



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shawn T. Mitchell*
MEETING DATE: **May 2, 2023 – PUBLIC HEARING**
FILE(S) #: PP-23-02 Preliminary Plat for Mink Creek Subdivision
FP-23-04 Final Plat for Mink Creek Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Property Owner:

Joseph A & Lynn S Moyle Trust
280 N. Plummer Road
Star, Idaho 83669

Representative:

Nate Mitchell
1470 N. Rook Way
Star, Idaho 83669

REQUEST

Request: The Applicant is seeking approval of a Preliminary Plat and Final Plat for a subdivision consisting of 9 residential lots, 1 commercial lot and 1 industrial lot. The property is located at 9374 W. State Street, 350 N. Calhoun Place and 8802 W. State Street in Star, Idaho, and consists of 48.48 acres. **The preliminary plat application was originally approved in 2019 as part of application AZ-19-03/PP-19-02 for Mink Creek Subdivision.**

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. State Street between N. Moyle Avenue and Hwy 16. Ada County Parcel No's. S0409428015, S0409314900, S0409438650 & S0409438401.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Mixed-Use (MU)	Mixed-Use (MU)	Vacant/Gravel Pit

Proposed	Mixed-Use (MU)	Mixed-Use (MU)	Single Family Residential/Commercial/Industrial
North of site	Mixed-Use (MU) Rural Urban Transition (RUT)	Mixed-Use (MU) Estate Urban Residential	Single Family Residential Agricultural
South of site	Light Industrial (LI)	Light Industrial	Greyloch Cabinets
East of site	Rural Urban Transition (RUT)	Neighborhood Residential	Single Family Residential Agricultural
West of site	Rural Urban Transition (RUT)	Estate Urban Residential	Single Family Residential Agricultural

Existing Site Characteristics: The property is currently in use as a gravel pit. One parcel currently has a manufacturing facility on it, the rest of the property is vacant.

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

Flood Zone: This property is not currently located in Special Flood Hazard Zone.
FEMA FIRM Panel Number: 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 – None.
- ✧ Riparian Vegetation – No.
- ✧ Steep Slopes – No.
- ✧ Stream/Creek – None.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.
- ✧ Unstable Soils – No known issues.
- ✧ Historical Assets – No historical assets have been observed.
- ✧ Wildlife Habitat – No known sensitive wildlife habitat observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held

March 13, 2023

Application Submitted & Fees Paid	March 28, 2023
Application Accepted	April 12, 2023
Residents within 300' Notified	April 13, 2023
Agencies Notified	April 5, 2023
Legal Notice Published	April 16, 2023
Property Posted	April 18, 2023

HISTORY

April 2, 2019	Council approved applications for the Annexation (AZ-19-03), Preliminary Plat (PP-19-02), Conditional Use (CU-19-02) and Temporary Use Permit (TP-19-01) for the Mink Creek Subdivision consisting of 48.48 acres with 11 total lots (9 residential, 1 common and 1 commercial).
---------------	--

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.

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

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

Zoning District	Maximum Height	Minimum Yard Setbacks			
	Note Conditions	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 ⁽³⁾ .			
R-1	35'	30'	30'	10'	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

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

4. Developments with a density of less than 1 dwelling unit per acre may request a waiver of open space and amenities to the Council. Developments with a density of less than 2 dwelling

units per acre may request a 50% reduction in total required open space and amenities to the Council.

8-6A-7: REQUIRED FINDINGS:

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

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

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

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:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

C. Site layout shall adjacent to and within provide the Special Transition Overlay Area for a transition in density and lot sizing.

D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors floors within the Central Business District land use area and on upper. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.

E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.

F. High Density residential design specifications may include increased setbacks for multistory buildings and increased landscape buffers.

8.8.7 Policies Related Mostly to The Mixed Use Planning Areas

A. Council, at their sole discretion, shall determine what mix of uses are appropriate for any mixed use area considering existing property owners rights.

B. Development within the Mixed Use Designation is to proceed through the CUP, PUD, and/or Development Agreement process, and a concept plan must be included with any such proposed use.

C. In general, mixed use areas along state highways should be predominantly commercial with a very minor component of residential unless the residential is placed on upper floors as part of a mixed use building.

D. Mixed use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.

E. Mixed use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these mixed use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

PRELIMINARY/FINAL PLAT:

The preliminary/final plat submitted contains nine (9) single family residential lots, one (1) commercial lot, one (1) industrial lot and one (1) common lot (pond) for a total of 12 lots. The industrial lot has been developed as Greyloch Cabinets. The commercial lot is for future development. The development will extend N. Calhoun Place, an existing street that has established right of way to the north. The residential lots are between 21,000 square feet and 39,000 square feet in size. The lots will be serviced with central sewer and water provided by the Star Sewer and Water District. The common lot will include the pond, which will serve as a water amenity for the development. The original Preliminary Plat (PP-19-02), approved in 2019, expired prior to the submittal of the Final Plat application. This new preliminary plat application will approve the plat and allow the applicant to receive approval of the accompanying final plat.

The existing pond was approved and constructed as part of the original CUP for the gravel pit. The CUP also approved the proposed residential uses in the existing Mixed-Use zoning district.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Section 8-4A-17 of the Unified Development Code requires that local streets have five foot (5') wide detached sidewalks with a six foot (6') wide planter strip on both sides of the road. **The Applicant is showing attached sidewalks without planter strips. The applicant shall provide an updated plan showing the proper sidewalks with planter strips prior to signing the mylar, unless a waiver is approved by Council. Because the application was originally approved with attached sidewalks, Council may wish to consider a waiver to this requirement.**
- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The Applicant has provided a streetlight location plan that satisfies code. **The applicant has not submitted a streetlight design or cut sheet for approval. Applicant must provide a streetlight design/cut to Staff and receive approval prior to signing the mylar.**
- Street Name
The street name is the extension of an existing road that has been approved by Ada County.
- 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 does not satisfy these requirements for street trees. The Applicant shall submit a revised landscape plan showing the correct number of trees, with detached sidewalks, all street trees should be shown on the plan. If street trees are to be planned by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**
- Setbacks – **Staff has recommended R-1 setbacks for the development.**
- Mailbox Cluster – **The Applicant shall work with the Star Postmaster on approval for mail delivery boxes/cluster. This approval documentation will need to be provided to City Staff prior to signing the mylar.**
- Economic Corridors Access and Roadway Connection Management Plan– The current adopted ECAMP Map shows a designation for a "Conceptual Alignment of a Proposed Future Collector" in the area of this proposed preliminary/final plat. In 2019, the original

preliminary plat was reviewed under the adopted plan that also designated a future roadway in the area of the subject property. ACHD, in 2019, recommended that any roadway connection providing access to the proposed subdivision be constructed as a local street rather than a collector roadway. In their final report to the City dated July 10, 2019, ACHD also removed the requirement for a stub of the public street to the north.

AGENCY RESPONSES

Central District Health Dept.	April 13, 2023
DEQ	April 7, 2023
Idaho Dept of Fish & Game	April 18, 2023
Drainage District #2 (represented by Sawtooth Law)	April 11, 2023
Star City Transportation & Pathways Committee	Pending
ACHD (Original Review Letter)	July 10, 2019

PUBLIC RESPONSES

Steve Thiessen, Hatch Design Architecture

STAFF ANALYSIS AND RECOMMENDATION

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

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed preliminary and final plat applications meet 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.

FINAL PLAT FINDINGS:

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

- A. The Plat is in conformance with the Comprehensive Plan.

The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

- B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

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

Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

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

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

1. The approved Preliminary/Final Plat for the Mink Creek shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The subdivision shall meet all requirements of Canyon Highway District #4 and Star Fire District.
3. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service. Mailbox cluster locations shall be determined and located based on the Postmaster.**
4. 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. **Streetlight design/cut sheet shall be submitted to Staff and approved prior to signing the mylar. 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.
5. **The Applicant shall provide a revised preliminary/final plat that shows the correct sidewalk widths, detached sidewalks and planter strips in the development, unless a waiver is granted by Council. This shall be required prior to signing the mylar.**
6. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The applicant shall provide a revised landscape plan showing all the required trees.**
7. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
8. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned as needed, with regularity, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
9. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees to include one (1) tree per thirty-five (35) linear feet.
10. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.

11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
14. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
15. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
16. Applicant shall provide the City with one (1) full size, one (1) 11"x17" copy and an electronic copy of the **signed recorded final plat** with all signatures, prior to any building permits being issued.
17. The mylar/final plat shall be signed by the owner, Surveyor, Health District, and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
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. 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.**
- 22. Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number PP-23-02 & FP-23-04 Mink Creek
Subdivision on _____, 2023.





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

PRELIMINARY PLAT APPLICATION

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

FILE NO.: PP-23-02

Date Application Received: 03/28/2023

Fee Paid: _____

Processed by: City: Barbara Norgrove

Applicant Information:

PRIMARY CONTACT IS: Applicant ☐ Owner ☐ Representative ☒

Applicant Name: Joseph A + Lynn S. Moyle
Applicant Address: 280 Plummer Rd Star Zip: 83669
Phone: _____ Email: _____

Owner Name: SAME
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

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

Contact: Nate Mitchell Firm Name: _____
Address: 1470 N Rock Way Star ID Zip: 83669
Phone: 208-941-2688 Email: nate.mitchell@gmail.com

Property Information:

Subdivision Name: Mink Creek
Site Location: Moyle Lane
Approved Zoning Designation of Site: MU
Parcel Number(s): 50409428015, 2810, 38405, 38605, 38805

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	MU	IND	RES/Comm
Proposed	MU	NIA	IND
North of site	RUT	MU	AG
South of site	C-1	Comm	VACANT
East of site	IND	ROW	VACANT
West of site	C-2	Comm	STORAGE

SITE DATA:

Total Acreage of Site - 48.48
Breakdown of Acreage of Land in Contiguous Ownership - _____
Total Acreage of Site in Special Flood Hazard Area - N/A
Dwelling Units per Gross Acre - .23
Minimum Lot Size - 21,000
Minimum Lot Width - 39,900

Total Number of Lots - 12
Residential - 9
Commercial - 1
Industrial - 1
Common - 1

Total Number of Units - 9
Single-family - 9
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - 42 % / 20.5 acres
Percent of Common Space to be used for drainage - _____
Describe Common Space Areas (amenities, landscaping, structures, etc.) - LAKE
Proposed Dedicated Lots & Acreage (school, parks, etc): N/A

Public Streets - 1 Private Streets - _____
Describe Pedestrian Walkways (location, width, material) - _____
Describe Bike Paths (location, width, material) - _____

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

Total Acreage of Site in Special Flood Hazard Area - 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxE, etc.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE _____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- 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 - SGWD

Irrigation Water - MIDDLETON IRR

Sanitary Sewer - SSWD

Fire Protection - SFPD

Schools - WEST ADA

Roads - ACHD

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

Areas of Critical Environmental Concern - No

Evidence of Erosion - No

Historical Assets - No

Riparian Vegetation - No

Stream/Creek - No

Unique Animal Life - No

Floodplain - No

Fish Habitat - NO

Mature Trees - NO

Steep Slopes - NO

Unstable Soils - 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 (✓)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
✓	Completed and signed Preliminary Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Narrative explaining the project. (must be signed by applicant)	
X	Legal description of the property (word.doc and pdf version with engineer's seal)	
✓	Recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
X	Approval of the proposed subdivision name from Ada County Surveyor's office.	
✓	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	
✓	Electronic copy in pdf. format of preliminary site grading & drainage plans	
X	Phasing plan shall be included in the application if the project is to be phased.	

