



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **December 6, 2022 – PUBLIC HEARING**

FILE(S) #: AZ-22-14 Annexation and Zoning
DA-22-15 Development Agreement

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Property Owner:

Gary & Teri Opper
3130 N. Can Ada Road
Star, Idaho 83669

REQUEST

Request: The Applicant is seeking approval of Annexation and Zoning (RUT to R-1-DA), and a Development Agreement. The property is located at 3130 N. Can Ada Road in Star, Idaho, and consists of 5.0 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the east side of N. Can Ada Road, north of W. New Hope Road. Ada County Parcel No's. R7284770800 & S0406223100.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT (County)	Estate Rural Residential	Agricultural/Single Family Residential
Proposed	Residential (R-1-DA)	Estate Rural Residential	Agricultural/Single Family Residential
North of site	RUT (County)	Estate Rural Residential	Vacant
South of site	RUT (County)	Estate Rural Residential	Agricultural/Single Family Residential
East of site	Residential (R-2-DA)	Estate Rural Residential	Agricultural/Single Family Residential
West of site	AG (County)	Low Density Residential	Vacant with outbuildings

Existing Site Characteristics: The property is currently vacant with several outbuildings.

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

Flood Zone: This property is not located in a Special Flood Hazzard Area.
Flood Zone: Zone X
FEMA FIRM Panel Number: 16001C0130J
Effective Date: 6/19/2020

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – No.
- ✪ Floodplain – No.
- ✪ Mature Trees – Yes.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – Seasonal Irrigation.
- ✪ 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	July 28, 2022
Neighborhood Meeting Held	August 16, 2022
Application Submitted & Fees Paid	September 21, 2022
Application Accepted	October 11, 2022
Residents within 300' Notified	October 16, 2022
Agencies Notified	October 11, 2022
Legal Notice Published	November 12, 2022
Property Posted	November 24, 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.

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

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-1	35'	30'	30'	10'	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.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Rural Residential:

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 2 dwelling 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 immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

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 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 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-1-DA) on 5.0 acres. This zoning district would allow for a maximum residential density of 1 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 from N. Can Ada Road, as it is today. The rezone request includes a development agreement.

The property owner's intent is to annex and zone the property and then modify the property lines to better suit the current property, while maintaining two parcels. The owner intends to keep the two parcels and build a new home on the newly created parcel. The newly created lot will have frontage on N. Can Ada Road. Council should discuss whether to condition sidewalks along N. Can Ada Road, given this is a rural development.

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
- Future Development
- Sidewalk along Can Ada Road
- ITD Proportionate Share Fees

AGENCY RESPONSES

City Engineer	November 15, 2022
Ada County Development Services	October 14, 2022
ITD	October 25, 2022

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS AND RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed density of 1.0 dwelling unit per acre is within the allowable maximum of 2 units per acre on the Estate Rural Residential Comprehensive Plan Future Land Use Map.

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 application, 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.

COUNCIL DECISION

The Star City Council _____ File Number AZ-22-14 and DA-22-15 for the Gary and Teri Oppen property on _____, 2022.

Ada County Assessor

S0406223...  

I want to

Search...



Sign in



Description

3130 N CAN ADA RD STAR, ID
83669-0000

[View in the Assessor Online Property System](#)

Details

Parcel Number
S0406223100

Zoning Code
RUT

Tax Code Area
272

Total Assessed Value
346100

Assessed Acres
0.96

Property Tax Year
2022

Parcel Type
Residential

Address

S0406223100



Ada County Assessor

R7284770...  

