



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **October 04, 2022 – PUBLIC HEARING**

FILE(S) #: AZ-22-06 Annexation and Zoning
DA-22-06 Development Agreement
PP-22-11 Preliminary Plat for Madenford Estates Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant: Brad Candau 349 N. Story Book Way Eagle, Idaho 83616	Property Owner: Gary Madenford 3605 N. Pollard Lane Star, Idaho 83669	Representative: Antonio Conti Ackerman-Estvold 7661 W. Riverside Dr., Ste. 102 Garden City, Idaho 83714
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REQUEST

Request: The Applicant is seeking approval of Annexation and Zoning (R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 15 residential lots and 3 common lots. The property is located at 3605 N. Pollard Lane in Star, Idaho and consists of 5 acres with a proposed density of 3.0 dwelling units per acre. The parcel is part of a recent parcel division through Ada County. Access to the proposed development will be through a new subdivision that is currently under construction to the west (Cresta Del Sol Subdivision).

PROPERTY INFORMATION

Property Location: The subject property is generally located north of Beacon Light Road and west of N. Pollard Road. Ada County Parcel No. R5455720020.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Rural Urban Transition (RUT)	Estate Urban Residential	Agricultural/Single-Family Residential
Proposed	R-3-DA	Estate Urban Residential	Single Family Residential
North of site	Rural Urban Transition (RUT)	Estate Urban Residential	Agricultural/Residential
South of site	Rural Urban Transition (RUT)/Residential (R-3)	Estate Urban Residential	Single Family Residential (Cresta Del Sol Subdivision)/Agricultural
East of site	Residential (R-2)	Estate Rural Residential	River Birch Golf Course
West of site	Rural Urban Transition (RUT)/Residential (R-3)	Estate Urban Residential	Single Family Residential (Cresta Del Sol Subdivision)/Agricultural

Existing Site Characteristics: The property (prior to the lot split) currently has a single-family residence with outbuildings and agricultural use. The developable area is vacant.

Irrigation/Drainage District(s): Farmer’s Union Ditch Company
P.O. Box 1474
Eagle, Idaho 83616

Flood Zone: This property is not currently located in Special Flood Hazzard 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 – No.
- ✪ Mature Trees – Yes.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – Yes, on west side of property.
- ✪ 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 21, 2021
Neighborhood Meeting Held	November 9, 2021
Application Submitted & Fees Paid	January 31, 2022
Application Accepted	August 2, 2022
Residents within 300' Notified	September 13, 2022
Agencies Notified	August 2, 2022
Legal Notice Published	September 16, 2022
Property Posted	September 22, 2022

HISTORY

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

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

B. Standards:

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

recorded in the office of the county recorder by the clerk.

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

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

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

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

ZONING DISTRICT USES	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

(N) uses.

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage 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:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are to range from 1 unit per acre to 3 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space. A density bonus may be considered if open space is preserved, and land of at least 40% of additional preserved open space is developable.

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

ANNEXATION & REZONE:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-3-DA) on 5.0 acres. This zoning district would allow for a maximum residential density of 3 dwelling unit per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The property will be accessed by a public road, W. Trident Ridge Drive, located in Cresta Del Sol Subdivision, Phase 4 and the only road in the development will be public. The rezone request includes a development agreement that will address future density and development standards.

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 15 single family residential lots and 4 common area lots on 5.0 acres with a proposed density of 3.0 dwelling units per acre. The lots will have access and frontage from a public street. Lots will range in size from 9,304 square feet to 11,283 square feet with the average buildable lot being 10,218 square feet. The submitted preliminary does not identify street widths or size of the proposed sidewalk. All roads must be in a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. All internal sidewalks must be detached, concrete and a minimum of five feet wide. Primary access for the development will be on W. Trident Ridge Drive through the Cresta Del Sol development to the west. Street names must be obtained by the Ada County Street Naming Committee prior to

signature of the final plat. Open space must be 15 percent of the gross parcel size with 10 percent of the gross parcel size in usable open space.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a walking path that goes around the perimeter of the development and connects into the sidewalk of Cresta Del Sol on the west.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks shall be detached, concrete and a minimum of five feet (5') wide throughout the development.

- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight plan but has not provided a street light design/cut sheet for City approval. The plan meets City code for light locations. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat.**

- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat.

- Subdivision Name
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**

- 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 both the open space and street trees.**

- Setbacks – **The subdivision will adhere to the setbacks of the R-3 zoning designation noted earlier in this report.**

- Block lengths – The only block in the development meets the 750’ block length requirement.
- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. This shall be located on lot 18 with the cluster facing north and accessible from W. Trident Ridge Court.
- Phasing – The development is proposing to be built out in two phases however, Phase 1 will be the lot to the east and not annexed into the City of Star but split in the county. Phase 2 will be this development, annexed into the City of Star as proposed in this report.

