



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Smith*

MEETING DATE: **April 18, 2023 – PUBLIC HEARING** (tabled from 4-4-23)

FILE(S) #: **AZ-22-01 Annexation and Zoning**
DA-22-01 Development Agreement
PUD-22-01 Planned Unit Development
PP-22-01 Preliminary Plat for Oliver Estates Subdivision

OWNER/APPLICANT/REPRESENTATIVE

<u>Owner:</u> Oliver Dean Storkan Testamentary Trust 22491 N. Can Ada Road Star, Idaho 83669	<u>Representative:</u> Dan Lardie Leavitt & Associates Engineers Inc. 1324 1 st Street South Nampa, Idaho 83661	<u>Applicant:</u> Ronald Peterson Altecca Construction 503 S. Thornwood Way Meridian, Idaho 83642
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REQUEST

Request: The Applicant is seeking approval of an Annexation and Zoning (R-3-PUD-DA), a Development Agreement, Planned Unit Development and Preliminary Plat for a proposed residential development consisting of 92 residential lots, office lots (through the PUD) and 16 common lots. The property is located at 22491 N. Can Ada Road in Star, Idaho and consists of 37.58 acres with a proposed maximum density of 2.47 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the west side of N. Can Ada Road, north of W. State Street, (Hwy 44). Canyon County Parcel No's R340000000 & R34000010A1.

Existing Site Characteristics: The property currently has a single-family dwelling with outbuildings and is in agricultural production and bare land.

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

Flood Zone: This property is not currently located in a Flood Hazzard Area.
FEMA FIRM Panel Number: 16027C0259G
Effective Date: 6/7/2019
Flood Zone: NA

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Neighborhood Meeting Held	July 15, 2021
Application Submitted & Fees Paid	January 12, 2022
Application Accepted	February 10, 2023
Residents within 300' Notified	February 15, 2023 & April 11, 2023
Agencies Notified	September 22, 2022
Legal Notice Published	March 19, 2023
Property Posted	April 8, 2023

HISTORY

The City does not have any record of land use applications for this property.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS
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	Zoning Designation	Comp Plan Designation	Land Use
Existing	AG (Canyon Co)	Estate Urban Residential	Single Family Residential/Agricultural
Proposed	Residential (R-3-DA-PUD)	Estate Urban Residential	Single Family Residential/Office
North of site	AG (Canyon Co)	Estate Urban Residential	Agricultural
South of site	AG (Canyon Co)	Estate Urban Residential	Single Family Residential/Agricultural
East of site	AG (Canyon Co) Residential (R-1) Residential (R-3)	Estate Urban Residential	Single Family Residential
West of site	AG (Canyon Co)	Estate Urban Residential	Single Family Residential/Vacant Ground

CODE DEFINITIONS / COMPREHENSIVE PLAN
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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.

PUD - PLANNED UNIT DEVELOPMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., R-4-P), indicates that the development was approved by the city as a planned unit development, with specific allowances and design approved by Council.

LO - LIMITED OFFICE DISTRICT: To provide for the establishment of groupings of professional, research, executive, administrative, accounting, clerical, limited commercial and similar uses. Development shall not be traffic intensive and research facilities shall not involve heavy testing operations of any kind. The L-O district is designed to act as a buffer between other more intense nonresidential uses and residential uses and is thus a transitional use.

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to Living Area/Side Load Garage. 20' to Garage Face	15'	7.5'	20'
LO	35'	20'	10'	0;	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: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - STANDARDS:

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
4. Developments with a density of 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.
5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the useable area open space requirements:

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

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

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

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

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

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

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

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

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

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

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

3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

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

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

1. Clubhouse;

2. Fitness facilities, indoors or outdoors;

3. Public art;

4. Picnic area; or

5. Recreation amenities:

- a. Swimming pool with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).
- b. Children's play structures.
- c. Sports courts.
- d. Additional open space in excess of 10% qualified usable space.
- e. RV parking for the use of the residents within the development.
- f. School and/or Fire station sites if accepted by the district.
- g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
 - (1) The system is not required for sidewalks adjacent to public right of way;
 - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
 - (3) The system is designed and constructed in accord with standards set forth by the city of Star;

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

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

8-7-1: PURPOSE PLANNED UNIT DEVELOPMENTS:

A. The purpose of the planned unit development (PUD) requirements is to provide an opportunity for exemplary site development that meets the following objectives:

- 1. Preserves natural, scenic and historic features of major importance;
- 2. Allows for innovative design that creates visually pleasing and cohesive patterns of development; and
- 3. Creates functionally integrated development that allows for a more efficient and cost-effective provision of public services.
- 4. Master planning of large acreages that include a variety of residential and commercial uses within one development.

B. It is not the intent that the PUD process be used solely for the purposes of deviation from the dimensional standards in the district, however deviations from dimensional and other standards within this title, may be approved for portions of the development by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. By allowing dimensional standard deviations in portions of the development, exceptions in land uses allowed and pre-approvals of specific uses as conditions of approval within the PUD application process, the City expects in return a unique development that provides upgraded open space and amenities, **mixed uses**, multiple residential styles and superior site design.

8-7-2: APPLICABILITY:

A planned unit development can be developed in any district. **A PUD must have both commercial and a variety of residential components in order to qualify.**

8-7-4: STANDARDS:

The council may approve planned unit developments, in accord with the following standards:

A. General Use Standards:

1. Deviations from Underlying District Requirements: Deviations from dimensional and other standards within this title, may be approved by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. The exception is that along the periphery of the planned development, the applicable setbacks as established by the district shall not be reduced. Internal setback deviations may be considered by Council with approval from the Fire District, when emergency concerns are addressed. Examples for considerations may include, but are not limited to, alley-loaded homes providing multiple access points, and/or fire sprinkled homes.

2. Allowed Uses: **Applicant may request that specific conditional use(s) be allowed in the district as principal permitted use(s) and up to twenty-five percent (25%) of non-permitted uses be allowed as permitted uses if the council finds that compatibility within the PUD, compatibility with adjacent uses and compliance with the intent of the comprehensive plan is provided. It is at the sole discretion of the Council to approve non-permitted uses within the development, including the maximum amount of those non-permitted uses.**

3. Private Streets and Service Drives: The uses within the planned unit development are interconnected through a system of roadways and/or pathways as appropriate. Private streets and service drives may be permitted, if designed and constructed to the transportation authority standards and in accord with this title. The approval of private streets shall not prevent access and/or interconnectivity to adjacent properties or otherwise create unreasonable development opportunities.

4. Buildings Clustered: Buildings shall be clustered where practical to preserve scenic or environmentally sensitive areas in the natural state, or to consolidate small open spaces into larger, more usable areas for common use and enjoyment.

5. Density Bonus: A residential density bonus may be given for dedications of land for public use such as school, park, fire station or recreational facility provided to the public entity by donation or at a cost less than, or equal to, the applicant's predevelopment cost for that land. The bonus shall be proportional to the amount of land being dedicated. For example, if ten (10) percent of the total property is being donated, the density bonus shall be ten (10) percent. However, in no case shall the bonus exceed twenty-five (25) percent of the units permitted by the district.

B. Private Open Space: In addition to the common open space and site amenity requirements of this title, a minimum of eighty (80) square feet of additional, private, usable open space shall be provided for each residential unit not planned as single-family detached. This requirement can be satisfied through porches, patios, decks, and enclosed yards. Landscaping, entryway and other accessways do not count toward this requirement.

C. Residential Use Standards:

1. Housing Types: A variety of housing types may be included within a single planned development, such as attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units, regardless of the district classification of the site, provided that the overall density limit of the district is maintained. A minimum of two (2) housing types shall be provided for all PUD's.

D. Infill Planned Developments: Properties of five (5) acres or less within the city of Star, that are located in areas already substantially developed (at least 80 percent of the land area within 300 feet of the boundaries of the parcel) and where water, sewer, streets, schools and fire protection have already been developed and are provided. Upon recommendation of the administrator, the council may approve exceptions to other sections of this title as an incentive for infill development, including, but not limited to the following:

1. The council may allow up to a twenty five percent (25%) increase in the density permitted for the district in which the site is located. It is at the sole discretion of the Council to approve the maximum density bonus requested. Density bonuses shall not be allowed in the CBD.

2. The council may also waive or modify open space and amenity requirements set forth in this section depending on the size and scale of the planned development and proximity to public open space, pathways or greenbelts.

E. Conditions, Bonds and Safeguards: In approving the planned unit development, the council may prescribe appropriate conditions, additional conditions, bonds, and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.

2. Control the sequence and timing, or phasing, of the uses.
3. Control the duration of the use. Assure that the use and the property in which the use is located is maintained properly.
4. Designate the exact location and nature of the use and the property development.
5. Require the provision for on site or off-site public facilities or services.
6. Require more restrictive standards than those generally required in this title.
7. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, which provides services within the city.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

ANNEXATION & REZONE:

The Applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-3-PUD-DA) on 37.58 acres. The Applicant is also requesting up to (5) lots in the development to be designated as Light Office (LO) for future non-residential uses through the Planned Unit Development (PUD) application process that has been submitted as part of this request. The residential zoning designation would allow for a maximum residential density of three (3) dwelling units per acre. The property is located in an area that will be serviceable with central sewer and water provided by the Star Sewer and Water District in the

near future. The property will be accessed by a public road and all roads in the development will be public. The requested zoning designation and density meets the intent of the Comprehensive Plan.

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 92 total single family residential lots and 11 common area lots, 2 of which are future roadway/emergency access lots. The plat designates up to 5 lots to be future office uses within the development (Lots 2 & 3, Block 1 and Lots 13, 14 & 15, Block 4). Lot 15, Block 4 is 2.39 acres and will be office use with access directly on Can Ada Road. The existing single-family dwelling and associated out buildings will remain and be utilized by the existing property owner until the office use is established. There is no time frame at this point for the office use on this lot. The applicant has requested that the other 4 lots would have the option of being developed as either office or residential. If developed as residential, these 4 lots will be part of the total 92 residential lots approved as part of this application. With the 92 total lots, the proposed maximum residential density will not exceed a density of 2.47 dwelling units per acre. The lots will have access and frontage from public streets. Residential lots will range in size from 8,112 square feet to 15,044 square feet with the average buildable lot being 10,103 square feet.

The submitted preliminary plat is showing the local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb and five-foot-wide detached sidewalks with an eight-foot-wide planter strip. Primary access for the development will be on W. Storkan Street from N. Can Ada Road. The development will also have emergency access to Stump Lane, a private road to the north of the development. The Applicant is proposing stub streets on the southwest and south of the development for future access and circulation for the area. **The proposed street access on Lot 14 & 46 of Block 1 is shown with attached sidewalks. These will need to be adjusted to mirror the rest of the development with detached sidewalks and eight-foot planter strips.**

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a 7-foot-wide sidewalk and 8-foot-wide planter strip. This will need to be changed to satisfy code requirements.**

A future roadway lot along the entire western boundary of the development is being provided per the requirements of Canyon Highway District 4 for a future public north-south street. Currently, The applicant is providing a common lot with landscaping along the eastern side of this lot.

The Applicant states that 6.02 acres (16.02%) of the development is open space with 3.99 acres (10.61%) open space being usable. This satisfies Section 8-4E-2 of the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of three (3) site amenities. The Applicant indicates a community pool, separate restroom with changing facility and centrally located open areas that are connected by walking paths. **Details are not specific and should be provided to Council at the public hearing and a revised landscape plan will be required, calling out location and type of amenity before the final plat can be signed.**

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and to be detached with eight-foot (8') wide planter strips.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. **The City Code requires all intersections and corners within a development be illuminated by at least one (1) streetlight. The proposed location plan does not satisfy this requirement. Applicant will need to provide an updated location plan prior to signing the final plat.**
The Applicant has not provided a street light design or cut sheet with this application. This will be required and must be approved by Staff prior to signing the final plat.
- Street Names
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 open space and street trees. If street trees are to be**

planned by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.

- Setbacks

The applicant is not requesting a setback waiver and will follow the setbacks for the R-3 zone identified in this report.

- Block lengths

All blocks shall meet the 750' block length requirement. **The Applicant is showing the proposed N. Oliver Ave to be longer than 750 feet. This will require waiver approval from Council or traffic calming measures.**

- Mail Clusters

Applicant has provided a letter from Mel Norton, Star Postmaster approving a location for the placement of the developments mail cluster. The letter is part of the application materials.

- Phasing

The applicant has not provided a phasing plan for the development. The City allows for developments to be phased. **The applicant shall submit a phasing plan prior to final plat application.**

PLANNED UNIT DEVELOPMENT:

Through the PUD process, the applicant proposes two land use types within the development including residential and future Light Office. The PUD will allow the proposed uses to be integrated together to provide for pathway connections, parking and landscaping, setbacks and amenities in one approval process. The proposed office uses would make up approximately 9% of the total development, if built out to its maximum potential.

Although the applicant has not provided specific non-residential uses within the application, staff is including some suggested allowances and prohibitions for the Limited Office (LO) uses.

Allowed uses (principally permitted): Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices; Parks, Public and Private.

Uses Allowed only as Conditional Uses: Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; Child Care Center (more than 12); Child Care-Preschool/Early Learning; Church or Place of Religious Worship; Drive-up Service Window only; Educational Institution, Private; Museum; Retail Store/Retail Services; Veterinarian Office; Wholesale Sales;

Prohibited Uses in this Development (not already listed as prohibited in the Code): Animal Care Facility; Bar/Tavern/Lounge/Drinking Establishment; Brewpub/Wine Tasting; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Conference/Convention Center; Convenience Store; Educational Institution, Public; Farmers or Saturday Market; Fireworks Stand; Flex Space; Gasoline, Fueling & Charging Station with or without Convenience Store; Golf Course/Driving Range; Government Office; Hospital; Laboratory; Laboratory, Medical; Laundromat; Laundry and Dry Cleaning; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Office Security Facility; Parking Lot/Parking Garage-Commercial; Pawnshop; Portable Classroom/Modular Building; Public Infrastructure; Public Utility major, minor and yard; Research Activities; Restaurant; Retirement Home; Swimming Pool, Commercial/Public; Vehicle Emissions Testing; Warehouse and Storage; Wireless Communication Facility.

