



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: April 18, 2023 – PUBLIC HEARING

FILE(S) #: AZ-23-01 Annexation and Zoning
DA-23-01 Development Agreement
PP-23-01 Preliminary Plat for Garnet Subdivision
FP-23-01 Final Plat for Garnet Subdivision
PR-23-01 Private Road

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Opus Development LLC
954 E. Opus Street
Boise, Idaho 83716

Applicant/Representative:

Steve Arnold
A Team Land Consultants
1785 Whisper Cove
Boise, ID 83709

REQUEST

Request: The Applicant is requesting approval of an Annexation & Zoning (R-1-DA), Development Agreement, a Combined Preliminary Plat/Final Plat for a proposed residential development consisting of 5 residential lots and a Private Street. The property is located at 6697 Foothill Road in Star, Idaho, and consists of 5.15 acres with a proposed density of 1.03 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the south side of Foothill Road, between Blessinger Road and Can Ada Road. Canyon County Parcel No. R3379700000.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Rural Residential (RR) Canyon County	Low Density Residential	Single Family Dwelling/Vacant Ground
Proposed	Residential R-1-DA	Low Density Residential	Single Family Residential Subdivision
North of site	Rural Residential (RR) Canyon County	Low Density Residential/Special Transitional Overlay Area	Foster Heights Single Family Residential Subdivision
South of site	Rural Residential (RR) Canyon County	Estate Urban Residential	Agricultural Use
East of site	Residential (R-1)	Low Density Residential	Ryken Meadows Subdivision
West of site	Rural Residential (RR) Canyon County	Low Density Residential	Single Family Residential

Existing Site Characteristics: The property currently has a single-family residence with several outbuildings. The remainder of the property is vacant.

Irrigation/Drainage District(s): Middleton Irrigation Association
Middleton Mill Ditch Company
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is not currently located in Special Flood Hazard Zone.
FEMA FIRM Panel Number: 16001C0259G
Effective Date: 6/7/2019

Special On-Site Features:

- ✧ Areas of Critical Environmental Concern – No known areas.
- ✧ Evidence of Erosion – No evidence.
- ✧ Fish Habitat – No.
- ✧ Floodplain – No.
- ✧ Mature Trees – Scrub trees that will be removed and replaced.
- ✧ Riparian Vegetation – No.
- ✧ Steep Slopes – No.
- ✧ Stream/Creek – None.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.

- ✧ Unstable Soils – No known issues.
- ✧ Historical Assets – No historical assets have been observed.
- ✧ Wildlife Habitat – No known sensitive wildlife habitat observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	July 14, 2022
Neighborhood Meeting Held	September 1, 2022
Application Submitted & Fees Paid	January 26, 2023
Application Accepted	March 28, 2023
Residents within 300' Notified	March 28, 2023
Agencies Notified	February 21, 2023
Legal Notice Published	March 31, 2023, 2023
Property Posted	April 7, 2023

HISTORY

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

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent

zoning as determined by the current Comprehensive Plan Land Use Map designation.

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

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

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

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

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

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

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

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. 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.

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

- A. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:
- Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
 - Subdivision CC&R's preventing further redevelopment;
 - Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.
- This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot Sizes	Allowed Immediately Adjacent Minimum Lot Size	Allowed Immediately Across the Road from Transitional Lot
Lots larger than 1.1-acre	1 acre lots	½ acre lots
Lots of 1 to 1.1-acre	½ acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

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

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

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.
2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.
3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.

4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);

2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;

3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.

4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.

5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets may request a waiver of sidewalks to be approved by Council.

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

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

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

1. Private Road Reserve Study Requirements.

- a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The

board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.

- b. The study required by this section shall at a minimum include:
 - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
 - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
 - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
 - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
 - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

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

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

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

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

4. Developments with a density of less than 1 dwelling unit per acre may request a waiver of 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 and amenities to the Council.

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

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

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new street dedication, excluding widening of an existing street, is required; and
3. No major special development considerations are involved, such as development in a floodplain or hillside development.

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

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

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

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

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

8-6A-7: REQUIRED FINDINGS:

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

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

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Low Density Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 1 dwelling unit per acre. It is the intent of this land use designation to provide larger lots and help transition from higher densities to the Rural Residential land uses, typically to the north of the City. Densities may be limited due to the availability of infrastructure however sewer and water may be extended to serve these properties where available, and wells and septic systems may be permitted for lots in this land use designation if approved by the applicable Health Department. Modified street sections and a reduction in light pollution (by reducing lighting standards) may be offered for a more rural feel. Clustering is allowed to preserve open space.

Special Transition Overlay Area

Development adjacent to, and potentially within, this area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past. Site layout is to provide for a transition in density and lot sizing.

8.3 Goal:

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

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

- A. The Estate and Neighborhood I Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Estate and Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.
- C. Site layout shall adjacent to and within provide the Special Transition Overlay Area for a transition in density and lot sizing.
- D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors floors within the Central Business District land use area and on upper. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.
- E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.
- F. High Density residential design specifications may include increased setbacks for multistory buildings and increased landscape buffers.

8.5.4 Policies Related to The Special Transition Overlay Areas

- A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past.
- B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.
- C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.
- D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that provide transitional lots and/or open space area avoiding urban lots directly abutting Special Transition Overlay Area lots.
- E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots.

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

ANNEXATION & ZONING:

The annexation and zoning request from Canyon County Rural Residential (RR) to Residential (R-1-DA) on the applicant's property will allow for the development and subdivision of the subject property into a residential use consistent with land uses on surrounding properties in the area. Municipal sewer and water are not available to this portion of the Star Impact Area. The overall density of the proposed development as submitted is 1 dwelling unit per acre. The Comprehensive Plan Land Use Map designates this property as Low Density Residential *suitable primarily for single family residential use. Densities in this land use area are a maximum of 1 dwelling unit per acre.* Although the surrounding parcels may redevelop in the future when services are extended, the properties to the north are designated as a Special Transition Overlay Area in the Comprehensive Plan, where *an appropriate transition shall be provided for the two abutting residential types.* Goal 8.3 of the Comprehensive Plan *encourages the development of a diverse community that provides a mix of land uses and housing types.* **Based on the submitted preliminary plat, the lots proposed meet the intent and requirements for Special Transition Overlay Areas.**

COMBINED PRELIMINARY/FINAL PLAT:

The preliminary/final plat submitted contains five (5) single family residential lots of 1-acre each, and a private street to access the lots. The preliminary/final plat indicates primary access for the development from Foothill Road via a private street with a 60-foot-wide easement with a **paved driving surface measuring 20 feet in width and borrow ditches on each side. The Unified Development Code Section 8-4D-3-B requires all streets to be a minimum of thirty-six feet (36') wide and constructed to ACHD/CHD4 standards. Staff recommends a minimum of 26' in road width with at least no parking on one side of the roadway, with approval from the Star Fire District.**

The preliminary/final plat indicates that the development will not contain landscaped open space. Section 8-4E-2 of the UDC allows Council to waive landscaping requirements for subdivisions with densities of 1 acre or less. Given the large lot size and rural nature of this development, staff is supportive of the waiver for open space. **Staff will still require street trees to be located along the frontages within the building lots.**

ADDITIONAL DEVELOPMENT FEATURES:

- Private Street
The development is proposing a private street. The private street shall be built to the construction standards of ACHD, to include paving. The applicant is proposing a 20' width for the private street. Street widths shall be determined by the Council and Star Fire District. Star Fire District requires a minimum of 20' width for private streets with no parking and 26' for parking on one-side. As part of 8-4D-3C, *the applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. A reserve account condition shall be included in the recorded CC&R's*
- Sidewalks
The applicant is not proposing sidewalks within the development. With adequate street width established and the small number of lots, staff is supportive of no sidewalks in the development. **The UDC allows for the Council to waive sidewalks in certain circumstances.**
- Lighting
Given the rural area, streetlights should be minimal to address safety at the intersection of the private street and Foothill Road. Any lighting in the development shall reflect the "Dark Sky" criteria of the City. The Applicant has submitted a streetlight plan and design that are in compliance with City requirements.
- Street Name
The street names designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. *The Applicant shall work with City Staff on this approval process.*
- Subdivision Name
The subdivision name designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. *The Applicant shall work with City Staff on this approval process.*
- 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 for street trees.**

- Setbacks – **The applicant is not requesting a setback waiver and will follow the setbacks for the R-1 zone as identified in this report.**
- Mailbox Cluster – **The Applicant shall work with the applicable Postmaster on approval for mail delivery boxes/cluster. This approval documentation will need to be provided to City Staff prior to signing the mylar.**
- Star Fire District Review – The Fire District review indicates that fire sprinklers will be required for all 5 future homes.