DEVELOPMENT AGREEMENT

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

- Density;
- ITD Proportionate Share Fees;
- Emergency Access

AGENCY RESPONSES

AChD	August 24, 2022
Star Trans & Pathways	August 29, 2022
Ada County BOCC Approval of Lot Split	April 28, 2022
Star Fire District	September 28, 2022

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 annexation and zoning request and associated applications including the preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed density of 3.0 dwelling units per acre is within the range of 1-3 dwelling units per acre allowed in the Estate Urban

Residential Comprehensive Plan Future Land Use Map. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-3) zoning designation will provide.

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

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

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

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

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

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

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

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

access to newly subdivided or split property.

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Madenford Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
3. **All roads shall be 36 feet from back of curb to back of curb as required in the Unified Development Code Section 8-6B-2.**
4. **All sidewalks shall be a minimum of 5 feet wide and detached as required by the Unified Development Code Section 8-4A-17.**
5. 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 design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
6. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
7. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.

9. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
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 letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
14. 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.
15. **Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names, and they should be accurately reflected on the plat.**
16. **Prior to signing the final plat, the development name shall be accurately reflected on the mylar and be consistent with the approval from Ada County.**
17. 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.
18. 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.
19. All common areas shall be owned and maintained by the Homeowners Association.
20. 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.**
21. A sign application is required for any subdivision signs.
22. **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.**
23. **Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number AZ-22-06/DA-22-06/PP-22-11 for Madenford Estates Subdivision on _____, 2022.



PRELIMINARY PLAT FOR
**MADENFORD ESTATES
 UNIT 2**

A PORTION OF THE NORTHWEST 1/4 OF THE
 SOUTHWEST 1/4 OF SECTION 33, T.5N., R. 1W.,
 BOISE MERIDIAN, CITY OF STAR, ADA COUNTY,
 IDAHO.

JANUARY 2022 SCALE: 1" = 750' SHEET 1 OF 1



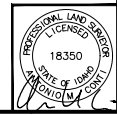
Graphic Scale:
 Attention is Drawn to the Fact That Drawing Scales May be
 Altered During Reproduction Processes. Scales Shown
 Herein are Based on a Full Scale Sheet Size of 8.5" x 11".
 Scale: 1" = 750'

**ACKERMAN
 ESTVOLD**
 7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
 208.853.8470 · www.ackerman-estvold.com
 Licensed Professional Engineer, State of Idaho, No. 10101

**MADENFORD ESTATES UNIT 2
 VICINITY MAP**
 3605 N POLLARD LANE, STAR, ID

DRAWN BY: AMC
 CHECKED BY: AMC
 DATE: 01/03/2022

PRELIMINARY
 PLAT
 1.0





January 11, 2022

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

RE: Detailed Letter for Madenford Estates Unit 2 Subdivision Preliminary Plat

To whom it may concern,

Attached to this letter are application documents for a preliminary plat at 3605 North Pollard Lane, Star, Idaho. This application pertains to Lot 2 of the Madenford Estates Subdivision (Ada County parcel R5455720020), totaling 5.0 acres. The property is located in the City of Star Impact Area, however, Star does not have public services on site as the lot is currently vacant.

The property is currently zoned RUT in Ada County. This project proposes a change in zoning to R-3. The property is bounded by Lot 2 Block 1 of the Manteca Subdivision to the north, Lot 1 of the Madenford Estates Subdivision to the east, Moyle Estates subdivision to the south, and Moyle Village Subdivision to the west. The subdivisions to the west and south are zoned R-3 and the subdivisions to the east and north are zoned RUT.

This project proposes the development of the 5.0 acre parcel into 15 single family residential lots and 4 common lots. The common lots are to be used for a public road, irrigation pumps, and open space. Water and sewer services will be provided by the Star Sewer and Water District upon annexation into the City of Star. Future connections will be in accordance with all city codes. Access to the Madenford Estates Unit 2 Subdivision will be provided through West Trident Ridge Drive in Moyle Village Subdivision west of the property. All extensions of existing public roads will be consistent with ACHD and City of Star standards, including streets, curbs, gutters, sidewalks, and streetlights.

A neighborhood meeting was held on November 9, 2021 on site. Ten letters were sent out notifying all neighbors of the meeting within 300' of the property. The development plan and site layout of the proposed subdivision were discussed at the meeting. A list of attendees is attached to this application.

Thank you in advance for your consideration and support. We look forward to working with the city staff.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Antonio M Conti'.

Antonio M Conti, P.E., P.L.S.



ANNEXATION & ZONING - REZONE APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Brad Candau
Applicant Address: 349 N Story Book Way, Eagle, ID Zip: 83616
Phone: 925-963-3788 Email: bradca@aol.com

Owner Name: Gary Madenford
Owner Address: 3605 N Pollard Lane, Star, ID Zip: 83669
Phone: 208-830-9911 Email: debry@mail.com

Representative (e.g., architect, engineer, developer):
Contact: Antonio Conti Firm Name: Ackerman-Estvold
Address: 7661 West Riverside Dr., Ste 102, Garden City, ID Zip: 83714
Phone: 208-853-6470 Email: antonio.conti@ackerman-estvold.com

Property Information:

Site Address: 3605 N Pollard Lane, Star, ID 83669 Parcel Number: R5455720020
Total Acreage of Site: 5.00
Total Acreage of Site in Special Flood Hazard Area: 0.0
Proposed Zoning Designation of Site: R-3

