN AT THE FOLLOWING DISTANCES FROM OTHER SITE ELEMENTS: 12" FROM DRIFLINE OF CONIFERS, 24" FROM TRUNK OF DECIDUOUS TREE, 18" FROM OUTER BRANCHES OF SHRUBS, 18" FROM ADJACENT HARD SURFACES

MULCHING

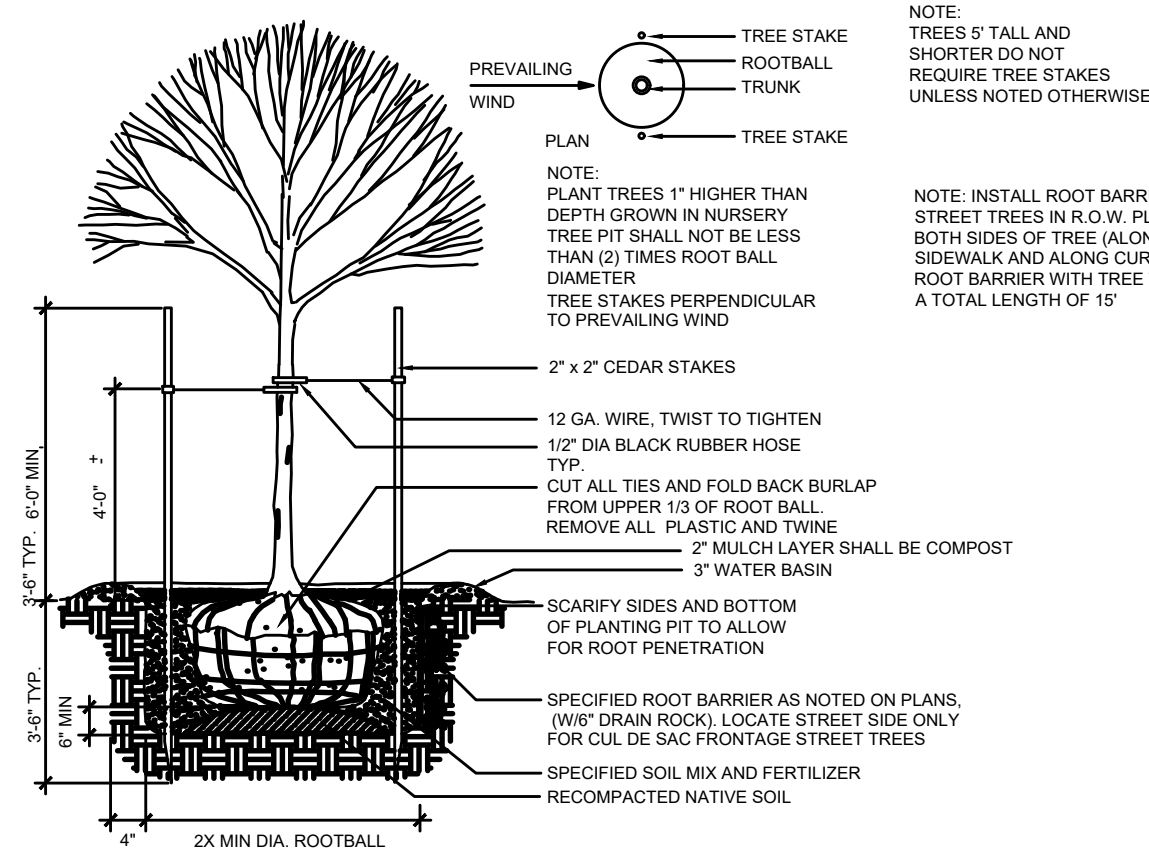
- APPLY MULCH (DEPTH PER DETAIL) OF SPECIFIED MULCH TO FINISHED GRADE IN ALL SHRUB AND GROUND COVER BEDS.
- THOROUGHLY WATER MULCHED AREAS TO ENSURE MOISTURE PENETRATION TO THE SOIL.