DEVELOPMENT AGREEMENT

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

- **ITD Proportionate Share Fees;**
- **Future Development**
- **Fire Sprinklers requirements**

AGENCY RESPONSES

ITD	March 13, 2023
City Engineer	Pending
Star Fire District	April 10, 2023
Southwest District Health Dept.	February 24, 2023
Middleton School District	March 16, 2023
Canyon Highway District No. 4	February 21, 2023

PUBLIC RESPONSES

Staff has not received any communication from the public related to this application.

STAFF ANALYSIS AND RECOMMENDATION

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

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

FINDINGS

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

ANNEXATION FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

COMBINED PRELIMINARY/FINAL PLAT FINDINGS:

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

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

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

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

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

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

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

4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

PRIVATE ROAD FINDINGS:

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

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

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

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

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

CONDITIONS OF APPROVAL

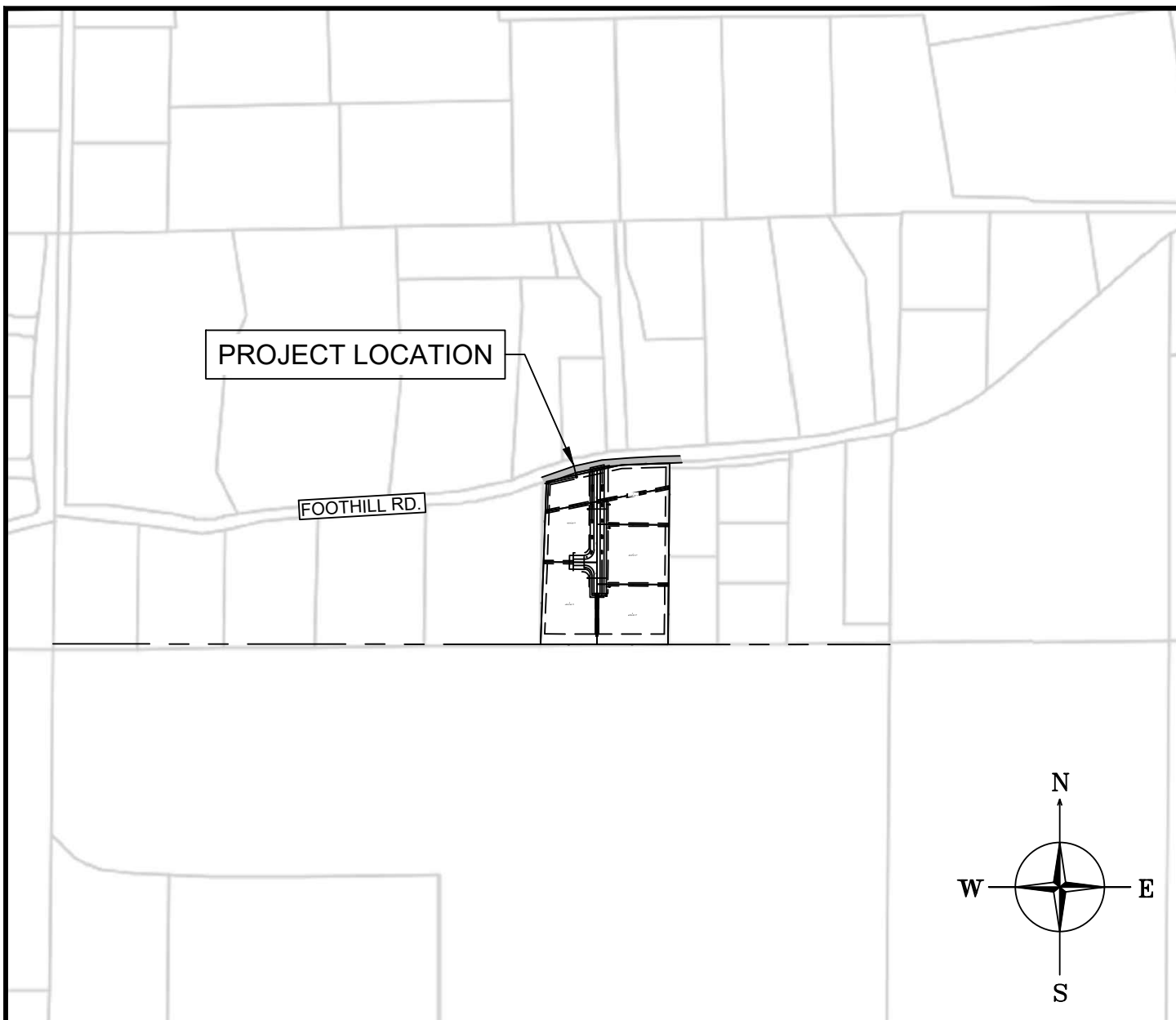
1. The approved Preliminary/Final Plat for the Garnet Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The subdivision shall meet all requirements of Canyon Highway District #4 and Star Fire District.

3. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
4. **The private street shall be constructed to CDH4 and Star Fire District standards. An access permit shall be obtained by Canyon Highway District #4 prior to construction. Star Fire District shall inspect and approve private street prior to signature of final plat.**
5. **A plat note shall be added to the final plat stating, "Lots fronting Foothill Road are subject to a roadway slope easement from the road right-of-way, in favor of Canyon Highway District No. 4 for the construction and maintenance of the roadway shown hereon".**
6. **The Applicant shall provide documentation that the subdivision name has been approved and reserved and accurately reflected on the final plat before the final plat can be signed.**
7. **The Applicant shall provide documentation that the street names for the development have been approved and are reflected correctly on the final plat, before the mylar can be signed.**
8. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service. Mailbox cluster locations shall be determined and located based on the Postmaster.**
9. **All approvals relating to hillside issues and requirements shall be completed and approved by the City Engineer prior to signing the final plat. Construction of any kind is prohibited prior to approval.**
10. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
11. Private street shall be maintained by the Homeowners Association.
12. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
13. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
14. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned as needed, with regularity, 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.

15. **A plat note** supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
16. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
17. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees to include one (1) tree per thirty-five (35) linear feet.
18. 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.
19. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
20. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
21. 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.
22. 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.
23. 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.
24. Applicant shall provide the City with one (1) full size, one (1) 11"x17" copy and an electronic copy of the **signed recorded final plat** with all signatures, prior to any building permits being issued.
25. The mylar/final plat shall be signed by the owner, Surveyor, Health District, and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
26. All common areas shall be owned and maintained by the Homeowners Association.
27. 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.**
28. A sign application is required for any subdivision signs.
29. **Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
30. **Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number AZ-23-01/DA-23-01/PP-23-01/FP-23-01/DA-23-01 for Garnet Subdivision on _____, 2023.



VICINITY MAP

SCALE: 1:500

OWNER/DEVELOPER

***OPUS DEVELOPMENT, LLC
954 E. OPUS ST.
BOISE, ID 83716***

PLANNER / CONTACT

***STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020***

GARNET SUBDIVISION

***A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 1, T.1N., R.2W., BOISE
MERIDIAN, CANYON COUNTY, IDAHO.***





January 9, 2023

Mr. Shawn Nickel, Planning Director
City of Star
10769 W State Street
Star, Idaho 83669

Dear Shawn:

Subject: Garnet Subdivision

On behalf of Opus Development LLC., A Team Land Consultants presents to the City of Star a preliminary/final plat application for the proposed Garnet Subdivision. The subject property is located at 6697 Foothill Road. The property contains 5.10 acres and is identified as Canyon County Assessor's Tax Parcel Number R3379700000.

Project Summary

The applicant is proposing 5 single family lots on 5.10 acres to be built in one phase. The proposed gross density of the residential area is calculated at 1 unit per acre. Under the existing FLUM, the site is allowed up to 5 units. The proposed lots match the lot sizes of Ryken Meadows Subdivisions that is east of the site.

Landscaping

A landscape plan has been prepared in accordance with the City standards. We will landscape along the private road. The landscape will be maintained by adjacent lots. There will provision within the CC&R's that will address the maintenance.

Utilities, Irrigation, Storm Drainage, and Roads

There are existing dry utilities adjacent to this site's north property line. The developer is proposing to extend them into the site. Irrigation is proposed to all the proposed lots. All lots will be provided with access to the public roads via a private drive isle. To treat the storm drain for the private road we will utilize a bio swale at the south end of the site. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided, and best management practices will be implemented.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application. One neighbor attended and was in favor of the proposal.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the city. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the city and is compatible with adjacent lots. I look forward to working with the city as this development moves forward in the process.

Sincerely,
A Team Land Consultants

A handwritten signature in blue ink that reads "Steve Arnold". The signature is written in a cursive, flowing style.

