

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Shar 1. Much

MEETING DATE: October 18, 2022 – PUBLIC HEARING

FILE(S) #: PP-22-07 Preliminary Plat for Glendora Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Property Owner/Applicant:

Floating Feather T & ME LLC 9666 Floating Feather Road Star, Idaho 83669

Representative:

Cam Scott

KM Engineering, LLP 5725 North Discovery Way

Boise, Idaho 83713

REQUEST

Request: The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 13 residential lots and 4 common lots. The property is located at 9666 W. Floating Feather Road in Star, Idaho. The property contains 4.35 acres with a proposed density of 2.98 dwelling units per acre. The property is currently zoned R-3.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. Floating Feather Road, at the northwest corner of N. Plummer Road and Floating Feather Road. Ada County Parcel No. S0405449930.

Existing Site Characteristics: The property currently has a single-family residence, and the land is used for agricultural purposes.

Irrigation/Drainage District(s): - Middleton Mill Irrigation Association, Inc;

Middleton Mill Ditch Co.

P.O. Box 848

Middleton, Idaho 83644

Flood Zone: This property is located in an area of minimal flood hazard, Zone X.

FEMA FIRM panel: 16001C0130J

Effective Date: 6/19/2020

The northeast section of the property is part of LOMR-20-10-1292P effective 10/14/2021

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held March 31, 2022 Neighborhood Meeting Held May 11, 2022 July 1, 2022 Application Submitted & Fees Paid **Application Accepted** August 2, 2022 Residents within 300' Notified September 21, 2022 **Agencies Notified** August 2, 2022 Legal Notice Published September 25, 2022 **Property Posted** October 7, 2022

HISTORY

The property was annexed into the City in the past, however, Staff cannot find information in the files on when it was annexed.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use		
Existing	Residential (R-3)	Estate Urban Residential	Single-Family		
			Residential/Agricultural		
Proposed	Residential (R-3)	Estate Urban Residential	Single-Family		
			Residential/Agricultural		
North of site	Residential (R-4-DA)	Estate Urban Residential	Approved Langtree		
			Bungalows Subdivision		
South of site	RUT (County)	Estate Urban Residential	Single-Family		
			Residential/Agricultural		
East of site	Residential (R-3)	Estate Urban Residential	Star Cemetery District		
West of site	Residential (R-4-DA)	Estate Urban Residential	Approved Langtree Bungalows Subdivision		

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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.

<u>DA DEVELOPMENT AGREEMENT</u>: 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	Α	RR	R
Dwelling:			
Multi-Family	N	N	С
Secondary	Α	Α	Α
Single-Family Attached	N	N	Р
Single-Family Detached	Р	Р	P
Two-Family Duplex	N	N	Р
Live/Work Multi-Use	N	N	N

Notes:

1. Indicates uses that are subject to specific use standards in accord with chapter 5 of this title.

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

	Maximum Height	Minimum Yard Setbacks Note Conditions						
Zoning District	Note Conditions	Front(1)	Rear	Interior Side	Street Side			
R-3	35'	15' to living area/side load garage 20' to garage face	15'	7.5' (2)	20'			

Notes:

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

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

- A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):
- 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
- 2. Each development is required to have at least one site amenity.
- 3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
- 4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council
- 5. For multi-family developments, see Section 8-5-20 for additional standards.
- B. Qualified Open Space: The following may qualify to meet the common open space requirements:
- 1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
- a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
- b. Qualified natural areas;
- c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
- d. A plaza.
- 2. Additions to a public park or other public open space area.
- 3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
- 4. 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 Urban Residential:

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 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:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

8.5.9 Additional Land Use Component Policies:

• Encourage flexibility in site design and innovative land uses.

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

PRELIMINARY PLAT:

Glendora Subdivision consists of 13 single-family detached residential lots and 4 common lots for a total of 17 lots. Residential lots range in size from 6,967 square feet to 15,554 square feet with an average buildable lot size of 8,846 square feet. The gross density of the development is 2.98 dwelling units per acre. The submitted preliminary plat is showing all local roads with a 47-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on a new public street that originates from W. Floating Feather Road. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and a 10-foot landscape strip. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 0.95 acres (21.8%) of qualified open space with 0.70 acres (16.1%) 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 picnic area/table in the large common lot that is also large enough to classify as an amenity under the code.

ADDITIONAL DEVELOPMENT FEATURES:

Sidewalks

Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision. This satisfies the Unified Development Code Section 8-4A-17.

<u>Lighting</u>

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight design that is in compliance with city requirements. The Applicant has not provided streetlight locations. Staff will require a light at the entrance of the development. One at the cul-de-sac and one at the site amenity.

- <u>Landscaping</u> 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. The proposed landscape plan appears to satisfy these requirements.
- <u>Mailbox Clusters</u> Applicant has provided approval from the Star Postmaster for the location of the mailbox cluster.
- <u>Streets –</u> Applicant is proposing a 47-foot wight of way with streets being 36 feet measured from back of curb to back of curb. This satisfies the Unified Development Code.

Street Names

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

• Subdivision Name

Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.

- <u>Setbacks</u> The applicant is not requesting any setback waivers and will adhere to the setbacks of the R-3 zone, including 7.5' side yard setbacks.
- Block lengths The single block meet the 750' block length requirement.
- <u>Phasing The development is proposing to be built out in a single phase.</u>

ITD PROPORTIONATE SHARES

The subdivision will be subject to the proportionate shares program through ITD.

AGENCY RESPONSES

Middleton Mill Ditch Co.

City Engineer

Star Trans. & Pathway Committee

ACHD

August 4, 2022

October 4, 2022

August 29, 202

August 29, 2022

Star Fire District

October 12, 2022

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS & RECOMMENDATIONS

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

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

Items that should be considered by the applicant and Council include the following:

- Density
- Emergency Access
- Dwelling Elevations
- ITD Proportionate Share Fees

FINDINGS

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

PRELIMINARY PLAT FINDINGS:

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

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

- 1. Designing development projects that minimize impacts on existing adjacent properties, and
- 2. Managing urban sprawl to protect outlying rural areas.
- 2. Public Services are available or can be made available and are adequate to accommodate the proposed development.

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

- 3. There is public financial capability of supporting services for the proposed development; The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.
- 4. The development will not be detrimental to the public health, safety or general welfare; The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
- 5. The development preserves significant natural, scenic or historic features;

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

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

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

CONDITIONS OF APPROVAL

- 1. The approved Preliminary Plat for the Glendora Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. The applicant agrees to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.

3. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4.

- 4. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Applicant/Owner shall place lights at the entrance of subdivision, at the cul-de-sac and the site amenity. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
- 5. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet.
- 6. 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
- 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. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
- 9. 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.
- 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. All common areas shall be owned and maintained by the Homeowners Association.
- 17. 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.**

- 18. A sign application is required for any subdivision signs.19. Any additional Condition of Approval as required by Staff and City Council.

	COUNCIL DECISION
The Star City Council, 202	File #PP-22-07 for Glendora Subdivision on 22.



