



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning *Shen T. Smith*

**MEETING DATE:** October 4, 2022 – PUBLIC HEARING

**FILE(S) #:** **PP-22-08 Preliminary Plat for Junction Crossing Subdivision No. 2**

### OWNER/APPLICANT/REPRESENTATIVE

**Property Owner:**

John Browning  
4315 N. Sage Hill  
Star, Idaho 83669

**Applicant/Representative:**

Chris Todd  
Green Mtn Resources & Planning, LLC  
12537 W. Goldcrest Street  
Star, Idaho 83669

### REQUEST

**Request:** The Applicant is seeking approval of a Preliminary Plat with 3 mixed-use lots, 3 commercial lots and 3 future buildable lots with 2 common lots. The property is located at 7884 W. State Street in Star, Idaho and consists of 8.84 acres.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located on the north side of State Street (Hwy 44), between N. Hamlin Ave. and N. Short Lane. Ada County Parcel No. R37200000247 & R37200000226.

**Existing Site Characteristics:** The property previously had a single-family dwelling and assorted accessory buildings but is now currently vacant.

**Irrigation/Drainage District(s):** - Pioneer Ditch Company, Ltd.  
P.O. Box 70  
Star, Idaho 83669

**Flood Zone:** This property is located in an area of minimal flood hazard, Zone X.  
 FEMA FIRM panel: 16001C0130H  
 Effective Date: Revised 2/19/2003

**Special On-Site Features:**

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

**APPLICATION REQUIREMENTS**

Pre-Application Meeting Held	January 6, 2022
Neighborhood Meeting Held	July 8, 2022
Application Submitted & Fees Paid	July 13, 2022
Application Accepted	September 8, 2022
Residents within 300' Notified	September 13, 2022
Agencies Notified	September 8, 2022
Legal Notice Published	September 16, 2022
Property Posted	September 13, 2022

**HISTORY**

- **May 15, 2018** – Application for Annexation and Zoning was tabled to June 19, 2018.
- **June 19, 2018** – Council approved annexation (AZ-18-04) and zoning For Amazon Falls.

**SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS**

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	Mixed-Use (MU)	Mixed Use	Vacant
<b>Proposed</b>	Mixed-Use (MU)	Mixed Use	Mixed-Use
<b>North of site</b>	Mixed-Use (MU)	Mixed Use	Amazon Falls No. 1

<b>South of site</b>	RUT (County)	Mixed Use	Agricultural/Residential
<b>East of site</b>	Mixed-Use (MU)	Mixed Use	Amazon Falls No. 2 & 3
<b>West of site</b>	Commercial (C-2)	Mixed Use	Vacant

**CODE DEFINITIONS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE:**

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

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

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

**8-3A-3: USES WITHIN ZONING DISTRICTS**

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

**ZONING DISTRICT USES**

<b>USES</b>	<b>MU</b>
Accessory structure - Residential or Commercial	C/P
Adult business/adult entertainment	N
Agriculture, forestry, fishing	N
Airport	N
Animal care facility 1	C
Artist studio1	P
Arts, entertainment, recreation facility1	C
Asphalt plant 1	N
Auction facility	C
Automated Teller Machine (ATM) 1	A
Automotive hobby 1	A
Automotive mechanical/electrical repair and maintenance	C
Bakery- Retail or Manufacturing	P/C
Bar/tavern/lounge/drinking establishment	C
Barbershop/styling salon	P
Bed and breakfast	C
Beverage bottling plant	N
Boarding house	C
Brewery/Distillery	C
Brewpub/Wine Tasting	C
Building material, garden equipment	C

and supplies	
Campground/RV park 1	C
Caretaker Unit 1	A
Cement or clay products manufacturing	N
Cemetery 1	N
Chemical manufacturing plant 1	N
Child Care center (more than 12) 1	C
Child Care family (6 or fewer) 1	A
Child Care group (7-12) 1	C
Child Care-Preschool/Early Learning1	C
Church or place of religious worship1	P
Civic, social or fraternal organizations	C
	<b><u>MU</u></b>
Concrete batch plant 1	N
Conference/convention center	C
Contractor's yard or shop 1	N
Convenience store	C
Dairy farm	N
Drive-through establishment/drive-up service window 1	C
Dwelling:	
Multi-family 1	C
Secondary 1	C

Single-family attached	C
Single-family detached	C
Two-family duplex	C
Live/Work Multi-Use 1	C
<u>Horizontal Apartments or Build to Rent Communities 1</u>	<u>C</u>
Educational institution, private	C
Educational institution, public	C
Equipment rental, sales, and services	C
Events Center, public or private (indoor/outdoor)	C
Fabrication shop	N
Farm	N
Farmers' or Saturday market	C
Feedlot	N
Financial institution	C
Fireworks Stands	P
Flammable substance storage	N
Flex Space	C
Food products processing	N
Fracking	N
Gasoline, Fueling & Charging station with or without convenience store 1	C
Golf course/Driving Range	C
Government office	C

Greenhouse, private	A
Greenhouse, commercial	C
Guesthouse/granny flat	C
Healthcare and social services	C
Heliport	N
Home occupation <sup>1</sup>	A
Hospital	C
Hotel/motel	C
Ice manufacturing plant	N
Industry, information	C
Institution	C
Junkyard	N
Kennel	C
Laboratory	C
Laboratory, medical	C
Lagoon	N
Laundromat	P
Laundry and dry cleaning	C
Library	N
Manufactured home <sup>1</sup>	C
Manufactured home park <sup>1</sup>	N
Manufacturing plant	N
Meatpacking plant	N
Medical clinic	P

Mining, Pit or Quarry (excluding accessory pit) <sub>1</sub>	N
Mining, Pit or Quarry (for accessory pit) <sub>1</sub>	A
Mortuary	C
Museum	P
Nursery, garden center and farm supply	C
Nursing or residential care facility <sub>1</sub>	C
Office security facility	C
Parking lot/parking garage (commercial)	C
Parks, public and private	P
Pawnshop	P
Personal and professional services	P
Pharmacy	P
Photographic studio	P
Portable classroom/modular building (for private & public Educational Institutions)	C
Power plant	N
Processing plant	N
Professional offices	C
Public infrastructure; Public utility major, minor and yard <sub>1</sub>	C
Public utility yard	N



Recreational vehicle dump station	A
Recycling center	N
Research activities	C
Restaurant	C
Retail store/retail services	C
Retirement home	C
Riding Arena or Stable, Private/ Commercial	N
Salvage yard	N
Sand and gravel yard	N
Service building	C
Shooting range ( <u>Indoor/Outdoor</u> )	C/N
Shopping center	C
Short Term Rentals <sub>1</sub>	A
Solid waste transfer station	N
Storage facility, outdoor (commercial) <sub>1</sub>	C
Storage facility, self-service (commercial) <sub>1</sub>	C
Swimming pool, commercial/public	P
Television station	C
Temporary living quarters <sub>1</sub>	N
Terminal, freight or truck <sub>1</sub>	N
Truck stop	C
Turf farm	N

Vehicle emission testing <sub>1</sub>	C
Vehicle impound yard <sub>1</sub>	N
Vehicle repair, major <sub>1</sub>	C
Vehicle repair, minor <sub>1</sub>	C
Vehicle sales or rental and service <sub>1</sub>	C
Vehicle washing facility <sub>1</sub>	C
Vehicle wrecking, junk or salvage yard <sub>1</sub>	N
Veterinarian office	C
Vineyard	C
Warehouse and storage	C
Wholesale sales	C
Winery	C
Wireless communication facility <sub>1</sub>	C
Woodworking shop	N

**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
MU	35'	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone <sup>(3)</sup> .			

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.

**COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Mixed Use:

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

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

8.3 Goal:

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

8.4 Objectives:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.

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

#### 8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

#### 8.5.9 Additional Land Use Component Policies:

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

#### 18.4 Implementation Policies:

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

## PROJECT OVERVIEW

### PRELIMINARY PLAT:

Junction Crossing No. 2 consists of three large commercial building lots (Lots 2, 3, 6) totaling a potential ground floor square footage of ~ 80,000 sq ft. Applicant is requesting a height exemption to 50' for the phase. The height exemption will allow the developer and potential users flexibility in designing future commercial and mixed-use buildings. We foresee Lot 6 being a large restaurant site with 2<sup>nd</sup> story patio dining or a rooftop feature. Lots 2 and 3 will be standalone commercial buildings along Highway 44. Lots 7-9 are mixed use buildings that allow for ground floor commercial space with the 2<sup>nd</sup> and 3<sup>rd</sup> floors offering condo or apartment living. Lots 7&8 would have 8 condo/apartments and Lot 9 would have 16 condo/apartments. Total number of residential units for the phase would be 32 condo/apartments. Having livable units within the mixed-use buildings has many benefits, such as a built-in customer base, safety/self-policing and adds to fabric of a mixed-use development.

The main access to the site is Short Rd. off W. State Street (Hwy 44). A future connection of Amazon Dr will eventually connect to Hamlin Rd. An emergency access if needed can be accommodated along Highway 44. All utilities are stubbed to the site and the main ditch has been piped and relocated along the south and west sides of the property with a license agreement and approval from the appropriate jurisdictions.

The applicant states that an eye catching, landscaped promenade will flow south with a mix of heavy landscaping, outdoor fireplaces, seating and commercial patios to a common lot. The meandering stamped promenade connects with the main common lot that will hold the Junction Crossing Amphitheatre. The amphitheater space is designed to have a Stage, a green-scaped pocket park and common areas that welcome visitors, residents, and businesses. The goal is to create a park on Lot 5 that can be dedicated to the City of Star. Future residential connections to the north and east will allow residents to walk or bike to the development. During events the private drive (East/West Dr.) could be blocked to through traffic in order to have larger events.

### ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks  
Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision. **This does not meet the requirements of the Unified Development Code Section 8-4A-17.**
- 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 streetlight plan, indicating location of lights, but has not submitted a

street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.

- 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.
- Mailbox Clusters – Applicant has requested approval from the Eagle Postmaster and has not yet received a response, documentation is in the file. This approval will be required before signing the final plat.
- Streets – Applicant is proposing 25-foot-wide driveway widths from back of curb to back of curb for the internal circulation. Because these are private drive aisle, they should be approved by the Fire District.

## 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
- Emergency Access
- Acceptance of donated park space
- Height exception

### **The applicant is asking for the following considerations to be included in the Development Agreement.**

1. A height variance to allow the commercial building/s to exceed the height requirement to 58' feet maximum. Located along a highway and near other commercial, parking lot and high density residential the requests will not negatively impact neighboring developments and allow us the opportunity to market to larger employers and destination commercial users
2. Request that a landscape plan, CCRS and building plans be submitted with a CZC (Certificate of Zoning Compliance) if the current application is approved. Applicant to hold preapplication with City, SSWD, Star Fire prior to CZC submittal. Within the application the city will find examples that the owner has designed with an architect to show the type of buildings they can fit the area, look great and match some of the existing multi-family developments currently under construction.

3. A reduction in the commercial parking requirement by 10%. The property will be served by 5 large parking areas. With the current design on the preliminary plat, we are 6% under the requirement. Justification for reduction would be proximity of residences and walkability/bike ability.
4. In order to ensure some flexibility, the owner requests that Lot 10 or Lot 11 be available for future commercial build site.
5. Final construction drawings to be provided after architectural drawings are complete and applicants meet with city for pre application of the CZC.

### AGENCY RESPONSES

Drainage District No. 2

September 14, 2022

### PUBLIC RESPONSES

No public comments have been received.

### STAFF ANALYSIS & RECOMMENDATIONS

Staff is supportive of the design, layout and density of the development application, with the proposed conditions of approval. The preliminary plat matches the overall concept that was approved by Council as part of the annexation.

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

### FINDINGS

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

#### 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 Junction Crossing No. 2 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 drives shall meet the requirements of the Star Fire District.**



4. **All sidewalks shall be a minimum of 5 feet wide and detached as required by the Unified Development Code Section 8-4A-17, unless approved by Council.**
5. **Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4, unless a waiver is applied for and approved by the council.**
6. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
7. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet.
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. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
10. 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.
11. 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.
12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
14. **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 and indicating the location of the mailbox cluster(s).**
15. 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.
16. 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.
17. 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.
18. All common areas shall be owned and maintained by the Homeowners Association.
19. 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,

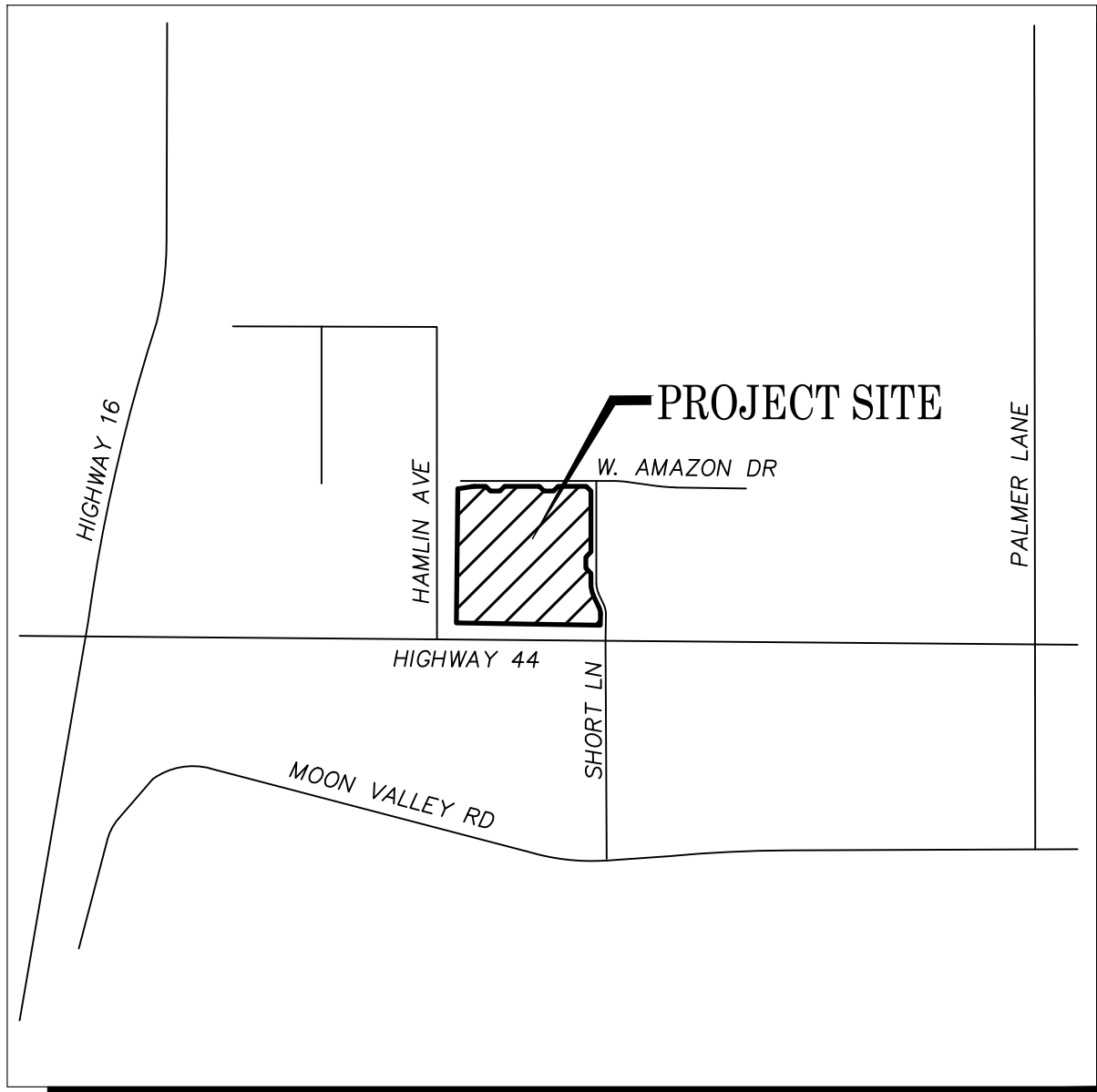
starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

20. A sign application is required for any subdivision signs.

21. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File #PP-22-08 for Junction Crossing No. 2 on  
\_\_\_\_\_, \_\_\_\_\_, 2022.



VICINITY MAP

1"= 800'

**JUNCTION CROSSING SUBDIVISION NO. 2**

BEING LOT 2 AND A PORTION OF LOT 1 OF R.L. HON SUBDIVISION  
 LOCATED IN THE SW 1/4, SW 1/4 OF SECTION 10 T.4N, R.1W  
 BOISE MERIDIAN, ADA COUNTY, IDAHO

**ROCK SOLID CIVIL**  
 Civil Engineering and Land Development Consulting  
 270 North 27th Street, Boise, ID 83702  
 Office Phone: 208.342.3277  
 www.rocksolidcivil.com

City of Star Planning  
c/o Shawn Nickel  
10769 West State Street  
Star, Idaho 83669

June 30, 2022

**Subject Property- Junction Crossing Phase II  
previously known as (Amazon Falls Phase IV)  
Application for PUD(Preliminary Plat) and Development Agreement**

Dear Mr. Nickel,

On behalf of the owners, we are excited to continue with the build out of the approved Amazon Falls Development located at 7672/7884 W State St Star ID 83669. The parcel #'s for this application are R3720000226, R3720000247 and is approximately 8.5 acres. The site is located on the NW corner of Short Rd and Highway 44(State St) Star, ID 83669, approximately 1/3mile from the Highway 16/44 intersection. The entire Amazon Falls site was previously approved (annexation/zoning) for 316 total residential units and commercial development. Currently Phase 1 consists of 184 townhome styled apartments to the north of the site. Full build out is slated for January 2023. Phase II consisting of approximately 90 townhomes with garages has commenced site construction. Junction Crossing Phase I (Amazon III) commercial development is working toward the completion of their certificate of zoning application for commercial development and has started horizontal improvements. This application is for Junction Crossing II (Amazon IV). Through multiple pre application meetings, review of previous approvals and site analysis we are excited to bring forth this plan to tie all the phases together and complete the site.

Junction Crossing Phase II will be a great commercial destination for the City of Star. The Focal Point of this phase is the center of the site that will be designed and landscaped to mimic a boulevard or promenade style walkway. The site exceeds the city's open space requirements for mixed use/commercial zones. The eye catching, landscaped promenade will flow south with a mix of heavy landscaping, outdoor fireplaces, seating and commercial patios to a common lot. The meandering stamped promenade connects with the main common lot that will hold the Junction Crossing Amphitheatre. The amphitheater space is designed to have a Stage, a greenscaped pocket park and common areas that welcome visitors, residents, and businesses. The goal is to create a park on Lot 5 that can be dedicated to the City of Star. We see this area as a focal point of Junction Crossing, Amazon Falls and the whole area, where residents can enjoy live music, theatre performances, movie nights, farmers markets or just enjoy passive/active entertainment in a beautiful setting next to where they live. Future residential connections to the north and east will allow residents to walk or bike to the development. During events the private drive (East/West Dr.) could be blocked to through traffic in order to have larger events.

