



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **February 15, 2022 – PUBLIC HEARING** (Tabled from 1-18-22)

FILE(S) #: AZ-21-16 Annexation and Zoning
DA-21-24 Development Agreement
PP-21-19 Preliminary Plat for Springtree Estates Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Representative:

John Price
The Architects Office, PLLC
499 W. Main Street
Boise, Idaho 83702

Applicant/Property Owner:

Marianne Payne
P.O. Box 6964
Boise, Idaho 83707

REQUEST

Request: The Applicant is seeking approval of Annexation and Zoning (RUT to R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 14 residential lots and 2 common lots. The property is located at 9220 W. Beacon Light Road in Star, Idaho, and consists of 5 acres with a proposed density of 2.8 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the northwest corner of N. Pollard Lane and W. Beacon Light Road. Ada County Parcel No. S0333334020.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT (County)	Estate Residential	Agricultural/Residential
Proposed	R-3-DA	Estate Residential	Single Family Residential

North of site	RUT (County)	Estate Residential	Agricultural/Residential
South of site	Residential (R-2)	Neighborhood Residential	Single Family Residential/Proposed Rivercreek Landing Subdivision
East of site	Residential (R-2)	Estate Residential	River Birch Golf Course
West of site	Residential (R-3)	Estate Residential	Single Family Residential/Proposed Cresta Del Sol Subdivision

Existing Site Characteristics: The property currently has a single-family residential home with outbuildings and vacant ground.

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

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

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	October 1, 2021
Neighborhood Meeting Held	September 15, 2021
Application Submitted & Fees Paid	September 21, 2021

Application Accepted	December 20, 2021
Residents within 300' Notified	December 21, 2021
Agencies Notified	December 21, 2021
Legal Notice Published	December 24, 2022
Property Posted	February 4, 2022

HISTORY

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

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.
4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.
5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the

denial of all related applications.

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

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

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage 20' to garage face	15'	5' per story (2)	20'

Notes:

1. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.
2. 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.

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

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
4. Developments with a density of less than 1 dwelling units per acre may request a reduction in

total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.

5. For multi-family developments, see Section 8-5-20 for additional standards.

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

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:

a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;

b. Qualified natural areas;

c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;

d. A plaza.

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

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

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

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

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

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

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

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

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

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

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Residential

Suitable primarily for single family residential use. Densities in this land use area are to range from 1 unit per acre to 3 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside

developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space. A density bonus may be considered if open space is preserved, and land of at least 40% of additional preserved open space is developable.

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

ANNEXATION & REZONE:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-3-DA) on 5 acres . This zoning district would allow for a maximum residential density of 3 dwelling unit per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The property will be accessed by a public road and all roads in the development will be public. The rezone request includes a development agreement that will address future density and development standards.

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 14 single family residential lots and 2 common area lots on 5.0 acres with a proposed density of 2.8 dwelling units per acre. The lots will have access and frontage from a public street. Lots will range in size from 8,363 square feet to 8,903 square feet with the average buildable lot being 8,535 square feet. The submitted preliminary plat is showing all local roads as public with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be from N. Pollard Road. Applicant is providing an emergency access on the southwest corner of the property to W. Beacon Light Road, with Fire District approval, this will provide two access point for the development. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 2.47 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a pocket park with a walking path that will connect to a sidewalk along W. Beacon Light Road.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the development.

- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight design/cut sheet for City approval. The proposed fixture is not approved by the city. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat.**
- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat before the mylar can be signed.
- 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 appear to satisfy these requirements for the southwest common lot. Streets in the development do not show any street trees. These will need to be added once driveways are designed to receive occupancy permits.**
- Setbacks – The applicant is complying with the required setbacks of the R-3 zone, 5 feet per story on interior sides.
- Block lengths – All blocks meet the 750' block length requirement.
- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. Postmaster is authorizing a hitching post style mailbox on the west side of N. Pollard Road for the development.
- Phasing – The development is proposing to be built out in a single phase.
- Floodplain – The property is located in a Zone A SFHA. Base Flood Elevations will need to be established by the applicant and approved by the City Engineer/Flood Administrator prior to Final Plat approval.