I WANT TO

Description

3130 N CAN ADA RD STAR, ID
83669-0000

[View in the Assessor Online Property System](#)

Details

Parcel Number
R7284770800

Zoning Code
RUT

Tax Code Area
272


Total Assessed Value
30200

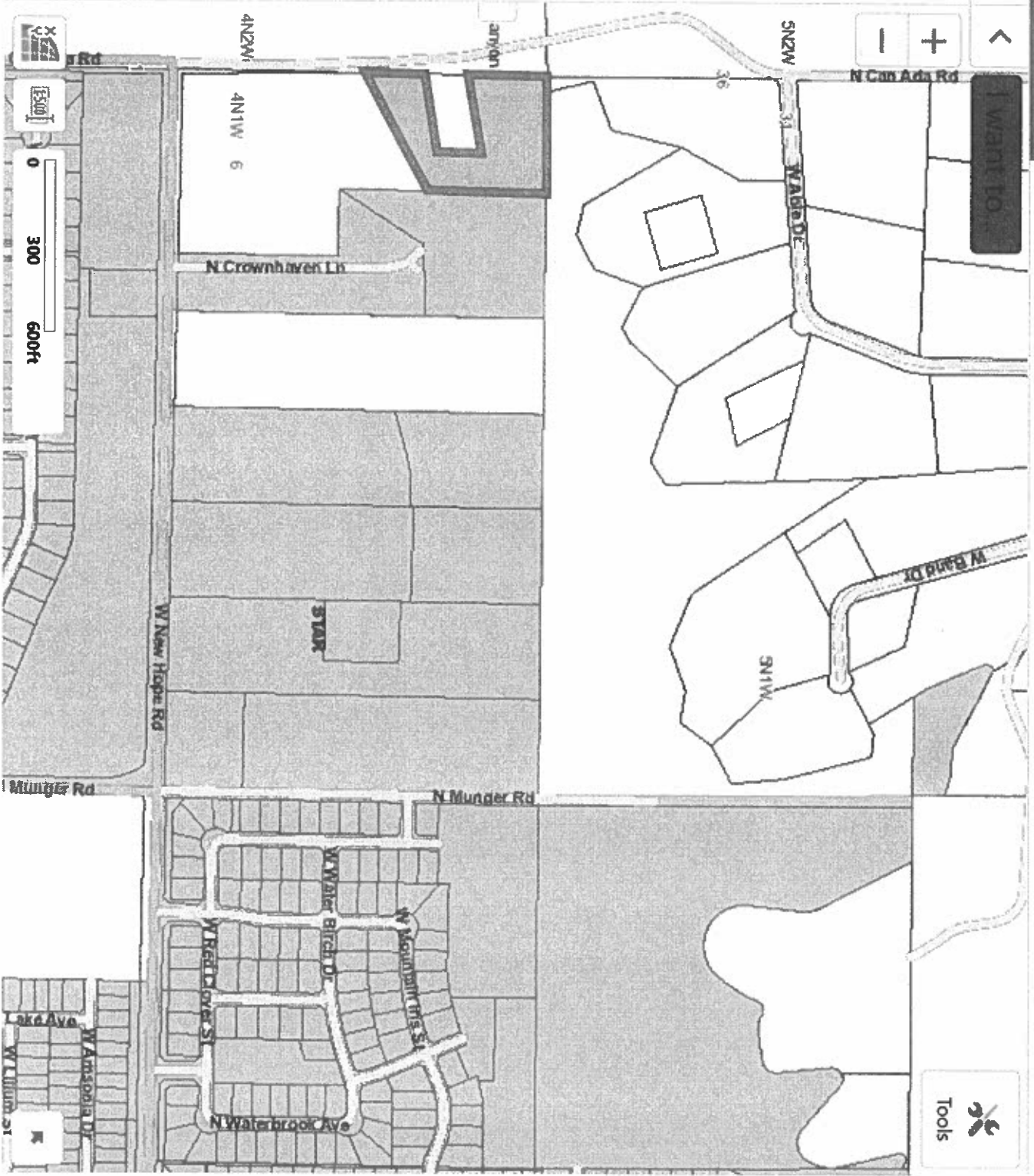
Assessed Acres
4.04

Property Tax Year
2022

Parcel Type
Residential

Address

 R7284770800



Search...