The landscape plan is a great reference to the aspiration that we are trying to accomplish. To the west of the amphitheater there will be an active play area with seating. Our goal was to create a mix that we see as successful at other destinations in the valley. The stage at Indian Creek Plaza (Caldwell), the walkability of the Village in Meridian and the business makeup of Bowns Crossing are great local examples. Junction Crossing will offer Star a destination and all valley residents nearby, the opportunity to walk and bike to entertainment, a variety of dining options, local shopping along with opportunities for work and play!

Junction Crossing Phase II consists of three large commercial building lots (Lots 2, 3, 6) totaling a potential ground floor square footage of ~ 80,000 sq ft. We are asking the city for a height exemption to 50' for the phase. The height exemption will allow the developer and potential users flexibility in designing future commercial and mixed-use buildings. We foresee Lot 6 being a large restaurant site with 2<sup>nd</sup> story patio dining or a rooftop feature. Lots 2 and 3 will be standalone commercial buildings along Highway 44. Lots 7-9 are mixed use buildings that allow for ground floor commercial space with the 2<sup>nd</sup> and 3<sup>rd</sup> floors offering condo or apartment living. Lots 7&8 would have 8 condo/apartments and Lot 9 would have 16 condo/apartments. Total number of residential units for the phase would be 32 condo/apartments. This is 10 units less than the approval allowed for the entire project. Having livable units within the mixed-use buildings has many benefits, such as a built-in customer base, safety/self-policing and adds to fabric of a mixed use development.

The main access to the site is Short Rd. off Highway 444(State St) A future connection of Amazon Dr will connect Hamlin Rd. A emergency access if needed can be accommodated along Highway 44. All utilities are stubbed to the site and the main ditch has been piped and relocated along the south and west sides of the property with a license agreement and approval from the appropriate jurisdictions.

This proposed development meets the criteria and goals of the City's comprehensive plan, the current Development Agreement for the project, while diversifying the city's tax base with a large inflow of commercial property. Along with creating economic development this project at buildout will offer space for businesses to grow, relocate, expand or start in the Star area. The location being near two major road corridors that are slated for significant expansion over the next 5 years benefits the businesses that will locate at the property along with the customers, clients, employees and city at large that visit the property. We are actively engaged with all jurisdictional agencies with a presence on or near the site including ITD, ACHD, SSWD, ID Power, Intermountain Gas, Middleton Mill and DD#4.

With this application we have asked for a Development Agreement with the City of Star. This tool will assist us and protect the city with measures put in place to make sure the owner, future owners and their teams perform. Within the Development Agreement we are asking for the following:

1. A height variance to allow the commercial building/s to exceed the height requirement to 58' feet maximum. Located along a highway and near other commercial, parking lot and high density residential the requests will not negatively impact neighboring developments and allow us the opportunity to market to larger employers and destination commercial users
2. Request that a landscape plan, CCRS and building plans be submitted with a CZC (Certificate of Zoning Compliance) if the current application is approved. Applicant to hold preapplication with City, SSWD, Star Fire prior to CZC submittal. Within the application the city will find examples that the owner has designed with an architect to show the type of buildings the can fit the area, look great and match some of the existing multi-family developments currently under construction.
3. A reduction in the commercial parking requirement by 10%. The property will be served by 5 large parking areas. With the current design on the preliminary plat we are 6% under the requirement. Justification for reduction would be proximity of residences and walkability/bikability.
4. In order to ensure some flexibility the owner requests that Lot 10 or Lot 11 be available for future commercial build site.

5. Final construction drawings to be provided after architectural drawings are complete and applicants meet with city for pre application of the CZC.

*Thank you for your time, look forward to presenting and please contact me with any questions.*

*Chris Todd*

*Owner*

*Green Mountain Resources and Planning LLC*

*12537 W Goldcrest St Star ID 83669*

*Star, ID 83669*





## PRELIMINARY PLAT APPLICATION

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

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

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative \_\_\_

Applicant Name: John Browning  
Applicant Address: 880 E Hubbard Rd., Kuna, ID Zip: 83634  
Phone: 208.850.4044 Email: firstservicegroup@gmail.com

Owner Name: John Browning  
Owner Address: 880 E Hubbard Rd., Kuna, ID Zip: 83634  
Phone: 208.850.4044 Email: firstservicegroup@gmail.com

Representative (e.g., architect, engineer, developer):  
Contact: Chris Todd Firm Name: First Service Group  
Address: 53 N Plummer Road, Star, ID Zip: 83669  
Phone: 208.899.0451 Email: chris@firstservicegroup.com

### Property Information:

Subdivision Name: Junction Crossing No. 2  
Site Location: 7884 W State Street, Star, ID 83616  
Approved Zoning Designation of Site: Mixed Use (MU)  
Parcel Number(s): R3720000247 & R3720000226

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	MU		Mixed Use
Proposed	MU		Mixed Use
North of site	MU		Residential
South of site			Public Street (S.H.44)
East of site			Public Street (Short Rd.)
West of site			Public Street (Hamlin Ave.)

**SITE DATA:**



Acreages for Cutting Edge, LLC & Robert Charles Owen Trust

Total Acreage of Site - 8.84 Acres

Breakdown of Acreage of Land in Contiguous Ownership - \_\_\_\_\_

Total Acreage of Site in Special Flood Hazard Area - N/A

Dwelling Units per Gross Acre - 6 Bldgs per 8.84 AC = 0.68 Bldgs/ac

Minimum Lot Size - 14,114 SF (Lots 7 & 8)

Minimum Lot Width - +/-85'

Total Number of Lots - 11

Residential - 3 MU (Lots 7, 8 & 9)

Commercial - 3 Commercial (Lots 2, 3 & 6)

~~Industrial~~ - Future Buildable - 3 (Lots 4, 10 & 11)

Common - 2 (Lots 1 & 5)

Total Number of Units - 32 Apartments

Single-family - \_\_\_\_\_

Duplex - \_\_\_\_\_

Multi-family - 32 Apartments

Percent of Site and Total Acreage of Common Area - 27%(2.39/8.84) % / 2.39 acres

Percent of Common Space to be used for drainage - 19% (Lot 5 0.46 ac/ Common area 2.39 ac)

Describe Common Space Areas (amenities, landscaping, structures, etc.) - \_\_\_\_\_  
Amphitheater, terraced seating, outdoor plaza & pavilion, perimeter landscape buffers, fire pit, bike storage facility and other amenities.

Proposed Dedicated Lots & Acreage (school, parks, etc): \_\_\_\_\_  
Lot 5 (0.46 ac) for outdoor stage & seating.

Public Streets - \_\_\_\_\_ Private Streets - Proposed private streets.

Describe Pedestrian Walkways (location, width, material) - \_\_\_\_\_  
+/-30' wide plaza/walk provides central connectivity for MU and commercial buildings. Materials TBD.

Describe Bike Paths (location, width, material) - \_\_\_\_\_  
4-ft wide bike paths are proposed via private streets. Bike storage facilities are proposed throughout development.

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

Total Acreage of Site in Special Flood Hazard Area - N/A

- 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.: 16001C0130H  
 FIRM effective date(s): mm/dd/year Revised 2/19/2003  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Outside of 0.2% annual floodplain.  
 Base Flood Elevation(s): AE \_\_\_\_ .0 ft., etc.: No BFEs.
- 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 - SSWD  
 Irrigation Water- Private PI & Little Pioneer surface irrigation supply  
 Sanitary Sewer- SSWD  
 Fire Protection - Star Fire Protection District  
 Schools - West Ada School District.  
 Roads - ACHD

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

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

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
	<b>Pre-application meeting</b> with Planning Department required prior to neighborhood meeting.	
	<b>Copy of neighborhood meeting</b> notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (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	
	<b>Fee:</b> 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.	
	<b>Narrative</b> explaining the project. (must be signed by applicant)	
x	Legal description of the property (word.doc and pdf version with engineer's seal)	
x	Recorded warranty deed for the subject property	
	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
	<b>Approval of the proposed subdivision name</b> from Ada County Surveyor's office.	
x	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
x	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
x	Electronic copy in pdf. format of Preliminary Plat	
x	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
x	Electronic copy in pdf. format of landscape plan	
x	Electronic copy in pdf. format of preliminary site grading & drainage plans	
	Phasing plan shall be included in the application if the project is to be phased.	