Steve Arnold
Project & Real Estate Manager



ANNEXATION & ZONING - REZONE APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☒

Applicant Name: A Team Land Consultants, Steve Arnold
Applicant Address: 1785 Whisper Cove Avenue, Boise ID Zip: 83709
Phone: 208-871-7020 Email: steve@ateamboise.com

Owner Name: Opus Development
Owner Address: 954 E Opus Street, Boise ID Zip: 83714
Phone: 208.724.5256 Email: david@platinumidaho.com

Representative (e.g., architect, engineer, developer):

Contact: Steve Arnold Firm Name: A Team Land Consultants
Address: 1785 Whisper Cove Ave. Boise ID Zip: 83709
Phone: 208-871-7020 Email: steve@ateamboise.com

Property Information:

Site Address: 6697 Foothill Road, Star ID 83669 Parcel Number: R33797000 0
Total Acreage of Site: 5.15
Total Acreage of Site in Special Flood Hazard Area: None, the site is outside a flood hazard area.
Proposed Zoning Designation of Site: R-1

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Canyon County RR	Neighborhood Residential	Single Family
Proposed	R-1	Neighborhood Residential	Single Family
North of site	Canyon County RR	Neighborhood Residential	Single Family
South of site	Mixed Use-DA	Neighborhood Residential	Agriculture
East of site	R-1	Neighborhood Residential	Single Family
West of site	Canyon County RR	Neighborhood Residential	Single Family

Special On-Site Features (Yes or No – If yes explain):

Areas of Critical Environmental Concern - No known

Evidence of Erosion - None

Fish Habitat - None

Floodplain - No

Mature Trees - Yes, scrub trees that will be removed and replaced with street trees.

Riparian Vegetation - No

Steep Slopes - No

Stream/Creek - No

Unique Animal Life - No known

Unique Plant Life - No known

Unstable Soils - No

Wildlife Habitat - No

Historical Assets - No known

Application Requirements:

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

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the 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.)	
X	Completed and signed Annexation & Zoning/Rezone Application	
X	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Narrative fully describing the proposed project (must be signed by applicant)	
X	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none">• Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.• Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h.• If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map.• Submit 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.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
X	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
X	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
X	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	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	
X	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	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: <u>Steve Arnold</u>	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. 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.**

Steve Arnold

Applicant/Representative Signature

1/23/23

Date



PRELIMINARY PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☒

Applicant Name: A Team Land Consultants, Steve Arnold
Applicant Address: 1785 Whisper Cove Ave. Boise ID Zip: 83709
Phone: 208-871-7020 Email: steve@ateamboise.com

Owner Name: Opus Development LLC
Owner Address: 954 E Opus Street, Boise ID Zip: 83716
Phone: 208.724.5256 Email: david@platinumidaho.com

Representative (e.g., architect, engineer, developer):
Contact: Steve Arnold Firm Name: A Team Land Consultants
Address: 1785 Whisper Cove Ave. Boise ID Zip: 83709
Phone: 208-871-7020 Email: steve@ateamboise.com

Property Information:

Subdivision Name: Garnet Subdivision
Site Location: 6697 Foothill Road, Star Idaho 83669
Approved Zoning Designation of Site: R-1
Parcel Number(s): R3379700000

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Canyon County RR	Neighborhood Residential	Single Family
Proposed	R-1	Neighborhood Residential	Single Family
North of site	Canyon County RR	Neighborhood Residential	Single Family
South of site	MU-DA	Neighborhood Residential	Agricultural
East of site	R-1	Neighborhood Residential	Single Family
West of site	Canyon County RR	Neighborhood Residential	Single Family

SITE DATA:

Total Acreage of Site - 5.15
Breakdown of Acreage of Land in Contiguous Ownership - N/A
Total Acreage of Site in Special Flood Hazard Area - None
Dwelling Units per Gross Acre - 1/1-acre
Minimum Lot Size - 43,560 S.F.
Minimum Lot Width - 180-feet

Total Number of Lots - 5
Residential - 5
Commercial - 0
Industrial - 0
Common - 0

Total Number of Units - 5
Single-family - 5
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 0 % / 0 acres
Percent of Common Space to be used for drainage - 0
Describe Common Space Areas (amenities, landscaping, structures, etc.) - None
Landscaping along private road
Proposed Dedicated Lots & Acreage (school, parks, etc): None

Public Streets - None Private Streets - Drive Isle
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 - There is no flood hazard on the property

- 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 panel #16027C0259 G
FIRM effective date(s): mm/dd/year 6/7/2019
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: None
Base Flood Elevation(s): AE n/a.0 ft., etc.: n/a
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

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

Potable Water - Individual well

Irrigation Water- Surface water

Sanitary Sewer- Individual septic

Fire Protection - Star Fire District

Schools - Middleton School District

Roads - Private

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

Areas of Critical Environmental Concern - None

Evidence of Erosion - None

Historical Assets - None

Riparian Vegetation - None

Stream/Creek - No

Unique Animal Life - None

Floodplain - No

Fish Habitat - None

Mature Trees - Not of value

Steep Slopes - No

Unstable Soils - None

Unique Plant Life - None

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.)	
X	Completed and signed Preliminary Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Narrative explaining the project. (must be signed by applicant)	
X	Legal description of the property (word.doc and pdf version with engineer's seal)	
X	Recorded warranty deed for the subject property	
	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.	
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	
X	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
X	Electronic copy in pdf. format of Preliminary Plat	
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.	
X	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)	
X	Special Flood Information – Must be included on Preliminary Plat and Application form.	
N/A	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)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
Understood	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.	
Understood	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