X	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
X	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
	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 design and location 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).	
X	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
X	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
X	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.**

Lynn S. Mayle
Applicant/Representative Signature

3-28-23
Date

ACHD

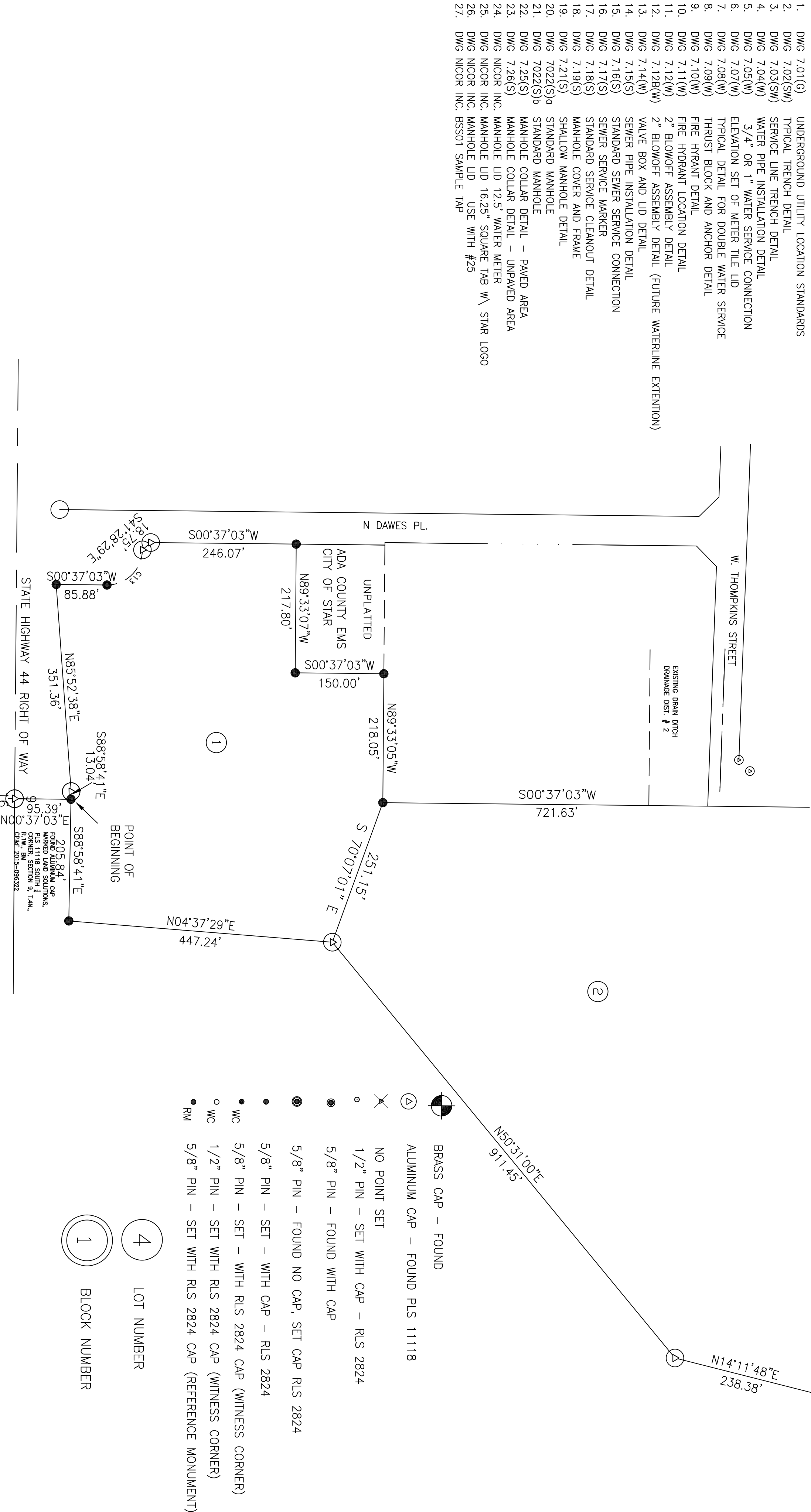
1. The engineer of record certifies that the plans are prepared in substantial conformance with the ACHD Policy and standards in effect at the time of preparation. The engineer acknowledges that ACHD assumes no liability for errors or deficiencies in the design. All variances from ACHD Policy shall be approved in writing. The following variances, listed by date and short description, were approved for the project: none
2. Master storm drainage easement reference.
FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256.

GENERAL

1. All work shall be done in accordance with the Standard Specifications and drawings, the City of Star, Star Sewer and Water district, the requirements of ACHD Supplemental and the 2017 edition of the ISPMC.
2. All contractors, Subcontractors and /or utility Contractors shall attend a pre-construction conference a minimum of three (3) working days prior to start of construction.
3. Take all for dimensions, easements and certain off-site easements from the construction plans and the design engineer's field notes.
4. The contractor shall maintain all existing drainage and irrigation facilities within the construction area until the drainage and irrigation facilities are in place and functioning.
5. All contractors working within the project boundaries are responsible for compliance with all applicable safety laws of any jurisdictional body. The contractor shall be responsible for all barricades, safety devices and control of traffic within and around the construction site.
6. All material on or for the project must meet the minimum requirements of the approving agency or as set forth herein, whichever is more restrictive. Contractors must furnish proof that all materials installed on this project must meet the requirements of the request of the approving agency and/or the Design Engineer.
7. The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. The contractor assumes all responsibility for any and all damages caused by his failure to exactly locate and preserve any and all underground utilities.
8. Work subject to approval by any political subdivision or agency must be approved prior to (A) backfilling trenches for pipe; (B) placing of aggregate base; (C) placing of concrete; (D) placing of asphalt paving. Work done without such approval does not relieve the Contractor from the responsibility of performing the work in an acceptable manner.
9. The contractor shall keep on site at all times a copy of the approved constructed conditions plan. The contractor shall maintain the production of record drawings per section 1.2.1.3 prior to final approval of the pipeline installation.
10. Fire hydrants for this project are numbered from NE-234 to NE-241.