Sign in



OPPER ANNEXATION

We are seeking to be annexed into the city of Star Idaho, two lots at the address of 3130 N Can-Ada Rd Star Id 3669, parcel number R7284770800 (4.04 acres) & S0406223100 (.96 acre). Zoning requested is (R1) which is consistent with the current zoning for this area. The ultimate goal of this annexation - rezone is to move boundary lines between the two lots to reflect the properties existing layout more accurately, and to have the option to sell either property, and/or build a home on the 4 acre lot.

Gary & Teresa Opper
July 29th 2022

Gary Opper

Teresa Opper



ANNEXATION & ZONING - REZONE APPLICATION

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

FILE NO.:	<u>A2-22-14</u>
Date Application Received:	<u>9-21-22</u> Fee Paid: <u>3230.13</u> w/DA
Processed by: City:	_____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner Representative ___

Applicant Name: GARY & TERI OPPER
 Applicant Address: _____ Zip: _____
 Phone: _____ Email: _____

Owner Name: GARY & Teri OPPER
 Owner Address: 3130 N CAN-ADA Rd Zip: 83669
 Phone: 208 863 8196 Email: GOPPER1958@GMAIL.COM

Representative (e.g., architect, engineer, developer):
 Contact: _____ Firm Name: _____
 Address: _____ Zip: _____
 Phone: _____ Email: _____

Property Information:

Site Address: 3130 N CAN-ADA Rd Parcel Number: R7284770800
5 ACRES
 Total Acreage of Site: _____
 Total Acreage of Site in Special Flood Hazard Area: _____
 Proposed Zoning Designation of Site: R1

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing			
Proposed	<u>R1</u>		
North of site			
South of site			
East of site			
West of site			

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

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

Application Requirements:

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

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

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.	N/A
✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	✓
N/A?	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
N/A?	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
✓	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	✓
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	✓
✓	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type.</u>	✓
	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.	
N/A	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
TALK TO THEM	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

FEE REQUIREMENT:

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



 Applicant/Representative Signature

9-21-2022
 Date



City of Star
Annexation Description
September 21, 2022

All of Lot 8, Block 1, Quarter Circle NL Acres, according to the official plat thereof, filed in Book 58 of Plats at Pages 5529-5530, Ada County Records and a portion of Government Lot 4 in Section 6, Township 4 North, Range 1 West, Boise Meridian, located in the County of Ada, State of Idaho, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 8, also being the Northwest corner of said Section 6;

thence on the North line of said Lot 8 and North line of said Section 6, South $89^{\circ}23'56''$ East, a distance of 409.33 feet to the Northeast corner of said Lot 8;

thence on the East line of said Lot 8, South $01^{\circ}03'48''$ West, a distance of 421.47 feet to the Southeast corner of said Lot 8;

thence on the Southerly line of said Lot 8, South $61^{\circ}50'45''$ West, a distance of 466.54 feet to the West line of said Government Lot 4;

thence on said West line, North $00^{\circ}52'26''$ East, a distance of 645.90 feet to the **POINT OF BEGINNING**;

Containing an approximate area of 217,999 square feet or 5.005 acres, more or less.

End of Description.



Closure Calculation

Tue Sep 20 21:07:21 2022

PntNo	Bearing	Distance	Northing	Easting
PP	S 89°23'56" E	409.33	11377.12	7510.50
PP	S 01°03'48" W	421.47	11372.83	7919.81
PP	S 61°50'45" W	466.54	10951.43	7911.98
PP	N 00°52'26" E	645.90	10731.30	7500.65
PP			11377.12	7510.50

Closure Error Distance > 0.0000
Total Distance Inversed > 1943.24

Area: 217999 Sq. Feet, 5.0046 Acres



R.2W.
R.1W.
36 31

UNPLATTED

S 89°23'56" E 409.35'

T.5N.
T.4N.

1 6

±5.005 ACRES
±217,999 SQ. FT.

