



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **March 5, 2024 – PUBLIC HEARING**

FILE(S) #: DA-21-15 MOD Development Agreement Modification
PP-23-05 Preliminary Plat for Milepost Commons Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner:

Toll Southwest LLC
3103 W. Sheryl Drive, Suite 101
Meridian, ID 83642

Representative

Kyle Prewett
Toll Brothers
3103 W. Sheryl Drive, Suite 100
Meridian, Idaho 83642

REQUEST

Request: The Applicant is requesting approval of a Preliminary Plat (PP-23-05) and Development Agreement Modification (DA-21-15 MOD) for a proposed residential subdivision consisting of 72 residential lots and 11 common lots. The property is located at 2400 N. Pollard Lane in Star, Ada County, Idaho, and consists of 19.93 acres with a proposed density of 3.6 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the east side of N. Pollard Lane between W. Beacon Light Road and W. Broken Arrow Street. Ada County Parcel No. S0404244210.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-4)	Neighborhood Residential	Agricultural/Residential
Proposed	Residential (R-4-DA)	Neighborhood Residential	Single Family Residential
North of site	Residential (R-2)	Estate Rural Residential	River Birch Golf Course
South of site	Residential (R-3-DA)	Estate Urban Residential	Iron Mountain/Iron Vista Subdivision
East of site	Residential (R-5-DA)/Mixed Use (MU)	Neighborhood Residential	Milestone Commons Subdivision
West of site	Residential (R-4)	Public Use/Open Space	Ag/Future School Site

Existing Site Characteristics: The property is currently in agricultural production with an old home and outbuildings.

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

Flood Zone: Some of this property is currently located in a Special Flood Hazard Area.
Flood Zone: Zone A
FEMA FIRM Panel Number: 16001C0130J
Effective Date: 6/19/2020

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held

December 1, 2022

Neighborhood Meeting Held	November 1, 2023
Application Submitted & Fees Paid	December 8, 2023
Application Accepted	December 8, 2023
Residents within 300' Notified	January 4, 2024
Agencies Notified	December 19, 2023
Legal Notice Published	January 9, 2024
Property Posted	February 23, 2024

HISTORY

The property was previously annexed into the City and zoned R-4 as part of the West Ada School District property. The property was subsequently sold to Toll Brothers.

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	7.5' ⁽²⁾	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 gross land area of the development. Ten percent (10%) of that area shall be usable open space.

2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

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

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
 - b. Qualified natural areas;
 - c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
 - d. A plaza.
2. Additions to a public park or other public open space area.
3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
4. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:
 - a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.
 - b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.
 - c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:
 1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
 2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of

storm event.

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

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

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

1. Clubhouse;
 2. Fitness facilities, indoors or outdoors;
 3. Public art;
 4. Picnic area; or
 5. Recreation amenities:
 - a. Swimming pool.
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 5% usable space.
 - e. RV parking for the use of the residents within the development.
 - f. School and/or Fire station sites if accepted by the district.
 - g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
 - (1) The system is not required for sidewalks adjacent to public right of way;
 - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
 - (3) The system is designed and constructed in accord with standards set forth by the city of Star;
- D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Neighborhood Residential

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

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

PRELIMINARY PLAT:

The Preliminary Plat contains 72 single family detached residential lots, and 11 common area lots on 19.93 acres. This equates to 3.6 dwelling units per acre. The lots will have access and frontage from public streets. The development has two lot widths, including 45, and 55 feet with depths ranging from 115 to 121 feet. Single family detached lots will range in size from 5,135 square feet to 10,827 square feet with the average buildable lot of 6,014 square feet. The submitted preliminary plat includes all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and 8-foot side landscape strip, except along W. Stillmore Street, where the sidewalks is proposed to be attached. The applicant is proposing 6.23 acres (31.3%) of open space and 4.04 acres (20.3%) of usable open space. These percentages satisfy the Unified Development Code requirement of 15% open space with 10% useable.

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 is proposing a 1.0-acre central park with a bocce ball court and landscaped pathways. There will also be additional large open areas with seating and pathways. The residents of Milepost Commons will also have access to Milestone Ranch and their amenities, as the plan is to have this development also age restricted and an extension of Milestone Ranch.

Primary access to the development will be off N. Pollard Road via W. Stillmore Street, located south of the property. Milepost Commons will also provide stub streets on the south to Iron Mountain Vista Subdivision and the east to Milestone Ranch Subdivision.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached with an eight-foot (8') landscape strip. The sidewalk along W. Stillmore Street will be attached.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a

streetlight location plan, **this needs to be submitted and approved prior to approval of the final plat.** The Applicant has provided a streetlight design/cut sheet and the proposed fixture meets city requirements and is the preferred fixture for use throughout the City of Star. The streetlights should match those in Milestone Ranch Subdivision.

- Street Names Applicant has provided documentation from Ada County that the street names are acceptable and have been approved.
- Subdivision Name – The applicant has provided documentation from Ada County that the proposed development name has been approved for use and reserved for this development.
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan appears to satisfy these requirements for the open areas and detached sidewalks.
- Setbacks – **The applicant is requesting an interior side yard setback of five (5') which is consistent with the approved setbacks located in the Milestone Ranch Subdivision to the east.** The remaining setbacks are proposed to satisfy the R-4 zone requirements of the Unified Development Code.
- Block lengths – All blocks meet the 750' block length requirement.
- Mailbox Cluster – Applicant has provided documentation from Mel Norton, Star Postmaster depicting the approved location for the mailbox cluster for the development. The approval is to add additional clusters to the Milestone Ranch mail clusters.
- Phasing – The development is scheduled to be built out in three (3) phases.
- Structure Height – Applicant is proposing that all residential structures will be single story.
- Applicant is proposing this development will be an age 55 and older, active adult community.

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City and neighboring property owners to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. **The applicant is requesting a modification to the existing Development Agreement for the Milestone Ranch Subdivision in order to bring this new subdivision into the HOA management.** Items that should be considered by the applicant and Council include the following:

- **5 foot side yard setbacks consistent with Milestone Ranch Subdivision to the east;**
- ITD Proportionate Share Fees;
- Emergency Access

AGENCY RESPONSES

ACHD	January 26, 2024
ITD	January 8, 2024

PUBLIC RESPONSES

No public comments have been received.

STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed density of 3.6 dwelling units per acre is below the maximum of 5 dwelling units per acre allowed in the Neighborhood Residential Comprehensive Plan Future Land Use Map. Staff is supportive of the proposed lot sizes and housing types, housing sizes and density that the (R-4) zoning designation will provide. **Staff is also supportive of the requested side yard setbacks, as they are consistent with the Milestone Ranch Subdivision, which this subdivision is an extension of.**

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

FINDINGS

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

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.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Milepost Commons 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. ITD has calculated the fees to be \$1,000 per residential unit for a total of \$72,000. 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. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight plan designating locations that meet city standards prior to Final Plat approval.** Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
4. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
5. The entrance to N. Pollard Road shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
6. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and or work stoppage.
7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. Street trees shall be installed per Chapter 8, Section 8-8C-2-M (2) Street Trees.
9. Common area trees shall be provided as stated in Section 8-8C-2, J5, including one (1) tree per four thousand (4,000) square feet.
10. 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.
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.

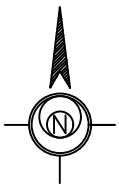
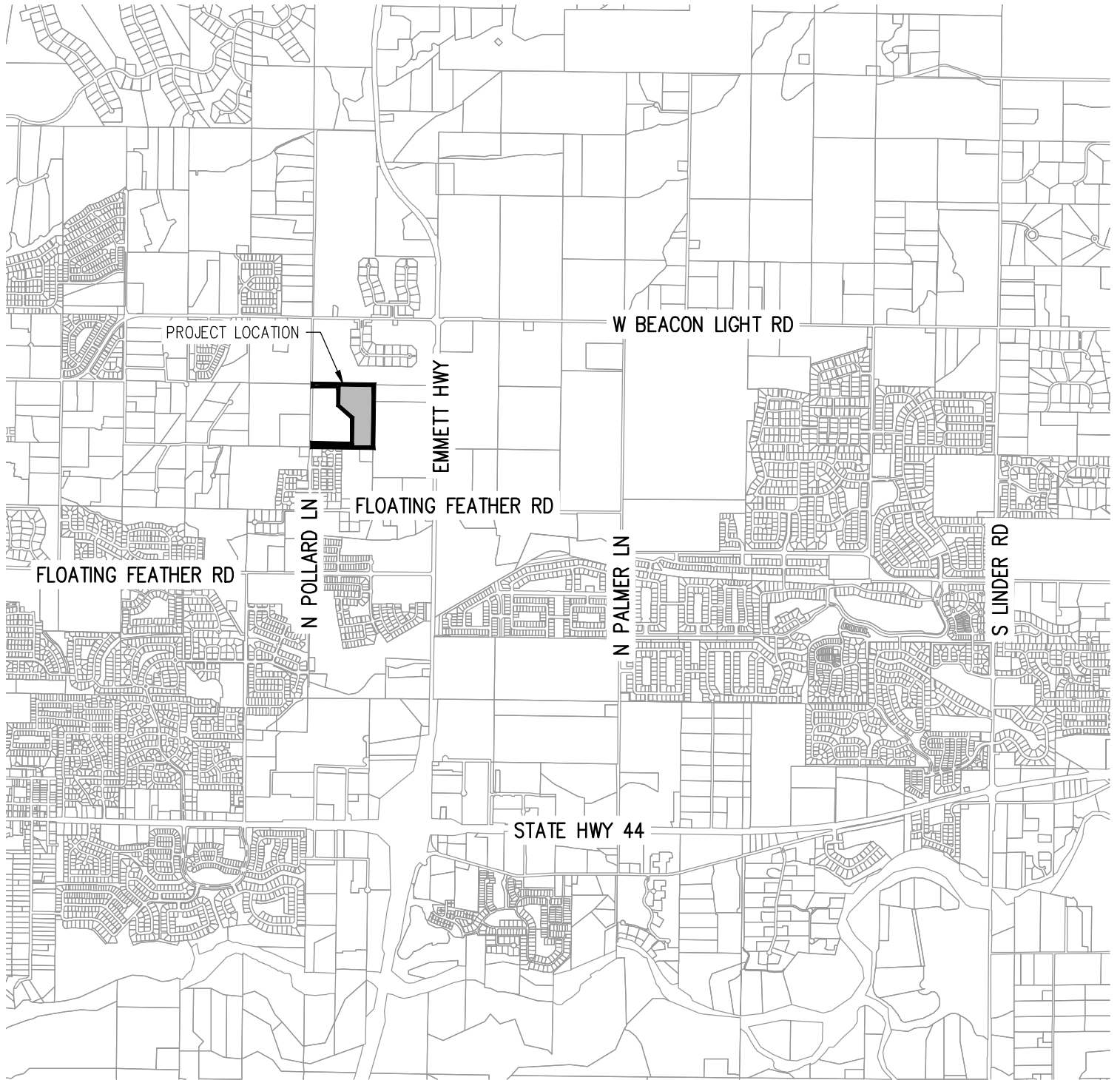
14. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
15. Development standards for single family residential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

COUNCIL DECISION

The Star City Council _____ File Number DA-21-16 MOD and PP-23-05 for Milepost Commons Subdivision on _____, 2024.

MILEPOST COMMONS SUBDIVISION VICINITY MAP

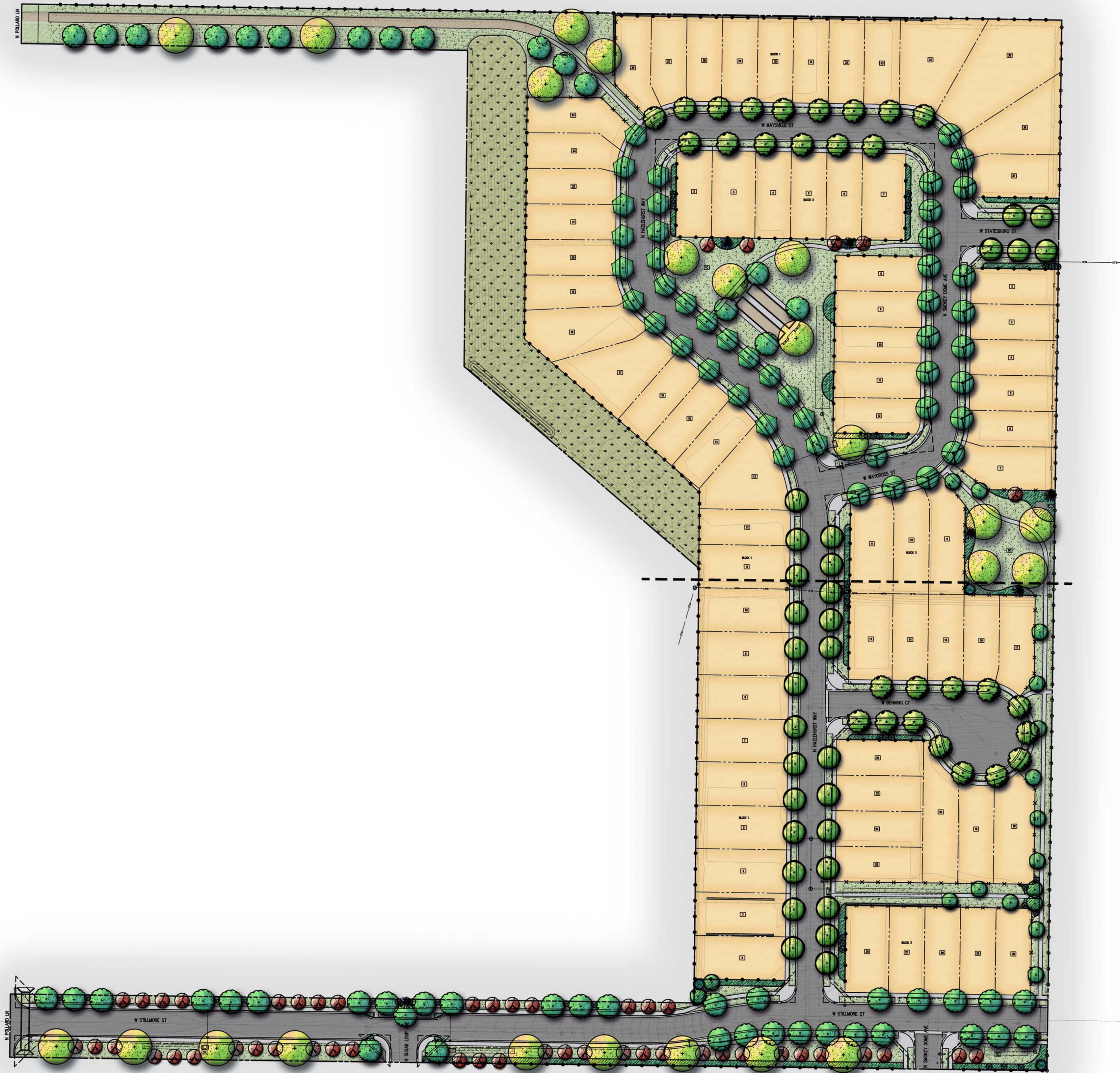
December 21, 2022 - Star, Idaho



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MILEPOST COMMONS

STAR, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

PLANNER

TOLL SOUTHWEST LLC
 ADAM CAPELL
 3103 W. SHERYL DR., STE 100
 MERIDIAN, ID 83642
 Phone (208) 780-6726

DEVELOPER

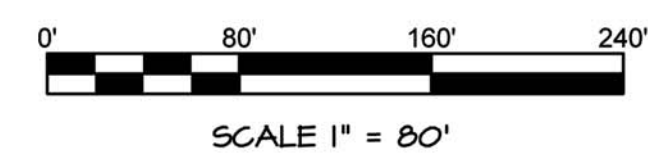
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ENGINEER

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NOVEMBER 20, 2023



Site Planning / Landscape Architecture
 1608 Tyrrel Lane, Ste 100 Boise, ID 83706
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LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

February 21st, 2024

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

RE: Milepost Commons Subdivision Preliminary Plat and Development Agreement Modification

Dear Planning Staff, Mayor, and City Council,

Toll Brothers is pleased to present applications for a preliminary plat and development agreement modification for the Milepost Commons residential community. Milepost Commons will be a single-family residential community with 72 homes all constructed by Toll Brothers (the "Project"). The Project will be developed as an extension of the neighboring Milestone Ranch Subdivision, which the City approved in 2021 and is currently being developed by Toll Brothers. As the Project is developed, it will be fully integrated into the Milestone Ranch Subdivision with shared common areas, multiple public roads, and pedestrian connections.

The Project will be a premier active adult community for 55 and older. Milepost Commons will help meet the City's need for housing with a first-class residential community that offers quality architecture and thoughtful open space amenities. The housing type and amenities provided in Milepost Commons are currently in high demand from Star's existing residents.

Property Overview

Milepost Commons will be constructed on Parcel No. S0404244210, which is 19.93 acres located at 2400 N Pollard Lane on the east side of N Pollard Lane between W Broken Arrow Street and W Beacon Light Road (the "Property"). *Figure 1* is a vicinity map with the Property outlined in black.

The Property is already annexed and zoned R-4. The City's Future Land Use Map designates the Property as Neighborhood Residential, which supports the existing R-4 zoning. There are several vacant structures on the Property, which will all be removed prior to construction. Irrigation facilities on site will be relocated and an existing well will be abandoned per applicable standards. The land uses and zoning adjacent to the Property are:

1. North is the River Birch Golf Course, annexed and zoned R-2;
2. South is property annexed and zoned R-3-DA for the Iron Mountain Estates Subdivision;
3. East is Toll Brother's Milestone Ranch Subdivision, annexed and zoned R-5-DA; and
4. West is property annexed and zoned as R-4 and owned by West Ada School District which has plans to develop the land as a high school or athletic complex.

The topography of the Property varies in elevation by 33 feet from 2,554 centrally located to 2,521 along the southern boundary. The northwest and southwest areas of the Property feature a 100-year floodplain.



Figure 1

Preliminary Plat Application

Milepost Commons is a residential community with 72 single-family residential lots and 11 common lots. Residential lots will range from 5,135 square feet to 10,827 square feet. The average residential lot size is 6,014 square feet. The Project has two lot widths 45’ and 55’ and lot depths up to 120’. All of the proposed homes within the development will be single-story. The Project meets the City’s requirements for lot size and density in the R-4 zoning district.

General Project Overview	
Single-family residential lots	72
Common lots	11
Single-family residential area	9.88 Acres
Common lot area	5.47 Acres
Gross density	3.6 DU/Acre

The Project will be built in three (3) phases. The anticipated timing for the final platting of the first phase is late 2025. This date is subject to change depending on market conditions. Figure 2 below is a rendering of the future lots and open space provided by the preliminary plat application.