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	Estate Residential	Vacant Lot
Proposed	R-3	Estate Residential	Residential
North of site	RUT	Estate Residential	Residential
South of site	R-3	Estate Residential	Residential
East of site	RUT	Estate Residential	Residential
West of site	R-3	Estate Residential	Residential


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

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

Application Requirements:

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

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
✓	Completed and signed Annexation & Zoning/Rezone Application	
	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative fully describing the proposed project (must be signed by applicant)	
✓	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> • Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer’s seal. 	
✓	Recorded warranty deed for the subject property	

✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
✓	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
✓	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: 	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

FEE REQUIREMENT:

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



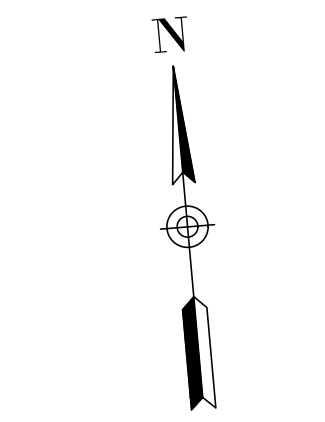
 Applicant/Representative Signature

 Date

PRELIMINARY PLAT FOR MADENFORD ESTATES UNIT 2

A PORTION OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 33, T.5N., R.1W.,
BOISE MERIDIAN, ADA COUNTY, IDAHO.

JANUARY 2022 SCALE: 1" = 30' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be
Altered During Reproduction Processes. Scales Shown
Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

LEGEND:

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

PRELIMINARY PLAT DATA

TOTAL SITE AREA	5.00 ACRES
SINGLE-FAMILY RESIDENTIAL (70.40%)	3.52 ACRES
RIGHT-OF-WAY (13.80%)	0.69 ACRES
COMMON AREA (15.80%)	0.79 ACRES
EXISTING ZONING	RUT
PROPOSED ZONING	R-3
SINGLE-FAMILY RESIDENTIAL LOTS	15
OPEN SPACE/COMMON LOTS	3
PUBLIC ROAD	1
TOTAL LOTS	19
GROSS RESIDENTIAL DENSITY	3.00 DU/ACRE
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	4.26 DU/ACRE
AMENITIES	
1. WALKING PATHWAYS	

NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C01303 DATED 06/19/2020.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
- LOTS 1, 10, AND 18 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY MADENFORD ESTATES UNIT 2 HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- LOT 10 HAS BEEN PROVIDED FOR THE FARMERS UNION DITCH COMPANY AND IS SUBJECT TO MAINTENANCE AND EASEMENTS FOR THE FARMERS UNION DITCH COMPANY.
- LOT 19 IS A PUBLIC ROAD LOT FOR ACCESS TO LOTS 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, AND 17. THIS LOT WILL BE COVERED BY A BLANKET EASEMENT FOR UTILITIES AND DRAINAGE. THIS LOT SHALL BE OWNED AND MAINTAINED BY ADA COUNTY.
- LOT 18 WILL CONTAIN AN UNDERGROUND SEEPAGE BED FOR DRAINAGE OF THE SUBDIVISION.

OWNER OF RECORD

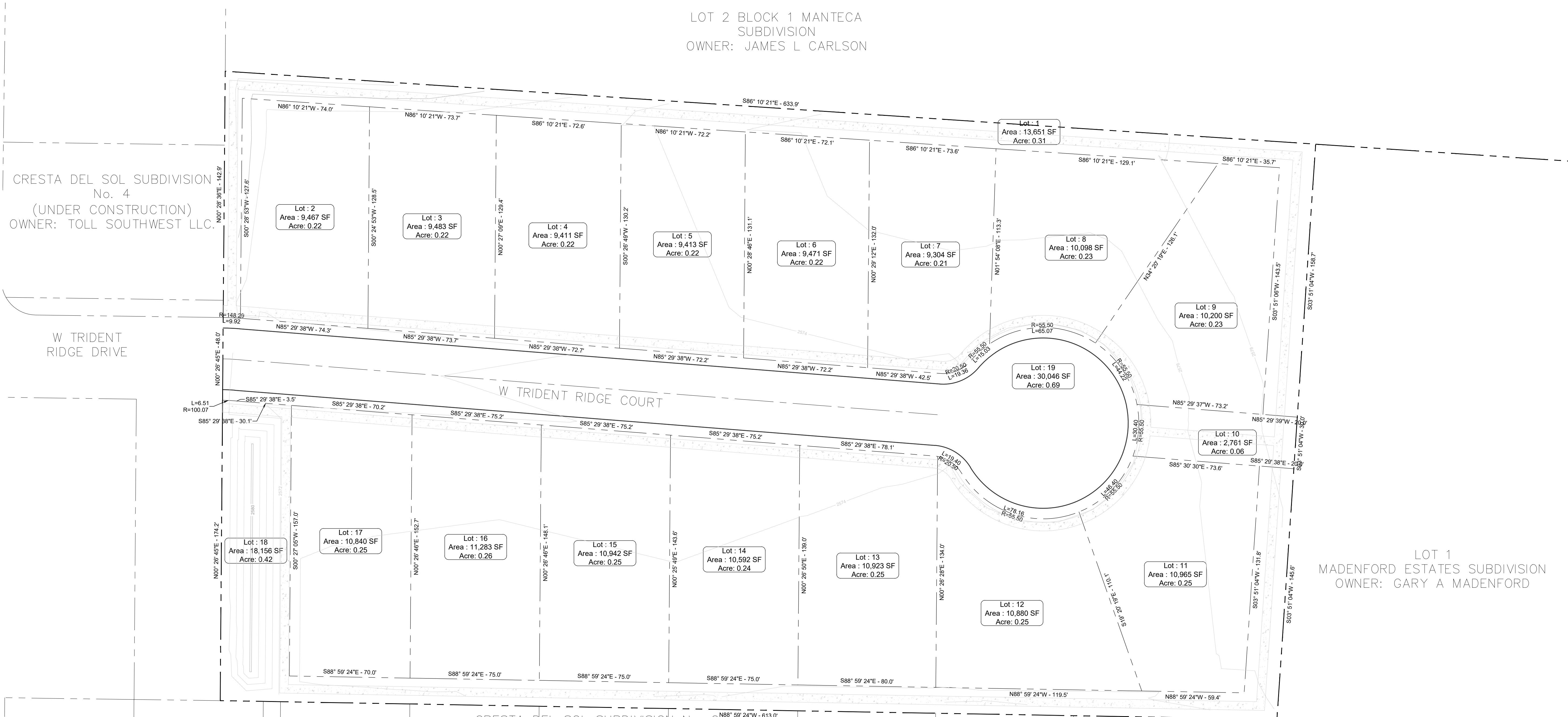
GARY MADENFORD
3605 N POLLARD LANE
STAR, ID 83669