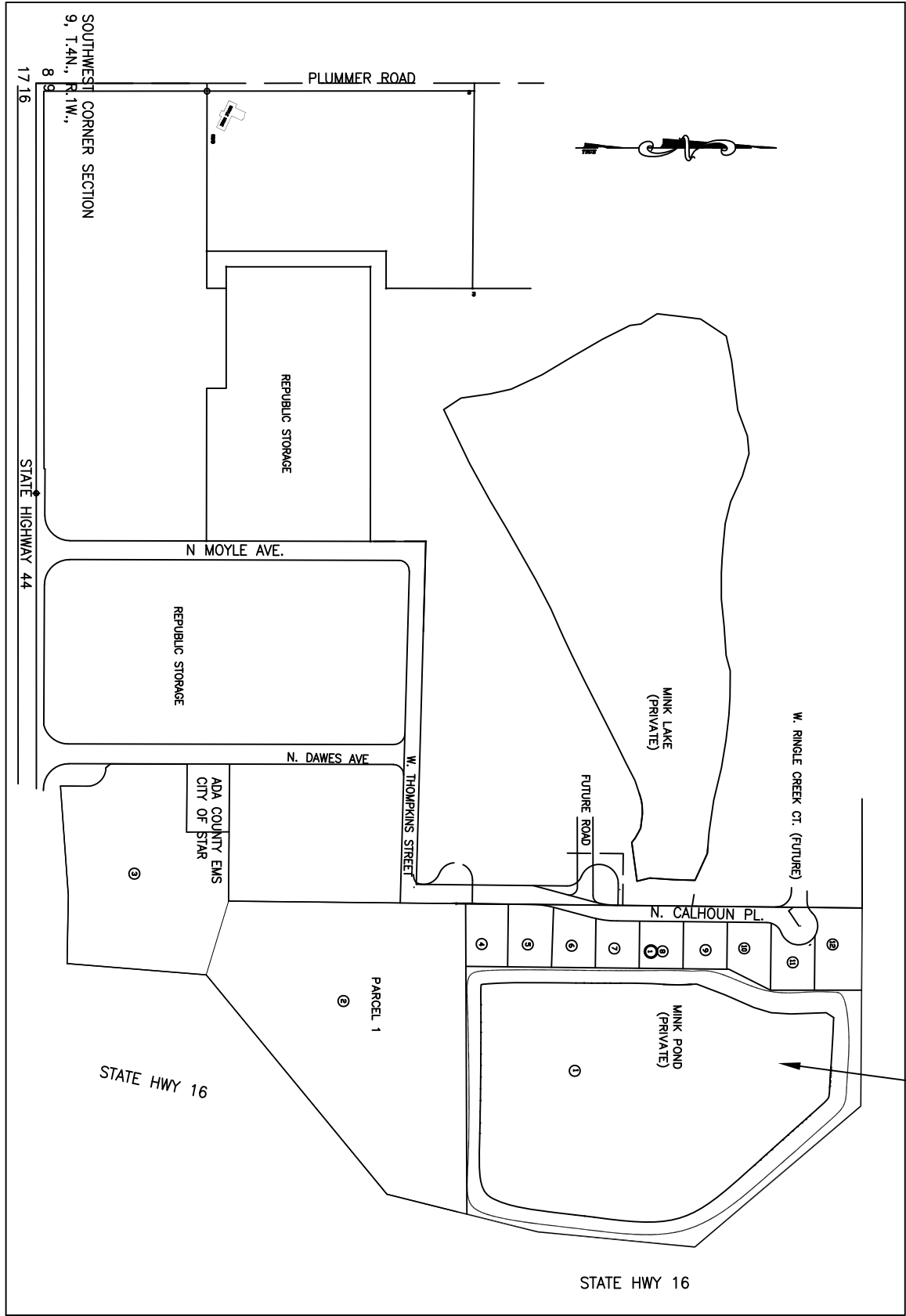
STAR STANDARD DRAWING DETAILS

1. DWG 7.01(C) UNDERGROUND UTILITY LOCATION STANDARDS
2. DWG 7.02(SW) TYPICAL TRENCH DETAIL
3. DWG 7.03(SW) SERVICE LINE TRENCH DETAIL
4. DWG 7.04(W) WATER PIPE INSTALLATION DETAIL
5. DWG 7.05(W) 3/4" OR 1" WATER SERVICE CONNECTION ELEVATION SET OF WATER TILE LID
6. DWG 7.07(W) TYPICAL DETAIL FOR DOUBLE WATER SERVICE
7. DWG 7.08(W) THERUST BLOCK AND ANCHOR DETAIL
8. DWG 7.09(W) FIRE HYDRANT DETAIL
9. DWG 7.10(W) FIRE HYDRANT LOCATION DETAIL
10. DWG 7.11(W) 2" BLOWOFF ASSEMBLY DETAIL
11. DWG 7.12(W) 2" BLOWOFF ASSEMBLY DETAIL (FUTURE WATERLINE EXTENTION)
12. DWG 7.14(W) VALVE BOX AND LID DETAIL
13. DWG 7.15(S) SEWER PIPE INSTALLATION DETAIL
14. DWG 7.16(S) STANDARD SEWER SERVICE CONNECTION
15. DWG 7.17(S) SEWER SERVICE MARKER
16. DWG 7.18(S) STANDARD SERVICE CLEANOUT DETAIL
17. DWG 7.19(S) MANHOLE COVER AND FRAME
18. DWG 7.21(S) SHALLOW MANHOLE DETAIL
19. DWG 7.22(S) STANDARD MANHOLE
20. DWG 7.22(S)H STANDARD MANHOLE
21. DWG 7.25(S) MANHOLE COLLAR DETAIL - PAVED AREA
22. DWG 7.26(S) MANHOLE COLLAR DETAIL - UNPAVED AREA
23. DWG 7.26(S) MANHOLE LID 12.5" WATER METER
24. DWG NICOR INC. MANHOLE LID 16.25" SQUARE TAB W\ STAR LOGO
25. DWG NICOR INC. MANHOLE LID USE WITH #25
26. DWG NICOR INC. MANHOLE LID
27. DWG NICOR INC. BSS01 SAMPLE TAP



CONTRACTOR SHALL CONTACT DIGLINE
AT 342-1585 OR 811
PRIOR TO ANY CONSTRUCTION

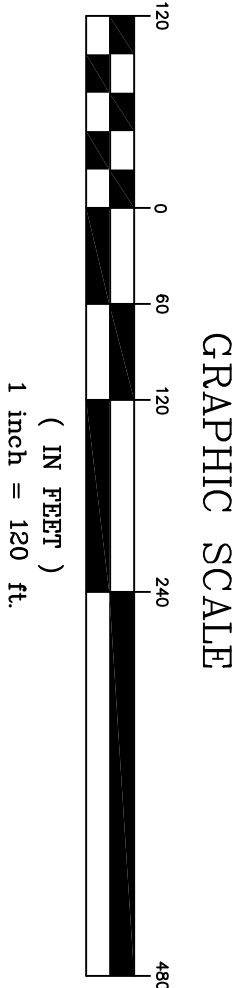
MINK CREEK NO. 1
A PORTION OF THE SOUTH 1/2 OF
SECTION 9, T4 N., R1 W., BOISE MERIDIAN
ADA COUNTY, IDAHO
- 2022 -



NOT TO SCALE

OWNER \ APPLICANT:
JOSEPH MOYLE FAMILY TRUST
1280 N. PLUMMER ROAD
STAR, IDAHO 83669
PHONE 208-861-1600

JOHNSON ENGINEERING
(208) 850-7022
PO BOX 786, MIDDLETON,
IDAHO 83644
royjohnson05@msn.com



DRAWING INDEX	
SHEET 1	COVER SHEET
SHEET 2	PROPOSED PLAT
SHEET 3	SPECIFICATIONS
SHEET 4	DETAILS
SHEET 5	STREET PLAN
SHEET 6	SEWER PLAN AND PROFILE
SHEET 7	WATER PLAN
SHEET 8	PRESSURE IRRIGATION PLAN
SHEET 9	EROSION CONTROL, STREET LIGHTS AND SIGNAGE PLAN
SHEET 10	PRE DEVELOPMENT TOPO
SHEET 11	GRADING AND LANDSCAPE PLAN

SHEET 1 OF 11	MINK CREEK SUBDIVISION NO. 1	JOHNSON ENGINEERING (208) 850-7022 PO BOX 786, MIDDLETON, IDAHO 83644 royjohnson05@MSN.com	DATE: 1/15/21 DESIGNED BY: [Signature] CHECKED BY: [Signature] REVIEWED BY: [Signature]
	COVER SHEET		1' = 100'

GENERAL

- All work shall be done in accordance with the Specifications, the SSWD Standard Specifications and Drawings, the City of Star, the requirements of the Ada County Highway District, and the ISPMC latest edition.
- All Contractors, Subcontractors and/or Utility Contractors shall attend a pre-construction conference a minimum of three (3) working days prior to start of work. Take all lot dimensions, easements and certain off-site easements from the plat of: MINK CREEK SUBJ. NO. 1, a copy of which is attached to these plans.
- The Contractor shall maintain all existing drainage and irrigation facilities within the construction area until the drainage and irrigation improvements are in place and functioning.
- All Contractors working within the project boundaries are responsible for compliance with all applicable safety laws of any jurisdictional body. The Contractor shall be responsible for all barricades, safety devices and control of traffic within and around the construction area.
- All material furnished on or for the project must meet the minimum requirements of the approving agencies or as set forth herein, whichever is more restrictive. Contractors must furnish proof that all materials installed on this project meet the requirements at the request of the approving agency and/or the Design Engineer.
- The locations of existing underground utilities are shown in an approximate way only. The Contractor shall determine the exact location of all existing utilities before commencing work. The Contractor assumes all responsibility for any and all damages caused by his failure to exactly locate and preserve any and all underground utilities.
- Work subject to approval by any political subdivision or agency must be approved prior to (A) backfilling trenches for pipe, (B) placing of aggregate base, (C) placing of concrete, (D) placing of asphalt paving. Work done without such approval does not relieve the Contractor from the responsibility of performing the work in an acceptable manner.
- The Contractor shall keep on site at all times a copy of the approved construction plans on which is recorded the actual locations of the constructed pipe line and any other utilities encountered. The Contractor shall provide these locations to the Design Engineer for use in the production of record drawings per Section 1.2.J.3 prior to final approval of the pipe line installation.

WATER

- Construct the water system to conform with the latest edition of standards in the "Idaho Rules for Public Drinking Water Systems" (IDAPA 58.01.08), the SSWD Standard Specifications and Drawings and the latest edition of the I.S.P.W.C. Where discrepancies arise between the SSWD and the ISPMC, the most restrictive requirement shall apply.
- All water pipe and fittings shall comply with applicable portions of Section 3.1 of the SSWD Standard Specifications and Drawings. Water mains shall be AWWA C-900, or C-909, Class 150 PVC.
- Five (5) feet of cover shall be provided for all water mains located in a section-line road. Five feet of cover may be necessary for some mid-section line roads: see plans. Four (4) feet of cover shall be provided for all other water mains.
- The horizontal separation of water and sewer mains shall be a minimum of ten (10) feet. Where it is necessary for sewer (sanitary sewer, storm drain, and irrigation) and water lines to cross each other, and the sewer line is less than eighteen (18) inches below or above water main, the sewer line shall be Class 200 ASTM D-2241 PVC pipe with water-tight joints, or equal construction, for a distance of ten (10) feet on both sides of water line in accordance with Section 542.07 of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08. One full length of both water and sewer lines shall be centered at the crossing point so that all joints will be as far from the crossing as possible. In lieu of constructing or reconstructing the sewer to conform to water main standards, the water line may be sleeved in AWWA C 900 class 200 PVC for a distance of ten (10) feet on both sides of the crossing.
- Locate subsurface storm water disposal facilities (including unlined ponds, infiltration beds and drywells) at least 25 feet from main water lines. This requirement does not apply to catch basins or sand and grease vaults.
- Place No. 12 direct burial wire along the north and east side of water mains and service lines, per Standard Drawing No. 7.04(W).
- The Contractor shall notify the SSWD two (2) working days before initial construction begins and shall also request inspection of water lines and appurtenances twenty-four (24) hours in advance of backfilling.
- Construct, pressure-test, flush and disinfect all water distribution systems in accordance with applicable portions of Section 3.1 of the SSWD Standard Specifications and Drawings.
- Place water service lines in a two (2) inch diameter schedule 80 water class pipe wherever the service line crosses a storm water disposal facility (i.e. seepage beds, drainage swales).
- The Contractor shall be responsible for providing continuous water service to all existing water users affected by construction.
- The Contractor shall be responsible for locating and marking all existing service connections per Standard Drawing 7.08(W).
- Secure and anchor all tees, plugs, caps, bends, and other locations where unbalanced forces exist by suitable thrust blocking as shown on Standard Drawing 7.09(W).

- Only plan approved by the SSWD Engineer or his authorized representative shall be used by the project contractor(s).
- The Contractor shall flow test all fire hydrants. The fire department shall be present for flow testing of all fire hydrants.
- Contractor shall notify residences/establishments at least 24 hours prior to shutting down water service. All shutdowns shall be coordinated with SSWD
- Furnish and install carsonite utility markers at each right of way line for all crossings, and at 500' intervals for pipe not buried beneath asphalt. Provide markers on both dead end lines.

