



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **November 15, 2022 – PUBLIC HEARING**

FILE(S) #: AZ-22-09 Annexation and Zoning
DA-22-09 Development Agreement
PP-22-14 Preliminary Plat for Munger Creek Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant:

Zion Ventures, LLC
1307 E. Love Creek Drive
Eagle, Idaho 83616

Property Owner:

Elliam Lodge
12101 W. Circle Bar Lane
Boise, Idaho 83702

Representative:

Wendy Shrief
J-U-B Engineers
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642

REQUEST

Request: The Applicant is seeking approval of Annexation and Zoning (R-4-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 90 residential lots and 13 common lots. The property is located at 12101 W. Circle Bar Lane & 1821 N. Munger Lane in Star, Idaho, and consists of 25.19 acres with a proposed density of 3.57 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located near the northeast intersection of N. Munger Road and W. Floating Feather Road. Ada County Parcel Numbers R9262210010 & R9262210020 R5455720020.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Rural Residential (RR)	Neighborhood Residential	Agricultural/Single-Family Residential
Proposed	R-4-DA	Neighborhood Residential	Single Family Residential
North of site	Residential (R-3)	Estate Urban Residential	Craftsman Estates Subdivision
South of site	Rural Urban Transition (RUT)	Estate Urban Residential	Single Family Residential /Agricultural
East of site	Residential (R-3)	Estate Rural Residential	Starcreek Subdivision
West of site	Rural Urban Transition (RUT)/Residential (R-3-DA)	Estate Urban Residential	Single Family Residential (Aliso Creek Subdivision)/Agricultural

Existing Site Characteristics: The property currently has a single-family residence with detached garage and is in agricultural use.

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

Flood Zone: This property is not currently located in Special Flood Hazzard Zone.
 FEMA FIRM Panel Number: 16001C0125J
 Effective Date: 6/19/2020

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – No.
- ✪ Floodplain – No.
- ✪ Mature Trees – Yes.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – No.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.

- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – No known sensitive wildlife habitat observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	December 16, 2021
Neighborhood Meeting Held	January 24, 2022
Application Submitted & Fees Paid	June 8, 2022
Application Accepted	August 30, 2022
Residents within 300' Notified	October 26, 2022
Agencies Notified	August 29, 2022
Legal Notice Published	October 30, 2022
Property Posted	November 3, 2022

HISTORY

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

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

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

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

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

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 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. Parkway 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.

8-6B-2: SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

D. Common Driveways:

1. **Maximum Dwelling Units Served:** Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District.
2. For commercial or other non-residential uses, common driveways serving multiple structures and/or properties shall meet the requirements of the Fire District.
3. **Width Standards:** Common driveways shall be a minimum of twenty-eight feet (28') in width.
4. **Maximum Length:** Common driveways shall be a maximum of one hundred fifty feet (150') in length or less, unless otherwise approved by the fire district.
5. **Improvement Standards:** Common driveways shall be paved with a surface capable of supporting emergency services vehicles and equipment.
6. **Abutting Properties:** Unless limited by significant geographical features, all properties that abut a common driveway shall take access from the driveway.
7. **Turning Radius:** Common driveways shall be straight or provide a twenty-eight foot (28') inside and fifty foot (50') outside turning radius.
8. **Depictions:** For any plats using a common driveway, the setbacks, building envelope, and orientation of the lots and structures shall be shown on the preliminary and/or final plat.
9. **Easement:** A perpetual ingress/egress easement shall be filed with the county recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 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 one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

ANNEXATION & ZONING:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-4-DA) on 25.19 acres. This zoning district would allow for a maximum residential density of 5 dwelling unit per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The property will be accessed by a public road and all roads in the development will be public. The zoning request includes a development agreement that will address future density and development standards.

The applicant testified before the Star City Council in 2022 during the Comprehensive Plan Land Use Map revisions, requesting that this property be designated as Neighborhood Residential (3-5 dwelling units per acre). The Council revised the proposed land use designation to reflect the applicants request.

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 90 single family residential lots and 13 common area lots, 3 of which are shared driveways, on 25.19 acres with a proposed density of 3.57 dwelling units per acre. The lots will have access and frontage from a public street. Lots will range in size from 5,500 square feet to 9,104 square feet with the average buildable lot being 6,691 square feet. The submitted preliminary plat is showing all local roads with a 50-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 W. Catamaran Way from N. Munger Road. Applicant is providing a stub street in the southwest corner of the property that will connect to a road in Wildrye Creek Subdivision, being marketed as Aliso Creek Subdivision, Phase 4. Sidewalks are proposed to be detached with a 5-foot wide, concrete sidewalk and an 8-foot-wide 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 2.47 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 3 site amenities. The applicant is proposing a covered picnic area and playground. Applicant will need to provide another site amenity to satisfy code.

ADDITIONAL DEVELOPMENT FEATURES:

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

- Lighting
Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight plan but has not provided a street light design/cut sheet for City approval. The plan meets City code for light locations. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat.**

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

- Subdivision Name
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for both the open space and street trees.**

- Setbacks – **The applicant is not requesting a setback waiver and will follow the setbacks for the R-4 zone identified in this report.**

- Block lengths – All blocks meet the 750’ block length requirement.

- Mailbox Cluster – **Applicant has not provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. This will be required prior to signing the final plat.**

- Phasing – The applicant has not provided a phasing plan for the development.

- Future Floating Feather Road – The applicant is showing an area on the southern boundary of the project (Lot 1, Block 2) with future W. Floating Feather Road (location to be determined). At this time, ACHD is requiring dedication of 39-feet of right-of-way for

the future roadway alignment.

- Common Driveways – The preliminary plat indicates three locations that contain common driveways, each serving two lots. The Star Fire District must approve the use of common driveways. If not approved, the applicant shall submit a revised preliminary plat showing the removal of the common driveways.
- ITD Proportionate Shares and Police and Fire District Mitigation Fees – In an effort to have growth pay for growth, Proportionate Shares for ITD and Mitigation Fees for Police and Fire protection will be required for all new homes constructed within this development. This is in addition to current ACHD, Parks and Fire Impact Fees being paid.

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Density;
- ITD Proportionate Share Fees;
- Emergency Access
- Additional Site Amenity

AGENCY RESPONSES	
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ITD - Email	October 12, 2022
Star Fire District	Pending
ACHD	September 23, 2022
City Engineer	October 6, 2022
Ada County Development Services	September 1, 2022
USPS Postmaster – Email	August 30, 2022

PUBLIC RESPONSES	
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Richard Strain – email	November 4, 2022
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STAFF RECOMMENDATION	
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Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat meets the requirements, standards and intent for development as they relate to

the Comprehensive Plan and Unified Development Code. The proposed density of 3.57 dwelling unit per acre is within the range of 3-5 dwelling units per acre allowed in the Neighborhood Residential Comprehensive Plan Future Land Use Map. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-4) zoning designation will provide.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the zoning.

FINDINGS

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

ANNEXATION FINDINGS:

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

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

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

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

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

The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless

approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

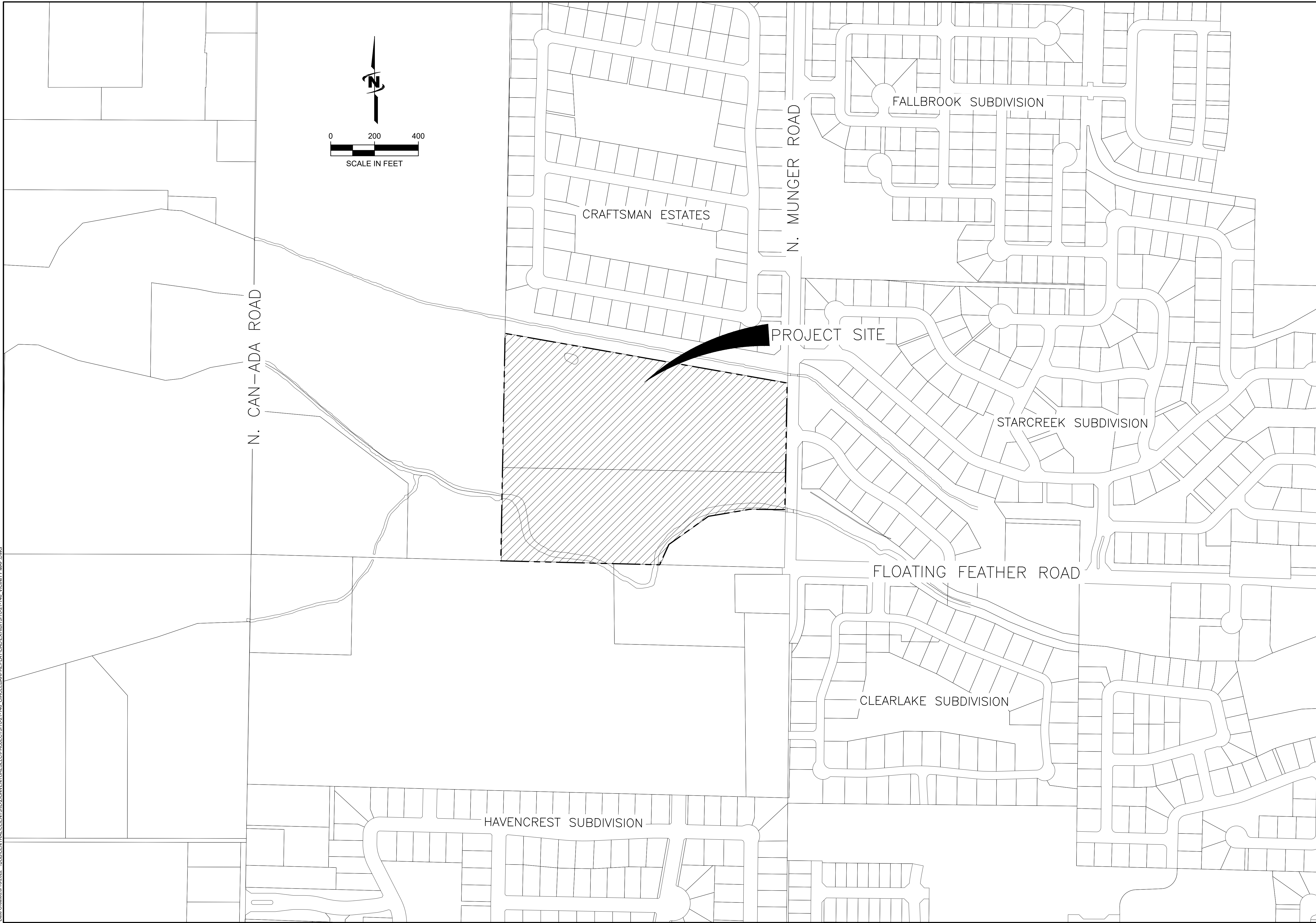
1. The approved Preliminary Plat for the Munger Creek Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
3. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
4. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
5. **Applicant shall provide staff with one additional amenity for the development, including amenity specifics and location.**
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.

7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
9. 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.
10. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
11. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
12. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service. Mailbox cluster locations shall be determined and located based on the Postmaster.**
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. **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.**
15. Prior to signing the final plat, the development name shall be accurately reflected on the mylar and be consistent with the approval from Ada County.
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
18. All common areas shall be owned and maintained by the Homeowners Association.
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
20. A sign application is required for any subdivision signs.
21. **Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
22. **Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number AZ-22-09/DA-22-09/PP-22-14 for Munger Creek Subdivision on _____, 2022.

Plot Date: 01/20/22 3:44 PM Plotted By: Philip Mohrke
Date Created: 01/20/22 J:\BID\CLIENTS\2020\DOCUMENTURE\RESULTS\PROJECTS\10-21-146_CIRCLE\PREP\PLAT\CAD\EXHIBITS\10-21-146_VICINITY MAP.DWG



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REUSE OF DRAWINGS
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NO.	REVISION	DESCRIPTION	BY	DATE

**MUNGER CREEK
STAR, IDAHO**
VICINITY MAP

FILE: 10-21-146_VICINITY MAP
JUB PROJ. #: 10-21-146
DRAWN BY: PHM
DESIGNED BY:
CHECKED BY:
ONE INCH
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 8/10/2022
SHEET NUMBER:



ANNEXATION & ZONING - REZONE APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Zion Ventures LLC
Applicant Address: 1307 E. Lone Creek Drive Zip: 83642
Phone: 208-377-5700 Email: riley@markbottles.com

Owner Name: Elliam Lodge
Owner Address: 12101 W. Circle Bar Ln. Zip: 83669
Phone: 208-377-5700 Email: jbottles@markbottles.com

Representative (e.g., architect, engineer, developer):
Contact: Wendy Shrief Firm Name: J-U-B Engineers
Address: 2760 W Excursion Ln. Meridian, ID Zip: 83642
Phone: 208-376-7330 Email: wshrief@jub.com

Property Information:

Site Address: 12101 W. Circle Bar Ln Parcel Number: R9262210010; R9262210020
Total Acreage of Site: 25.19 S0406347000
Total Acreage of Site in Special Flood Hazard Area: 12.892
Proposed Zoning Designation of Site: R4

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR	Residential	Rural Res.
Proposed	R-4	Residential	Single-Family Residential
North of site	R-3	Residential	Residential
South of site	RUT	Residential	Residential
East of site	R-3	Residential	Rural Res.
West of site	RUT	Residential	Rural Res.

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

Areas of Critical Environmental Concern - None
 Evidence of Erosion - None
 Fish Habitat - None
 Floodplain - None
 Mature Trees - None
 Riparian Vegetation - None
 Steep Slopes - None
 Stream/Creek - None
 Unique Animal Life - None
 Unique Plant Life - None
 Unstable Soils - None
 Wildlife Habitat - None
 Historical Assets - None

Application Requirements:

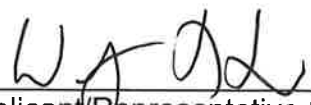
(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications**)

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


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

FEE REQUIREMENT:

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



 Applicant/Representative Signature



 Date

Revised 8/17/22 WKS



PRELIMINARY PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Zion Ventures, LLC
Applicant Address: 1307 E Lone Creek Drive Zip: 83616
Phone: 208-377-5700 Email: riley@markbottles.com

Owner Name: Elliam Lodge
Owner Address: 12101 W Circle Bar Ln. Zip: 83702
Phone: 208-377-5700 Email: jbottles@markbottles.com

Representative (e.g., architect, engineer, developer):
Contact: Wendy Shrief Firm Name: J-U-B Engineers
Address: 2760 W Excursion Lane, Ste 400 - Meridian Zip: 83642
Phone: 208-376-7330 Email: wshrief@jub.com

Property Information:

Subdivision Name: Munger Creek
Site Location: 12101 W Circle Bar Ln, 1821 N Munger Rd, 12016 W Floating Feather Rd
Approved Zoning Designation of Site: RR (existing)
Parcel Number(s): R9262210010, R9262210020, S0406347000

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR	Residential	Residential
Proposed	R-4	Residential	Residential
North of site	R-3	Residential	Residential
South of site	RUT	Residential	Residential
East of site	R-3	Residential	Residential
West of site	RUT	Residential	Residential

SITE DATA:

Total Acreage of Site - 25.19 acres
Breakdown of Acreage of Land in Contiguous Ownership - 15.174, 2.88, 10.012
Total Acreage of Site in Special Flood Hazard Area - 12.892
Dwelling Units per Gross Acre - 3.57 DU / ac
Minimum Lot Size - 5,500 s.f.
Minimum Lot Width - 50'

Total Number of Lots - 103
Residential - 90
Commercial - 0
Industrial - 0
Common - _____

Total Number of Units - 90
Single-family - 90
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 21.4 % / 5.39 acres
Percent of Common Space to be used for drainage - .14
Describe Common Space Areas (amenities, landscaping, structures, etc.) - Gazebo, playground
Proposed Dedicated Lots & Acreage (school, parks, etc): none

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

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

Total Acreage of Site in Special Flood Hazard Area - 12.892

- 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): #160xxxxxC, 160xxxxxE, etc.: 16001C0125J
FIRM effective date(s): mm/dd/year 6/9/20, 6/19/20, 6/19/20
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE, X
Base Flood Elevation(s): AE .0 ft., etc.: See floodplain application
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - SSWD
 Irrigation Water- Pioneer Irrigation District
 Sanitary Sewer- SSWD
 Fire Protection - Star Fire
 Schools - Star Elementary School, Star Middle School, Eagle High School
 Roads - ACHD

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

Areas of Critical Environmental Concern - None Floodplain - See attached
 Evidence of Erosion - None Fish Habitat - None
 Historical Assets - None Mature Trees - None
 Riparian Vegetation - None Steep Slopes - None
 Stream/Creek - None Unstable Soils - None
 Unique Animal Life - None Unique Plant Life - None

Application Requirements:

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

Applicant (√)	Description	Staff (√)
x	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
x	Completed and signed Preliminary Plat Application	
x	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
x	Narrative explaining the project. (must be signed by applicant)	
x	Legal description of the property (word.doc and pdf version with engineer's seal)	
x	Recorded warranty deed for the subject property	
x	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
x	Approval of the proposed subdivision name from Ada County Surveyor's office.	
x	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
x	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
x	Electronic copy in pdf. format of Preliminary Plat	
x	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
x	Electronic copy in pdf. format of landscape plan	
x	Electronic copy in pdf. format of preliminary site grading & drainage plans	
x	Phasing plan shall be included in the application if the project is to be phased.	

x	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
x	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
x	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
N/A	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
x	Special Flood Information – Must be included on Preliminary Plat and Application form.	
x	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
x	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
x	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
x	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
x	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

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


 Applicant/Representative Signature

2/18/22
 Date

corrected 8/11/22



J·U·B ENGINEERS, INC.