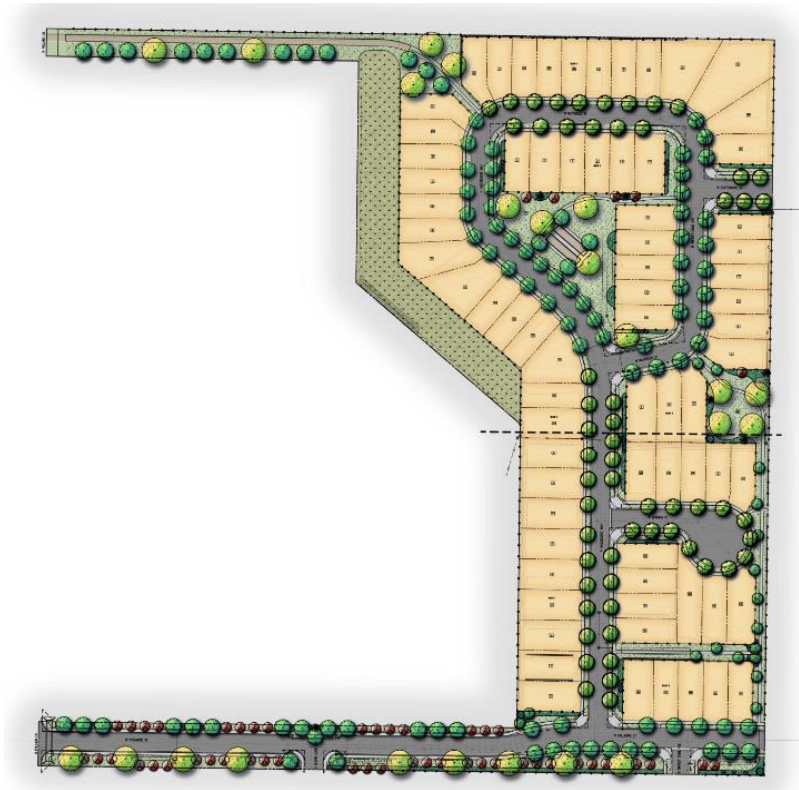


Figure 2

Access and Transportation

Ada County Highway District and the Idaho Department of Transportation both confirmed a traffic impact study is not required because the development is less than 100 homes. The Project's primary access will be from N Pollard Lane via W Stillmore Street—a road on the south side of the Property to be designed and constructed by Toll Brothers. Milepost Commons will increase connectivity in the region by providing connections with multiple stub streets south to Iron Mountain Estates on N Sugar Loop Avenue and east to Milestone Ranch on W Stillmore and W Statesboro.

The Project will have 5-foot-wide detached sidewalks with 8-foot-wide landscape buffers along a majority of local streets. Sidewalks on W Stillmore Street between Smokey Dome Avenue and N Pollard Lane will be attached 5-foot-wide sidewalks. The proposed rights-of-way for all roadways are 50 feet in width with a 36-foot-wide street section.

Sewer & Water Facilities

The project is currently serviceable with central sewer and water by Star Sewer and Water District. The Property was annexed into Star Sewer and Water District in May 2023. An existing 12" water main located on the Property's southern boundary will provide water service. This connection will complete a water loop surrounding the Property owned by the West Ada School

District to the west. Sewer will be extended south and west along W Stillmore Street and connect to the existing sewer in Iron Mountain Estates Subdivision.

Pressure Irrigation & Drainage Facilities

The Property is served by Farmer's Union Ditch Company and has water rights for 20 acres of irrigation at a rate of 187 gallons per minute. Pressure irrigation will be provided to residents via a stand-alone pressure irrigation pump station or integrated into the Milestone Ranch pump station.

Storm drainage will be retained on site, and any discharge will not exceed pre-development flows. Streets will utilize underground retention facilities within the common areas in the form of seepage beds throughout five separate basin catchment areas. All storm drainage facilities will be designed in accordance with Ada County Highway District and City of Star standards. A geotechnical report was prepared for the site. Eight exploratory test pits and piezometers were installed to monitor the groundwater levels. Data has been collected since June 2021 and no high groundwater was encountered.

Open Space and Amenities

Milepost Commons includes 4.02 acres of qualified open spaces, which is 20.3% of the Property. When the Project is integrated with the Milestone Ranch Subdivision, the collective qualified open spaces will be 14.77 acres, which is 16.9% of the total area.

The proposed amenities within the Project include a 1-acre central common area with bocce ball courts and landscaped pathways. Amenities in the community's two other large open spaces include seating, landscaping, and landscaped pathways providing communal green space near all residents and car-free access to N Pollard Lane. Residents will have access to amenities within the neighboring Milestone Ranch Subdivision, which includes a 10,000-square-foot clubhouse, an indoor swimming pool facility for year-round use, a plaza with picnic gazebos, and four pickleball courts. Residents of Milestone Ranch Subdivision will have reciprocal access to Milepost Commons amenities. Multiple pathways within the development provide interconnections to the central amenity area, open spaces, and a connection to pathways within the Milestone Ranch Subdivision.

Architecture and Housing Types

Milepost Commons will offer distinct architectural styles with the Briar and Orchard Collections from Toll Brothers. Each distinct home style offers a unique selection of floor plans and elevation styles for residents to choose from.

The Briar and Orchard Collections offer compact homes, in the 2,000-square-foot range. The Briar and Orchard Collections help to provide diverse housing types within the community and the City and provide a more affordable option for home ownership. Expanding upon the Milestone Ranch Subdivision active adult community will provide further amenities and activities not found in traditional developments.



Development Agreement Modification

As an extension of Toll Brothers' Milestone Ranch Subdivision, which is currently under construction, this Project includes a development agreement modification application. A modification to the existing Milestone Ranch Subdivision development agreement (Inst. No. 2022-014198)¹ will annex the Project into the development agreement to provide development continuity between the Project and Milestone Ranch. The proposed development agreement modification will implement the following single-family setback standards applied throughout Milestone Ranch:

Max Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	15' to living area/side load garage to 20' to garage face	10'	5'	20'

¹ Attached as Exhibit A.

EXHIBIT A

**A PORTION OF ORDINANCE NO. 350
(MILESTONE RANCH SUBDIVISION ANNEXATION & REZONE)
DEVELOPMENT AGREEMENT
MILESTONE RANCH SUBDIVISION**

**DEVELOPMENT AGREEMENT
MILESTONE RANCH SUBDIVISION**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and BHEG Milestone Ranch LLC, a Delaware limited liability company, hereinafter referred to as "Owner".

WHEREAS, Owner owns parcels of land of approximately 70.52 acres in size, currently located within the City of Star and Ada County, zoned RUT and MU, and more particularly described in **Exhibit A**, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner requested that a portion of the Property be annexed into the City, that a portion of the Property be rezoned, and that the entire Property be developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned and developed in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for the Property as provided in Exhibit A;

WHEREAS, a Request for Annexation and Zoning, and Rezone of the Property to R-5-DA₇ and a preliminary plat was made as File No. AZ-21-10/RZ-21-06/PP-21-14, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances, which applications were approved;

WHEREAS, the intent of this Agreement is to protect the rights of Owner use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Property described on **Exhibit A**, Owner is allowed to develop the 70.52 acres as follows:

- Zoning Classification: The zoning classification of the Property shall be a R-5-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

2.2 Site Design. The Property shall be developed in substantial conformance with the approved preliminary plat, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**.

2.3 Uses. The Property is hereby approved for a maximum of 284 residential lots (240 single-family detached lots and 44 single-family attached townhome lots). The Property may also be used to provide residential amenities (e.g. clubhouses and parks). When sewer and water are available, but prior to a final plat being recorded on the Property, Owner or Developer may apply, through City's standard permit process, for building permits for future residential amenities (e.g. clubhouse) and model homes.

2.4 Setbacks. The development shall comply with the following approved setbacks and dimensional standards:

Single-family Detached Setbacks:

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	15' to living area/side load garage 20' to garage face	10'	5'	20'

Single-Family Attached Setbacks (Front-load):

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	15' to living area 20' to garage face	10'	0' for common walls 5' at end of building	20'

Single-Family Attached Setbacks (Alley-load):

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback from Alley	Min. Interior Side Setback	Min. Street Side Setback
35'	10'	20'	0' for common walls 5' at end of building	20'

2.5 Additional Requirements:

- Provide a 7-foot sidewalk along W. Floating Feather Road.
- North stub street may be public in future.

2.6 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$39,200.00 traffic mitigation fee determined by the Idaho Transportation Department as follows: the Developer will pay the City \$138.10 per buildable lot within each phase prior to signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.7 **Changes and Modifications.** No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owners shall be in default of this Agreement.

2.8 **Conditions, Bonding for Completion.** All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. At the City's request, Owner shall provide an affidavit agreeing to submit the Property to this Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. Each commitment

and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owners of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner: BHEG Milestone Ranch LLC
650 Newport Center Dr.
Newport Beach, California 92660

Developer: Toll Southwest, LLC
3103 W. Sheryl Drive Suite 101
Meridian, Idaho 83642

7.5 **Effective Date.** This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 **Attorney Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.


IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this 8th day February, 2022.



Trevor A. Chadwick, Mayor



ATTEST: 
Jacob M. Qualls, City Clerk

OWNER:

LLC
BHEG Milestone Ranch, a Delaware limited liability company

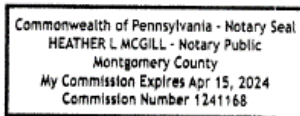
A. Janelle Iturbe
By: A. Janelle Iturbe
Its: Authorized Representative

Pennsylvania
STATE OF ~~IDAHO~~)
Montgomery) ss.
County of ~~Ada~~

On this 3rd day of February, 2022, before me the undersigned, a Notary Public in and for said state, personally appeared A. Janelle Iturbe known to me to be the Authorized Representative of BHEG Milestone Ranch LLC, who subscribed her name to the foregoing instrument, and acknowledged to me that she executed the same in said limited liability company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather L. McGill
Notary Public for ~~Idaho~~ Pennsylvania
Residing at _____
My Commission expires _____





PRELIMINARY PLAT APPLICATION

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

FILE NO.: <u>PP-23-05</u>
Date Application Received: <u>12/08/2023</u> Fee Paid: <u>\$5720.00</u>
Processed by: City: <u>Barbara Norgrove</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Toll Brothers - Adam Capell
Applicant Address: 3103 W Sheryl Drive, Suite 100, Meridian, Idaho Zip: 83642
Phone: 208.424.0020 Email: acapell@tollbrothers.com

Owner Name: Toll West Inc.
Owner Address: 1140 Virginia Dr, Fort Washington, Pennsylvania Zip: 19034
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Kyle Prewett Firm Name: Toll Brothers
Address: 3103 W Sheryl Drive, Suite 100, Meridian, Idaho Zip: 83642
Phone: 208.576.3625 Email: kprewett@tollbrothers.com

Property Information:

Subdivision Name: Milepost Commons Subdivision
Site Location: 2400 N Pollard Ln, Star, Idaho 83669
Approved Zoning Designation of Site: R-4
Parcel Number(s): S0404244210

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-4	Neighborhood Residential	Vacant
Proposed	R-4	Neighborhood Residential	Single-Family Residential
North of site	R-2	Estate Rural Residential	Single-Family Residential
South of site	R-3	Estate Rural Residential	Single-Family Residential
East of site	R-5	Neighborhood Residential	Single-Family Residential
West of site	R-4	Future Public Use	Vacant

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

Total Acreage of Site - 19.93
Breakdown of Acreage of Land in Contiguous Ownership - 19.93
Total Acreage of Site in Special Flood Hazard Area - 0.68
Dwelling Units per Gross Acre (Density) - 3.6
Minimum Lot Size - 5,135 Sq. Ft.
Minimum Lot Width - 45' Ft.

Total Number of Lots - 83
Residential - 72
Commercial - _____
Industrial - _____
Common - 11

Total Number of Residential Units - 72
Single-family - 72
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -
31.3 % / 6.23 acres
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -
20.3 % / 4.04 acres
Percent of Common Space to be used for drainage - 2.6%
Describe Common Space Areas (amenities, landscaping, structures, etc.) –
Walking paths, green/open space, bocce ball courts; please see landscape plan for further detail.

Public Streets - 50' Private Streets - N/A
Describe Pedestrian Walkways (location, width, material) - 5' pathway, location shown on preliminary plat.
Describe Bike Paths (location, width, material) - N/A

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

Total Acreage of Site in Special Flood Hazard Area - 0.68

- 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.: 16001C0130J
FIRM effective date(s): mm/dd/year June 19, 2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone A
Base Flood Elevation(s): AE .0 ft., etc.: N/A

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

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

Potable Water - Star Sewer & Water District
 Irrigation Water- Farmer's Union Ditch Company
 Sanitary Sewer- Star Sewer & Water District
 Fire Protection - Star Fire District
 Schools - West Ada School District
 Roads - Ada County Highway District

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

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

Application Requirements:

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

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

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

FEE REQUIREMENT:

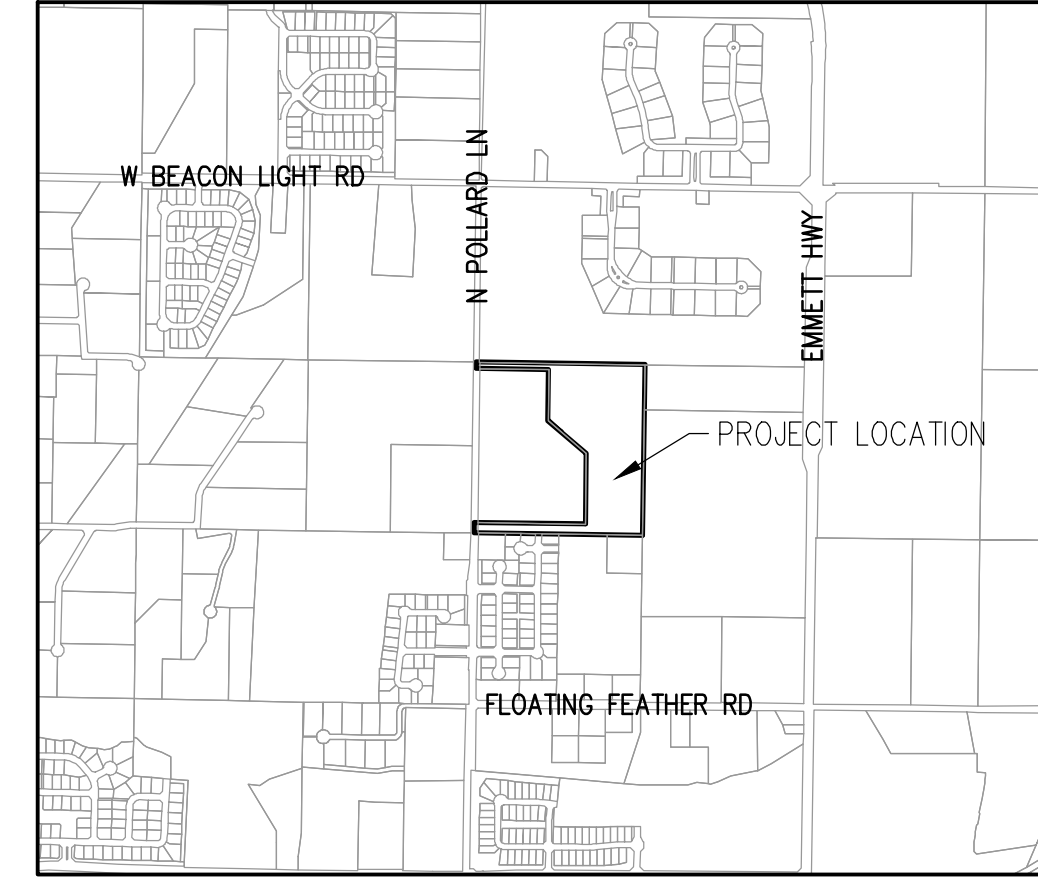
**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other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


 Applicant/Representative Signature

12/7/23
 Date

PRELIMINARY PLAT FOR MILEPOST COMMONS SUBDIVISION

PROPERTY LOCATED IN THE NW ¼ of SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
ADA COUNTY, IDAHO



VICINITY MAP
N.T.S.

PRELIMINARY PLAT NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (ACHD).
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
- IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING SURFACE IRRIGATION WATER RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS PLAN.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ACHD AND CITY OF STAR REQUIREMENTS.