DEVELOPER

BRAD CANDAU
349 N STORY BOOK WAY
EAGLE, ID 83616

ENGINEER

ANTONIO CONTI
7661 WEST RIVERSIDE DR., STE 102
GARDEN CITY, ID 83714



LOT 2 BLOCK 1 MANTECA
SUBDIVISION
OWNER: JAMES L CARLSON

LOT 1
MADENFORD ESTATES SUBDIVISION
OWNER: GARY A MADENFORD

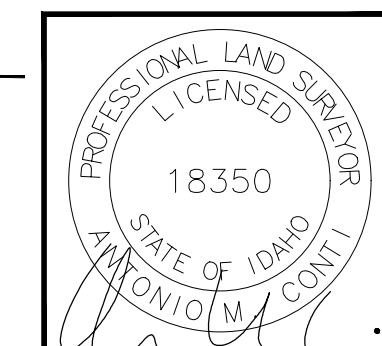
CRESTA DEL SOL SUBDIVISION No. 2
(UNDER CONSTRUCTION)
OWNER: TOLL SOUTHWEST, LLC.

MADENFORD ESTATES UNIT 2
PRELIMINARY PLAT
3605 N POLLARD LANE, STAR, ID

DRAWN BY: KES
CHECKED BY: AMC

DATE: 01/07/2022

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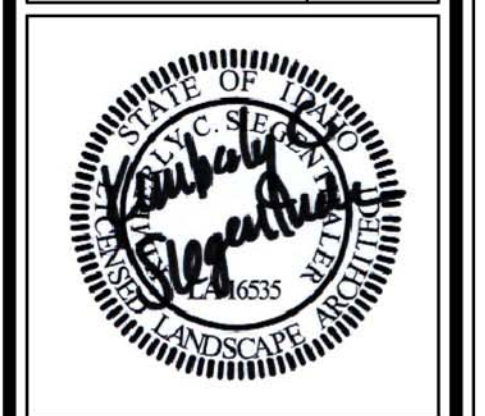


PRELIMINARY
PLAT

1.0

ACKERMAN
ESTVOLD
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

Issue Description	Date
ISSUE	1-24-22



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

**MADENFORD ESTATES UNIT 2
 STAR, IDAHO
 PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number 2202
Drawn KCS Checked KCS Scale AS SHOWN
Sheet Title CONCEPT LANDSCAPE PLAN
Sheet Number L1 1 of 2 Sheets