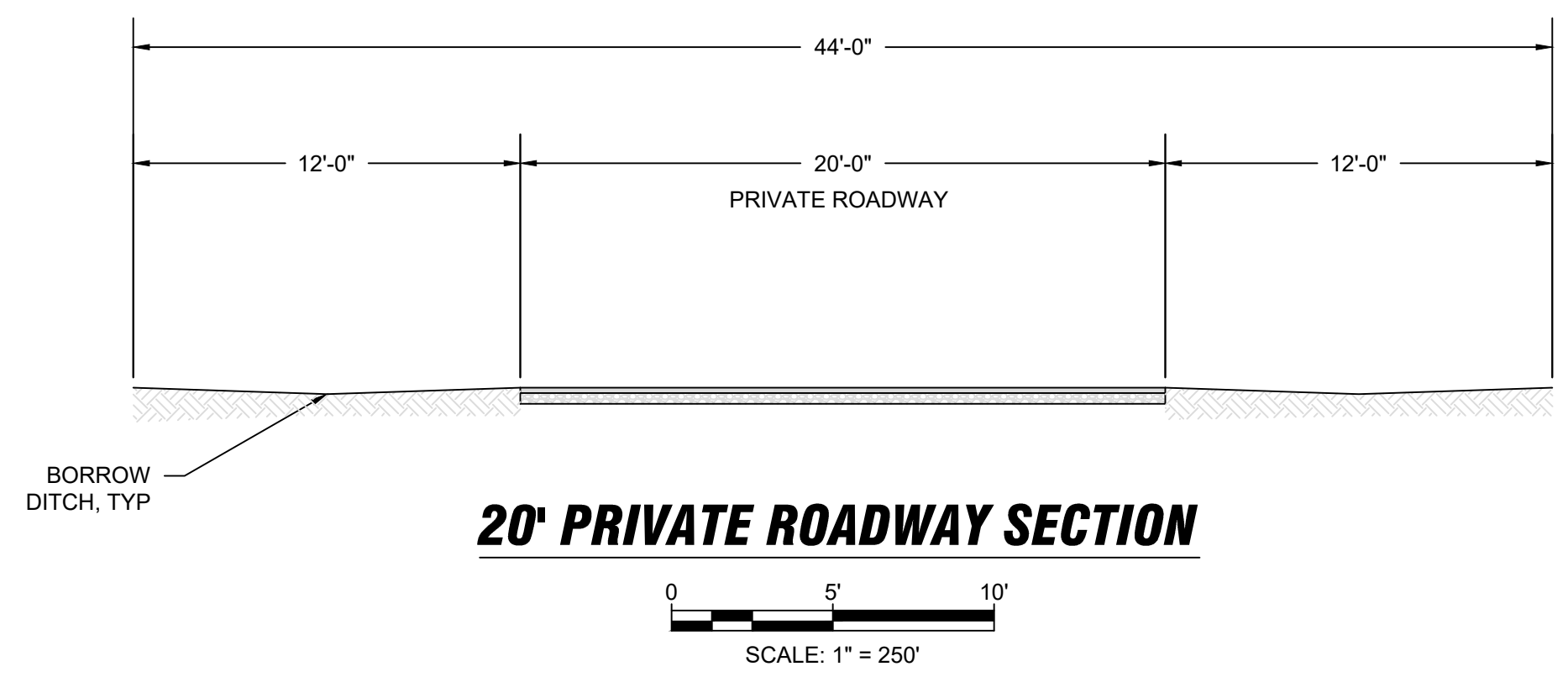
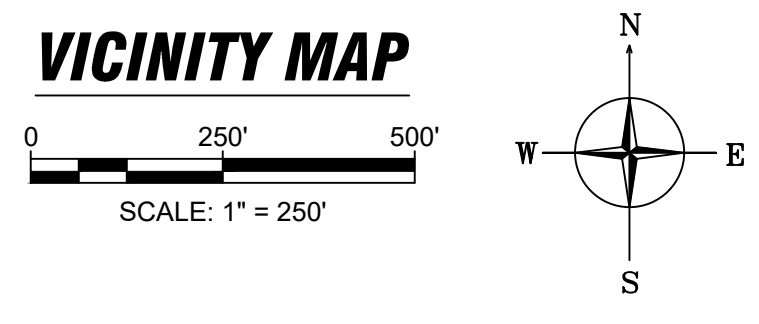
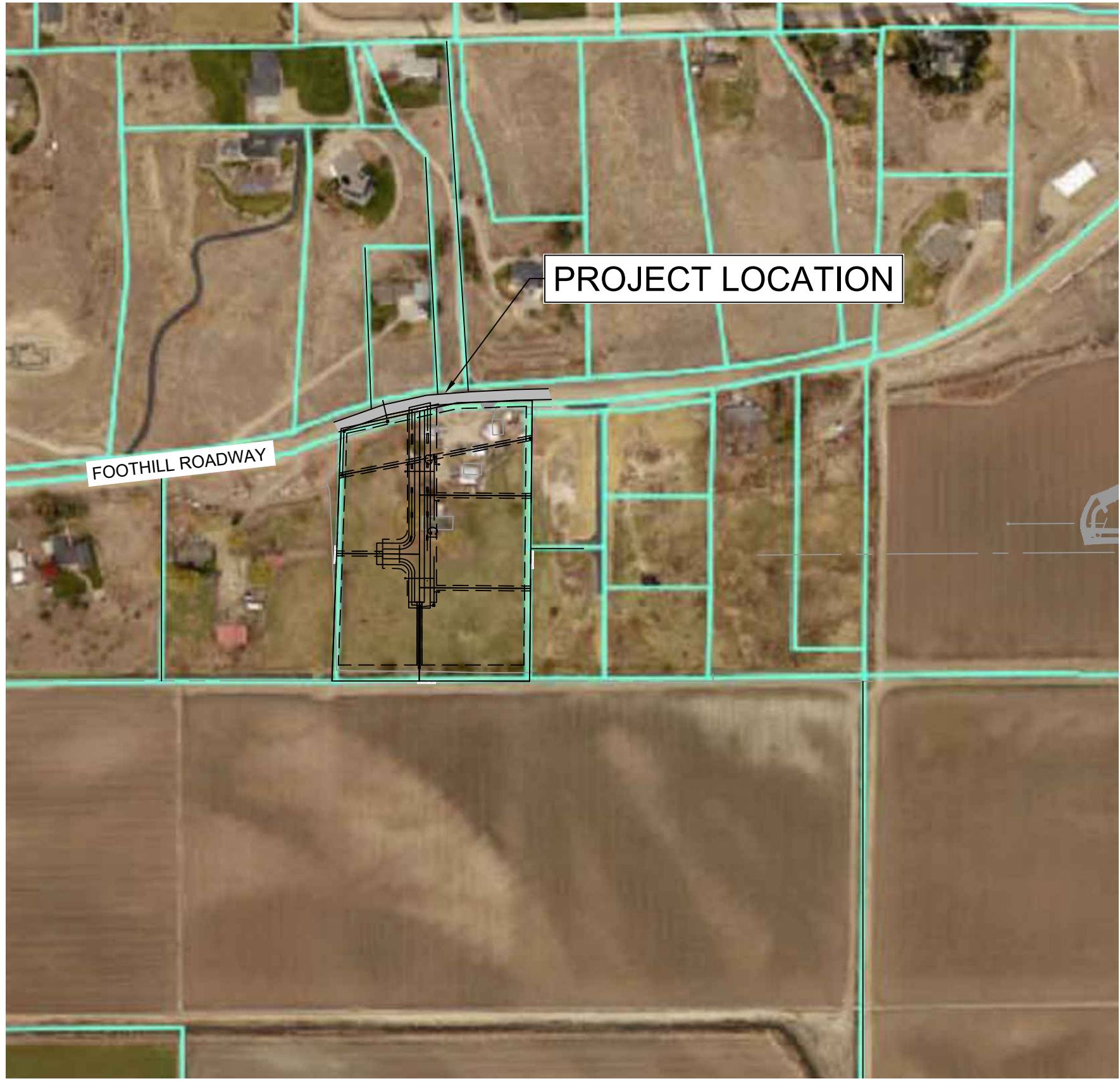
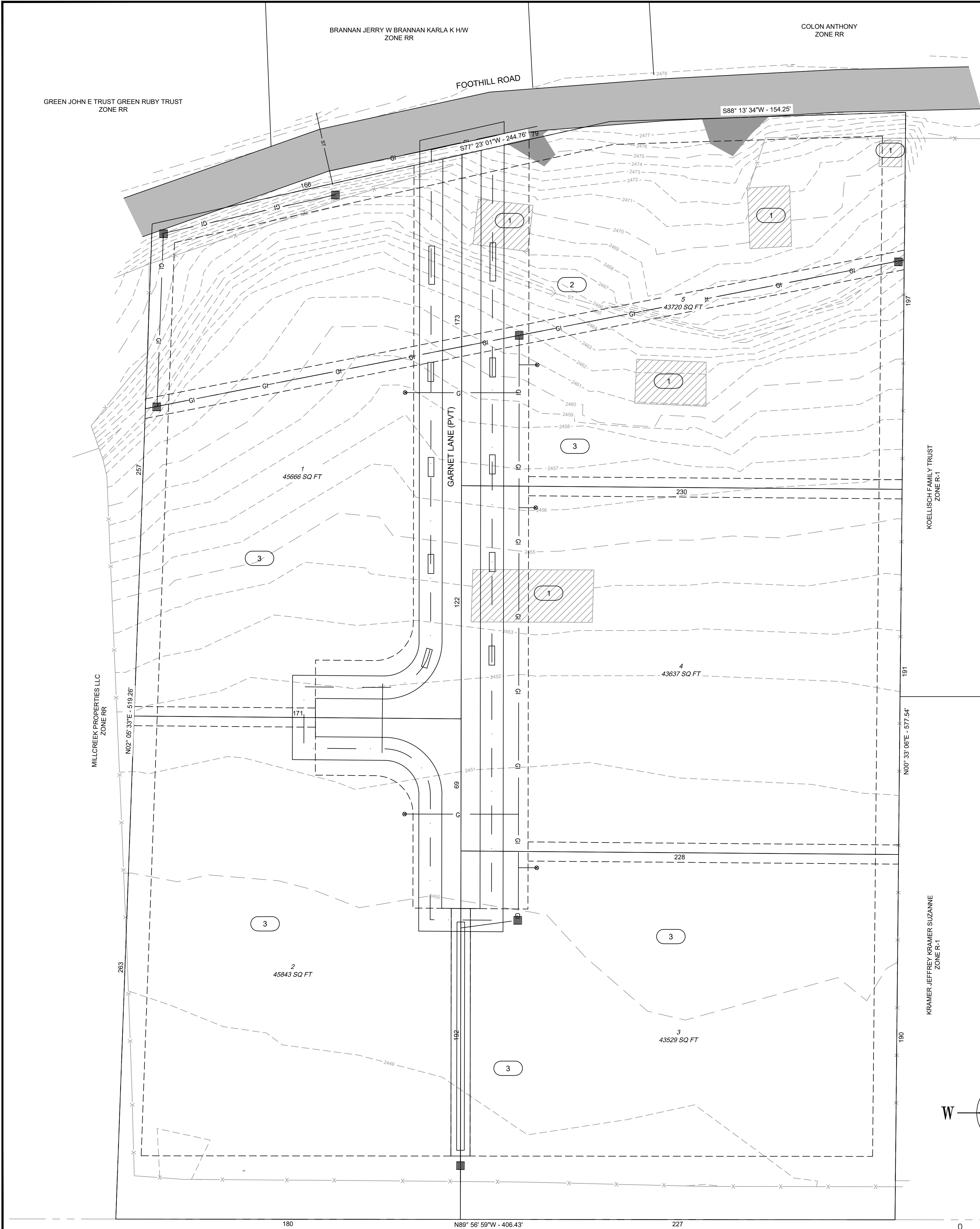
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Applicant/Representative Signature