PERIMETER BUFFER PLANTING NOTES

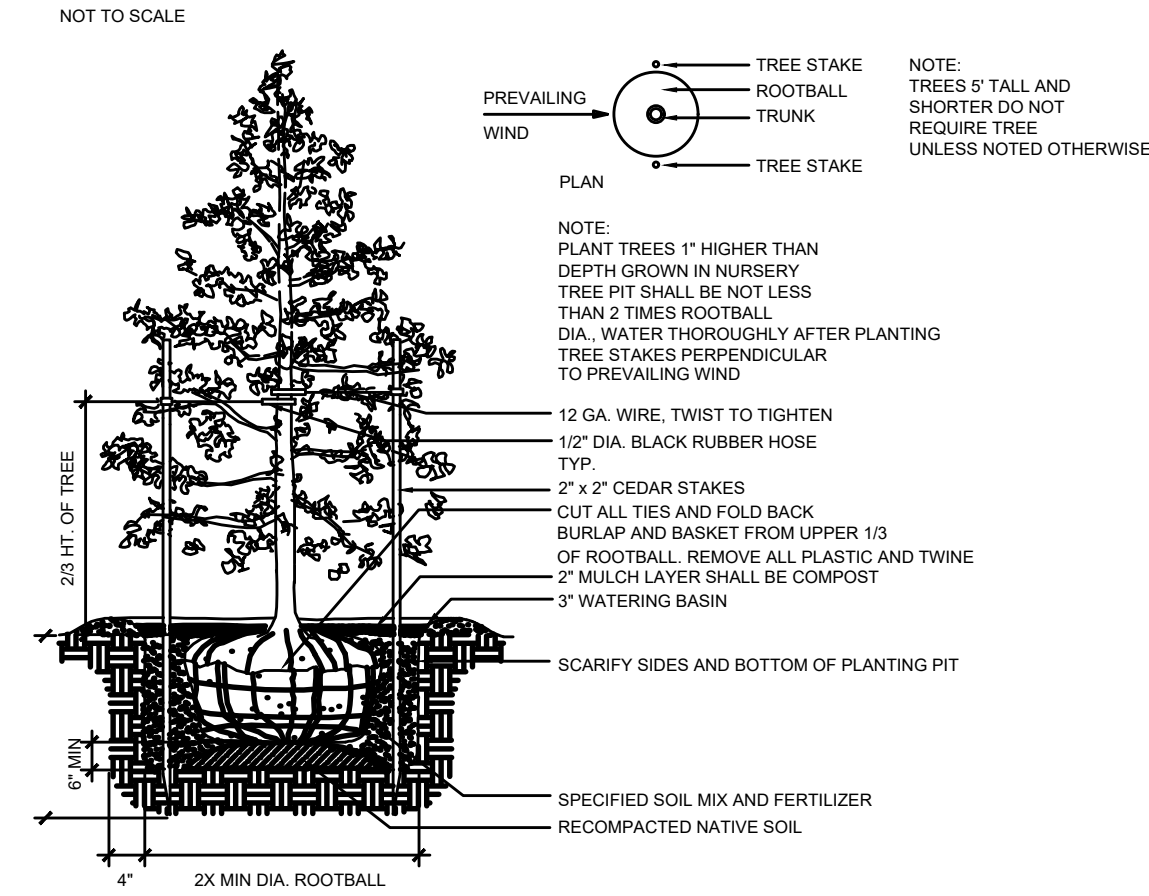
- WITHIN ENHANCED CORRIDOR AND PERIMETER BUFFERS GRUB WHERE TREES HAVE BEEN REMOVED. REMOVE AND DISPOSE OF ALL DEBRIS FROM VEGETATION REMOVAL.
- REMOVE INVASIVE WEEDS IN AREAS TO RECEIVE NEW PLANTING AT TIME OF PLANTING. LANDSCAPE/MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING INVASIVE PLANT REMOVAL TO AVOID COMPETITION WITH NEW PLANTINGS DURING PLANT ESTABLISHMENT.
- LANDSCAPE/MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCCESS OF ENHANCED CORRIDOR AND PERIMETER BUFFER PLANTINGS. THIS SHALL INCLUDE AND IS NOT LIMITED TO SUFFICIENT WATERING OF PLANTINGS AND MULCH APPLICATION.
- CUT STUMPS TO GRADE AND LEAVE IN PLACE.
- PLACE 6" MINIMUM OF TOPSOIL (DEEPER AS REQUIRED) TO LEAVE A SMOOTH, CONTINUOUS FINISH GRADE.
- TILL TOPSOIL INTO SUBGRADE TO AN APPROXIMATE TOTAL DEPTH OF 12"
- WHERE TREES AND UNDERSTORY ARE REMAINING IN THE BUFFER, CONTRACTOR SHALL ADJUST PLANTING AS NEEDED TO AVOID DAMAGE TO EXISTING TREES TO REMAIN.
- TREES SHALL NOT BE PLANTED WITHIN UTILITY EASEMENTS NOR 5' FROM UTILITIES.
- DO NOT PLANT TREES WITHIN 5' OF ANY WALLS OR PROPERTY LINE FENCES.