LEGEND

—	PROPERTY BOUNDARY LINE	○	EXISTING SURVEY MONUMENTS
- - -	EXISTING LOT LINE	⊙	EXISTING BENCHMARK
- · - · -	EXISTING EASEMENT LINE	⊕	SECTION LINE
- x - x -	EXISTING BARB WIRE FENCE LINE	- - -	EXISTING GAS LINE
- P -	EXISTING PRESSURE IRRIGATION	- · - · -	EXISTING IRRIGATION LINE
- C -	EXISTING POWER LINE	- - -	EXISTING SUBSURFACE PIPE
- SS -	EXISTING SANITARY SEWER LINE	- - -	EXISTING WATER WELL
- T -	EXISTING CABLE TV PER UTILITY MAP	- - -	EXISTING POWER POLE
- W -	EXISTING WATER LINE	- - -	EXISTING GUY WIRE ANCHOR
- EP -	EXISTING EDGE OF PAVEMENT	⊙	EXISTING POWER METER
- EG -	EXISTING EDGE OF GRAVEL	⊕	EXISTING TRAFFIC SIGN
- SD -	EXISTING STORM PIPE	⊕	EXISTING MAIL BOX
- - -	PROPOSED LOT LINE	⊕	EXISTING IRRIGATION MANHOLE
- - -	PROPOSED RIGHT-OF-WAY	⊕	EXISTING TELEPHONE JUNCTION BOX
- - -	PROPOSED ROAD CENTERLINE	⊕	EXISTING SANITARY SEWER MANHOLE
- - -	PROPOSED 3" ROLLED CURB	⊕	EXISTING GAS MARKER
- - -	PROPOSED 6" VERTICAL CURB & GUTTER	⊕	EXISTING CONTOURS
- - -	PROPOSED SIDEWALK/PATHWAY	⊕	PROPOSED CONTOURS
- - -	PROPOSED 8" SANITARY SEWER	⊕	
- - -	PROPOSED POTABLE WATER	⊕	
- - -	PROPOSED GRAVITY IRRIGATION	⊕	
- - -	PROPOSED PRESSURE IRRIGATION	⊕	
- - -	PROPOSED STORM PIPE	⊕	
- - -	PROPOSED PHASE BOUNDARY	⊕	
- - -	PROPOSED SEEPAGE BED	⊕	
- - -	PROPOSED SAND AND GREASE TRAP	⊕	
- - -	PROPOSED STORM MANHOLE	⊕	
- - -	PROPOSED STORM CATCH BASIN	⊕	
- - -	PROPOSED GRAVITY IRRIGATION BOX	⊕	
- - -	PROPOSED GRAVITY IRRIGATION MANHOLE	⊕	
- - -	PROPOSED FIRE HYDRANT	⊕	
- - -	PROPOSED SANITARY MANHOLE	⊕	
- - -	STREET NAME	⊕	
- - -	PROPOSED STREET LIGHT	⊕	
- - -	TEST PIT/MONITORING WELL	⊕	
- - -	MAILBOX	⊕	
- - -	SIGN	⊕	
- - -	BLOCK NUMBER	⊕	
- - -	SINGLE-FAMILY LOT NUMBER	⊕	
- - -	COMMON LOT NUMBER	⊕	
- - -	FLOW DIRECTION	⊕	

SHEET INDEX

1 OF 5	PP-1.1	COVER SHEET
2 OF 5	PP-2.1	NATURAL FEATURES MAP
3 OF 5	PP-3.1	PRELIMINARY PLAT
4 OF 5	PP-4.1	PRELIMINARY ENGINEERING PLAN AND EXISTING CONDITIONS
5 OF 5	PP-5.1	PRELIMINARY GRADING AND DRAINAGE PLAN

LAND USE SUMMARY

TOTAL AREA	19.93 AC
RESIDENTIAL LOTS	72
COMMON LOTS	11
RESIDENTIAL LOT AREA	9.88 AC
COMMON LOT AREA	5.47 AC
RIGHT OF WAY AREA	4.58 AC
GROSS DENSITY	3.6 UNITS/AC
NET DENSITY	4.7 UNITS/AC
MINIMUM RESIDENTIAL LOT SIZE	5,135 SF
AVERAGE RESIDENTIAL LOT SIZE	6,014 SF

OPEN SPACE SUMMARY

QUALIFIED USABLE OPEN SPACE AREA	4.04 AC
PERCENT QUALIFIED USABLE OPEN SPACE	20.3%
COMMON OPEN SPACE AREA	6.23 AC
PERCENT COMMON OPEN SPACE	31.3%

BUILDING SETBACK REQUIREMENTS

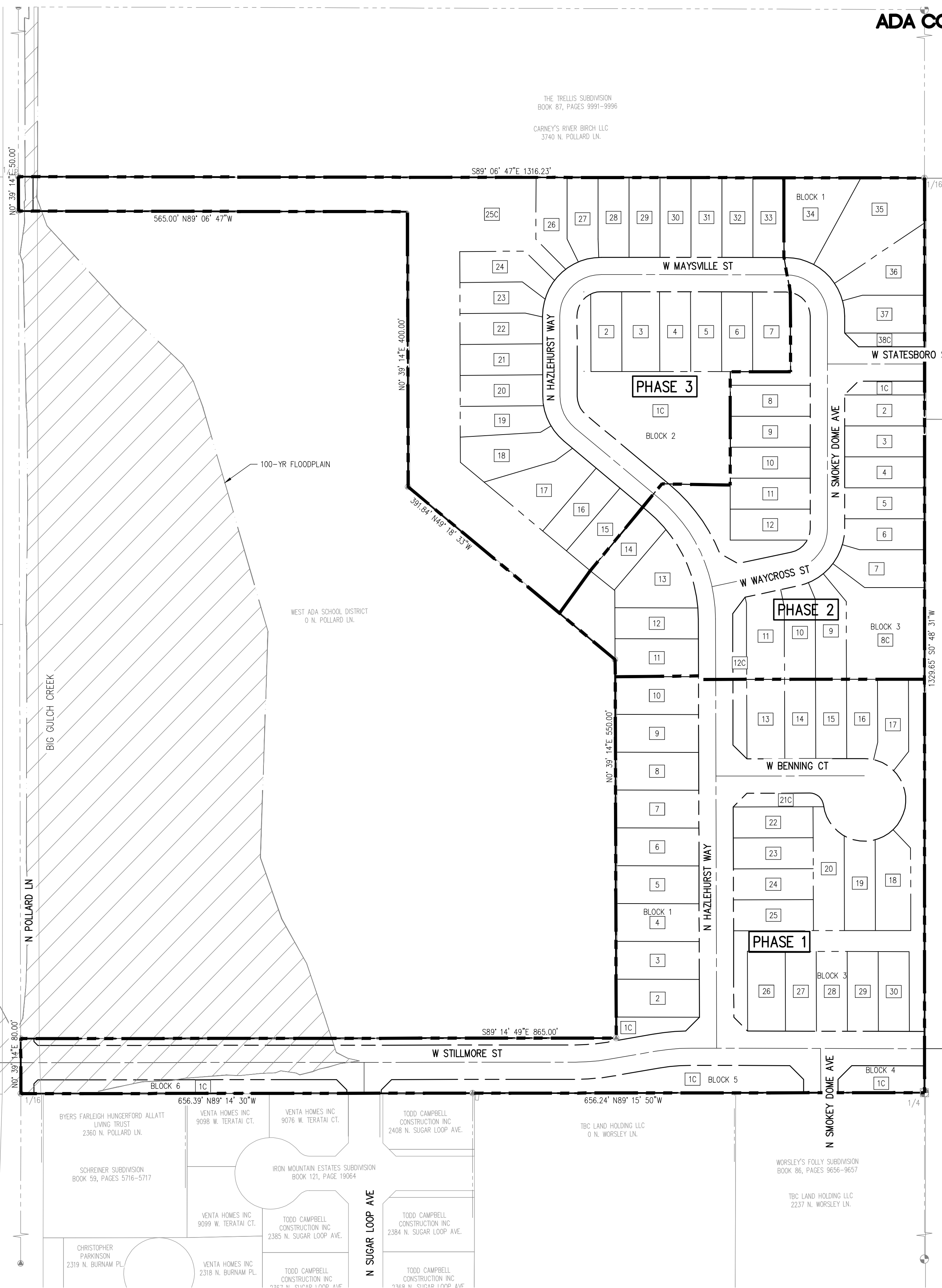
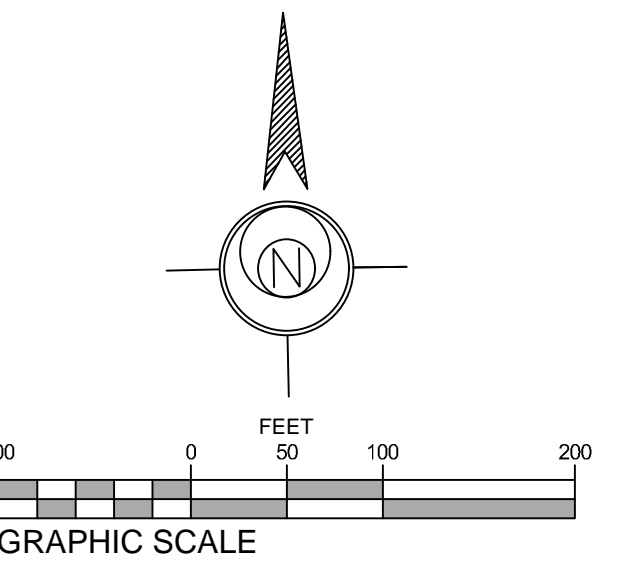
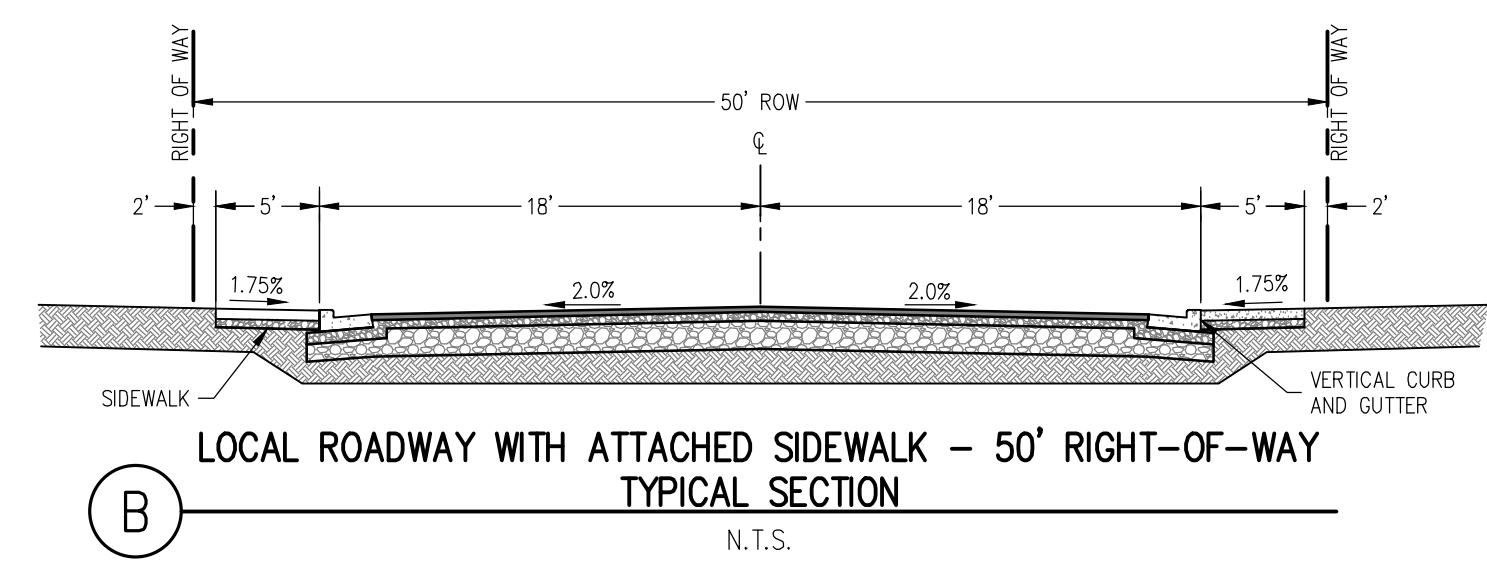
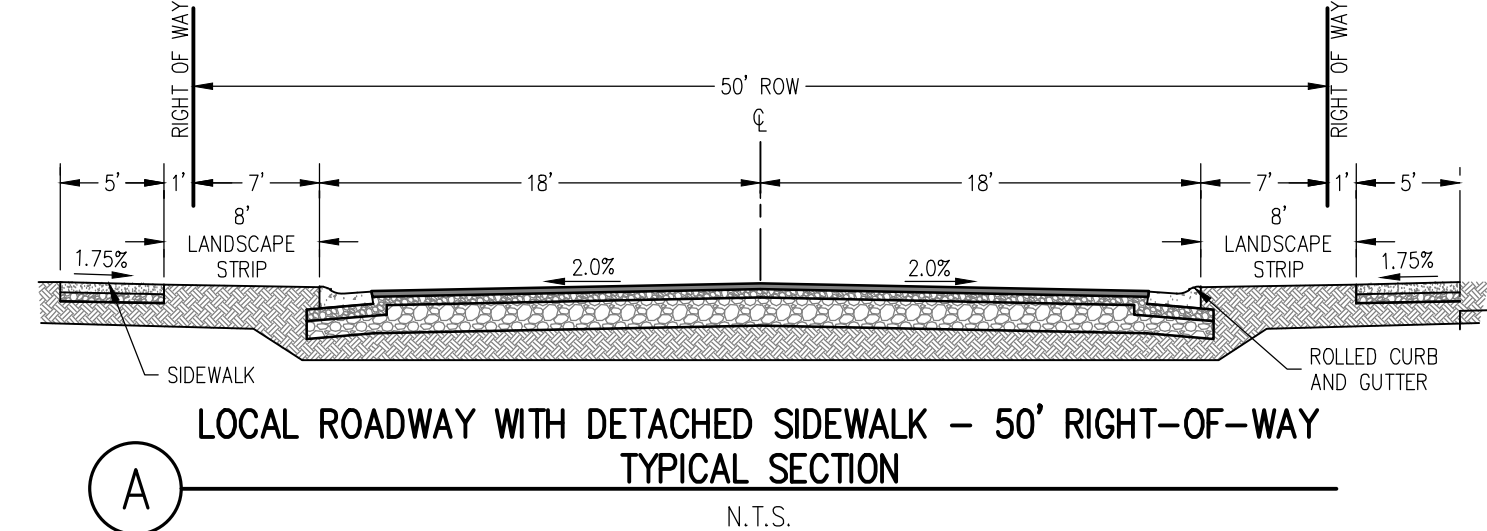
SETBACK STANDARDS R-4 ZONE	
FRONT (TO LIVING AREA)	15'
FRONT (TO GARAGE)	20'
REAR	10'
INTERIOR SIDE	5'
STREET SIDE	20'

DEVELOPER
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ADAM CAPELL
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acapell@tollbrothers.com
PHONE: (208) 424-0020

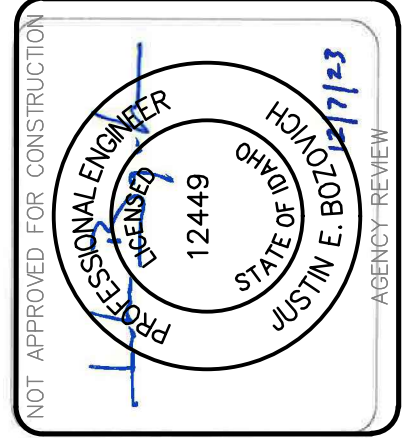
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PHASING PLAN
SCALE: 1"=100'



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T: 208-424-0020

DR	DATE	DESCRIPTION
DR	12/7/23	PRELAT SUBMITTAL
REV	A	12/7/23

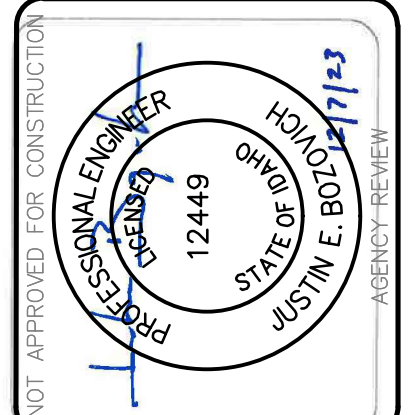
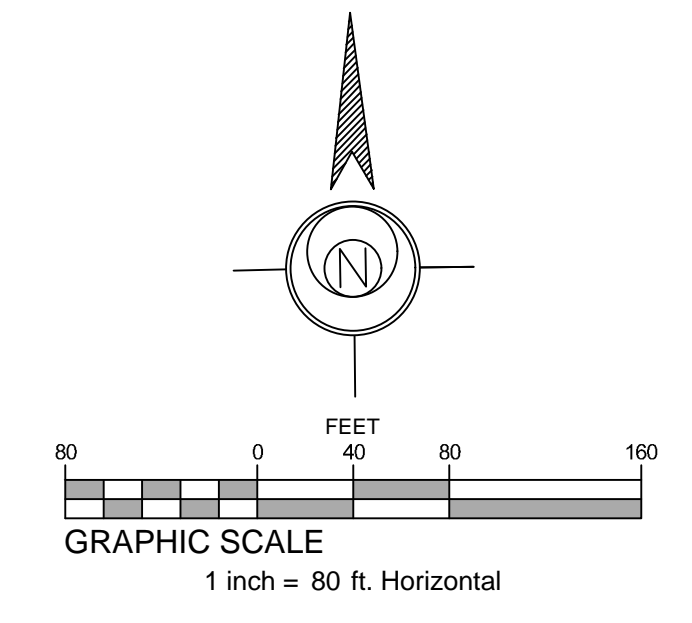
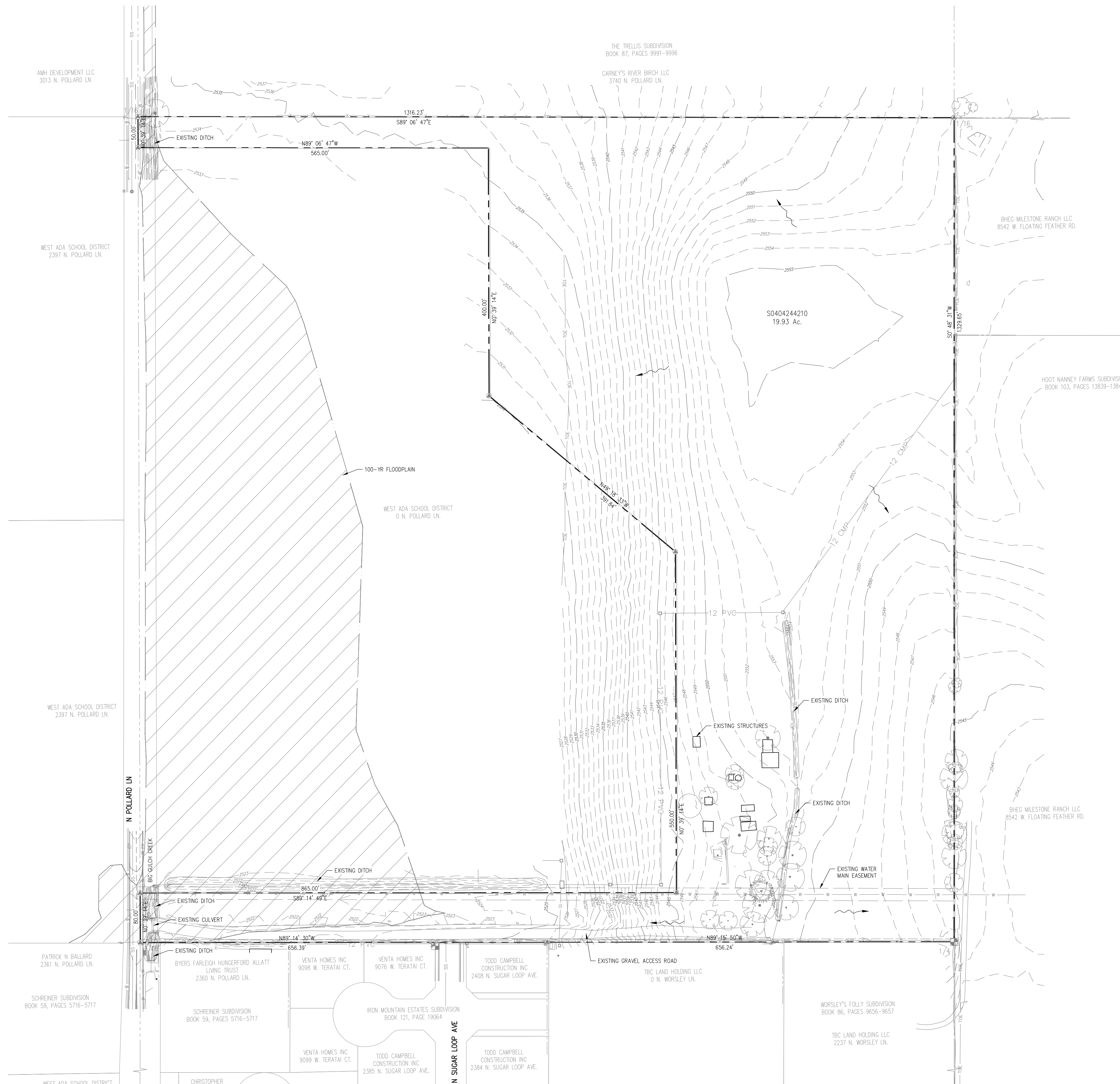
COVER SHEET