1/25/2023

Date



PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO's:	R3379700000
ADDRESSES:	6697 FOOTHILL RD STAR, ID 83669
ZONING	
RR (EXISTING)	5.15 AC
R-1 (PROPOSED)	5.15 AC
PROPERTY SIZE:	5.15 AC
TOTAL LOTS:	5
SINGLE FAMILY:	5
DENSITY UNITS:	.98 PER ACRE

SITE DETAILS:	
ROADWAY EASEMENT:	.49 AC
SETBACKS:	
FRONT:	30'
INTERIOR SIDE:	10'
STREET SIDE:	20'
REAR:	30'

LEGEND:	
◆ - POWER POLE	— GUY WIRE
● - VAULT	· - POST
— JT	— JOINT UTILITY TRENCH
— ST	— STORM SEWER
— OH	— OVERHEAD LINE
— SS	— SANITARY SEWER
— W	— WATER
— FENCE	— FENCE
— PARCEL BOUNDARY	— PARCEL BOUNDARY
— CENTERLINE	— CENTERLINE
— EASEMENT	— EASEMENT
— COMPACTED GRAVEL	
— ASPHALT PAVEMENT	
— CONCRETE	
— STRUCTURE	

KEYNOTES

- 1 REMOVE AND DISPOSE OF EXISTING STRUCTURES.
- 2 REMOVE AND DISPOSE OF EXISTING CULVERT
- 3 CLEARING AND GRUBBING THROUGHOUT SITE TO FACILITATE GRADING.

SURVEYOR
ACKERMAN-ESTVOLD
7661 W Riverside Dr Suite 102,
Garden City, ID 83714
(208) 853-6470



PRELIMINARY PLAT
GARNET SUBDIVISON
A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 1, T.1N., R.2W., BOISE
MERIDIAN, CANYON COUNTY, IDAHO.

DITCH COMPANY
FARMERS UNION DITCH COMPANY
P.O. BOX 1474
FARGO, ND 58116

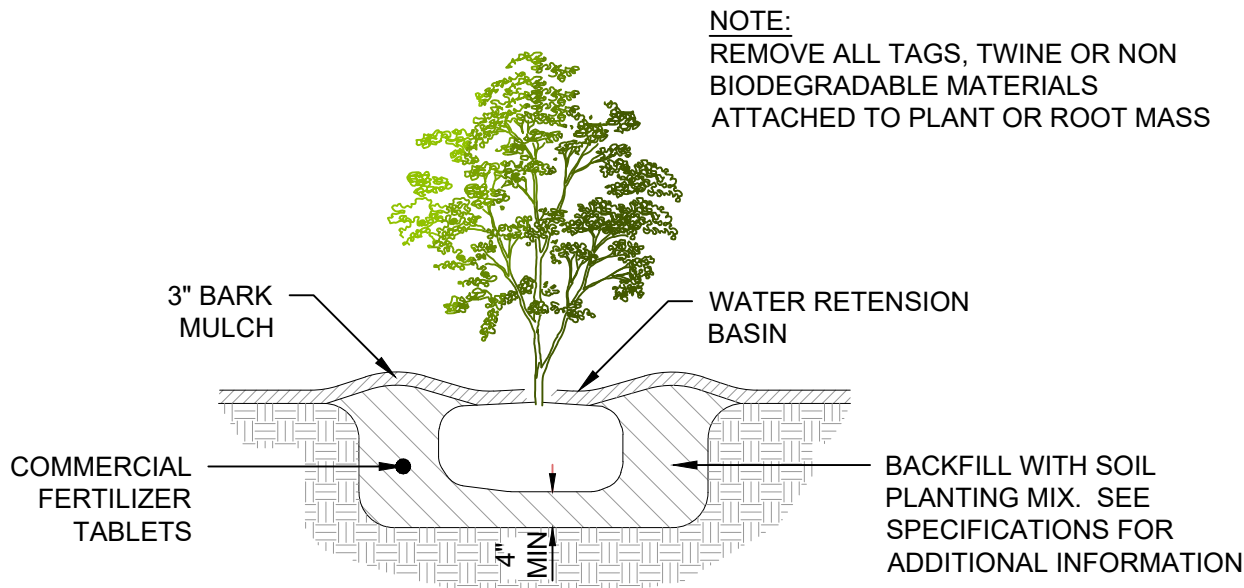
PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.

OWNER / DEVELOPER
OPUS DEVELOPMENT, LLC
954 E. OPUS ST.
BOISE, ID 83716

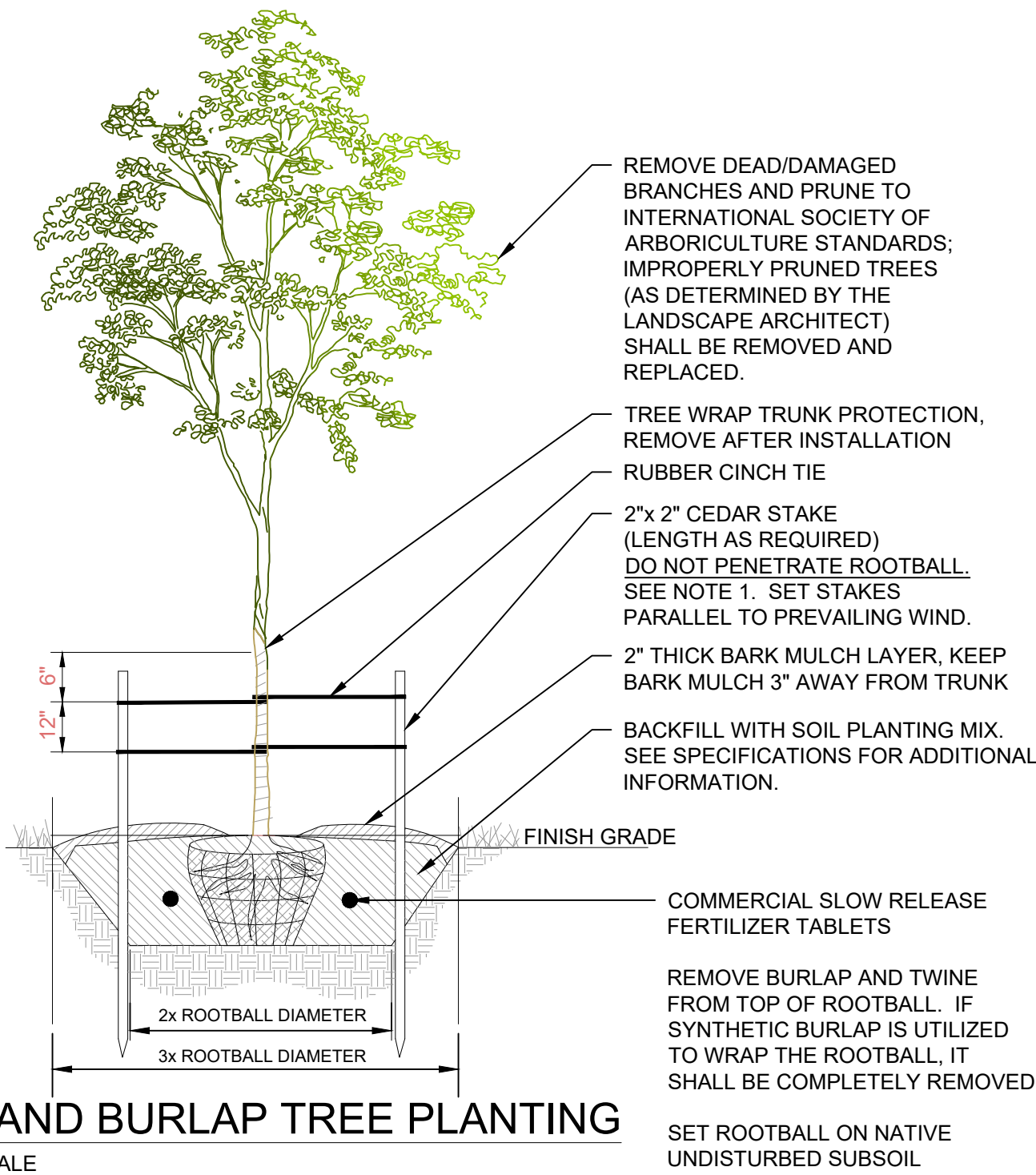
A-TEAM
Land Consultants
C-101
DRAWN BY: CJ SHERLOCK