INSPECTION, GUARANTEE & MAINTENANCE

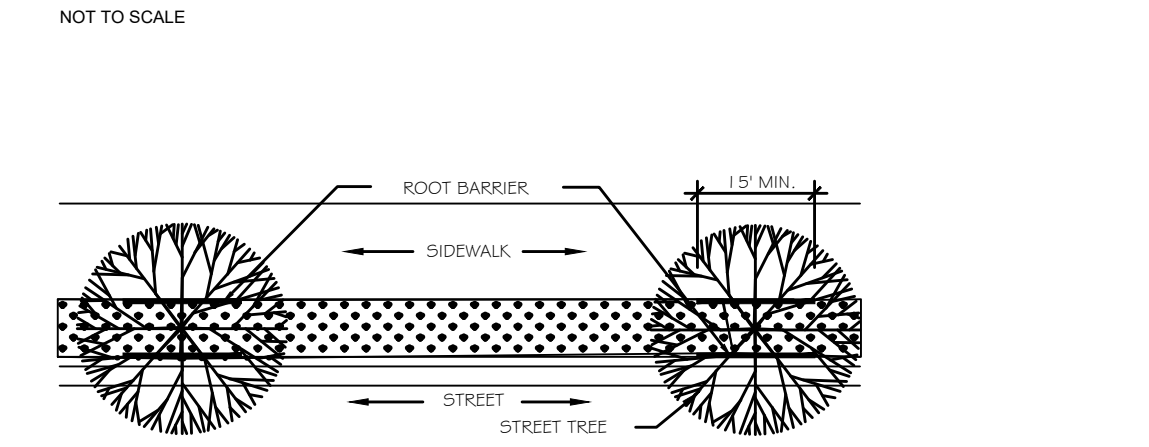
- KEEP AREAS OF WORK CLEAN, NEAT AND ORDERLY WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES OR OTHER PROBLEMS SHALL BE RESOLVED AT THIS TIME.
- MAINTENANCE PERIOD SHALL BEGIN UPON INSPECTION AND APPROVAL BY OWNER'S REPRESENTATIVE, AND SHALL BE FOR 120 CALENDAR DAYS.
- MAINTENANCE OF NEW PLANTING SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, RESETTLING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORATION OF THE PLANTING SAUCER, AND FURNISHING AND APPLYING SUCH SPRAYS AND INVIGORANTS AS ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASE AND IN THRIVING CONDITION.
- PLANT MATERIAL SHALL BE IN THRIVING CONDITION ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- REPLACE NEW PLANT MATERIAL WHICH HAS LOST 30% OR MORE OF THEIR NORMAL FOLIAGE.



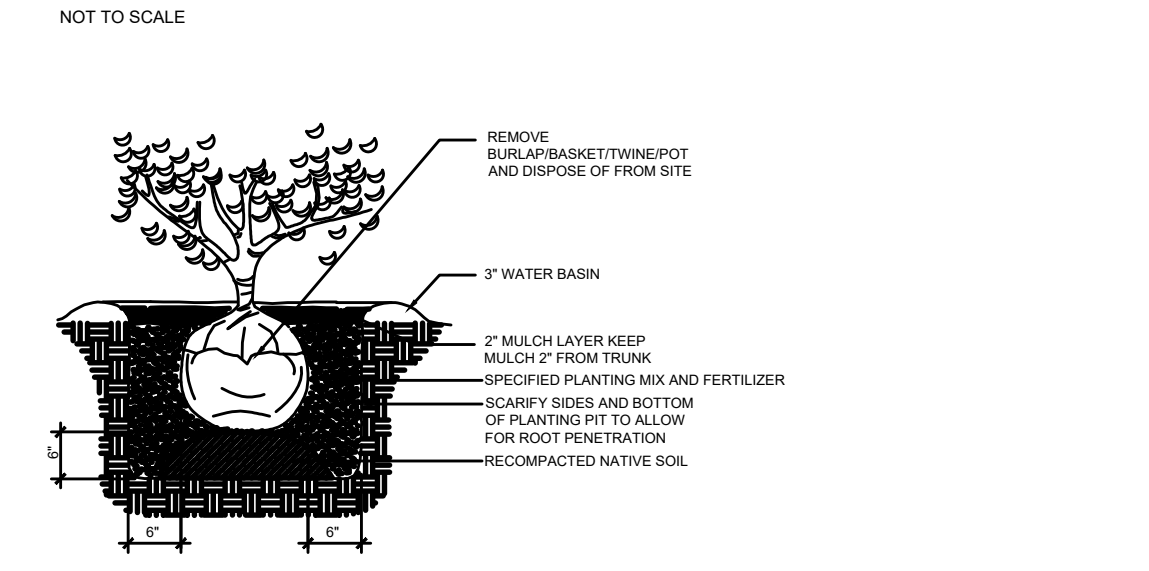
TYPICAL DECIDUOUS/BROADLEAF TREE PLANTING