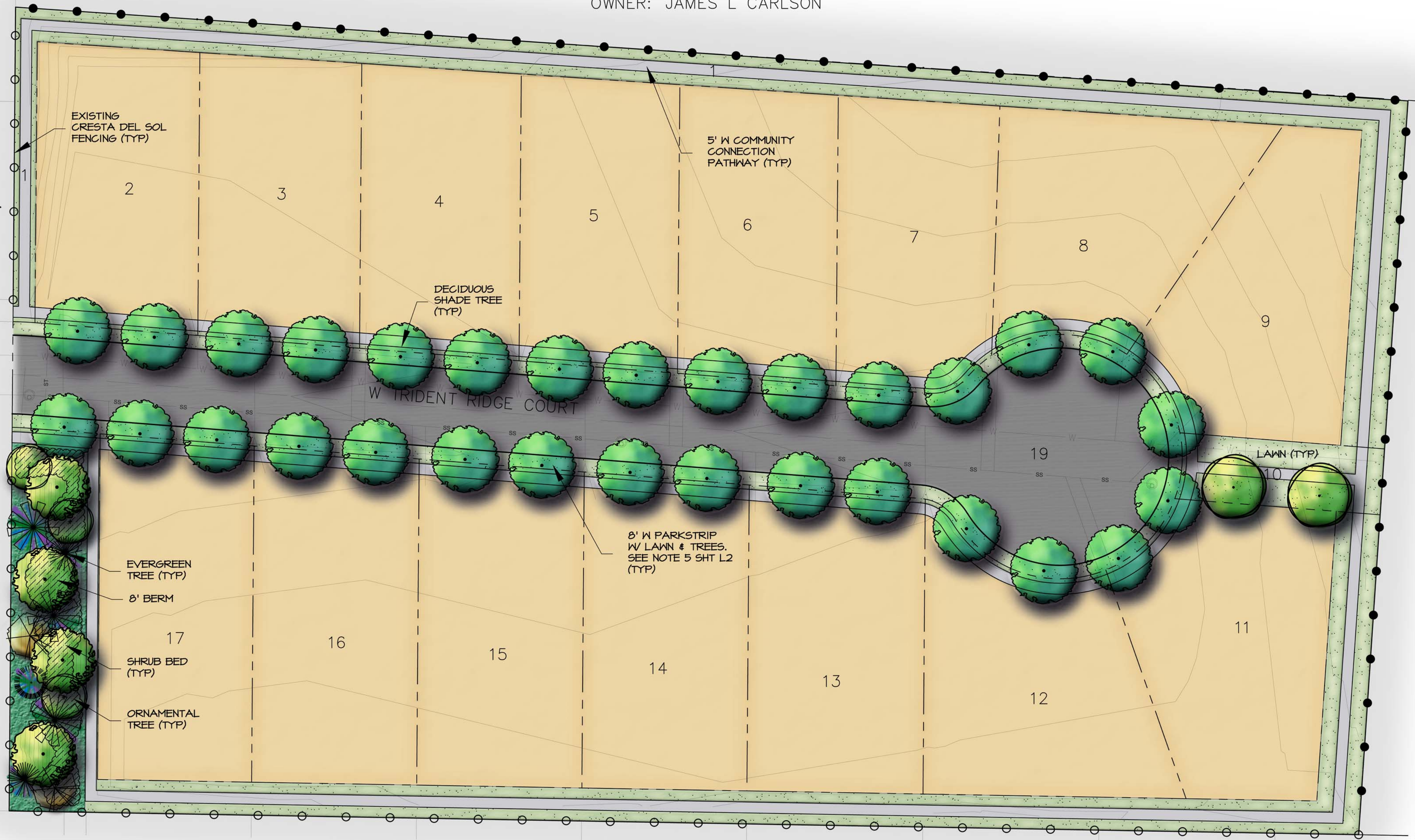
LOT 2 BLOCK 1 MANTECA SUBDIVISION
 OWNER: JAMES L CARLSON

CRESTA DEL SOL SUBDIVISION No. 4
 (UNDER CONSTRUCTION)
 OWNER: TOLL SOUTHWEST LLC.

W TRIDENT RIDGE DRIVE

LOT 1
 MADENFORD ESTATES SUBDIVISION
 OWNER: GARY A MADENFORD

CRESTA DEL SOL SUBDIVISION No. 2
 (UNDER CONSTRUCTION)
 OWNER: TOLL SOUTHWEST, LLC.

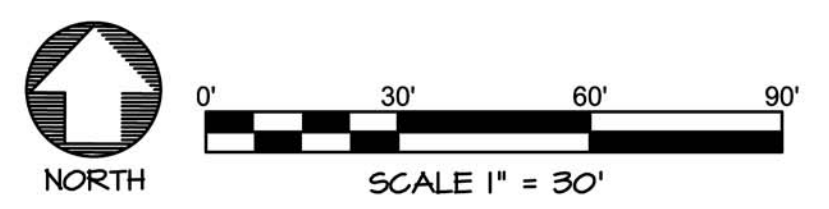


PLANT PALETTE

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
EVERGREEN TREES		SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			LAWN
	AUSTRIAN PINE BLACK HILLS SPRUCE FAT ALBERT BLUE SPRUCE MOONGLOW JUNIPER NORWAY SPRUCE VANDERWOLFS PINE		ARIZONA SUN GAILLARDIA BLACK EYED SUSAN BLUE GRAMMA GRASS BLUE MIST SPIREA BLUE OAT GRASS BLUE RUG JUNIPER PURPLE CONEFLOWER RED FLOWER CARPET ROSE DART'S GOLD NINEBARK STELLA DE ORO DAYLILLY FINE LINE BUCKTHORN GRO-LOW SUMAC 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		6' SOLID VINYL FENCE ADJACENT TO COMMON AREAS AND PERIMETER PROPERTY LINES. (TYP) SEE DTL 4, SHT L2.
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 ROYAL RAINDROPS CRABAPPLE SPRING SNOW CRABAPPLE				