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the development will be built as presented and/or modified

by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Density;
- ITD Proportionate Share Fees;
- Emergency Access
- Future Development
- Private Street Option

AGENCY RESPONSES

DEQ	December 30, 2021
ACHD	January 13, 2022
Keller Associates as Floodplain Mgr.	February 8, 2022
Central District Health	December 21, 2021
Ada County Development Services	December 30, 2021
West Ada School District	January 14, 2022

PUBLIC RESPONSES

Geoffrey and Jessica Bauchman

STAFF ANALYSIS AND RECOMMENDATION

ACHD has responded to the application stating that a public street is not recommended due to the size of the subdivision with one roadway. Staff is also aware that the neighboring property owner to the north would not be in favor of the required ACHD stub street should the road be public. For these reasons, Staff is supportive of Council approving this development with a private street. If approved, Staff will place specific conditions of approval requiring a maintenance and funding agreement with the applicant.

Based upon the information provided to staff in the application and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed density of 2.8 dwelling unit per acre is within the range of 1-3 dwelling units per acre allowed in the Estate Residential Comprehensive Plan Future Land Use Map. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-3) zoning designation will provide.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the

applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Springtree Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD will calculate the fees and provide to the applicant and City. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
3. **A Base Flood Elevation shall be completed and approved by the City Engineer/Floodplain Administrator prior to approval of the Final Plat.**
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. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
5. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. 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.**
9. **Applicant shall provide an updated landscape plan showing the correct number of trees in the Lot 8, a common lot and the street trees.**

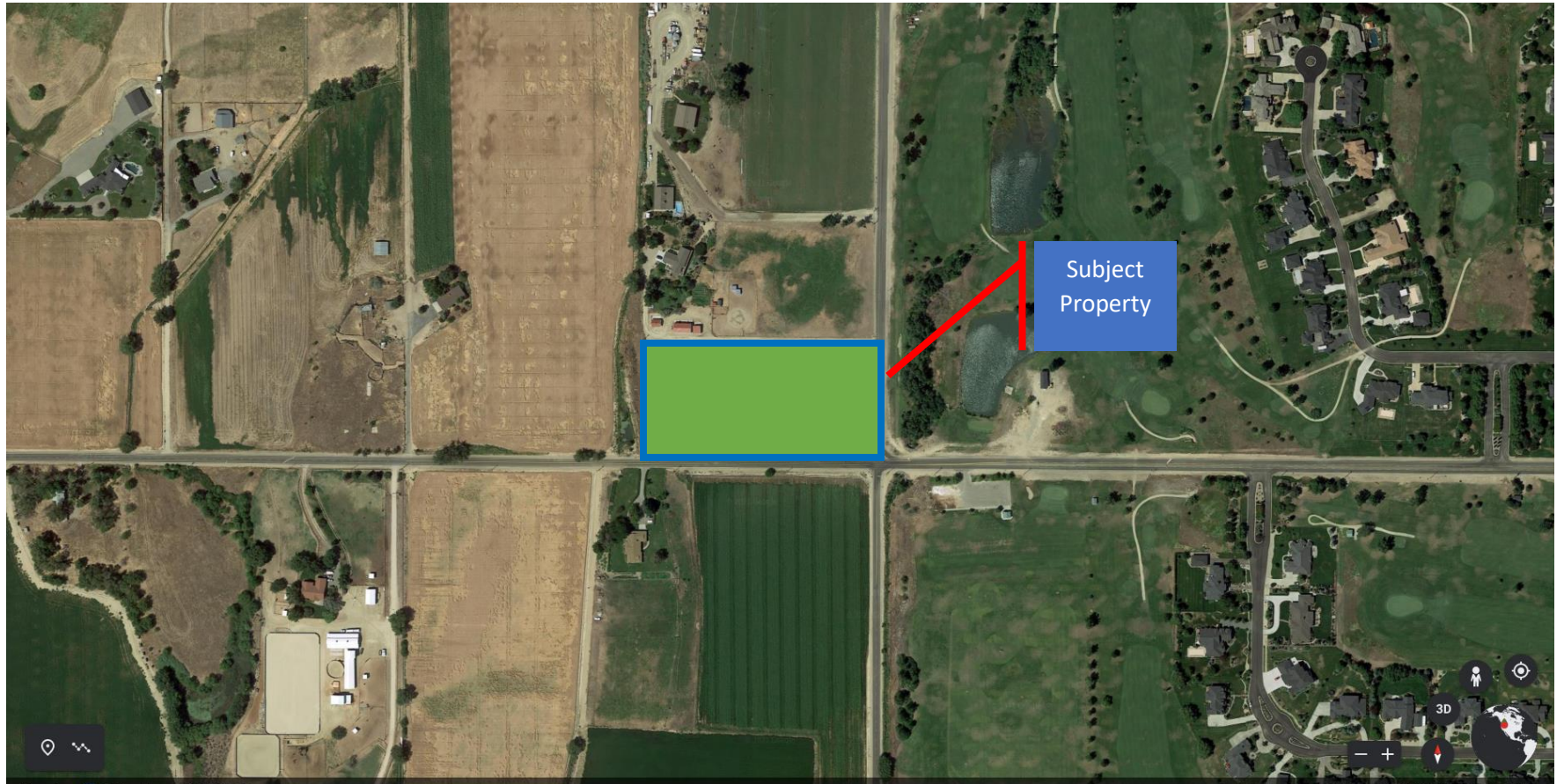
10. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
- 13. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.**
14. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
- 15. Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names, and they should be accurately reflected on the plat.**
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
18. All common areas shall be owned and maintained by the Homeowners Association.
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
20. A sign application is required for any subdivision signs.
- 21. 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 AZ-21-16/DA-21-24/PP-21-19 for Springtree Estates Subdivision on _____, 2022.