SEWER

- All work shall be done in accordance with the latest edition of the "Wastewater Rules" (IDAPA 58.01.16) ISPMC and the supplemental SSWD Standard Specifications. Where discrepancies arise between the SSWD and the ISPMC, the most restrictive requirement shall apply.
- Approval and acceptance of all sewer construction will be by the SSWD for sewer mains and service stubs, and by the Plumbing Bureau for the piping from the sewer stub to and including plumbing inside buildings. Such inspections shall not relieve the contractor from the responsibility of performing the work in an acceptable manner in accordance with the approved construction plans and Standard Specifications and Drawings.
- All sewer pipe shall be bell and spigot, polyvinyl chloride (PVC), SDR 35, ASTM-D-3034, unless otherwise specified. All sewer pipe shall comply with applicable portions of Section 4.1 of the SSWD Standard Specifications and Drawings.
- Locate service lines to the points shown on the drawings or as marked by the Surveyor/Engineer in the field. Mark and construct service lines in accordance with the Standard Drawings 7.16(S) and 7.17(S). The service marker shall be in place for the final inspection.
- The SSWD will inspect all public sewer construction whether within public right-of-way or easement. The Contractor will notify the SSWD forty-eight (48) hours prior to start of construction, and again twenty-four (24) hours prior to pouring concrete collars.
- Maintain groundwater levels one foot (1') or more below the pipe invert, per ISPMC, during pipe laying and pipe joining operations and while making sewer taps. Clean and restore to their original state any ditches and storm drain facilities that are silted due to the Contractor's dewatering efforts. Bedding and pipe zone material shall be three-quarter inch (3/4") rock chips unless otherwise approved.
- Install sewer service lines prior to street improvements. Service lines at 2% slope unless otherwise approved by SSWD.
- Construct sanitary sewer manholes in accordance with Section 4.3 of the Standard Specifications, and Drawings 7.21(S), 7.22(S), 7.24(S), 7.26(S), 7.26(S) as applicable.
- The Contractor shall test all sewer lines in accordance with Section 4.1.C of the SSWD Standard Specifications and Drawings and Sections 501.3.4 and 502.3.12 of the ISPMC.
- Place sewer service lines in a six (6) inch diameter water class pipe wherever the service line crosses a stormwater disposal facility (i.e., seepage beds, drainage swales). The separation of water and sewer mains shall be per water note # 4.
- When cover over a sewer pipe is less than three (3) feet from top of pipe to subgrade or top of pipe to natural ground, use "Class 200 water pressure pipe", ASTM D 2241, SDR 21, including service lines and fittings.
- Only plans approved by the SSWD engineer shall be used by the project contractor.
- The Contractor shall conduct a television inspection upon completion of the sewer lines and provide a videotape of the inspection prior to final acceptance of the sewer, per Section 4.3 of the Standard Specifications.
- The Contractor's surveyor shall verify each manhole invert elevation during placement. The surveyor shall also verify the pipe invert elevation 100 feet from each manhole to confirm pipe grade.
- The Contractor shall furnish manholes with manhole identification numbers labeled on the inside.

PRESSURIZED IRRIGATION

- General

The city of star does not exercise authority over installation, operation or maintenance of a proposed pressurized irrigation system, except if the system is to be maintained and operated by a homeowners association, the city of star will monitor the type of materials used and the installation thereof.

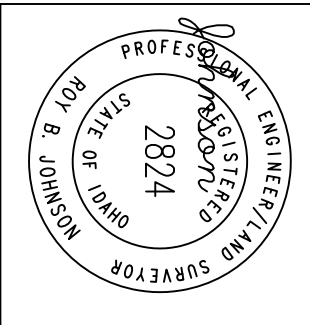
the following notes shall be incorporated into all plans for pressurized irrigation systems:

- Fnder tape shall be installed with all irrigation mains. Tape shall be two (2) inches wide, metallic purple in color, with the words danger—unsafe water or non-potable water clearly marked along the length of the tape. Tape shall be placed between six (6) inches below the surface and eighteen (18) inches above the top of the pipe.
- All irrigation risers and faucets shall be identified with durable tags carrying the warning danger—unsafe water (or equivalent)
- All valve boxes and vaults shall be clearly identified with the warning danger—unsafe water or non-potable water (or equivalent), and shall be located a minimum of ten (10) feet outside of the public right-of-way.
- Ten feet of horizontal separation shall be maintained between water mains and non-potable water lines. If ten feet cannot be maintained, a horizontal separation of six feet is required. measured between the outside of the pipes, and the water main must be at least eighteen (18) inches above the non-potable line.
- A reduced pressure backflow preventer must be installed in any connection between the potable water system and the pressure irrigation system. (call city of star to verify that the device is approved for use in the city)
- At any location where the pressure irrigation main and water main cross, the water pipe shall be centered so that both joints are located as far as possible from the crossing. A vertical separation distance of eighteen (18) inches shall be maintained between the pipes wherever possible.
- ALL CROSSINGS OF THE PUBLIC RIGHT-OF-WAY WITH PRESSURE IRRIGATION SHALL BE INSTALLED AT A MINIMUM DEPTH OF SIX-AND ONE-HALF (6 1/2) FEET AND BE IN A C-900 SLEEVE WITH LOCATOR WIRE. WHEN CROSSING THE POTABLE WATER MAIN THE C-900 SHALL BE ONE SECTION OF PIPE CENTERED AT THE CROSSING POINT. THE ENGINEER SHALL INSPECT CROSSINGS PRIOR TO BACKFILLING.
- Domestic water service and pressure irrigation must be on opposite sides of a lot corner.
- The irrigation system shall be pressure tested to one hundred—fifty (150) pounds per square inch (psi).
- All pressurized irrigation shall be inspected by the engineer forty—eight (48) hours advance notice is required.
- All irrigation pipe in this subdivision shall be class 200 pvc, either slip joint or rubber gasket.

Roadway notes: ada county highway district

- All roadway construction in the public right-of-way shall conform to the current edition of i.s.p.w.c. and the add'l supplemental specifications; no exceptions to the district policy, standards and the i.s.p.w.c. will be allowed unless specifically and previously approved in writing by the district.
- Inspection of work within the right-of-ways shall be by the ada county highway district.
- All tops of valve boxes and sewer manholes shall be set flush with the slope of the finished street grades.
- All storm drainage appurtenances shall be inspected and approved by the ada county highway district.
- All water valves, blow-offs and manholes shall be placed so as to not conflict with any concrete curb and gutter, valley gutter and sidewalk improvements.
- Contact add'l inspection services at 387-6284 24 hours prior to inspection.
- Actual field conditions during trenching may require additional pavement beyond the limits shown on the plans. the following conditions are listed in section 6000 of the add'l policy manual.
 - All asphalt match lines for pavement repair shall be parallel to the centerline of the street and any area damaged by equipment during trenching operations.
 - If the cumulative damaged pavement exceeds 50% of the total road surface, contractor shall replace the entire road surface.
 - Contractor shall replace the pavement surface to insure the match line does not fall within the wheel path of a lane.
 - Flowable fill or imported material may be required if the native material is deemed unsuitable by ada inspector, does not meet compaction standards or time is a critical factor.
 - Any exceptions to these rules shall be pre-approved in writing by district staff before construction begins.
- Prior to placement of any pavement markings contact add'l inspection for verification of compliance with policy and existing pavement markings.

Roy B.
1/21/2022

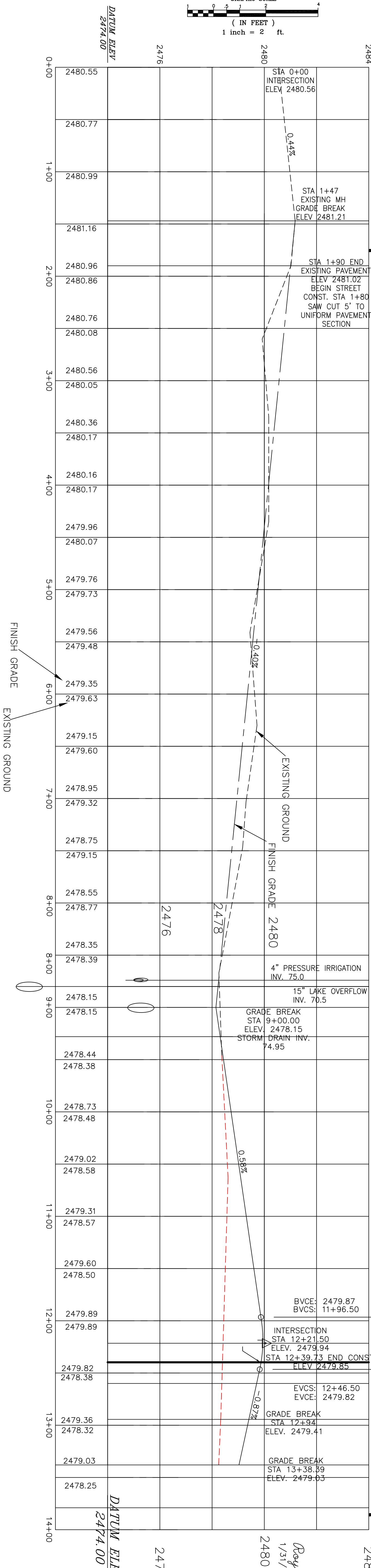
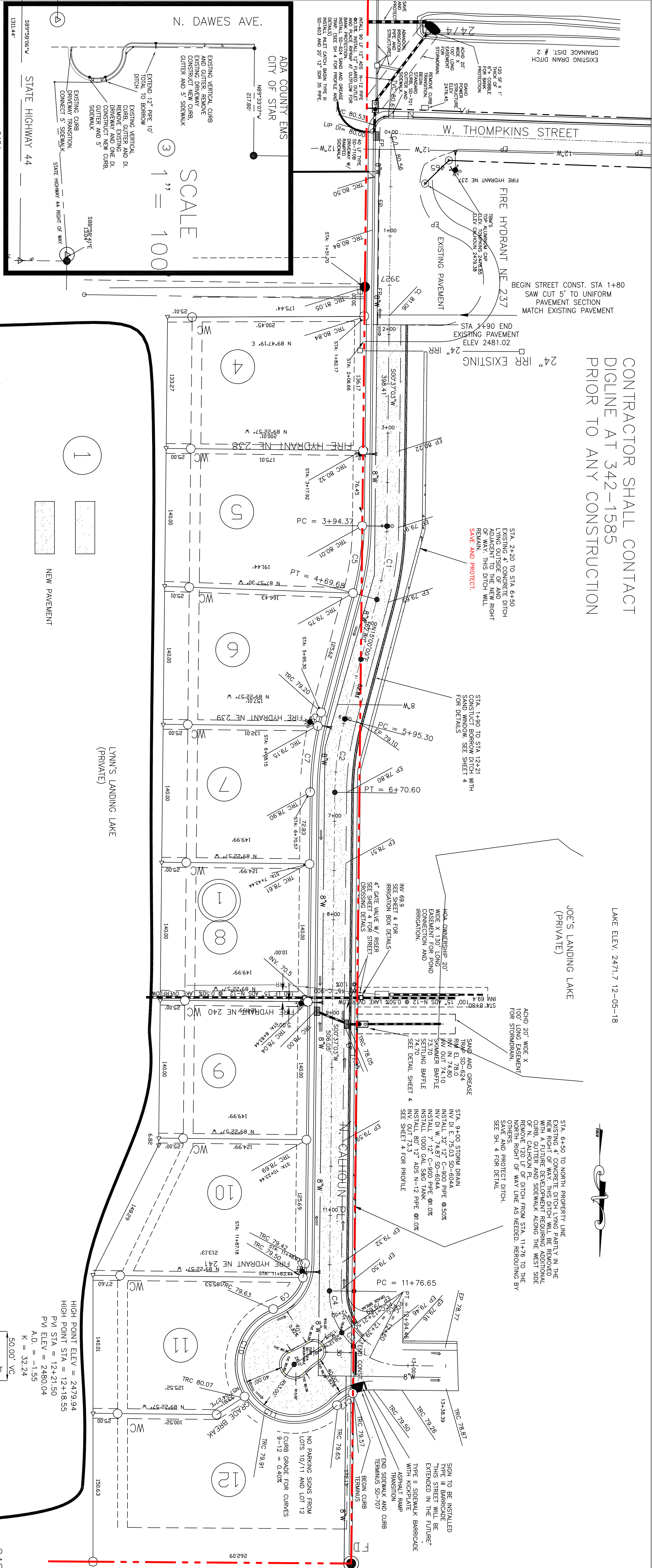