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
- Emergency Access
- Mitigation Fees
- Detached Sidewalks
- Amenities
- Office Uses
- Block Length

AGENCY RESPONSES

Canyon Highway District
USPS

February 21, 2023

October 19, 2021

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS & RECOMMENDATIONS

Staff is supportive of the Annexation, Preliminary Plat, Planned Unit Development, and overall concept of the submitted applications and the residential and office uses proposed.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

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

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

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

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

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

The 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.

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNED UNIT DEVELOPMENT FINDINGS:

Upon recommendation from the administrator, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

- A. *The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.*
- B. *The planned unit development preserves the significant natural, scenic and/or historic features.*
- C. *The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.*
- D. *The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.*
- E. *Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.*
- F. *The proposal complies with the density and use standards requirements in accord with chapter 3, "District Regulations", of this title.*
- G. *The amenities provided are appropriate in number and scale to the proposed development.*
- H. *The planned unit development is in conformance with the comprehensive plan.*

CONDITIONS OF APPROVAL

1. The approved Annexation for Oliver Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **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.

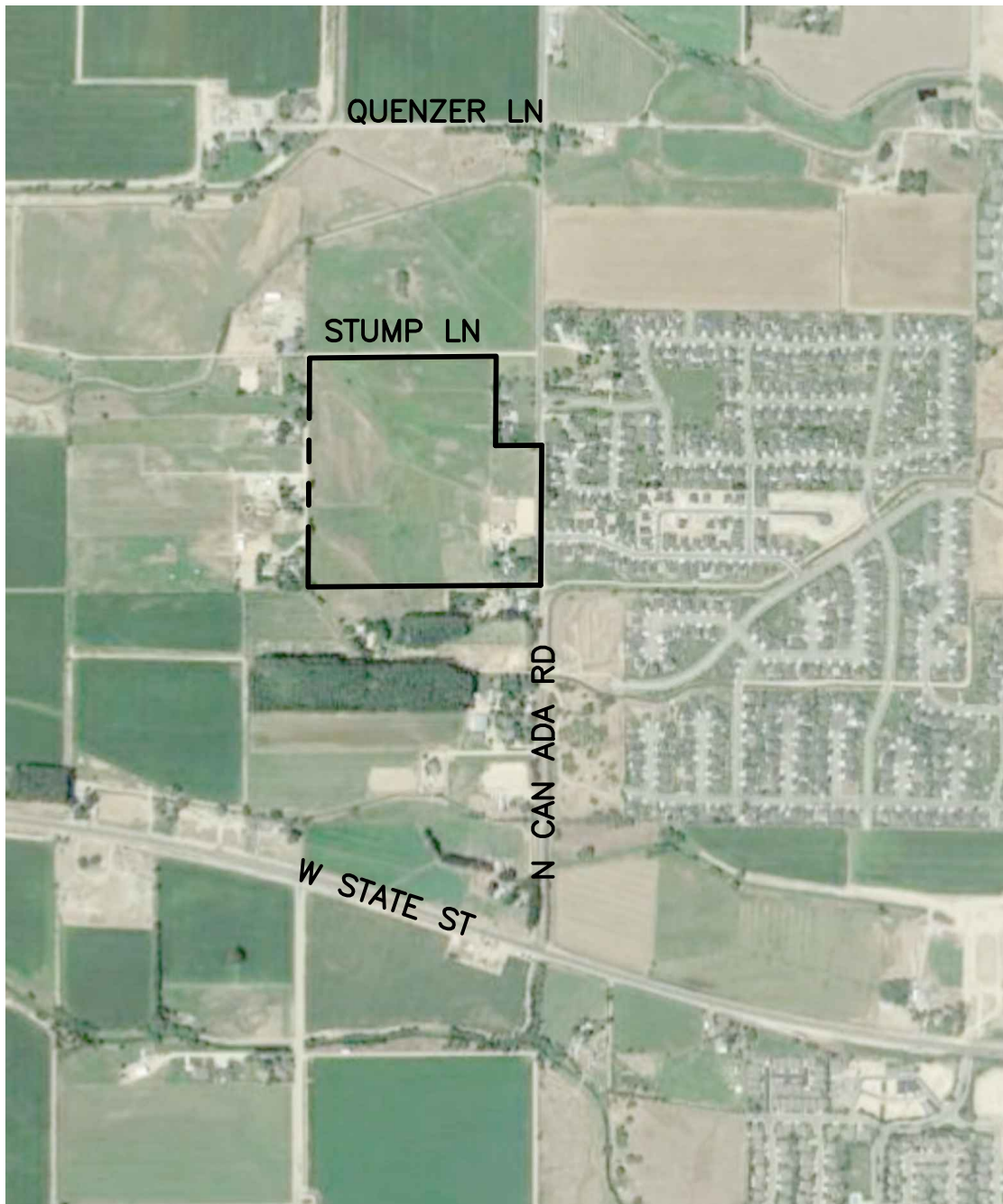
3. The approved Preliminary Plat for the Oliver Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
4. **The Applicant shall provide documentation that the subdivision name has been approved and reserved before the final plat can be signed.**
5. **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.**
6. **The Applicant will need to submit a revised streetlight location plan and obtain approval from City Staff prior to signing the final plat.**
7. **The Applicant shall work with City Staff and submit a streetlight design/cutsheet that meets City Code and satisfies dark sky requirements.** 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. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Some locations of streetlights may require shields or other mitigation to prevent negative affects on residents or neighbors.**
8. **The Applicant shall provide an updated preliminary plat showing the correct size of the sidewalks and planter strips for Lot s 14 & 46 of Block 1 prior to signing the final plat.**
9. **The Applicant shall provide an updated preliminary plat showing the correct size of sidewalk and planter strip along N. Can Ada Road prior to signing the final plat.**
10. **The Applicant shall provide documentation that access has been granted to use Stump Lane, a private road, as the emergency access for the development. This will be required prior to signing the final plat.**
11. **The Applicant will need to receive Council approval for the length of the proposed N. Oliver Ave or implement approved traffic calming measures.**
12. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
13. 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 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.
14. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.


15. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, **Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The applicant shall provide a revised landscape plan showing all the required trees and amenity details.**
16. 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.
17. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
18. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
19. 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.
20. 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.
21. 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.
22. 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.
23. All common areas shall be owned and maintained by the Homeowners Association.
24. 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.**
25. A sign application is required for any subdivision signs.
26. **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.**
27. **Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File #AZ-22-01/DA-22-01/PP-22-01/PUD-22-01 for Oliver Estates Subdivision on _____, 2023.

T:\SUBDIVISIONS\Oliver Estates - SD100.001\Drawings\Oliver Estates Preliminary Plat-3



Title: VICINITY MAP			 LEAVITT & ASSOCIATES ENGINEERS, INC. <i>STRUCTURAL * CIVIL SURVEYING</i> 1324 FIRST STREET SOUTH, NAMPA, IDAHO 83651 PHONE (208)463-0333/463-7670 FAX (208)463-9040
Owner: ALTECCA CONSTRUCTION 503 S. THORNWOOD WAY MERIDIAN, IDAHO 83642 (208) 502-0758	Project: OLIVER ESTATES SUBDIVISION		
	Job Number: SD100.001	Scale: 1"= 1000'	
	Designed by: PDL	Checked by: NJP	
Drawn by: PDL			



Structural / Civil / Materials Handling / Planners / Surveyors

March 28, 2022

City of Star
Planning and Zoning Department
10769 W. State Street
Star, Idaho 8366

RE: Oliver Estates Subdivision, Annexation, Rezoning and Preliminary Plat

Dear Planning and Zoning Commissioners,

We are requesting the annexation and rezoning of two parcels. These parcels are within the comprehensive plan area of the city. We also request to rezone the parcel from Canyon County's AG zone to the City's R-3 PUD zone, which is compatible with the City's Comprehensive Plan.

We are also requesting Preliminary Plat approval of Oliver Estates Subdivision. Oliver Estates is a subdivision of approximately 37.58 acres within the proposed R-3 PUD zone and divides the land into a total of 104 lots; 92 residential lots, 1 lot to be zoned L-O in the future (existing residence), 2 future roadway lots, and 9 common lots. This density equates to 2.47 units/acre. With this development there is approximately 16.02% of open space provided with 10.61% qualified open space per code requirement.

This subdivision will be served by city water through extension of city infrastructure, and by city sewer through a proposed sewer lift station and a pressurized line discharging into the city's gravity sewer system. A sewer lift station will be constructed in the northeast portion of the subdivision and shall connect to the proposed gravity sewer line. Upon extension of city sewer in Stump Lane along the north boundary, the sewer lift station can be removed and the gravity mains in this development can be extended to connect to city sewer mains. Pressurized irrigation will be provided by constructing a pump station which utilizes water from the ditch along the south boundary of the property. All infrastructure will be installed in accordance with the City's policy prior to signature of the final plat.

Engineering the World / Licensed in all 50 States

1324 1st Street So., Nampa, ID 83651
208.463.0333 Fax: 208.463.9040
leavittengineers.com

Access to Oliver Estates will be via an entrance which stems from North Can Ada Road, which is classified as a minor arterial, and has an additional emergency access from stump lane. Oliver Estates also provides lots for future road interconnection to the north and west and a stub road for interconnection to the south. Canyon Highway District #4 requires 12 feet of right-of-way to be dedicated for N Can Ada Road for a total of 37 feet of right-of-way from the center of the road. A traffic impact study was required and has been provided with the submittal package.

We respectfully request the approval of the annexation, rezoning and preliminary plat for Oliver Estates Subdivision.

Kind Regards,



Dan Lardie



City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247 F: 208-286-7569

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: Ronald Peterson (Altecca Construction)
Applicant Address: 503 S Thornwood Way, Meridian, ID Zip: 83642
Phone: (208)502-0758 Email: ron@altecca.com

Owner Name: Oliver Dean Storkan Testamentary Trust, Jeffrey D Storkan and Lisa A Storkan H/W
Owner Address: 22491 N Can Ada Rd, 22727 Can Ada Rd, Zip: 83669
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Dan Lardie Firm Name: Leavitt & Associates Engineers, Inc.
Address: 1324 1st St S, Nampa, ID Zip: 83651
Phone: (208)463-0333 Email: DL@leavittengineers.com

Property Information:

Site Address: 22491 N Can Ada Rd, 22727 Can Ada Rd Parcel Number: 340000000, 34000010A1
Total Acreage of Site: 37.58
Total Acreage of Site in Special Flood Hazard Area: 0
Proposed Zoning Designation of Site: R-3 PUD

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	AG (County)	Comp Plan Area	Neighborhood Residential
Proposed	R-3 PUD	Star City	Neighborhood Residential
North of site	MU-DA	Star City	Neighborhood Residential
South of site	County	Comp Plan Area	Neighborhood Residential
East of site	R-3	Star City	Neighborhood Residential
West of site	County	Comp Plan Area	Neighborhood Residential

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

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

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 (√)
	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
	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.)	
	Completed and signed Annexation & Zoning/Rezone Application	
	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.	
	Narrative fully describing the proposed project (must be signed by applicant)	
	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.	
	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.	
	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
	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.	
	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
	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.	
	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.	
	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.	
	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
	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.**

 *for Althea Lee*
Applicant/Representative Signature

12-18-21
Date



City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247 F: 208-286-7569

PLANNED UNIT DEVELOPMENT 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 X Owner Representative

Applicant Name: Ronald Peterson (Altecca Construction)
Applicant Address: 503 S. Thornwood Way, Meridian, ID Zip: 83642
Phone: (208) 502-0758 Email: ron@altecca.com

Owner Name: Oliver Dean Storkan Testamentary Trust, Jeffrey D. Storkan and Lisa A. Storkan H/W
Owner Address: 22491 N. Can Ada Rd, 22727 Can Ada Rd., Star, ID Zip: 83669
Phone: Email:

Representative (e.g., architect, engineer, developer):
Contact: Dan Lardie Firm Name: Leavitt & Associates Engineers, Inc.
Address: 1324 1st St. S, Nampa, ID Zip: 83651
Phone: (208) 463-0333 Email: dl@leavittengineers.com

Property Information:

Subdivision Name: Oliver Estates Subdivision
Site Address/Location: 22491 N. Can Ada Rd., 22727 Can Ada Rd., Star, ID
Parcel Number(s): 340000000, 34000010A1

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	AG (County)	Comp Plan Area	Neighborhood Residential
Proposed	R-3 PUD	Star City	Neighborhood Residential
North of site	MU-DA	Star City	Neighborhood Residential
South of site	County	Comp Plan Area	Neighborhood Residential
East of site	R-3	Star City	Neighborhood Residential
West of site	County	Comp Plan Area	Neighborhood Residential

SITE DATA:

Total Acreage of Site - 37.58
Breakdown of Acreage of Land in Contiguous Ownership - 36.04/1.54
Total Acreage of Site in Special Flood Hazard Area - 0
Dwelling Units per Gross Acre - 2.34

Total Number of Lots - 104
Residential - 88
Commercial - _____
Industrial - _____
Common - 16

Total Number of Units - _____
Single-family - _____
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - 16.02 % / 6.02 acres
Percent of Common Space to be used for drainage - 0
Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
Pedestrian Walkways, Pool & Clubhouse
Proposed Dedicated Acreage (school, parks, etc): N/A

Public Streets - 8 Private Streets - 0
Describe Pedestrian Walkways (location, width, material) - 5 ft. detached concrete sidewalks
along internal roads, 5 ft concrete pathways in common lots
Describe Bike Paths (location, width, material) - N/A

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

Potable Water - Star Sewer & Water
Irrigation Water- Middleton Mill Ditch Co.
Sanitary Sewer- Star Sewer & Water
Fire Protection - Star Fire District
Schools - Middleton School District
Roads - Canyon Highway District #4

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

Areas of Critical Environmental Concern - <u>No</u>	Floodplain - <u>No</u>
Evidence of Erosion - <u>No</u>	Fish Habitat - <u>No</u>
Historical Assets - <u>No</u>	Mature Trees - <u>No</u>
Riparian Vegetation - <u>No</u>	Steep Slopes - <u>No</u>
Stream/Creek - <u>No</u>	Unstable Soils - <u>No</u>
Unique Animal Life - <u>No</u>	Unique Plant Life - <u>No</u>

FLOOD ZONE DATA (This Info Must Be Filled Out Completely Prior to Acceptance):Total Acreage of Site in Special Flood Hazard Area - 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0259G
FIRM effective date(s): mm/dd/year 06/07/2019
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: N/A
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.