MILEPOST COMMONS SUBDIVISION
SEC. 4, T. 4N., R. 1W., B.M., STAR, ADA COUNTY, IDAHO

DATE: 02/21/2023
SCALE: AS NOTED
DESIGN: JEB
DRAWN: PDL/MGF/DPR
JOB NO.: 7832
FILE NAME: 7832-S-COVER-PP
REF. NO.:
SHEET NO.: **PP-1.1**
1 OF 5

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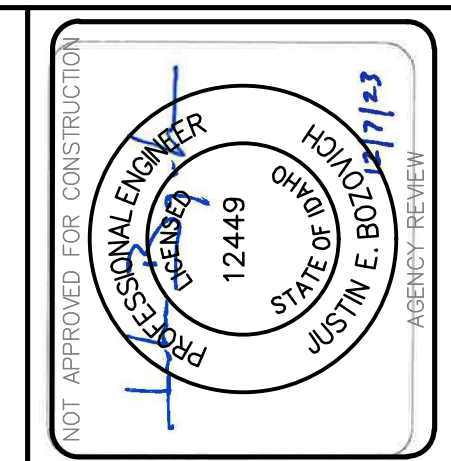
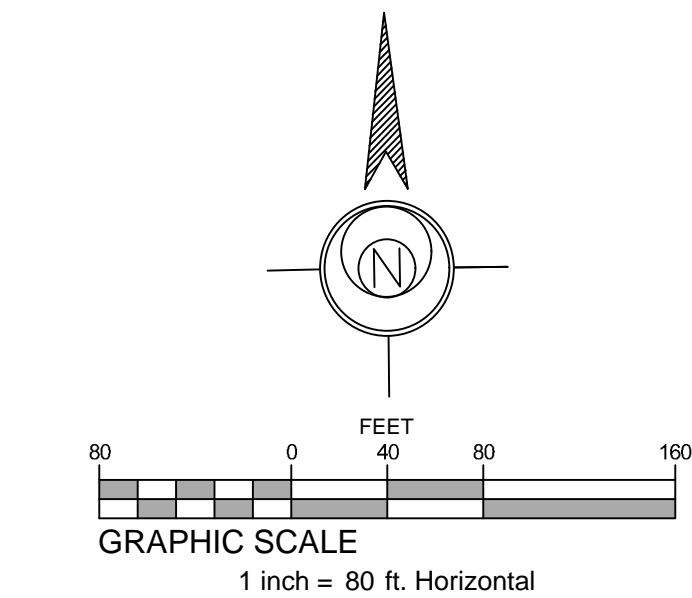
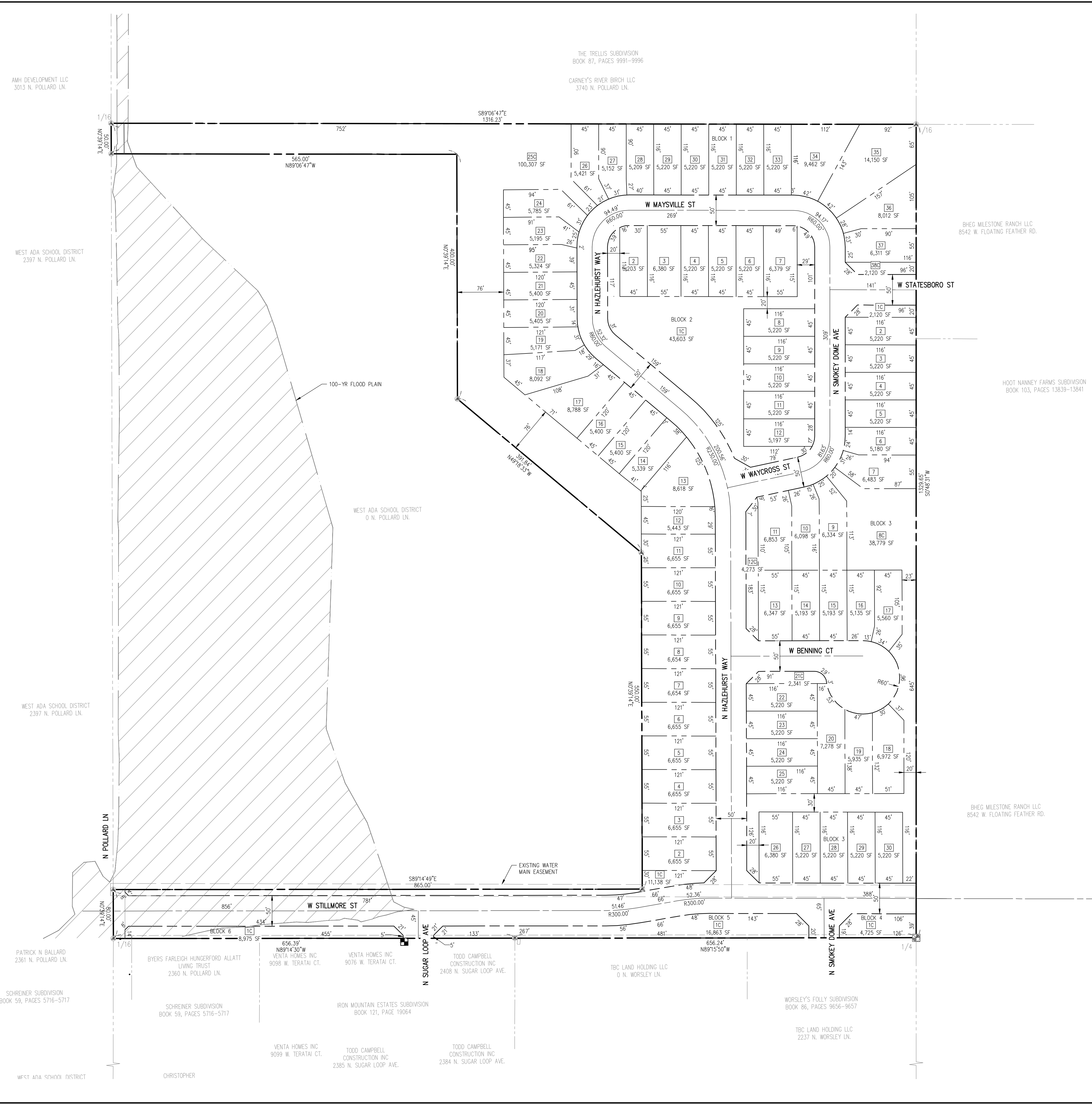
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 ESE Consultants, Inc.
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REV.	DATE	DESCRIPTION	DR	DRAWN
A.	12/17/23			

NATURAL FEATURES MAP
MILEPOST COMMONS SUBDIVISION
 SEC. 4, T. 4N., R. 1W., B.M., STAR, ADA COUNTY, IDAHO

DATE:	12/22/2022	SCALE:	1" = 80'
DESIGN:	JEB	DRAWN:	PDL/MGF/DKR
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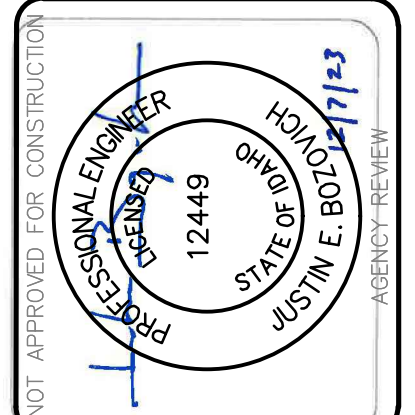
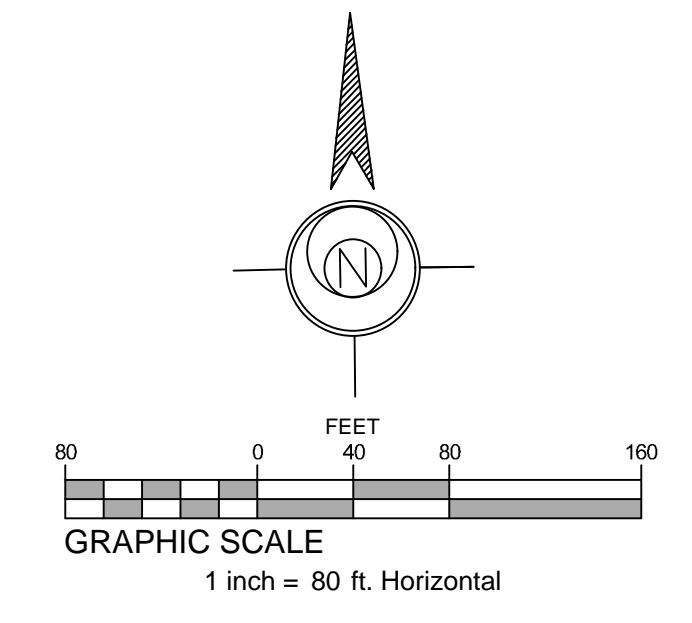
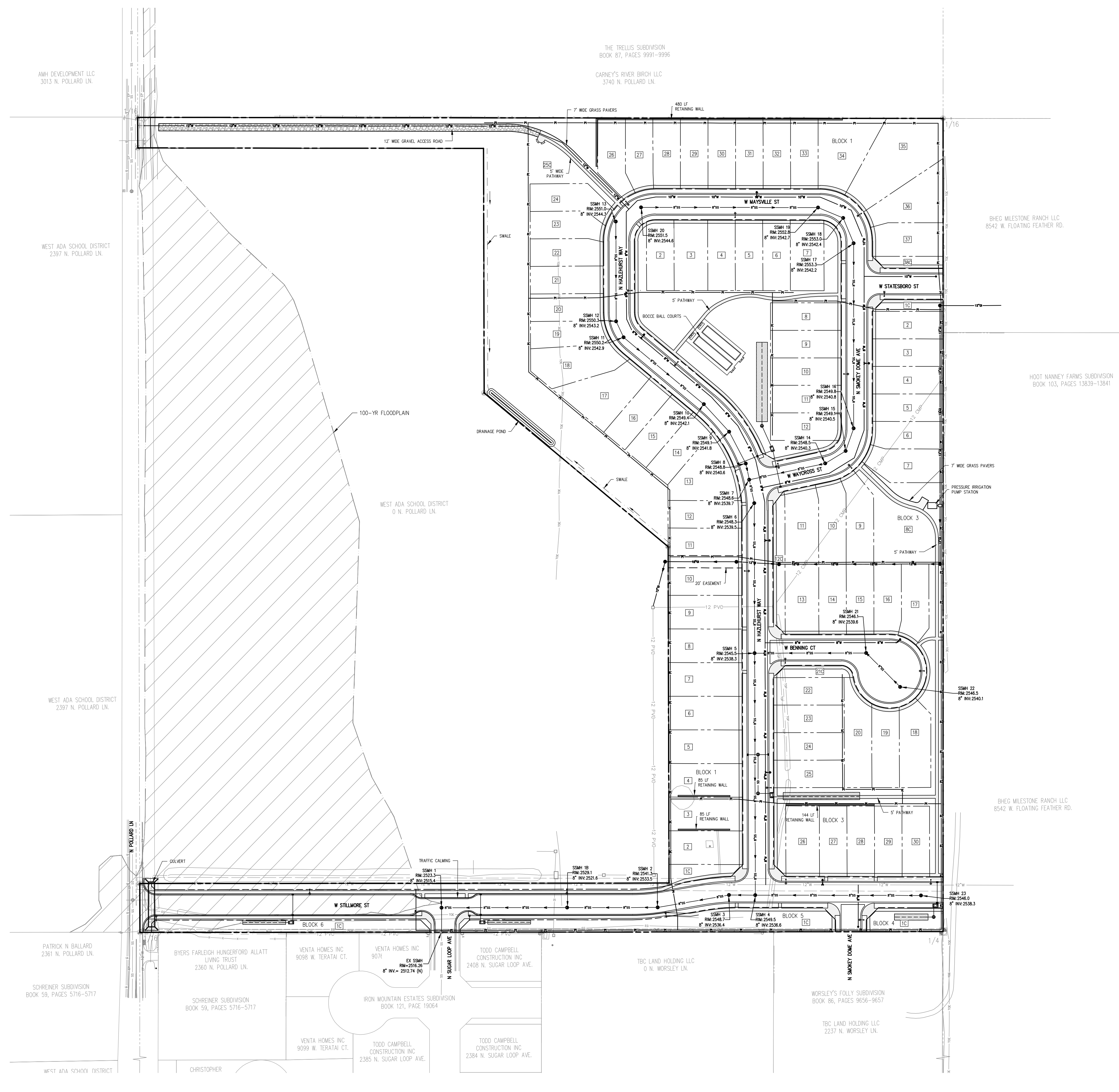
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 T: 208-424-0020

REV.	DATE	DESCRIPTION	DR
A	12/7/23	PRELIM SUBMITTAL	DRAWN

PRELIMINARY PLAT
 MILEPOST COMMONS
 SUBDIVISION
 SEC. 4, T. 4N., R. 1W., B.M., STAR, ADA COUNTY, IDAHO

DATE:	02/21/2023	SCALE:	1" = 80'
DESIGN:	JEB	DRAWN:	PDL/MGF/DKR
JOB NO.:	7832	FILE NAME:	7832-5-PLAN-PP
REF. NO.:	PP-3.1		
SHEET NO.:	3	OF	5

\\IDNASPOT\ESE_PROJECTS\IDAHO\7832 - MILEPOST (MILESTONE RANCH)\ENGINEERING\DRAWINGS\PREL\7832-5-PR-ENG-PP-DWG-Daniel Rowett--12/7/2023 12:11 PM



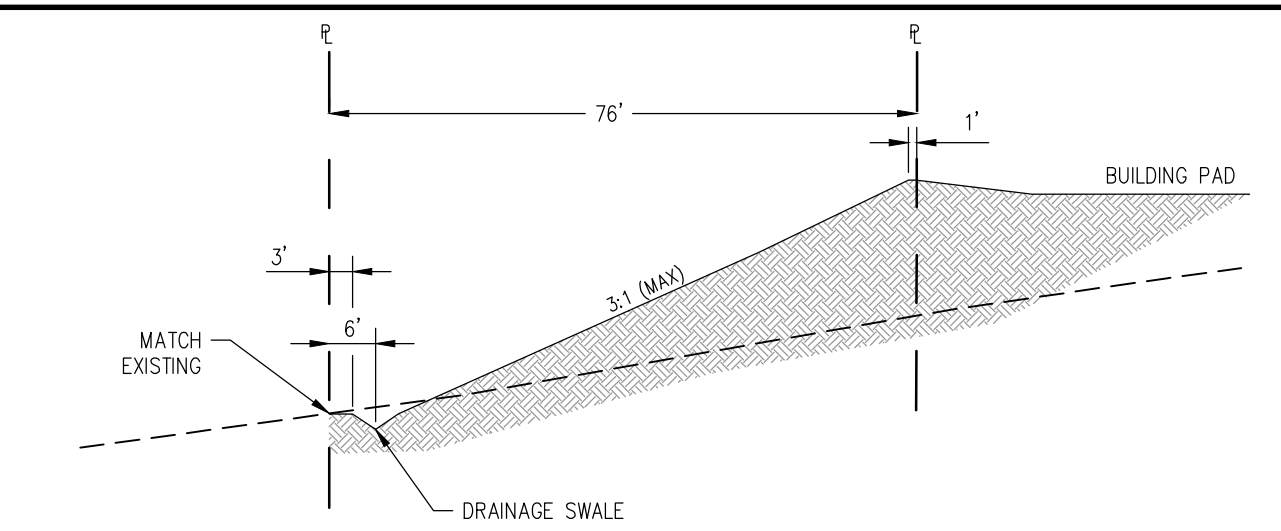
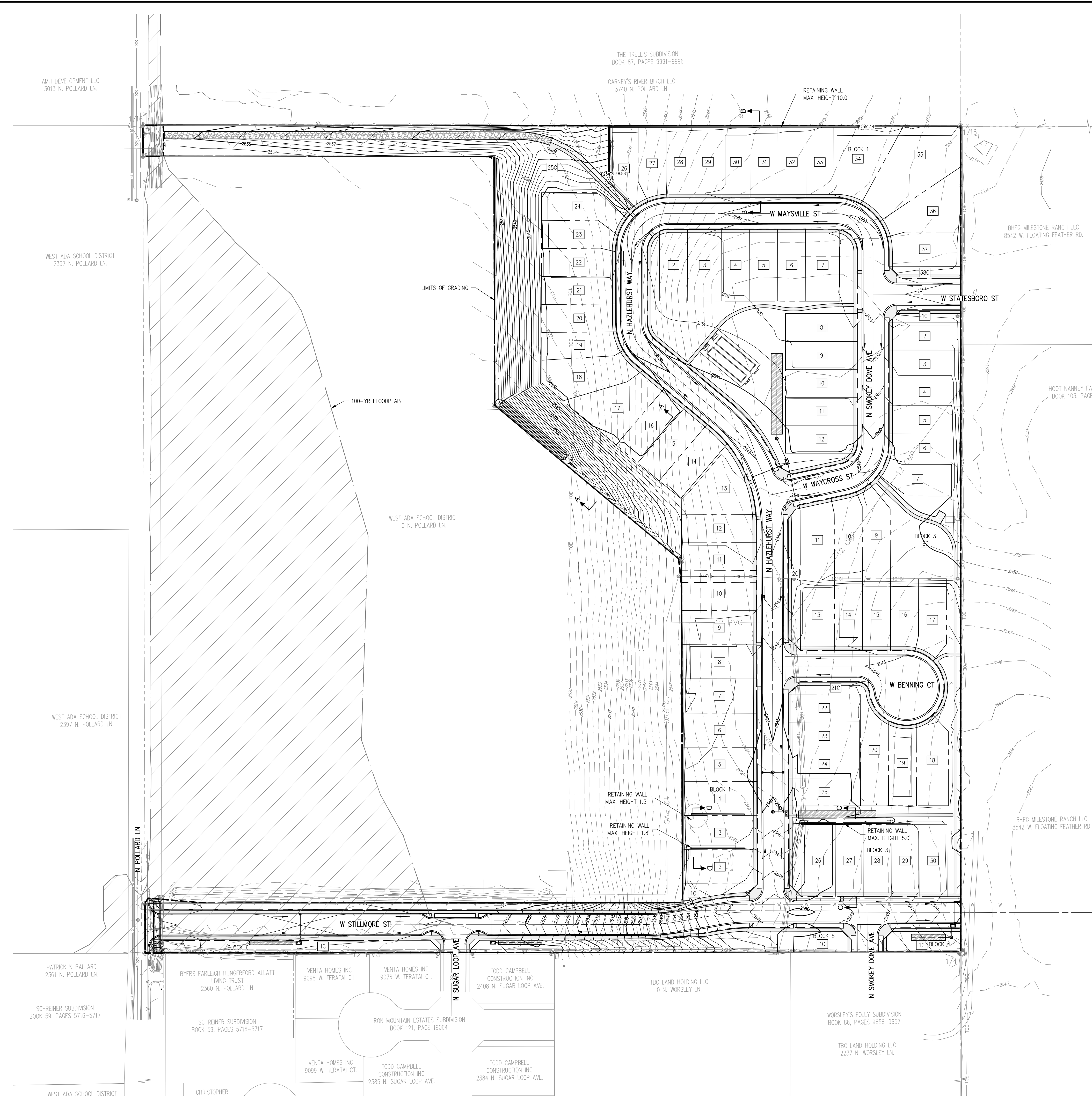
ESE CONSULTANTS
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 T: 208-424-0020