	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.	
See pre-plat	List of name(s) and addresses 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.	
x	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.	
x	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight <b>design</b> and <b>location</b> information. Streetlights shall meet all City "Dark Sky" requirements.	
	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).	
	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 shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
	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

\_\_\_\_\_  
Date



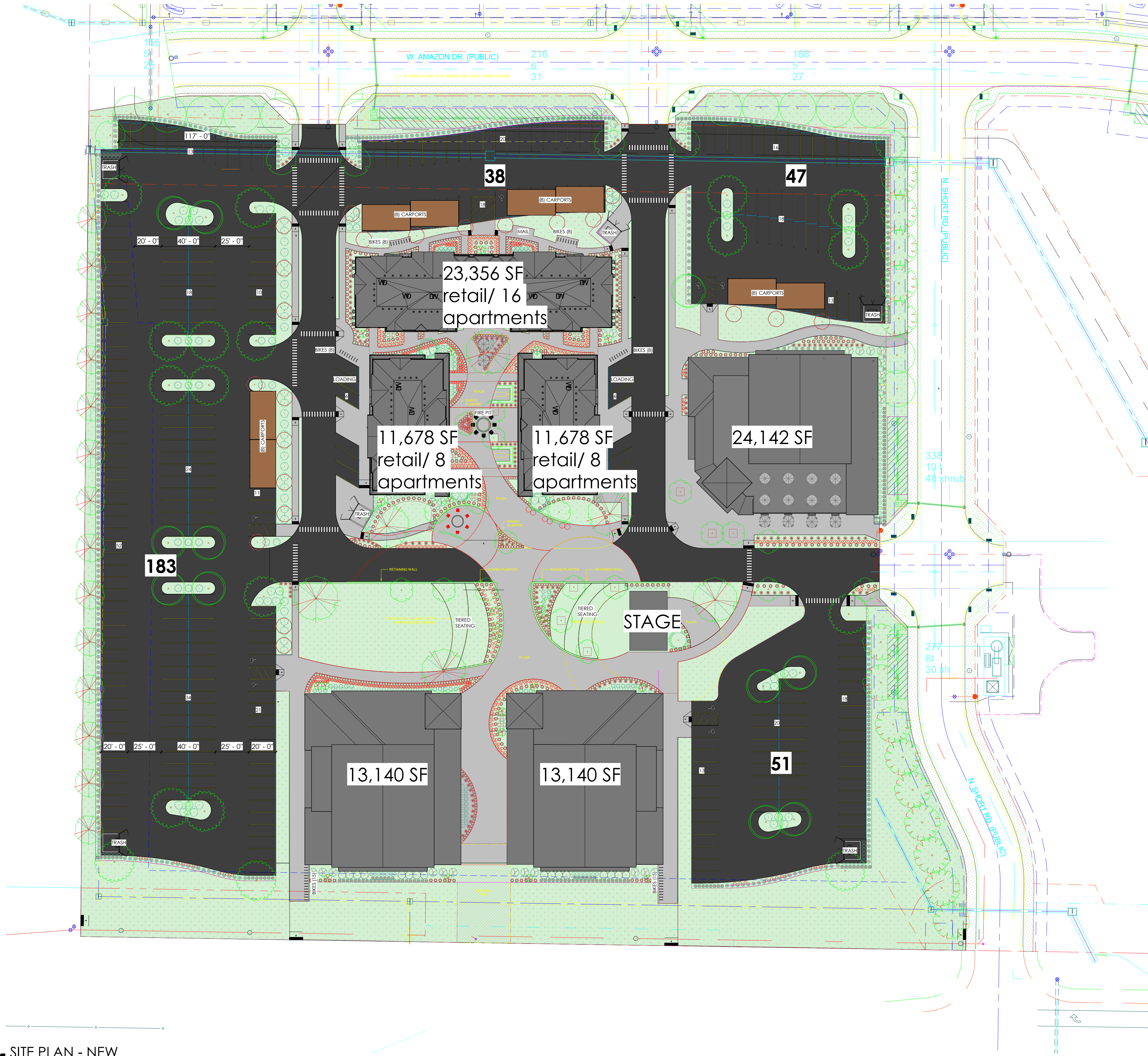
**SITE CHARACTERISTICS**  
 ZONING DISTRICT: MU  
 LOT AREA: 4.479 (S), 4.07 (N)  
 BUILDING 1: 13,140 SF  
 BUILDING 2: 13,140 SF  
 BUILDING 3: 24,142 SF (10,006 SF RESTAURANT)  
 MIXED USE:  
 8-PLEX COMMERCIAL: 4075 SF X2 = 8150 SF  
 8-PLEX SECOND FLOOR RESIDENTIAL: 3902 SF X2 = 7804 SF  
 8-PLEX THIRD FLOOR RESIDENTIAL: 3,888 SF X2 = 7776 SF  
 8-PLEX TOTAL: 8150 SF COMMERCIAL/15580 SF RESIDENTIAL  
 16-PLEX TOTAL: 16,300 SF COMMERCIAL/ 15,580 SF RESIDENTIAL

**SITE ANALYSIS:**  
 BUILDING AREA: 74,872 SF COMMERCIAL/31,160 SF RESIDENTIAL (32 APARTMENTS)

**PARKING STALLS:**  
 (REFER TO CODE SECTION)  
 CALCULATION: 74872/250 = 300 COMMERCIAL  
 RESIDENTIAL PARKING: 1 BED: 1.5 (1 COVERED)  
 2 BED: 2 (1 COVERED)  
 GUEST: .25 PER UNIT  
 RETAILS PARKING: 1 PER 250 SF  
 RESTAURANTS: 1 PER 150 SF (10,066 SF RESTAURANT)  
 REQUIRED STANDARD STALLS: 300 COMMERCIAL +64 RESIDENTIAL (32 COVERED) = 392  
 REQUIRED ADA STALLS:  
 PROVIDED STANDARD STALLS: 282  
 PROVIDED ADA STALLS: 8  
 TOTAL STALLS: 290(74% OF REQUIRED)



VICINITY MAP



1 SITE PLAN - NEW  
 1" = 40'-0"



neUdesign  
 ARCHITECTURE  
 725 E 2nd St  
 Meridian, ID 83642  
 208.884.2824

CONSULTANT

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CLIENT: JOHN BROWNING  
 AMAZON FALLS PHASE 4  
 STAR IDAHO

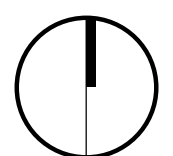
PROFESSIONAL SEAL

**NOT FOR PERMIT**

NO.	DESCRIPTION	DATE
D	CUP	12.2.21
C	CUP	11.23.21
B	SCHEMATICS	11.5.21
A	SCHEMATICS	10.12.21

SITE PLAN

A-101

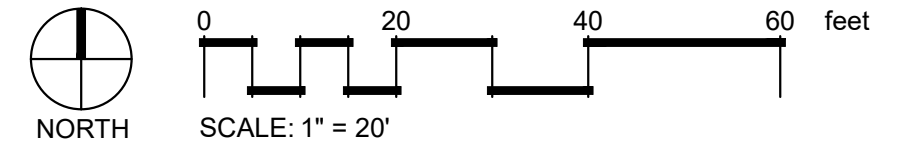
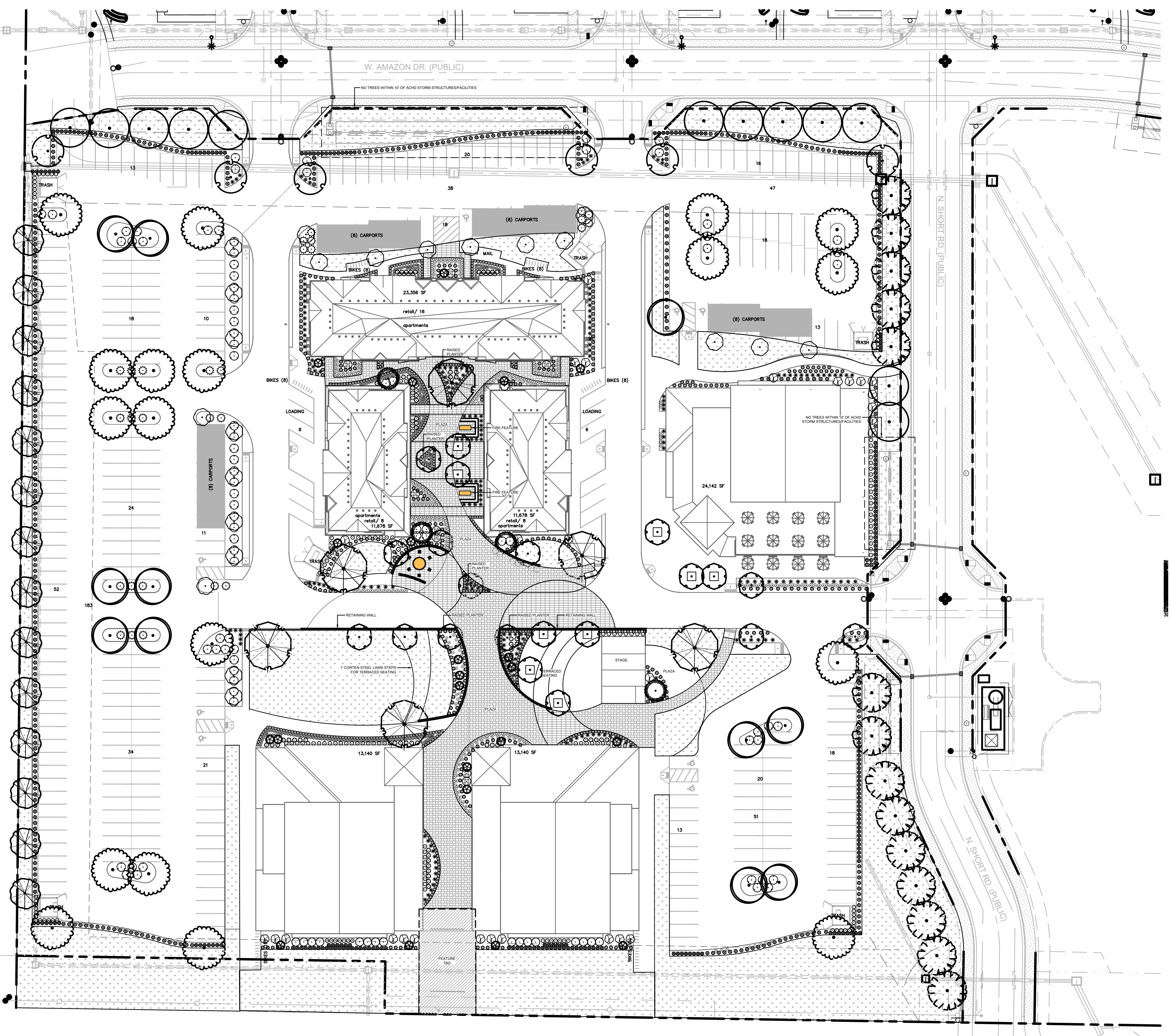