Application Requirements:*(Applications are required to contain one copy of the following unless otherwise noted.)*

Applicant (√)	Description	Staff (√)
	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
	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.)	
	Completed and signed Planned Unit Development Application	
	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.	
	Narrative fully describing the proposed project (must be signed by applicant)	
	Legal description of the property (word.doc and electronic version with engineer's seal):	
	Copy of recorded warranty deed.	
	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.	
	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.	
	Vicinity map showing the location of the subject property	
	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
	Building elevations showing construction materials	
	Phasing plan shall be included in the application if the project is to be phased.	
	Letter of authorization from the local Post Office approving mail box delivery to subdivision.	
	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	

	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, <u>shall be submitted in original pdf format (no scans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	
	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.	

Site Plan:

	The following items must be included on the site plan:	
	<ul style="list-style-type: none"> • Date, scale, north arrow, and project name 	
	<ul style="list-style-type: none"> • Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan 	
	<ul style="list-style-type: none"> • Existing boundaries, property lines, and dimensions of the lot 	
	<ul style="list-style-type: none"> • Relationship to adjacent properties, streets, and private lanes 	
	<ul style="list-style-type: none"> • Easements and right-of-way lines on or adjacent to the lot 	
	<ul style="list-style-type: none"> • Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties 	
	<ul style="list-style-type: none"> • Building locations(s) (including dimensions to property lines) 	
	<ul style="list-style-type: none"> • Parking and loading areas (dimensioned) 	
	<ul style="list-style-type: none"> • Traffic access drives and traffic circulation (dimensioned) 	
	<ul style="list-style-type: none"> • Open/common spaces 	
	<ul style="list-style-type: none"> • Refuse and service areas 	
	<ul style="list-style-type: none"> • Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed) 	
	<ul style="list-style-type: none"> • All on-site lighting proposed – Must Meet City "Dark Sky" Ordinances 	

Landscape Plan:

	The following items must be included on the landscape plan:	
	<ul style="list-style-type: none"> • Date, scale, north arrow, and project name 	
	<ul style="list-style-type: none"> • Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan 	
	<ul style="list-style-type: none"> • Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings 	
	<ul style="list-style-type: none"> • Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed. 	
	<ul style="list-style-type: none"> • Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements 	
	<ul style="list-style-type: none"> • Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours 	
	<ul style="list-style-type: none"> • Sight Triangles as defined in 8-4 A-7 of this Ordinance 	
	<ul style="list-style-type: none"> • Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size 	
	<ul style="list-style-type: none"> • Proposed screening structures 	
	<ul style="list-style-type: none"> • Design drawings(s) of all fencing proposed 	
	<ul style="list-style-type: none"> • Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> ➢ Number of street trees and lineal feet of street frontage ➢ Width of street buffers (exclusive of right-of-way) 	

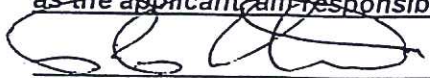
	<ul style="list-style-type: none"> ✓ Width of parking lot perimeter landscape strip ✓ Buffer width between different land uses ✓ Number of parking stalls and percent of parking area with internal landscaping ✓ Total number of trees and tree species mix ✓ Mitigation for removal of existing trees, including number of caliper inches being removed 	
--	--	--

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

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.*



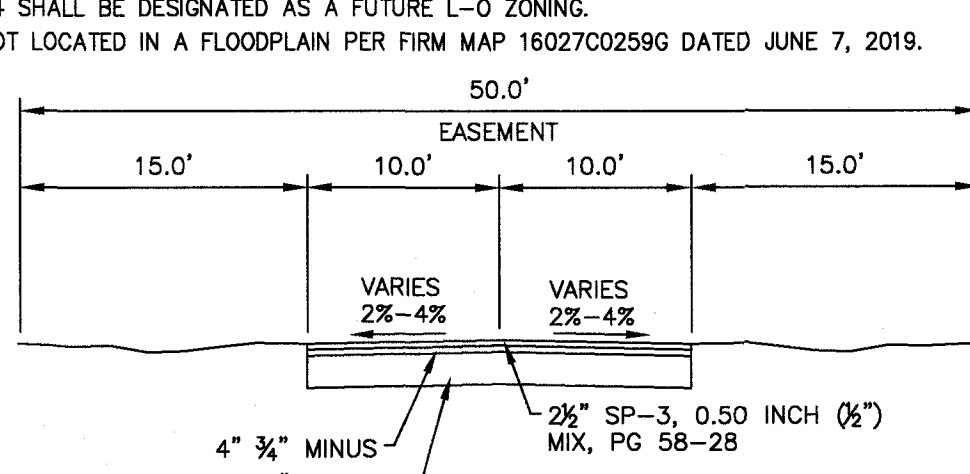
Applicant/Representative Signature

10-25-2022

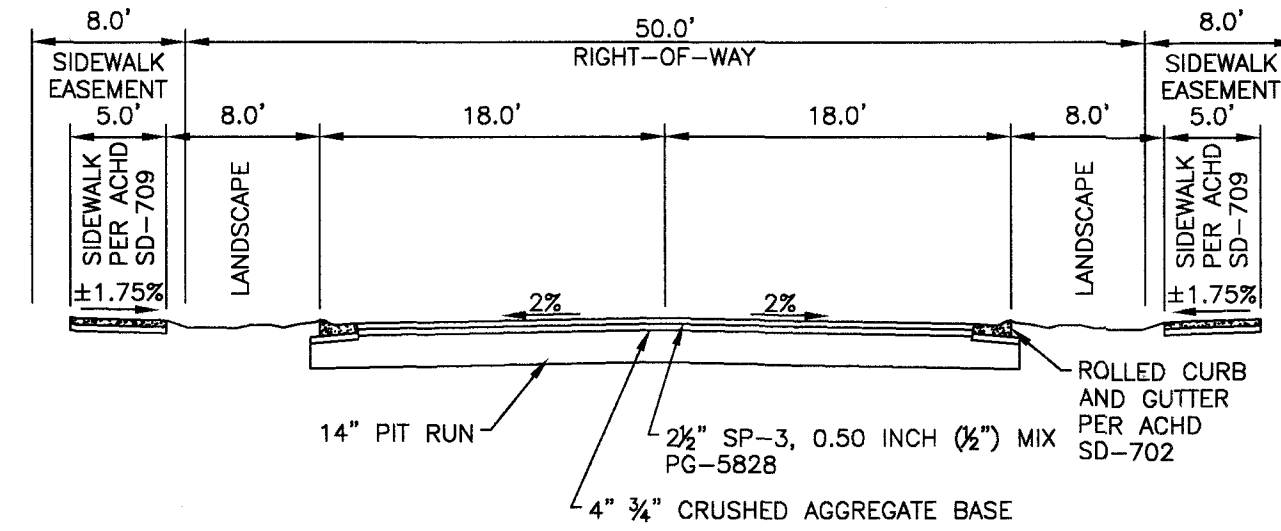
Date

NOTES:

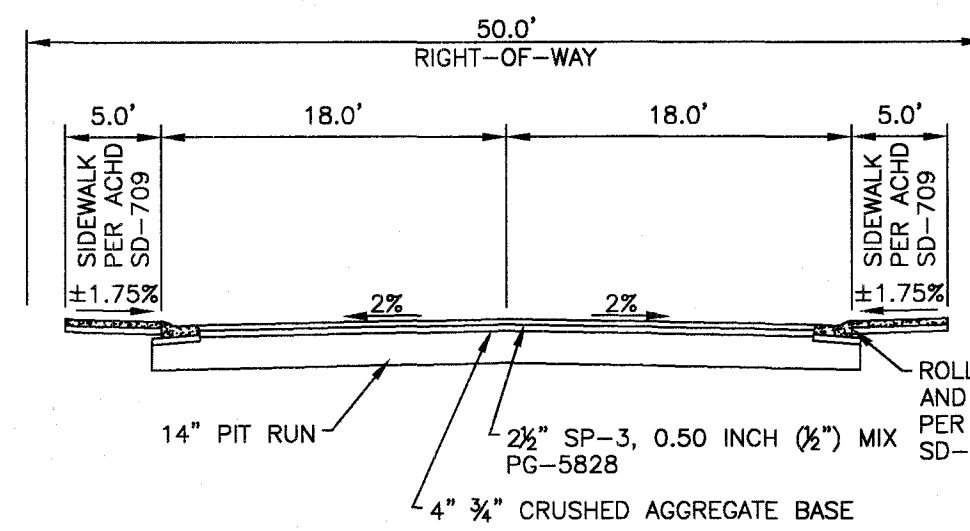
1. CURRENT ZONING IS COUNTY, AGRICULTURAL.
2. PROPOSED ZONING IS R-3 PUD.
3. SANITARY SEWER LIFT STATION WILL BE INSTALLED NEAR THE NORTHEAST CORNER OF THE PROPERTY AND WILL INTERCONNECT WITH CENTRAL SEWER BY STAR SEWER AND WATER IN THE FUTURE.
4. THE WATER SYSTEM WILL INTERCONNECT WITH THE CENTRAL WATER MAIN BY STAR SEWER AND WATER IN A CAN ADA RD.
5. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED WITH A NEW PRESSURE IRRIGATION STRUCTURE.
6. ALL LOTS HAVE A 5 FOOT UTILITY EASEMENT ON THE SIDES, A 10 FOOT UTILITY EASEMENT ON REAR LOT LINES, AND A 10 FOOT UTILITY EASEMENT IN THE FRONT.
7. LOTS 1, 9, 13, 15, 30, AND 47 BLOCK 1, LOT 5 BLOCK 2, LOT 5 BLOCK 3, AND LOT 16 BLOCK 4 WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
8. LOTS 14 AND 46 BLOCK 1 ARE DESIGNATED AS FUTURE RIGHT-OF-WAY LOTS.
9. ALL STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOA.
10. LOTS 4-8, 23-28, AND 48-50 BLOCK 1 SHALL BE RESTRICTED TO SINGLE STORY HOMES.
11. LOTS 2-3 BLOCK 1 AND 13-14 BLOCK 4 SHALL BE ZONED L-O.
12. LOT 15 BLOCK 4 SHALL BE DESIGNATED AS A FUTURE L-O ZONING.
13. PROPERTY IS NOT LOCATED IN A FLOODPLAIN PER FIRMAP MAP 16027C0259G DATED JUNE 7, 2019.