REV.	DATE	DESCRIPTION	DR	DRWN
A.	12/7/23			

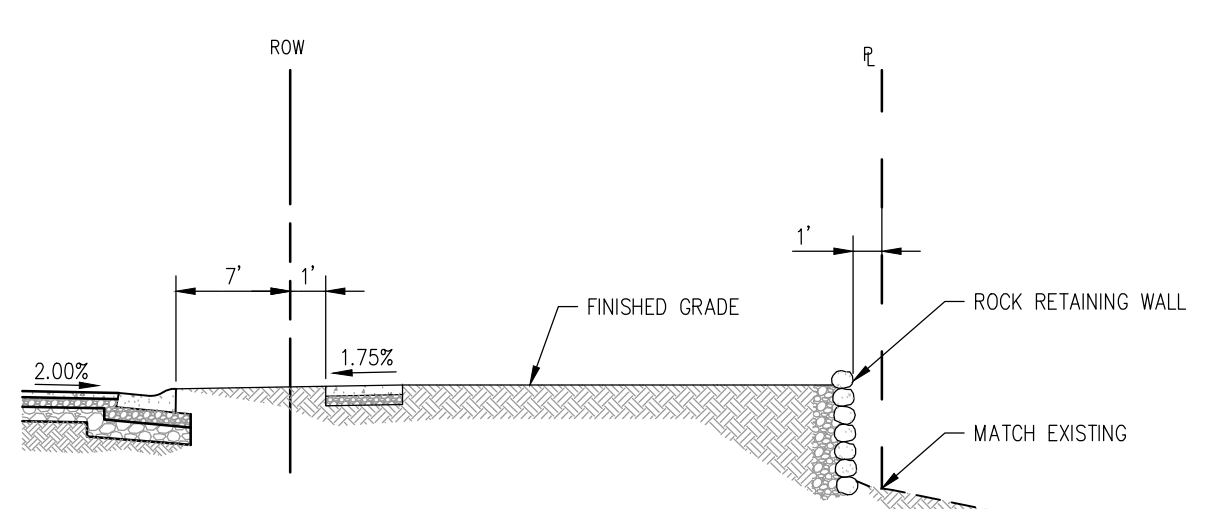
**PRELIMINARY ENGINEERING PLAN
 AND EXISTING CONDITIONS**
**MILEPOST COMMONS
 SUBDIVISION**
 SEC. 4, T. 4N., R. 1W., B.M., STAR, ADA COUNTY, IDAHO

DATE:	02/21/2023	SCALE:	1" = 80'
DESIGN:	JEB	DRAWN:	PDL/MGF/DKR
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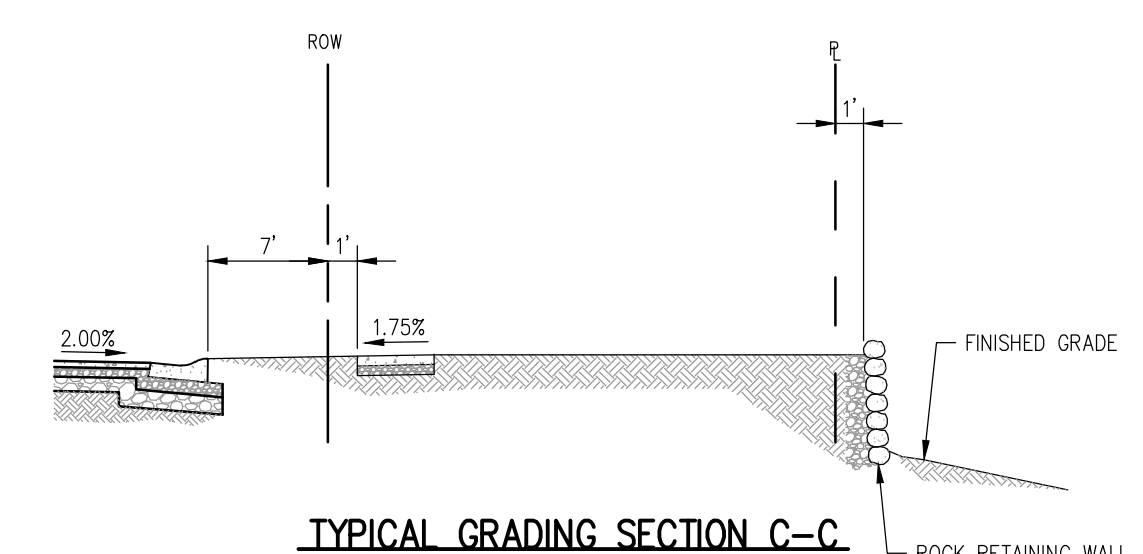
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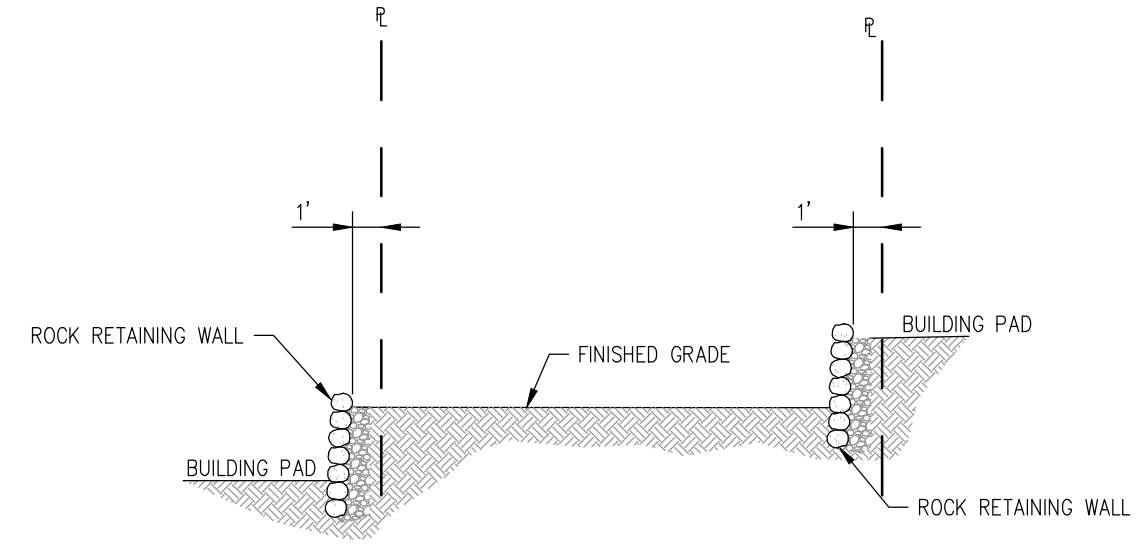
TYPICAL GRADING SECTION A-A
NTS



TYPICAL GRADING SECTION B-B
NTS

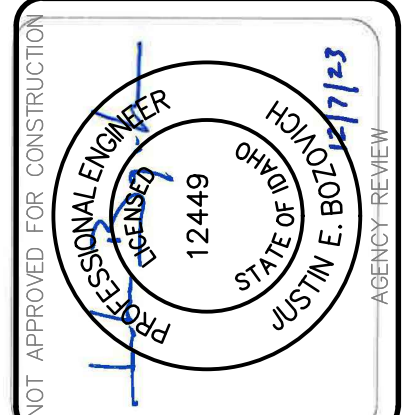
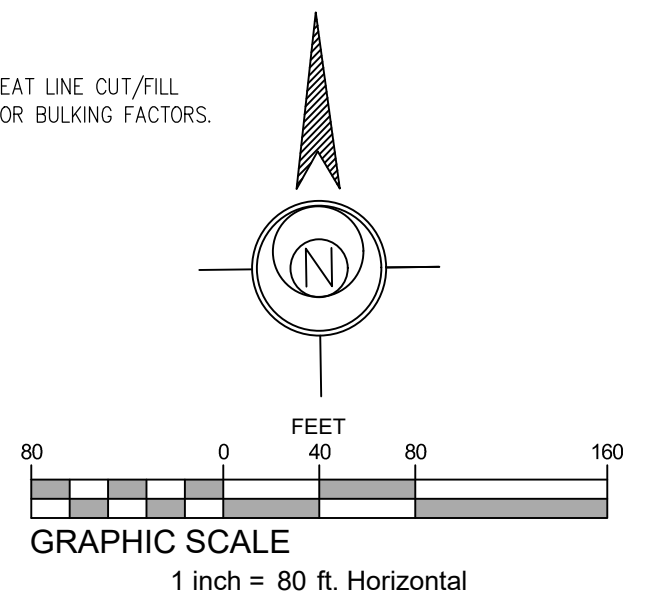


TYPICAL GRADING SECTION C-C
NTS



TYPICAL GRADING SECTION D-D
NTS

EARTHWORK QUANTITIES
EARTHWORK QUANTITIES ARE BASED ON NEAT LINE CUT/FILL AREAS AND DO NOT INCLUDE SHRINKAGE OR BULKING FACTORS.
CUT: 63,000 CY
FILL: 63,000 CY
NET: 0 CY (CUT)

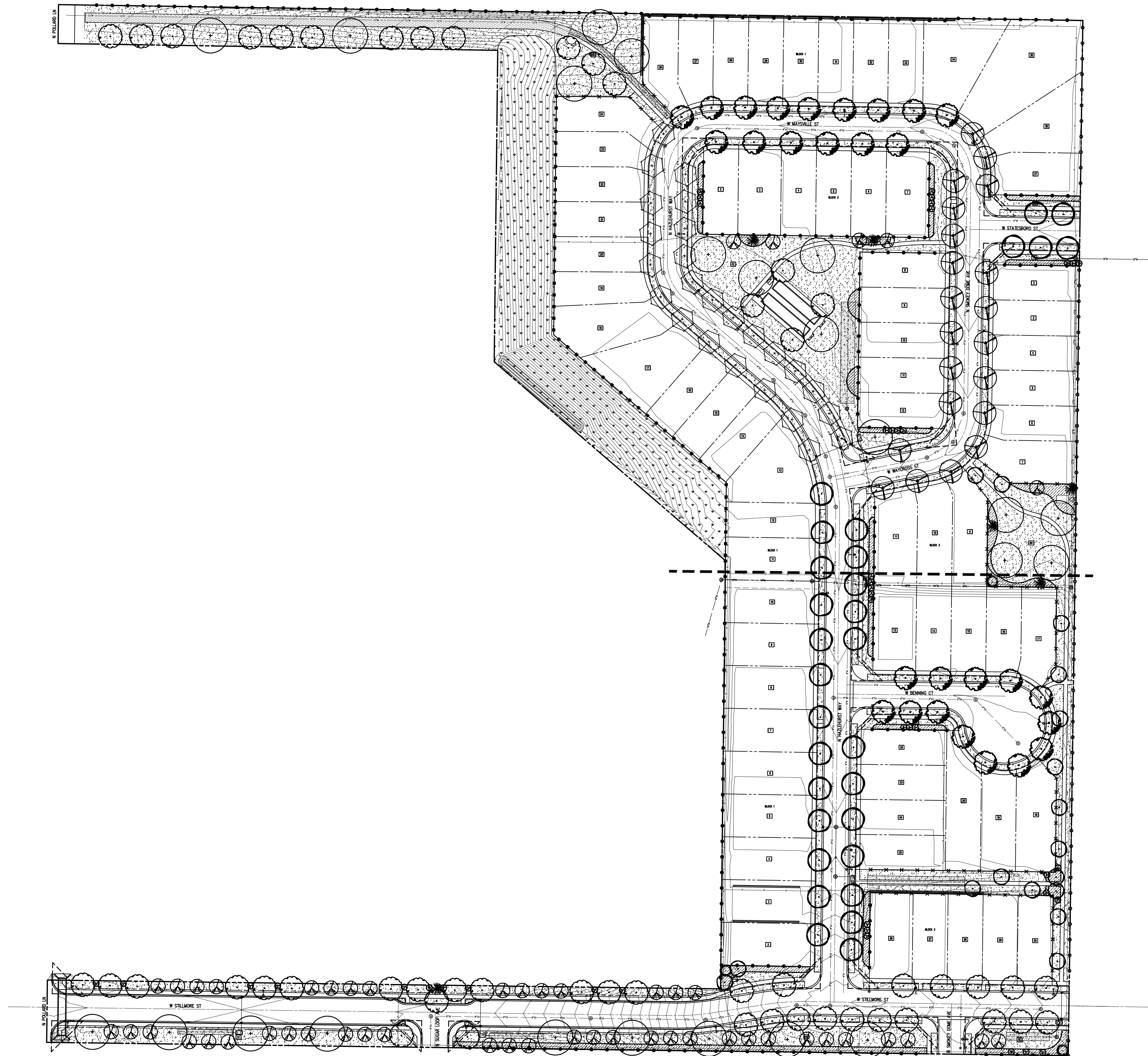


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REV.	DATE	DESCRIPTION	DR.	DRAWN
A	12/17/23			

PRELIMINARY GRADING AND DRAINAGE PLAN
MILEPOST COMMONS SUBDIVISION
SEC. 4, T. 4N., R. 1W., B.M., STAR, ADA COUNTY, IDAHO

DATE:	02/21/2023	SCALE:	1" = 80'
DESIGN:	JEB	DRAWN:	PDL/MGF/DKR
JOB NO.:	7832	FILE NAME:	7832-S-GRADING-PP
REF. NO.:			
SHEET NO.:	5	OF	5



MILEPOST COMMONS

STAR, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN

PLANNER

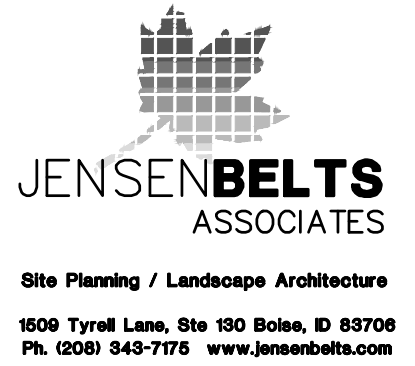
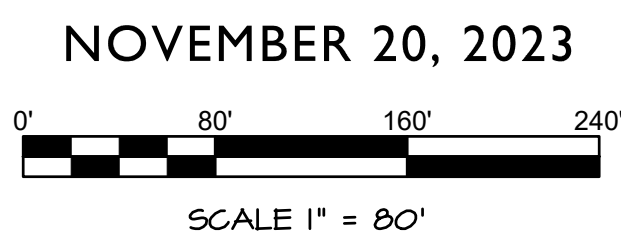
TOLL SOUTHWEST LLC
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DEVELOPER

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ENGINEER

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Issue	Description	Date
ISSUE	ISSUE	1-10-23
	STREET NAMES	2-15-23
	BASE REV.	11-20-23



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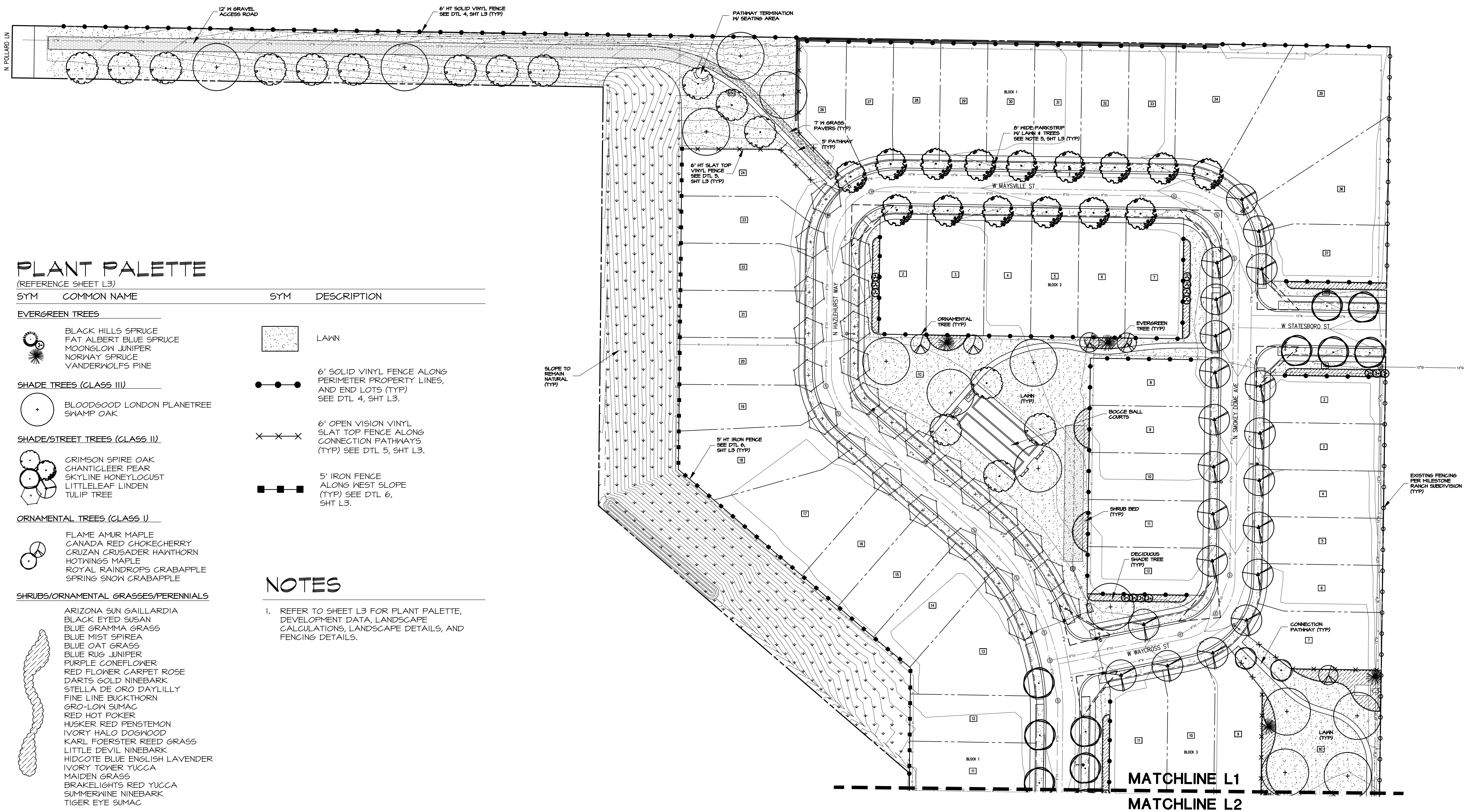
**MILEPOST COMMONS
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number 2210

Drawn KCS
Checked KCS
Scale AS SHOWN

Sheet Title
**PRE-PLAT
LANDSCAPE
PLAN**

Sheet Number
L1
1 of 3 Sheets



PLANT PALETTE

(REFERENCE SHEET L3)