NOTES

1. REFER TO SHEET L2 FOR PLANT PALETTE, LANDSCAPE CALCULATIONS, AND LANDSCAPE DETAILS.





Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

August 24, 2022

To: Brad Candau
349 N. Story Book Way
Eagle, Idaho 83616

Subject: SPP22-0008/ AZ-22-06, DA-22-06, PP-22-11
3605 N. Pollard Lane
Parcel # R5455720020
Madenford Estates Unit 2 Subdivision

The applicant is requesting annexation and zoning of 5 acres into the City of Star with a R-3 (Estate Urban Residential) zoning designation. The applicant is also requesting approval of a development agreement and a preliminary plat application to allow approval for the development of 15 single family residential lots and 4 common lots of the 5 acres.

A. Findings of Fact

1. Internal Local Streets

a. **Existing Conditions:** There are no streets within the site. As part of ACHD's approval of the Moyle Village and Moyle Heights development, otherwise known as Cresta Del Sol there is one local street, Trident Ridge Drive, proposed to stub to the site's west property line. This stub has not been constructed yet.

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 45-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 extend Trident Ridge Drive into the site and construct the roadway as a 36-foot wide local street section with curb, gutter, and a 5-foot wide concrete sidewalk.

The applicant is proposing to construct a cul-de-sac turnaround at the terminus of the roadway.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets' District policy and should be approved, as proposed. For detached sidewalks located outside of the dedicated right-of-way, the right of-way may be reduced to 2-feet behind back of curb with a permanent right-of-way easement that extends from the right-of way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

The cul-de-sac turnaround at the terminus of Trident Ridge Drive should be constructed with a minimum turning radius of 50-feet.

2. 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.

3. 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.

B. Site Specific Conditions of Approval

1. Extend Trident Ridge Drive into the site and construct the roadway as a 36-foot wide street section with curb, gutter, and a 5-foot wide concrete sidewalk.
2. Dedicate right-of-way to 2-feet behind back of sidewalk for attached sidewalk or dedicate the right-of-way width to 2-feet behind back of curb for detached sidewalk.
3. Provided a permanent right-of-way easement that extends from the right-of way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.
4. Construct a cul-de-sac turnaround at the terminus of Trident Ridge Court with a minimum turning radius of 50-feet.

5. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 141 additional vehicle trips per day (10 existing); and 14 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

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
Beacon Light Road	0-feet	Minor Arterial	167	Better Than "E"
Pollard Lane	0-feet	Local	30	N/A

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

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

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 north of Beacon Light Road was 798 on July 8, 2020.
- The average daily traffic count for Beacon Light Road west of State Highway 16 was 2,853 on July 8, 2020.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6171.