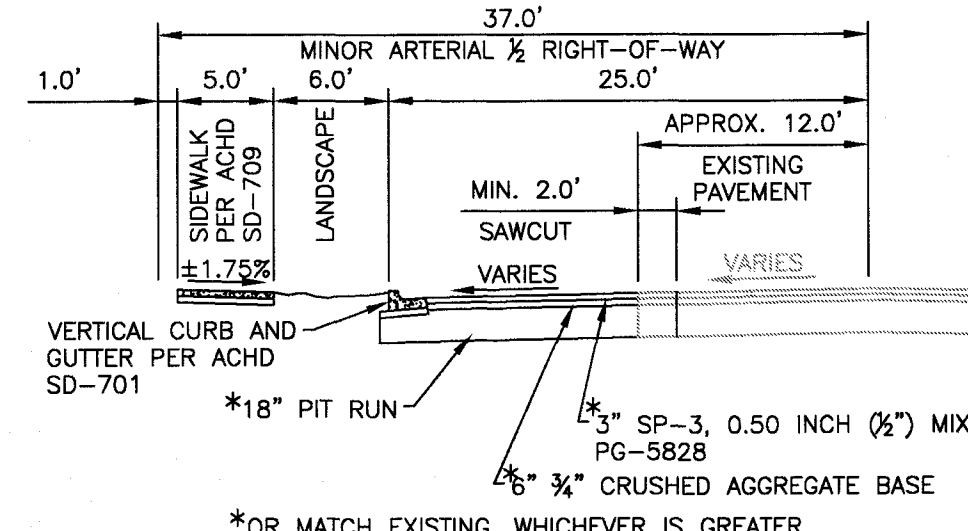
EMERGENCY ACCESS
TYPICAL SECTION
-NTS-



TYPICAL STREET SECTION
-NTS-



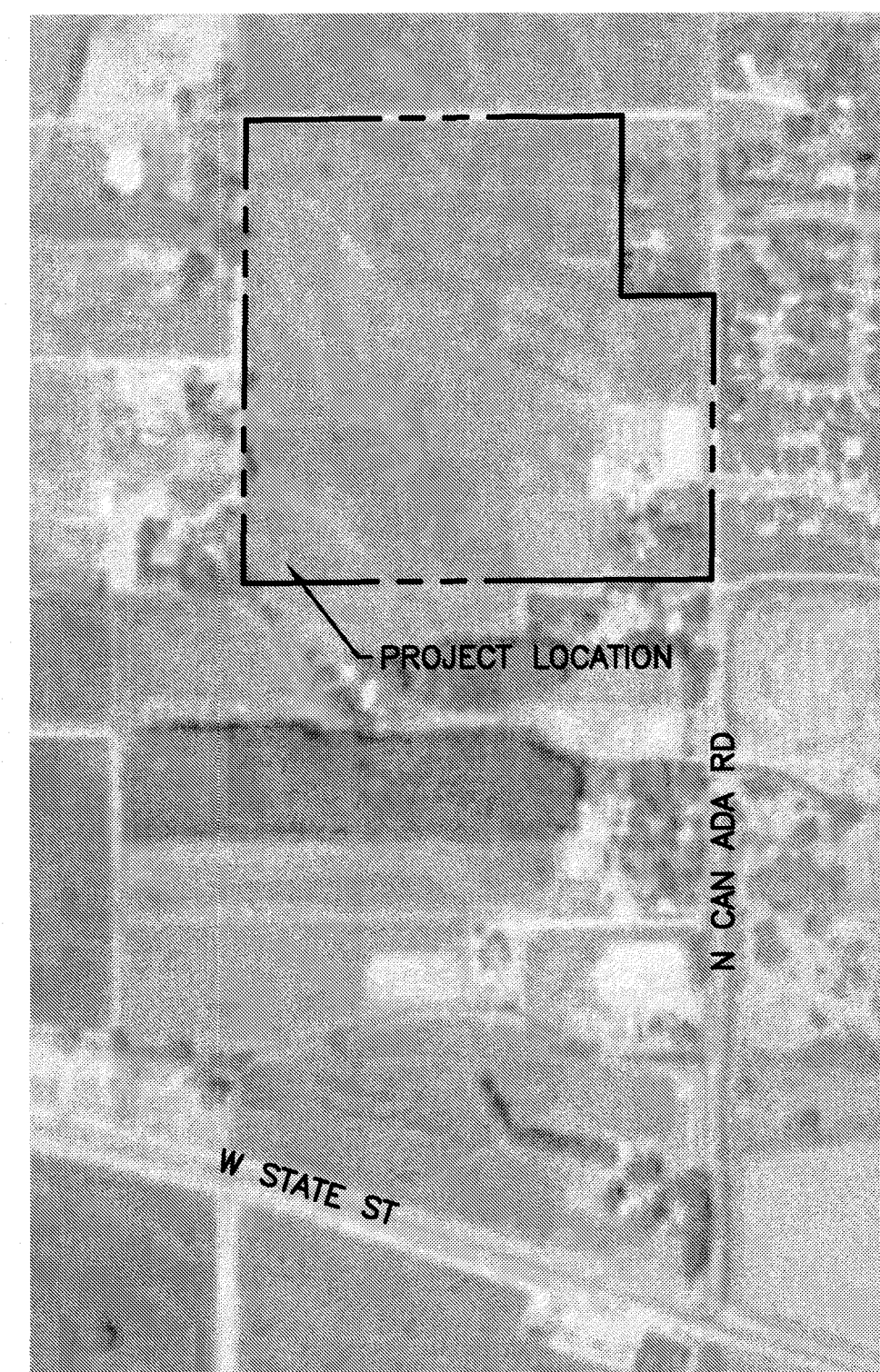
TYPICAL FUTURE STREET CONNECTION
TO NORTH AND WEST



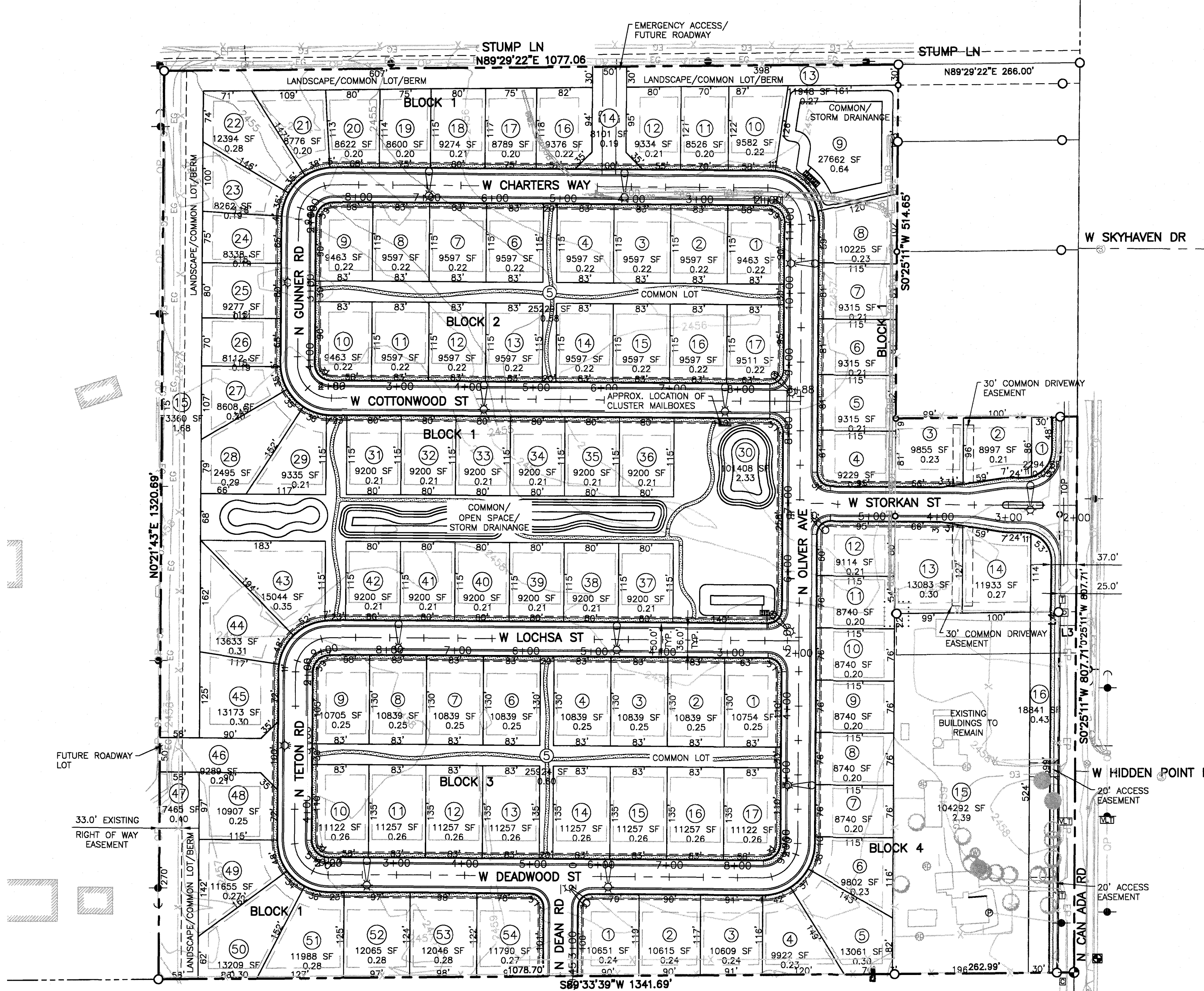
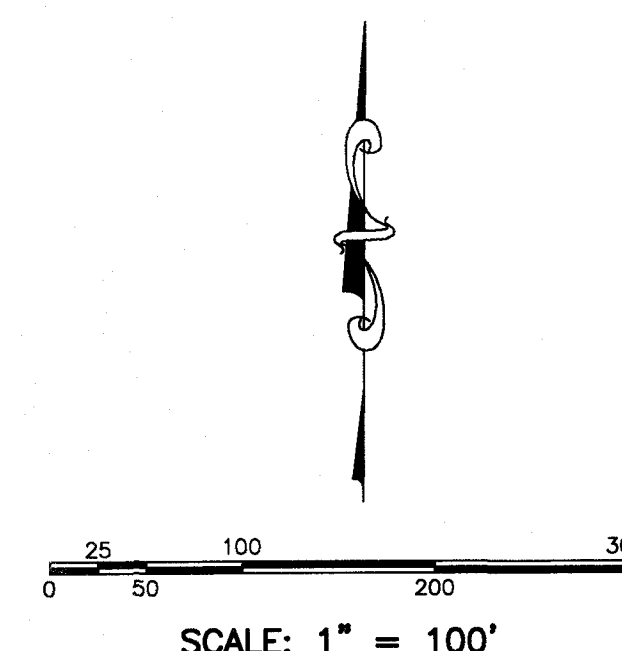
*OR MATCH EXISTING, WHICHEVER IS GREATER
N CAN ADA ROAD HALF STREET SECTION
-NTS-

DEVELOPMENT DATA

ANNEXATION: REQUIRED
PROPOSED ZONING: R-3 PUD
CURRENT ZONING: AG (AGRICULTURAL, CANYON COUNTY)
TOTAL AREA.....37.58 AC
TOTAL LOTS.....104
RESIDENTIAL LOTS.....92
LIMITED OFFICE (L-0).....1 (EXISTING DWELLING LOT)
EXISTING DWELLING.....1 (FUTURE L-0)
RIGHT OF WAY AREA.....6.41 AC
MINIMUM LOT SIZE.....8.112 SOFT.
GROSS DENSITY DWELLINGS/ACRE.....2.47 DU/AC (93DU/37.58AC)
NET DENSITY DWELLINGS/ACRE.....3.69/AC (93DU/25.15AC)
AVERAGE BUILDABLE LOT AREA.....10.103 SOFT.
REQUIRED OPEN SPACE.....245,535 SOFT. = 6.537AC (15.00%)
OPEN SPACE SHOWN.....262,195 SOFT. = 6.019AC (16.02%)
REQUIRED QUALIFIED OPEN SPACE.....163,690 SOFT. = 3.757AC (10.00%)
QUALIFIED OPEN SPACE SHOWN.....173,695 SOFT. = 3.987AC (10.61%)



VICINITY MAP
SCALE: 1"=500'



SITE MAP
SCALE: 1"=100'

LINETYPES:		SYMBOLS:	
	EXISTING CURB & GUTTER		EXISTING SANITARY SEWER MANHOLE
	CONSTRUCT CURB & GUTTER		INSTALL SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER		EXISTING GRAVITY IRRIGATION MANHOLE
	INSTALL SANITARY SEWER MAIN		INSTALL GRAVITY IRRIGATION MANHOLE
	INSTALL SEWER SERVICE		EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN		INSTALL STORM DRAIN MANHOLE
	INSTALL STORM DRAIN MAIN		EXISTING VALVE
	EXISTING WATER MAIN		INSTALL WATER VALVE
	INSTALL WATER MAIN		INSTALL IRRIGATION VALVE
	APPROXIMATE JOINT TRENCH		EXISTING WATER METER
	EXISTING PRESSURE IRRIG.		INSTALL WATER METER
	INSTALL PRESSURE IRRIG. MAIN		EXISTING BLOW-OFF VALVE
	EXISTING GRAVITY IRRIGATION		INSTALL BLOW-OFF VALVE
	INSTALL GRAVITY IRRIG. MAIN		EXISTING FIRE HYDRANT
	LOT LINE		INSTALL FIRE HYDRANT
	BOUNDARY/PHASE LINE		STORM WATER FLOW
	CENTER LINE		INSTALL STREET LIGHT PER CITY STD
	EASEMENT LINE		INSTALL IRRIGATION PUMP-OUT
	EXISTING CONTOUR		INSTALL IRRIGATION PUMP-OUT
	FINISH GRADE CONTOUR		EXISTING CATCH BASIN INLET
	EXISTING EDGE OF PAVEMENT		CONSTRUCT CATCH BASIN INLET
	EXISTING OVERHEAD POWER		CONSTRUCT PEDESTIAN RAMP
	EXISTING FIBER OPTICS		TEST HOLE W/ PERCOLATION TEST
	EXISTING TELEPHONE		TEST HOLE
	EXISTING GAS LINE		INSTALL STOP SIGN
	INSTALL UNDERGROUND POWER		INSTALL STREET SIGN
	TOP OF BANK		INSTALL 2-PARTY MAILBOX
	TOP OF SLOPE		EXISTING TREE
	TOE OF SLOPE		EXISTING UTILITY POLE
	EDGE OF PAVEMENT		EXISTING UTILITY POLE W/ GUY WIRE
	EDGE OF GRAVEL		EXISTING ELECTRICAL BOX
	SAW CUT LINE		EXISTING TELEPHONE BOX
	SWALE FLOW LINE		INSTALL CLEAN OUT

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

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**LEAVITT & ASSOCIATES
ENGINEERS, INC.**

**STRUCTURAL * CIVIL
SURVEYING**

**1324 FIRST STREET SOUTH NAMPA IDAHO 83651
PHONE (209)463-0333/463-7670 FAX (209)463-9040
EMAIL NP@LEAVITTEENGINEERS.COM**

Date _____
 original signed: _____
 An original document is on file at the office of
 Leavitt & Associates Engineers, Inc.
 4460 15th St.
 NORTH BEND
 STATE OF IOWA
 52056
 REGISTERED
 PROFESSIONAL ENGINEER
 9335

**OLIVER ESTATES SUBDIVISION
PRELIMINARY PLAT**

OLIVER ESTATES SUBDIVISION
STAR, IDAHO
OWNER/DEVELOPER:

ALTECCA CONSTRUCTION
503 S. THORNWOOD WAY
MERIDIAN, ID 83642
PHONE (208) 502-0758
DUANE@ALTECCA.COM

Sheet Number: 1		UPDATED DENSITY AND AMENITIES	
A	04/05/22	DL	
A	01/11/22	NJP	ISSUED FOR APPROVAL
No.	DATE	BY	DESCRIPTION
REVISIONS			

T:\SUBDIVISIONS\Oliver Estates - SD1001001\Drawings\Olivers Estates Preliminary Plat-3

LANDSCAPE NOTES:

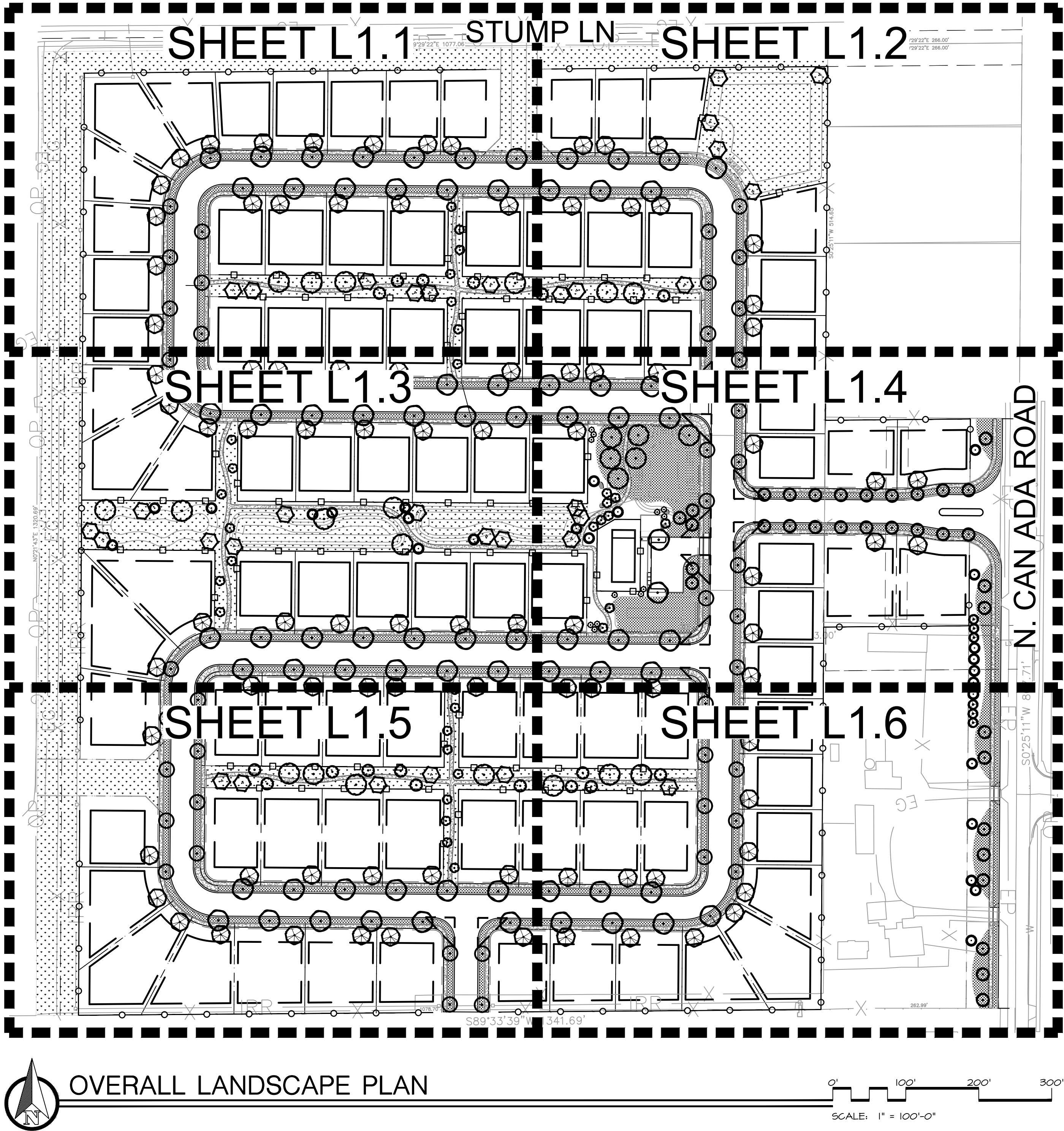
- 1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- 2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
- 3. ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
- 4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- 5. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
- 6. ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE. 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
- 7. FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- 8. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- 9. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
- 10. IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
- 11. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
- 12. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- 13. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
- 14. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- 15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- 16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- 17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

IRRIGATION NOTES:

- 1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- 2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- 3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- 4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
- 5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - a. PRECISE INDIVIDUAL STATION TIMING
 - b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- 6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- 7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- 8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- 9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- 10. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

DISCLAIMER:

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, P.C. CANNOT ASSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATE INTO IT AS A RESULT. SOUTH BECK AND BAIRD, P.C. ASSUMES NO LIABILITY FOR ANY MISINFORMATION.



OLIVER ESTATES SUBDIVISION
A PARCEL OF LAND; 22491 CAN ADA RD
LOCATED IN
SECTION 12, T. 4N., R. 2W.,
STAR, CANYON COUNTY IDAHO
JANUARY 2022



SITE DEVELOPMENT FEATURES

- 1. ANNEXATION: REQUIRED
- 2. PROPOSED ZONING: R-3 PUD
- 3. CURRENT ZONING: AG (AGRICULTURAL, CANYON COUNTY)
- 4. TOTAL AREA.....37.58 AC
- 5. TOTAL LOTS.....104
- 6. BUILDABLE LOTS.....88
- 7. EXISTING HOMES.....1
- 8. RIGHT OF WAY AREA.....6.41 AC
- 9. MINIMUM LOT SIZE.....8,112 SQFT.
- 10. GROSS LOTS PER ACRE.....2.37/AC
- 11. NET LOTS PER ACRE.....3.86/AC
- 12. AVERAGE BUILDABLE LOT AREA.....10,103 SQFT.
- 13. REQUIRED OPEN SPACE.....245,535 SQFT. (15.00%)
- 14. OPEN SPACE SHOWN.....262,195 SQFT. (16.02%)
- 15. REQUIRED QUALIFIED OPEN SPACE.....163,690 SQFT. (10.00%)
- 16. QUALIFIED OPEN SPACE SHOWN.....173,695 SQFT. (10.61%)

LANDSCAPING INFORMATION

- 1. ROADWAY LANDSCAPE BUFFERS: MUNICIPAL REQUIREMENT
 - 1.1. N. CAN ADA ROAD:
 - REQUIRED: 30' STREET BUFFER
 - STREET BUFFER LENGTH = 727' LNFT
 - STREET TREES REQUIREMENT: 1 TREE/25 LNFT OF BUFFER LENGTH
 - TOTAL REQUIRED = 29
 - TOTAL PROPOSED = 36
- 2. PATHWAY TREES: MUNICIPAL REQUIREMENT
 - REQUIRED: 1 TREE/100 LNFT. COMMON AREA PATHWAY PROVIDED
 - TOTAL REQUIRED = 30
 - TOTAL PROPOSED = 68
- 3. BUILDING LOT TREES: NOT REQUIRED
 - PROPOSED: 1 TREE/LOT; BY LOT OWNER/BUILDER.
 - TOTAL PROPOSED = 92
- 4. COMMON AREA TREES: NOT REQUIRED
 - PROPOSED: 1 TREE/8,000 SQFT OF COMMON/OPEN SPACE
 - TOTAL PROPOSED = 207
 - TOTAL COMMON/OPEN SPACE TREES = 85
 - TOTAL STREET/PARKWAY TREES = 122 (1 TREE/70 LNFT)
- 5. NO MITIGATION NECESSARY - COORDINATE WITH THE CITY FORESTER IN THE FIELD BEFORE ANY EXISTING TREES ARE DAMAGED OR REMOVED.
- 6. AMENITIES PROVIDED:
 - POOL AND FACILITY
 - PATHWAY CONNECTIONS

SEE SHEETS:
L1.1-L1.6 FOR DETAILED LANDSCAPE PLANS
L2.0 FOR LANDSCAPE NOTES AND DETAILS.
L2.1 FOR SPECIFIC AREA ENLARGEMENTS.



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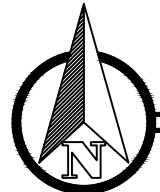
Original sealed by: _____
Date: _____
Original signed: _____
An original document is on file at the office of LEAVITT & ASSOCIATES ENGINEERS, INC.

OLIVER ESTATES SUBDIVISION
OVERALL LANDSCAPE PLAN
Job Number: SBB22-104
Checked by: JGB
Drawn by: JRB
Delivery Date: #####

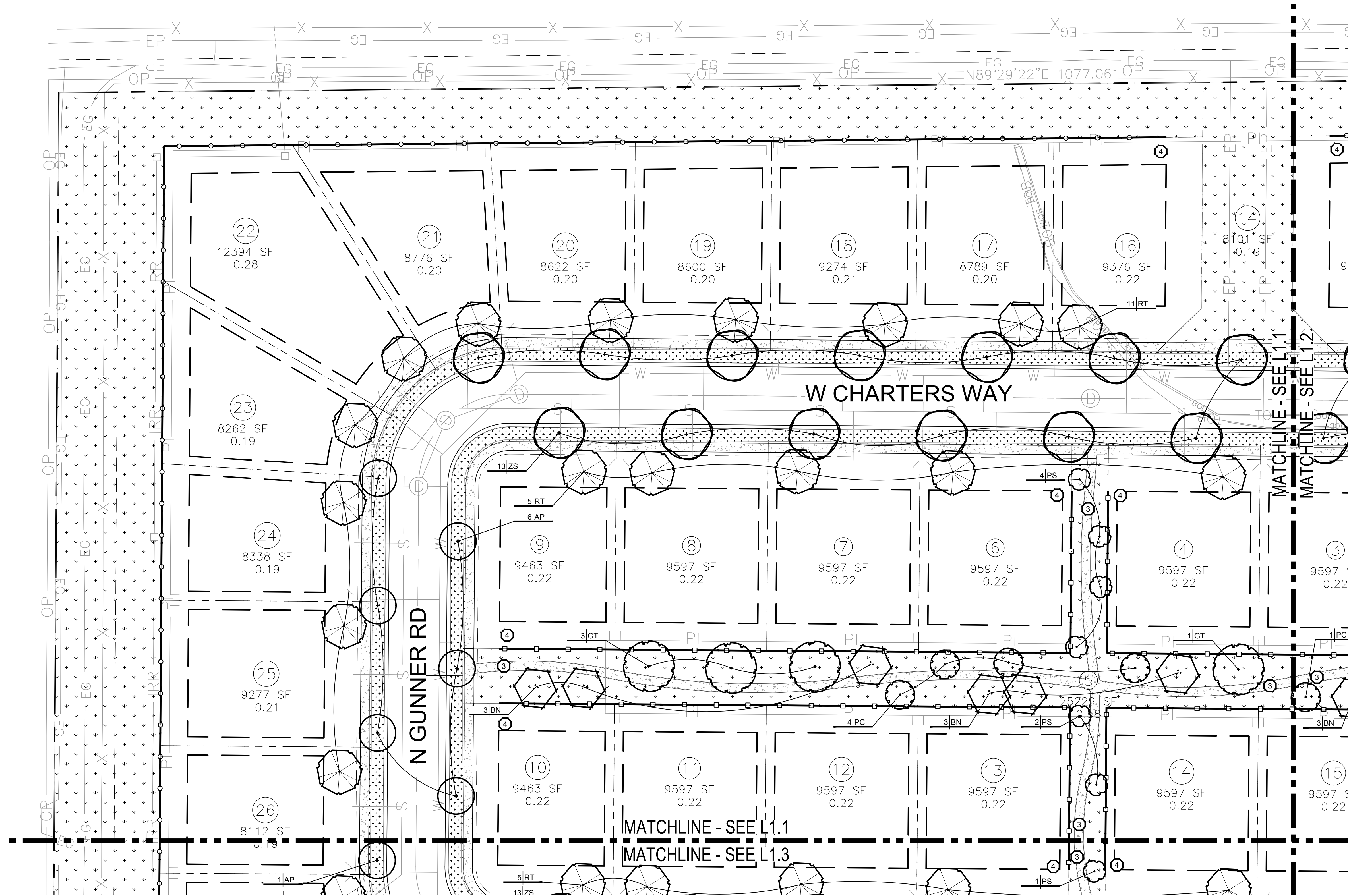
OLIVER ESTATES SUBDIVISION
STAR, IDAHO
OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
503 S. THORNWOOD WAY
MERIDIAN, ID 83642
PHONE (208) 502-0758
DUANE@ALTECCA.COM

No.	DATE	BY	DESCRIPTION	REVISIONS
00/00/00	NJP		ISSUED FOR APPROVAL	
1				

SCALE: 1"=50'
Sheet Number: 1



LANDSCAPE PLAN



LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 3/L2.0

6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0

6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0

QUANTITY PLANT IDENTIFICATION KEY

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0

DROUGHT TOLERANT "NO MOW" CREEPING RED FESCUE SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
RESIDENTIAL TREES		SEE DETAIL 2/L2.0		
RT	Acer platanoides 'Fairview' Fairview Maple	2" B&B	45' hgt. x 35' w	CLASS II
	Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash	2" B&B	35' hgt. x 30' w	CLASS II
	Pyrus calleryana 'Holmford' Bradford Flowering Pear	2" B&B	35' hgt. x 30' w	CLASS II
	Quercus rubra Red Oak	2" B&B	30' hgt. x 25' w	CLASS II
DECIDUOUS TREES		SEE DETAIL 2/L2.0		
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AL	Amelanchier laevis 'JFS-Arb' Spring Flurry Serviceberry	2" B&B	28' hgt. 20' w	CLASS I
BN	Betula nigra River Birch	2" B&B multi-stem	40' hgt. 30' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 35' w	CLASS II
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'JFS-KW58' Pink Flair Cherry	2" B&B	25' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	45' hgt. 15' w	CLASS II
ZS	Zelkova serrata 'Halka' Halka Zelkova	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES		SEE DETAIL 1/L2.0		
PB	Picea pungens 'Bacheri' Bachens Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	30' hgt. 15' w	CONIF.
CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10" B&B	35' hgt. 20' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS		SEE DETAIL 4/L2.0		
	Coreopsis verticillata 'TNCORSG' Sunstar Gold Coreopsis	1 Gal.	2' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Sedum spectabile 'Black Beauty' Black Beauty Sedum	1 Gal.	2' hgt. x 2' wide	
	Penstemon x mexicali 'P008S' Red Rocks Penstemon	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SHRUBS		SEE DETAIL 5/L2.0		
	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Heimond Pillar' Heimond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Ballhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolius 'Seaward' Summer Wine Ninebark	2 Gal.	5' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

- 1

40" VISION TRIANGLE
- 2

OPEN LAWN SPACE
- 3

5'-0" WIDE CONCRETE PATHWAY
- 4

START FENCE LINE AT 20' BUILDING SETBACK.