SYM	COMMON NAME	SYM	DESCRIPTION
EVERGREEN TREES			
	BLACK HILLS SPRUCE		LAWN
	FAT ALBERT BLUE SPRUCE		6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, AND END LOTS (TYP) SEE DTL 4, SHT L3.
	MOONGLOW JUNIPER		6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS (TYP) SEE DTL 5, SHT L3.
	NORWAY SPRUCE		5' IRON FENCE ALONG WEST SLOPE (TYP) SEE DTL 6, SHT L3.
	VANDERWOLF'S PINE		
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE		
	SWAMP OAK		
SHADE/STREET TREES (CLASS II)			
	CRIMSON SPIRE OAK		
	CHANTICLEER PEAR		
	SKYLINE HONEYLOCUST		
	LITTLELEAF LINDEN		
	TULIP TREE		
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE		
	CANADA RED CHOKECHERRY		
	CRUZAN CRUSADER HAWTHORN		
	HOTWINGS MAPLE		
	ROYAL RAINDROPS CRABAPPLE		
	SPRING SNOW CRABAPPLE		
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA		
	BLACK EYED SUSAN		
	BLUE GRAMMA GRASS		
	BLUE MIST SPIREA		
	BLUE OAT GRASS		
	BLUE RUG JUNIPER		
	PURPLE CONEFLOWER		
	RED FLOWER CARPET ROSE		
	DARTS GOLD NINEBARK		
	STELLA DE ORO DAYLILLY		
	FINE LINE BUCKTHORN		
	GRO-LOW SUMAC		
	RED HOT POKER		
	HUSKER RED PENSTEMON		
	IVORY HALO DOGWOOD		
	KARL FOERSTER REED GRASS		
	LITTLE DEVIL NINEBARK		
	HIDCOTE BLUE ENGLISH LAVENDER		
	IVORY TOWER YUCCA		
	MAIDEN GRASS		
	BRAKELIGHTS RED YUCCA		
	SUMMERWINE NINEBARK		
	TIGER EYE SUMAC		

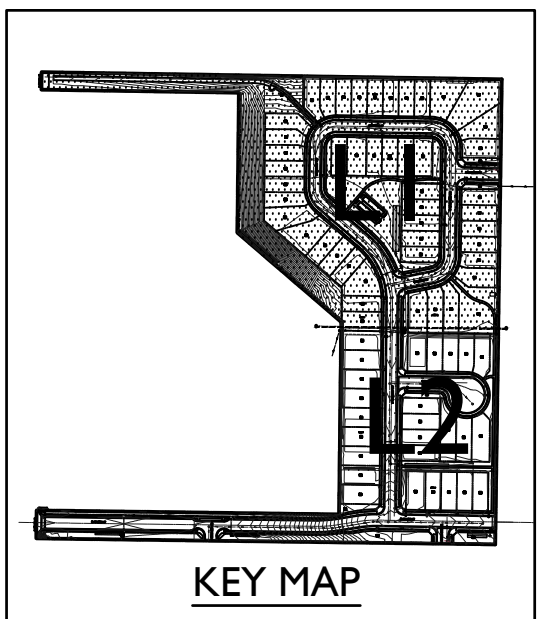
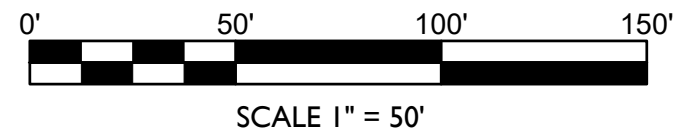
NOTES

1. REFER TO SHEET L3 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

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KEY MAP

PLANT PALETTE

(REFERENCE SHEET L3)

SYM	COMMON NAME	SYM	DESCRIPTION
-----	-------------	-----	-------------

EVERGREEN TREES

- BLACK HILLS SPRUCE
- FAT ALBERT BLUE SPRUCE
- MOONGLOW JUNIPER
- NORWAY SPRUCE
- VANDERWOLFS PINE

SHADE TREES (CLASS III)

- BLOODGOOD LONDON PLANETREE
- SWAMP OAK

SHADE/STREET TREES (CLASS II)

- CRIMSON SPIRE OAK
- CHANTICLEER PEAR
- SKYLINE HONEYLOCUST
- LITTLELEAF LINDEN
- TULIP TREE

ORNAMENTAL TREES (CLASS I)

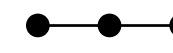
- FLAME AMUR MAPLE
- CANADA RED CHOKECHERRY
- CRUZAN CRUSADER HAWTHORN
- HOTWINGS MAPLE
- ROYAL RAINDROPS GRABAPPLE
- SPRING SNOW GRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

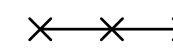
- ARIZONA SUN GAILLARDIA
- BLACK EYED SUSAN
- BLUE GRAMMA GRASS
- BLUE MIST SPIREA
- BLUE OAT GRASS
- BLUE RUG JUNIPER
- PURPLE CONEFLOWER
- RED FLOWER CARPET ROSE
- DARTS GOLD NINEBARK
- STELLA DE ORO DAYLILLY
- FINE LINE BUCKTHORN
- GRO-LOW SUMAC
- RED HOT POKER
- HUSKER RED PENSTEMON
- IVORY HALO DOGWOOD
- KARL FOERSTER REED GRASS
- LITTLE DEVIL NINEBARK
- HIDCOTE BLUE ENGLISH LAVENDER
- IVORY TOWER YUCCA
- MAIDEN GRASS
- BRAKELIGHTS RED YUCCA
- SUMMERYINE NINEBARK
- TIGER EYE SUMAC



LAWN



6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, AND END LOTS (TYP) SEE DTL 4, SHT L3.



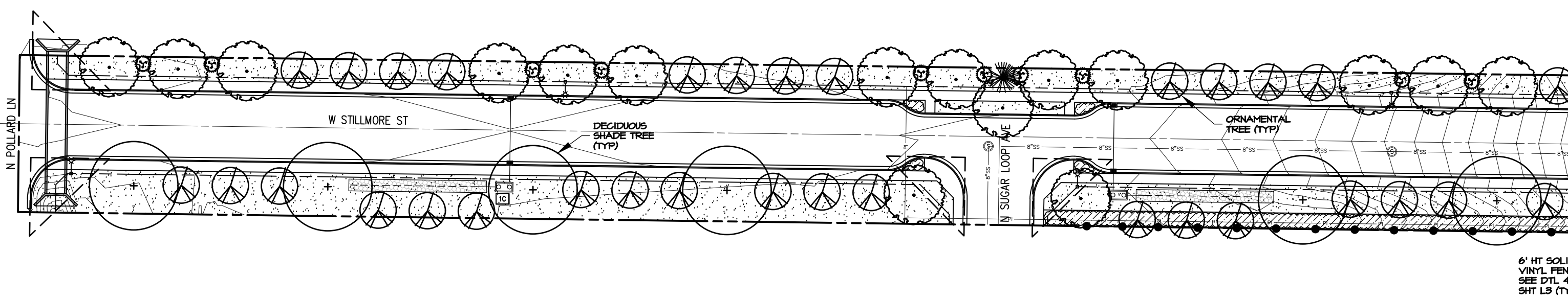
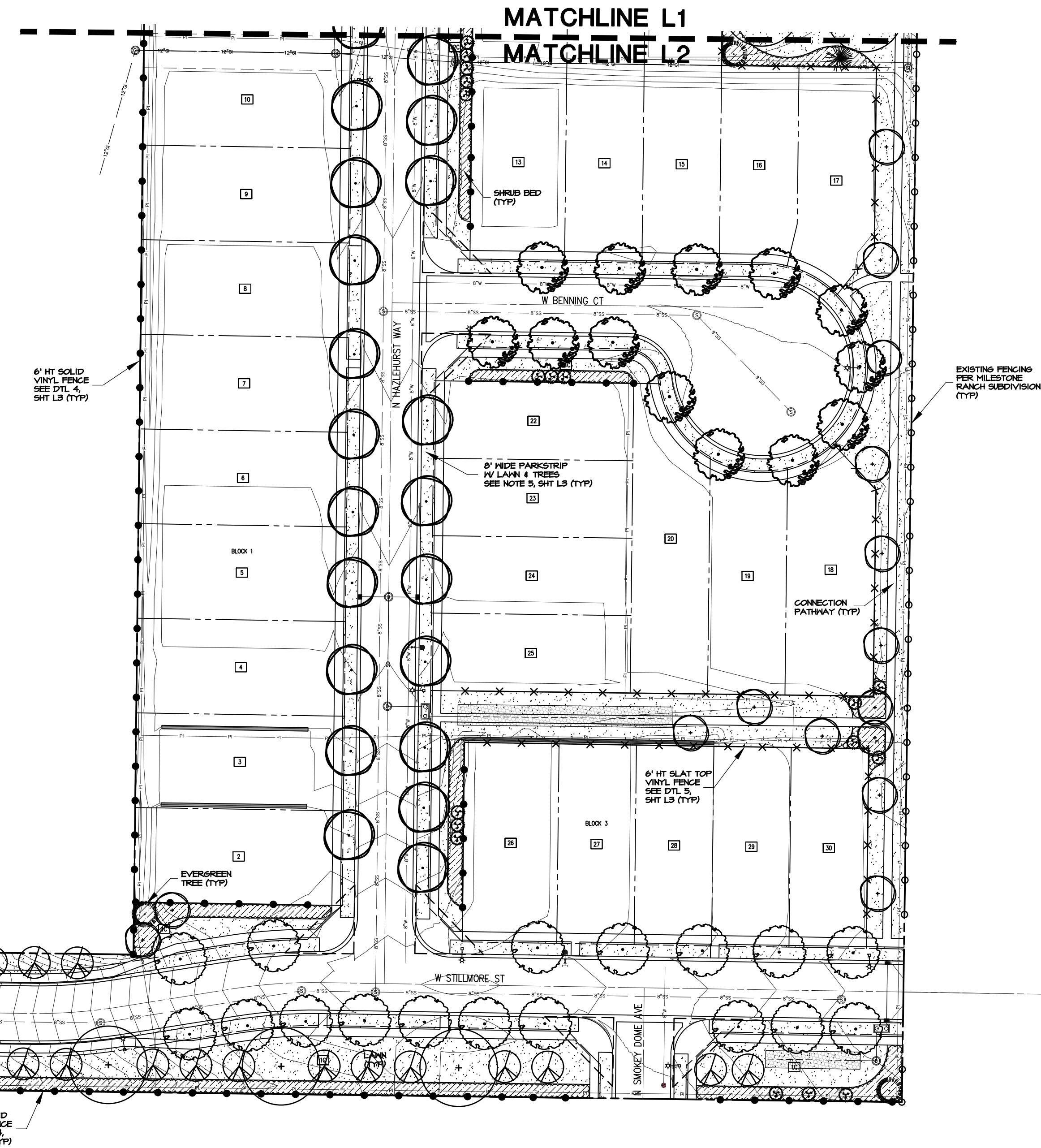
6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS (TYP) SEE DTL 5, SHT L3.



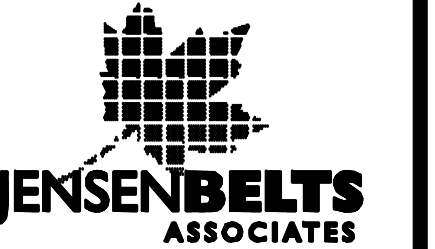
5' IRON FENCE ALONG WEST SLOPE (TYP) SEE DTL 6, SHT L3.

NOTES

- REFER TO SHEET L3 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.



Issue	Description	Date
ISSUE		1-10-23
STREET NAMES		2-15-23
BASE REV.		11-20-23



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Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
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MILEPOST COMMONS STAR, IDAHO PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2210

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

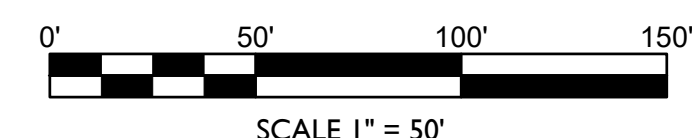
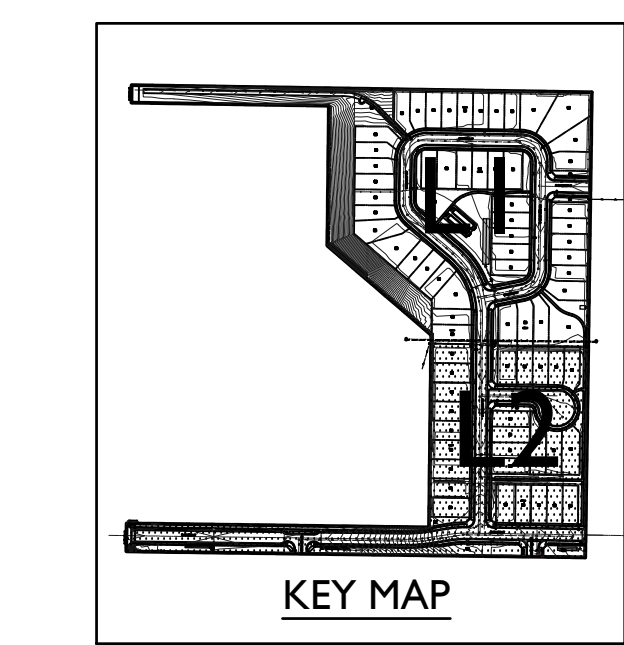
Sheet Title
**PRE-PLAT
LANDSCAPE
PLAN**

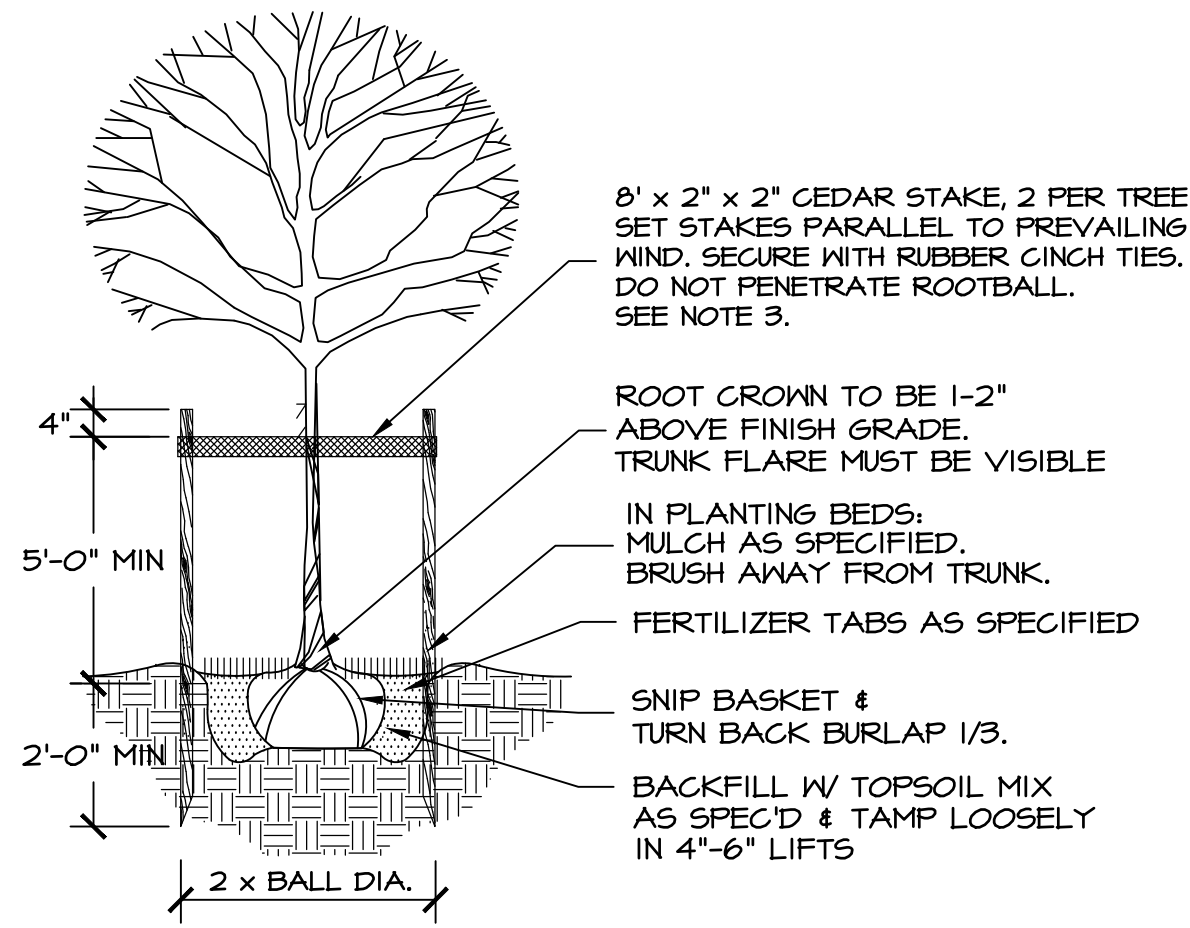
Sheet Number
L2
2 of 3 Sheets

PLANNER
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DEVELOPER
TOLL SOUTHWEST LLC
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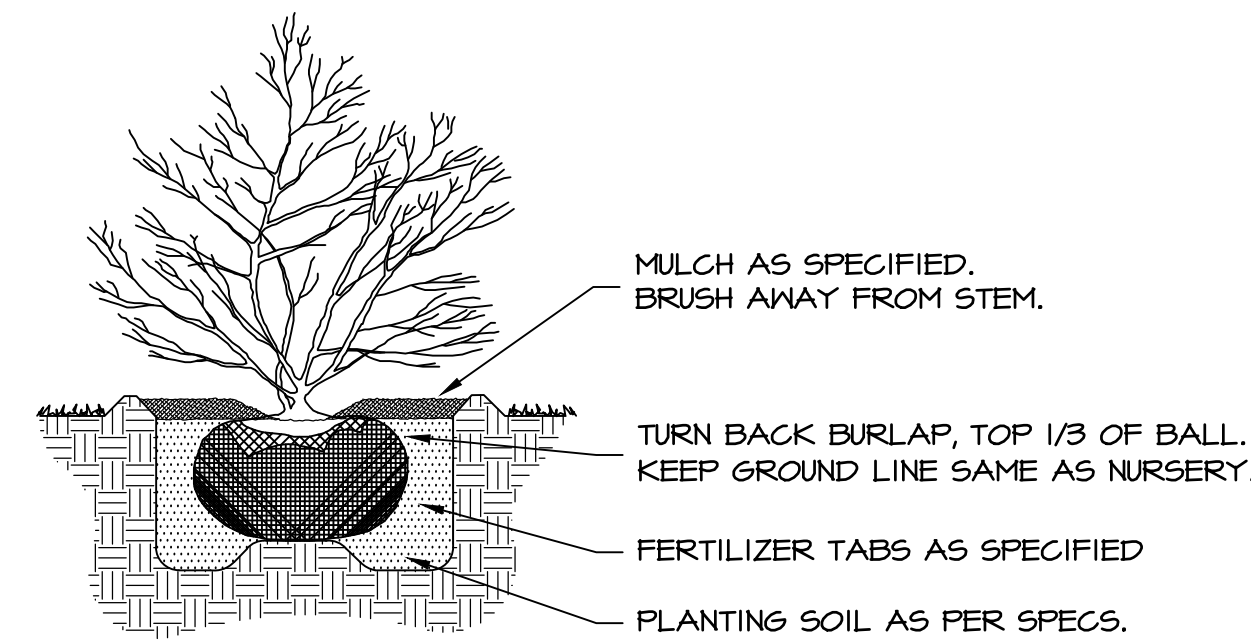
ENGINEER
ESE CONSULTANTS, INC.
JUSTIN BOZOVICH, P.E.
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Phone (208) 955-6555