Vicinity Map







PRELIMINARY PLAT APPLICATION

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

	FILE NO.:								
	Date Application Received: Fee Paid:								
	Processed by: City:								
L									
Applicant Information:									
1	PRIMARY CONTACT IS: Applicant Owner Representative X_								
Applican	nt Name: Floating Feather T & ME LLC								
	nt Address: 9666 Floating Feather Road Zip: 83669								
Phone: _	208.412.8230 Email: mikeedgar@me.com								
	Name: Floating Feather T & ME LLC								
	Address: 9666 Floating Feather Road Zip: 83616								
Phone: _	208.412.8230 Email: mikeedgar@me.com								
Poproco	entative (e.g., architect, engineer, developer):								
-	:: <u>Cam Scott</u> Firm Name: <u>KM Engineering, LLP.</u>								
	s: 5725 North Discovery Way Zip: _83713	_							
	Email: _cscott@kmengllp.com	_							
_									
Property	ty Information:								
Subdivie	sion Name: Glendora Subdivision								
	cation: 9666 W Floating Feather Rd.	_							
	Approved Zoning Designation of Site: R-3								
	Number(s): _S0405449930	_							
	· · ·								
Zoning Designations:									

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-3	Neighborhood Residential	Residential
Proposed	No change	No change	Residential
North of site	RUT	Neighborhood Residential	Residential
South of site	RUT	Neighborhood Residential	Residential
East of site	R-3	Existing Public Use/Parks & Open Space	Open Space
West of site	RUT	Neighborhood Residential	Residential

SITE DATA:

Total Acreage of Site - 4.35 Breakdown of Acreage of Land in Contiguous Ownership - n/a Total Acreage of Site in Special Flood Hazard Area - n/a Dwelling Units per Gross Acre - 3.21 Minimum Lot Size - 7,038 sf Minimum Lot Width - 55'								
Total Number of Lots - 17 Residential - 14 Commercial - 0 Industrial - 0 Common - 3 Total Number of Units - 14 Single-family - 14 Duplex - 0 Multi-family - 0								
Percent of Site and Total Acreage of Common Area - 21.7 % / 4.35 acres Percent of Common Space to be used for drainage - 7.32 Describe Common Space Areas (amenities, landscaping, structures, etc.) - internal micropathway (lot 8, block 1); picnic table and associated landscaping (lot 18, block 1); pocket parks Proposed Dedicated Lots & Acreage (school, parks, etc): n/a								
Public Streets - Gracyn St. Private Streets - n/a Describe Pedestrian Walkways (location, width, material) - five-foot wide detached sidewalks, internal micro-pathway (lot 8, block 1) 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 -								
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.: FIRM effective date(s): mm/dd/year Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Base Flood Elevation(s): AE0 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 - Star Water District

Irrigation Water- Middleton Irrig Association; Middleton Mill Ditch Co

Sanitary Sewer- <u>Star Sewer District</u>

Fire Protection - Star Fire District

Schools - West Ada School District

Roads - Ada County Highway District

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 - None that we are aware of at this time	Mature Trees - Yes			
Riparian Vegetation - No	Steep Slopes - No			
Stream/Creek - No	Unstable Soils - No			
Unique Animal Life - None that we are aware of at this time	Unique Plant Life - None that we are aware			

of at this time

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		Staff
(√)	Description	(√)
Х	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	
х	sign-in sheet. (Please contact the City for addresses & labels)	
ļ ļ	(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.)	
Х	Completed and signed Preliminary Plat Application	
\$3,060 +	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	
\$20/lot	fee will apply to all electronic payments.	
Х	Narrative explaining the project. (must be signed by applicant)	
Х	Legal description of the property (word.doc and pdf version with engineer's seal)	
Х	Recorded warranty deed for the subject property	
v	If the signature on this application is not the owner of the property, an original notarized	
Х	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.	
Х	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the	
Λ	location of the subject property	
Х	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
Х	Electronic copy in pdf. format of Preliminary Plat	
Х	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
Х	Electronic copy in pdf. format of landscape plan	
Х	Electronic copy in pdf. format of preliminary site grading & drainage plans	
na	Phasing plan shall be included in the application if the project is to be phased.	

Preliminary Plat Application Form #520 Rev 2-2021

Х	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.							
Х	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.							
Х	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.							
tbd	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)							
na	Special Flood Information – Must be included on Preliminary Plat and Application form.							
na	One (1) 81/" Y 11" copy and electronic copy in pdf format of streetlight design and							
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).								
х	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.							
forthcoming	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.							
understood	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.							

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		⊏	_	П	w	u	"	П		IV		N	

** 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.

Cameron Scott	07.01.2022		
Applicant/Representative Signature	Date		



July 1, 2022

Project No.: 22-010

Mr. Shawn Nickel Planning Director and Zoning Administrator City of Star 10769 West State Street Star, ID 83669

RE: Glendora Subdivision – Star, ID Preliminary Plat Application

Dear Mr. Nickel:

On behalf of Floating Feather T & ME, LLC, we are pleased to submit Glendora Subdivision, a single-family residential community north of W Floating Feather Rd., west of N Pollard Ln., and just east of the recently approved Langtree Bungalow Subdivision.

The approximately 4.35-acre site is currently zoned R-3 in Star. The property is adjacent to existing single-family residences and undeveloped land in Star and Ada County, zoned R-3 to the north and west and RUT to the south, and the Star Cemetery zoned R-3 in the City to the east.

Applications for this project include a Preliminary Plat. We held one neighborhood meeting, participated in discussions with City staff and have researched adjacent projects and recent approvals. The neighborhood meeting was held Wednesday, May 11, 2022. A representative from our office and the property owner were in attendance, however, no neighbors attended this meeting.



Compliance with Comprehensive Plan

According to the City's Comprehensive Plan, the future land use designation for this property is *Neighborhood Residential*, which targets a density of 3-5 dwelling units per acre. Glendora Subdivision aligns with the intent of the Comprehensive Plan by adding to single-family housing options, contributing to the variety of housing opportunities available in the city overall. The community has been designed to ensure consistency and compatibility with surrounding development.

Glendora Subdivision will support several of the goals and objectives of the Comprehensive Plan. Glendora will add to the mix of housing types available in Star. Additionally, an assortment of amenities included in this project will enhance the quality of life within the development. Pedestrian connections, including an internal micropathway, will encourage pedestrian travel, and pocket parks will facilitate community interaction.

Preliminary Plat Application

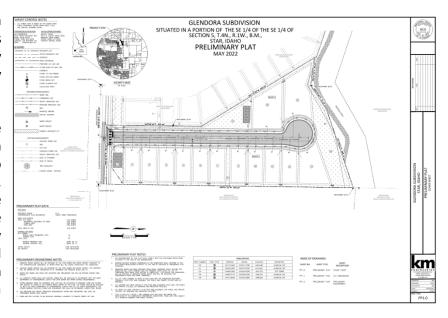
The Glendora Subdivision preliminary plat encompasses approximately 4.35 acres and consists of 13 single-family detached residential lots and 4 common open space lots, totaling 17 lots. Residential lot sizes range from approximately 6,967 square feet to 15,554 square feet with an average lot size of approximately 8,846 square feet. The gross density of the subdivision is 2.98 du/acre, which is within the R-3 zoning district target density.

Residential lots have been designed to ensure compatibility with future development of the Langtree Bungalows subdivision and other adjacent development. No variances or deviations from R-3 dimensional standards are requested or needed to accommodate the community planned. Please see the attached typical home elevations at the end of this letter.

Access and Connectivity

Primary access is proposed via Gracyn St., a public road. This street will be improved to the City of Star and Ada County Highway District's standards.

Glendora includes multiple pedestrian connections and an internal micro-pathway enhance walkability for residents. A north-south pathway to the school is planned to be constructed on the Star Cemetery property to the east, which will provide added pedestrian connectivity to the school from Floating Feather.



Amenities and Open Space

Glendora Subdivision includes 0.95 acres of qualified open space or 21.7% within the subdivision boundary. Usable qualified open space comprises 0.7 acres, or 94.3% of the 0.95 acres. Glendora Subdivision proposes a

variety of active and passive open space areas throughout the development. Proposed amenities include a large central open space area with a picnic table, additional pocket parks, and an internal micro-pathway, in addition to detached sidewalks and landscaping along all roadways. The pathways will provide an active amenity for residents to safely walk around the entire neighborhood. All common space will be owned and maintained by the homeowners' association.

Services

In accord with City Code, Glendora will utilize City services. Sewer and water will be extended from W Floating Feather Rd. Pressurized irrigation will be provided for the subdivision

The property is about 500 feet from Star Middle School and less than a mile from Star Elementary School. Hunter's Creek Sports Park and Tom Erlebach Skate Park are located less than 1 mile from the property. In addition, the community will have access to open space and amenities available in the new subdivision.

Irrigation Districts

The Foothill Ditch lies just to the north of the property. The property is currently served by the Middleton Irrigation Association and Middleton Mill Ditch Company. We will coordinate with them to ensure their standards are being met throughout the project's duration.

As requested by the application checklist, the following information reflects the contact information for the irrigation districts associated with or adjacent to this project to the best of our knowledge:

- Middleton Irrigation Association PO Box 848, Middleton, ID 83644
- Middleton Mill Ditch Co. PO Box 848, Middleton, ID 83644

Typical Home Elevations

The typical home elevations seen below are intended to be consistent with adjacent development and complement existing and future communities with a modern architectural style. The elevations feature characteristics such as unique fenestration patterns and accents, mixes of materials, modulation and varied rooflines, and an attractive color palette.