JOB NUMBER  
 DRAWN BY

21057  
 MJC

PLANT SCHEDULE							
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	ACE GIN	Acer ginnala 'Flame' / Flame Amur Maple	B&B	2"		21	20' H x 20' W, CLASS I
	ACE PAR	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		6	CLASS II, 25' H x 25' W
	BET CUL	Betula nigra 'Cully' TM / Heritage Birch	B&B	2.5"		6	50' H x 40' W
	FP	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		11	40' h x 20' w Class II
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		18	35' H x 35' W, CLASS II
	LS2	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		14	40' h x 27' w, Class II
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree	B&B	2"		22	50' H x 15' W, CLASS II
	PIC BUR	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	22	30' H x 8' W
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	4	20'-25' tall & 10'-15' wide
	TIL SEN	Tilia americana 'Sentry' / American Linden	B&B	2"		12	Class II, 45' H x 30' W
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		14	35' H x 25' W, Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	ART FRI	Artemisia frigida / Fringed Sage	2 gal			192	30" H x 30" W
	BER S13	Berberis thunbergii 'Sunjoy' / Sunjoy Gold Pillar Barberry	5 gal			153	4' H x 2' W
	CAL KAR	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			350	30" H x 3' W
	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			321	30" H x 30" W
	JUN W12	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal			28	8" H x 8" W
	NAS PON	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	2 gal			426	2' H x 2' W
	PEN KAR	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	2 gal			190	30" H x 30" W
	PHY D12	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal			30	6' H x 8' W
	PIN BLU	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			65	3' H x 4' W
	RHA RHA	Rhamnus frangula 'Fine Line' / Fine Line Buchthorn	5 gal			157	7' H x 3' W
	RHU GR3	Rhus trilobata 'Gro Low' / Skunkbush Sumac	5 gal			82	30" H x 8' W
	ROS FL5	Rosa x 'Flower Carpet Red' / Rose	3 gal			242	18" H x 3' W
	SAM BL3	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal			8	6' H x 8' W
	VIB BUR	Viburnum x burkwoodii / Burkwood Viburnum	5 gal			16	6' H x 8' W
	YUC GOL	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			208	3' H x 4' W

- LAWN: TALL TURF-TYPE FESCUE  
SODDED IN ROW, SEEDS ELSEWHERE
- PLAZA & FOUNDATION PLANTINGS: TBD
- PAVING INTEREST TYPE 1 (TBD)
- PAVING INTEREST TYPE 2 (TBD)



**STACK ROCK GROUP**  
 LANDSCAPE ARCHITECTURE & MASTER PLANNING  
 (208) 345-0500  
 404 S 8th St. #154  
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AMAZON FALLS 4

STAR, IDAHO

REVISIONS		
MRK	DATE	Description
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JOB NO:	21-2194
DATE:	12.13.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN OVERVIEW

SHEET NUMBER

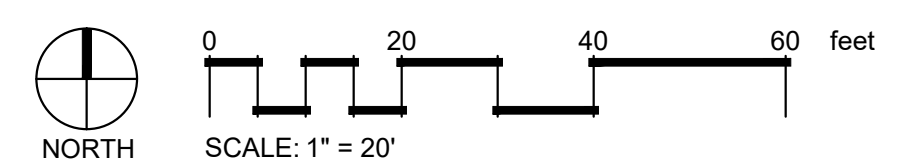
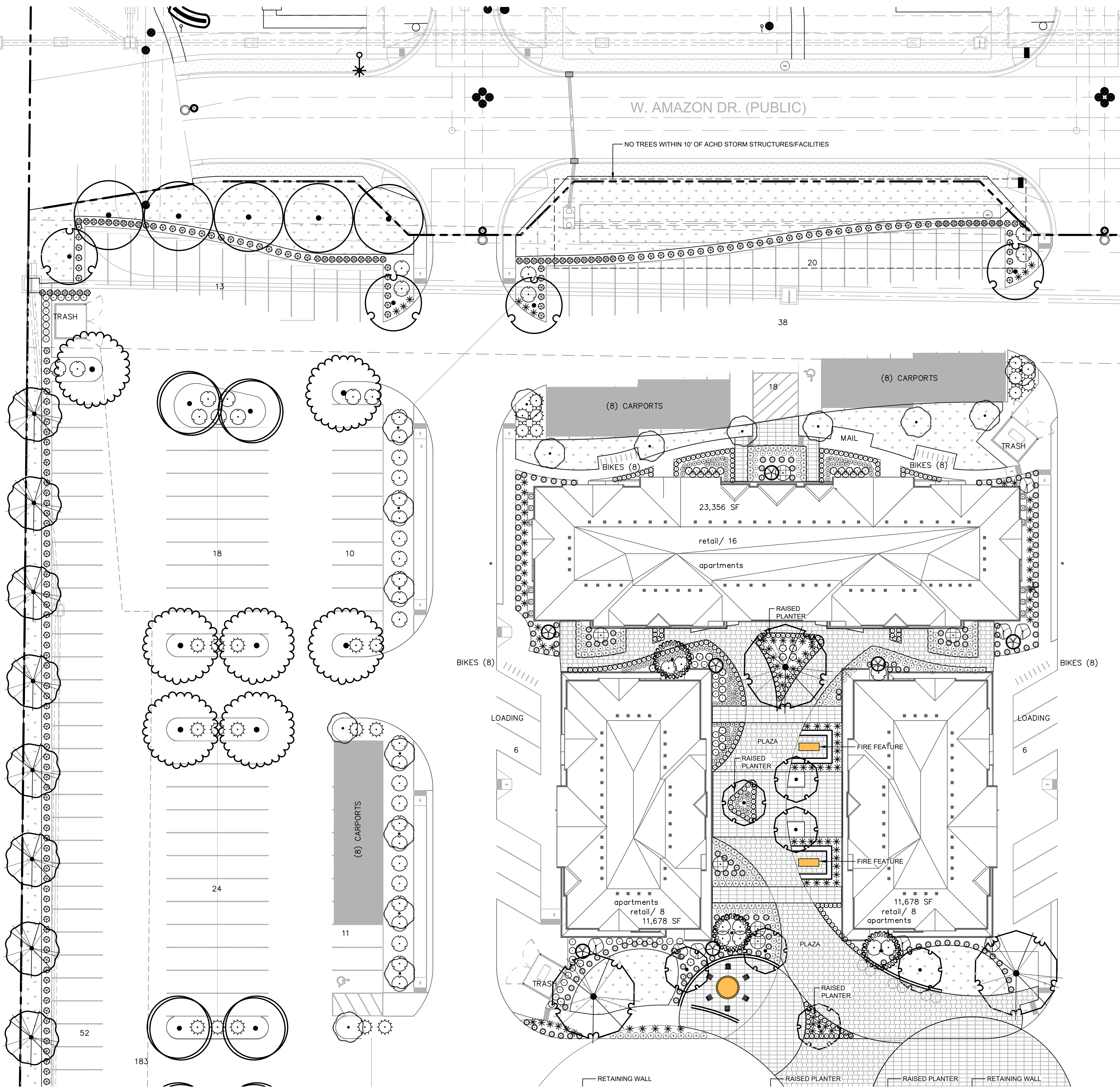
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REVISIONS

MRK	DATE	Description
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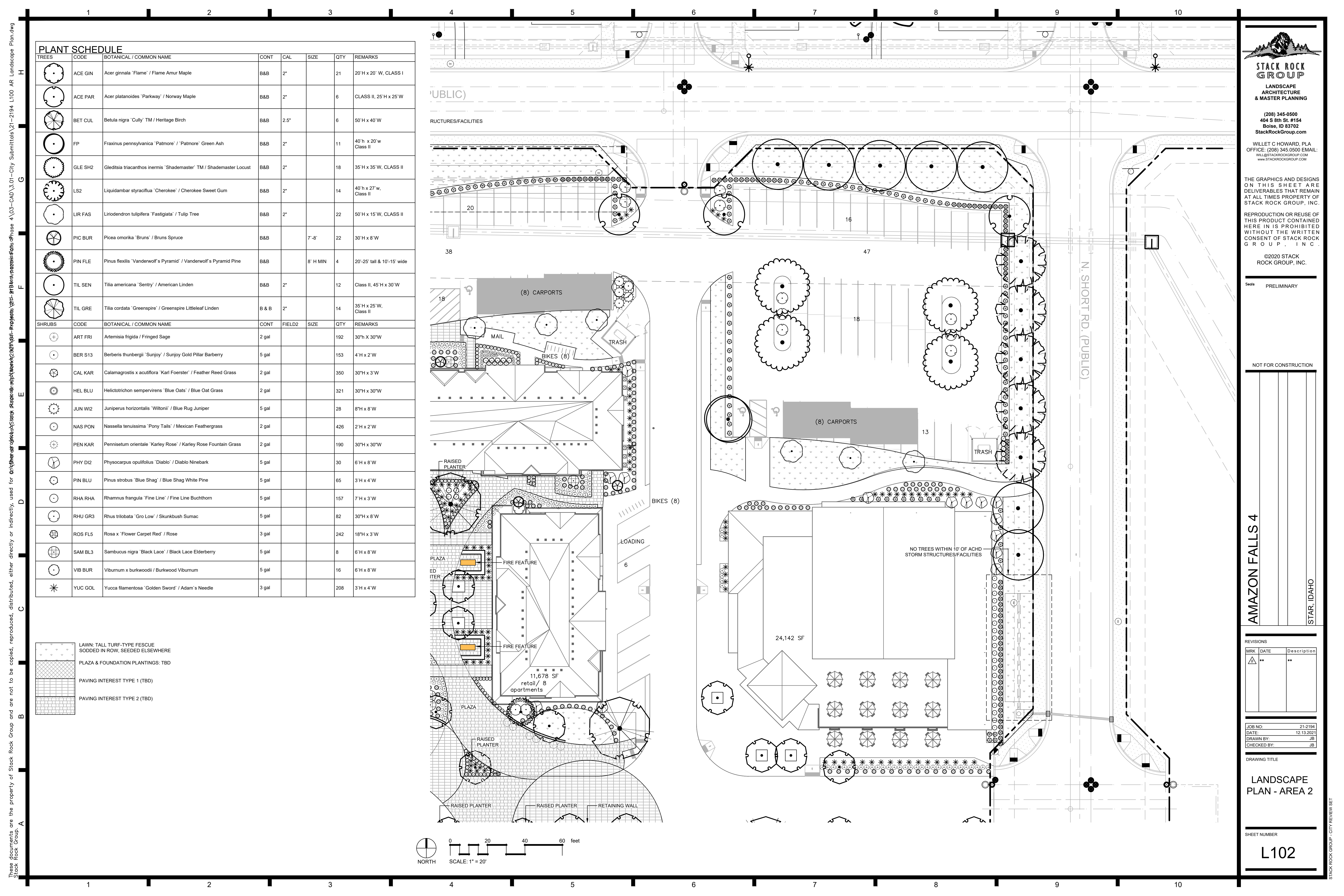
JOB NO: 21-2194  
 DATE: 12.13.2021  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER  
**L101**