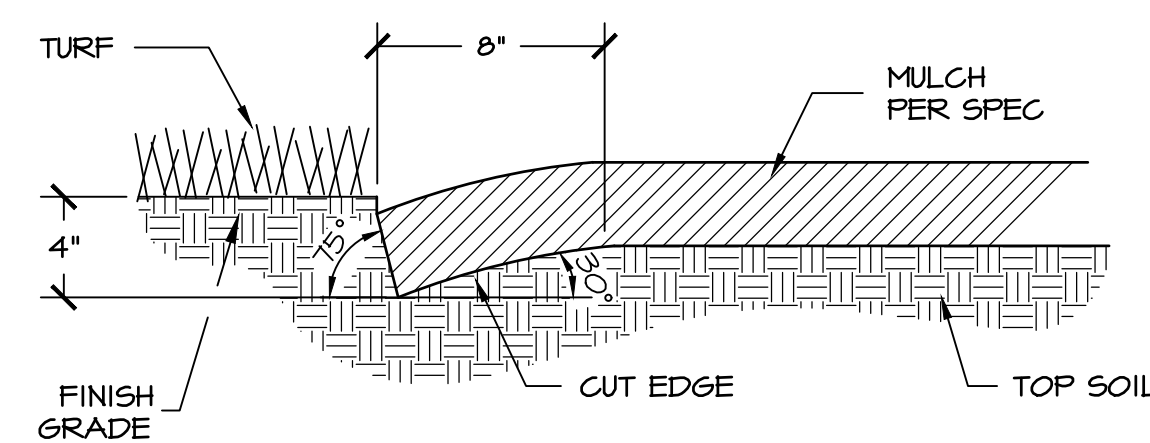
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

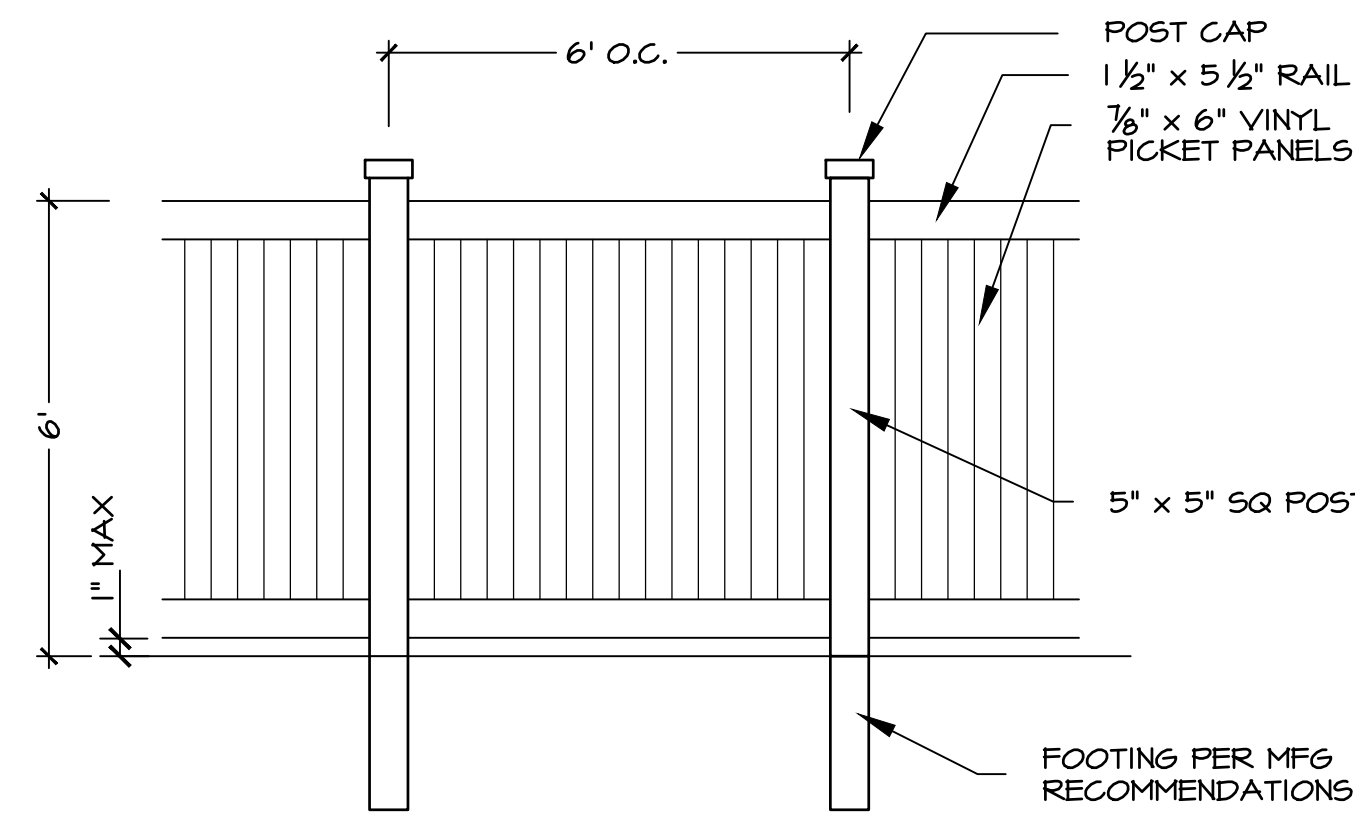
② SHRUB PLANTING NOT TO SCALE



③ PLANTER CUT BED EDGE NOT TO SCALE

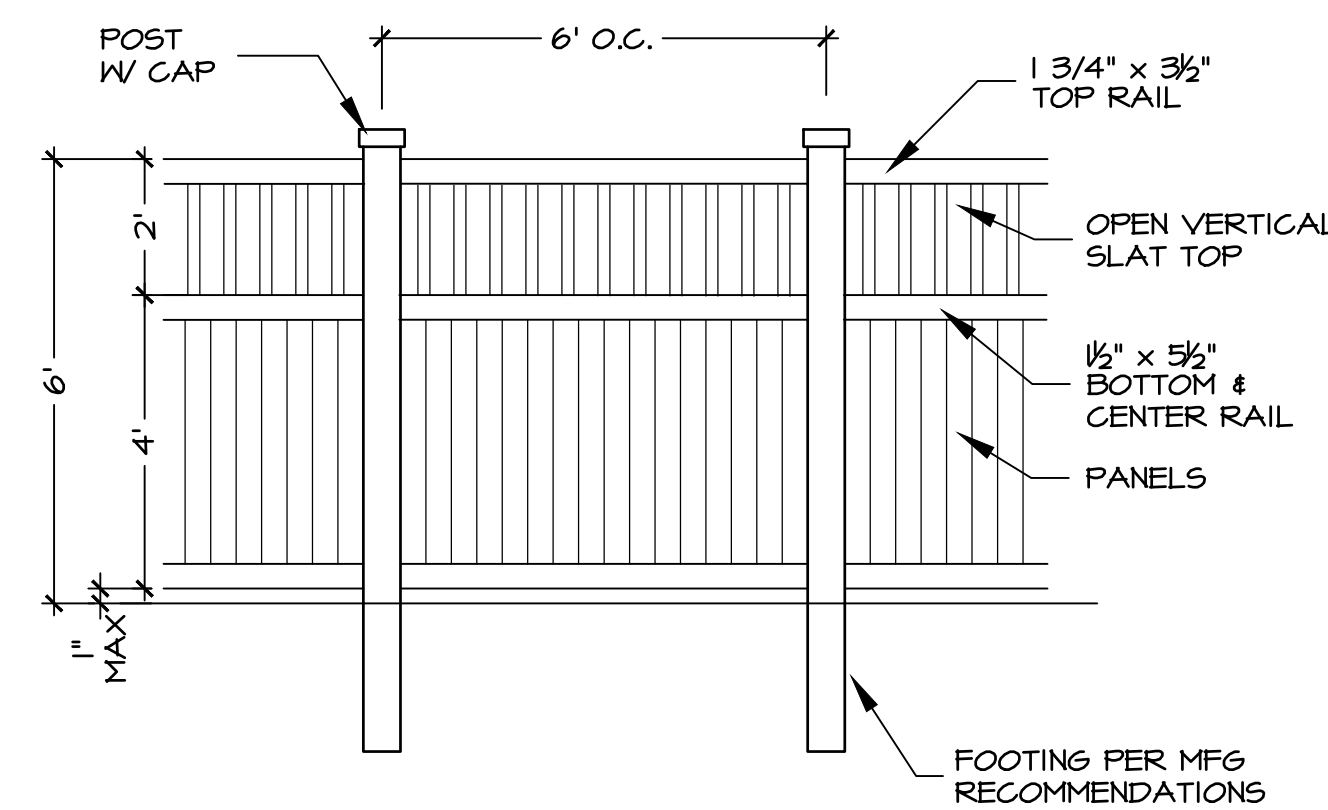
DEVELOPMENT DATA

TOTAL AREA	14.93 ACRES
RESIDENTIAL LOTS	72
COMMON LOTS	11
TOTAL LOTS	83
QUALIFIED USABLE OPEN SPACE AREA	4.04 ACRES (20.3%)



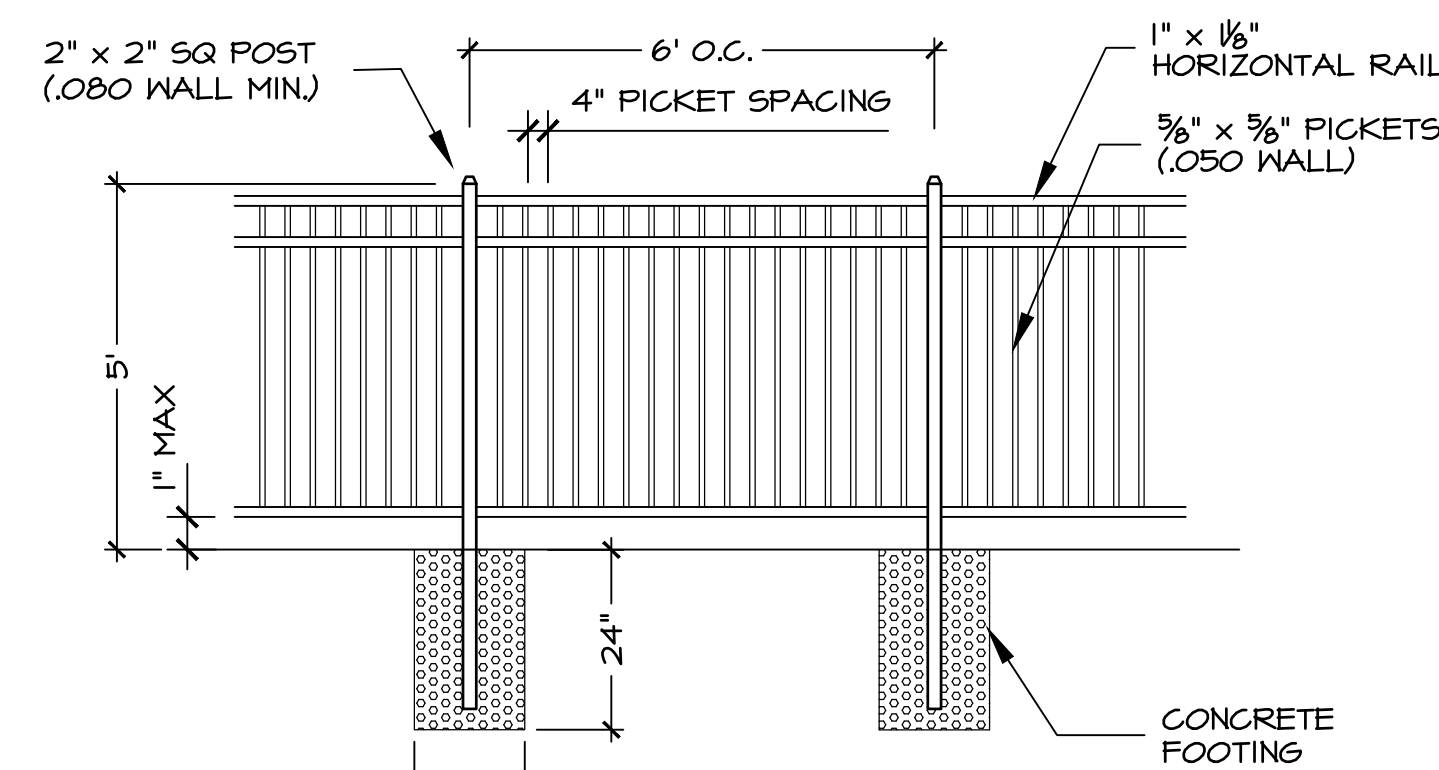
- NOTES:**
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

④ VINYL PRIVACY FENCE NOT TO SCALE



- NOTES:**
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. 6" WIDE ROCK MULCH MOW STRIP TO BE INSTALLED AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

⑤ OPEN VISION VINYL SLAT TOP FENCE NOT TO SCALE



- NOTES:**
1. IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED & POWDERCOATED BLACK.

⑥ IRON FENCE NOT TO SCALE

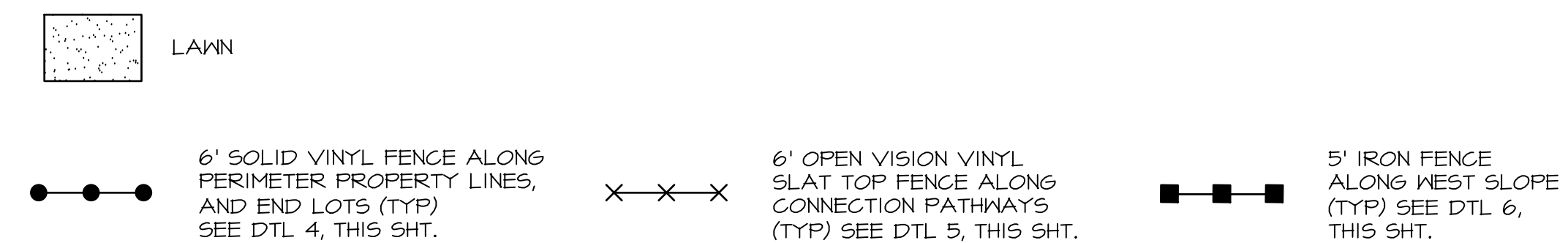
LANDSCAPE CALCULATIONS

NUMBER OF TREES PROVIDED ON RESIDENTIAL PARKSTRIPS:	73
NUMBER OF TREES PROVIDED ON COMMON LOTS:	222
TOTAL NUMBER OF TREES:	295

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
●	BLACK HILLS SPRUCE	PICEA GLAUGA 'DENSATA'	6-8' HT B4B
●	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B4B
●	MOONGLOW JUNIPER	JUNIPERUS SCOPELULORUM 'MOONGLOW'	6-8' HT B4B
●	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B
●	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B
SHADE TREES (CLASS III)			
●	BLOODGOOD LONDON PLANETREE	PLATANUS x AGERIFOLIA 'BLOODGOOD'	2\"/>

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
●	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
●	BLACK EYED SUSAN	RUIDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
●	BLUE GRAMMA GRASS	BOUDELLOIA GRACILIS 'BLONDE AMBITION'	1 GAL
●	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
●	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
●	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	3 GAL
●	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
●	RED FLOWER CARPET ROSE	ROSA FLOWER CARPET 'NOARE'	2 GAL
●	DARTS GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
●	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
●	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
●	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
●	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
●	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
●	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
●	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
●	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE'	1 GAL
●	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
●	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
●	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
●	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL

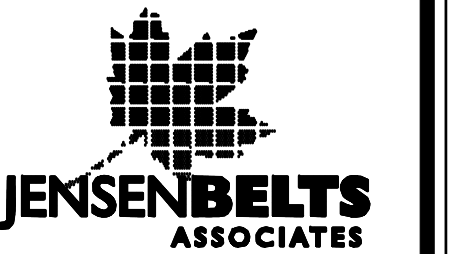
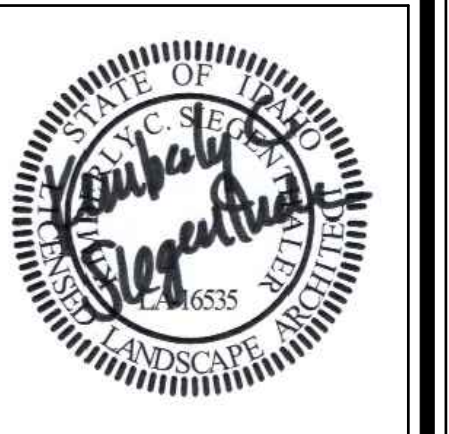


NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF STAR ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS, ACHD STORMWATER BASINS AND SWALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) IN APPENDIX D.
4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
5. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. **BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS.**
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL FLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
7. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.
8. ALL AREAS OF GRADING CUTS TO BE REVEGETATED WITH FOOTHILLS NATIVE SEED FOR STABILIZATION.

PLANNER	DEVELOPER	ENGINEER
TOLL SOUTHWEST LLC ADAM CAPELL	TOLL SOUTHWEST LLC KYLE PEWETT	ESE CONSULTANTS, INC. JUSTIN BOZOVICH, P.E.
3103 W. SHERYL DR., STE 100 MERIDIAN, ID 83642 Phone (208) 780-6726	3103 W. SHERYL DR., STE 100 MERIDIAN, ID 83642 Phone (208) 576-3625	3103 W. SHERYL DR., STE 100 MERIDIAN, ID 83642 Phone (208) 955-6555

Issue	Description	Date
ISSUE	STREET NAMES BASE REV.	1-10-23 2-15-23 11-20-23



Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

MILEPOST COMMONS STAR, IDAHO PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2210

Drawn KCS	Checked KCS
Scale AS SHOWN	

Sheet Title
**PRE-PLAT
LANDSCAPE
PLAN**

Sheet Number
L3
3 of 3 Sheets



Project/File: **Milepost Commons Subdivision / SPP23-0002 / PP-23-05, DA-23-07**
 This is a preliminary plat application for the development of an 83-lot subdivision on 19.93-acres.