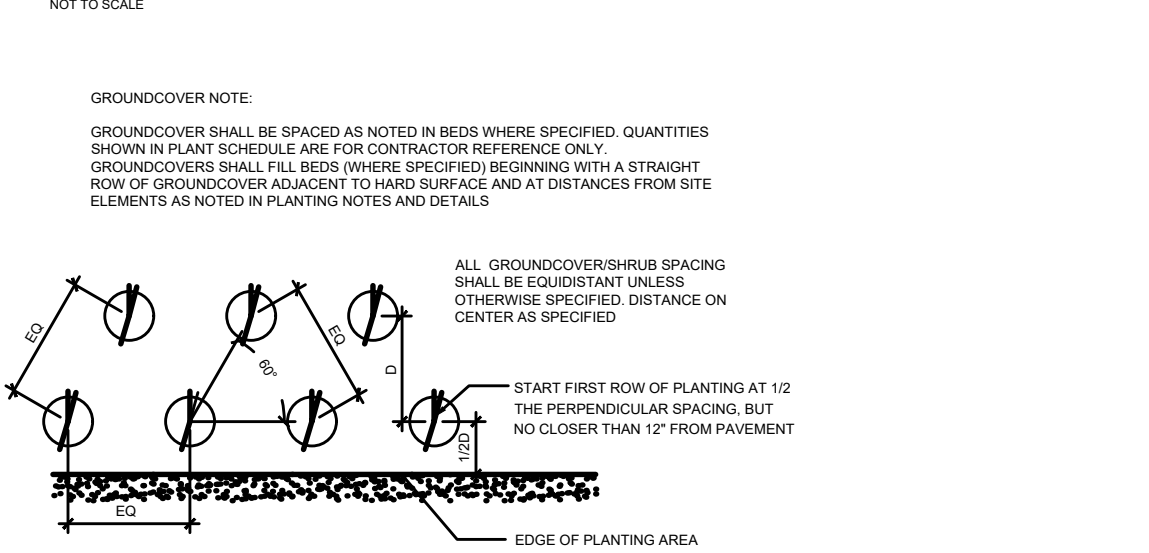
TYPICAL CONIFEROUS TREE DETAIL



TYPICAL ROOT BARRIER DETAIL



TYPICAL SHRUB PLANTING DETAIL



TRIANGULAR PLANT SPACING

REVIEWED BY: SSCP63
DATE: 10/26/24
NO. DATE REVISION

DATE: SSCP64
BY: CK



CHECKED BY: XX
DESIGNED BY: JTS
DRAWN BY: JTS

FIRST SUBMITTAL DATE: 10/10/20

PROJECT NO.
00000000-0001

SHEET NO. **3** OF **3**

L3

Shawn Nickel

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, June 12, 2024 9:11 AM
To: Shawn Nickel
Cc: Barbara Norgrove
Subject: RE: Agency Transmittal - Amazon Villas Subdivision

Good Morning, Shawn –

After careful review of the transmittal submitted to ITD on May 13, 2024 regarding Amazon Villas Subdivision, the Department has no comments or concerns to make at this time. This subdivision's traffic impact was accounted for in the Amazon Falls subdivision mitigations.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Monday, May 13, 2024 10:14 AM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; CalahanH <CalahanH@landproDATA.com>; Brian Duran <Brian.Duran@itd.idaho.gov>; gmprdclerk@gmail.com
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Amazon Villas Subdivision

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Shawn Nickel

From: Dianne Secretary <irr.water.3@gmail.com>
Sent: Monday, May 20, 2024 12:40 PM
To: Barbara Norgrove; Shawn Nickel
Cc: Bill Scott
Subject: Re: FW: Agency Transmittal - Amazon Villas Subdivision