VICINITY MAP

9220 BEACON LIGHT, STAR IDAHO



Springtree Estates Subdivision

9220 Beacon Light, Star ID

Springtree Estates Subdivision is a proposed development of five-acre parcel on the north west corner of Beacon Light and Pollard. The development is proposed to be annexed and rezoned to R-3 which is consistent with the City of Star's Comprehensive Plan. Springtree Estates Subdivision will have estate size lots with thoughtful architectural elements and design. The proposed project would consist of 14 residential lots of 8,500 and larger lots with a common lot which incorporates community amenities. Landscaping has been designed to both address the neighbors' concerns of privacy and create a development which has a lush and comfortable neighborhood environment for the residents. Integrating a mix of hedges, evergreen and flowering trees in the landscape plan will promote privacy and foster a beautiful environment in all seasons.

Architecture of the proposed Springtree Estates Subdivision will have distinctly different elevations and exterior finishes throughout the neighborhood. A variety of paint colors, architectural elements and architectural elevations will be incorporated to make the community an interesting and unique environment.



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.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ___

Applicant Name: Marianne Payne
Applicant Address: P.O. Box 6964, Boise, Idaho Zip: 83707
Phone: 208-918-5500 Email: marianne@concentrate.com

Owner Name: Same as Applicant
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: John Price Firm Name: The Architects Office, PLLC
Address: 499 W. Main Street, Boise, Idaho Zip: 83702
Phone: 208-343-2931 x2 Email: john@taoidaho.com

Property Information:

Subdivision Name: Springtree Estates Subdivision
Site Location: 9220 W. Beacon Light Road
Approved Zoning Designation of Site: R-3 - DA
Parcel Number(s): S0333334020

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT		Residential
Proposed	R-3 - DA		Residential
North of site	RUT		Residential
South of site	R-2		Residential
East of site	Golf Course		Golf Course
West of site	R-3		Residential

SITE DATA:

Total Acreage of Site - 5.0 acres
Breakdown of Acreage of Land in Contiguous Ownership - 5.0 acres
Total Acreage of Site in Special Flood Hazard Area - 3 acres plus/minus
Dwelling Units per Gross Acre - 2.8 units/acre
Minimum Lot Size - 8,363 s.f.
Minimum Lot Width - 81'-3"

Total Number of Lots - 16
Residential - 14
Commercial - _____
Industrial - _____
Common - 2

Total Number of Units - 14
Single-family - 14
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - 15.8% % / .79 acres
Percent of Common Space to be used for drainage - 12%
Describe Common Space Areas (amenities, landscaping, structures, etc.) - Landscaping buffers along Beacon Light Road and Pollard Lane, picnic area at Lot 8
Proposed Dedicated Lots & Acreage (school, parks, etc): N/A

Public Streets - Yes Private Streets - _____
Describe Pedestrian Walkways (location, width, material) - 5' wide detached concrete sidewalks. 5' wide concrete sidewalk connection to Beacon Light Road at west end.
Describe Bike Paths (location, width, material) - N/A

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

Total Acreage of Site in Special Flood Hazard Area - 3.0 acres plus/minus

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone A
Base Flood Elevation(s): AE 0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- 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 - applying to Star Water and Sewer District
 Irrigation Water- no irrigation rights with property
 Sanitary Sewer- applying to Star Water and Sewer District
 Fire Protection - Star Fire Department
 Schools - West Ada School District, LS-Star Elementary, MS-Star Middle School,
 Roads - Beacon Light and Pollard, ACHD HS-Star High School

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

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

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
✓	Completed and signed Preliminary Plat Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative explaining the project. (must be signed by applicant)	
✓	Legal description of the property (word.doc and pdf version with engineer's seal)	
✓	Recorded warranty deed for the subject property	
N/A	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.	
✓	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	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
✓	Electronic copy in pdf. format of Preliminary Plat	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
✓	Electronic copy in pdf. format of landscape plan	
✓	Electronic copy in pdf. format of preliminary site grading & drainage plans	
N/A	Phasing plan shall be included in the application if the project is to be phased.	

✓	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
✓	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
✓	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.	
✓	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).	
✓	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.	
✓	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
✓	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