February 2, 2022

City of Star
Planning and Zoning
10769 W. State Street
Star, ID 83669

Re: Munger Creek Subdivision | Annexation Rezone & Preliminary Plat Applications

Dear Staff and Council:

We are pleased to submit the enclosed applications associated with the Preliminary Plat for Munger Creek Subdivision. JUB Engineering is representing the owner/developer, Zion Ventures LLC, for this application.

Project Background

Munger Creek Subdivision is a 25.19-acre single-family residential development located west of N. Munger Road and north of Floating Feather Road. The following applications will allow for an R-4 residential development consisting of 90 residential lots, 10 common lots, and three shared driveway lots. The average lot size will be 6,691 Sq.Sf., with the smallest lot being 5,500 Sq.Sf. The residential gross density is 3.57 DU/AC. The percentage of open space is 21.4 or 5.39 acres. Currently, the subject parcel is located in Ada County with an RR zoning designation. Munger Creek Subdivision will be developed in one phase.

Both parcels have a Comprehensive Plan Land Use Map Designation of Neighborhood Residential which allows 3.01 to 5 units per acre, encouraging urban style development densities to limit urban sprawl, which is outlined in the City of Star's Comprehensive Plan. The proposed development is in conformance with the Comprehensive Plan and Land Use Map.

The subject property is located within the City of Star's Area of Impact.

Public facilities and services will be provided by the following agencies:

Sewer: Star Sewer and Water

Water: Star Sewer and Water

Irrigation: Pioneer Irrigation District

Electric: Idaho Power

Fire: Middleton & Star Fire Districts

Schools: School District No. 2

Highway District: Ada County Highway District



J-U-B ENGINEERS, INC.

Design Concept:

Munger Creek Subdivision will provide the City of Star with various upscale housing types that will encourage future quality development. The overall density and variety of lot sizes will also be consistent with the Comprehensive Plan and zoning requirements. The preliminary plat submitted shows the location of anticipated uses, but the specific home size, location, and orientation will be finalized as part of the final plat approval.

Landscaping and Amenities:

Munger Creek Subdivision Subdivision will be landscaped with trees and other plant material, a covered picnic area and playground are proposed as amenities.

Applications

As discussed during the pre-application meeting with city staff, the required applications include a Annexation and Rezone Application and a Preliminary Plat Application.

Preliminary Plat:

The proposed preliminary plat consists of 90 residential lots, 10 common lots, and three common shared driveway lots. The average lot size will be 6,691 Sq.Sf., with the smallest lot being 5,500 Sq.Sf. The residential gross density is 3.57 DU/AC. The percentage of open space is 21.4 or 5.39 acres. Currently, the subject parcel is located in Ada County with an RR zoning designation The residential gross density is 3.96 DU/AC. The percentage of open space is 15.4 or 8.08 acres.

Annexation & Rezone Application:

The applicant proposes annexation of approximately 25.19 acres currently zoned RR in Ada County. We are requesting R-4 Residential zoning. The property is located within the City of Star's Area of Impact and the proposed zoning is compatible with the existing Neighborhood Residential Comprehensive Plan designation.

We appreciate the opportunity to present these applications to the Planning and Zoning. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at wshrief@jub.com or by phone at 208-376-7330

Sincerely,

A handwritten signature in black ink, appearing to read "W Shrief". The signature is fluid and cursive, written over a small grey rectangular area.

Wendy Shrief, AICP

J-U-B ENGINEERS, Inc.

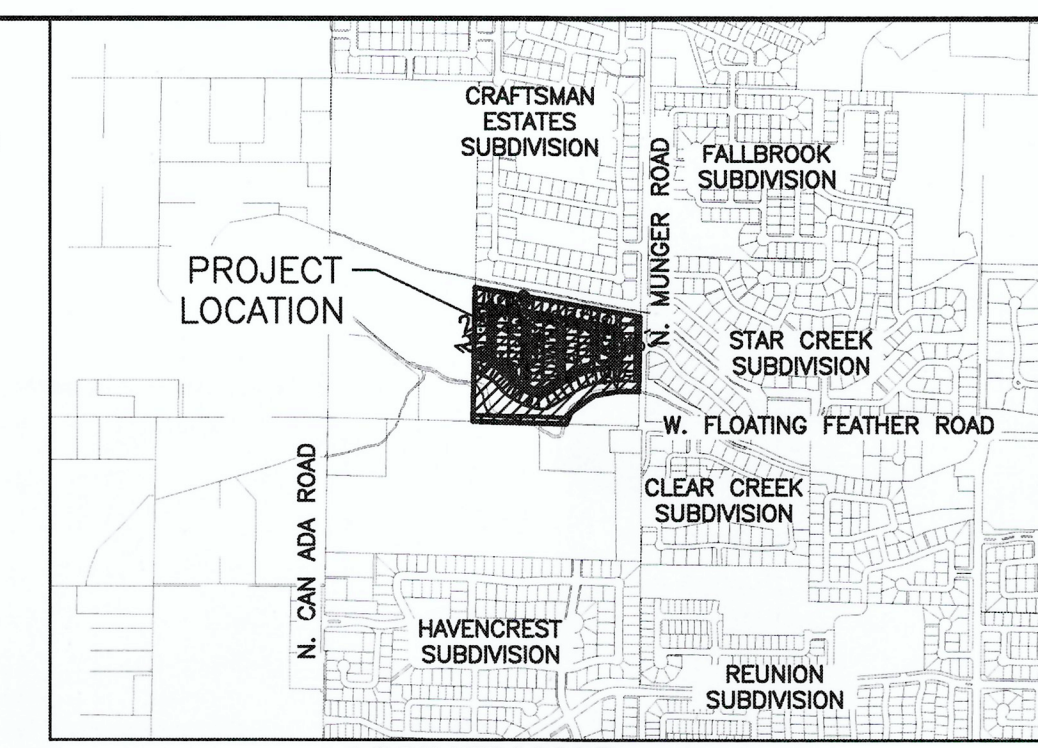
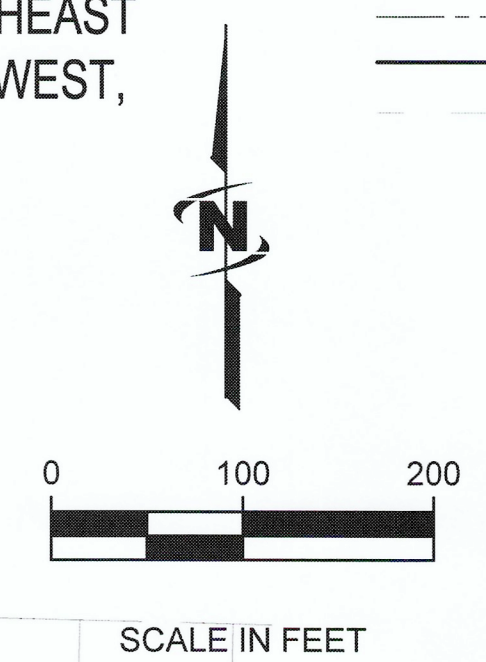
SHEET INDEX

SHEET NUMBER	SHEET TITLE
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING CONDITIONS
PP-03	LOT DIMENSION AND STREET SECTION PLAN
PP-04	UTILITY PLAN

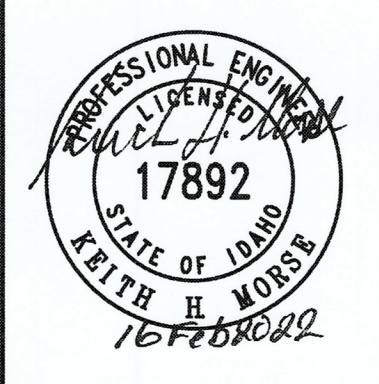
PRELIMINARY PLAT FOR
MUNGER CREEK SUBDIVISION
 LOT 1 AND LOT 2 OF BLOCK 1 OF WAYFARING LANE SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, STAR, IDAHO. 2022

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Quarter-Section Corner
- Property Corner

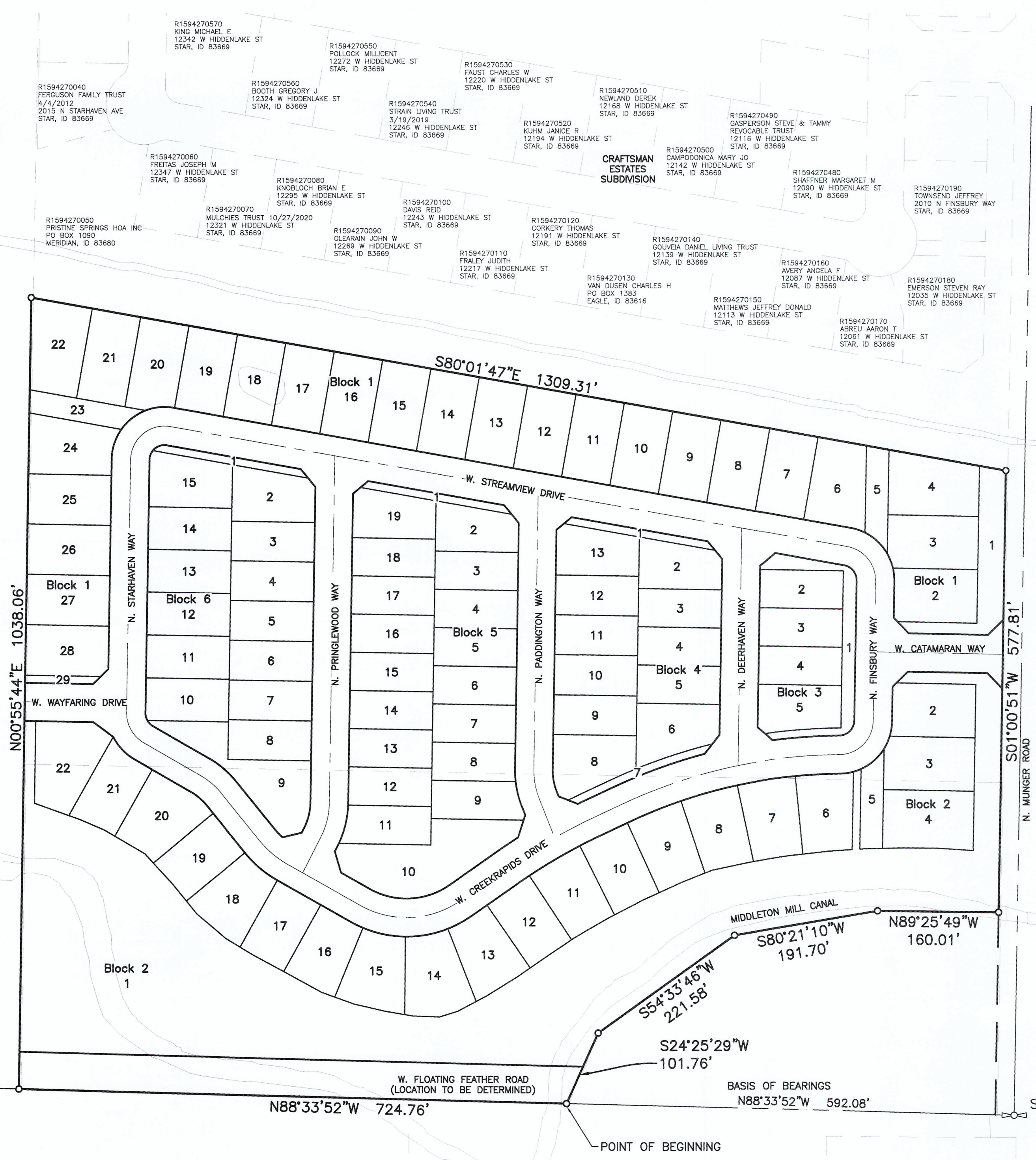


JUB
 J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com



NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (AHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, AND 29, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, LOTS 1 AND 7 BLOCK 4, LOTS 1, 10, BLOCK 5, LOTS 1 AND 9, BLOCK 6 WHICH ARE COMMON AREA/DRAINAGE STORAGE LOTS. LOTS 6 AND 23, BLOCK 1 AND LOT 5, BLOCK 2, ARE SHARED DRIVEWAY LOTS, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SELLWOOD PLACE SUBDIVISION.
- THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0125 J, COMMUNITY PANEL NO. 0125 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SELLWOOD PLACE SUBDIVISION.
- EASEMENTS FOR SEWER/WATER FACILITIES WILL BE REQUIRED WHERE PLACED OUTSIDE OF PUBLIC RIGHT OF WAY. LOTS 1 AND 10, BLOCK 2 SHALL HAVE EASEMENTS FOR THE STAR SEWER AND WATER DISTRICT UTILITIES.
- DIRECT LOT ACCESS TO N. BRANDON ROAD IS PROHIBITED.