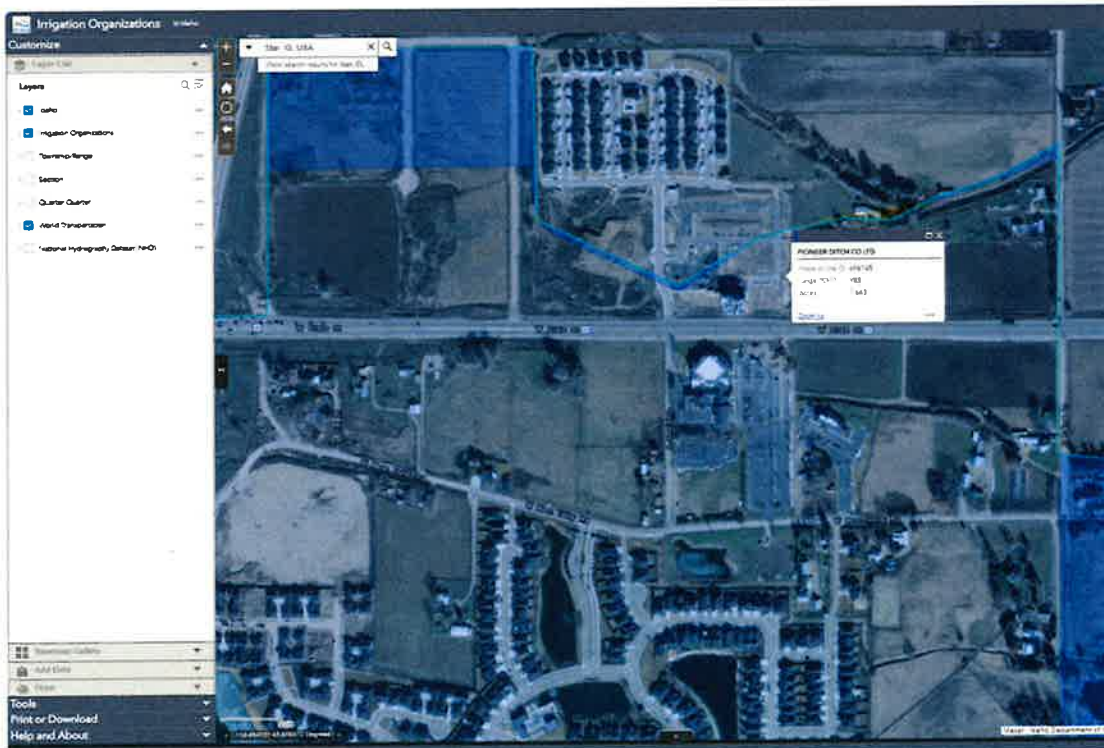
Pioneer Ditch Company would like to confirm that Amazon Falls is not planning to consume irrigation water from our ditches for property outside our irrigation district. Below is the irrigation district map copied from the Idaho Department of Water Resources. Per the map, only part of the Amazon Falls development is within our irrigation area. The north boundary of our irrigation area is the drainage ditch that goes through Amazon Falls development.

We need to ensure the ditches within the development are properly maintained. Also, any changes (fences, buildings, development) that would affect the water flow or are within the 25 foot easement of our ditches would require a license agreement with the Pioneer Ditch Company.

Sincerely,

Dianne Foster, Secretary
Pioneer Ditch Company

cc: Bill Scott, Pioneer Ditch Company Chairman



On Mon, May 13, 2024 at 10:14 AM Barbara Norgrove <bnorgrove@staridaho.org> wrote:

Shawn Nickel

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Friday, June 21, 2024 3:47 PM
To: Amanda Wiemiller
Cc: Shawn Nickel
Subject: RE: Amazon Villas - Staff Report
Attachments: SPP24-0002 Amazon Villas.pdf; SPP21-0019 Junction Crossing.pdf; SPP22-0013 Junction Crossing 2.pdf

Hi Amanda,

The staff report is attached 😊 Also attached are ACHD's prior actions on the site, which are referenced in the report.

Have a nice weekend and let me know if you have any questions.

Mindy

From: Amanda Wiemiller <Amanda.Wiemiller@deainc.com>
Sent: Tuesday, June 11, 2024 2:26 PM
To: Mindy Wallace <Mwallace@achdidaho.org>
Subject: RE: Amazon Villas - Staff Report

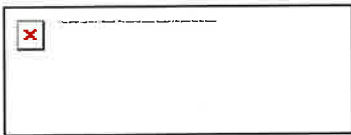
Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Great! Thank you, Mindy. Much appreciated 😊

Amanda Wiemiller | Project Coordinator II, Surveying and Geomatics
David Evans and Associates, Inc.

9175 W Black Eagle Dr. | Boise, ID 83709 | www.deainc.com
d: 208.900.9055 | c: 208.830.7893 | Cisco: 47055 | amwi@deainc.com

ENERGY | LAND DEVELOPMENT | MARINE SERVICES | SURVEYING AND GEOMATICS | TRANSPORTATION | WATER AND ENVIRONMENT



This email and any attachments transmitted with it are the property of David Evans and Associates, Inc. and may contain information that is confidential or otherwise protected from disclosure. The information is intended solely for the use of the individual(s) to whom it is addressed. Unauthorized use, copying, distribution or disclosure of any of it is strictly prohibited. We assume no responsibility to persons other than the intended, named recipient(s) and do not accept any liability for any errors or omissions which are a result of email transmission. If you have received this message in error, please notify us immediately and confirm that the message and any attachments and copies have been destroyed and deleted.