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Original sealed by: [Signature]

Delivered original: [Signature]

Job Number: SBB22-104

Job Name: OLIVER ESTATES SUBDIVISION LANDSCAPE PLAN

Drawn By: JRB

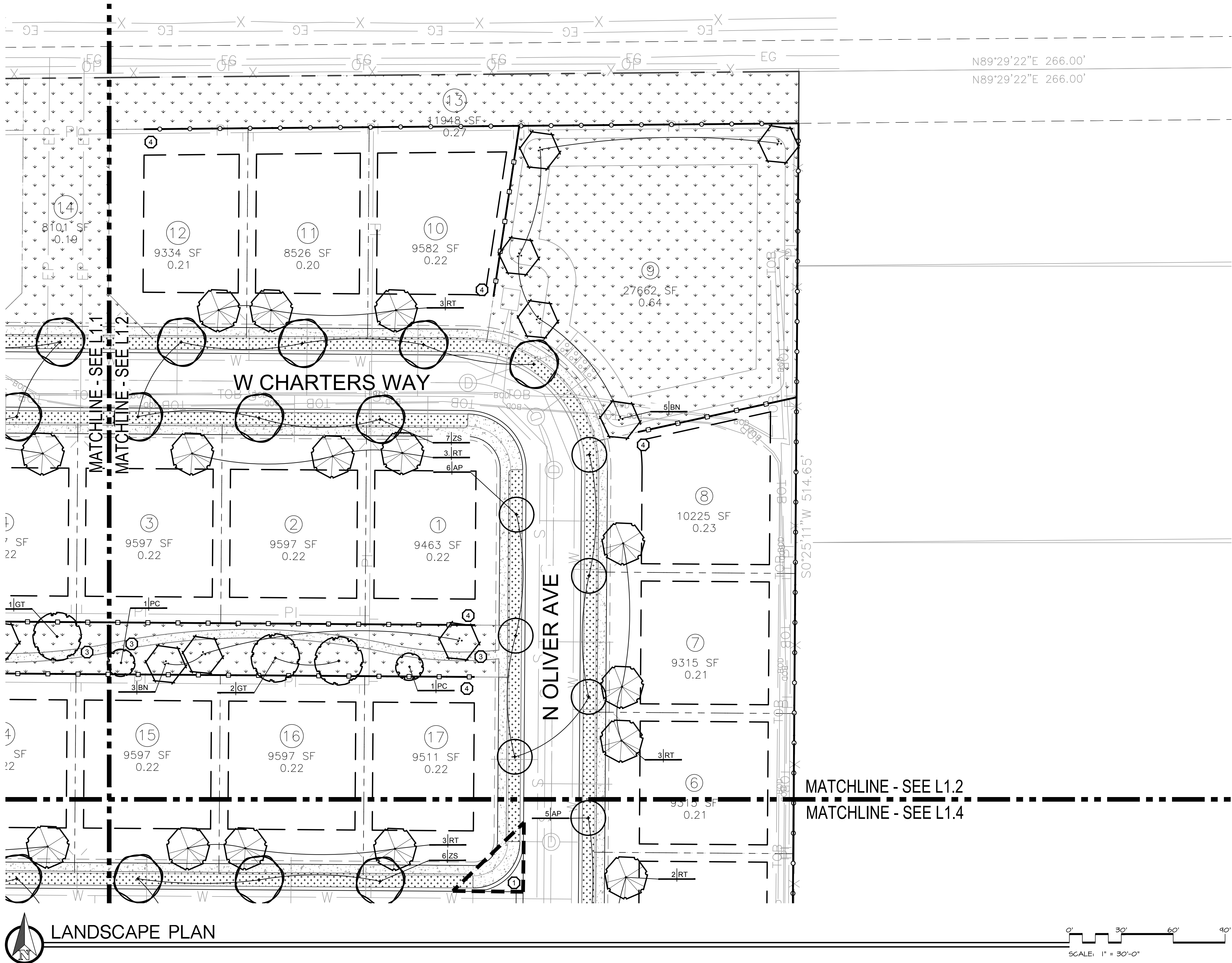
Checked By: JRB

Delivery Date: SBB22-104

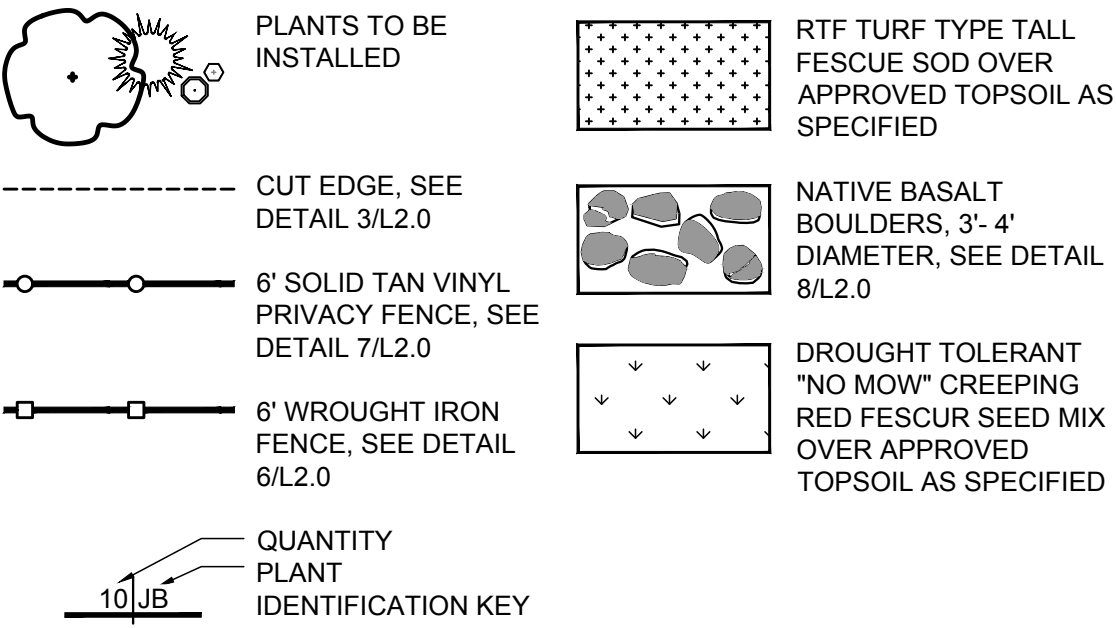
OLIVER ESTATES SUBDIVISION
STAR, IDAHO
OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
503 S. THORNWOOD WAY
MERIDIAN, ID 83642
PHONE (208) 502-0758
DUANE@ALTECCA.COM

ISSUED FOR APPROVAL		DESCRIPTION		REVISIONS	
No.	DATE	BY	DATE	BY	
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Sheet Number: L1.1					

Scale: 1"=30'



LANDSCAPE LEGEND



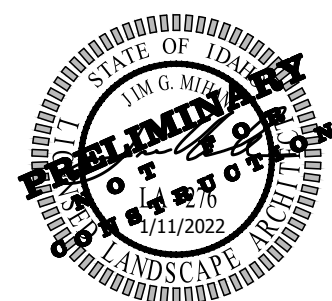
PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
RESIDENTIAL TREES		SEE DETAIL 2/L2.0		
RT	Acer platanoides 'Fairview'	2" B&B	45' hgt. x 35' w	CLASS II
	Fairview Maple			
	Fraxinus pennsylvanica 'Urbanite'	2" B&B	35' hgt. x 30' w	CLASS I
	Urbanite Green Ash			
	Pyrus calleryana 'Holmford'	2" B&B	35' hgt. x 30' w	CLASS II
	Bradford Flowering Pear			
	Quercus rubra	2" B&B	30'hgt. x 25' w	CLASS II
	Red Oak			
DECIDUOUS TREES		SEE DETAIL 2/L2.0		
AP	Acer platanoides 'Columnarbroad'	2" B&B	40' hgt. 25' w	CLASS II
	Parkway Maple			
AL	Amelanchier laevis 'JFS-Arb'	2" B&B	28' hgt. 20' w	CLASS I
	Spring Flurry Serviceberry			
BN	Betula nigra	2" B&B	40' hgt. 30' w	CLASS II
	River Birch			
GT	Gleditsia triacanthos inermis 'Skyline'	2" B&B	45' hgt. 35' w	CLASS II
	Skyline Honeylocust			
PC	Prunus cerasifera 'Thundercloud'	2" B&B	20' hgt. 20' w	CLASS I
	Thundercloud Plum			
PS	Prunus sargentii 'JFS-KW58'	2" B&B	25' hgt. 15' w	CLASS I
	Pink Flair Cherry			
QR	Quercus robur x alba	2" B&B	45' hgt. 15' w	CLASS II
	Streetspire Oak			
ZS	Zelkova serrata 'Halka'	2" B&B	45' hgt. 35' w	CLASS II
	Halka Zelkova			
CONIFEROUS TREES		SEE DETAIL 1/L2.0		
PB	Picea pungens 'Bacheri'	6" B&B	15' hgt. 8' w	CONIF.
	Bacheri Spruce			
PF	Pinus flexilis 'Vanderwolf's Pyramid'	6" B&B	30' hgt. 15' w	CONIF.
	Vanderwolf's Limber Pine			
CD	Cedrus deodara 'Aurea'	8'-10' B&B	35' hgt. 20' w	CONIF.
	Golden Deodar Cedar			
GROUND COVERS/ GRASSES/ PERENNIALS		SEE DETAIL 4/L2.0		
	Coreopsis verticillata 'TNCORSG'	1 Gal.	2' hgt. x 2' wide	
	Sunstar Gold Coreopsis			
	Calamagrostis x. acutiflora 'Overdam'	1 Gal.	3' hgt. x 2' wide	
	Dwarf Feather Grass			
	Hemerocallis x 'Stella De Oro'	1 Gal.	18" hgt. x 2' wide	
	Stella De Oro Daylily			
	Sedum spectabile 'Black Beauty'	1 Gal.	2' hgt. x 2' wide	
	Black Beauty Sedum			
	Penstemon x mexicali 'P008S'	1 Gal.	2' hgt. x 3' wide	
	Red Rocks Penstemon			
	Phlox subulata 'Candy Stripe'	1 Gal.	6" hgt. x 3' wide	
	Candy Stripe Creeping Phlox			
SHRUBS		SEE DETAIL 5/L2.0		
	Buxus x 'Green Velvet'	5 Gal.	4' hgt. x 4' wide	
	Green Velvet Boxwood			
	Berberis thunbergii 'Heimond Pillar'	2 Gal.	3' hgt. x 2' wide	
	Heimond Pillar Barberry			
	Cornus alba 'Ballhalo'	5 Gal.	6' hgt. x 6' wide	
	Ivory Halo Dogwood			
	Picea pungens 'Globosa'	5 Gal.	4' hgt. x 6' wide	
	Dwarf Globe Blue Spruce			
	Physocarpus opulifolius 'Seaward'	2 Gal.	5' hgt. x 6' wide	
	Summer Wine Ninebark			
	Rosa x 'Noasplash'	2 Gal.	2' hgt. x 4' wide	
	Pink Splash Groundcover Rose			
	Spiraea japonica 'Goldmound'	2 Gal.	3' hgt. 4' wide	
	Goldmound Spirea			
	Viburnum plicatum tomentosum 'Mariesii'	5 Gal.	6' hgt. 10' wide	
	Doublefile Viburnum			

CALLOUT LEGEND

- 40" VISION TRIANGLE
- OPEN LAWN SPACE
- 5'-0" WIDE CONCRETE PATHWAY
- START FENCE LINE AT 20' BUILDING SETBACK.



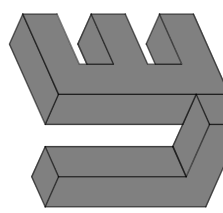
South Landscape Architecture P.C.
Db a South Beck & Baird Landscape Architecture P.C.

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Original sealed by:

Original sealed by:

OLIVER ESTATES SUBDIVISION
LANDSCAPE PLAN

OLIVER ESTATES SUBDIVISION
STAR, IDAHO

OWNER/DEVELOPER:

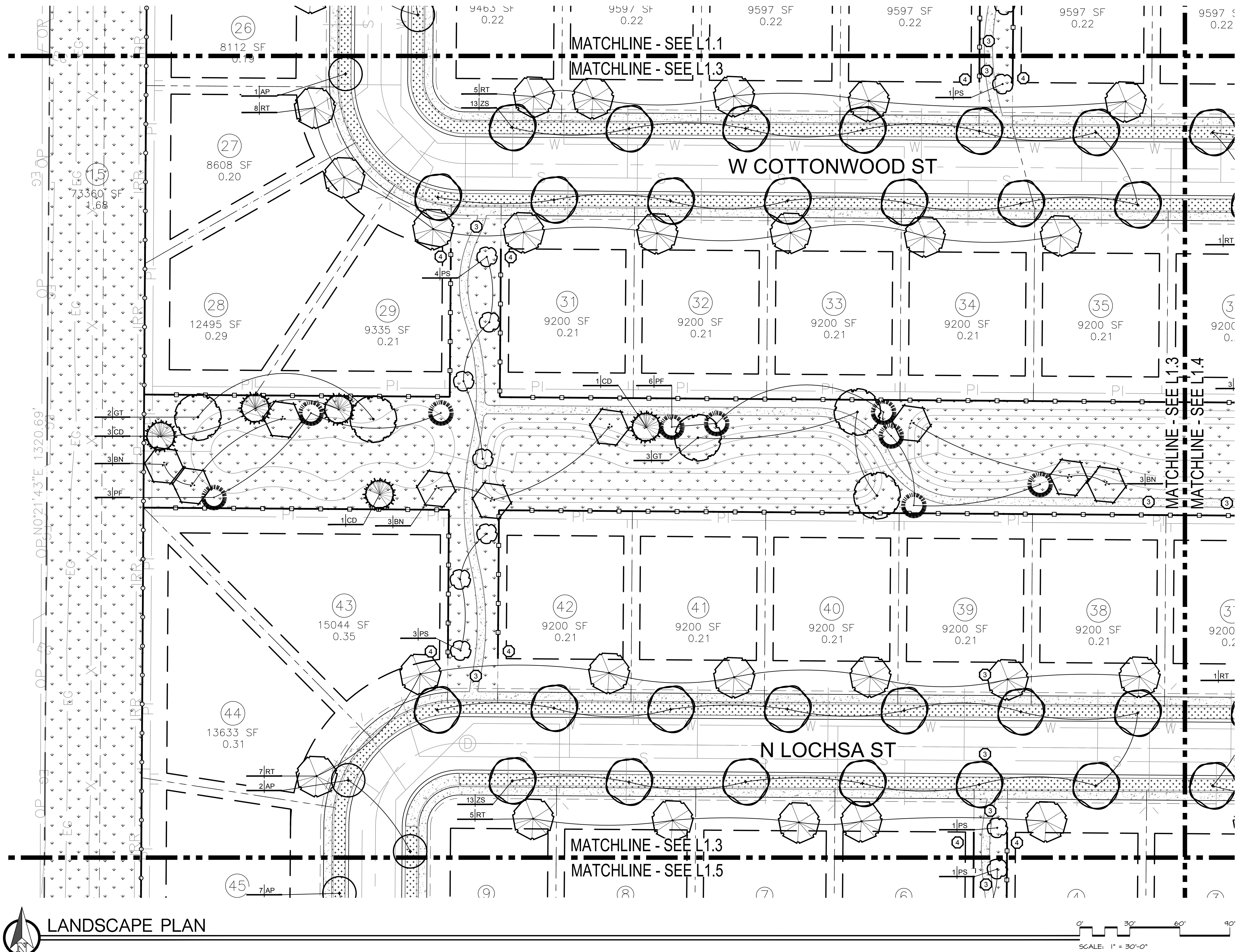
ALTECCA CONSTRUCTION
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DUANE@ALTECCA.COM