Conclusion

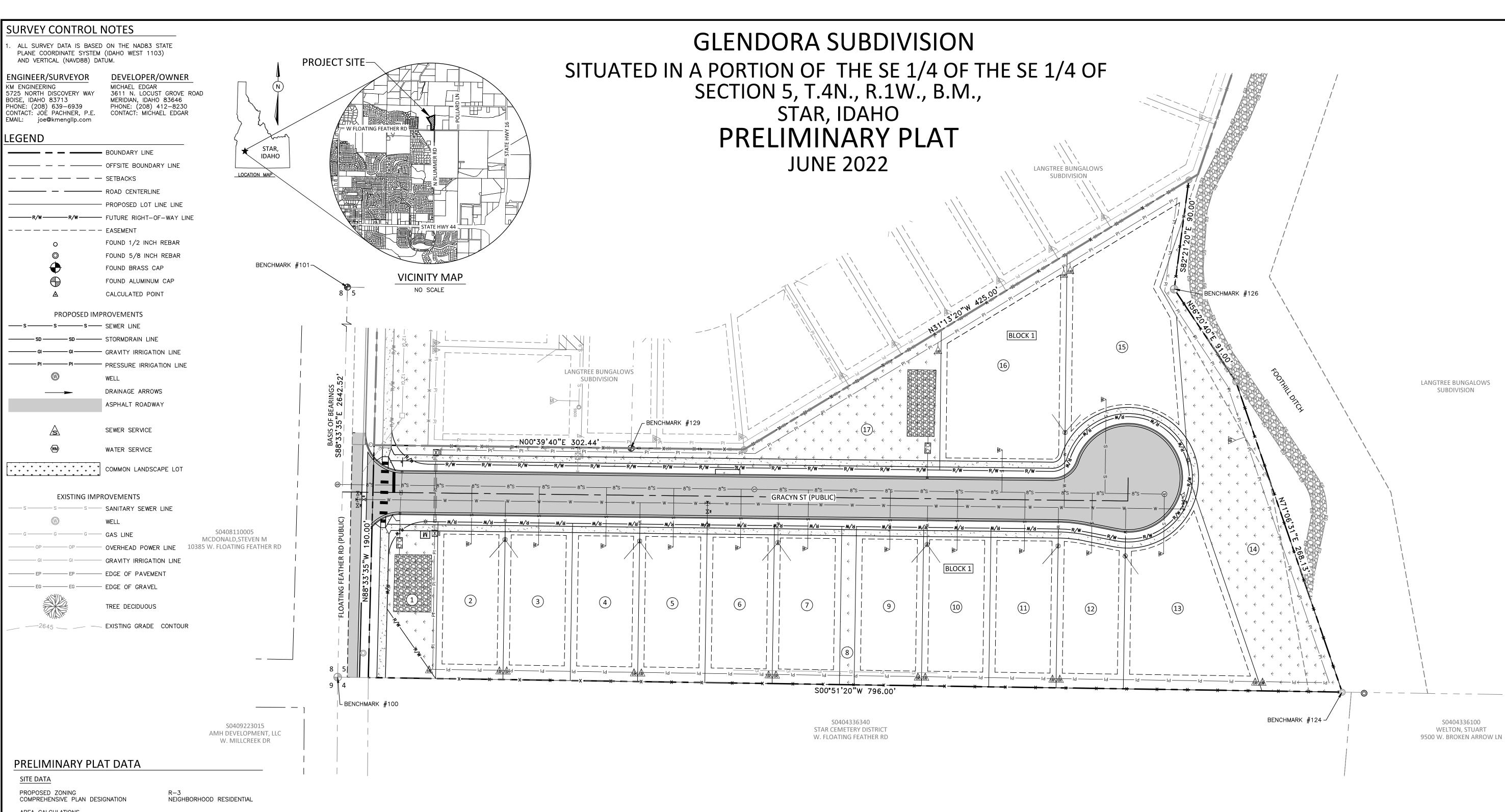
We are excited to bring Glendora Subdivision to the City of Star. This community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing in this area of Star. The community design will be compatible with existing and planned development and will allow future residents to live in a beautiful area close to existing development.

Glendora Subdivision complements the City's vision for growth and will be an asset to the community. Should you have questions or require further information to process this application, please feel free to contact me.

Sincerely, KM Engineering, LLP

Cam Scott Land Planner





AREA CALCULATIONS TOTAL R-3 AREA RESIDENTIAL BUILDABLE LOT AREA COMMON AREA ROAD AREA	4.35 ACRES 2.64 ACRES 0.86 ACRES 0.85 ACRES
TOTAL AREA OF SITE	4.35 ACRES
OVERALL LOT DATA R-3 ZONING SINGLE FAMILY RESIDENTIAL LOTS COMMON LOTS TOTAL LOTS	13 4 17
MINIMUM PROPERTY SIZE AVERAGE PROPERTY SIZE	6,967 SQ. FT. 8,846 SQ. FT.
GROSS DENSITY	2.98 UNITS/ACRE

PRELIMINARY ENGINEERING NOTES

DETERMINED DURING FINAL DESIGN.

NET DENSITY

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT PURSUANT TO THE INFRASTRUCTURE AGREEMENT. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.

4.92 UNITS/ACRE

- 2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. THE PROPERTY WILL BE SERVED BY THE CONNECTION TO FLOATING FEATHER ROAD.
- 3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND STAR SEWER AND WATER DISTRICT REQUIREMENTS.
- 5. STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO SUBSURFACE SEEPAGE BEDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE SEEPAGE BEDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- 7. FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO PUBLIC STREET LOT LINE.

PRELIMINARY PLAT NOTES

Plan Scale: 1" = 40'

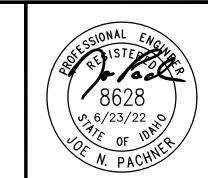
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS
 IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- 2. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE R-3 ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF PRELIMINARY PLAT
- 3. IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE THE MIDDLETON MILL DITCH COMPANY AND THE FARMER'S UNION DITCH CO. LTD. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR
- ASSESSMENTS FROM SAID CANAL COMPANIES.

 4. ALL LOT LINES COMMON TO RIGHT OF WAY LINES AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES AND LOT
- 5. ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- 6. ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE EASEMENT, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- 7. LOT 17, LOT 14, LOT 8, AND LOT 1 BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.

	POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION	DESCRIPTION
	100		744174.0460	2433411.7090	2487.668'	ALUMINUM CAP
	101		744240.4630	2430770.0250	2475.362'	ALUMINUM CAP
	124	0	744995.0280	2433424.0590	2507.079	5/8" REBAR
	126		744857.6710	2433094.6360	2495.434	ALUMINUM CAP
	129		744413.8490	2433224.5860	2488.646	ALUMINUM CAP

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
PP1.0	PRELIMINARY PLAT	COVER SHEET
PP1.1	PRELIMINARY PLAT	LOT DIMENSIONS
PP1.2	PRELIMINARY PLAT	PRELIMINARY ENGINEERING

INDEX OF DRAWINGS



Digitally signed by Joe Pachner, P.E. Date: 2022.07.01 08:30:18 -06'00'