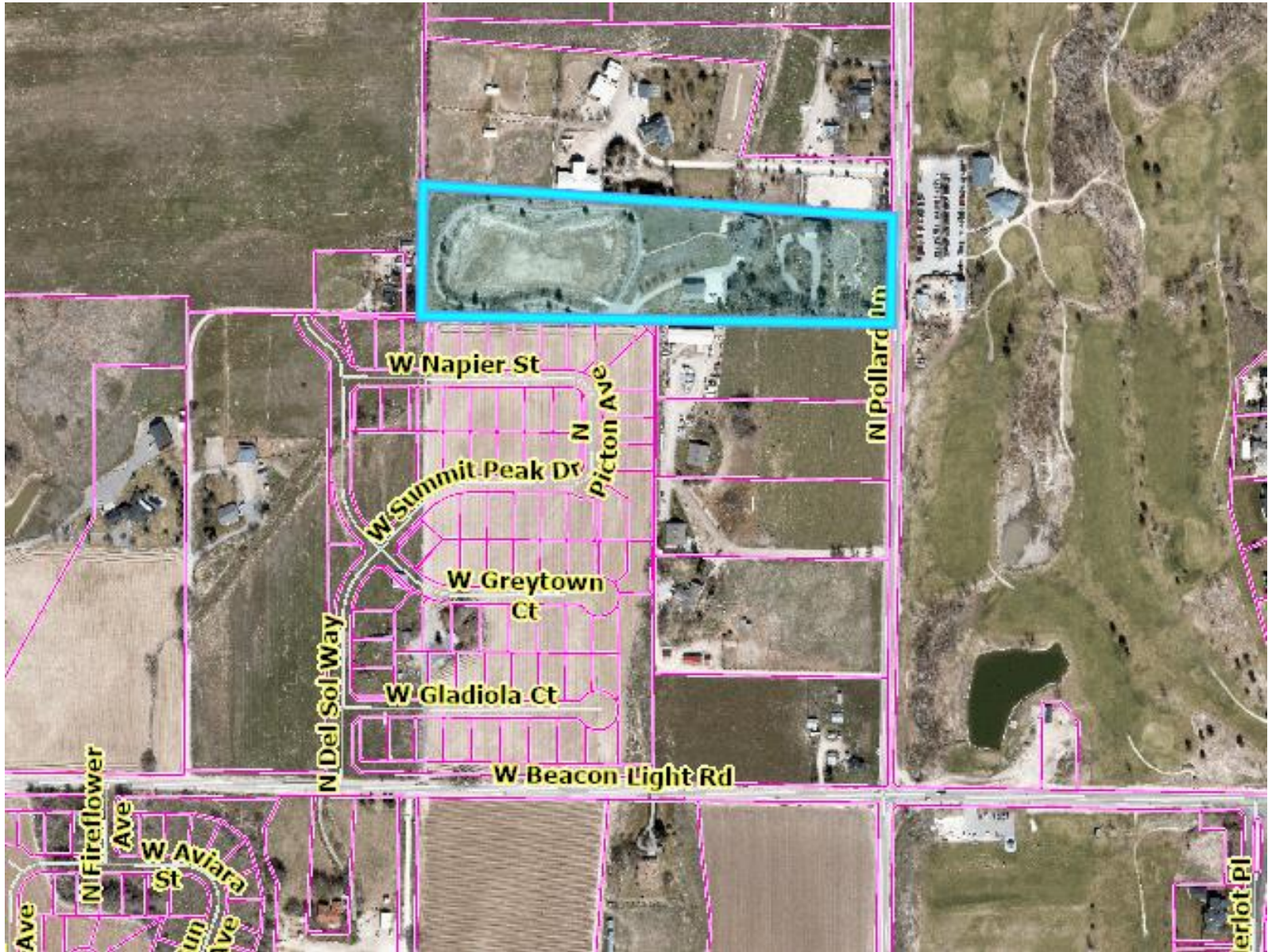
Sincerely,

A handwritten signature in cursive script that reads "Renata Ball-Hamilton".

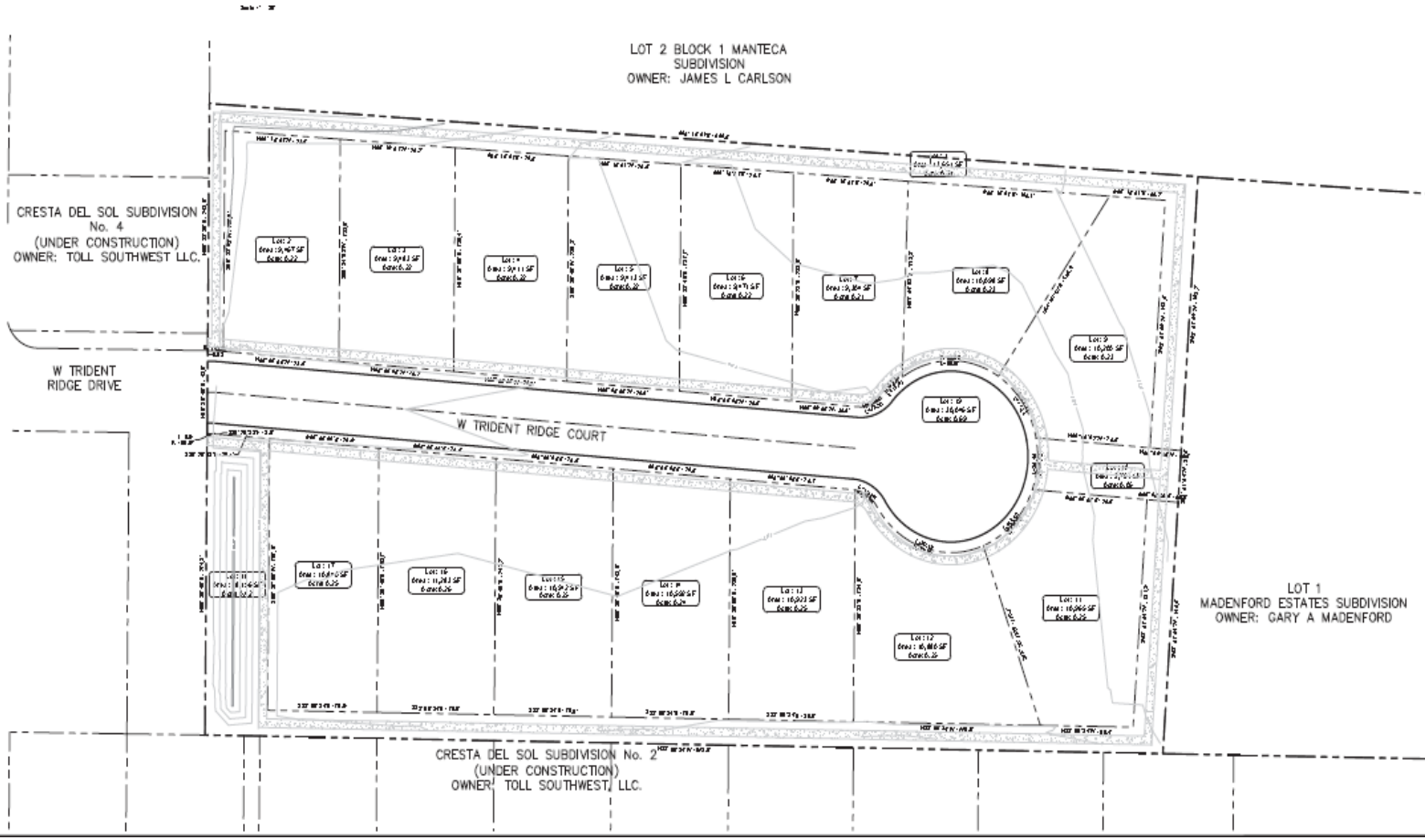
Renata Ball-Hamilton
Planner
Development Services

cc: City of Star (Shawn Nickel & Barbara Norgrove), Via Email
Owner (Gary A. Madenford), Via Email
Rep (Antonio Conti of Ackerman-Estvold), Via Email