SCALE:

1"=30'

Sheet Number:

L1.1



LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 3/L2.0

6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0

6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0

QUANTITY PLANT IDENTIFICATION KEY

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0

DROUGHT TOLERANT "NO MOW" CREEPING RED FESCUE SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
RESIDENTIAL TREES		SEE DETAIL 2/L2.0		
RT	Acer platanoides 'Fairview'	2" B&B	45' hgt. x 35' w	CLASS II
	Fairview Maple			
	Fraxinus pennsylvanica 'Urbanite'	2" B&B	35' hgt. x 30' w	CLASS I
	Urbanite Green Ash			
	Pyrus calleryana 'Holmford'	2" B&B	35' hgt. x 30' w	CLASS II
	Bradford Flowering Pear			
	Quercus rubra	2" B&B	30'hgt. x 25' w	CLASS II
	Red Oak			
DECIDUOUS TREES		SEE DETAIL 2/L2.0		
AP	Acer platanoides 'Columnarbroad'	2" B&B	40' hgt. 25' w	CLASS II
	Parkway Maple			
AL	Amelanchier laevis 'JFS-Arb'	2" B&B	28' hgt. 20' w	CLASS I
	Spring Flurry Serviceberry			
BN	Betula nigra	2" B&B multi-stem	40' hgt. 30' w	CLASS II
	River Birch			
GT	Gleditsia triacanthos inermis 'Skyline'	2" B&B	45' hgt. 35' w	CLASS II
	Skyline Honeylocust			
PC	Prunus cerasifera 'Thundercloud'	2" B&B	20' hgt. 20' w	CLASS I
	Thundercloud Plum			
PS	Prunus sargentii 'JFS-KW58'	2" B&B	25' hgt. 15' w	CLASS I
	Pink Flair Cherry			
QR	Quercus robur x alba	2" B&B	45' hgt. 15' w	CLASS II
	Streetspire Oak			
ZS	Zelkova serrata 'Halka'	2" B&B	45' hgt. 35' w	CLASS II
	Halka Zelkova			
CONIFEROUS TREES		SEE DETAIL 1/L2.0		
PB	Picea pungens 'Bacheri'	6" B&B	15' hgt. 8' w	CONIF.
	Bacheri Spruce			
PF	Pinus flexilis 'Vanderwolf's Pyramid'	6" B&B	30' hgt. 15' w	CONIF.
	Vanderwolf's Limber Pine			
CD	Cedrus deodara 'Aurea'	8'-10' B&B	35' hgt. 20' w	CONIF.
	Golden Deodar Cedar			
GROUND COVERS/ GRASSES/ PERENNIALS		SEE DETAIL 4/L2.0		
	Coreopsis verticillata 'TNCORSG'	1 Gal.	2' hgt. x 2' wide	
	Sunstar Gold Coreopsis			
	Calamagrostis x. acutiflora 'Overdam'	1 Gal.	3' hgt. x 2' wide	
	Dwarf Feather Grass			
	Hemerocallis x 'Stella De Oro'	1 Gal.	18" hgt. x 2' wide	
	Stella De Oro Daylily			
	Sedum spectabile 'Black Beauty'	1 Gal.	2' hgt. x 2' wide	
	Black Beauty Sedum			
	Penstemon x mexicali 'P008S'	1 Gal.	2' hgt. x 3' wide	
	Red Rocks Penstemon			
	Phlox subulata 'Candy Stripe'	1 Gal.	6" hgt. x 3' wide	
	Candy Stripe Creeping Phlox			
SHRUBS		SEE DETAIL 5/L2.0		
	Buxus x 'Green Velvet'	5 Gal.	4' hgt. x 4' wide	
	Green Velvet Boxwood			
	Berberis thunbergii 'Helmold Pillar'	2 Gal.	3' hgt. x 2' wide	
	Helmold Pillar Barberry			
	Cornus alba 'Ballhalo'	5 Gal.	6' hgt. x 6' wide	
	Ivory Halo Dogwood			
	Picea pungens 'Globosa'	5 Gal.	4' hgt. x 6' wide	
	Dwarf Globe Blue Spruce			
	Physocarpus opulifolius 'Seaward'	2 Gal.	5' hgt. x 6' wide	
	Summer Wine Ninebark			
	Rosa x 'Noasplash'	2 Gal.	2' hgt. x 4' wide	
	Pink Splash Groundcover Rose			
	Spiraea japonica 'Goldmound'	2 Gal.	3' hgt. 4' wide	
	Goldmound Spiraea			
	Viburnum plicatum tomentosum 'Mariesii'	5 Gal.	6' hgt. 10' wide	
	Doublefile Viburnum			

CALLOUT LEGEND

- 1 40" VISION TRIANGLE
- 2 OPEN LAWN SPACE
- 3 5'-0" WIDE CONCRETE PATHWAY
- 4 START FENCE LINE AT 20' BUILDING SETBACK.



SOUTH BECK & BAIRD

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dba South Beck & Baird Landscape Architecture P.C.

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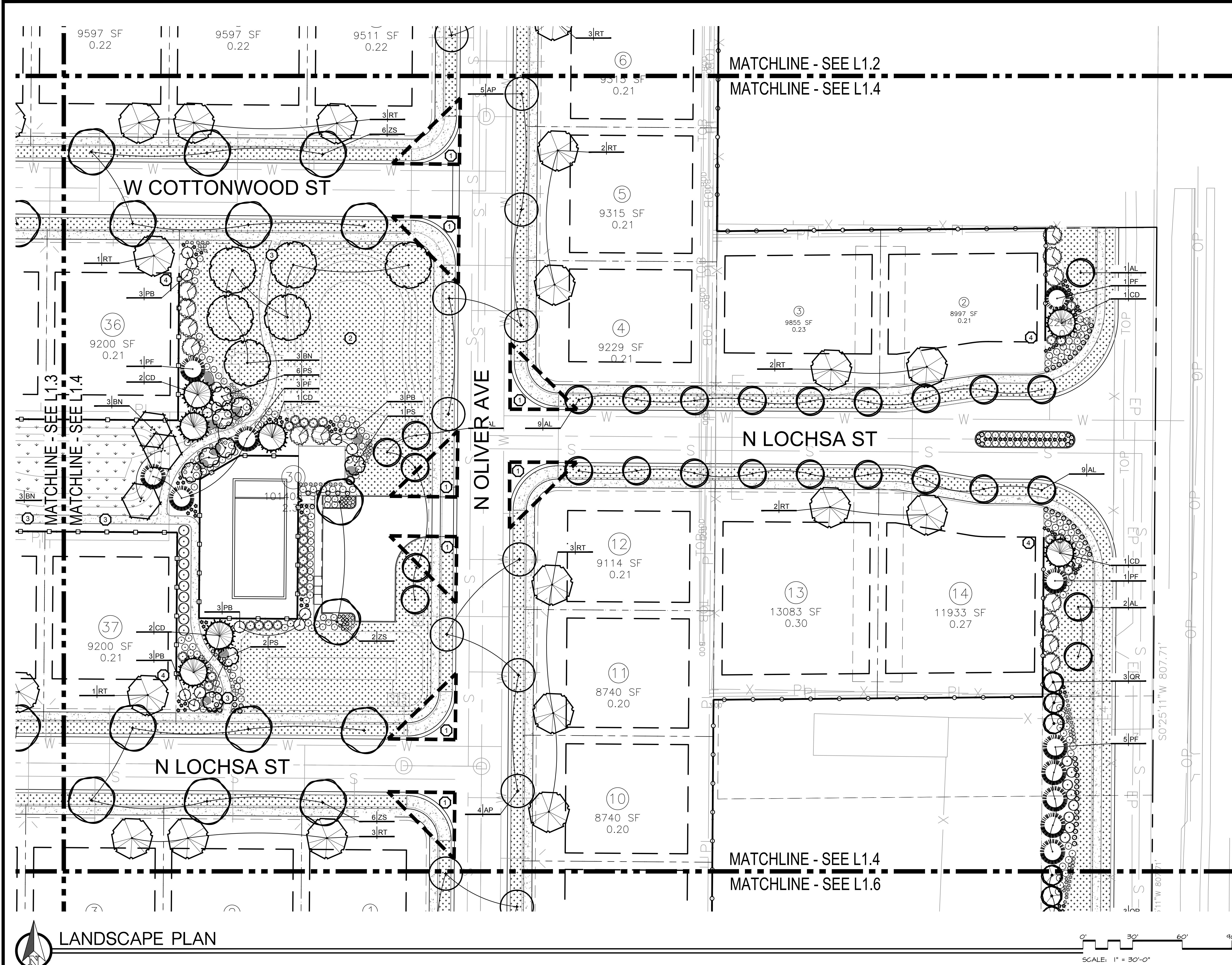
OLIVER ESTATES SUBDIVISION LANDSCAPE PLAN

Original sealed by: _____
Day signed: _____
Job Number: SBB22-104
Checked by: JGM
Drawn by: JRB

OLIVER ESTATES SUBDIVISION STAR, IDAHO

OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
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ISSUED FOR APPROVAL		DESCRIPTION		REVISIONS	
No.	DATE	BY	DATE	BY	
00/00/00	NJP				



LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 3/L2.0

6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0

6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0

QUANTITY PLANT IDENTIFICATION KEY

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0

DROUGHT TOLERANT "NO MOW" CREEPING RED FESCUE SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
RESIDENTIAL TREES				
SEE DETAIL 2/L2.0				
RT	Acer platanoides 'Fairview' Fairview Maple	2" B&B	45' hgt. x 35' w	CLASS II
	Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash	2" B&B	35' hgt. x 30' w	CLASS II
	Pyrus calleryana 'Holmford' Bradford Flowering Pear	2" B&B	35' hgt. x 30' w	CLASS II
	Quercus rubra Red Oak	2" B&B	30'hgt. x 25' w	CLASS II
DECIDUOUS TREES				
SEE DETAIL 2/L2.0				
AP	Acer platanoides 'Columnarbrood' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AL	Amelanchier laevis 'JFS-Arb' Spring Flurry Serviceberry	2" B&B	28' hgt. 20' w	CLASS I
BN	Betula nigra River Birch	2" B&B multi-stem	40' hgt. 30' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 35' w	CLASS II
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'JFS-KW58' Pink Flair Cherry	2" B&B	25' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	45' hgt. 15' w	CLASS II
ZS	Zelkova serrata 'Halka' Halka Zelkova	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES				
SEE DETAIL 1/L2.0				
PB	Picea pungens 'Bacheri' Bachen Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	30' hgt. 15' w	CONIF.
CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10" B&B	35' hgt. 20' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS				
SEE DETAIL 4/L2.0				
	Coreopsis verticillata 'TNCORSG' Sunstar Gold Coreopsis	1 Gal.	2' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Sedum spectabile 'Black Beauty' Black Beauty Sedum	1 Gal.	2' hgt. x 2' wide	
	Penstemon x mexicali 'P008S' Red Rocks Penstemon	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SHRUBS				
SEE DETAIL 5/L2.0				
	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Heimond Pillar' Heimond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Ballhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolius 'Seaward' Summer Wine Ninebark	2 Gal.	5' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spiraea	2 Gal.	3' hgt. 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

- CALLOUT LEGEND
- 1

40" VISION TRIANGLE
- 2

OPEN LAWN SPACE
- 3

5'-0" WIDE CONCRETE PATHWAY
- 4

START FENCE LINE AT 20' BUILDING SETBACK.

SOUTH BECK & BAIRD

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SCALE: 1"=30'

Sheet Number: L1.1

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OLIVER ESTATES SUBDIVISION LANDSCAPE PLAN

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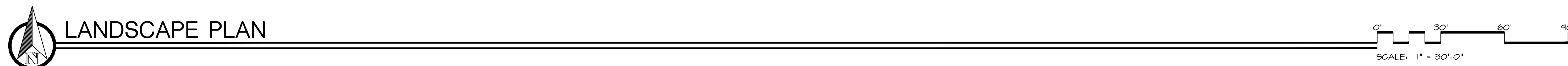
DESCRIPTION

REVISIONS

00/00/00	NJP	BY
No.	DATE	

SCALE: 1"=30'

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PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 3/L2.0