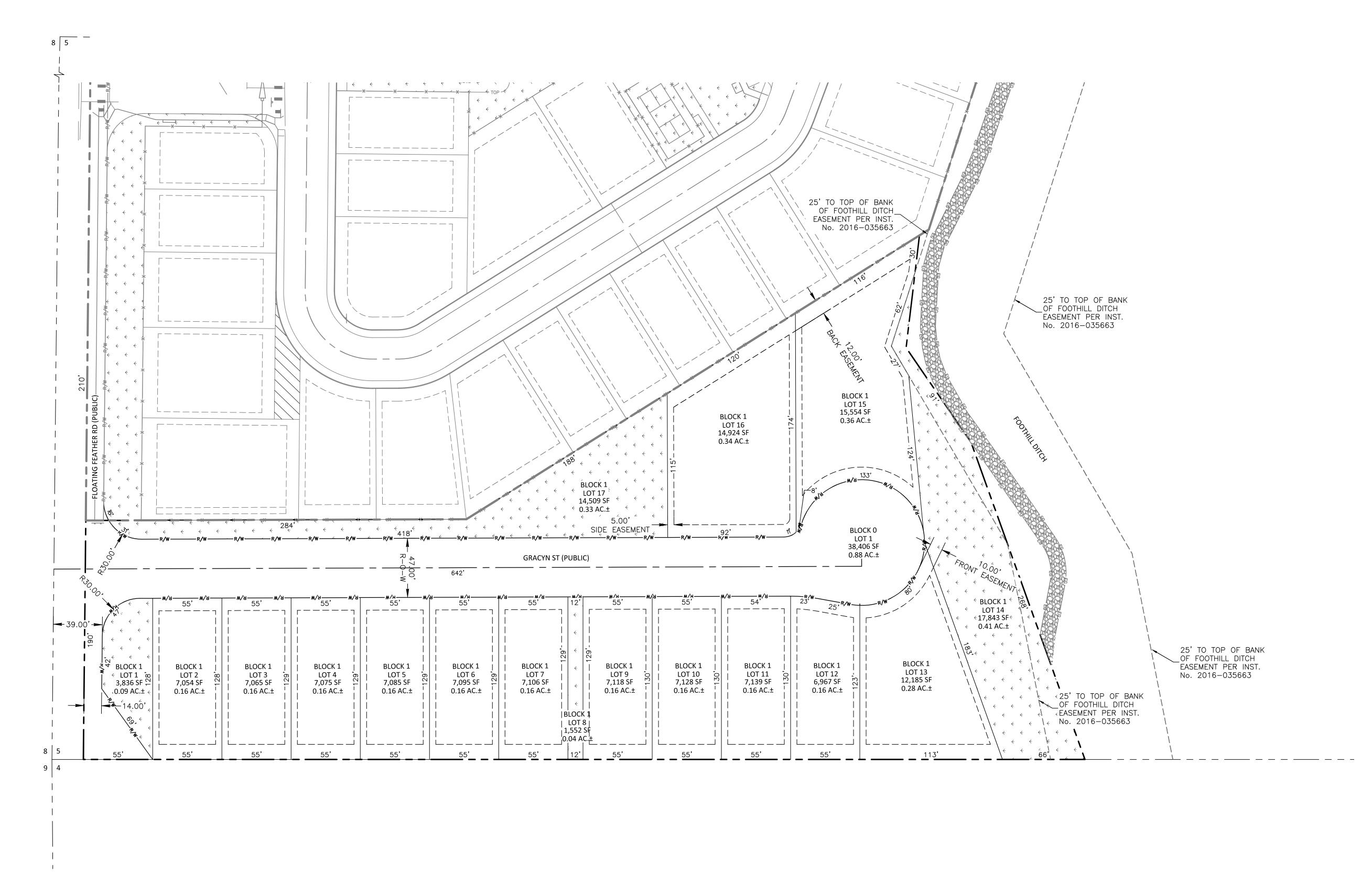
08:30:18 -06'00'							
	DATE						
REVISIONS	ITEM						

GLENDORA SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
COVER SHEET

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	WRW
CHECKED BY:	JNP
DATE:	05/26/2022
PROJECT:	22-010
SHEET NO.	

PP1.0



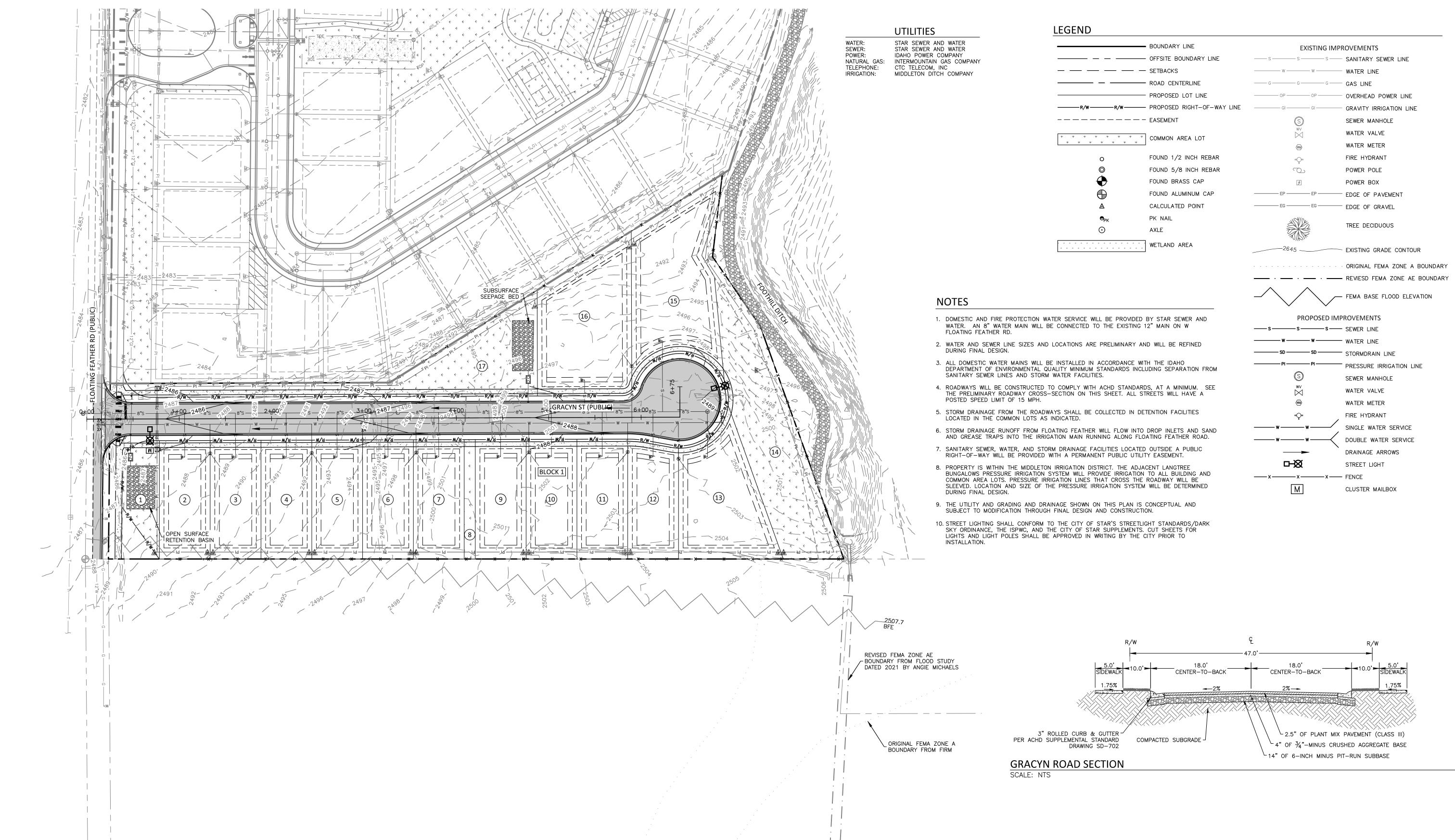


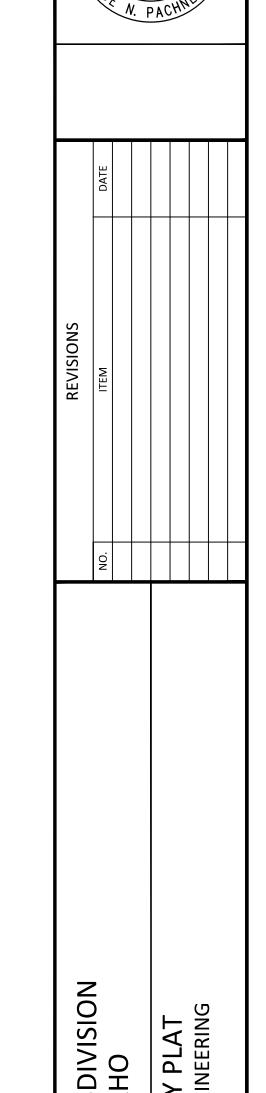
GLENDORA SUBDIVISIO STAR, IDAHO

PRELIMINARY PLAT LOT DIMENSIONS

kmengllp.com				
	DESIGN BY:	JNP		
	DRAWN BY:	WRW		
	CHECKED BY:	JNP		
	DATE:	05/26/2022		
	PROJECT:	22-010		
	SHEET NO.			