JOHNSON
ENGINEERING
PO BOX 786
MIDDLETON, IDAHO 83644
(208) 850-7022
royjohnson05@msn.com

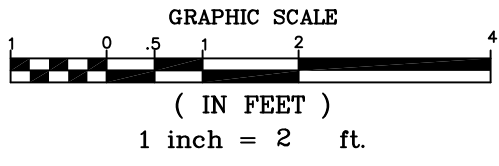
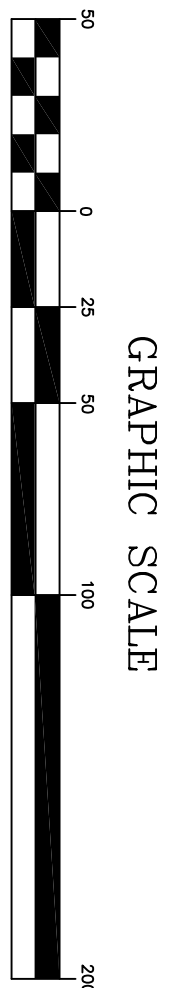
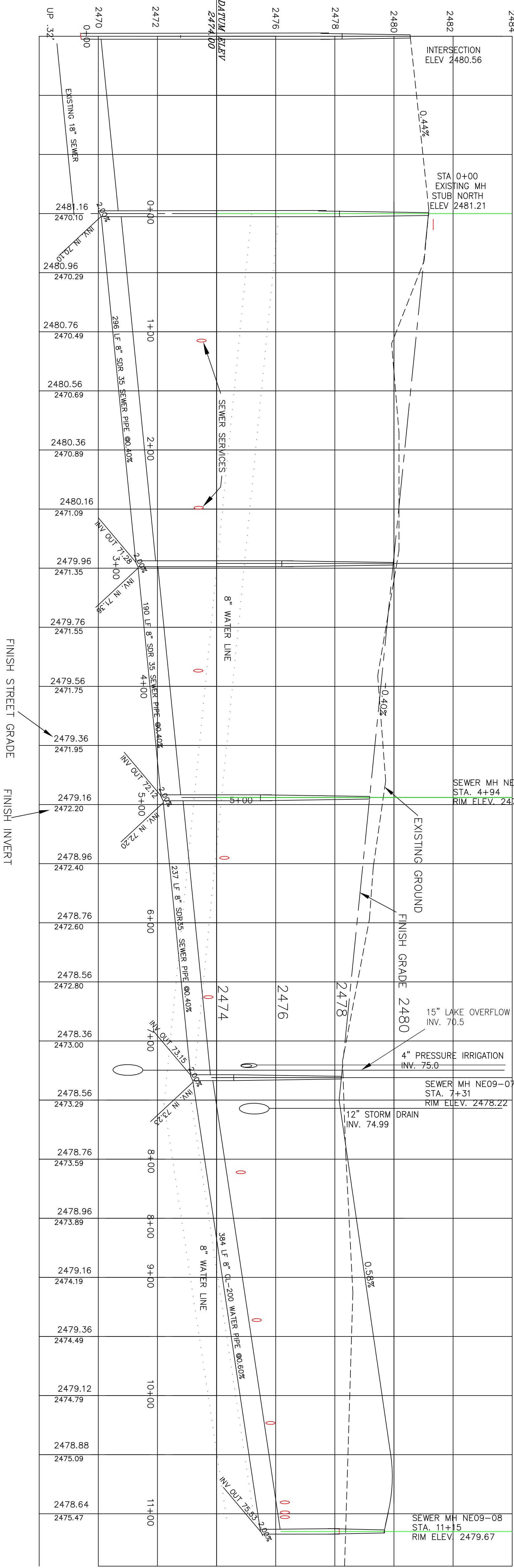
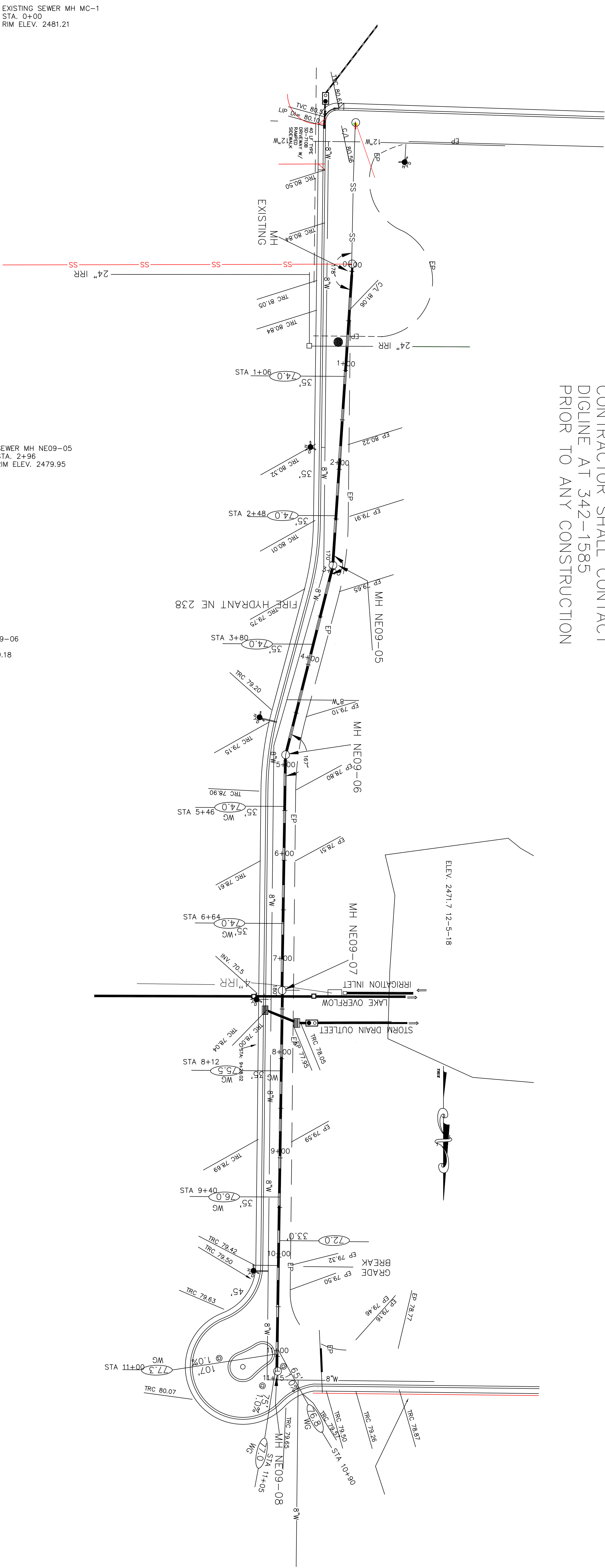
MINK CREEK SUBDIVISION
STANDARD SPECIFICATIONS
AND NOTES

CONTRACTOR SHALL CONTACT
DIGLINE AT 342-1585
PRIOR TO ANY CONSTRUCTION

LAKE ELEV. 2471.7 12-05-18



CONTRACTOR SHALL CONTACT
DIGLINE AT 342-1585
PRIOR TO ANY CONSTRUCTION



Roy B. Johnson
1 / 3 / 2020
PROFESSIONAL ENGINEER
STATE OF IDAHO
NO. 58824
ROY B. JOHNSON
MIDDLETON, IDAHO

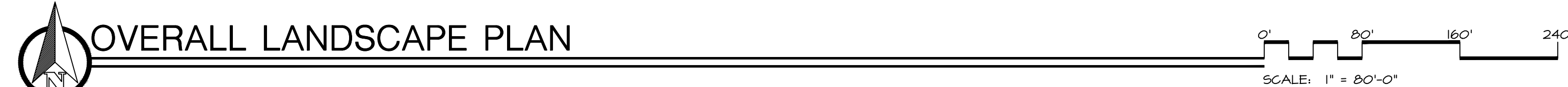
SCALE:	1" = 50'	REVISED
DATE:	11/20/2018	
DESIGNED BY:	ROY B. JOHNSON	
F:\JOHNSON MASTER FILE\MIDDLETON CREEK FINAL PLAT AND PLANS\5 MNC CREEK ACHD STREET PLANS.DWG		

MINK CREEK SUBDIVISION NO. 1	JOHNSON ENGINEERING PO BOX 786 MIDDLETON, IDAHO 83644 (208) 850-7022 royjohnson05@msn.com
SEWER PLAN AND PROFILE N. CALHOUN PLACE	

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLER FOR APPROVAL BY OWNER.
3. ALL LAWN AREAS SHALL BE SODED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
5. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
6. ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION. A PH FROM 6.5 TO 7.0. TOPSOIL FROM THE SAME SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 12" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODED AND 3" IN PLANTING BED AREAS.
7. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRICFORM' PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
8. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
9. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
10. REMOVE ALL CLIP, ANY TRIANGLE, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
11. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
12. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
13. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
14. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE STRUCTURES, OR FACILITIES.
15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

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

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

[illegible]

SINGLE FAMILY AREA _____ 26.56 ACRES TOTAL
ZONING _____ MU
SINGLE FAMILY UNITS _____ 9
TOTAL OPEN/Common AREA _____ 2.5 ACRES
PERCENT OPEN AREA _____ 9%

* ROADWAY LANDSCAPE BUFFERS:
N CALHOUN PLACE:
5' STREET BUFFER
1,265 FEET OF STREET BUFFER
STREET TREES @ 1/35' =36 TREES REQUIRED
36 TREES PROPOSED

JOHNSON ENGINEERING
ROY JOHNSON, P.E.
PO BOX 786
MIDDLETON, IDAHO 83644
208-850-7022

SOUTH BECK & BAIRD
JIM MIHAN
2002 S VISTA AVENUE
BOISE, ID 83705
208-342-2999

DATE: 03/10/2022

Copyright © 2022

[illegible]

DRAWN BY:
JRB

CHECKED BY: JGM

PROJECT NUMBER

SHEET:

L1.00

Shawn Nickel

From: Steve Thiessen <steve@hatchda.com>
Sent: Monday, April 24, 2023 2:51 PM
To: Shawn Nickel
Cc: Ryan Field
Subject: Burnett Storage