6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0

6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0

DROUGHT TOLERANT "NO MOW" CREEPING RED FESCUE SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

QUANTITY
PLANT IDENTIFICATION KEY

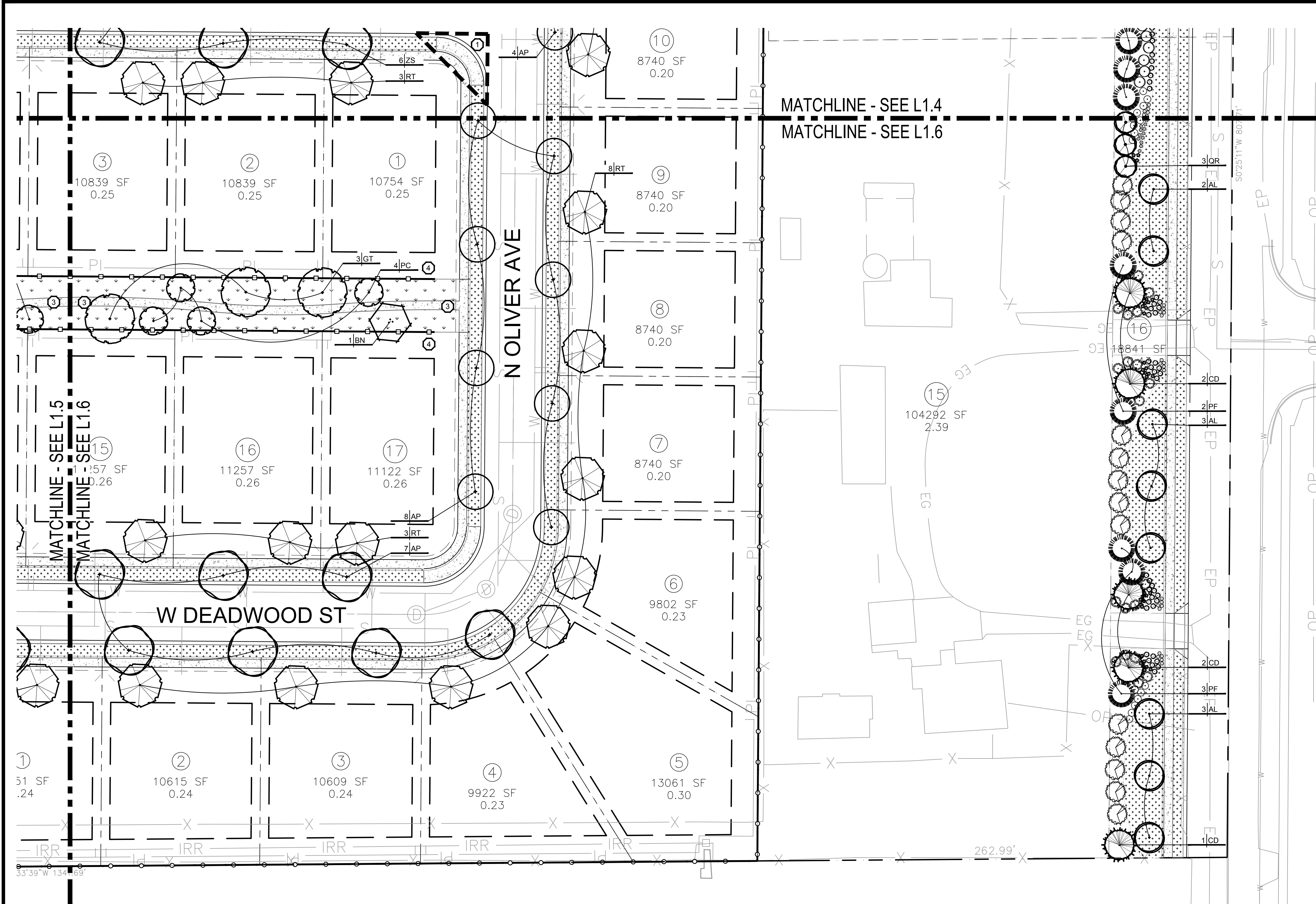
10 JB

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

CALLOUT LEGEND

- ① 40' VISION TRIANGLE
- ② OPEN LAWN SPACE
- ③ 5'-0" WIDE CONCRETE PATHWAY
- ④ START FENCE LINE AT 20' BUILDING SETBACK.

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LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 3/L2.0

6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0

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QUANTITY PLANT IDENTIFICATION KEY

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NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0

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PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

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DECIDUOUS TREES SEE DETAIL 2/L2.0				
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AL	Amelanchier laevis 'JFS-Arb' Spring Flurry Serviceberry	2" B&B	28' hgt. 20' w	CLASS I
BN	Betula nigra River Birch	2" B&B multi-stem	40' hgt. 30' w	CLASS II
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PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'JFS-KW58' Pink Flair Cherry	2" B&B	25' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	45' hgt. 15' w	CLASS II
ZS	Zelkova serrata 'Halka' Halka Zelkova	2" B&B	45' hgt. 35' w	CLASS II
CONIFEROUS TREES SEE DETAIL 1/L2.0				
PB	Picea pungens 'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	30' hgt. 15' w	CONIF.
CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10' B&B	35' hgt. 20' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS SEE DETAIL 4/L2.0				
	Coreopsis verticillata 'TNCORSG' Sunstar Gold Coreopsis	1 Gal.	2' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Sedum spectabile 'Black Beauty' Black Beauty Sedum	1 Gal.	2' hgt. x 2' wide	
	Penstemon x mexicali 'P008S' Red Rocks Penstemon	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SHRUBS SEE DETAIL 5/L2.0				
	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Ballhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolius 'Seaward' Summer Wine Ninebark	2 Gal.	5' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

- ### CALLOUT LEGEND
- ① 40" VISION TRIANGLE
 - ② OPEN LAWN SPACE
 - ③ 5'-0" WIDE CONCRETE PATHWAY
 - ④ START FENCE LINE AT 20' BUILDING SETBACK.

2002 S. Vista Ave
Boise, ID 83705
PH: 208.342.2999
info@sbbga.com
www.sbbga.com

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ENGINEERS, INC.

STRUCTURAL * CIVIL
SURVEYING

1324 FIRST STREET SOUTH Nampa, IDAHO 83651
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OLIVER ESTATES SUBDIVISION
LANDSCAPE PLAN

OLIVER ESTATES SUBDIVISION
STAR, IDAHO

OWNER/DEVELOPER:
ALTECCA CONSTRUCTION
503 S. THORNWOOD WAY
MERIDIAN, ID 83642
PHONE (208) 502-0758
DUANE@ALTECCA.COM

No.	DATE	BY	DESCRIPTION
00/00/00	NJP		ISSUED FOR APPROVAL

Sheet Number: **L1.1**

SCALE: 1"=30'



- ## 1 CONIFEROUS TREE PLANTING

NOT TO SCALE



- ## ② DECIDUOUS TREE PLANTING

NOT TO SCALE



NOT TO SCALE



- ## 4 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE



- ## 5 SHRUB PLANTING

NOT TO SCALE



- ⑥ WROUGHT IRON FENCE

Scale: 1/2" = 1'



SCALE: 1/2"= 1'-0"

- ## NOTE

- ## 8 BOULDER INSTALLATION

NOT TO SCALE



2002 S. Vista Ave
Boise, ID 83705

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SCALE:

Sheet Number



February 21, 2023

Leavitt and Associates Engineering
1324 First Street South
Nampa, ID 83651
Attention: Jimmy Church, P.E.

Star City Hall
10769 West State Street
Star, ID 83669
Attention: Shawn Nickel

**RE: Canyon County Parcel: R34000 (37.58 Acres)
Oliver Estates Subdivision--Traffic Impact Study and Preliminary Plat Comments**

Canyon Highway District No. 4 (CHD4) has reviewed the traffic impact study dated December 23, 2021 and Preliminary Plat dated 4/20/22 for the above referenced project. Due to significant changes required of the preliminary plat there may be additional comments in the 2nd review. Please see below the following comments:

General

Oliver Subdivision is located approximately ½ mile north of the Highway 44/Can-Ada intersection on the west side of Can-Ada. The subdivision is proposed on Canyon County Parcel R34000 and R34000010A1. The Parcels are located in Township 4N Range 2W Section 12 and consists of 37.58 acres.

The proposed development is to subdivide and create 92 residential lots and 4 limited office lots. Parcel has approximately 517' of frontage onto minor arterial Can-Ada Road. Private roads abut the north and west subdivision boundary.

ROW, Access, and Transportation Impacts

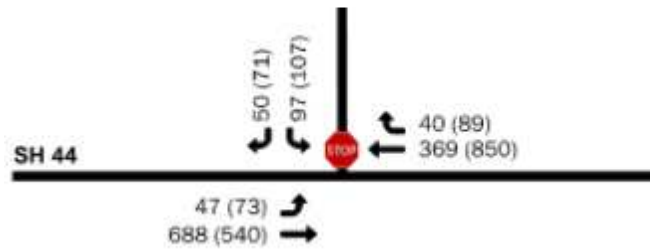
Can Ada Road is classified as a minor arterial road. The west property line via the Star west neighborhood transportation plan is designated as a local road. Ultimate ROW width for Can-Ada using ACHD policy is 74', 37' half width from section line. For local roads ultimate ROW width is 50', no half width ROW dedication is feasible for a local road.

Can-Ada 85th percentile speed is approximately 45 mph and is posted 35 mph.

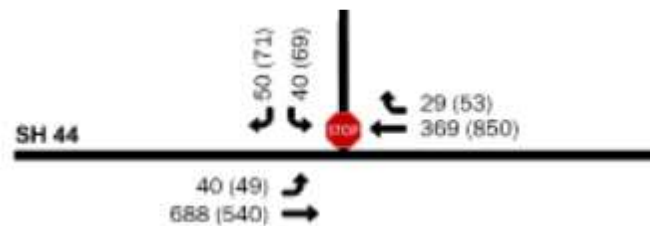
The size and scope of the proposed development should not facilitate additional frontage improvement above the standard half section improvement; however, adding the 92 lots to the transportation system increases delay at the Can-Ada/Highway 44 intersection. See table below:

TIS Findings Can-Ada/Highway 44 Intersection Delay (seconds)				
	Build		No Build	
	AM	PM	AM	PM
2023	130 (F)	491 (F)	31 (D)	170 (F)
2028	702 (F)	2416 (F)	191 (F)	1267 (F)

Crash rate for the past 5 years at the Can-Ada/Highway 44 intersection is 0.22 crashes (Total of 7 crashes in the 5 year range of 2017-2021) per million entering vehicles. State wide average per the characteristics of this intersection is approximately 1.53 crashes per million entering vehicles. As shown in the above chart, the proposed subdivision at time of buildout in 2023, will increase delay by 321 seconds compared to the no build scenario—approximately a 300% increase in delay. While the present day crash rate is low in comparison to the state wide average for this typical intersection location, as the Can-Ada corridor develops, and delay increases, the crash rate will likely increase due to drivers entering Highway 44 in narrower gaps.



(2023 Build Peak Hour Volumes AM (PM))



(2023 No Build Peak Hour Volumes AM (PM))

A traffic signal is required at the Can-Ada/Highway 44 intersection. Per CHD4's CIP the intersection of Can-Ada/Highway 44 is **not** impact fee eligible. CHD4 and ACHD have underlying jurisdiction at the Can-Ada approach (any proportionate impact on the EB/WB legs of Highway 44 is under ITD jurisdiction). The subdivision contributes 57 new vehicles to the approach leg of Can-Ada (50+97-40-50) during the AM peak hour. In the PM peak hour the subdivision will contribute 38 vehicles. Averaging between the AM and PM peak hour the subdivision's proportionate share is 30%. Using estimated costs from CHD4's impact fee study, signal costs with no intersection improvements are \$325,000 for a 3x3 intersection. CHD4 shares 50% of the intersection with ACHD. As a result, at time of final plat signature for phase 1 the applicant shall provide a cash deposit for the traffic signal in the amount of \$97,500*50% (CHD4 portion)= \$48,750; however, if Star City collects an ITD traffic mitigation fee then the proportionate share of the traffic signal does not apply. See below table for further details on the calculation.

Proportionate Share Analysis				
Can-Ada Approach (vehicles)				
	2023 Build		2023 No Build (Existing)	
	AM	PM	AM	PM
	147	178	90	140
Difference	57	38		
% Increase	39%	21%		
Average	30%			

Preliminary Plat

General

1. Please consider showing abutting property lines along with owner info, address, names, and parcel numbers.
2. Along west property line, 33' ROW Easement per instrument number 9218131 was not dedicated to the public. Please dedicate 42' ROW from the west property line and include 8' easement abutting to and east of the ROW limits for future sidewalk installation. This will allow 8' of new ROW from the neighbors to the west plus 8' easement for sidewalk for total width of 66' (50' ROW and 8' wide sidewalk easement each side) while maintaining a minimum 20' setback from the existing residences along the west side of Stump.
 - a. Star City may have a buffer requirement from this future public road—please seek Star's input.

Right-of-way

1. Interior road
 - a. Centerline radii can be reduced to 50' when 50' radius knuckle is included. Knuckle shall begin at curve PC and terminate at PT. ROW and sidewalk easement shall be located accordingly.
 - b. Intersecting tangents at horizontal curves shall be a minimum of 90 degrees.
2. Dedicate ROW and easement from west property line—see General comment 3 of subdivision boundary
3. Road section based on minimum R-Value of 5:
 - a. Typical street section min is 2.5/4/14
 - b. Can Ada minimum at 8.1 TI= 4/6/18
 - c. Can be reduced with on-site R-value--will review further at time of improvement drawings
4. Improve Can-Ada per preliminary plat
5. Parcel utilized for L-O has a strip of land adjacent to Can-Ada. Please incorporate said strip within plat and dedicate to CHD4 by plat
6. Connectivity
 - a. ACHD permits driveways onto Can-Ada
 - i. Request review of existing approach for R34000 with ACHD
7. Radii of curb shall be minimum of 15' for interior roads and at intersection of Can-Ada and Storkan shall be R=30' min.
8. Stub streets shall be constructed and dedicated as right-of-way not common lots
9. Local roads shall use the typical street section. Please remove "typical future street connection to north and west" and the referenced road section
10. For the stub street at the north property line, please center the stub street on parcel R33999011
11. Dedicate 30' ROW radius at adjoining ROW line/private property line at Stump for North/South road at west property line. This will affect the NW corner of Lot 22 Block 1.
12. Consider stub road through Lot 25 Block 1 to provide additional connectivity to road along west property line.

Roadway

1. For pressure sewer install on Can-Ada. Coordinate with ACHD for utility location and pavement repairs

Intersection and Approaches

1. Approach onto West Storkan Street does not meet intersection spacing as required per ACHD policy. Proposed offset from West Hidden Point Drive is 390' and from West Skyhaven Drive is 380'.
 - a. **ACHD maintains Can-Ada Road by agreement with CHD4. ACHD has approach permitting authority. Please coordinate with ACHD on approach location.**
2. For island located at approach with Can-Ada please refer to ACHD 7207.5.16.

Traffic Impact Studies and Mitigation

In addition to other comments:

1. Other mitigation includes frontage improvements:
 - a. Improving Can-Ada per ACHD's minor arterial section across parcels R34000 and R34000010A1
 - b. Dedicating ROW consistent with ACHD's minor arterial section across the aforementioned parcels
 - c. Dedicate ROW and easement from west subdivision boundary per General comment 3
2. Additional traffic mitigation:
 - a. Star City will collect impact fees on CHD4's behalf at time of building permit, current fee (subject to change) is \$5,050/building permit.
 - b. Star City requires an ITD mitigation fee due at time of final plat signature. If this fee still applies at time of final plat then the traffic signal proportionate fee of \$48,750 does not apply.

Drainage

1. Applicant should confirm adequate storm drainage retention areas.
 - a. Please use CHD4 HSDP for drainage calcs.
 - b. Rough estimates may require over 100,000 CF of storage for a 100-year storm.

Preliminary Plat Notes

1. Add the following:
 - a. The Homeowners Association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sidewalks, landscaping, etc.) approved by the District to be within the public right-of-way.
 - b. The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.

If you have any questions please call or email me.

Sincerely,



Lenny Riccio, P.E.
Assistant Engineer
Transportation Planner