PP1.1





GLENDORA SUBDIVISIO
STAR, IDAHO
PRELIMINARY PLAT
PRELIMINARY ENGINEERING

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

	•
DESIGN BY:	JNP
DRAWN BY:	WRW
CHECKED BY:	JNP
DATE:	05/26/2022
PROJECT:	22-010
CHEET NO	

PP1.2

GENERAL LANDSCAPE NOTES

- 1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- 2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- 3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
- 4. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
- 5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

- 1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- 2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING
- 3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- 4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- 5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING

ACHD LANDSCAPE NOTES

- 1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- 2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

KEY NOTES (TYPICAL) \(\# \)

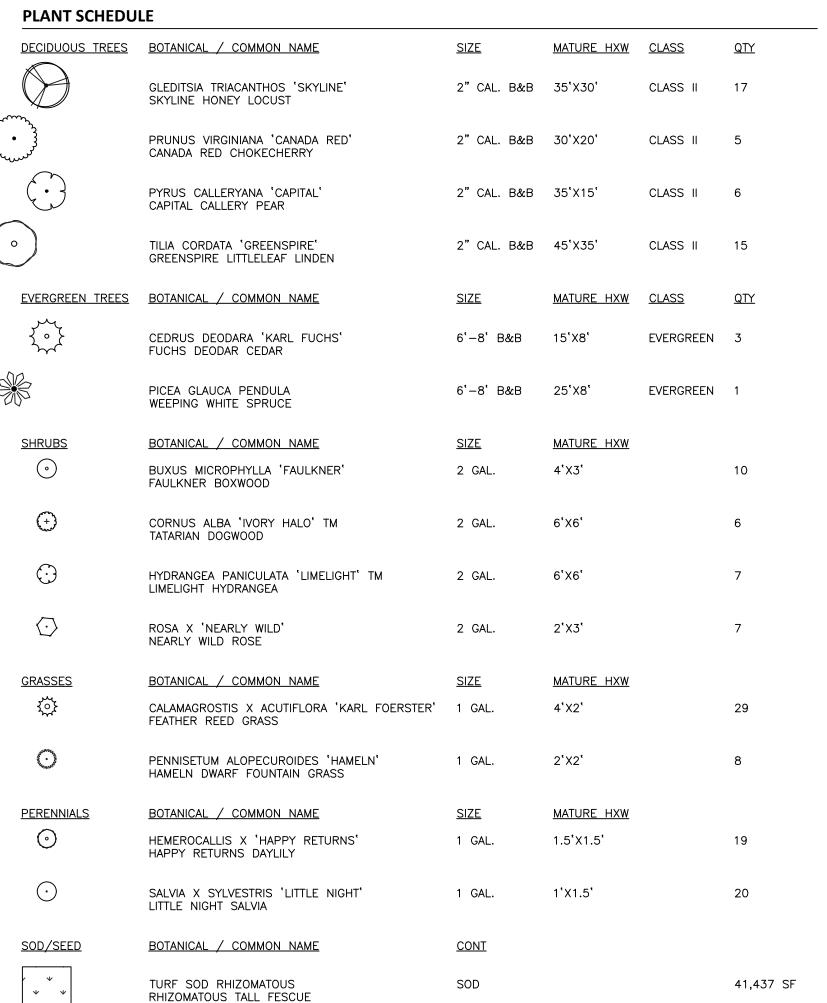
- 1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- 3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- 4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- 5. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- 6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE
- 7. 6' VINYL PRIVACY FENCE OR APPROVED EQUAL. SEE PPL2.0 FOR FENCE EXHIBIT.
- 8. 5' OPEN VISION FENCE OR APPROVED EQUAL. SEE PPL2.0 FOR FENCE EXHIBIT.
- 9. COMMUNITY AMENITY PICNIC TABLE OR APPROVED EQUAL. SEE PPL1.0-3.

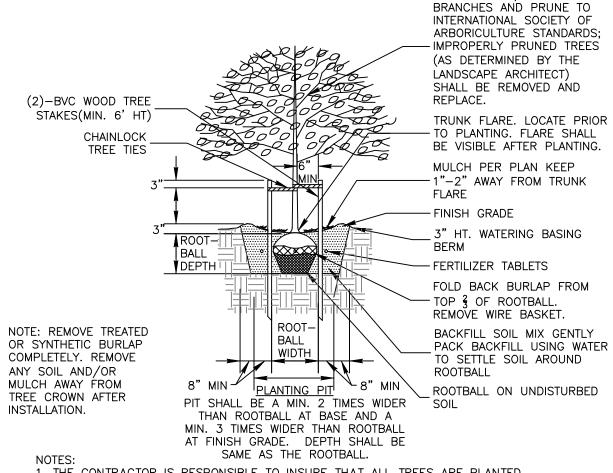
NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF STAR

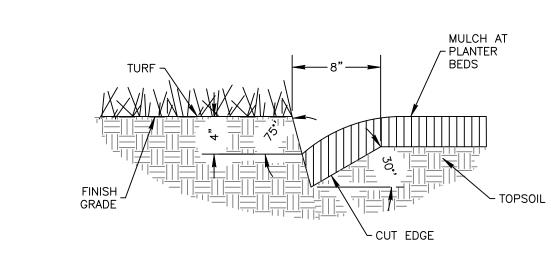
UDC AND ARE NOT OPEN SPACE CALCULATIONS. REFER TO OPEN SPACE EXHIBIT PPLEX1.0 FOR OFFICIAL QUALIFIED OPEN SPACE CALCULATIONS.								
COMMC	COMMON LOT TREE REQUIREMENTS (1 TREE/4000 SF)							
BLOCK #	LOT #	LOT AREA (SF)	OPEN SPACE TREE CALCULATION	REQUIRED	PROVIDED			
			857					
1	1 1 3836 EXCLUDES 30' LANDSCAPE BUFFER ALONG W. FLOATING FEATHER RD.				0			
1	1 8 1552 1552				0			
1	14	17843	17843	4	6			
1 17			14272					
		14509	EXCLUDES 30' LANDSCAPE BUFFER ALONG W. FLOATING FEATHER RD.	4	4			
TOTAL C	OMMON	I LOT TREES		8	10			
BUFFER	REQUIRE	MENTS						
(3 DECIDUOUS, 2 EVERGREEN, AND 8 SHRUBS/100 LF)								
STREET	STREET NAME LF CALCULATION REQUIRED PROVI							
DECIDUOUS = (158/100)*3				5				

					L		
BUFFER REQUIREMENTS							
(3 DECIDUOUS, 2 EVERGREEN, AND 8 SHRUBS/100 LF)							
STREET NAME	LF	CALCULATIC	N	REQUIRED	PROVIDE		
		DECIDUOUS = (158	3/100)*3	5			
W FLOATING FEATUED DD	150	CLASS II DECIDI	Jous		5		
W. FLOATING FEATHER RD.	158	EVERGREEN = (158/100)*2		4	4		
		SHRUB = (158/	100)*8	13	30		
TOTAL STREET BUFFER TREES					9		
STREET TREE CALCULATIONS (1TREE/35 LF)							
STREET NAME	LF	NUMBER OF DRIVES WIDTH PER PLAN	CALC	REQ	PRVD		
GRACYN ST.	1300	13	962 LF/35	27	28		
TOTAL STREET TR	EES			27	28		

ANT SCHEDU	LE			
IDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	<u>CLASS</u>
	GLEDITSIA TRIACANTHOS 'SKYLINE'	2" CAL B&B	35'X30'	CLASS II







1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

CAP SCR. W/WASHER & LOCK NUT

PICNIC TABLE DETAIL

44

47

SHOVEL CUT EDGE DECIDUOUS TREE PLANTING AND STAKING DETAIL 5/16" X 2 1/4" 5/16" X 1" S. STL. CGE. — 59 1/8"——- S.STL CGE. BOLT BOLT W/ WASHER & NUT W/ WASHER & NUT 2" X 10" (NOM.) PLANKS. RECYCLED PLASTIC. GREY IN COLOR. 2" X 3" X 3/16" STL. ANGLE 1 5/16" O.C. STL. PIPE -1 1/4" X 1 1/4" X — 2" SCH 20 STL. PIPE -3/16" STL. ANGLE

REMOVE DEAD/ DAMAGED



1. 77 SERIES TABLE BY DuMor. SLAT RECYCLED PLASTIC GREY IN COLOR. 2. ALL STL. MEMBERS COATED W/ZINC THEN FINISHED W/POLYESTER POWDER COATING BLACK IN COLOR. 3. ½"X3 ¾" EXPANSION ANCHOR BOLTS PROVIDED.