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

Mauanne Dai
Applicant/Representative Signature

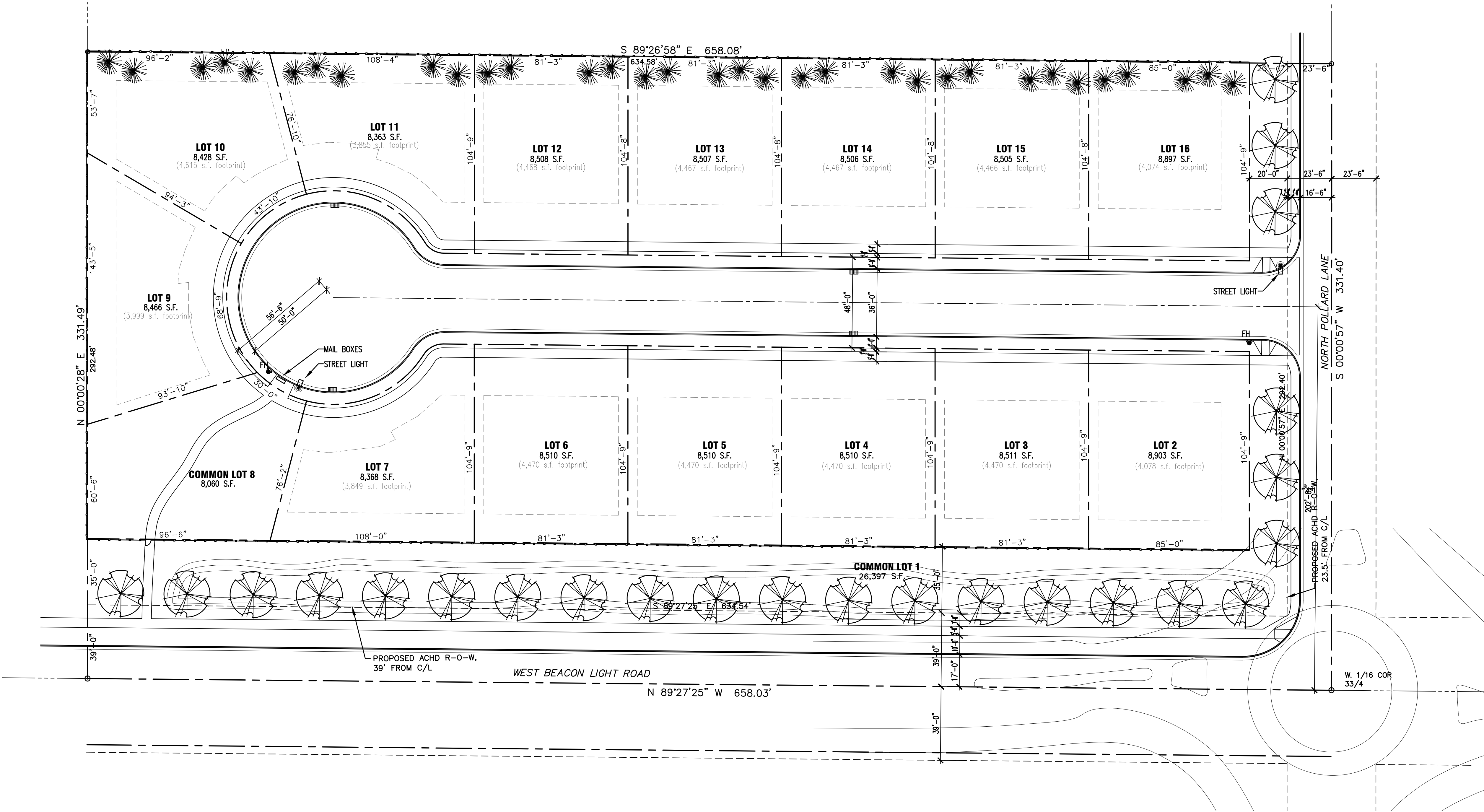
Sept 22, 2021
Date

SITE DATA

TOTAL SITE AREA:.....218,099 S.F. / 5.00 ACRES
BEACON LIGHT AND POLLARD RIGHT-OF-WAY..... 59,892 S.F. / 1.37 ACRES
RESIDENTIAL LOT AREA.....119,493 S.F. / 2.74 ACRES
COMMON LOT AREA.....34,457 S.F. / 0.79 ACRES

CURRENT ZONING:.....RUT
PROPOSED ZONING:.....R-3

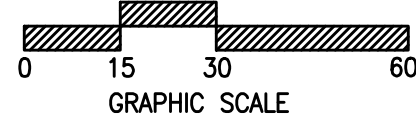
TOTAL NUMBER OF BUILDABLE LOTS:.....14 (2.8 UNITS PER ACRE)
TOTAL COMMON LOTS:.....2



1 SITE PLAN

SCALE: 1" = 30'-0"