Project/File: **Amazon Villas / SPP24-0002 / PP-24-02**
This is a preliminary plat application to allow for the development of a 95 lot subdivision consisting of 94 townhome lots and 1 common lot on a 6.5 acre site.

Lead Agency: Star

Site address: 7800 W Coyote Flats Ln

Staff Approval: June 21, 2024

Applicant: Amanda Wiemiller
David Evens and Associates
9175 W Black Eagle
Boise, ID 83709

Representative: Same as above

Staff Contact: Mindy Wallace, AICP
Phone: 387-6178
E-mail: mwallace@achdidaho.org

Report Summary:

ACHD Planned Improvements – pg 2

1. Conditions of Area Roadways – pg 2
- A. Site Specific Conditions of Approval – pg 3
 - o Vicinity Map – pg 4
 - o Site Plan – pg 5
- B. Findings – pg 6
- C. Policies – pg 9
- D. Standard Conditions of Approval – pg 11
- E. Appeal Guidelines – pg 13

ACHD Planned Improvements

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

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

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	Existing Plus Project
**SH-44	365-feet	Arterial	1,184	NA	NA
Short Road (new road)	360-feet	Collector	NA	NA	Better than "D"
Amazon Drive (new road)	0-feet	Commercial	NA	NA	NA

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

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

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for SH-44 west of Palmer Lane was 24,816 on 09/01/2021.
- Short Road and Amazon Drive are newly constructed roads that do not have traffic counts.