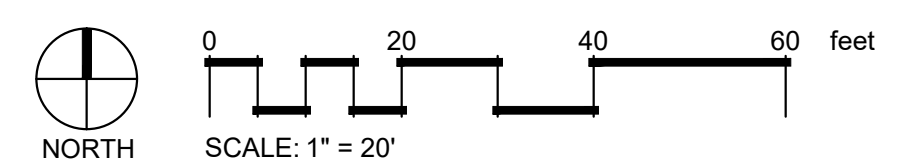
STACK ROCK GROUP - CITY REVIEW SET



### PLANT SCHEDULE

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	FP	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		11	40'h x 20' w Class II
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		18	35'H x 35' W, CLASS II
	LS2	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		14	40'h x 27' w, Class II
	LIR FAS	Liriodendron tulipifera 'Fastigiata' / Tulip Tree	B&B	2"		22	50'H x 15' W, CLASS II
	PIC BUR	Picea omorika 'Bruns' / Bruns Spruce	B&B		7'-8'	22	30'H x 8' W
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	4	20'-25' tall & 10'-15' wide
	TIL SEN	Tilia americana 'Sentry' / American Linden	B&B	2"		12	Class II, 45'H x 30' W
	TIL GRE	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		14	35'H x 25' W, Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
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	BER S13	Berberis thunbergii 'Sunjoy' / Sunjoy Gold Pillar Barberry	5 gal			153	4'H x 2' W
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	HEL BLU	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal			321	30"H x 30"W
	JUN W12	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal			28	8"H x 8' W
	NAS PON	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	2 gal			426	2'H x 2' W
	PEN KAR	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	2 gal			190	30"H x 30"W
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	RHU GR3	Rhus trilobata 'Gro Low' / Skunkbush Sumac	5 gal			82	30"H x 8' W
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- LAWN: TALL TURF-TYPE FESCUE  
SODDED IN ROW, SEEDS ELSEWHERE
- PLAZA & FOUNDATION PLANTINGS: TBD
- PAVING INTEREST TYPE 1 (TBD)
- PAVING INTEREST TYPE 2 (TBD)



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404 S 8th St, #154  
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WWW.STACKROCKGROUP.COM

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AMAZON FALLS 4

STAR, IDAHO

MRK	DATE	Description
△	**	**

JOB NO: 21-2194  
DATE: 12.13.2021  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE  
PLAN - AREA 2

SHEET NUMBER  
**L102**

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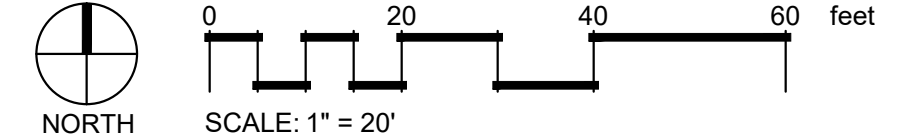
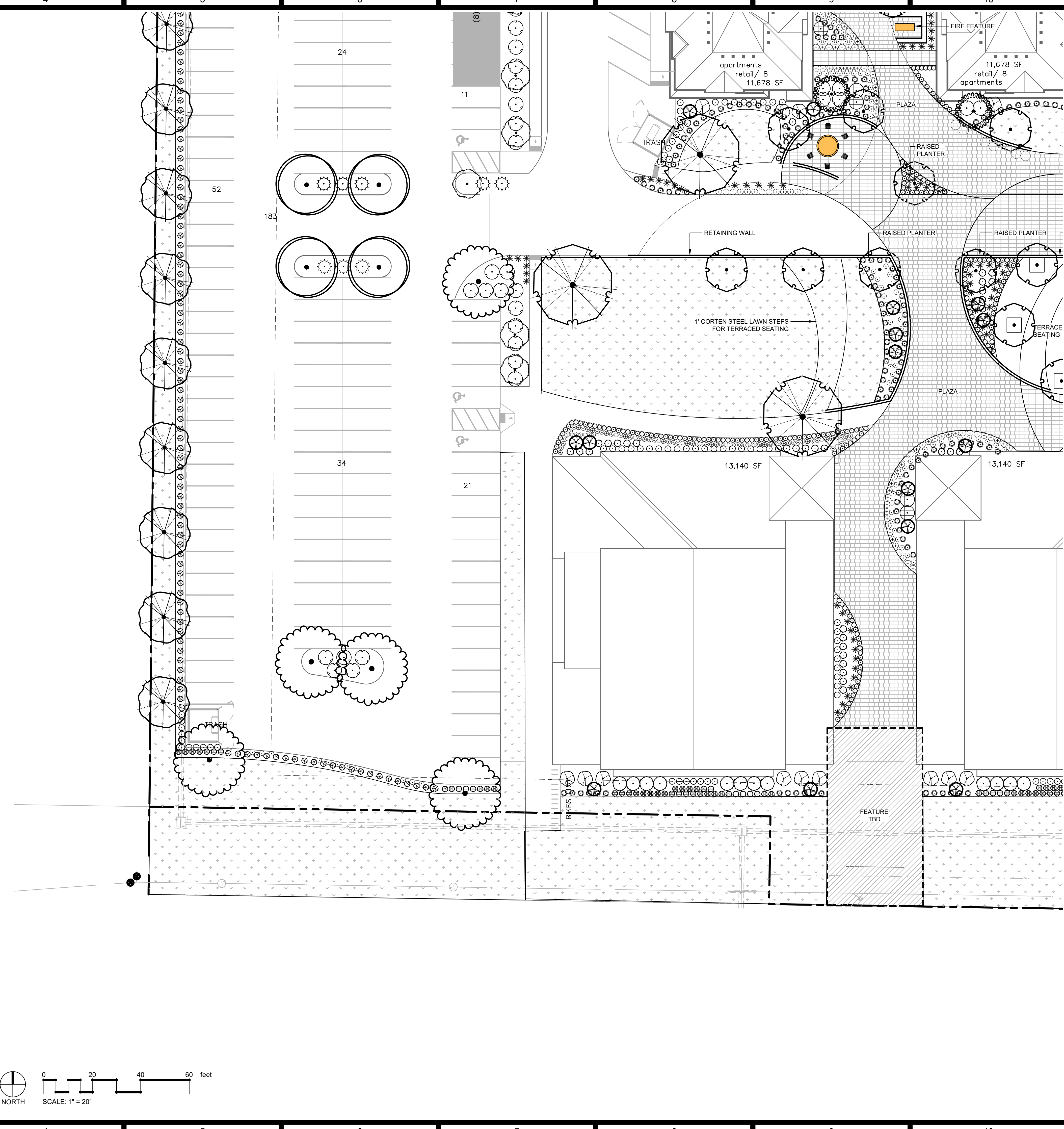
STACK ROCK GROUP - CITY REVIEW SET

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**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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- PAVING INTEREST TYPE 2 (TBD)



**STACK ROCK GROUP**  
 LANDSCAPE ARCHITECTURE & MASTER PLANNING  
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AMAZON FALLS 4  
STAR, IDAHO

REVISIONS

MRK	DATE	Description
▲	**	**

JOB NO:	21-2194
DATE:	12.13.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER  
**L103**