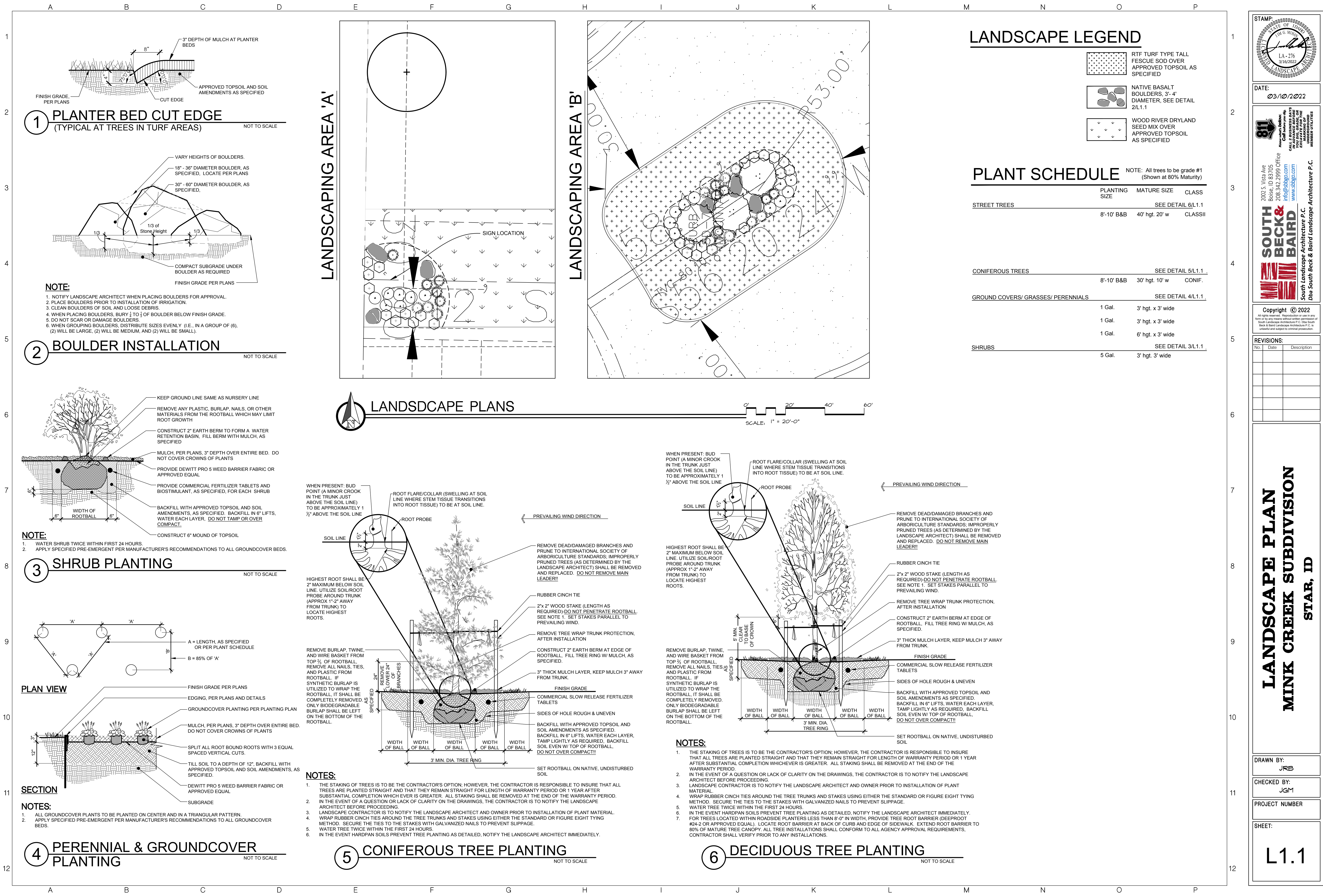
Good afternoon Shawn,

Hatch Design Architecture represents the proposed project located at 771 N Hwy 16 just to the North of the proposed subdivision. Our project needs to maintain the proposed emergency fire access to the south. Please let us know if you have any questions.

Thank you,
Steve

Steve Thiessen, Architectural drafter
Hatch Design Architecture
200 West 36th Street
Boise, ID 83714
C: [208-598-5032](tel:208-598-5032) O: [208-475-3204](tel:208-475-3204) F: [208-475-3205](tel:208-475-3205)
E: Steve@HatchDA.com

This communication may contain information that is privileged, confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is strictly prohibited. If this communication was received in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. ©2023



STAMP:

STATE OF IDAHO

LA - 276

3/16/2022

LANDSCAPE

DATE:

03/10/2022

2022 S. Visa Ave
Boise, ID 83705
CALL 2 BUSINESS DAYS
FOR A QUOTE OR
SCHEDULE A CONSULTATION
811

South
Beck &
Baird

South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

Copyright © 2022
All rights reserved. No reproduction or translation
in any form or by any means without written permission of
South Landscape Architecture P.C. or Dba South
Beck & Baird Landscape Architecture P.C. is
forbidden and subject to criminal prosecution.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
MINK CREEK SUBDIVISION
STAR, ID

DRAWN BY:

JRB

CHECKED BY:

JGB

PROJECT NUMBER

SHEET:

L1.1



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ ACZ
☐ Boise
☐ Eagle
☐ Garden City
☐ Meridian
☐ Kuna
☒ Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat PP-23-02/FP-23-041

Development Name/Section Mink Creek CDH File # _____

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water
- ☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water
- ☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- ☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- ☐ 11. Land development application, fee per lot, test holes and full engineering report is required.
- ☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☐ 14. _____

Reviewed By:

Rowan

Date: 4/13/23

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

April 7, 2023

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Mink Creek Subdivision Preliminary Plat and Final Plat

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK

Shawn Nickel

From: Flack,Brandon <brandon.flack@idfg.idaho.gov>
Sent: Tuesday, April 18, 2023 5:13 PM
To: Shawn Nickel
Subject: FW: Agency Transmittal - Mink Creek Subdivision Preliminary Plat and Final Plat
Attachments: Agency Transmittal - Mink Creek Subdivision Preliminary and Final Plat.pdf

Hi Shawn,

By way of comments on this project, IDFG recommends the following practices for residential subdivisions:

- Residents should control pets, including cats, at all times (fenced yard, keep indoors, kenneled, leashed, etc.). Pets, at-large, dramatically increase a residential subdivision's negative effects on wildlife.
- Prohibit the feeding of wildlife and require that potential wildlife attractants (pet food, garbage, gardens, etc.) be maintained in a way to reduce wildlife conflicts (skunks, foxes, raccoons, magpies, etc.). Eliminating or minimizing the potential for wildlife depredations is the responsibility of the property owner.
- Native vegetation should be retained to the extent possible during project implementation to support birds, small mammals, and pollinator species.
- Retain buffers of riparian vegetation that surround any wetland resources on the property.
- If community ponds are developed, legal water rights are required for the appropriate beneficial use (storage, irrigation, recreation, etc.). If the ponds will be used for fishing, a private pond permit from IDFG is required to stock the ponds with fish, and a live fish transport permit may also be required.
- All fencing within and around the subdivision should be wildlife friendly. IDFG can provide additional details upon request.

Thank you for your interest in the state's fish, wildlife, and plant resources. Please feel free to contact me with additional information needs or other questions.

Regards,

Brandon Flack
Regional Technical Assistance Manager
Idaho Dept. of Fish and Game
Southwest Region
15950 N. Gate Blvd.
Nampa, ID 83687
Ph: (208) 854-8947



From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Wednesday, April 5, 2023 3:09 PM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; TAX GIS

<gis@tax.idaho.gov>; D3Development.Services@itd.idaho.gov; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO Admin <BRO.Admin@deq.idaho.gov>; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; Horner Marci <Horner.Marci@westada.org>; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; Julissa Wolf <jwolf@baileyengineers.com>; syarrington@adacounty.id.gov; Western Info <westerninfo@idwr.idaho.gov>; gmprdtim@gmail.com; gmprdjulie@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; Flack,Brandon <brandon.flack@idfg.idaho.gov>; Ryan Field <rfield@staridaho.org>; Cheryl.Implach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent.Trimboli@itd.idaho.gov; zsmith@adacounty.id.gov; Wendy.Howell@itd.idaho.gov; CalahanH <CalahanH@landproDATA.com>
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Mink Creek Subdivision Preliminary Plat and Final Plat

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Subject: Agency Transmittal - Mink Creek Subdivision Preliminary Plat and Final Plat

Please see attached Agency Transmittal for Mink Creek Subdivision Preliminary Plat and Final Plat, located in Star, Ada County.

Thanks.

Shawn

SHAWN L. NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR
SNICKEL@STARIDAHO.ORG
208-908-5455



Boise Office

Golden Eagle Building
1101 W. River St., Ste. 110
P.O. Box 7985
Boise, Idaho 83707
Tel. (208) 629-7447

Challis Office

1301 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488

Twin Falls Office

236 River Vista Place
Suite 301
Twin Falls, Idaho 83301
Tel. (208) 969-9585

Fax (208) 629-7559



SAWTOOTH LAW

OFFICES, PLLC

Tuesday, April 11, 2023

David P. Claiborne *

S. Bryce Farris

Patxi Larrocea-Phillips

Evan T. Roth

Daniel V. Steenson

Matthew A. Sturzen

Katie L. Vandenberg-Van
Vliet

Andrew J. Waldera **

James R. Bennetts (retired)

Attorneys licensed in Idaho
** Also licensed in Washington*
*** Also licensed in Oregon*

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

Re: File Nos. PP-23-02 and FP-23-04 - **Mink Creek Subdivision** located on the north side of
W. State Street between N. Moyle Ave and Hwy 16

Dear Mr. Nickel:

The Drainage District No. 2 (referred to as "District") has a ditch or drain and easement that runs through or abuts this property. The District's easement is 100 feet, 50 feet to either side for open drains and 50 feet, 25 feet to either side for piped or closed drains. In addition, the Middleton Mill Ditch Company and Middleton Irrigation Association (collectively referred to as "MM-MI") have a lateral ditch and easement that runs through or abuts this property. The easement is 25 feet each side from the top of bank. The developer must contact the District and MM-MI's attorneys, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into District or MM-MI facilities occurs. The District and MM-MI must review drainage plans and construction plans prior to any approval.

The District and MM-MI generally require a License Agreement prior to any approval for the following reasons:

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

www.sawtoothlaw.com



April 11, 2023
City of Star Itr.
Page 2

Also, please be advised that neither the District or MM-MI approves of trees within their easements. Therefore, any existing trees within easement will need to be removed. On occasion, the District and MM-MI may make exceptions on a case-by-case basis, which requires the developers/owners to obtain written permission from the District or MM-MI for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,

A handwritten signature in blue ink, appearing to read "S. Bryce Farris", with a long horizontal flourish extending to the right.