SHEET NO.

SUBDIVISIO, IDAHO PLAT LAND GLENDORA S STAR, RELIMINARY

5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmengllp.com

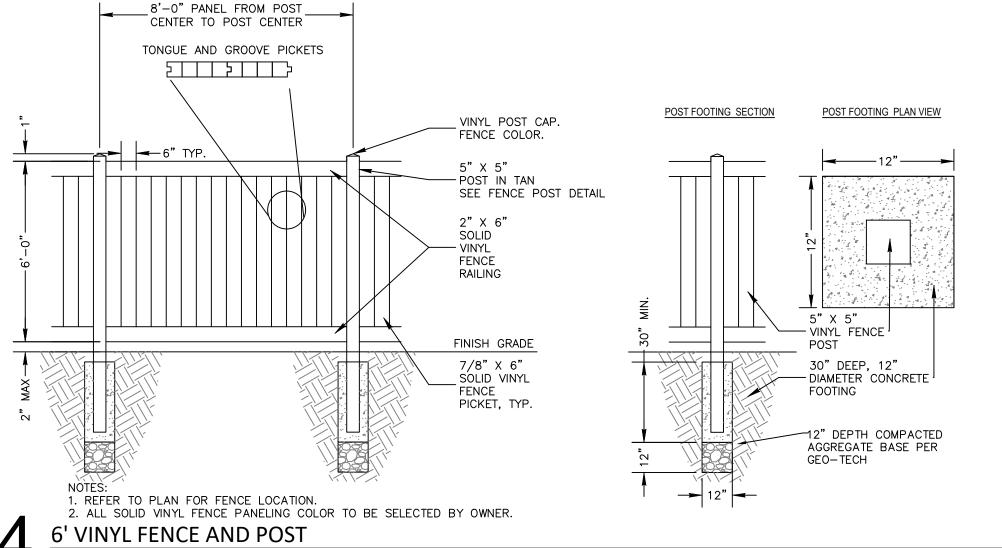
DRAWN BY: CHECKED BY: JUNE 2022

PPL1.0

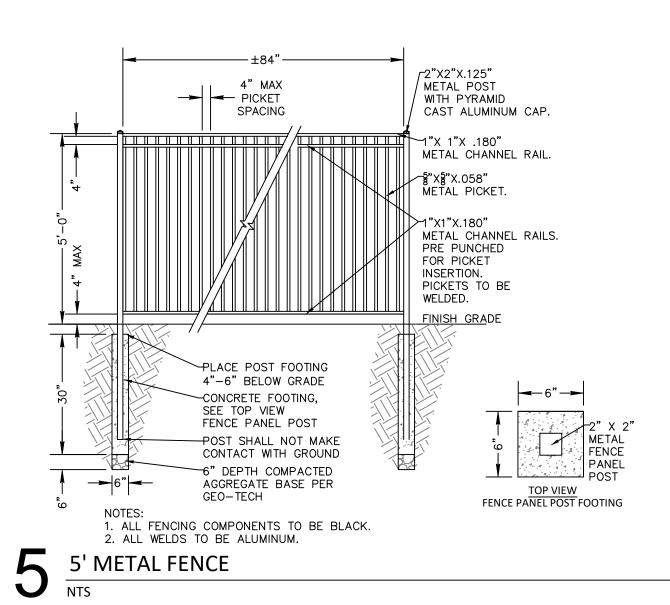
EMAIL: ayensen@kmengllp.com

FENCE SCHEDULE

6' HEIGHT VINYL PRIVACY FENCE. SEE PPL2.0-4
5' HEIGHT OPEN VISION METAL FENCE. SEE PPL2.0-5









ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

XHIBIT

PRELIMINARY PLAT FENCE E

GLENDORA SUBDIVISIO STAR, IDAHO

kmenglip.com				
DESIGN BY:	JCH			
DRAWN BY:	JCH			
CHECKED BY:	AY			
DATE:	JUNE 2022			
PROJECT:	22-010			
SHEET NO.				

PPL2.0

:2-010\CAD\LANDSCAPE\ENTITLEMENTS\22-010 ENTITLEMENT LANDSCAPE PLAN.DWG, ALYSSA YENSEN, 6/21/2022, DWG TO PDF.PC3, ---

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 Salmonsen Kevan Wheelock David Hershey

4 October 2022

Joe Pachner KM Engineering 5725 N Discovery Way Boise, ID 83713

Re: Glendora Subdivision – Preliminary Plat Application

Dear Mr. Pachner:

The City of Star Engineering Department has reviewed the Preliminary Plat for the Glendora Subdivision dated June 23, 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. Is this subdivision proposing a new irrigation pump station, or will it connect to an existing irrigation system. If new, where will it be located.
- 2. Trees spacing is required at 1 per 35 feet, current plan shows 1 per 47 feet.
- 3. A streetlight is required at the intersection of Gracyn Street and Floating Feather Road.
- 4. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
- 5. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
- 6. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 7. 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 conditions 1 through 3 listed above be addressed prior to approval of the Preliminary Plat. 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.

Am 2 Myse

City Engineer

Boise Office 1101 W. River St. Suite 110 Boise, Idaho 83702 Tel. (208) 629-7447

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

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

Fax (all offices) (208) 629-7559



David P. Claiborne
S. Bryce Farris
Evan T. Roth

Evan 1. Kou

Daniel V. Steenson Andrew J. Waldera

Brian A. Faria

Patxi Larrocea-Phillips

John A. Richards

Katie L. Vandenberg-Van Vliet

James R. Bennetts (retired)

Thursday, August 04, 2022

City of Star

Attn: Shawn L. Nickel

P.O. Box 130

Star, Idaho 83669

Re:

<u>File #: PP-22-07</u> —**Glendora Subdivision** located on the north side of W. Floating Feather Road, at the northwest corner of N. Plummer Road and Floating Feather Road in Star, ID

Dear Mr. Nickel:

The Foothill Ditch Company, Middleton Mill Ditch Company and Middleton Irrigation Association (collectively referred to as "Ditch Company") have a 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 Ditch Company's attorneys, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into Ditch Company or MM-MI facilities occurs. The Ditch Company must review drainage plans and construction plans prior to any approval.

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

- 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.

Also, please be advised that neither the Ditch Company or MM-MI approves of trees within their easements. Therefore, any existing trees within easement will need to be removed. On occasion, the



Project/File: SPP22-0009/ PP-22-07/ Glendora Subdivision

The applicant is requesting approval of a preliminary plat application to develop 17 lots

on 4.35 acres.

Lead Agency: City of Star

Site address: 9666 W Floating Feather Road

Staff Approval: August 29th, 2022

Applicant: Floating Feather T & ME LLC

9666 Floating Feather Road

Star, ID 83669

Representative: Cam Scott

KM Engineering

5725 N Discovery Way

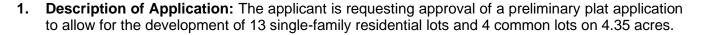
Boise, ID 83713

Staff Contact: Kelly Bruner

Phone: 387-6132

E-mail: kbruner@achdidaho.org

A. Findings of Fact

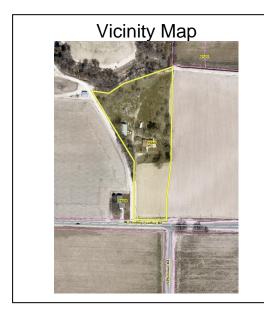


The applicant's proposal is consistent with the City of Star's future land use map, which designates this area as Estate Urban Residential.