IRRIGATION DISTRICT

MIDDLETON MILL DITCH CO. LTD
 P.O. BOX 848
 MIDDLETON, ID 83644
 208-571-3804

LAND SURVEYOR

MICHAEL S. BYRNS, P.L.S.
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST.
 BOISE, ID 83704
 208-846-8570

CIVIL ENGINEER

KEITH H. MORSE, P.E.
 J-U-B ENGINEERS
 2760 W. EXCURSION LN. STE. 400
 MERIDIAN, ID 83642
 208-376-7330

OWNER

MICHAEL J. SESSIONS
 2350 N. BRANDON RD
 STAR, ID 83669

OWNER

EILLIAM LODGE
 12101 W. CIRCLE BAR LN
 STAR, ID 83669

DEVELOPER CONTACT

ZION VENTURES, LLC
 1307 E. LONE CREEK DRIVE
 EAGLE, ID 83616
 208-377-5700

LAND USE SUMMARY

TOTAL AREA:	25.19 AC.
TOTAL LOTS:	103 LOTS
RESIDENTIAL LOTS:	90 LOTS
COMMON AREA LOTS:	10 LOTS
COMMON DRIVEWAY LOTS:	3 LOTS
RESIDENTIAL DENSITY:	3.57 DU/AC
TOTAL OPEN SPACE:	5.39 AC. (21.4%)
BUFFER OPEN SPACE:	0.79 AC. (3.1%)
QUALIFIED OPEN SPACE:	4.60 AC. (18.3%)
AVERAGE LOT SIZE:	6,691 S.F.
SMALLEST LOT:	5,500 S.F.
EXISTING ZONE:	RR
PROPOSED ZONE:	R-4

EXISTING	LEGEND	PROPOSED
	SANITARY SEWER LINE	
	WATER LINE	
	GRAVITY IRRIGATION PIPE	
	PRESSURE IRRIGATION LINE	
	STORM DRAIN LINE	
	CENTERLINE	
	LOT LINE	
	6" VERTICAL CURB & GUTTER	
	ROLLED CURB & GUTTER	
	5' SIDEWALK	
	SEWER MANHOLE	
	DITCH FLOW LINE	
	IRRIGATION MANHOLE	
	STREET LIGHT	
	TREE DECIDUOUS	
	TREE CONIFER	
	EDGE OF PAVEMENT	
	GAS LINE	
	FENCE LINE	
	FIRE HYDRANT	
	5' CONTOUR LINE	
	1' CONTOUR LINE	
	DRAINAGE FACILITY	

BOUNDARY CERTIFICATION



NO.	REVISION	DESCRIPTION	BY	DATE

MUNGER CREEK SUBDIVISION
STAR, IDAHO

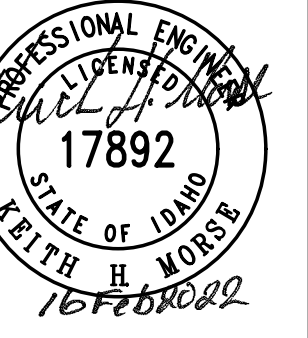
BOUNDARY AND PROJECT INFORMATION

FILE:	10-21-146_PPRE-PLAT
JUB PROJ. #:	10-21-146
DRAWN BY:	---
DESIGN BY:	---
CHECKED BY:	---
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY	---
LAST UPDATED:	2/16/2022

SHEET NUMBER:

PP-01

Plot Date: 2/16/2022 11:14 AM Plotted By: Philip Mohrke Date Created: 2/16/2022 J:\UB\COM\CENTRAL\CLIENTS\ID\ZION\VENTURES\LOT\PROJECT\10-21-146_CIRCLE\PRE\PLAT\CAD\CAD\SHOOT\10-21-146_PPRE-PLAT.DWG



REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT, AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

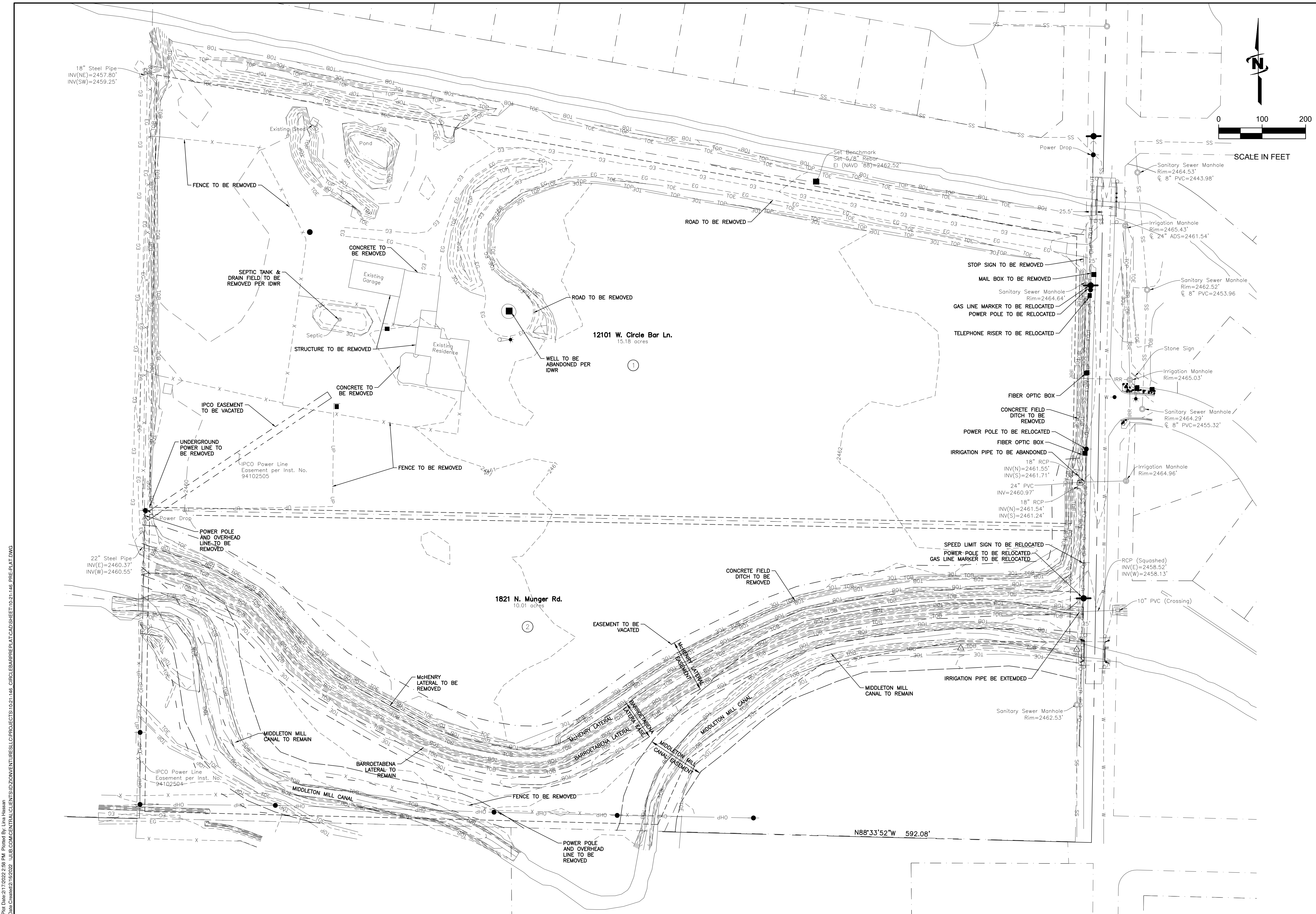
NO.	REVISION	DESCRIPTION	BY	DATE

MUNGER CREEK SUBDIVISION
STAR, IDAHO
EXISTING CONDITIONS

FILE: 10-21-146-PP-PLAT
JUB PROJ. #: 10-21-146
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SHEET NUMBER:
PP-02

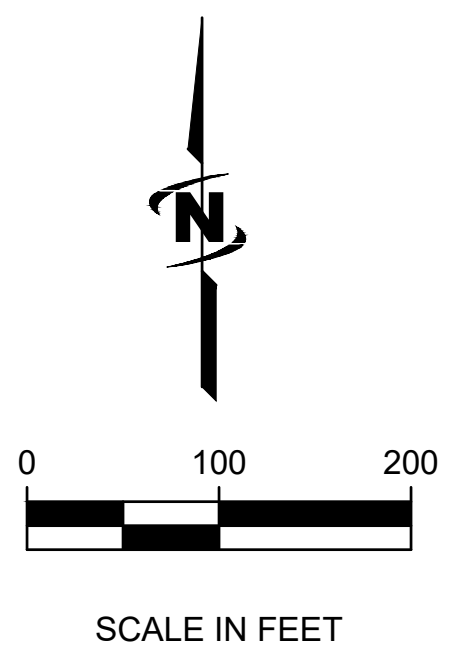
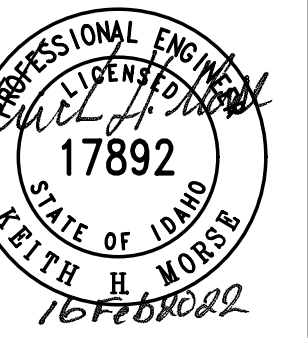


Plot Date: 2/17/2022 2:38 PM Plotted By: Lina Hassan
Date Created: 2/16/2022 JUB\CENTRAL\Clients\ZION\VENTURES\LC\PROJECTS\10-21-146 CIRCLEBARPREPLAT\CAD\SHEET\10-21-146-PP-PLAT.DWG

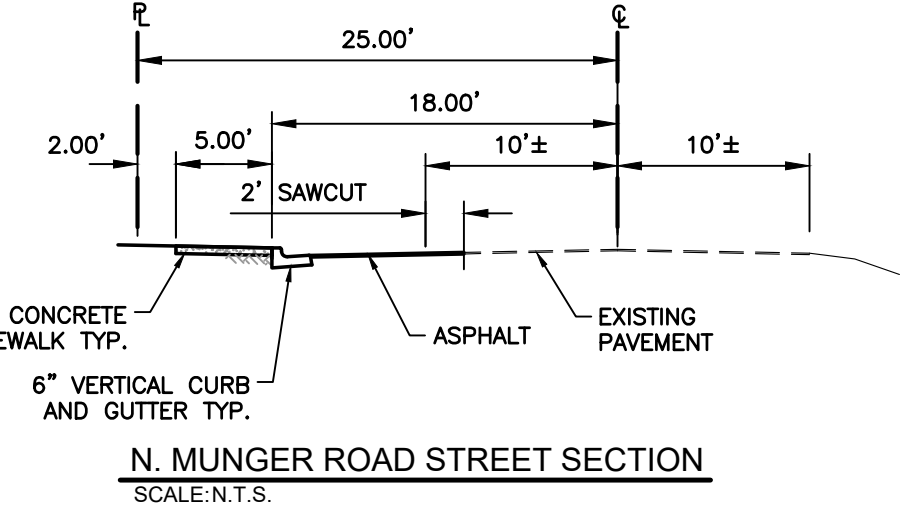
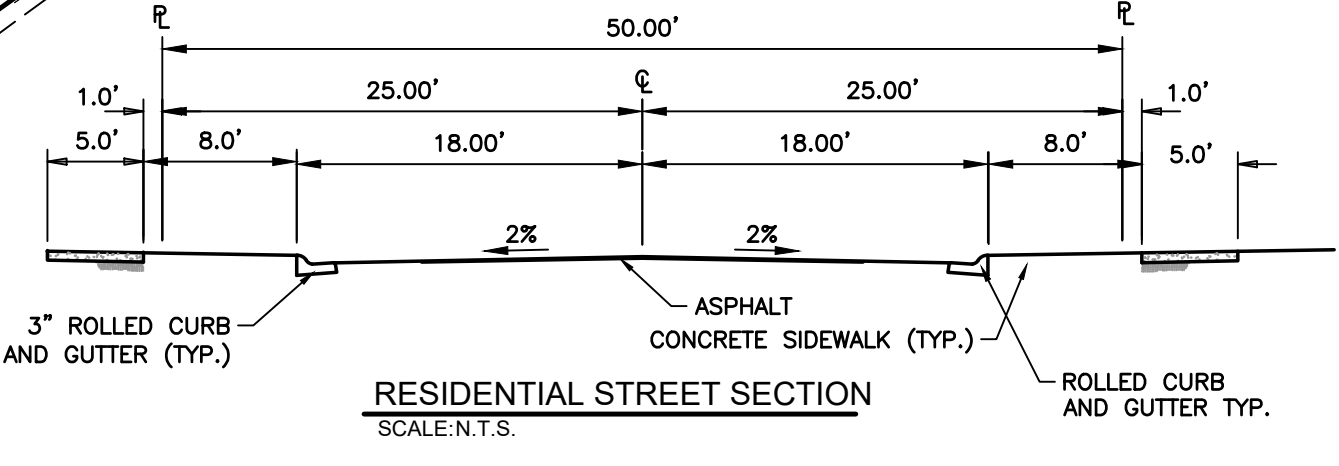


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Date Created: 2/16/2022 JUB\COMMON\CLIENTS\20\21-146_CIRCLE\PREPLAT\CAD\SHEET\10-21-146_PRE-PLAT.DWG



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NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

MUNGER CREEK SUBDIVISION STAR, IDAHO

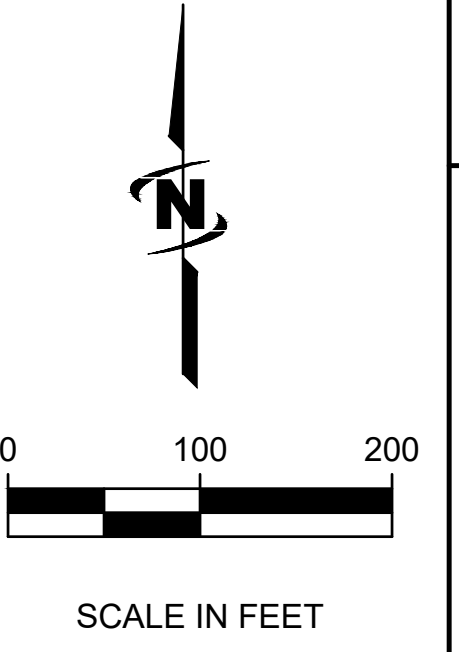
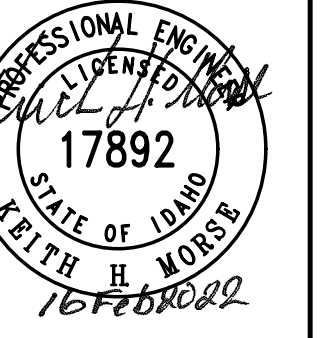
LOT DIMENSION AND STREET SECTION PLAN

FILE: 10-21-146_PRE-PLAT
JUB PROJ. #: 10-21-146
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LAST UPDATED: 2/16/2022
SHEET NUMBER:
PP-03

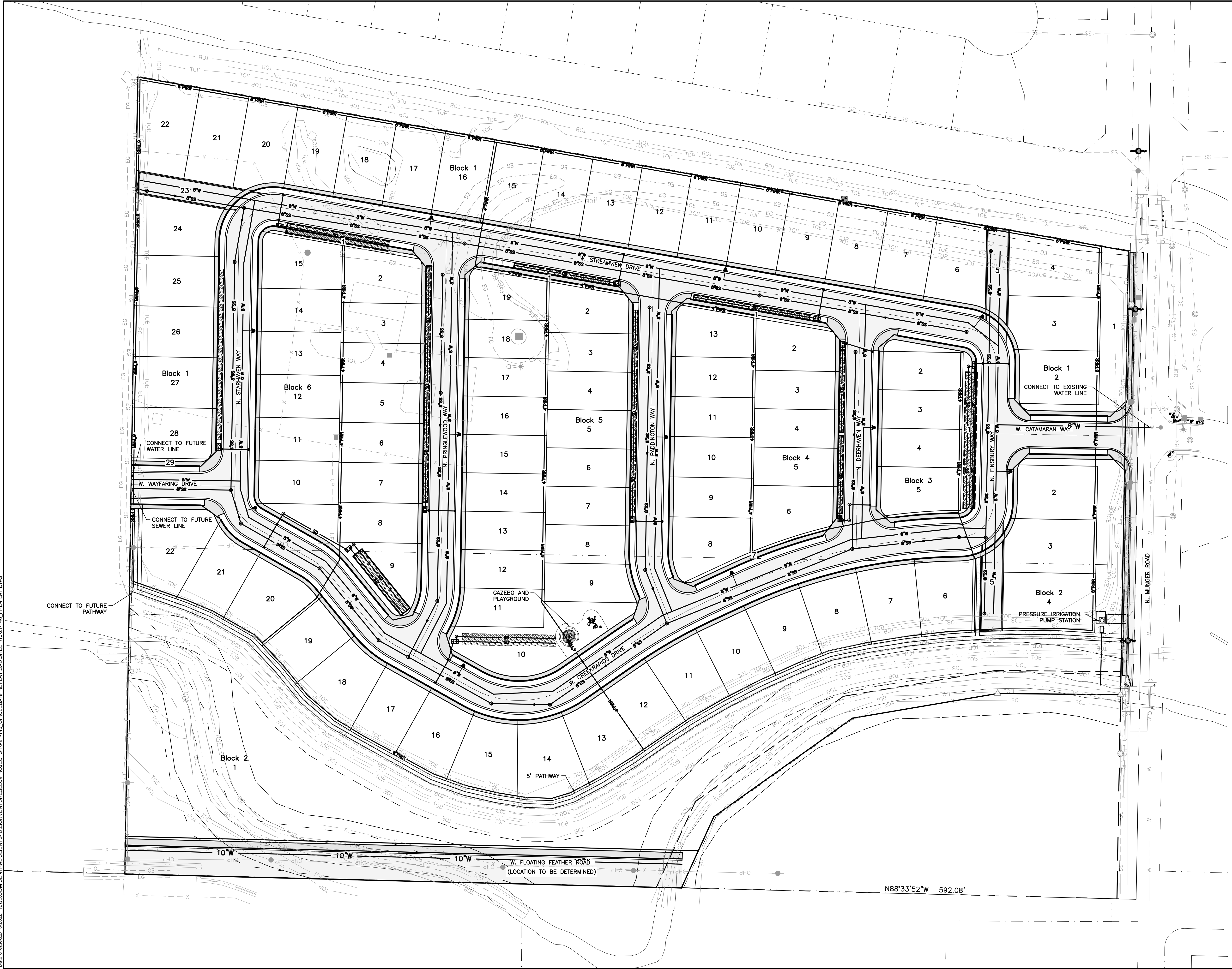


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MUNGER CREEK SUBDIVISION
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UTILITY PLAN