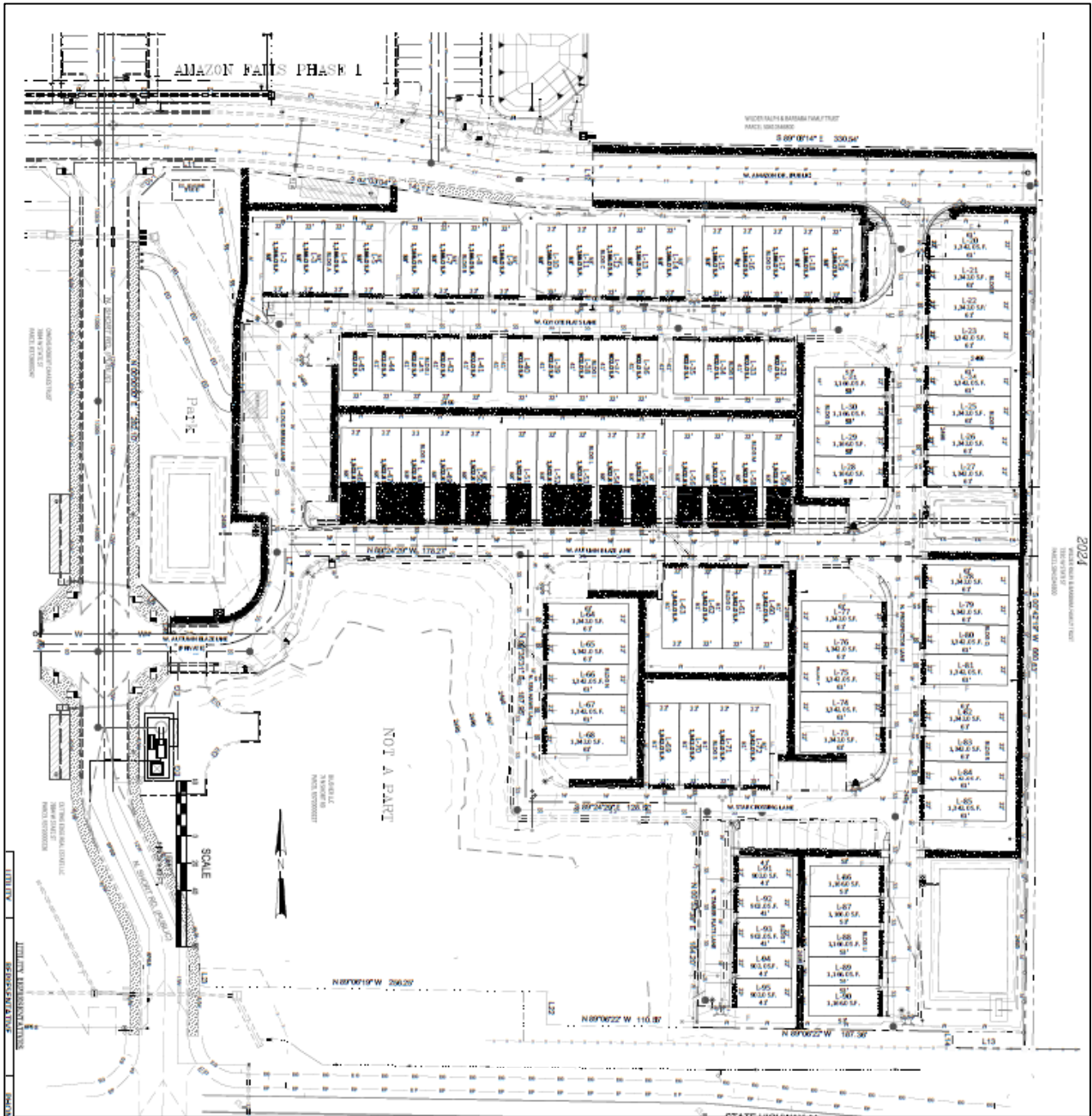
A. Site Specific Conditions of Approval

1. Prior to ACHD's signature on the first final plat construct complete the construction of Amazon Drive to Hamlin Avenue.
2. Construct Amazon Drive to intersect Hamlin Avenue with a minimum of 30-feet of pavement and 3-foot wide gravel shoulders within the existing 50-feet of right-of-way. The applicant may also fully construct Amazon Drive as a 36-foot wide commercial street section with vertical curb, gutter and 5-foot wide attached concrete sidewalk to match the existing Amazon Drive.
3. Complete the extension of Amazon Drive from its current terminus (356-feet east of Short) to the site's east property line as a 36-foot wide local commercial street section with vertical curb, gutter, and 5-foot wide attached or detached concrete sidewalk. If a detached sidewalk is constructed, then an 8-foot wide planter strip is required.
4. The private roads shall be designed with the following requirements:
 - Designed to discourage through traffic between two public streets,
 - Graded to drain away from the public street intersection, and
 - If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.
5. Direct lot access is prohibited to Short Road and shall be noted on the final plat.
6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. Comply with all Standard Conditions of Approval.

Vicinity Map



Site Plan



2024

B. Findings for Consideration

1. Site History

ACHD previously reviewed this site as part of Amazon Falls 2/Crossing Junction in 2018 and 2022. Most of the required improvements have been constructed with the exception of the construction of Amazon Drive to Hamlin and the extension of Amazon Drive to the site's east property line. Both of these items have been conditioned in prior ACHD staff reports and have been included in plan review comments.

Consistent with ACHD's prior action on the site and due to the construction of a network of private roads within the site the following site specific conditions of approval and findings for consideration apply to the current preliminary application for Amazon Villas (PP-24-02).