STACK ROCK GROUP - CITY REVIEW SET

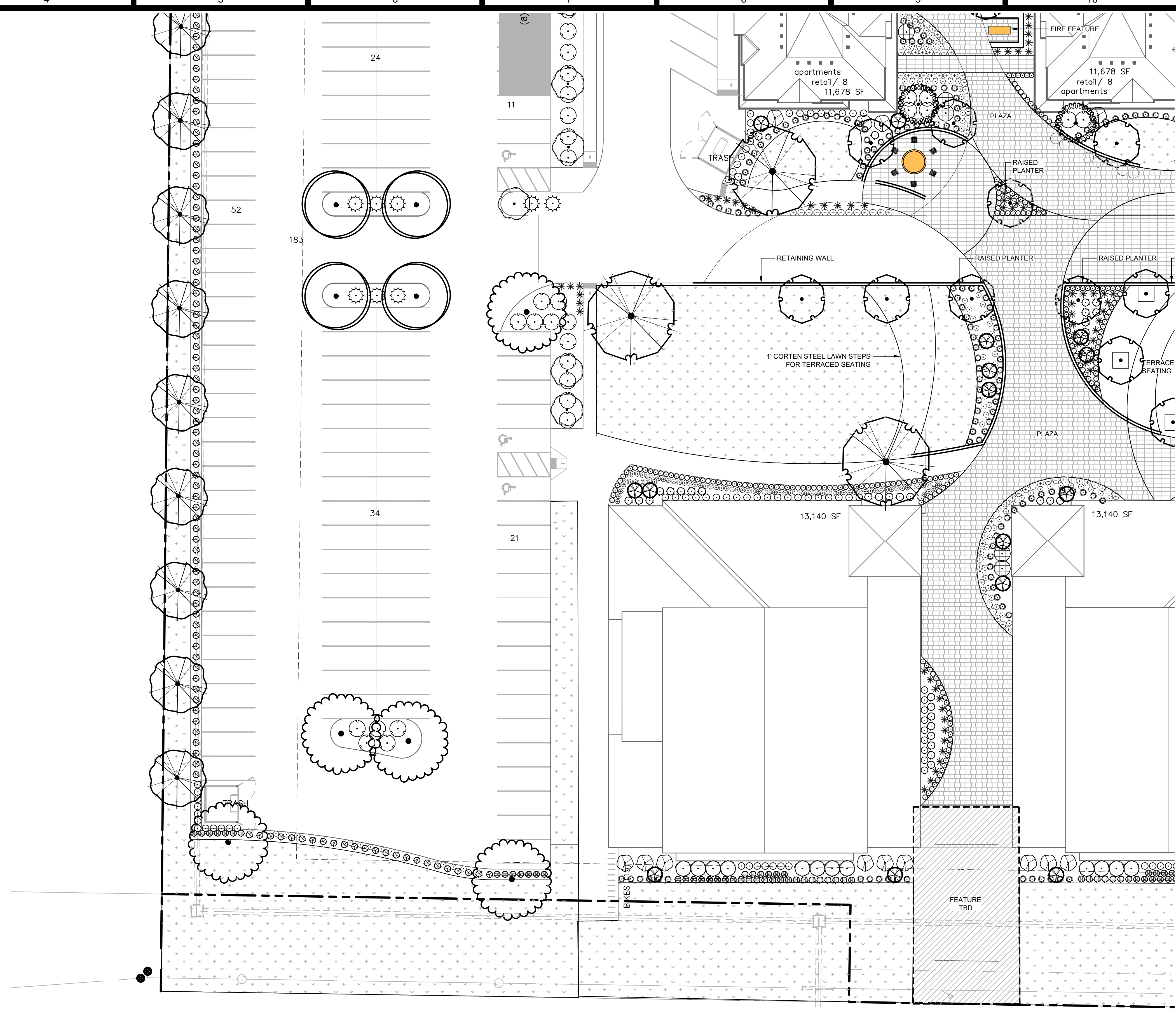
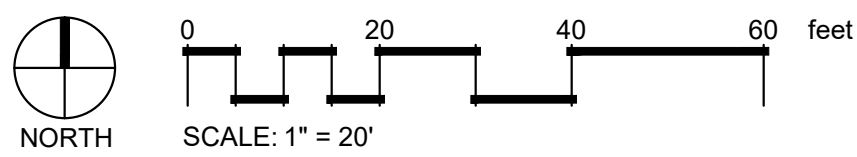


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AMAZON FALLS 4  
STAR, IDAHO

MRK	DATE	Description
△	**	**

JOB NO: 21-2194  
 DATE: 12.13.2021  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

STACK ROCK GROUP - CITY REVIEW SET

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AMAZON FALLS 4

STAR, IDAHO

REVISIONS		
MRK	DATE	Description
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JOB NO:	21-2194
DATE:	12.13.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

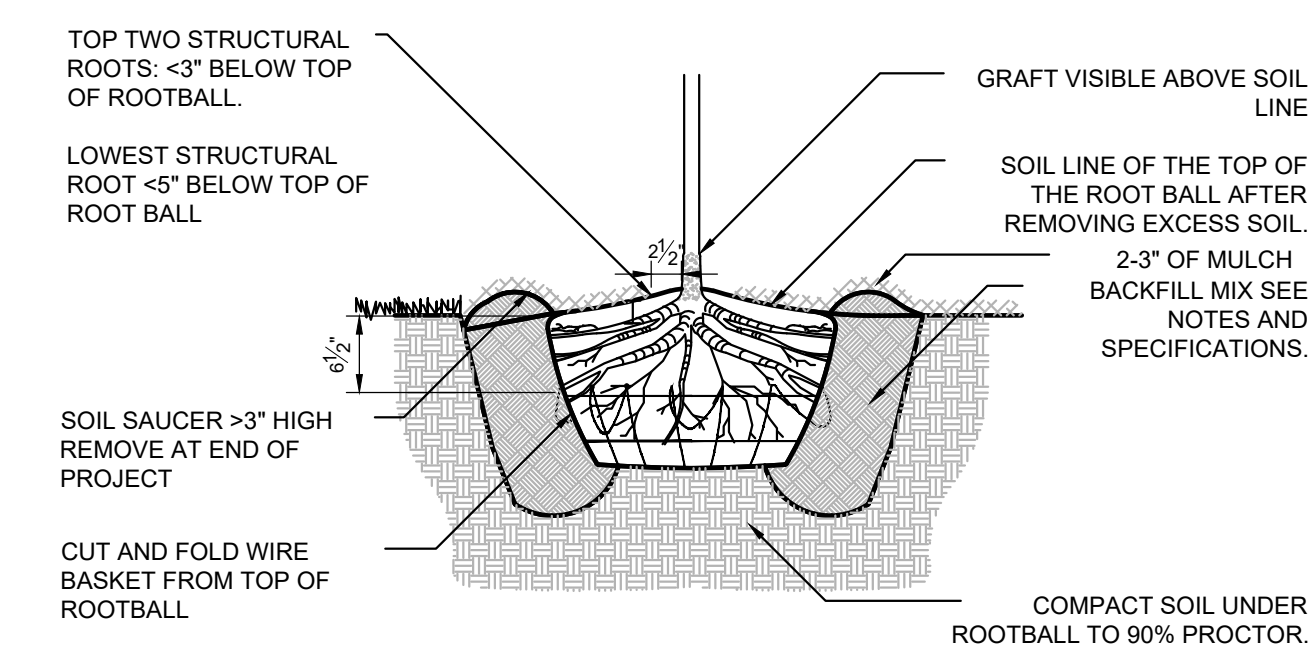
**LANDSCAPE DETAILS**

SHEET NUMBER

**L150**

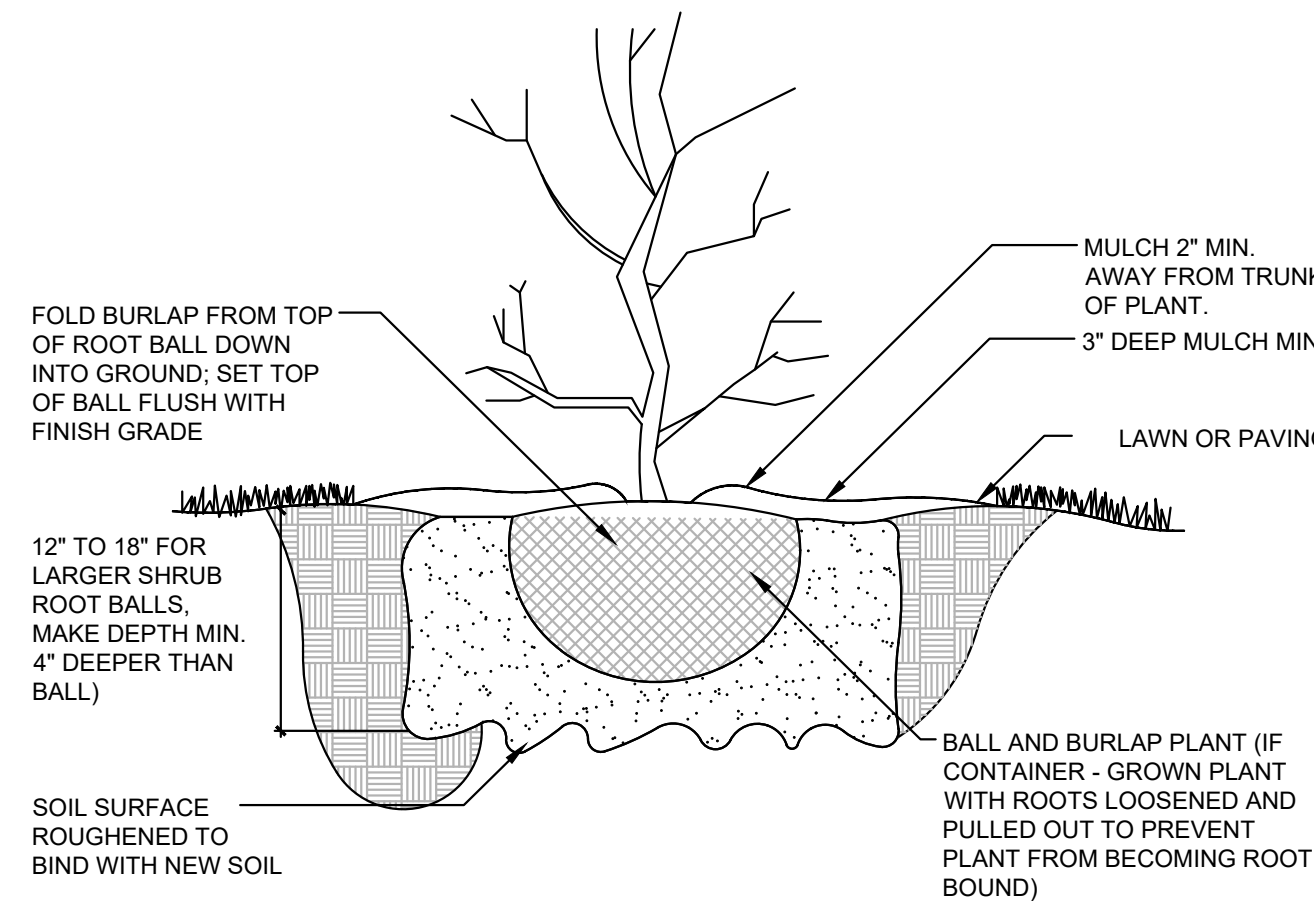
STACK ROCK GROUP - CITY REVIEW SET

- NOTES:**
- DO NOT DAMAGE OR CUT LEADER
  - DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
  - TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
  - WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
  - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.
  - 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