2. <u>Description of Adjacent Surrounding Area:</u>

Direction	Land Use	Zoning
North	Neighborhood Residential	R-4 (City of Star)
South	Estate Urban Residential	RUT (Ada County)
East	Public Use/ Parks and Open Space	R-3 (City of Star)
West	Neighborhood Residential	R-4 (City of Star)

- 3. Site History: ACHD has not previously reviewed this site for a development application.
- **4. Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Langtree Bungalow Subdivision, located west of the site, was approved by ACHD on July 19th, 2021 for the development of 124 lots on 27.09 acres.



- Welton Estates, located northwest of the site, was approved by ACHD on February 10th, 2021 for the development of 14 lots on 10.15 acres.
- 5. Transit: Transit services are not available to serve this site.
- **6. New Center Lane Miles:** The proposed development includes 0.12 centerline miles of new public road.
- 7. 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.
- 8. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):
 - Floating Feather Road is scheduled in the IFYWP for pedestrian improvements from Brandon Road to Pollard Lane in 2025.
 - Floating Feather Road is listed in the CIP to be widened to 3-lanes from Star Road to Plummer Road between 2036 and 2040.
 - Floating Feather Road is listed in the CIP to be extended as a 3-lane roadway from Plummer Road to SH-16 between 2036-2040.
 - The intersection of Floating Feather Road and Plummer Road is listed in the CIP to be reconstructed as a single-lane roundabout between 2036 and 2040.
- 9. Roadways to Bikeways Master Plan: ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Floating Feather Road as a Level 3 facility that will be constructed as part of a future ACHD project.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 123 vehicle trips per day and 12 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th 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
Floating Feather Road	172-feet	Minor Arterial	471	Better than "E"

^{*} Acceptable level of service for a two-lane minor arterial is "E" (575 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 Floating Feather Road east of Star Road was 6,123 on 04/06/22.

C. Findings for Consideration

1. Floating Feather Road/Plummer Road Roundabout

a. Policy:

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single-lane roundabout is planned at the Floating Feather Road/Plummer Road intersection.

b. Staff Comments/Recommendations: To accommodate the future construction of the single-lane roundabout the applicant should be required dedicate additional right-of-way at the Floating Feather Road/Plummer Road intersection in accordance with the template in Attachment 3. Compensation will be provided for this right-of-way dedication, as this improvement is listed in ACHD's CIP.

2. Floating Feather Road

a. Existing Conditions: Floating Feather Road is improved with 2-travel lanes and no curb, gutter, or sidewalk abutting the site. There is 62-feet of right-of-way for Floating Feather Road (25-feet from centerline).

b. Policy:

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Floating Feather Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

c. Applicant Proposal: The applicant has proposed to construct Floating Feather Road as ½ of a 36-foot wide collector street section with vertical curb, gutter, and 7-foot wide detached concrete sidewalk located 32-feet from the centerline of Floating Feather Road, measured from centerline to the front edge of sidewalk.

The applicant has proposed to dedicate right-of-way to accommodate the Floating Feather Road/Plummer Road roundabout.

d. Staff Comments/Recommendations: The applicant's proposal to improve Floating Feather Road as ½ of a 36-foot collector street section does not meet District Frontage Improvements policy, which requires pavement widening to total 17-feet from centerline, 3-foot wide gravel shoulders, and a borrow ditch for arterial roadways. West of the site, Floating Feather Road is improved as a 36-foot wide collector street section with vertical curb and gutter abutting Claymont and Colt Place Subdivisions. When those subdivisions were originally approved in 2005/2006 Floating Feather Road was classified as a collector roadway, which required the construction of curb and gutter on Floating Feather Road adjacent to the site. With the 2008 adoption of ACHD's Floating Feather Realignment Study and ACHD 2009 Master Street Map, Floating Feather Road was reclassified as an arterial road. Since arterial roadways are impact fee eligible (ACHD constructs full improvements – curb and gutter), the construction of curb and gutter is not required abutting this site.

Consistent with District Frontage Improvements policy, the applicant should be required to improve Floating Feather Road abutting the site with pavement widening to total 17-from centerline, 3-foot wide gravel shoulders, and a borrow ditch.

The applicant's proposal to construct 7-foot wide detached concrete sidewalk located 32-feet from centerline exceeds District policy which requires 5-foot wide detached sidewalks along arterial roadways and should be approved as proposed. The applicant should be required to dedicate additional right-of-way to total 2-feet behind the back of sidewalk or provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way.

The applicant's proposal to dedicate additional right-of-way to accommodate the Floating Feather Road/Plummer Road roundabout meets District policy and should be approved as proposed. Compensation will be provided for this right-of-way dedication, as this improvement is listed in ACHD's CIP.

3. Gracyn Street

a. Existing Conditions: There are no existing local roadways within the site.

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: For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

c. Applicant's Proposal: The applicant has proposed to construct Gracyn Street, a new local roadway, as a 36-foot local street section with rolled curb, gutter, and 5-foot wide detached concrete sidewalk within 47-feet of right-of-way and has proposed to terminate Gracyn Street in a cul-de-sac turnaround with a turning radius of 45-feet. Gracyn Street is proposed to intersect Floating Feather Road 150-feet west of Plummer Road.

d. Staff Comments/Recommendations: The applicant's proposal to construct Gracyn Street as a 36-foot wide local street section meets District policy and should be approved as proposed.

The applicant should be required to provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way.

The proposed turning radius for the cul-de-sac does not meet District policy, which requires a minimum 50-foot turning radius. The applicant should be required to construct the cul-de-sac at the terminus of Gracyn Street with a minimum turning radius of 50-feet.

Although the applicant's proposal meets District policy, the applicant may consider constructing the internal road as a private street, as there are no stub streets to provide connectivity to the site and surrounding parcels. If a private street is approved by the City of Star, then street name and stop signs should be required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required. The remainder of the District's private road policy can be found below in Finding 4.

4. Private Roads

- a. Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:
 - Designed to discourage through traffic between two public streets,
 - Graded to drain away from the public street intersection, and
 - If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.
- b. Staff Comments/Recommendations: If the City of Star approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

5. Roadway Offsets

- a. Existing Conditions: There are no existing roadways within the site.
- b. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect

collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

- **c. Applicant's Proposal:** The applicant has proposed to construct a new local roadway, Gracyn Street, to intersect Floating Feather 150-feet west of Plummer Road.
- d. Staff Comments/Recommendations: The applicant's proposal does not meet District Intersection Spacing policy, which requires new local roads intersecting minor arterials to offset a minimum of 660-feet from all other roadways. However, due to the site's proximity to the Floating Feather Road/Plummer Road intersection and a lack of available site frontage to locate the driveway further from the intersection, the applicant's proposal should be approved as proposed.

The entirety of the site's frontage will be located with the area of influence for the Floating Feather Road/Plummer Road roundabout once it is constructed. When this roundabout is constructed, Gracyn Street will be limited to right-in/right-out only.

6. Tree Planters

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.

7. 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.

8. Other Access

Floating Feather Road is classified as a minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

- 1. Dedicate right-of-way to accommodate the construction of a single-lane roundabout at the Floating Feather Road/Plummer Road intersection consistent with the template in Attachment 3.
- 2. Improve Floating Feather Road abutting the site with pavement widening to total 17-feet from centerline, 3-foot wide gravel shoulders and borrow ditch.
- 3. Construct 7-foot wide detached concrete sidewalks on Floating Feather Road located a minimum of 32-feet from centerline, as proposed.
- **4.** Dedicated additional right-of-way to total 2-feet behind the back of sidewalk or provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way.
- **5.** Construct a new local roadway, Gracyn Street, to intersect Floating Feather Road 150-feet west of Plummer Road.
- **6.** Construct Gracyn Street as a 36-foot wide local street section with rolled curb, gutter, and 5-foot wide detached concrete sidewalk, as proposed.