FILE: 10-21-146-PR-PLAT
JUB PROJ. #: 10-21-146
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LAST UPDATED: 2/16/2022

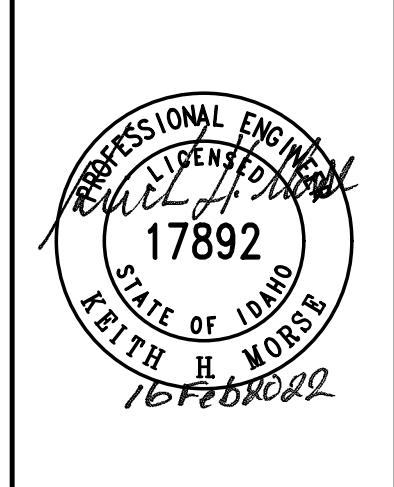
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Plot Date: 2/17/2022 2:59 PM Plotted By: Lina Hassan
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Plot Date: 2/17/2022 2:59 PM Plotted By: Lina Hassan
 Date Created: 2/16/2022 J:\B\C\CENTRAL\Clients\10-21-146 CIRCLEBARPREPLAT\CAD\SHEET\10-21-146 PRE-PLAT.DWG



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NO.	REVISION	DESCRIPTION	BY	DATE

**MUNGER CREEK SUBDIVISION
 STAR, IDAHO**

PRELIMINARY GRADING

FILE: 10-21-146 PRE-PLAT
 JUB PROJ #: 10-21-146
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 DESIGN BY: ---
 CHECKED BY: ---

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 LAST UPDATED: 2/16/2022

SHEET NUMBER:
PP-05

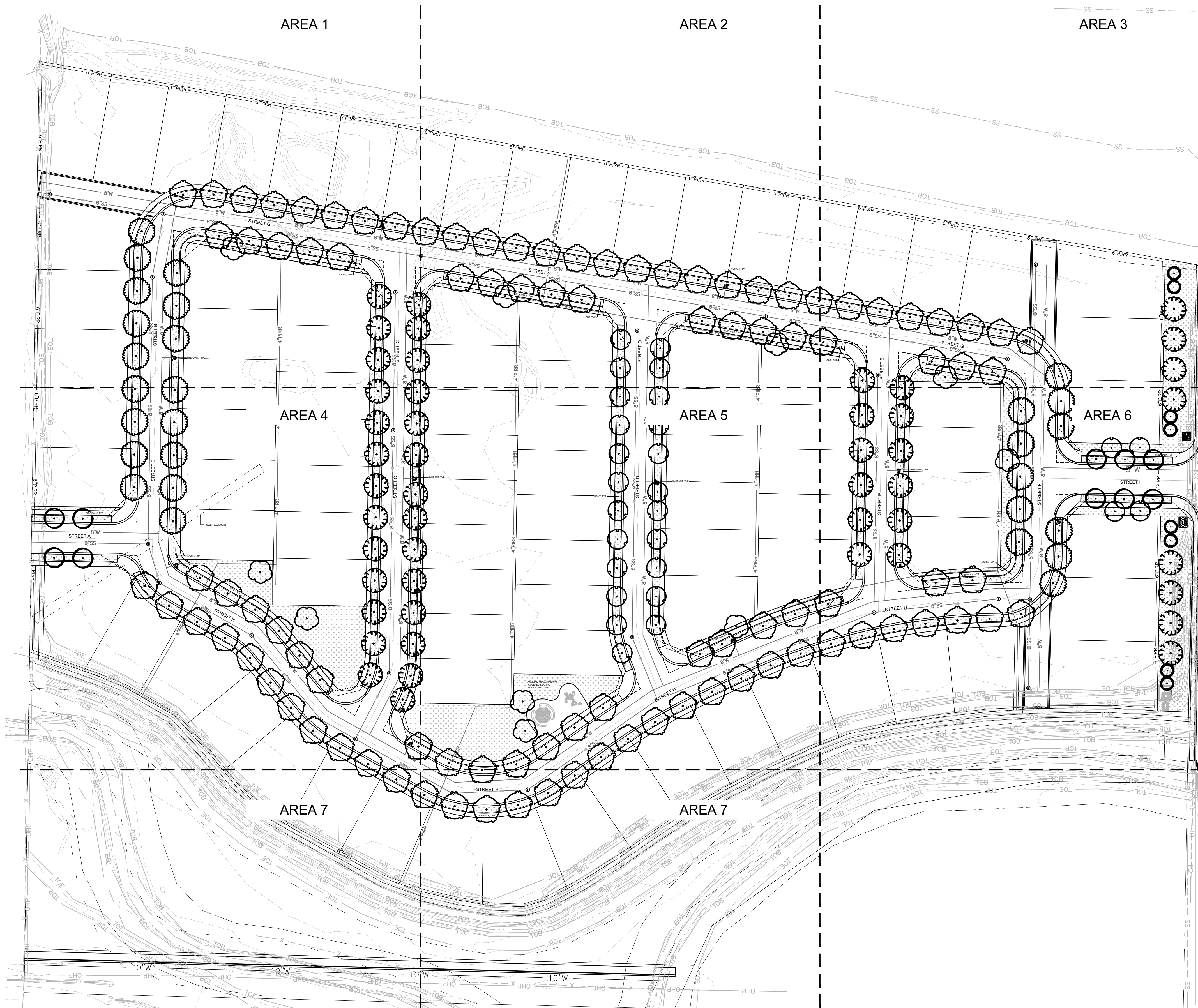
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35' h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40' h x 20' w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35' H x 35' W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40' h x 27' w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3' W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W
LAWN: SODDED TALL TURF-TYPE FESCUE						

CLEAR VISION TRIANGLE

	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH	81	2.3	2.3	
STREET A	SOUTH	81	2.3	2.3	
STREET B	WEST	308	8.8	8.8	
STREET B	EAST	301	8.6	8.6	
STREET C	WEST	437	12.5	12.5	
STREET C	EAST	487	13.9	13.9	
STREET D	WEST	408	11.7	11.7	
STREET D	EAST	384	11.0	11.0	
STREET E	WEST	211	6.0	6.0	
STREET E	EAST	194	5.5	5.5	
STREET F	WEST	162	4.6	4.6	
STREET F	EAST	194	5.5	5.5	
STREET G	NORTH	963	27.5	27.5	
STREET G	SOUTH	583	16.7	16.7	
STREET H	NORTH	679	19.4	19.4	
STREET H	SOUTH	1121	32.0	32.0	
STREET I	NORTH	101	2.9	2.9	
STREET I	SOUTH	101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



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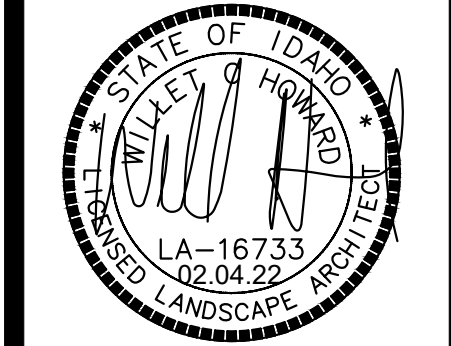
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CIRCLE BAR SUB

MRK	DATE	Description
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JOB NO: 22-2259
DATE: 02.04.2022
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN OVERVIEW

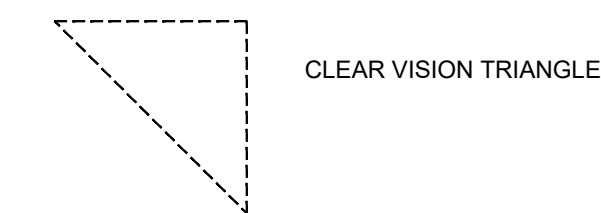
SHEET NUMBER

L100

PLANT SCHEDULE

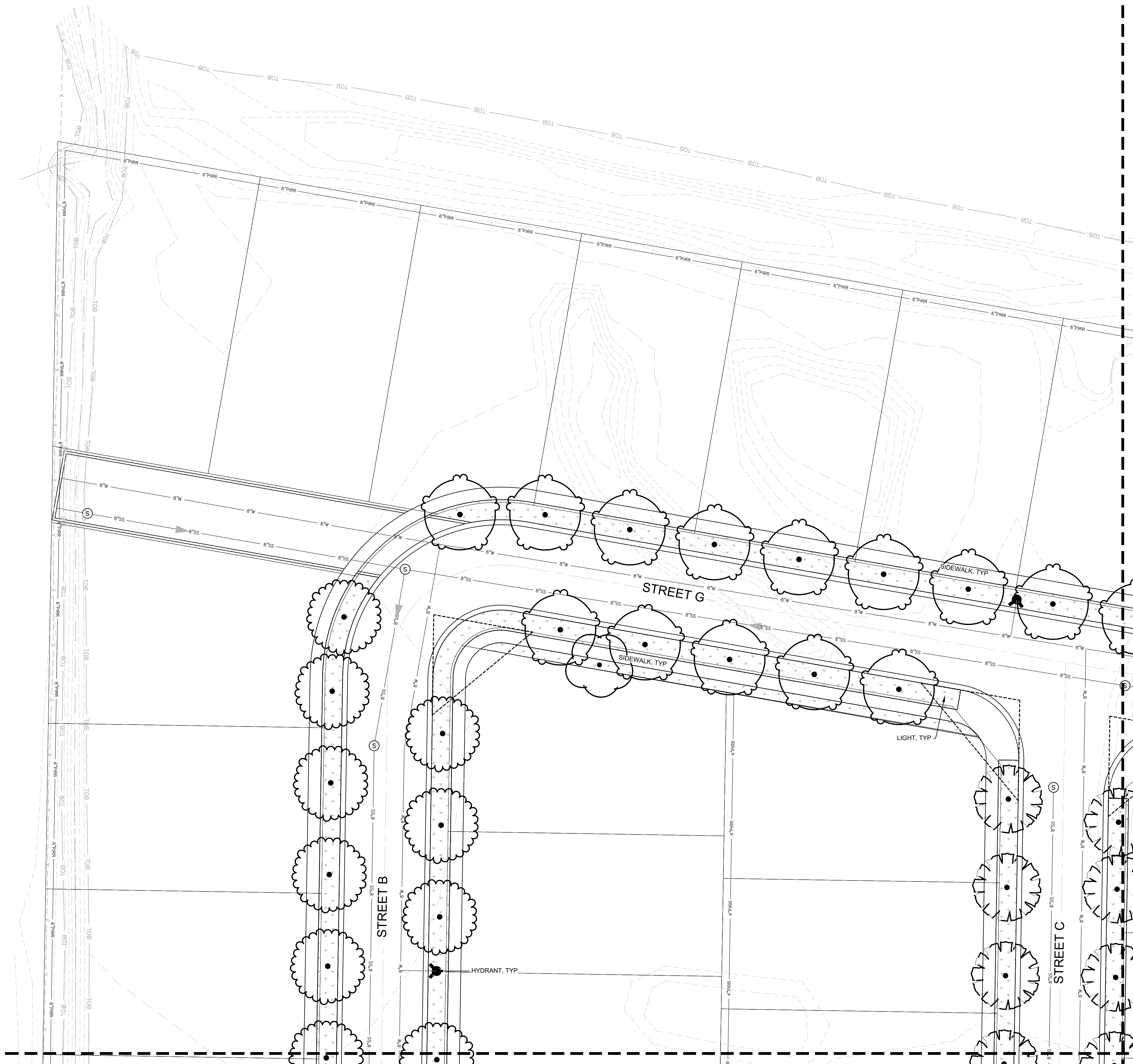
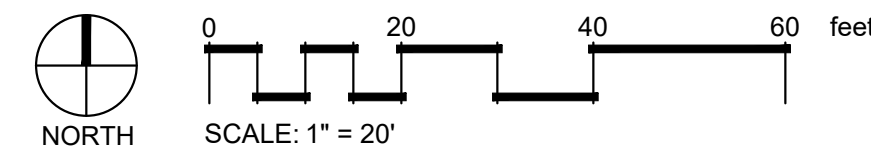
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35' h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40' h x 20' w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35' H x 35' W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40' h x 27' w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3' W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W

LAWN: SODDED TALL TURF-TYPE FESCUE



	STREET A	LENGTH	TREES REQ'D	TREES PROVD	
STREET A	NORTH	81	2.3	2.3	
STREET A	SOUTH	81	2.3	2.3	
STREET B	WEST	308	8.8	8.8	
STREET B	EAST	301	8.6	8.6	
STREET C	WEST	437	12.5	12.5	
STREET C	EAST	487	13.9	13.9	
STREET D	WEST	408	11.7	11.7	
STREET D	EAST	384	11.0	11.0	
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STREET F	EAST	194	5.5	5.5	
STREET G	NORTH	963	27.5	27.5	
STREET G	SOUTH	583	16.7	16.7	
STREET H	NORTH	679	19.4	19.4	
STREET H	SOUTH	1121	32.0	32.0	
STREET I	NORTH	101	2.9	2.9	
STREET I	SOUTH	101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



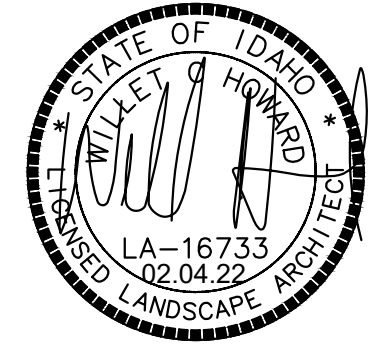

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CIRCLE BAR SUB
STAR, ID

REVISIONS

MRK	DATE	Description
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DATE: 02.04.2022
DRAWN BY: JB
CHECKED BY: JB

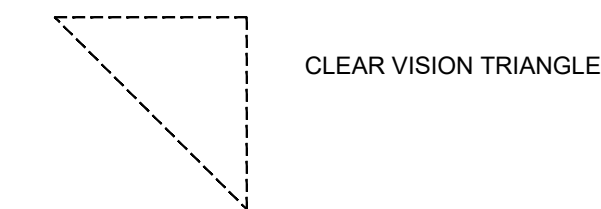
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LANDSCAPE PLAN - AREA 1