Lead Agency: City of Star

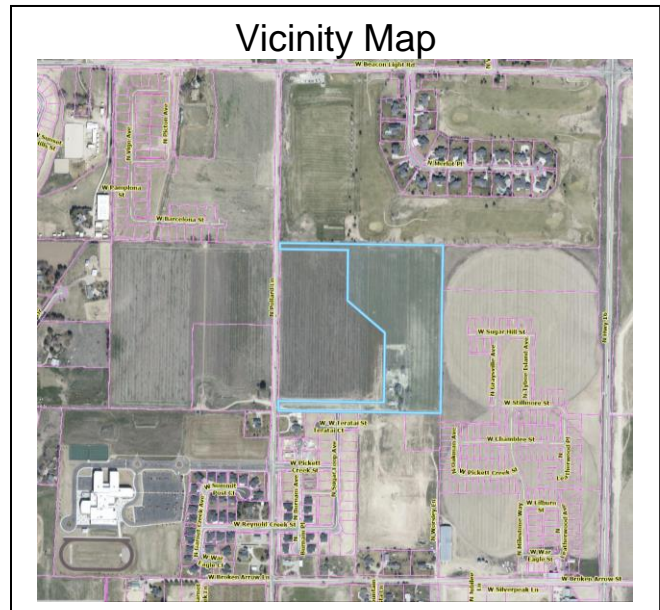
Site address: 2400 N Pollard Lane

Staff Approval: January 26, 2024

Applicant: Adam Capell, via email
 Toll Brothers
 3103 W Sheryl Drive, Suite 100
 Meridian, ID 83642

Representative: Kyle Prewett, via email
 Toll Brothers
 3103 W Sheryl Drive, Suite 100
 Meridian, ID 83642

Staff Contact: KaraLeigh Troyer
 Phone: 387-6391
 E-mail: ktroyer@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat application for the development of subdivision consisting of 72 residential lots and 11 common lots on 19.93-acres. This application includes a development agreement with the City of Star. The applicant's proposal is consistent with the City of Star's future land use of the parcel which designates it as Neighborhood Residential.

2. Description of Adjacent Surrounding Area:

Direction	Land Use	Zoning
North	Estate Rural Residential; Rural-Urban Transition (Ada County)	R-2; RUT (Ada County)
South	Estate Rural Residential	R-3; R-3-DA/R-3-PUD-DA; RUT (Ada County)
East	Neighborhood Residential	R-5-DA/R-5-PUD-DA; RUT (Ada County)
West	Future Public Use; Estate Rural Residential; Rural-Urban Transition (Ada County)	R-4; R-2; RUT (Ada County)

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Iron Mountain Vista Subdivision, a 50-lot residential subdivision on 16-acres, directly south of the site, approved by ACHD on September 29, 2021.
- Milestone Ranch, a 317-lot senior living community on 71-acres, directly east of the site, approved by ACHD on August 31, 2021.
- Iron Mountain Estates Subdivision, a subdivision consisting of 43 residential and 6 common lots, directly south of the site, approved by ACHD on May 8, 2019.

5. Transit: Transit services are not available to serve this site.

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

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

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

7. New Center Lane Miles: The proposed development includes 0.76 centerline miles of new public road.

8. Impact Fees: There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

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

- Pollard Lane and Floating Feather Road is scheduled in the IFWYP as a community improvement project for enhanced pedestrian facilities on the west side of the roadway with a design year of 2024, a right-of-way year of 2025, and a construction year of 2026.
- Beacon Light Road is listed in the CIP to be constructed as a new 3-lane roadway from Munger to Pollard Lane between 2036 and 2040.
- Beacon Light Road is listed in the CIP to be widened to 3-lanes from Pollard Lane to Emmett Highway (SH-16) between 2036 and 2040.
- The intersection of Beacon Light Road and Pollard Lane is listed in the CIP to be constructed as a single-lane roundabout with 2-lanes on each leg between 2036 and 2040.
- The intersection of Beacon Light Road and Emmett Highway (SH-16) is listed in the CIP to be reconstructed between 2036-2040.

10. Roadways to Bikeways Master Plan: ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and

cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Pollard Lane as an existing Level 2 facility.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 301 additional vehicle trips per day (9 existing); 21 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.
2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Pollard Lane	130-feet	Collector	132	Better than "D"
Sugar Loop Avenue	50-feet	Local	N/A	N/A

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

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

3. **Average Daily Traffic Count (VDT)**
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Pollard Lane south of Beacon Light Road was 1,675 on September 15, 2022.
- There are no existing average daily traffic counts for Sugar Loop Avenue.

C. Findings for Consideration

1. Pollard Lane

a. **Existing Conditions:** Pollard Lane is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Pollard Lane (34-feet from centerline).

b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

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

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

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

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

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the top back of curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian Facilities: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

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

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

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

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter, and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items. District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Pollard Lane is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct curb and gutter abutting the site's southwest property line.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

There is a large irrigation canal (Big Gulch Creek) abutting the site's west property line to the east of Pollard Lane. At the time when the Star Middle School application was approved (2015) it was determined that Pollard Lane between Beacon Light and Floating Feather should be widened to the west, due to the size of the canal and the cost associated with relocating the canal outside of the right-of-way. Development on the west side of Pollard Lane has been required to dedicate additional right-of-way to accommodate improvements consistent with the MSM for 54-feet of right-of-way, measured from the existing gutter, and 7-foot attached (5-foot detached) concrete sidewalk, plus 3-foot wide gravel shoulder along the east side of Pollard Lane.

District Street policy states that the developer is responsible for improving all collector frontage abutting the site with vertical curb, gutter, and 7-foot wide attached (5-foot detached) concrete sidewalk. Therefore, the applicant should be required to construct vertical curb and gutter along Pollard Lane at the existing edge of pavement and a detached 5-foot wide sidewalk along the east side of the canal, abutting the site.

For detached sidewalk, the applicant should be required to provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any public sidewalk placed outside of the dedicated right-of-way.

2. Internal Local Streets

- a. **Existing Conditions:** There are no existing local roadways within the site. There is an existing local street, Sugar Loop Avenue, that stubs the south of the property located 508-feet east of Pollard Lane (measured centerline to centerline).

b. Policy:

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

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

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

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

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

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

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

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

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

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

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

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

- c. **Applicant's Proposal:** The applicant is proposing to construct all local street as 36-foot wide local streets with curb, gutter, and 5-foot wide attached or detached concrete sidewalk.

The applicant is proposing to construct a cul-de-sac turnaround with a 50-foot turning radii located at the terminus of Benning Court.

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

The right-of-way on Stillmore Street should extend to the north property line to allow future access to the parcel owned by the West Ada School District.

3. Roadway Offsets

- a. **Existing Conditions:** There are no local roadways within the site.

b. **Policy:**

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

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

- c. **Applicant's Proposal:** The applicant is proposing to construct Stillmore Street 484-feet north of Pickett Creek Street (measured centerline to centerline).

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to align or offset all local roads 125-feet from any other street (measured centerline to centerline).

4. Stub Streets

- a. **Existing Conditions:** There are four proposed or existing stub streets located as follows (measured centerline to centerline):

- Sugar Loop Avenue, an existing stub street to the south of the site located 508-feet east of Pollard Lane.
- Smokey Dome Avenue, a local roadway under construction to the south of the site located 665-feet east of Pollard Lane. This roadway was approved as part of ACHD's action on Iron Mountain Vista Subdivision.
- Stillmore Street, a local roadway under construction to the east of the site located 990-north of the proposed Statesboro Street. This roadway was approved as part of ACHD's action on Milestone Ranch.

- Statesboro Street, a local roadway that is proposed to stub to the east of the site located 990-feet north of Stillmore Street. This roadway is not yet constructed and was approved as part of ACHD's action on Milestone Ranch.

b. Policy:

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

In addition, stub streets must meet the following conditions:

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

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

c. Applicant Proposal: The applicant is proposing to construct Statesboro Street to stub to the east 990-feet north of Stillmore Street and in alignment with the approved stub street to the site's east property line as part of ACHD's approval of Milestone Ranch.

d. Staff Comments/Recommendations: The applicant's proposal meets District policies and should be approved, as proposed.

Additionally, staff recommends that the applicant construct an additional stub street to the site's north property line for future access and connectivity. The applicant should be required to install a barricade and sign at the terminus of the stub street that states that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

If the stub street extends greater than 150-feet in length, then a temporary turnaround should be constructed at the terminus of the roadway.

5. Traffic Calming

a. Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. Applicant's Proposal: The applicant is proposing to construct Stillmore Street and Hazelhurst Way to be greater than 750-feet in length.

- c. **Staff Comments/Recommendations:** The applicant should be required to redesign Stillmore Street and Hazelhurst Way to be less than 750-feet in length or provide traffic calming including the use of passive design elements approved by ACHD Traffic Services.

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

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to plan approval and ACHD's signature on the first final plat.

6. **Bridge for Big Gulch Irrigation Canal Crossing**

The District will require that the applicant submit the bridge plans for the crossing of the Big Gulch Irrigation Canal (Pollard Lane) for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

7. **Tree Planters**

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

8. **Landscaping**

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

9. **Other Access**

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

D. Site Specific Conditions of Approval

1. Prior to plat submittal, submit a revised preliminary plat showing Stillmore Street and Hazelhurst Way as redesigned roadways to reduce the length of the roadways or to include the use of passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.
2. Construct vertical curb and gutter along Pollard Lane at the existing edge of pavement and detached 5-foot wide sidewalk along the east side of the canal, abutting the site.
3. Construct all local street as 36-foot wide local streets with curb, gutter, and 5-foot wide attached or detached concrete sidewalk.
4. Construct a cul-de-sac turnaround with a 50-foot turning radii located at the terminus of Benning Court.
5. Extend the dedicated right-of-way on Stillmore Street to the north property abutting the parcel owned by the West Ada School District.
6. Align or offset all local roads 125-feet from any other street.

7. Construct Stillmore Street to intersect Pollard Lane at the site's south property line, as proposed.
8. Construct Statesboro Street to stub to the east 990-feet north of Stillmore Street and in alignment with the approved stub street to the site's east property line as part of ACHD's approval of Milestone Ranch.
9. Construct one stub street to the north. Install a barricade and sign at the terminus of new street that states that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." Construct a temporary turnaround at the terminus of the north stub street if the stub street is greater than 150-feet in length.
10. Submit the bridge plans for the crossing of the Big Gulch Canal for review and approval prior to the pre-construction meeting and final plat approval; and no later than December 15th for construction in the following year prior to irrigation season.
11. Other than the access specifically approved with this application, direct lot access is prohibited to Pollard Lane and should be noted on the final plat.
12. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
13. Payment of impact fees is due prior to issuance of a building permit.
14. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

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

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

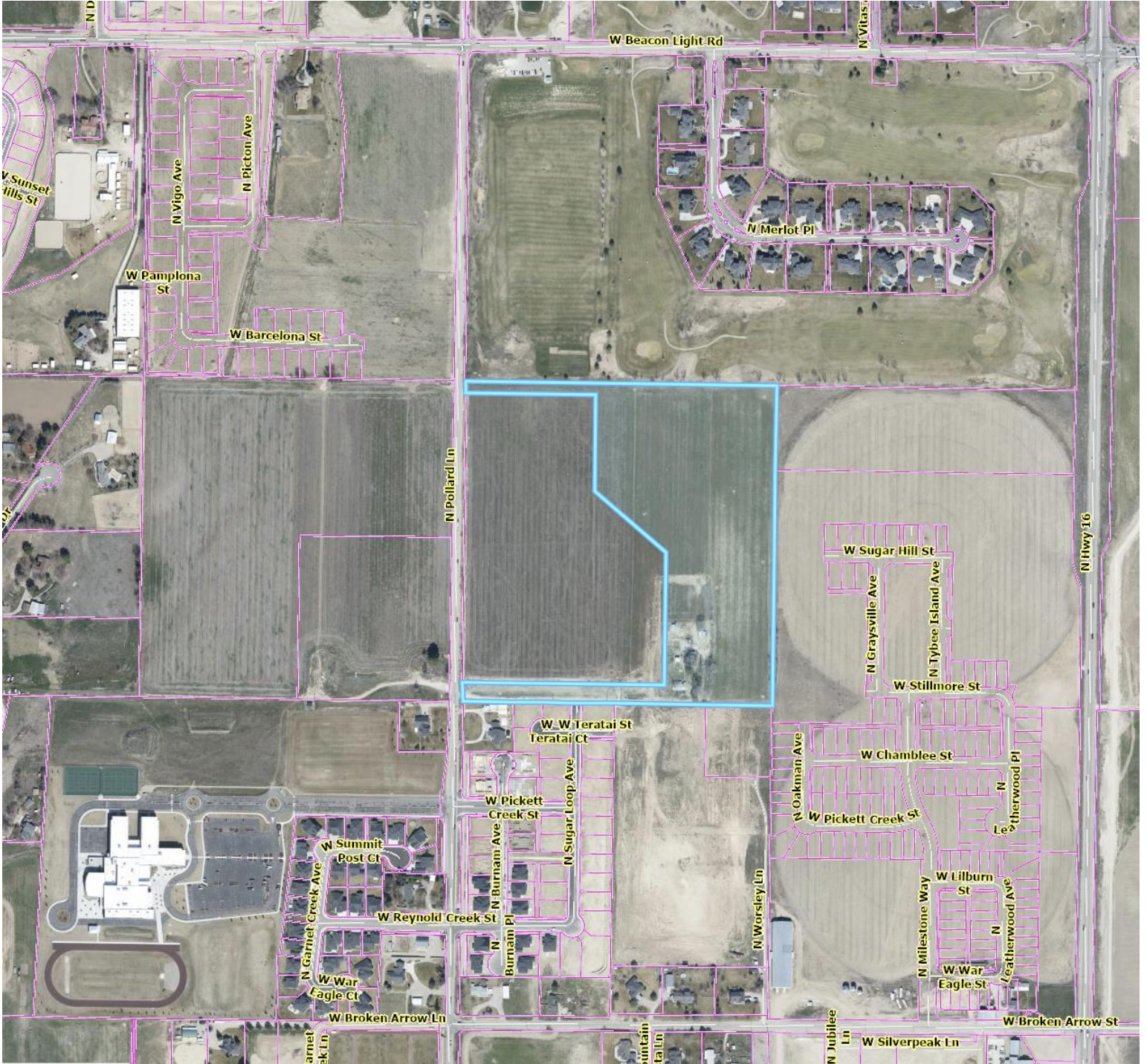
F. Conclusions of Law

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

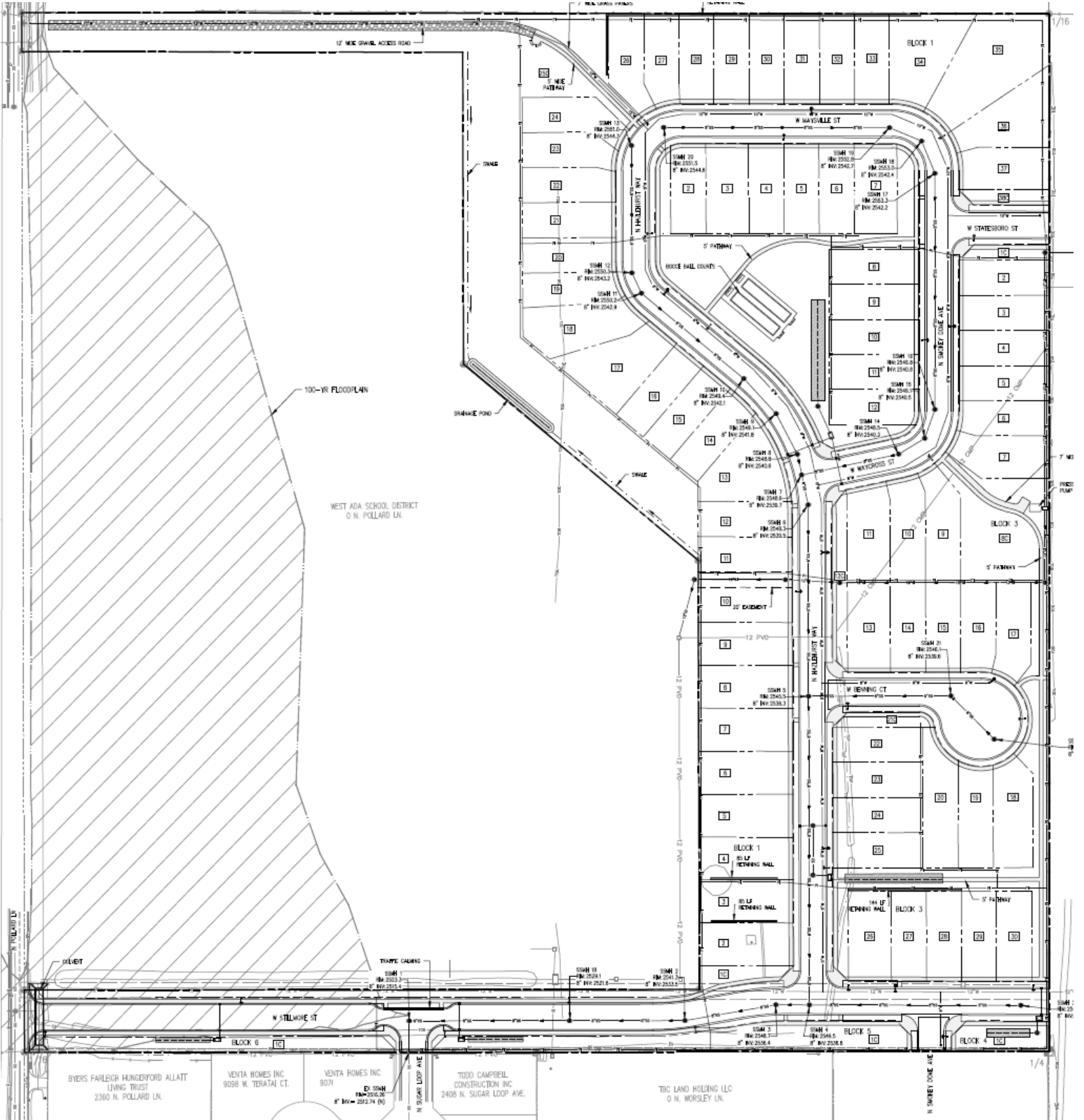
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

Final Approval from Development Services is required prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Shawn Nickel

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Monday, January 8, 2024 10:57 AM
To: Shawn Nickel
Cc: Barbara Norgrove
Subject: RE: Agency Transmittal - Milepost Commons Subdivision

Good Morning, Shawn –

After careful review of the transmittal submitted to ITD on December 19, 2023 regarding Milepost Commons Subdivision, the Department has no comments or concerns to make at this time. This subdivision is only proposing 77 buildable lots which falls below our threshold for and in-depth review. Minor impact can be anticipated to SH-16.

Please let me know if you have any questions or concerns.

Thank you,



Niki Benyakhlef
Development Services Coordinator

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

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, December 19, 2023 1:03 PM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; gmprdjulie@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; CalahanH <CalahanH@landproDATA.com>; Brian Duran <Brian.Duran@itd.idaho.gov>
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Milepost Commons Subdivision