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
- 1.1. ALL CONTRACTOR WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ISPMC (IDAHO STANDARD PUBLIC WORKS CONSTRUCTION), 2017; AND CITY OF CALDWELL, ID CODES, STANDARDS AND STATE AND LOCAL REGULATIONS.
2. EXISTING CONDITIONS
- 2.1. ALL UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION AND PROTECTED.
- 2.2. ANY DAMAGE TO STRUCTURES, UTILITIES OR CONCRETE WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- 2.3. THE SITE HAS MANY EXISTING IMPROVEMENTS SUCH AS UNDERGROUND UTILITIES, CURB AND GUTTER, LIGHT POLES AND SIDEWALKS.
- 2.3. SEE CIVIL ENGINEER'S PLANS FOR INFORMATION ABOUT EXISTING FEATURES; ALL DRAINAGE PIPES AND LOCATIONS. PROTECT AND RETAIN DRAINAGE AT ALL TIMES.
3. GRADING & SITE PREPARATION
- 3.1. PREPARE FINISH GRADES FOR PLANTING BY GRUBBING AND REMOVING WEEDS. IF NECESSARY APPLY ROUND-UP (OR EQUIVALENT HERBICIDE), USING A CERTIFIED APPLICATOR. REMOVE ROCKS AND OTHER MATERIALS OVER 2".
- 3.2. ALL GRAVEL OVERPREP TO BE REMOVED AND DISPOSED OF OFF SITE.
- 3.3. FINISH GRADE TO BE SMOOTH TRANSITION TO ALLOW FOR ENTIRE SITE TO BE A NATURAL FLOWING SPACE.
- 3.4. REFER TO CIVIL ENGINEER'S PLANS FOR GRADING INFORMATION & FOR ALL DRAINAGE PIPES AND LOCATIONS. PROTECT AND RETAIN DRAINAGE AT ALL TIMES.
- 3.5. NO POOLING OR STANDING WATER WILL BE ACCEPTED PER INDUSTRY STANDARDS.
4. SOILS
- 4.1. ALL PLANTER BEDS TO RECEIVE A MINIMUM OF 18" DEPTH OF SCREENED TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TO SMOOTH AND UNIFORM GRADE 2.5" BELOW ADJACENT SURFACES.
- 4.2. ALL LAWN AREAS TO RECEIVE A MINIMUM OF 12" DEPTH OF SCREENED TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH UNIFORM GRADE 1" BELOW ADJACENT SURFACES.
- 4.3. REUSE OF EXISTING TOPSOIL THAT HAS BEEN STOCKPILED ON SITE IS PERMITTED IF:
- 4.3.1. TOPSOIL IS TESTED AND ANALYZED TO ENSURE A PROPER GROWING MEDIUM. PROVIDE ADDITIONAL AMENDMENTS AS DETERMINED BY SOIL TESTS. AND
- 4.3.2. TOPSOIL IS TO BE LOOSE, FRIABLE SANDY LOAM THAT IS CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIALS.
- 4.3.3. TOPSOIL SHOULD HAVE A PH OF 6.5 TO 8.
- 4.3.4. IF ON SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROVED IMPORTED TOPSOIL OR IMPROVING ONSITE TOPSOIL PER THE APPROVAL OF THE PROJECT MANAGER.
- 4.4. IF IMPORTED TOPSOIL IS USED IT MUST BE FROM A LOCAL SOURCE AND BE SCREENED FREE OF ANY DEBRIS OR FOREIGN MATTER. TOPSOIL MUST NOT CONTAIN ROCKS, STICKS, LUMPS, OR TOXIC MATTER.
- 4.5. SMOOTH, COMPACT, AND FINE GRADE TOPSOIL IN LAWN AREAS TO SMOOTH AND UNIFORM GRADE .5" BELOW ADJACENT SURFACES.
- 4.6. PREPARE FINISH GRADE OF TOPSOIL TO ELEVATIONS SET BY CIVIL ENGINEER'S PLANS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES. REFER TO CIVIL ENGINEER'S PLANS FOR GRADING INFORMATION.
- 4.7. AMEND ALL NEW PLANTINGS WITH 2 PARTS TOPSOIL AND 1 PART COMPOST.
5. PLANTER BED MULCH
- 5.1. PLANTER BEDS TO RECEIVE 3" DEPTH OF 3" MINUS ROCK MULCH, COLOR: TAN OR APPROVED OTHER BY ARCHITECT.
- 5.2. INSTALL OVER COMMERCIAL GRADE WEED BARRIER FABRIC.
- 5.3. ALL PLANTER BEDS SHALL HAVE BLACK STEEL LANDSCAPE EDGE PER DETAIL 3/L100.
6. LAWN AREAS
- 6.1. ALL LAWN AREAS SHALL BE SODDED WITH TALL TURF TYPE FESCUE.
- 6.2. SOD SHALL BE REGIONALLY HARVESTED, LAID WITHIN 24 HOURS OF HARVESTING, AND LAID WITH TIGHT FITTING JOINTS.
7. PLANTS
- 7.1. ALL PLANT MATERIAL SHALL BE INSTALLED PER INDUSTRY STANDARDS.
- 7.2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM FEDERAL STANDARDS AS REGULATED BY ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK. PLANTS NOT MEETING THESE STANDARDS FOR QUALITY, OR PLANTS DETERMINED TO BE UNHEALTHY BY OWNER'S REPRESENTATIVE, WILL BE REJECTED.
- 7.3. ALL TREES AND SHRUBS TO BE INSTALLED PER DETAILS.
- 7.4. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS OR APPROVED EQUAL. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
- 7.5. ALL PLANTS SHALL ADHERE TO PLANT SCHEDULE, SPECIES & SIZES. ANY NECESSARY SUBSTITUTIONS DUE TO AVAILABILITY OR ALTERNATIVES SHALL BE COORDINATED TO THE LANDSCAPE ARCHITECT VIA SUBMITTAL.
8. IRRIGATION
- 8.1. IRRIGATION SYSTEM SHALL BE BUILT TO THE FOLLOWING SPECIFICATIONS:
- 8.2. ADHERE TO CITY CODES WHEN CONNECTING TO CITY WATER.
- 8.3. ALL IRRIGATION MATERIAL TO BE NEW WITH MANUFACTURERS' WARRANTY FULLY INTACT.
- 8.4. INSTALL OUTDOOR RATED CONTROLLER IN SPECIFIED LOCATION ON PLAN. COORDINATE WITH PROJECT MANAGER ON EXACT LOCATION.
- 8.5. CONTROLLER TO INCLUDE ON/OFF RAIN SWITCH OR OTHER RAIN SHUT OFF DEVICE THAT DOES NOT ALTER PROGRAM.
- 8.6. IRRIGATION SYSTEM PIPING IN LANDSCAPE AREAS TO BE MINIMUM SCHEDULE 40 PVC OR APPROVED EQUAL, SLEEVES TO BE DOUBLE THE SIZE OF PIPES LOCATED WITHIN, ALL WIRES TO BE CONTAINED IN SEPARATE SLEEVES 1-1/2" DIA MIN.
- 8.7. COORDINATE ALL SLEEVING & PIPE RUNS WITH OWNER (LOCAL CONSTRUCT) & BUILDER BEFORE INSTALLING.
- 8.8. USE COMMON TRENCHING WHERE POSSIBLE.
- 8.9. ALL WIRES TO BE 18 GAUGE DIRECT, BURY WIRE AT A MINIMUM OF 12" BELOW FINISHED GRADE. SIZE WIRE FOR CORRECT VOLTAGE LOSS.
- 8.10. SUPPLY A MINIMUM OF (2) SPARE WIRES TO FURTHEST VALVES FROM CONTROLLER IN ALL DIRECTIONS.
- 8.11. FLOW CONTROL DEVICE TO BE INCLUDED ON ALL REMOTE CONTROL VALVES, INCLUDING MASTER CONTROL VALVE.
- 8.12. CONNECT MAINLINE TO POINT OF CONNECTION IN APPROXIMATE LOCATION SHOWN ON PLAN.
- 8.13. PROVIDE 1" WINTERIZATION PORT IN LOCATION NEAR POC. WINTERIZATION PORT TO BE LOCATED INSIDE OF ITS OWN STANDARD VALVE BOX.
- 8.14. CONTRACTOR IS RESPONSIBLE COMPLYING WITH ALL CODES AND PAYING ALL PERMITS NECESSARY.
- 8.15. SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION WITHIN EACH CONTROL CIRCUIT. VELOCITIES SHALL NOT EXCEED 5 FEET PER SECOND.
- 8.16. LOCATE IRRIGATION MATERIALS IN PLANTERS WHEN POSSIBLE AND SCREEN WITH VEGETATION WHEN POSSIBLE.
9. CONTRACTOR RESPONSIBILITIES
- 9.1. ESTIMATED QUANTITIES ARE SHOWN FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITY ESTIMATES.
- 9.2. ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL DEAD OR UNHEALTHY PLANT MATERIAL IMMEDIATELY WITH SAME TYPE AND SIZE AT NO COST TO OWNER.
- 9.3. LANDSCAPE CONTRACTOR TO TURN IN AS BUILT DRAWINGS AT THE END OF PROJECT. SUBSTANTIAL COMPLETION WILL NOT BE GRANTED UNTIL 2 COPIES @ 1"=10' SCALE ARE TURNED IN AND APPROVED BY OWNER'S REPRESENTATIVE.
10. IN THE EVENT OF A DISCREPANCY, NOTIFY THE ARCHITECT.
11. NEW TREES WILL BE INSTALLED ALONG 18TH AVE. WHEN NEW IMPROVEMENTS ARE INSTALLED.