SHEET NUMBER
L101

PLANT SCHEDULE

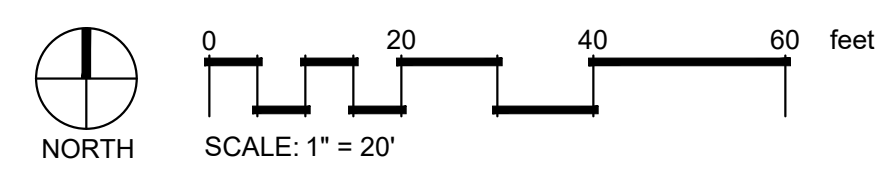
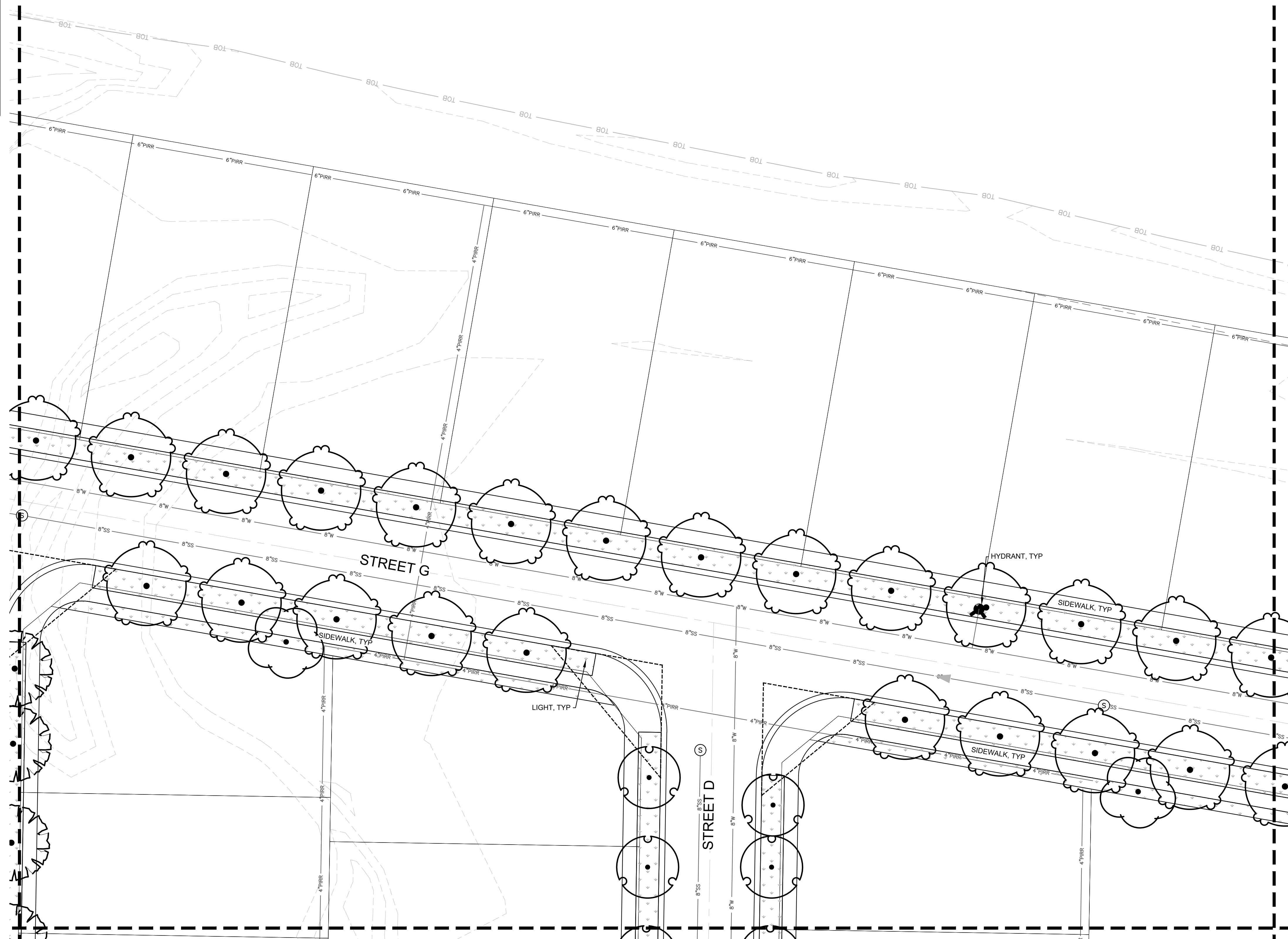
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35' h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40' h x 20' w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35' H x 35' W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40' h x 27' w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
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	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W

LAWN: SODDED TALL TURF-TYPE FESCUE



	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH		81	2.3	
STREET A	SOUTH		81	2.3	
STREET B	WEST		308	8.8	
STREET B	EAST		301	8.6	
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LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



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STAR, ID

REVISIONS

MRK	DATE	Description
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JOB NO: 22-2259
DATE: 02.04.2022
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE
LANDSCAPE PLAN - AREA 2

SHEET NUMBER
L102

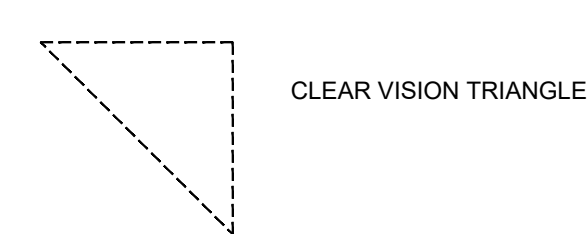
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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

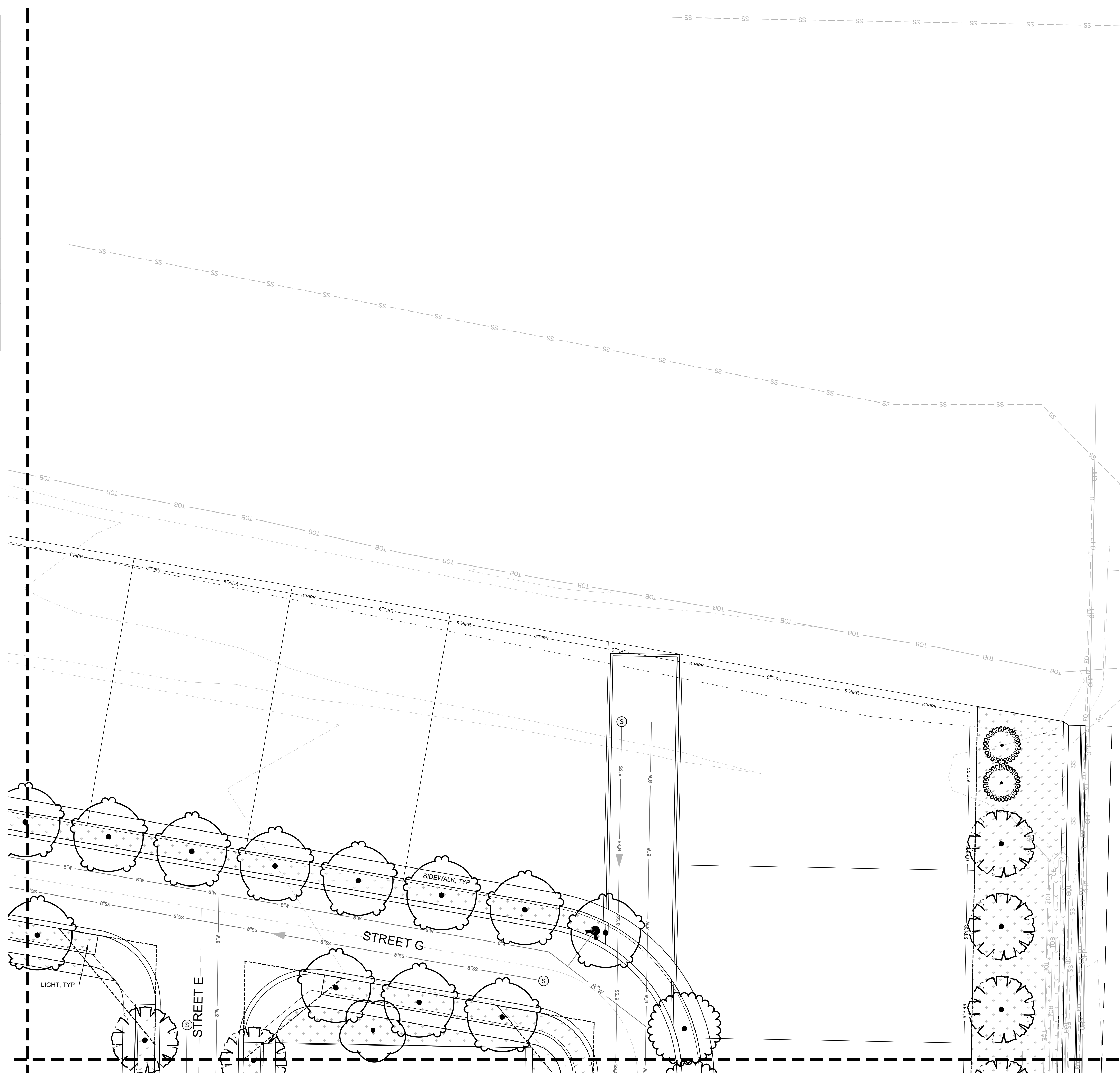
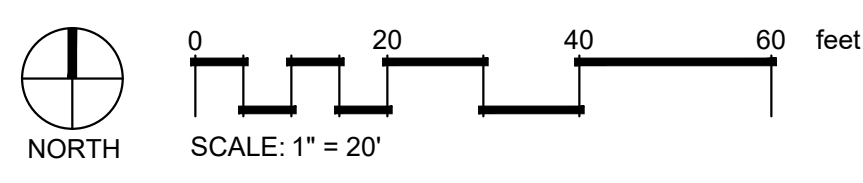
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W

LAWN: SODDED TALL TURF-TYPE FESCUE



	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH	81	2.3	2.3	
STREET A	SOUTH	81	2.3	2.3	
STREET B	WEST	308	8.8	8.8	
STREET B	EAST	301	8.6	8.6	
STREET C	WEST	437	12.5	12.5	
STREET C	EAST	487	13.9	13.9	
STREET D	WEST	408	11.7	11.7	
STREET D	EAST	384	11.0	11.0	
STREET E	WEST	211	6.0	6.0	
STREET E	EAST	194	5.5	5.5	
STREET F	WEST	162	4.6	4.6	
STREET F	EAST	194	5.5	5.5	
STREET G	NORTH	963	27.5	27.5	
STREET G	SOUTH	583	16.7	16.7	
STREET H	NORTH	679	19.4	19.4	
STREET H	SOUTH	1121	32.0	32.0	
STREET I	NORTH	101	2.9	2.9	
STREET I	SOUTH	101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



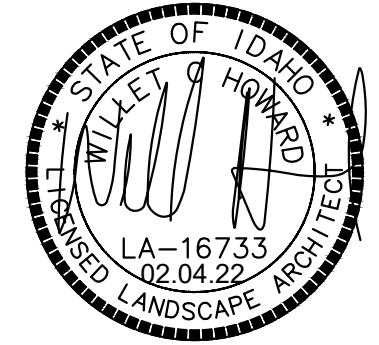

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REVISIONS

MRK	DATE	Description
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DRAWING TITLE

LANDSCAPE PLAN - AREA 3

JOB NO: 22-2259
 DATE: 02.04.2022
 DRAWN BY: JB
 CHECKED BY: JB

SHEET NUMBER
L103

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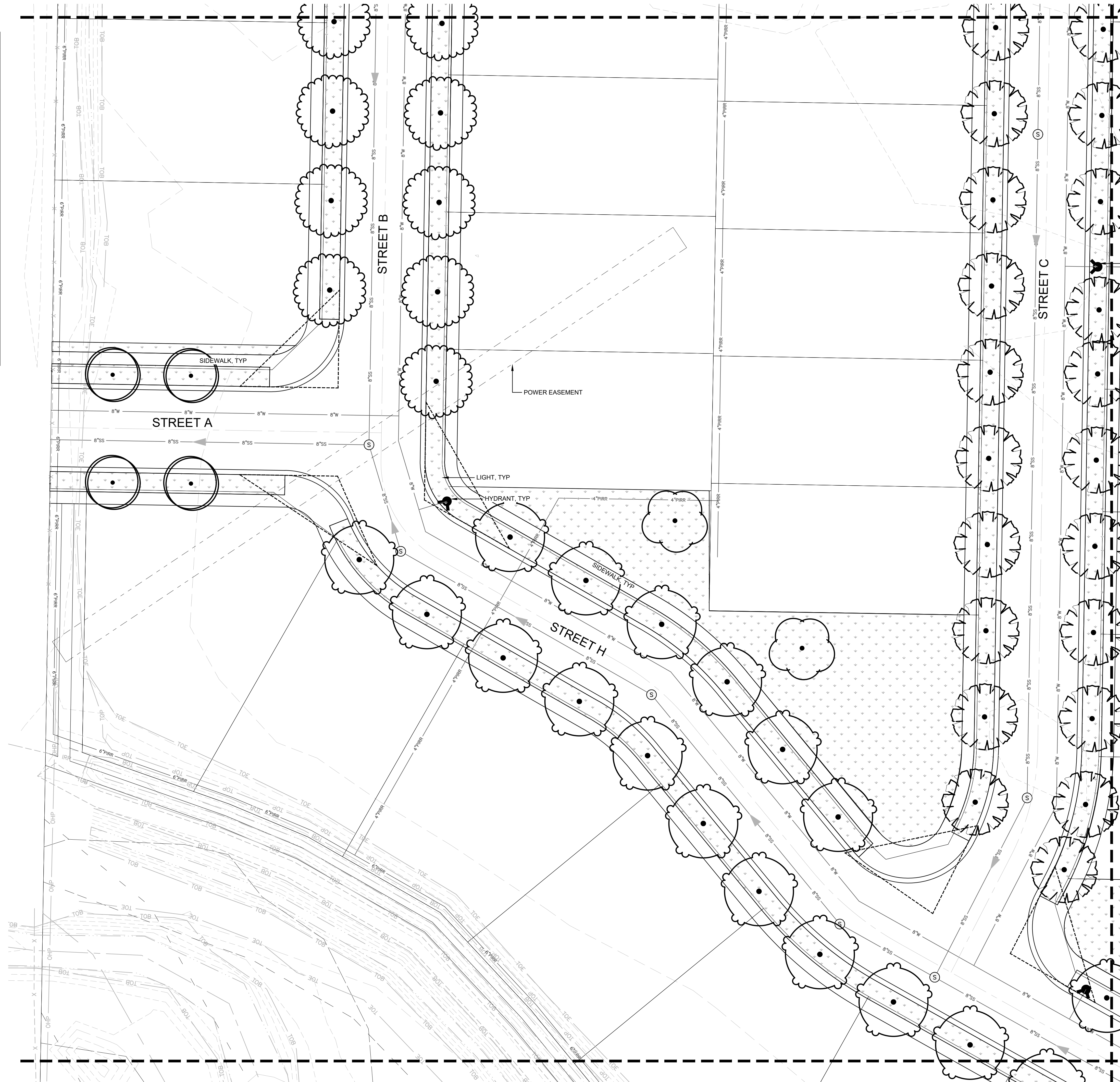
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35' h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40' h x 20' w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35' H x 35' W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40' h x 27' w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3'W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W
LAWN: SODDED TALL TURF-TYPE FESCUE						

CLEAR VISION TRIANGLE

	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A NORTH		81	2.3	2.3	
STREET A SOUTH		81	2.3	2.3	
STREET B WEST		308	8.8	8.8	
STREET B EAST		301	8.6	8.6	
STREET C WEST		437	12.5	12.5	
STREET C EAST		487	13.9	13.9	
STREET D WEST		408	11.7	11.7	
STREET D EAST		384	11.0	11.0	
STREET E WEST		211	6.0	6.0	
STREET E EAST		194	5.5	5.5	
STREET F WEST		162	4.6	4.6	
STREET F EAST		194	5.5	5.5	
STREET G NORTH		963	27.5	27.5	
STREET G SOUTH		583	16.7	16.7	
STREET H NORTH		679	19.4	19.4	
STREET H SOUTH		1121	32.0	32.0	
STREET I NORTH		101	2.9	2.9	
STREET I SOUTH		101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR NORTH		142	2.84	2.84	
COLLECTOR SOUTH		142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



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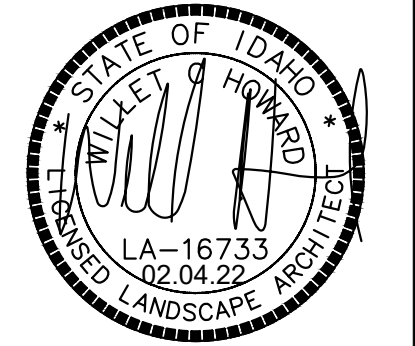
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DATE: 02.04.2022
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER
L104

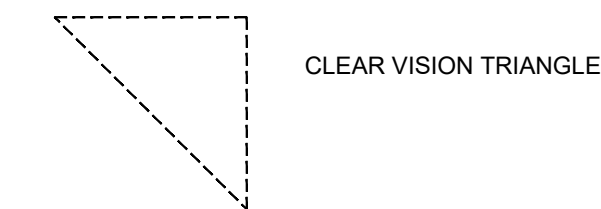
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PLANT SCHEDULE