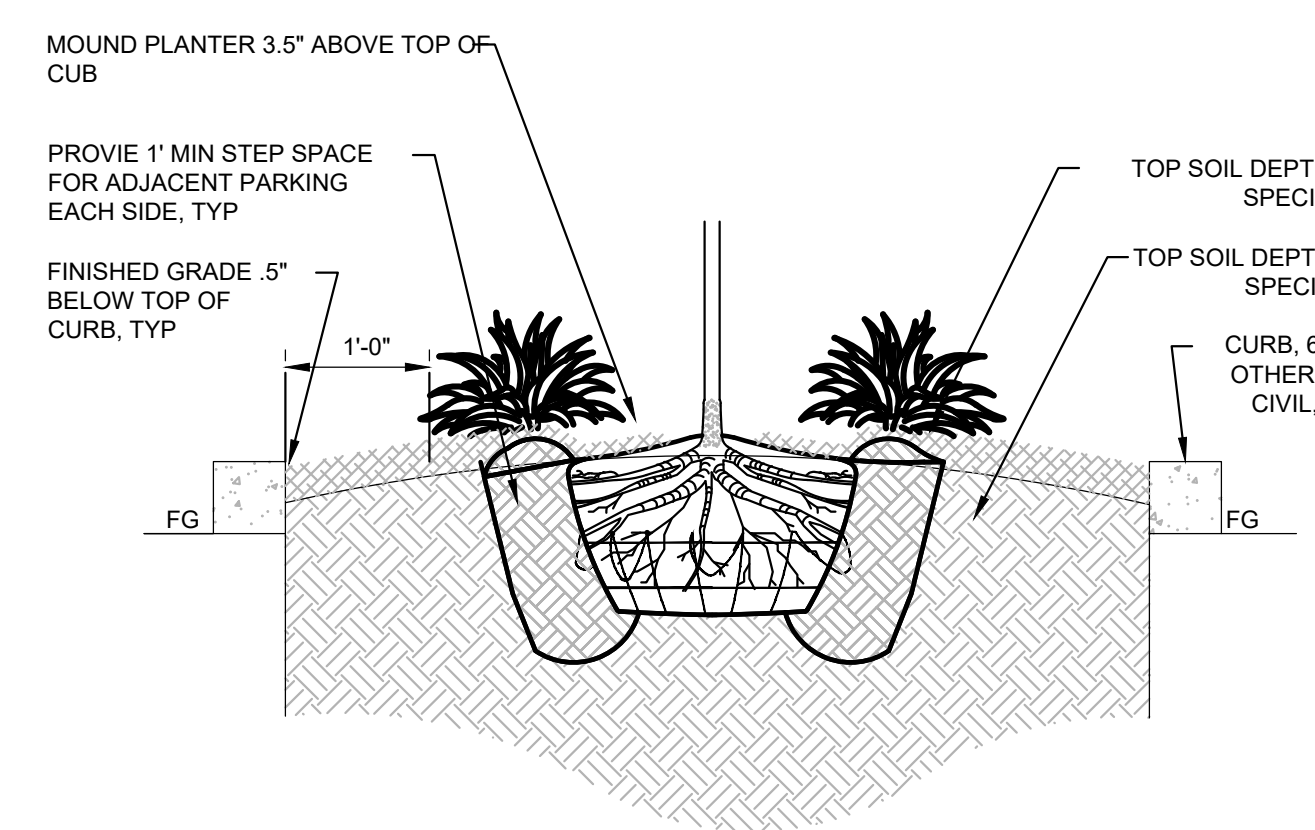
**1 BALL & BURLAP TREE PLANTING**  
 3/4" = 1'-0" 3293-01

- NOTE:** REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.
- BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/2\"/>

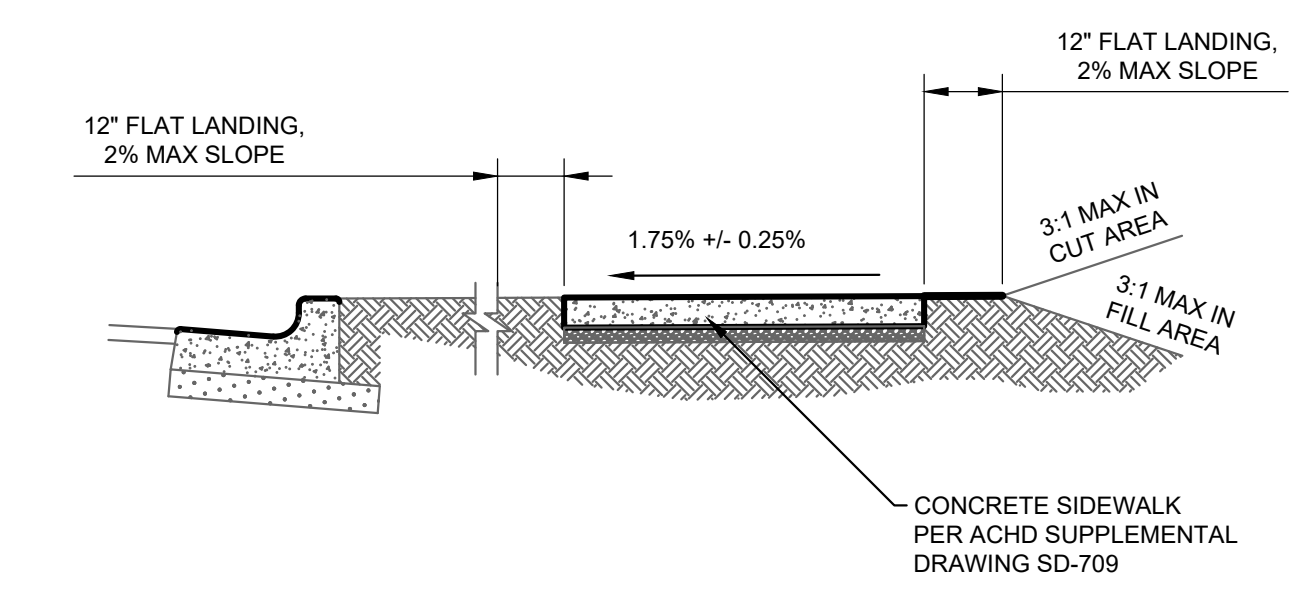


**2 SHRUB PLANTING**  
 1" = 1'-0" 329333-03

- NOTE:** \*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS  
 \*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS  
 \*PLANTS & MULCH PER PLAN



**3 PLANTER ISLAND DETAIL**  
 3/4" = 1'-0" P-CO-01



**NOTE:** REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS

**4 CONCRETE SIDEWALKS ADJ LANDING-12\"/>**

**NOT FOR PERMIT**

NO.	DESCRIPTION	DATE
B	CUP	11.23.21
A	SCHEMATICS	11.5.21



**2** 3D View 2



**1** 3D View 1

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Tel. (208) 629-7447

**Challis Office**  
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P.O. Box 36  
Challis, Idaho 83226  
Tel. (208) 879-4488

**Twin Falls Office**  
213 Canyon Crest Drive  
Suite 200  
Twin Falls, Idaho 83301  
Tel. (208) 969-9585

Fax (all offices)  
(208) 629-7559



# SAWTOOTH LAW OFFICES, PLLC

September 14, 2022

RECEIVED  
9/19/22  
Jmac

David P. Claiborne  
S. Bryce Farris  
Evan T. Roth  
Daniel V. Steenson  
Andrew J. Waldera  
Brian A. Faria  
Patxi Larrocea-Phillips  
John A. Richards  
Matthew A. Sturzen  
Katie L. Vandenberg-Van Vliet  
James R. Bennetts (retired)

City of Star  
Attn: Shawn Nickel  
P.O. Box 130  
Star, Idaho 83669

Re: File #: PP-22-08 (Preliminary Plat) - Junction Crossing Subdivision

Dear Mr. Nickel:

Drainage District #2 has a drainage ditch and easement that runs through or abuts this property. The easement is 100 feet, 50 feet each side of the centerline, for open drains and 50 feet, 25 feet each side of the centerline for piped or closed drains. The above named development currently has piped drains that are part of a entered into License Agreement with the District for the development of Amazon Falls Subdivision that will need to be complied with. The developer/owner must contact the District's attorney's, Sawtooth Law Offices, PLLC, for approval before any new encroachments, change of easement, or drainage discharge into the District's facilities occurs. The District must review drainage plans and construction plans prior to any approval.

The District generally requires a License Agreement prior to any approval for the following reasons:

1. Relocation of a District facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
2. Piping of District facility.
3. Encroachment on a District facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
4. Drainage discharges into District facilities.

Also, please be advised that the District does not approve of trees within the District's easement. Therefore, any existing trees within the District's easement will need to be removed. On occasion, the District may make exceptions on a case by case basis, which requires the developers/owners to obtain written permission from the District for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,

S. Bryce Farris

[www.sawtoothlaw.com](http://www.sawtoothlaw.com)

SBF:krk  
cc:

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DD#2 Board of Directors