- 7. Provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way.
- **8.** If private roads are desired, construct a 20 to 24-foot wide private road to intersect Floating Feather Road located 150-feet west of Plummer Road. Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
- **9.** When the Floating Feather Road/Plummer Road roundabout is constructed, Gracyn Street will be limited to right-in/right-out only.
- **10.** Direct lot access to Floating Feather Road is prohibited other than the access specifically approved with this site and should be noted on the final plat.
- **11.** 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.
- **12.** Payment of impact fees is due prior to issuance of a building permit.
- 13. 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.

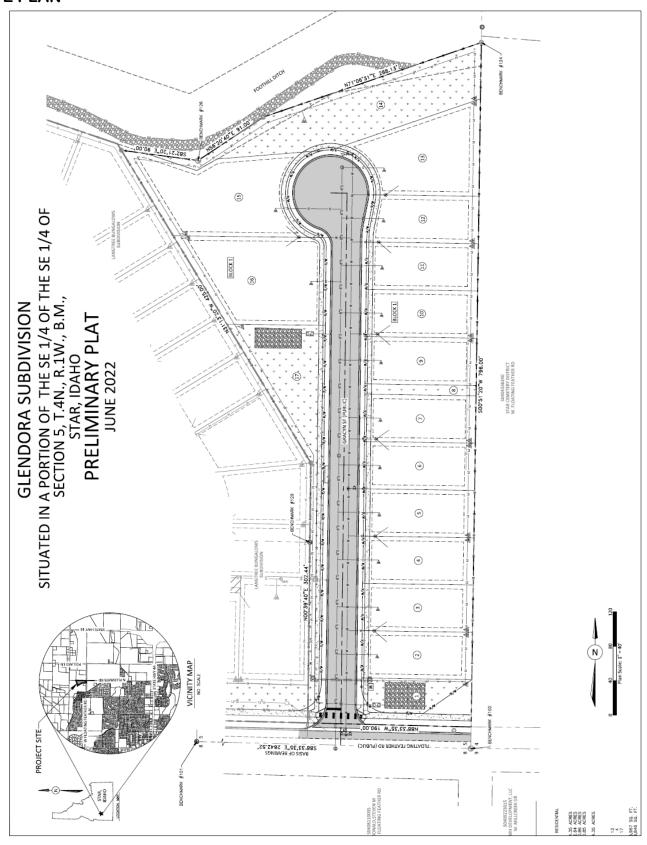
G. Attachments

- 1. Vicinity Map
- 2. Site Plan
- 3. Roundabout Template
- 4. Utility Coordinating Council
- 5. Development Process Checklist
- **6.** Appeal Guidelines

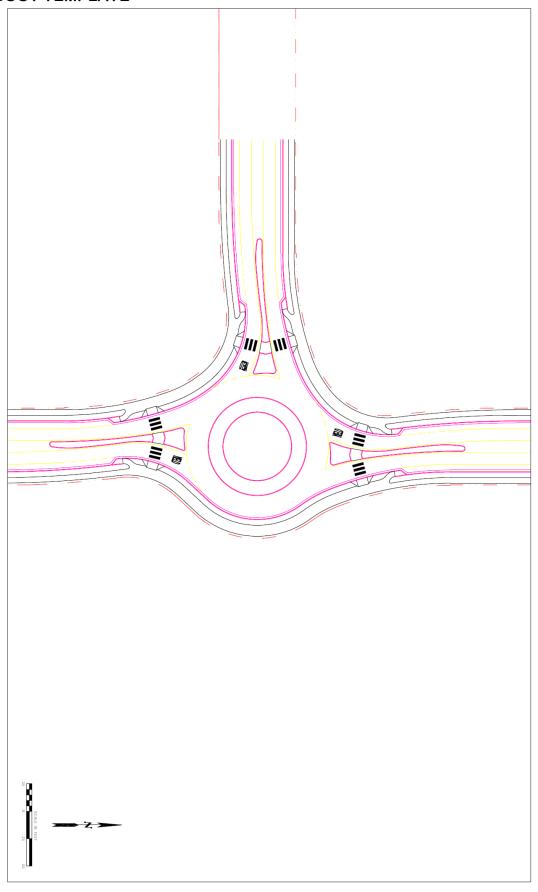
VICINITY MAP



SITE PLAN



ROUNDABOUT TEMPLATE



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 Comple	eted to Date:
⊠Submit a devel	opment application to a City or to Ada County
⊠The City or the	County will transmit the development application to ACHD
☑The ACHD Pla	nning Review Section will receive the development application to review
	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 co	ompleted by Applicant:
For ALL develo	opment applications, including those receiving a "No Review" letter:
•	The applicant should submit one set of engineered plans directly to ACHD for review by the Developmen 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 <u>ANY</u> work in the right-of-way including, but not limited to, driveway approaches, street improvements and utility cuts.
☐Pay Impact Fe	es prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.
 Submit a 	
 Four bus Application a) 	te ACHD Right-of-Way iness days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permiton" to ACHD Construction – Permits along with: Traffic Control Plan 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.
At least o by a Cer	bdivisions) irosion Submittal ne week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done tified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD ter Section.

☐ Final Approval from Development Services is required prior to scheduling a Pre-Con.

Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being

☐ Idaho Power Company

scheduled.

Request for Appeal of Staff Decision

- 1. Appeal of Staff Decision: The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

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.



August 4, 2022 City of Star Itr. Page 2

Ditch Company may make exceptions on a case-by-case basis, which requires the developers/owners to obtain written permission from the Ditch Company for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,

S. Bryce Farris

SBF:krk

cc: MM-MI/Foothill Ditch Company

STAR TRANSPORTATION AND PATHWAY COMMITTEE DEVELOPMENT REVIEW

August 29, 2022

BARON PRO. REZONE

Recommend: No comments, at this time.

CHERISHED ESTATES

Recommend: 8' sidewalk along Floating Feather

All internal pathways should be Public (open to)

FALLBROOK Phase 6

Recommend: No Comments

INSPIRADO SUBDIVISON

Recommend: Streets Inspirado Dr. and Sunset Springs Way should classified as Collector

streets with 8' sidewalks.

Easement, if not construct, for pathway alone the Phyills cancel

SAUNDERE RIDGE ESTATES

Review: Lot No. 2 has questionable access.

GLENDORA

Recommend: 5' sidewalks within subdivision

Question do we need pathway to Mid-School on East side?

MADENFORD ESTATES

Recommend: 5' sidewalks in subdivision (as standard)

COLT HEIGHTS No. 6

Recommend: Pathway along cancel (consider requiring construction)

MADENFORD ESTATES

Recommend: All pathways should be Public (open to)

MED LETON SPORE

MIDDLETON STAR FIRE DISTRICTS

Fire District Headquaters 11665 W. State St., Suite B Star, Idaho 83669 Tel. No.: (208) 286-7772 Web: www.midstarfire.org Email: permits@starfirerescue.org

DATE: October 12, 2022

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: Glendora Subdivision

Files: PP-22-07

Fire District Summary Report:

- 1. <u>Overview</u> This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
- 2. <u>Fire Response Time:</u> This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 2.3 miles with a travel time of 5 minutes under ideal driving conditions to the purposed entrance.
- 3. <u>Side Setback:</u> Side Setback for R-3 of 7.5' as per Star City Code with no modification.
- 4. Accessibility: Roadway Access, Traffic, Radio Coverage
 - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
 - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
 - d. Traffic calming devices will require approval by the Fire District
 - e. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
 - f. The applicant shall work with Ada County, City of Star and Star Fire Protection District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1

Project: Glendora Subdivision: PP-22-07 Page 1 of 4

MIDDLETON STAR FIRE DISTRICTS



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- g. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.
- h. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road, as follows:

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

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

Project: Glendora Subdivision: PP-22-07 Page 2 of 4

MED STATE

MIDDLETON STAR FIRE DISTRICTS

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- vii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
- viii. Fire hydrant relocations to be approved by the Fire District & Star Sewer and Water.
 - 1. Second hydrant will be required at the entrance of the development.
- ix. Hydrants are to always remain clear and unobstructed.
- x. Hydrants to be marked with temporary fencing creating a 3 ft clearance around the hydrant and shall remain in place until approved by fire district. See exabit 1.
- xi. Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
- 6. <u>Inspections:</u> Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.

7. Additional Comments:

a. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.

Project: Glendora Subdivision: PP-22-07 Page 3 of 4



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Exabit 1









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