VICINITY MAP



SITE PLAN



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, 7203.6, 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.

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.

STAR TRANSPORTATION AND PATHWAY COMMITTEE DEVELOPMENT REVIEW

August 29, 2022

BARON PRO. REZONE

Recommend: No comments, at this time.

CHERISHED ESTATES

Recommend: 8' sidewalk along Floating Feather
All internal pathways should be Public (open to)

FALLBROOK Phase 6

Recommend: No Comments

INSPIRADO SUBDIVISION

Recommend: Streets Inspirado Dr. and Sunset Springs Way should be classified as Collector streets with 8' sidewalks.
Easement, if not constructed, for pathway along the Phyllis cancel

SAUNDERE RIDGE ESTATES

Review: Lot No. 2 has questionable access.

GLENDORA

Recommend: 5' sidewalks within subdivision
Question do we need pathway to Mid-School on East side?

MADENFORD ESTATES

Recommend: 5' sidewalks in subdivision (as standard)

COLT HEIGHTS No. 6

Recommend: Pathway along cancel (consider requiring construction)

MADENFORD ESTATES

Recommend: All pathways should be Public (open to)



ADA COUNTY DEVELOPMENT SERVICES

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

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

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

April 28, 2022

Ackerman-Estvold; Antonio Conti
7661 W. Riverside Dr, Ste 102
Garden City, ID 83714

RE: PROJECT #202103123-S-PR

Dear Mr. Conti,

The Board of Ada County Commissioners voted at their April 27, 2022, meeting to approve the application subject to the Conditions of Approval attached to the Findings of Fact, Conclusions of Law, and Order. The Board reached its decision based on the Findings of Fact and Conclusions of Law.

This letter is to further inform you that to the extent a final decision has been made on a site-specific land use request, an applicant has the right to request a regulatory taking analysis under Idaho Code.

If you have any further questions, please feel free to contact me at (208) 287-7924, or via email at clindstrom@adacounty.id.gov.

Sincerely,

A handwritten signature in cursive script that reads "Connor Lindstrom".

Connor Lindstrom
Associate Planner, Ada County Development Services

Enclosure

Cc: West Beacon Light, LLC – Brad Candu, 349 N. Story Brook Way, Eagle, ID 83616 (via email)



MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters
11665 W. State St., Suite B
Star, Idaho 83669

Tel. No.: (208) 286-7772
Web: www.midstarfire.org
Email: permits@starfirerescue.org

DATE: September 28, 2022
TO: City of Star – Planning and Zoning
FROM: Victor Islas, Deputy Chief
SUBJECT: Fire District Review
PROJECT NAME: Madenford Estates Subdivision
Files: AZ-22-06, DA-22-06, PP-22-11

Fire District Summary Report:

1. **Overview** This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
2. **Fire Response Time:** This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 3.4 miles with a travel time of 8 minutes under ideal driving conditions to the purposed entrance at W. Trident Ridge Drive.
3. **Accessibility:** Roadway Access, Traffic, Radio Coverage
 - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
 - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
 - d. Traffic calming devices will require approval by the Fire District
 - e. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
 - f. The applicant shall work with Ada County, City of Star and Star Fire Protection District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1
 - g. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.



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- h. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road, as follows:

Less than one hundred feet (100')	6"
one hundred feet to one hundred fifty feet (100 - 150')	8"
one hundred fifty-one feet to two hundred feet (151 - 200')	10"
two hundred one feet to two hundred fifty-one feet (201 - 251')	12"

- i. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
4. **Water Supply:** Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
- Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hour to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code
 - Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by Star Sewer & Water for bacteria testing.
 - Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - Fire hydrants shall have a locking Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
 - Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - Fire hydrants shall be placed on corners when spacing permits.
 - Fire hydrants shall not have any vertical obstructions to outlets within 10'.
 - Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
 - Fire hydrants shall be provided to meet the requirements of Star Sewer & Water Standards.
 - Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
 - Fire hydrant relocations to be approved by the Fire District & Star Sewer and Water.
 - Hydrants are to always remain clear and unobstructed.
 - Hydrants to be marked with temporary fencing creating a 3 ft clearance around the hydrant and shall remain in place until approved by fire district. See exhibit 1.



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- xi. Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
- 5. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.
- 6. **Additional Comments:**
 - a. Side Setback as per City Code. Any modification to setback will require review and approval by the Fire District.
 - b. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.



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Exabit 1