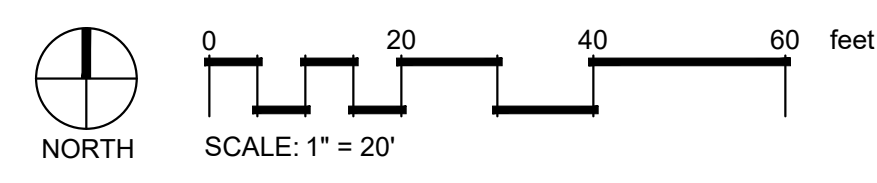
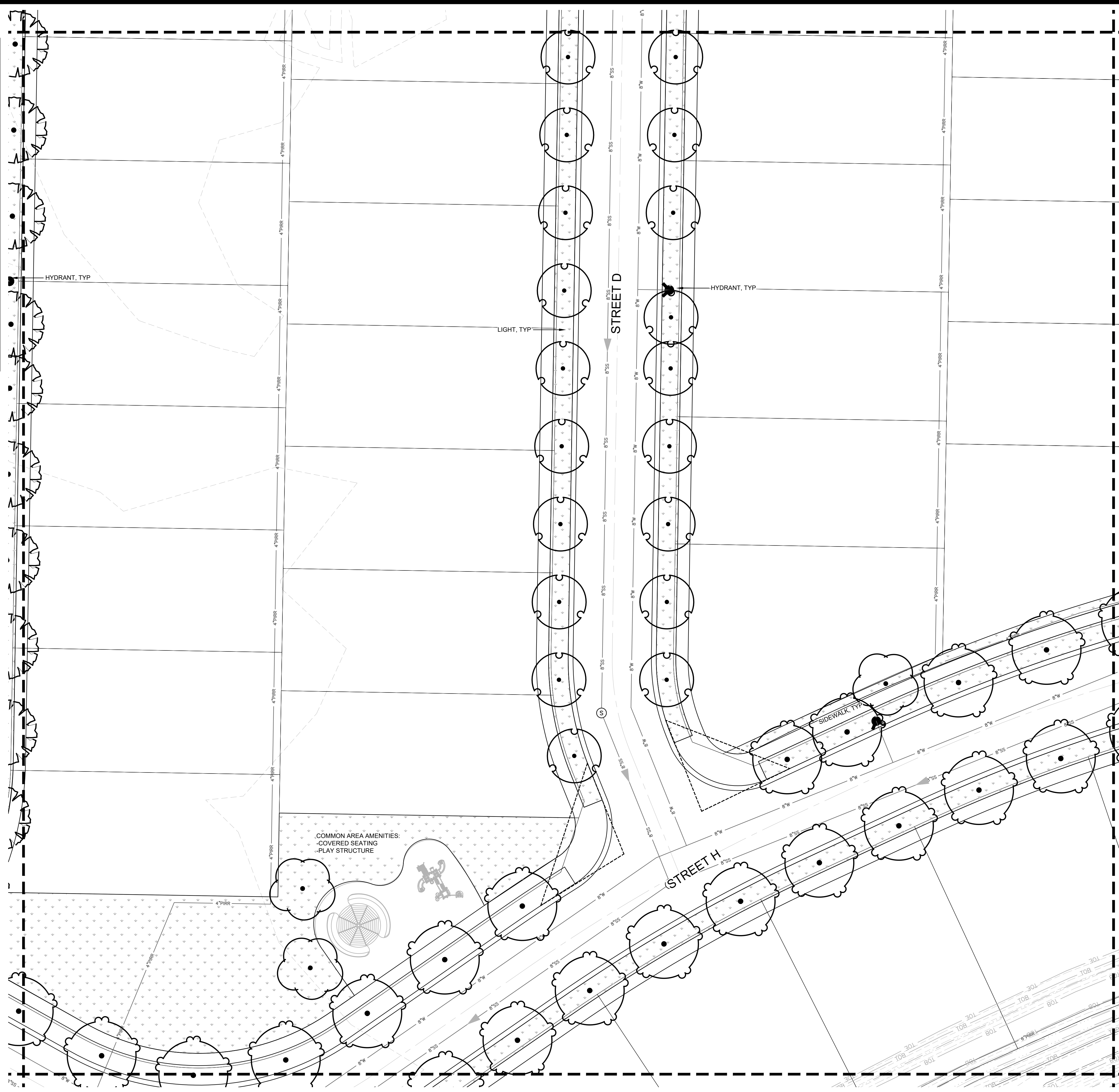
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25'H x 25'W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35'h x 30'w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40'h x 20'w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35'H x 35'W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40'h x 27'w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35'H x 25'W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3'W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3'H x 4'W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3'H x 4'W

LAWN: SODDED TALL TURF-TYPE PESCUE



	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH	81	2.3	2.3	
STREET A	SOUTH	81	2.3	2.3	
STREET B	WEST	308	8.8	8.8	
STREET B	EAST	301	8.6	8.6	
STREET C	WEST	437	12.5	12.5	
STREET C	EAST	487	13.9	13.9	
STREET D	WEST	408	11.7	11.7	
STREET D	EAST	384	11.0	11.0	
STREET E	WEST	211	6.0	6.0	
STREET E	EAST	194	5.5	5.5	
STREET F	WEST	162	4.6	4.6	
STREET F	EAST	194	5.5	5.5	
STREET G	NORTH	963	27.5	27.5	
STREET G	SOUTH	583	16.7	16.7	
STREET H	NORTH	679	19.4	19.4	
STREET H	SOUTH	1121	32.0	32.0	
STREET I	NORTH	101	2.9	2.9	
STREET I	SOUTH	101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



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REVISIONS

MRK	DATE	Description
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JOB NO: 22-2259
 DATE: 02.04.2022
 DRAWN BY: JB
 CHECKED BY: JB







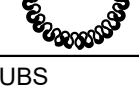
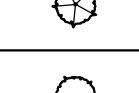
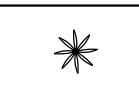
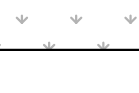
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LANDSCAPE PLAN - AREA 5

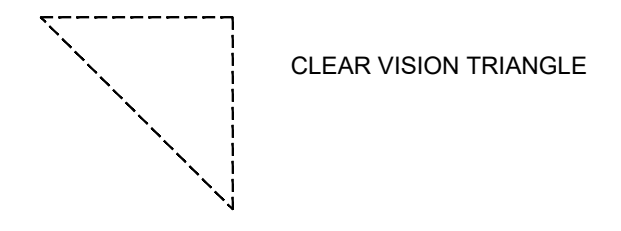
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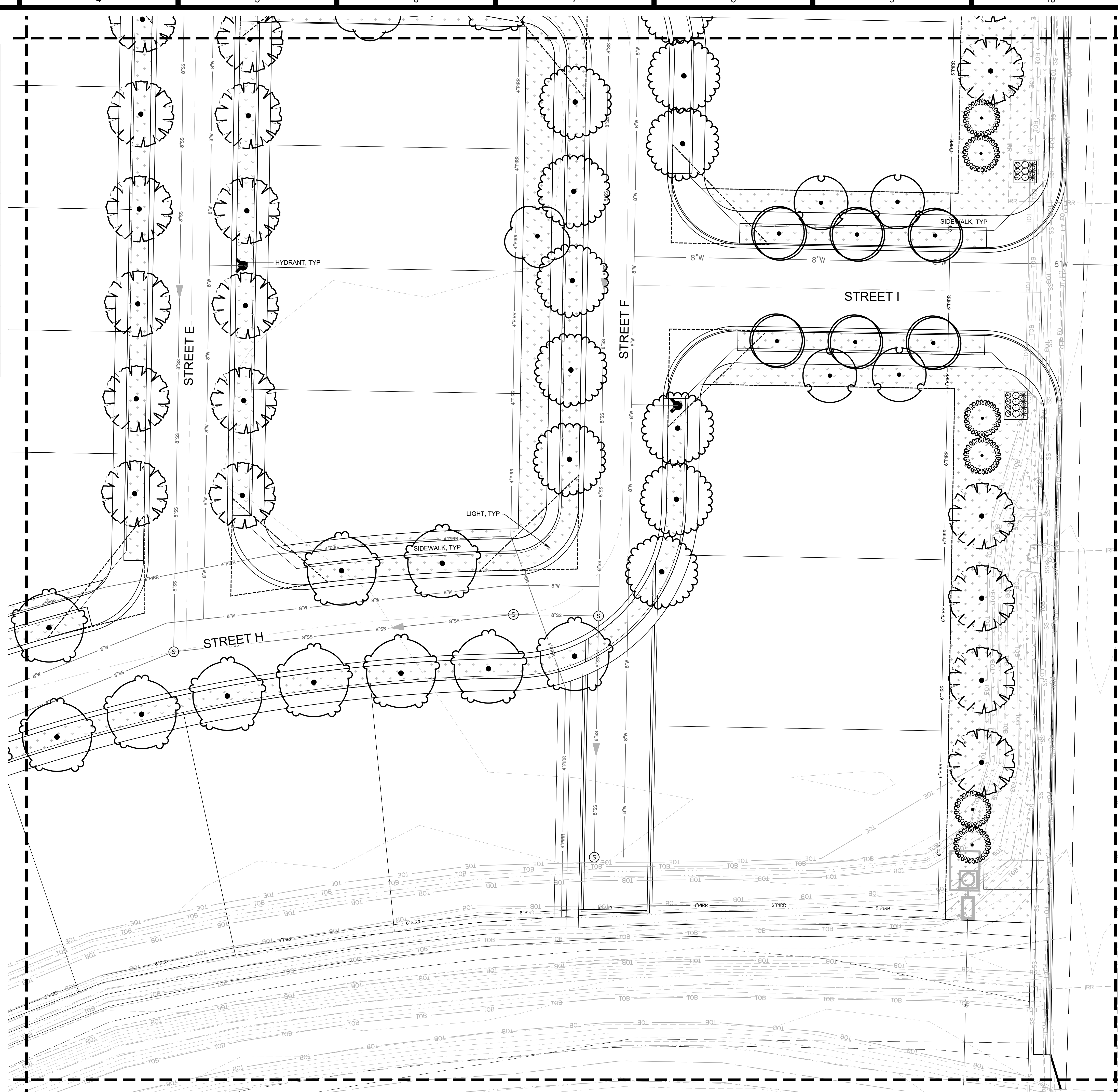
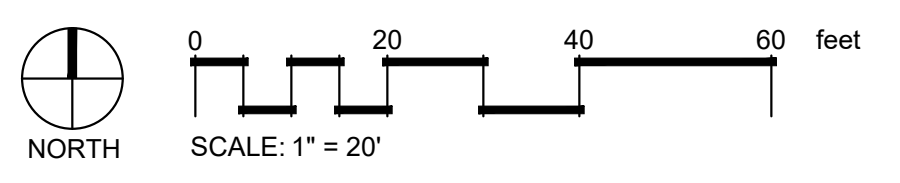
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PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35' h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40' h x 20' w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35' H x 35' W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40' h x 27' w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3' W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W
LAWN: SODDED TALL TURF-TYPE FESCUE						



LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES




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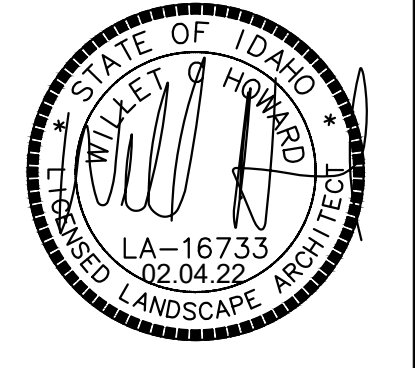
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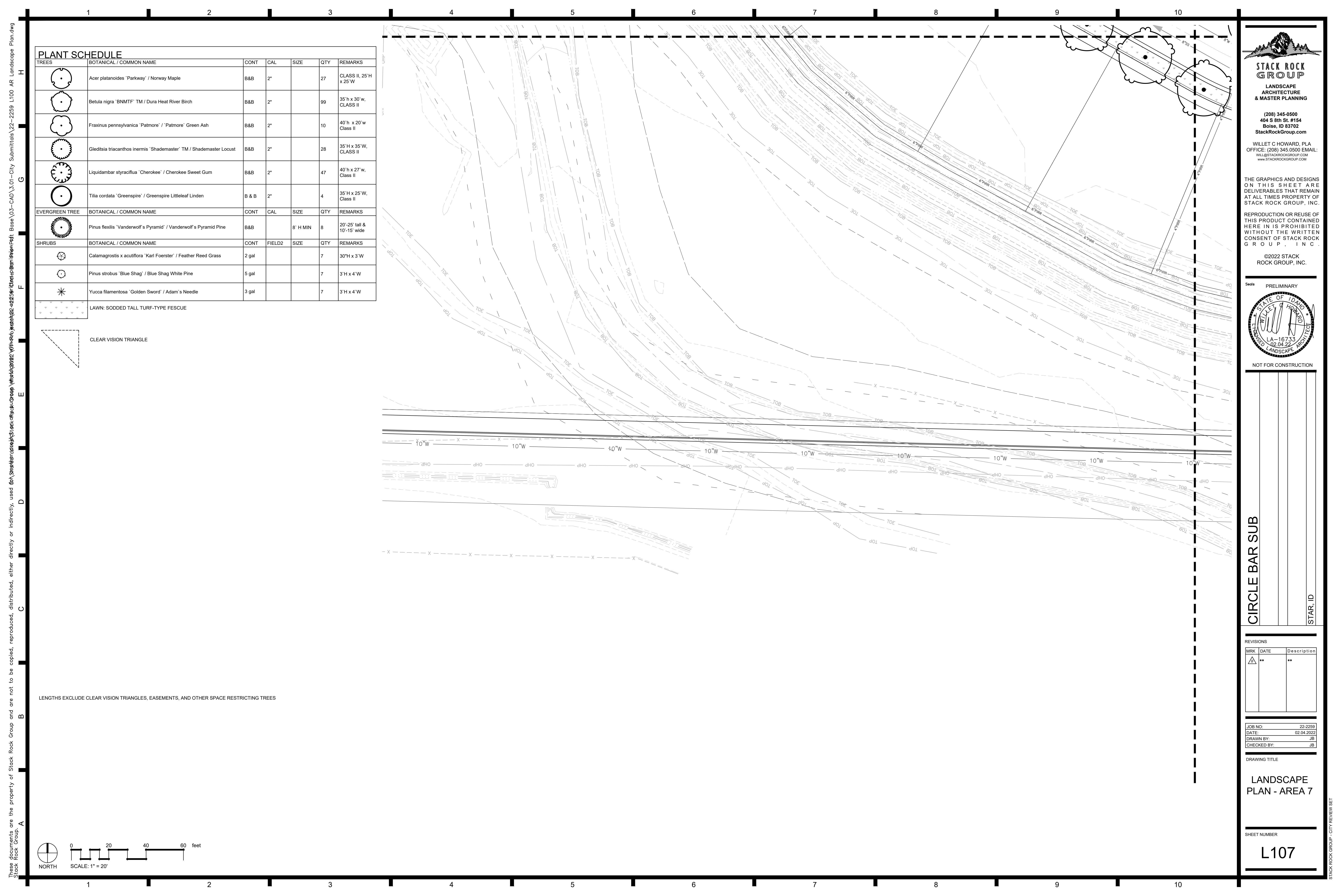
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JOB NO: 22-2259
DATE: 02.04.2022
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE
LANDSCAPE PLAN - AREA 6

SHEET NUMBER
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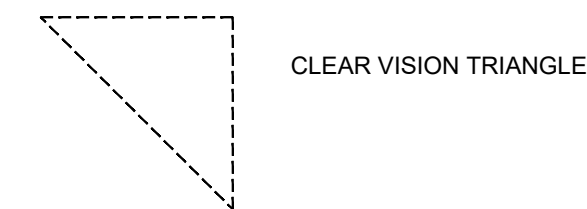
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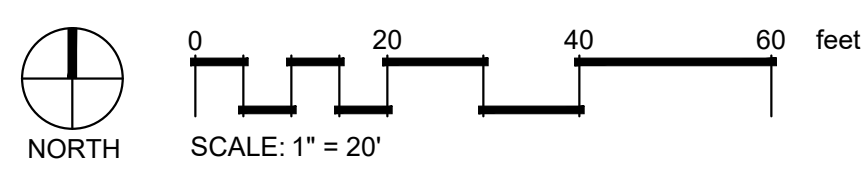
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35' h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40' h x 20' w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35' H x 35' W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40' h x 27' w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30"H x 3' W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W