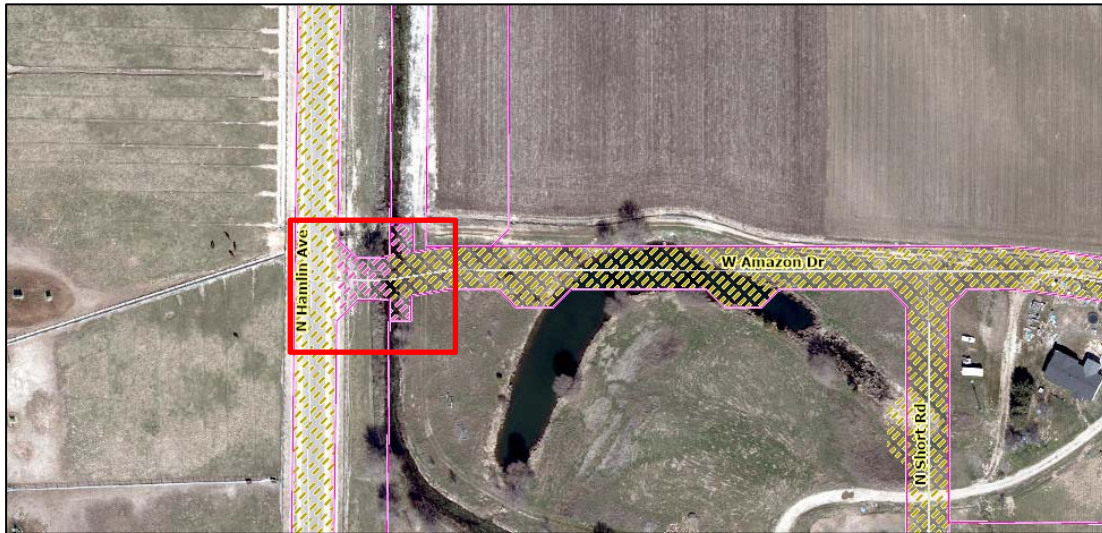
2. Maximum Traffic on One Access Point

Amazon Drive and Short Road abutting the site were constructed as part of the first phase of the Amazon Falls development, with Amazon Drive stubbing to the Amazon Falls development's west property line. Originally, a spite strip restricted Amazon Drive from being constructed to connect to Hamlin Avenue, however, this issue has been resolved and the right-of-way for Amazon Drive to connect to Hamlin Avenue has been dedicated, as shown below. However, Amazon Drive has not yet been constructed to connect to Hamlin Avenue within this unopened right-of-way. Therefore, Short Road currently serves as the only public access for the site from SH-44 until Amazon Drive can be extended to the west to connect to Hamlin Avenue. District Policy restricts the daily traffic to 3,000 trips per day for a collector road that serves as the sole access to a development. The traffic impact study prepared for Crossing Junction projected the daily traffic on Short Road to be approximately 7,400 trips per day if Amazon Drive is not extended to connect to Hamlin Avenue.

Short Road will exceed 3,000 daily trips with the build out of a portion of Amazon Falls 2 or with Junction Crossin which is proposing to construct a total 51,000 square feet of commercial uses which is projected to generate approximately 3,144 daily trips, which would cause the daily traffic on Short Road to exceed 3,000 trips. Therefore, this applicant should be required to complete the construction of Amazon Drive to Hamlin Avenue prior to ACHD's signature on the first final plat for this development.

At a minimum, the applicant shall be required to construct Amazon Drive to connect to Hamlin Avenue with 30-feet of pavement and 3-foot wide gravel shoulders within the existing 50-feet of right-of-way. The applicant may also choose to fully construct Amazon Drive to connect to Hamlin Avenue as a 36-foot wide commercial street section with vertical curb, gutter and 5-foot wide attached concrete sidewalks to match the existing Amazon Drive. All irrigation facilities are required

to be relocated outside of the right-of-way. All irrigation facilities are required to be relocated outside of the right-of-way.



The District will require that the applicant submit the plans for the crossing of Lateral 12 for the Amazon Drive connection to Hamlin Avenue for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

3. Amazon Drive

- a. **Existing Conditions:** Amazon Drive is improved with 2-travel lanes, curb, gutter, and 5-foot wide sidewalk from Short Road east 360-feet. Amazon Drive does not exist abutting the remaining site frontage. There is 50-feet of right-of-way for Amazon Drive (25-feet from centerline).
- b. **Applicant's Proposal:** The applicant is proposing to construct the remaining portion of Amazon Drive (330-feet) abutting the site as a 36-foot wide local commercial street section with vertical curb, gutter, and 5-foot wide attached concrete sidewalk in 50-feet of right-of-way. Amazon Drive is proposed to stub to the east.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

Since Amazon Drive is greater than 150-feet in length, a temporary turnaround should be constructed at the terminus of the roadway. The temporary turnaround should be paved and constructed to the same dimensions as a standard cul-de-sac turnaround.

Install a sign at the terminus of the stub street which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

4. Private Roads

- a. **Applicant Proposal:**
- b. **Staff Comments/Recommendations:** If the City of Star approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not

approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

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

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

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

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

5. Other Access

Short Road is classified as a collector roadway. Other than the access previously approved, as part of Junction Crossing, direct lot access is prohibited to this roadway 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. Amazon Drive

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial 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 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-foot wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Off-Site Streets Policy: District Policy 7208.2.3 states that if the proposed development is not served by a public street, the developer shall pave the street or widen the existing pavement to provide a 30-foot wide (minimum) paved street with 3-foot gravel shoulders from the proposed development to the public street specified by the District. Wider street widths may be required depending on the magnitude of the development and other factors, including the potential for bicycle, bus and pedestrian traffic.

If the proposed development is served by a paved public road less than 30-feet wide, the developer shall widen the pavement to a minimum of 30-feet wide or add 3-feet of additional pavement plus 3-foot gravel shoulders to the existing road, whichever is greater. The road shall be widened from the site to the public street specified by the District. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

Continuation of Streets Policy: District Policy 7208.2.4 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 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, water and sewer.
- Promotes orderly development.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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

Half Street Policy: District Policy 7208.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-foot), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Cul-de-sac Streets Policy: District policy 7208.5.7 states that the minimum radius permitted for a turnaround is 55-feet to back-of-curb.

Stub Street Policy: District policy 7208.2.4.3 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 7208.2.4, 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: 7208.2.4.4 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.

5. Tree Planters

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

6. Landscaping

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

7. 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>