SHRUB PLANTING
NOT TO SCALE



BALL AND BURLAP TREE PLANTING
NOT TO SCALE

PLANT SCHEDULE - TREES

TREES	BOTANICAL/COMMON NAME	CONT	CAL	QTY	REMARKS
	ACER PLATANOIDES "CRIMSON KING" / CRIMSON KING MAPLE	B&B	0'-2"	54	35'h x 25'w CLASS II
	MALUS X "PRAIRIFIRE" / PRAIRIFIRE CRAB APPLE	B&B	0'-2"	27	25'-30'h x 15'-20'w CLASS I

LANDSCAPE DESIGNER

3 BROTHERS LANDSCAPING
200 E. ROSALYN CT
MERIDIAN, ID 83642

PLANNER / CONTACT

STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-871-7020

OWNER / DEVELOPER

OPUS DEVELOPMENT, LLC
954 E. OPUS ST.
BOISE, ID 83716

LANDSCAPE PLAN

GARNET SUBDIVISION

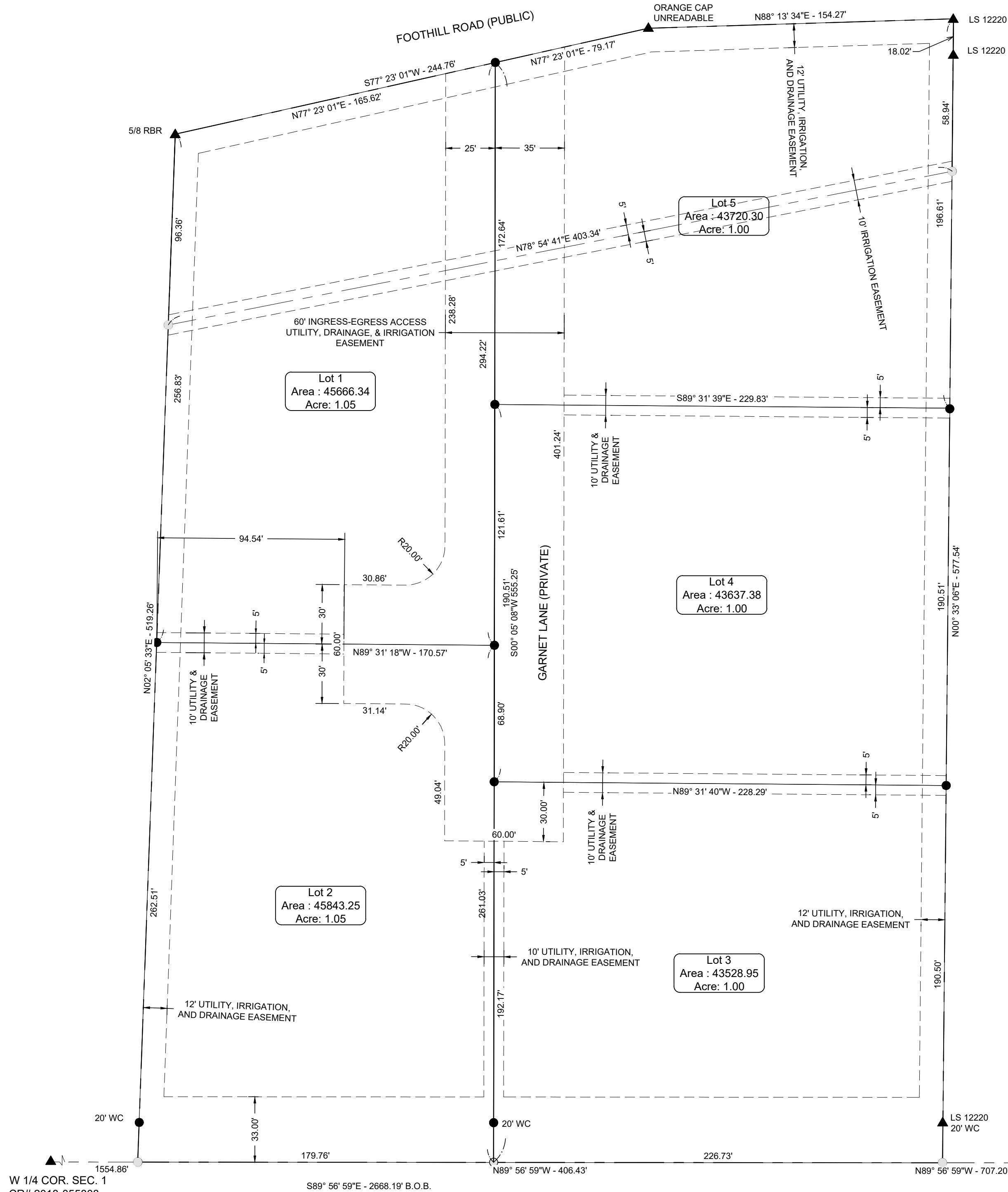
SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO



L-101

DRAWN BY: C.J. SHERLOCK

DATE: January 14, 2023



PLAT FOR

GARNET SUBDIVISION

A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 1, T.1N., R.2W.,
BOISE MERIDIAN, CANYON COUNTY, IDAHO.

NOVEMBER 2022 SCALE: 1" = 40' SHEET 1 OF 3

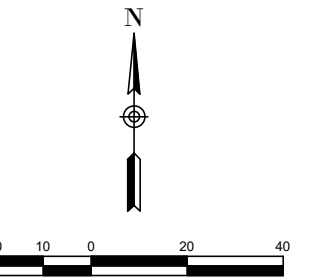
REFERENCES

- R1 RYKEN MEADOWS ESTATES 2020-071459
R2 FOSTER HEIGHTS SUBDIVISION BK 18 PG 7
R3 HILLSDALE ESTATES No. 5

LEGEND:

- SET 5/8" REBAR WITH PLASTIC CAP MARKED
LS 18350
 - ▲ FOUND MONUMENT AS NOTED
 - CALCULATED POINT - NOTHING FOUND OR SET
- B.O.B. BASIS OF BEARING
CP&F CORNER PERPETUATION AND FILING RECORD

- SUBJECT PARCEL
- PROPERTY LINE
- - - REFERENCE BOUNDARIES
- - - EASEMENT LINE



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be
Altered During Reproduction Processes. Scales Shown
Hereon are Based on a Full Scale Sheet Size of 18" x 27".

Scale: 1" = 40'

NOTES:

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

W 1/4 COR. SEC. 1
CR# 2018-055808

S89° 56' 59"E - 2668.19' B.O.B.

C 1/4 COR.
CR# 2019-020984



CERTIFICATE OF OWNERS
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THAT REAL PROPERTY TO BE KNOWN AS GARNET SUBDIVISION, AND THAT WE INTEND TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A PARCEL OF LAND BEING A PORTION OF THE SE ¼ OF THE NW ¼ OF SECTION 1, T. 1N, R.2W, B.M., CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1 THENCE ON THE QUARTER LINE S89°56'59"E A DISTANCE OF 2,668.19 FEET TO THE CENTER SECTION OF SAID SECTION 1; THENCE ON LAST SAID QUARTER LINE N89°56'59"W A DISTANCE OF 707.20 FEET TO THE SOUTHWEST CORNER OF RYKEN MEADOWS ESTATES ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ON LAST SAID QUARTER LINE N89°56'59"W A DISTANCE OF 406.43 FEET; THENCE N0218605°33"E A DISTANCE OF 519.26 FEET TO APPOINT ON THE RIGHT OF WAY LINE OF FOOTHILL ROAD; THENCE ON LAST SAID RIGHT OF WAY N77°23'01"E A DISTANCE OF 244.76 FEET; THENCE N88°13'34"E A DISTANCE OF 154.27 FEET TO THE NORTHWEST CORNER OF SAID RYKEN MEADOWS ESTATES; THENCE ON THE WEST LINE OF SAID RYKEN MEADOWS ESTATES S00°33'06"W A DISTANCE OF 577.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.10 ACRES, MORE OR LESS.

THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HERBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL INDIVUAL LOTS WITHIN THIS SUBDIVISION WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE OR MORE OF THE LUTS, BUT WILL BE SERVED BY INDIVUAL WELLS.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUT HANDS THIS ____ DAY OF _____, 2022.

OWNER DATE

PLAT FOR

GARNET SUBDIVISION

A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 1, T.4N., R.2W.,
BOISE MERIDIAN CANYON COUNTY, IDAHO.

NOVEMBER 2022 SHEET 2 OF 3

ACKNOWLEDGMENT
STATE OF IDAHO)
) S.S.
COUNTY OF CANYON)

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE MANAGER OR A MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES ON: _____

ACKNOWLEDGMENT
STATE OF IDAHO)
) S.S.
COUNTY OF CANYON)

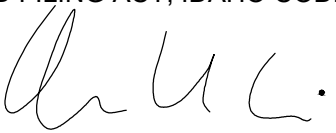
ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE MANAGER OR A MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES ON: _____

CERTIFICATE OF SURVEYOR

I, ANTONIO M. CONTI, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND, MADE BY ME OR UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODES 55-1601 THROUGH 55-1612.



ANTONIO M. CONTI, P.L.S. 18350
DATE 11/21/2022



PLAT FOR

GARNET SUBDIVISION

A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 1, T.4N., R.2W.,
BOISE MERIDIAN CANYON COUNTY, IDAHO.

NOVEMBER 2022 SHEET 3 OF 3

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13
HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED IN
ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A
CERTIFICATE OF DISAPPROVAL.

SOUTHWEST DISTRICT HEALTH DEPARTMENT, EHS DATE

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

CANYON COUNTY TREASURER DATE

APPROVAL OF CANYON COUNTY COMMISSIONERS
I, THE UNDERSIGNED, CHAIRMAN OF CANYON COUNTY COMMISSIONERS, CANYON
COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE
COMMISSIONERS HELD ON THE _____ DAY OF _____, IN THE YEAR
202____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CHAIRMAN DATE

APPROVAL OF CANYON HIGHWAY DISTRICT #4
CANYON HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEPT THIS PLAT, AND THE
DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHT-OF-WAY AS ARE DEPICTED ON THIS
PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. 50-1312. PRIVATE STREETS
DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF THE
HIGHWAY DISTRICT. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE
STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

CHAIRMAN DATE

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

CANYON COUNTY SURVEYOR DATE





DATE: April 10, 2023

TO: City of Star

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review (23MS-066)

PROJECT NAME: Garnet Subdivision
Files: AZ-23-01, DA-23-01, PP-22-01, FP-22-01. PR-23-01

Fire District Summary Report:

1. **Overview** This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
2. **Fire Response Time:** This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 1.2 miles with a travel time of 3 minutes under ideal driving conditions to the purposed entrance off N. Can-Ada Rd.
3. **Side Setback:** *Side Setback for R-1 shall be 10 ft as per Star City Code with no modification.*
4. **Accessibility:** Roadway Access, Traffic, Radio Coverage
 - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
 - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
 - d. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
 - e. It shall be the responsibility of the developer and or HOA to maintain clearance of access roads all year around. This shall include but not limited to snow removal and vehicles.
 - f. The purposed hammer head turnaround provided at the end of Garnet Lane will meet the intent of the fire code. Turnaround to remain clear at all times and no parking signs are to be posted.

Project Name: Garnet Subdivision



5. Premises/Site Identification:

- a. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.
- b. The applicant shall work with Canyon County, City of Star and Star Fire Protection District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1
- c. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a **color contrasting with the background**. The required height of each address number shall be calculated by the distance of the addressed building from the road.
 - i. *This residential development will be required to have 6" address numbers.*
- d. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

6. Water Supply: Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.

- a. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code
- b. *The following water supply options are available for this project. The developer shall provide the city with the water supply choice. The water supply choice shall be added to the development agreement before approval of the project by City Council.*
 - i. **Municipal Water Supply**
 1. *Annexation to the Star Sewer and Water District providing fire hydrants and fire flow. Hydrants to be installed as per Star Sewer and Water standards.*
 - ii. **NFPA 13D Residential Fire Sprinklers**
 1. *All 5 homes to be equipped with NFPA 13D Residential Fire Sprinkler Systems. Installed sprinkler systems allow for a decrease in the required fire flow.*

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

7. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.
8. **Additional Comments:**
 - a. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.

Project Name: Garnet Subdivision



Middleton School District #134

Every Child Learning Every Day

Middleton School District #134--Public Hearing Notice Response

General Response for New Development

Middleton School District is currently experiencing significant growth in its student population. **Currently Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 134% of capacity with three portable units. Mill Creek Elementary is at 123% of capacity with 4 portable classroom units totaling 8 classrooms.** We are nearing capacity, but have not superseded at this point, at our high school (91%) and middle school (85%). As it stands now there is an immediate need for additional facilities in our school district, primarily at the elementary grades. However, we have significant concerns of the continued growth and our ability to meet the future facility needs of our district at the secondary level (Middleton Middle School and Middleton High School).

We have completed demographic study performed for our school district boundaries and data suggests that for every new home we could expect between 0.5 and 0.7 (with an average of .569) students to come to our schools. That is the factor/rate we use to make our projection of student impact for each development.

Garnet Subdivision, Star, ID

Elementary students living in the subdivision as planned would be in the attendance zone for Mill Creek Elementary School, which, as stated above, is already well above capacity. With the 5 proposed lots we anticipate 2-3 students will need educational services provided by our district. The impact would be relatively small.

In addition to the increase in student population and its impact on facilities, bussing would be provided for all students. As such, it would be important that the developer include plans for appropriate spacing for bus stops. Typically busses do not enter subdivisions. As such, safe routes to planned stops would be an important consideration.

As a school district we would ask that Canyon County Planning and Zoning commission take all of these factors into consideration as you make your decision. Any questions regarding this response should be directed to Marc Gee at the contact information shared below.

A handwritten signature in dark ink, appearing to read 'Marc C. Gee'.

Marc C. Gee, Superintendent

March 16, 2023

Date

Shawn Nickel

From: Wendy Howell <Wendy.Howell@itd.idaho.gov>
Sent: Monday, March 13, 2023 3:29 PM
To: Barbara Norgrove
Cc: Shawn Nickel
Subject: RE: Agency Transmittal - Garnet Subdivision

Greetings,

Thank you for allowing ITD to review the proposed Garnet Subdivision located on Foothill Road, Star, Idaho. This subdivision does not meet ITD's threshold for a Transportation Impact Study and is not on the state highway system thus ITD has no objections to this proposal at this time.

Thank you,

Wendy Howell, PCED
Development Services Coordinator
Idaho Transportation Department, District 3

8150 W Chinden Blvd
Boise, ID 83714
Phone No: (208) 334-8338
Email: wendy.howell@itd.idaho.gov



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

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From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, February 21, 2023 3:36 PM
To: Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Garnet Subdivision

Subject: Agency Transmittal - Garnet Subdivision

Please see attached Agency Transmittal for Garnet Subdivision/Annexation located in Star, Canyon County.

Thanks.

Shawn Nickel

From: Jack Nygaard <Jack.Nygarrd@phd3.idaho.gov>
Sent: Friday, February 24, 2023 2:41 PM
To: Barbara Norgrove; Mitch Kiester
Cc: Shawn Nickel
Subject: RE: Agency Transmittal - Garnet Subdivision
Attachments: Garnet Estates.pdf

Hi Barbara,

The developer for Garnet Subdivision has completed an application and submitted it to Southwest District Health. The developer also completed a Pre-Development meeting with Southwest District Health for the subdivision. I have attached the pre-development meeting notes.

Thank you,

Jack

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Thursday, February 23, 2023 3:38 PM
To: Jack Nygaard <Jack.Nygarrd@phd3.idaho.gov>; Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Garnet Subdivision

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Hi Mitch and Jack,

Thank you for updating me with the new contacts for Southwest Dist. health.

Subject: Agency Transmittal - Garnet Subdivision

Please see attached Agency Transmittal for Garnet Subdivision/Annexation located in Star, Canyon County.

Thanks.

Shawn

SHAWN L. NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR
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