S. Bryce Farris

SBF:krk

cc: MM-MI/DD2

**Project/File: Mink Creek Subdivision / SPP19-0002 / AZ-19-03, PP-19-02, CU-19-02**

The applicant is requesting annexation, zoning, preliminary plat and conditional use approval for Mink Creek Subdivision. The proposed subdivision consists of nine residential lots, one commercial lot and one common lot on 48.5-acres.

Lead Agency: City of Star

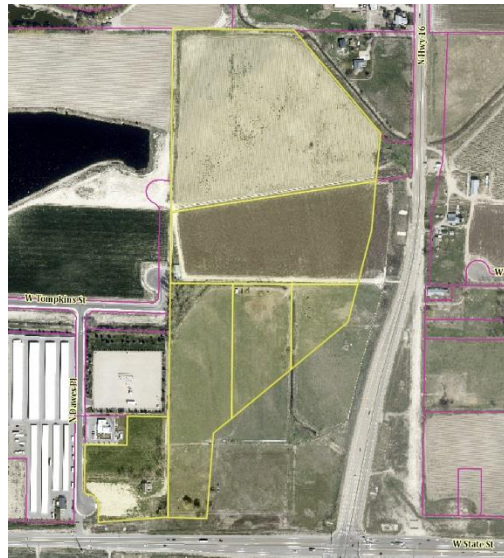
Site address: 8706 W. State Street

Commission Approval: July 10, 2019

Applicant: Mike Moyle
480 N. Plummer Rd.
Star, ID 83669

Representative: Nate Mitchell
10305 W. Floating Feather Rd.
Star, ID 83669

Staff Contact: Austin Miller
Phone: 387-6335
E-mail: amiller@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting annexation, zoning, preliminary plat and conditional use approval for Mink Creek Subdivision. The proposed subdivision consists of nine residential lots, one commercial lot and one common lot on 48.5-acres, to be zoned MU.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural-Urban Transition Zone	RUT
South	Neighborhood Commercial	C-1
East	Rural-Urban Transition Zone	RUT
West	Rural-Urban Transition Zone	RUT

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - American Star Subdivision, consisting of 240 buildable residential lots is located at the southeast corner of Plummer Road and Floating Feather Road and was approved by ACHD in October 2018.
 - Moon Valley Subdivision, consisting of 268 buildable residential lots is located west of State Highway 16 south of Moon Valley and was approved in March 2019.

5. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. **Capital Improvements Plan (CIP) / Integrated Five Year Work Plan (IFYWP):**
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 85 additional vehicle trips per day; 9 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.
2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 16	2,113-feet	Principal Arterial	772	N/A
** State Highway 44 State Street	203-feet	Principal Arterial	970	N/A
Calhoun Place	235-feet	Collector	N/A	N/A

** ACHD does not set level of service thresholds for State Highways.

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

* Acceptable level of service for a three-lane collector is "D" (530 VPH).

3. **Average Daily Traffic Count (VDT)**

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for SH-16 north of SH-44 was 12,911 on April 5, 2018.
- The average daily traffic count for SH-44 was of SH-16 was 16,640 on April 5, 2017.
- Average daily traffic counts are currently unavailable for this segment of Calhoun Place.

C. Findings for Consideration

1. **State Highways (SH-16 / SH-44)**

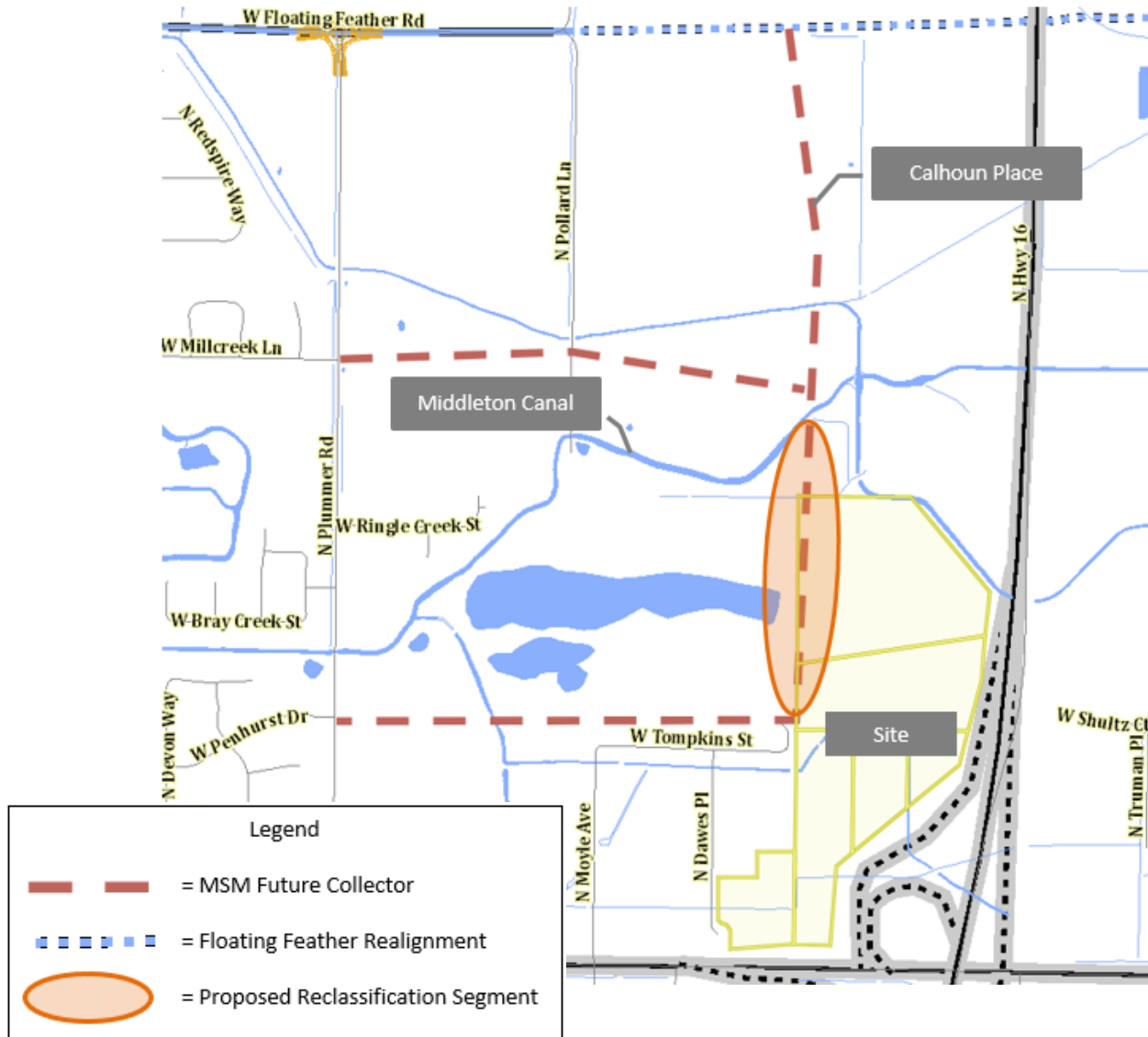
SH-16 and SH-44 are under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Star, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-16 and SH-44.

2. **Master Street Map**

The Master Street Map (MSM) guides right-of-way acquisition, collector street requirements, and specific roadway features that are required through development. The primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled on collector streets.

The MSM identifies Calhoun Place as a collector roadway, to extend through this site along the western property line, stubbing to the north. Calhoun Place is planned to connect to Floating Feather Road after it is realigned (see below).

The applicant has requested Calhoun Place be reclassified from a collector to a local street abutting their site. Staff supports the applicant's request and recommends Calhoun Place between Tompkins Street and the Middleton Canal be reclassified to a local street. A collector roadway system is in place to provide connectivity to the area via Plummer Road and Tompkins Street. Two bridges would need to be constructed for Calhoun Place to extend north to Floating Feather Road placing a further maintenance burden on ACHD. Constructing a collector roadway through this site and the neighboring parcel to the north will limit their development potential as direct access from a collector roadway to residential lots is not typically allowed, decreasing the likelihood of a future connection through development.



3. Calhoun Place

- a. **Existing Conditions:** As part of the SH-16 project, the Idaho Transportation Department (ITD) constructed Calhoun Place with 35-feet of pavement, a gravel shoulder and no curb gutter or sidewalk abutting this site. Calhoun Place terminates as a cul-de-sac with a 52-foot radius abutting the site, located outside of ITD right-of-way on the neighboring parcel to the west. Additional unimproved ITD right-of-way exists abutting the site 470-feet north of the existing cul-de-sac.

These streets were constructed to provide access to the properties that were affected by the extension of SH-16 to the east. ITD was to dedicate these streets to ACHD when completed

and accepted by ACHD. To-date, these streets have not been accepted by ACHD as public streets.

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 and Right-of-way Policy: District Policy 7207.5.2 states that unless otherwise approved the City of 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.

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.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

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.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant Proposal:** The applicant is proposing to construct Calhoun Place abutting the site as ½ of a 36-foot local street section with rolled curb, gutter and 5-foot wide attached concrete sidewalk on the east side. The west side is proposed to be improved with 12-feet of pavement a 3-foot wide gravel shoulder and a borrow ditch. The applicant is proposing to dedicate 50-feet of right-of-way to accommodate the improvements.
- d. **Staff Comments/Recommendations:** In anticipation of Calhoun Place being dedicated to ACHD, ACHD recommends that the City of Star require the applicant to improve Calhoun Place abutting the site, as proposed

Local streets are improved through development, if improvements are not required as part of this development application, Calhoun Place will remain unimproved and without pedestrian facilities.

4. Dawes Place

- a. **Existing Conditions:** Dawes Place is improved with as a 30-foot street section with curb, gutter, and no sidewalk abutting the site. There is 54-feet of ITD right-of-way for Dawes Place (27-feet from centerline).

These streets were constructed to provide access to the properties that were affected by the extension of SH-16 to the east. ITD was to dedicate these streets to ACHD when completed and accepted by ACHD. To-date, these streets have not been accepted by ACHD as public streets

- 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 and Right-of-way Policy: District Policy 7207.5.2 states that unless otherwise approved the City of 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.

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.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

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.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant's Proposal:** The applicant's proposal does not address Dawes Place abutting the site.
- d. **Staff Comments/Recommendations:** In anticipation of Dawes Place being dedicated to ACHD, ACHD recommends that the City of Star require the applicant to improve Dawes Place abutting the site. The applicant should be required to construct 5-foot wide concrete sidewalk along Dawes Place abutting the site.