SITE SIZE: 218,099 S.F.
5.00 ACRES

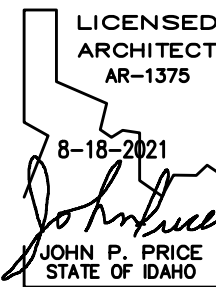


PROJECT

SPRINGTREE
ESTATES
SUBDIVISION

9220 W. BEACON LIGHT
ROAD
STAR, IDAHO

SEAL



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FILE

DATE
8-18-2021

FILE NO.
20-210 A1.0

DRAWN
JOHN PRICE

REVISIONS

SHEET

A1.0

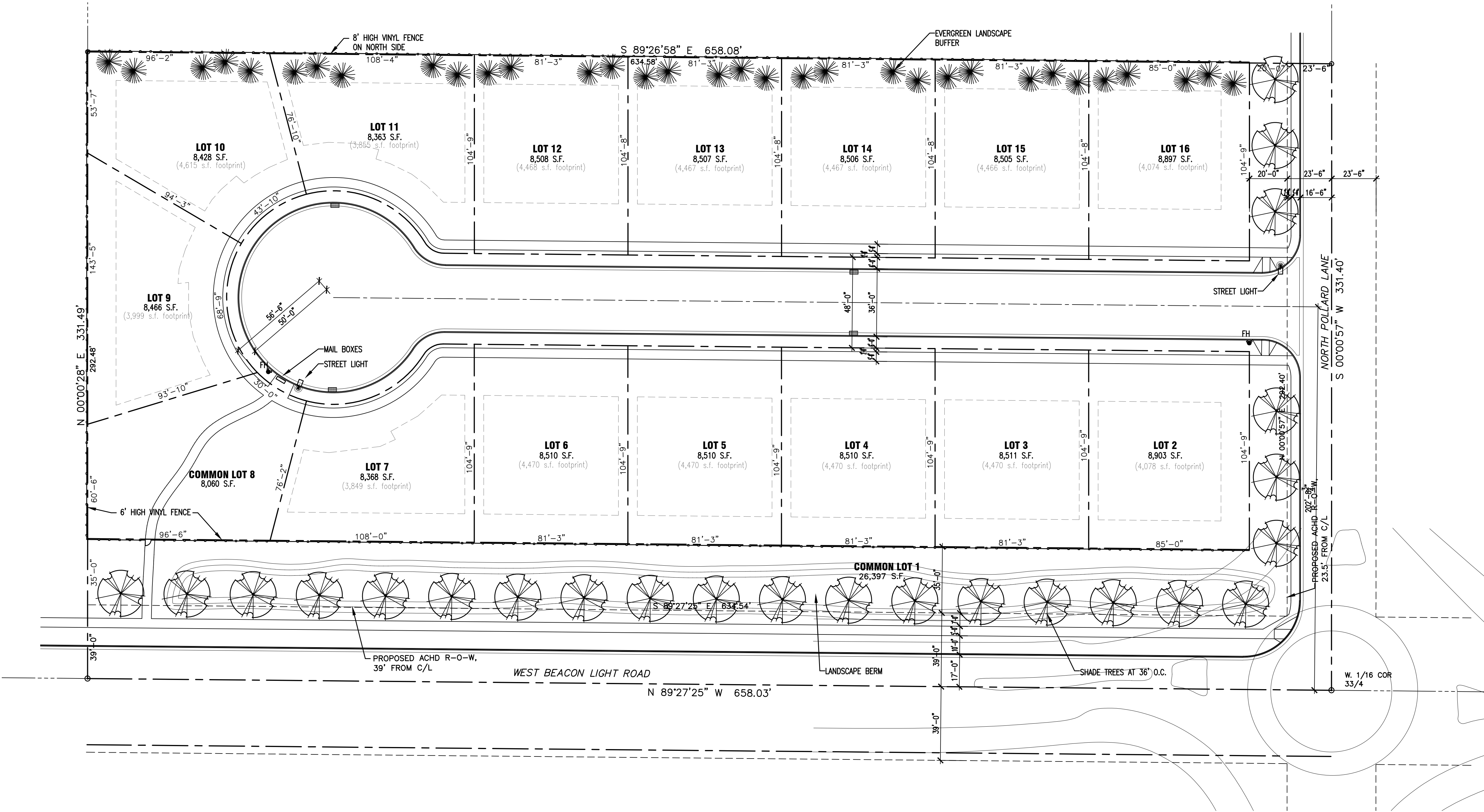
SITE PLAN

SITE DATA

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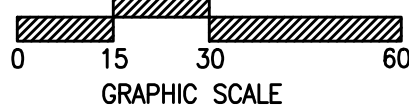
TOTAL NUMBER OF BUILDABLE LOTS:.....14 (2.8 UNITS PER ACRE)
TOTAL COMMON LOTS:..... 2