UNPLATTED
±0.961 ACRES
±41,842 SQ. FT.

N. CAN-ADA ROAD

N 00°52'26" E 645.90'

S 01°03'48" W 421.45'

8

6

80'

S 61°50'45" W 466.55'

QUARTER CIRCLE
NL ACRES

7

CANYON COUNTY
ADA COUNTY



SCALE: 1"=100'



VALLEY LAND SURVEYING
PROFESSIONAL LIMITED LIABILITY COMPANY
5099 S. Valley St., Boise, ID 83709
www.valleylandsurveying.com
Phone: (208) 264-2226

EXHIBIT DRAWING FOR
CITY OF STAR ANNEXATION

A PORTION OF GOVERNMENT LOT 4 IN SECTION 6,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
LOCATED IN THE COUNTY OF ADA, STATE OF IDAHO

PROJECT NO.
22-130

DRAWN BY
J.S.G.

DATE
09/16/2022

SHEET NO.
1 OF 1

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsén
Kevan Wheelock
David Hershey

15 November 2022

Gary & Teri Opper
3130 N CanAda Road
Star, ID 83669

Re: Opper Property – Annexation and Rezone Application

Dear Mr. and Mrs. Opper

The City of Star Engineering Department has reviewed the Annexation and Rezone Application for the Opper Property dated September 21, 2022. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
2. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site.

We recommend that the preliminary plat be APPROVED with the conditions listed above. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to contact City Hall

Sincerely,

Ryan V. Morgan, P.E.
City Engineer



ADA COUNTY DEVELOPMENT SERVICES

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

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

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

October 14, 2022

Shawn Nickel
City of Star Planning & Zoning
10769 W State St
Star, ID 83669

RE: AZ-22-14 / 3130 N Can Ada Road / Gary and Teri Oppen Annexation

Feedback has been requested regarding the proposed annexation with rezone to R-1 (one dwelling unit per acre) and a development agreement on 5-acres located at 3130 N Can Ada Road. Ada County is supportive of the application due to the proximity of the site to existing public services, and due to its compliance with the Star Comprehensive Plan, as adopted by Ada County, which designates the site as *Low Density Residential*, which is intended for single-family homes at densities of up to two units per acre.

To improve future connectivity, it is recommended that at such time as further development takes place, a public road be considered to allow adjacent properties to access it as they develop, in conformance with *Goals 4.3b and 4.3c* of the Ada County Comprehensive Plan which promotes connectivity through well-connected local street systems and pathways and discourages cul-de-sacs and private roads within Areas of City Impact.

It is also recommended that sidewalk be considered along the roadways in order to improve pedestrian comfort and safety and allow for a potential pedestrian connection to adjacent properties in the future, as supported by *Transportation Policy 9* of the Star Comprehensive Plan, as adopted by the County, which encourages non-motorized pathways between residential areas to reduce short trips and improve access for non-drivers.

Thank you for this opportunity to provide feedback.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

Shawn Nickel

From: Barbara Norgrove
Sent: Tuesday, October 25, 2022 4:45 PM
To: Shawn Nickel
Subject: FW: Agency Transmittal - Gary & Teri Opper Annexation

From: Wendy Howell <Wendy.Howell@itd.idaho.gov>
Sent: Tuesday, October 25, 2022 4:22 PM
To: Barbara Norgrove <bnorgrove@staridaho.org>
Subject: RE: Agency Transmittal - Gary & Teri Opper Annexation

Good afternoon,

ITD has no comments in regards to the annexation of Gary and Terri Opper's annexation and rezone at this time.

Thank you,

Wendy

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, October 11, 2022 3:43 PM
To:
Subject: FW: Agency Transmittal - Gary & Teri Opper Annexation

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 - Gary & Teri Opper Annexation

Please see attached Agency Transmittal for Gary & Teri Opper Annexation application located in Star, Ada County.

Thanks.

Shawn

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