Previously the City of Star has not supported public streets less than 36-feet wide. The applicant should be required to provide written approval from the City of Star and the appropriate fire department for the reduced street section.

The applicant should be required to sign Dawes Place for NO PARKING.

Local streets are improved through development, if improvements are not required as part of this development application Dawes Place will remain without pedestrian facilities.

5. Stub Streets

a. Policy:

Stub Street Policy: District policy 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4, except a temporary cul-de-sac will not be

required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7206.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- b. **Applicant Proposal:** The applicant is proposing to stub Calhoun Place to the western property line. The applicant has requested to not be required to provide a stub street to the northern property line.
- c. **Staff Comments/Recommendations:** The right-of-way should be required to extend to the western property line to allow for the future completion of the roadway and the stub street extension to the west, as proposed. A sign shall be installed at the terminus of the stub street stating that, "THIS STREET WILL BE EXTENDED IN THE FUTURE." The applicant should be required to construct a temporary cul-de-sac turnaround with a minimum 45-foot radius.

Staff supports the applicant's proposal as the neighboring parcel to the north currently has access to Pollard Lane, a public street. A second stub to this site would require another bridge to cross the Middleton Canal, providing additional maintenance costs to ACHD.

6. Driveways

6.1 Dawes Place

- a. **Existing Conditions:** There are two existing driveways onto Dawes Place from the site.
- b. **Policy:**
- Driveway Location Policy:** District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.
- Successive Driveways:** District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.
- Driveway Width Policy:** District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.
- Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.
- c. **Staff Comments/Recommendations:** The applicant should be required to close the two existing driveways on Dawes Place with curb, gutter and sidewalk. Access to Dawes Place will be reviewed with development of the commercial site.

7. Tree Planters

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

8. Landscaping

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

D. Site Specific Conditions of Approval

1. Construct Calhoun Place abutting the site as ½ of a 36-foot local street section with rolled curb, gutter and 5-foot wide attached concrete sidewalk on the east side. Improve the west side with 12-feet of pavement a 3-foot wide gravel shoulder and a borrow ditch. Dedicate 50-feet of right-of-way to accommodate Calhoun Place.
2. Construct 5-foot wide concrete sidewalk along Dawes Place abutting the site.
3. Provide written approval from the City of Star and the appropriate fire department for the reduced street section along Dawes Place.
4. The applicant should be required to sign Dawes Place for NO PARKING abutting the site.
5. Stub Calhoun Place to the western property line. Install a sign at the terminus of the stub street stating that, "THIS STREET WILL BE EXTENDED IN THE FUTURE." Construct a temporary cul-de-sac turnaround with a minimum 45-foot radius.
6. Close the two existing driveways on Dawes Place with curb, gutter and sidewalk. Access to Dawes Place will be reviewed with development of the commercial site.
7. 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.
8. Payment of impact fees is due prior to issuance of a building permit.
9. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

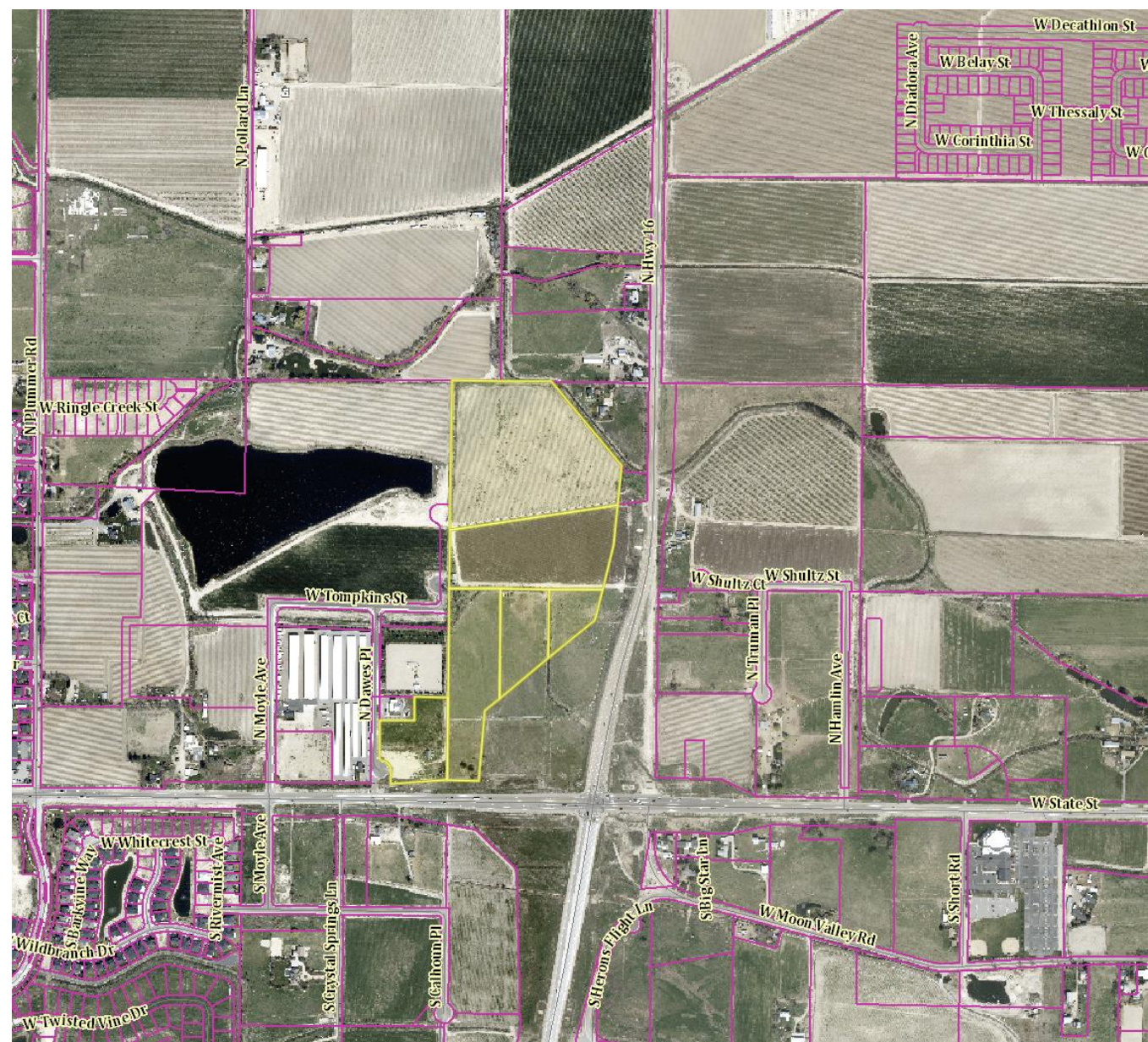
F. Conclusions of Law

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

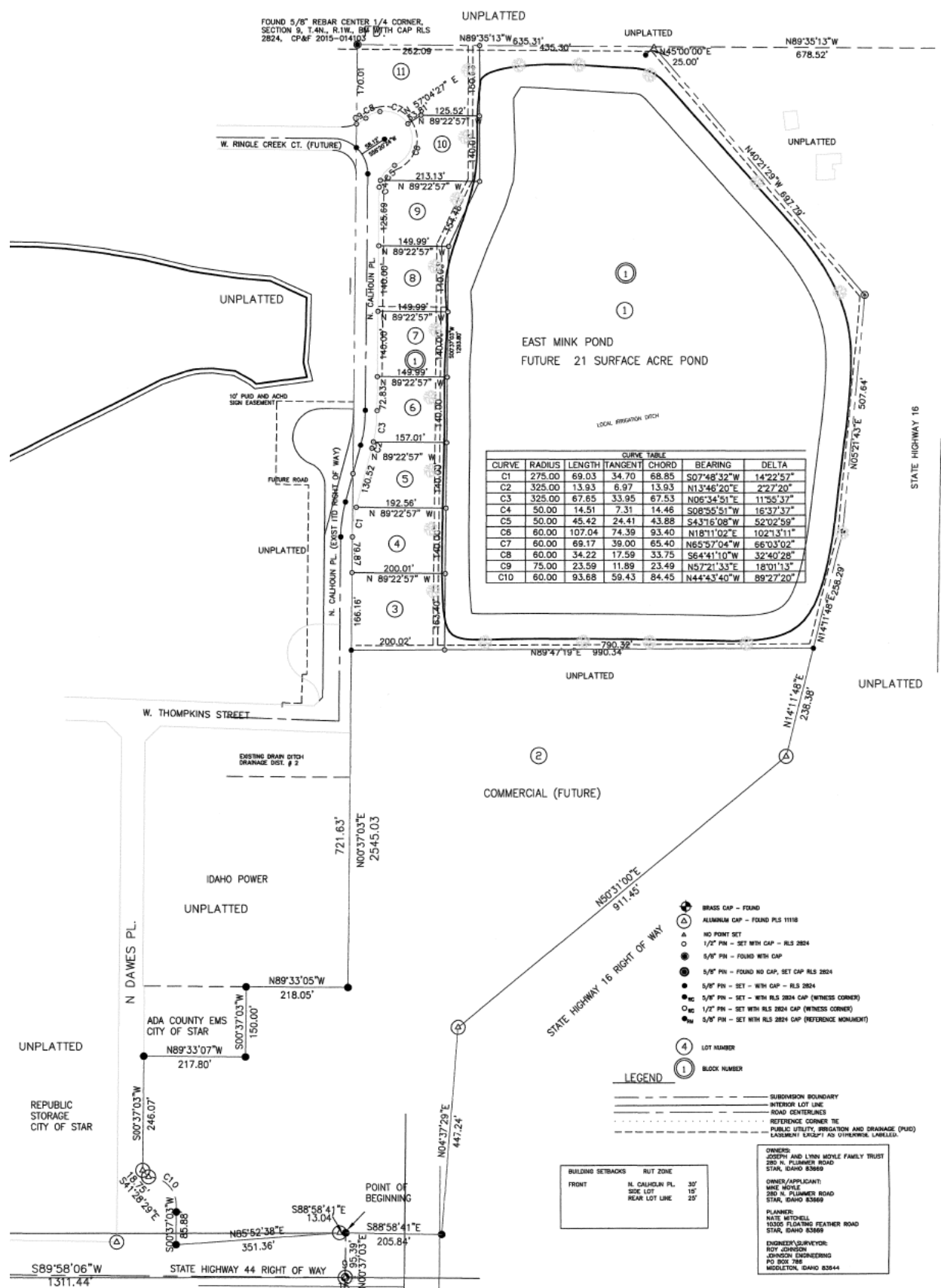
G. Attachments

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

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

- ☐ **Driveway or Property Approach(s)**
 - Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- ☐ **Working in the ACHD Right-of-Way**
 - Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

- ☐ **Sediment & Erosion Submittal**
 - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- ☐ **Idaho Power Company**
 - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- ☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.