1 SITE PLAN / LANDSCAPE PLAN

SCALE: 1" = 30'-0"

SITE SIZE: 218,099 S.F.
5.00 ACRES

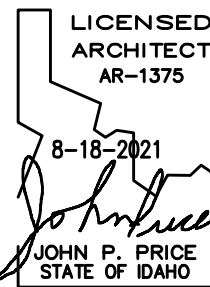


PROJECT

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A1.0
SITE PLAN

08 February 2022

FROM: Geoffrey and Jessica Bauchman
TO: City of Star City Council

SUBJECT: Springtree Estates Subdivision 92220 W. Beacon Light Road Star, ID

We are the owners of 3301 N Pollard Ln Star, ID, the lot and land adjacent to the planned subdivision. We would like to start by saying that we are not opposed to the subdivision, but rather concerned with the overall layout and plan and how it affects us. Toll Brothers is developing the remaining land behind our property and because we purchased the home in July of last year we did not have the opportunity to be given consideration for 100' setback from home to home/structures, privacy berms, landscaping or fencing. After attending the January 18, 2022 City Council Meeting, and listening to both concerns and concessions regarding another new development not far from us, we were incredibly disheartened to learn that others developing were having to make compromises, while we watch Toll Brothers right outside our front door making none. Our hope is that taking on active participation in this process from the start will allow for the opportunity to listen, be heard and ultimately find a way to make all parties happy with the end result.

Our land borders lots 10-16 of the proposed development (see Attachment A). At the last City Counsel Meeting we listened to much discussion about transition zones from rural lots to planned subdivisions and setbacks of 100' from neighboring structures. On the current PLAT, this is not considered. Within the 5 acres of land available to develop, a large section will be required for setbacks for future expansion of Beacon light. This will drive smaller lots, seven of which will back up directly to our home and land. We would like to see a plan put in place that creates a natural transition between our home and the planned subdivision. The planned lot numbers 10-12 are less than 100' and some less than 50' from our current structures.

We believe that this plan could easily be achieved by requiring larger lot sizes that would create a natural transition. Additionally, a dirt berm with a fence built on top of it would create an additional privacy barrier for both us and the future residents of Springtree Estates.

Before Beacon light was repaved as part of the sewer expansion to feed the developments under instruction, a natural drainage existed that runs through the middle of our property into lot 13 of Springtree Estates and under the Beacon light (Attachment A). The culvert was removed during the Beacon light work. Our concern is that if the current culvert that runs from our property into lot 13 of Springtree Estates is removed, then we will be left with flooding in our field and nowhere for runoff water to run.

We would really like to see this development be single story homes. One of the most appealing parts about our property and those surrounding us, is the view. We would like to preserve the integrity of that view as much as possible. Privacy is also a top concern. The proposed subdivision has seven lots that, if occupied by two-story homes, would overlook where our

children play, where our animals live and where we gather regularly. We moved from a subdivision in Meridian for this exact reason; we no longer wanted to have our neighbors looking down into our yard from their top floor.

Our last concern is the plan to move the property address and entrance from Beacon Light to Pollard Lane. Pollard Lane between Beacon Light and Highway 16 is a quiet, rural road. The only cars that typically use Pollard between Beacon Light and Highway 16 are the few residents and visitors to the golf course. We feel that adding the entrance to a subdivision with 14 homes and likely 28+ vehicles will really change the road. We would like to see the entrance to the property remain off of Beacon Light to preserve the rural feel of our area as much as possible, amidst the overwhelming growth.

Very Respectfully,

A handwritten signature in black ink, appearing to read "Geoffrey Bauchman" and "Jessica Bauchman" joined together.

Geoffrey and Jessica Bauchman
3301 N Pollard Ln Star, ID 83669



Attachment A

This is not an completely accurate depiction of Springtree Estates Lot lines but an approximation for discussion.

The red line illustrates the current natural runoff, location of the culvert and drainage ditch.