LAWN: SODDED TALL TURF-TYPE FESCUE



LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



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DATE: 02.04.2022
DRAWN BY: JB
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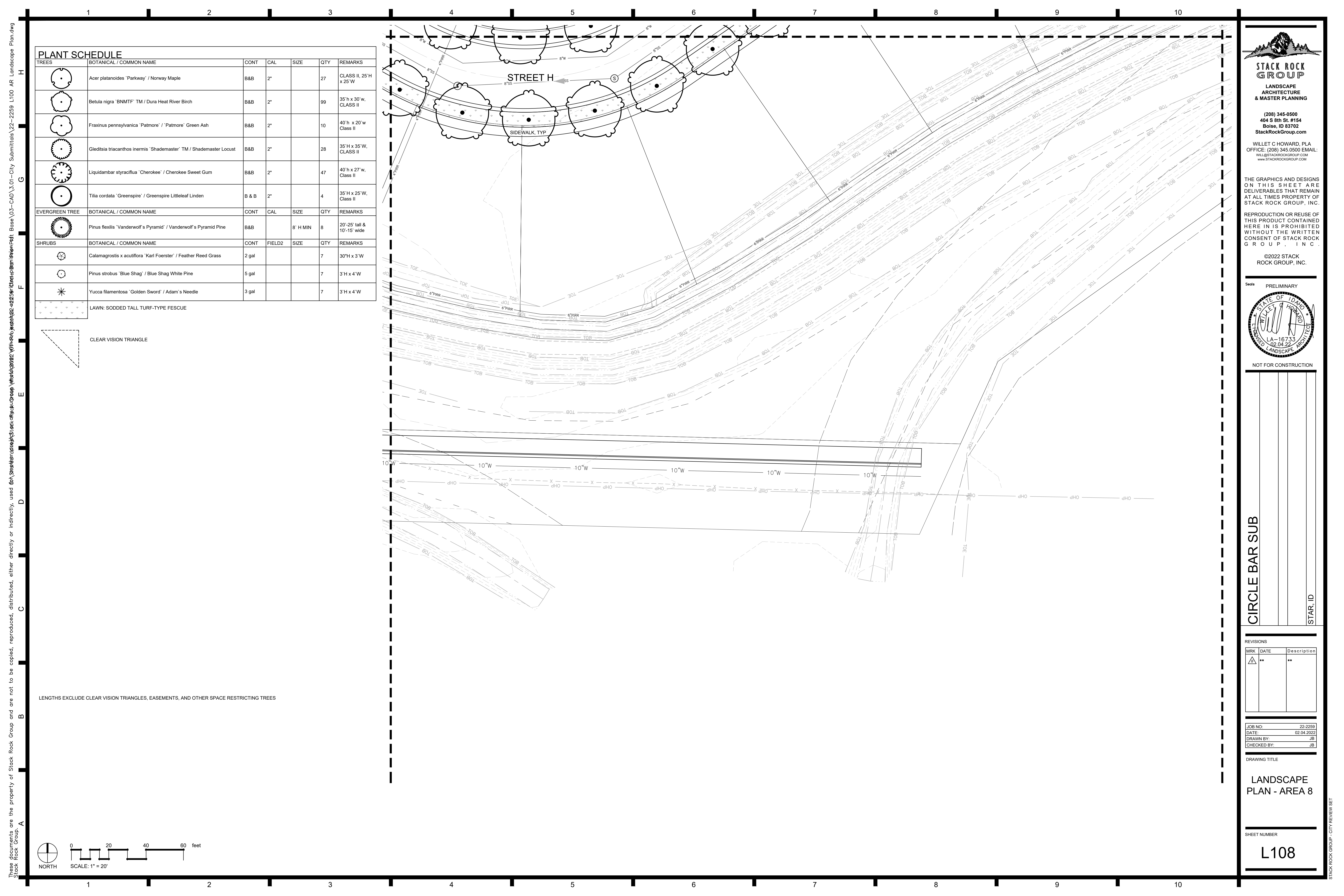
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LANDSCAPE PLAN - AREA 7

SHEET NUMBER
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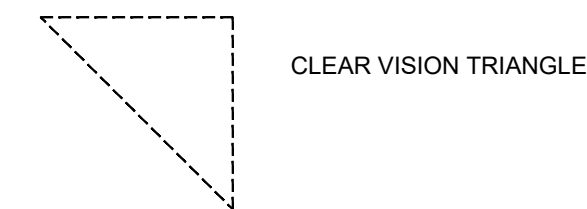
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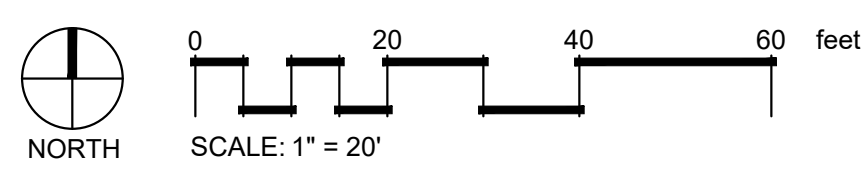
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25'H x 25'W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35'h x 30'w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40'h x 20'w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35'H x 35'W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40'h x 27'w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35'H x 25'W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3'W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3'H x 4'W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3'H x 4'W

LAWN: SODDED TALL TURF-TYPE FESCUE



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Seals PRELIMINARY

NOT FOR CONSTRUCTION

CIRCLE BAR SUB
STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 22-2259
DATE: 02.04.2022
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE
LANDSCAPE PLAN - AREA 8

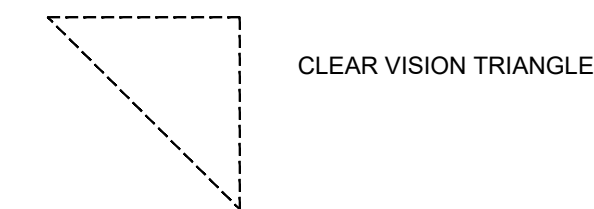
SHEET NUMBER
L108

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STACK ROCK GROUP - CITY REVIEW SET

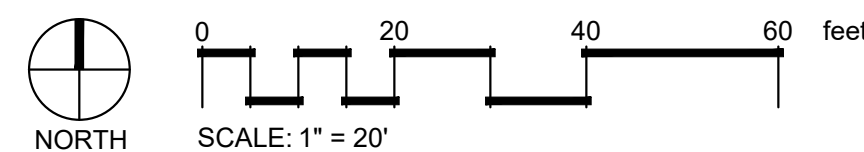
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25'H x 25'W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35'H x 30'W, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40'H x 20'W, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35'H x 35'W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40'H x 27'W, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35'H x 25'W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3'W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3'H x 4'W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3'H x 4'W
LAWN: SODDED TALL TURF-TYPE FESCUE						



	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH	81	2.3	2.3	
STREET A	SOUTH	81	2.3	2.3	
STREET B	WEST	308	8.8	8.8	
STREET B	EAST	301	8.6	8.6	
STREET C	WEST	437	12.5	12.5	
STREET C	EAST	487	13.9	13.9	
STREET D	WEST	408	11.7	11.7	
STREET D	EAST	384	11.0	11.0	
STREET E	WEST	211	6.0	6.0	
STREET E	EAST	194	5.5	5.5	
STREET F	WEST	162	4.6	4.6	
STREET F	EAST	194	5.5	5.5	
STREET G	NORTH	963	27.5	27.5	
STREET G	SOUTH	583	16.7	16.7	
STREET H	NORTH	679	19.4	19.4	
STREET H	SOUTH	1121	32.0	32.0	
STREET I	NORTH	101	2.9	2.9	
STREET I	SOUTH	101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



LANDSCAPE NOTES:

- REGULATIONS & STANDARDS
 - All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2022 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Engineer's plans for information about existing features.
 - Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
- GRADING & SITE PREPARATION
 - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - All gravel overprep to be removed and disposed of off site.
 - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - No pooling or standing water will be accepted per industry standards.
- SOILS
 - Lawn areas shall receive 12" min depth of screened topsoil.
 - All planter beds shall receive 18" min depth of screened topsoil.
 - All use of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - Topsoil shall have a pH of 6.5 to 8.0.
 - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
 - Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
 - Amend all new plantings with 2 parts topsoil, 1 part compost.
- LAWN AREAS
 - Sodded lawn to be tall turf-type fescue, or approved other.
 - Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
 - Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
 - Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
 - All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
 - Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
 - Install 3/8" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
 - Provide tree rings with a minimum 3" diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
- PLANTER BED MULCH
 - All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
- PLANTS
 - All plant material shall be installed per industry standards.
 - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
 - Trees and shrubs over 30" shall not be planted within clear vision triangles.
 - Fertilize all trees and shrubs with Agriform® planting tablets or approved equal. Apply per manufacturers recommendations.
- IRRIGATION
 - Irrigation system shall be built to the following specifications:
 - Adhere to city codes when connecting to city water.
 - All irrigation material to be new with manufacturers' warranty fully intact.
 - Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
 - Controller to have On/Off rain switch or rain shut off device that does not alter program.
 - All remote control valves (including master control valve) to have flow control device.
 - Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
 - Use common trenching where possible.
 - All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
 - Connect mainline to point of connection in approximate location shown on plan.
 - Contractor is responsible complying with all codes and paying all permits necessary.
 - Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - All drip irrigation to be buried 2" below finished grade.
 - Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - Install all irrigation per irrigation drawings. Utilize material specified or approved equal.
 - Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
 - If any discrepancies are found, then local codes shall prevail.
 - CONTRACTOR RESPONSIBILITIES
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20" scale are turned in and approved by owner's representative.
 - In the event of a discrepancy, notify the Landscape Architect immediately.



COVERED SEATING EXAMPLE (TBD)



PLAY AREA STRUCTURE EXAMPLE (TBD)

NOTES:

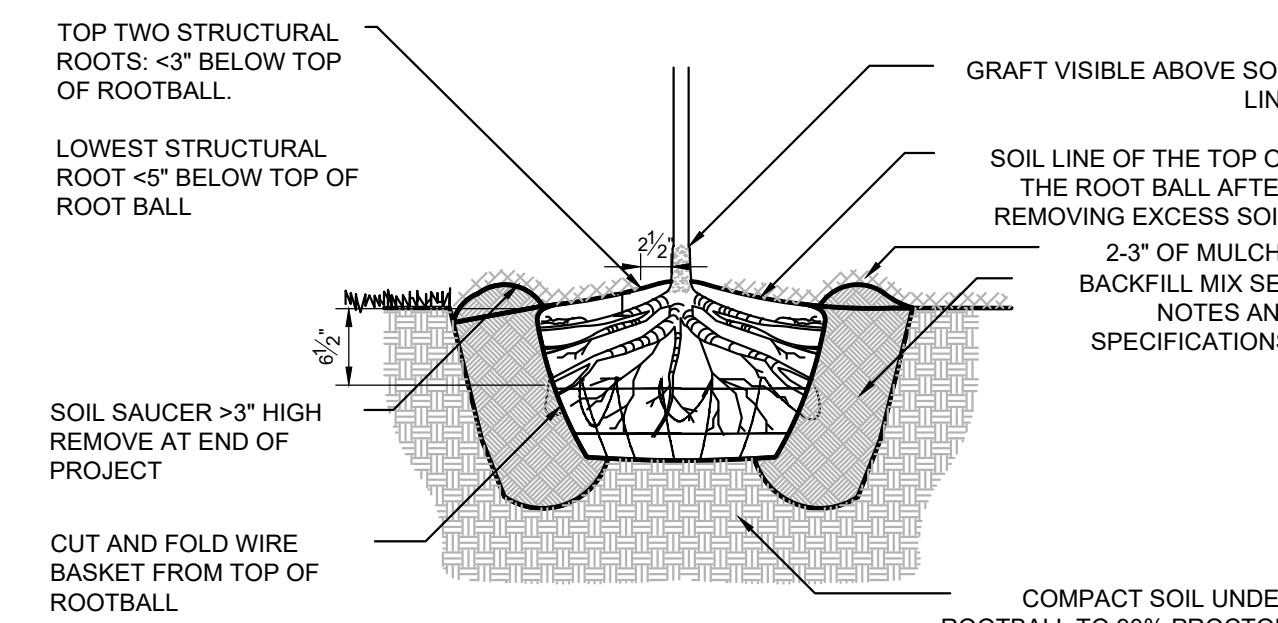
- DO NOT DAMAGE OR CUT LEADER
- DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
- TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- REMOVE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

NOTE:

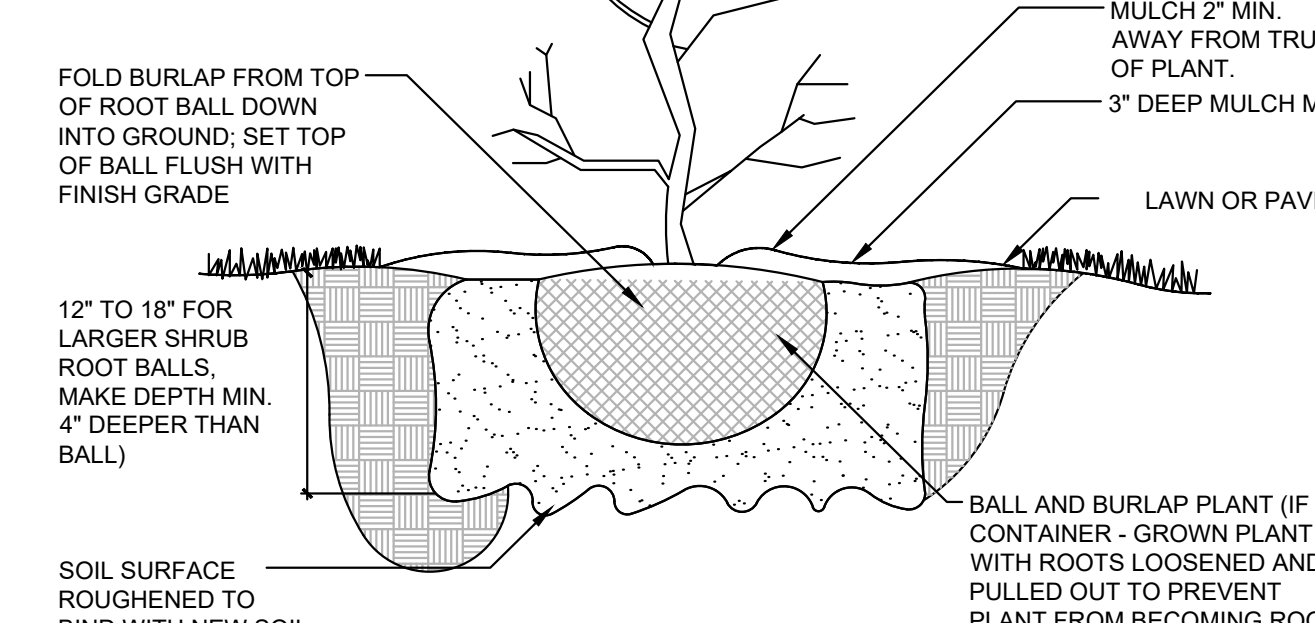
- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

NOTE:

- BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



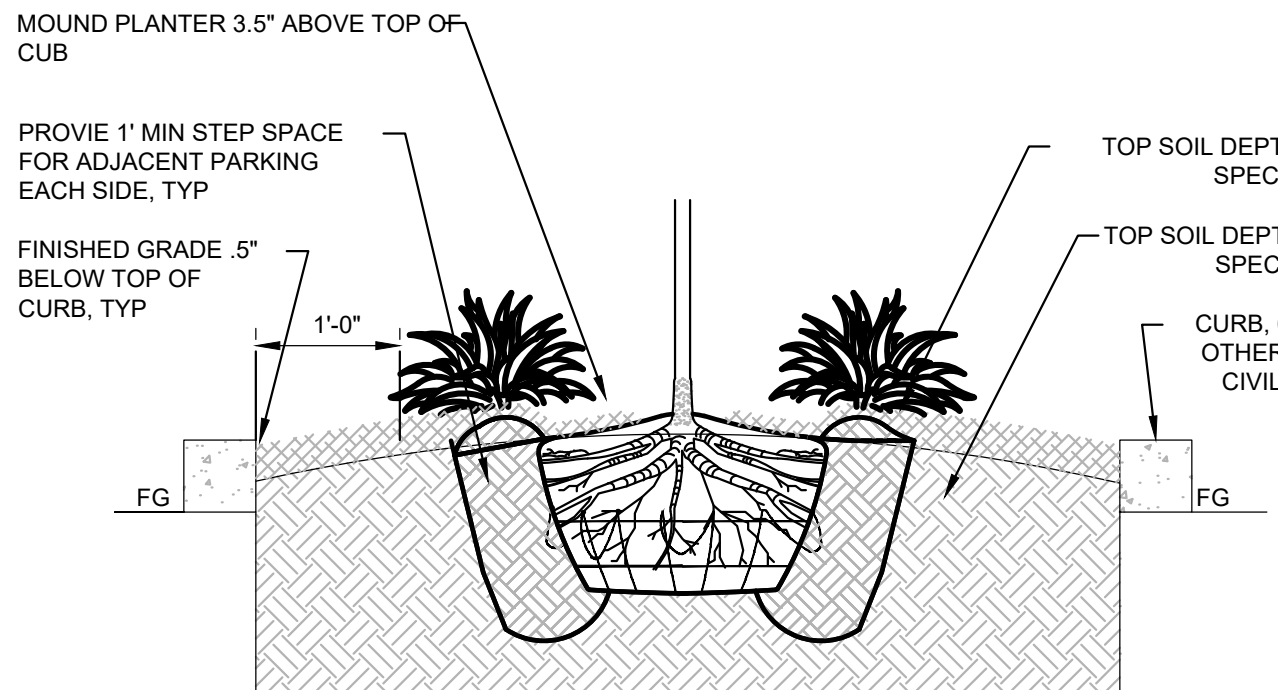
1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01



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

NOTE:

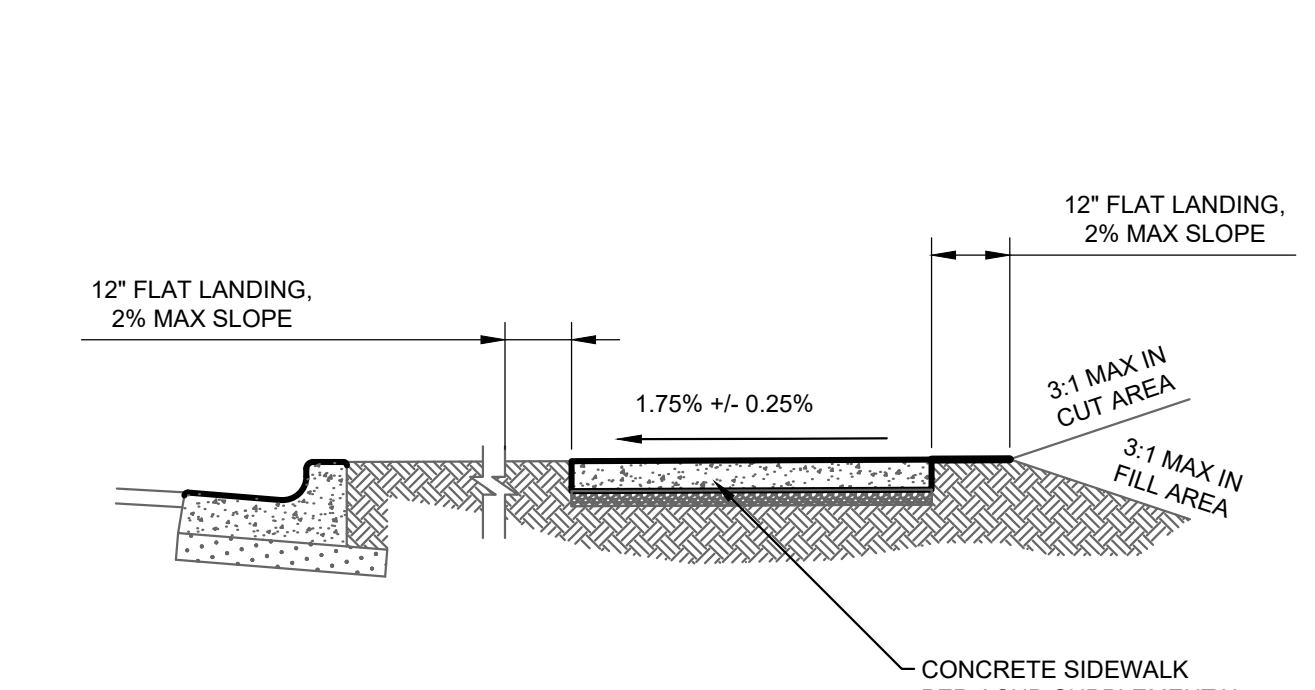
- *CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
- *TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
- *PLANTS & MULCH PER PLAN



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

NOTE:

- REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



X CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 329320-05

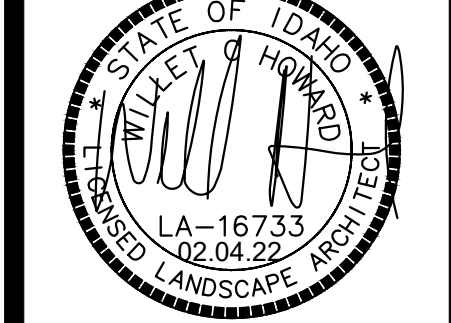
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NOT FOR CONSTRUCTION

CIRCLE BAR SUB
STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 22-2259
DATE: 02.04.2022
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE

DETAILS & NOTES

SHEET NUMBER

L150

City of Star

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Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsén
Kevan Wheelock
David Hershey

6 October 2022

Wendy Shrief
JUB Engineers
2760 W Excursion Ln
Meridian, ID 83642

Re: Munger Heights Subdivision – Preliminary Plat Application

Dear Ms. Shrief

The City of Star Engineering Department has reviewed the Preliminary Plat for the Munger Heights Subdivision dated February 16, 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. Note 3 calls out Lot 6 Block 1 is listed as a common lot (shared driveway), this appears it should be lot 5.
2. Lots 5 and 23 Block 1 need to be included in note 17, so does lot 5 of Block 2. Why is there an easement for lot 10 of block 2? Please update note 17 accordingly.
3. Project is located 4,000 feet from Brandon Road, not sure they will be accessing it from any lots in this subdivision. Please update note 18 to indicate Munger road instead.
4. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site
5. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.

6. 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.
7. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
8. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
9. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities. Show all ditch and drainage easements.
10. Easements for sewer/water facilities will be required where placed outside of public right of way.

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.
City Engineer

Enclosures



ADA COUNTY DEVELOPMENT SERVICES

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

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

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

September 1, 2022

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

RE: AZ-22-09 / 12101 W Circle Bar Lane & 1821 N Munger Lane / Munger Creek
Subdivision

Feedback has been requested regarding the proposed annexation with a rezone from RR (Rural Residential) to R-4 (Medium density Residential) and a preliminary plat for the Munger Creek Subdivision, which will consist of 90 single-family homes on 25.19-acres located at 12101 W Circle Bar Lane & 1821 N Munger Lane.

Ada County is supportive of the application due to the proximity of the site to existing public services. The Star Comprehensive Plan, as adopted by Ada County, designates the site as *Medium Density Residential*, which is intended for single-family homes at densities of four dwelling units per acre or less, which is consistent with the proposed 3.57 units per dwelling acre. Therefore, the proposed subdivision of the land into 90 lots is supported by *Goal 2.2* of the Ada County Comprehensive Plan which calls for urban development to be directed to Areas of City Impact where investments in urban services have already been made.

Additionally, the proposal to set aside over 21% open space is compatible with *Residential Policy 3* of the Star Comprehensive Plan, which encourages neighborhood parks and open spaces to be provided within residential areas.

Thank you for this opportunity to provide feedback.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services



Project/File: **Munger Creek/ SPP22-0012/ AZ-22-09/ DA-22-09/ PP-22-14**
 This is an annexation with rezone and preliminary plat application to allow for the development of a 103-lot residential subdivision on 25 acres.

Lead Agency: City of Star
Site address: 1821 N. Munger Road &
 12101 W. Circle Barn Lane

Staff Approval: September 23, 2022

Applicant: Riley Verner
 Zion Ventures, LLC
 1307 E. Lone Creek Drive
 Eagle, ID 83616

Owner: Elliam Lodge
 12101 W. Circle Barn Lane
 Eagle, ID 83669

Representative: Wendy Shrief
 J-U-B Engineers
 2760 W. Excursion Lane
 Meridian, ID 83642

Staff Contact: Dawn Battles, Senior Planner
 Phone: 387-6218
 E-mail: dbattles@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of annexation with rezone from RR (Rural Residential) to R-4 (Residential), and a preliminary plat application to allow for the development of 103 lots consisting of 90 buildable residential lots, 10 common lots and 3 shared driveway lots. This application also includes a development agreement with the City of Star. The applicant's rezone proposal is consistent with the City of Star's future land use map which designates this site as neighborhood residential.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Residential	R-3
South	Rural Residential (Ada County) & Rural-Urban Transition (Ada County)	RR & RUT
East	Residential	R-3
West	Residential & Rural-Urban Transition (Ada County)	R-3 & RUT

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Transit:** Transit services are not available to serve this site.
5. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

6. **New Center Lane Miles:** The proposed development includes 0.6 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 enhanced pedestrian facilities on the south side of the roadway from Wild Mustang Place to Meadow Lake Avenue as part of the replacement project of Bridge Number 2028 on Floating Feather Road over the Middleton Canal in 2026.
 - Bridge Number 1005 and 2001 on Floating Feather Road over the Middleton Canal are scheduled in the IFYWP to be replaced in 2025.
 - Floating Feather Road Extension is listed in the CIP to be constructed as a new 3-lane roadway from Can Ada Road to Munger Road and widened to 3-lanes from Munger Road to Star Road between 2036 and 2040.
 - The intersection of Floating Feather Road and Star Road is listed in the CIP to be constructed as a single lane roundabout with no lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg 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 Munger Road and Floating Feather Road as Level 2 facilities 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 840 additional vehicle trips per day (9 existing); 84 additional vehicle trips per hour in the PM peak hour (1 existing), 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	None	Minor Arterial	283	Better than "E"
Munger Road	578-feet	Collector	100	Better than "D"

- * Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
- * Acceptable level of service for a two-lane collector is "D" (425 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 west of Star Road was 5,339 on April 6, 2022.
- The average daily traffic count for Munger Road south of Streamview Drive was 2,234 on November 3, 2020.

C. Findings for Consideration

1. Floating Feather Road Re-alignment Study

Adopted by the ACHD Commission in 2008, the Floating Feather Re-alignment Study established the preferred re-alignment of Floating Feather Road from Lanewood Road to Can-Ada Road, eliminating the "stair step" effect at Palmer Lane and Pollard Lane. The approved re-alignment of Floating Feather Road is shown on ACHD's Master Street Map (MSM) and is listed in the Capital Improvements Plan (CIP).

2. Floating Feather Road

a. **Existing Conditions:** Floating Feather Road is not constructed within or abutting the site. Floating Feather runs east/west and currently intersects Munger Road southeast of the site.

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. A new arterial roadway was identified on the MSM with the street typology of Residential Arterial. The new arterial roadway should align with Floating Feather Road on the east side of Munger Road and continue through the property intersecting Can Ada Road to the west. This segment of Floating Feather Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 49-foot street section within 78-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing to dedicate right-of-way or construct Floating Feather Road abutting the site.
- d. **Staff Comments/Recommendations:** Typically, the applicant should be required to construct Floating Feather Road with two travel lanes an 8-foot wide paved shoulder (30-feet of pavement), 5-foot wide detached concrete sidewalk on the north side of the roadway and a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff on the south side of the roadway abutting the site's south property line. However, there is a parcel located at the northwest corner of Munger Road and Floating Feather Road that has not developed prohibiting Floating Feather Road from being constructed to intersect Munger Road (red circled area).



To allow for the future construction of Floating Feather Road the applicant should be required to dedicate 39-feet of right-of-way abutting the site's south property line. The right-of-way dedication is impact fee eligible for reimbursement, as this segment of Floating Feather Road is listed in the CIP.

3. Munger Road

a. **Existing Conditions:** Munger Road is improved with 2-travel lanes, 24-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 52-feet of right-of-way for Munger Road (26-feet from centerline).

b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector 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.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Munger Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate additional right-of-way to total 25-feet from centerline of Munger Road abutting the site.

The applicant is proposing to construct Munger Road as ½ of a 36-foot wide collector street section to include pavement widening, vertical curb, gutter and 5-foot wide attached concrete sidewalk abutting the site.

- d. **Staff Comments/Recommendations:** The applicant's proposal generally meets District policy with the exception of the 5-foot wide attached concrete sidewalk abutting the site which requires the construction of 7-foot wide attached or 5-foot wide detached concrete sidewalk. However, staff does not recommend the construction of this segment of Munger Road at this time.

As noted above, Bridge #2001 located on Munger Road 265-feet north of Floating Feather Road is listed in the IFYWP to be replaced in 2025. ACHD would normally require the widening of the structure to accommodate the required frontage improvements; however, the cost of the replacement is greater than the proposed developments impact. Additionally, consistent with several other development applications along this segment of Munger Road, ACHD has been collecting a road trust for the proportionate share of costs for the frontage improvements and replacement of Bridge #2001.

Staff recommends that the applicant dedicate additional right-of-way to total 27-feet from centerline of Munger Road abutting the site; and in lieu of constructing Munger Road as ½ of a 36-foot wide collector street section with vertical curb, gutter and 7-foot wide attached or 5-foot wide detached concrete sidewalk, the applicant should be required to provide a road trust deposit to ACHD prior to ACHD's signature on the first final plat in the amount of \$261,200 (two hundred sixty one thousand two hundred and no/100) for the improvements along Munger Road abutting the site and the proportionate share of the cost for the replacement of Bridge #2001. plat.

4. Internal Local Streets

- a. **Existing Conditions:** There are no local streets 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—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-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 47-feet of right-of-way.

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.

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

- c. **Applicant's Proposal:** The applicant is proposing to construct the internal streets as 36-foot wide local street sections with curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk.
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct the internal streets as 36-foot wide local street sections meet District policy and should be approved as proposed. Dedicate right-of-way to 2-feet behind back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

5. Roadway Offsets

- a. **Existing Conditions:** There are no roadways within the site.

b. Policy:

Collector Offset Policy: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. Applicant's Proposal: The applicant is proposing to construct a new local street, Catamaran Way, to intersect Munger Road located in alignment with Catamaran Way on the east side of Munger Road across from the site.

The applicant is proposing to construct the internal local streets to align or offset by a minimum of 125-feet.

d. Staff Comments/Recommendations: The applicant's proposal to construct a new local street, Catamaran Way, to intersect Munger Road located in alignment with Catamaran Way on the east side of Munger Road across from the site meets District policy and should be approved, as proposed.

The applicant's proposal to construct the internal local streets to align or offset by a minimum of 125-feet meets District policy and should be approved, as proposed.

6. Stub Streets

a. Existing Conditions: There are no existing stub streets to or from the site.

b. Policy:

Stub Street Policy: District policy 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant Proposal: The applicant is proposing to construct one local stub street, Wayfaring Drive, to the west, located 508-feet north of the site's south property line.

d. Staff Comments/Recommendations: The applicant's proposal to construct one local stub street to the west meets District policy and should be approved, as proposed.

The applicant should be required to install a sign at the terminus of Wayfaring Drive that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." A temporary turnaround is not required at the terminus of this stub street as it does not extend greater than 150-feet.

7. Driveways

7.1 Munger Road

a. **Existing Conditions:** There is an existing driveway/private road from the site onto Munger Road located at the site's north property line.

b. **Policy:**

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

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

c. **Applicant's Proposal:** The applicant is proposing to close the existing driveway/private road onto Munger Road located at the site's north property line with vertical curb, gutter, sidewalk, and fencing.

d. **Staff Comments/Recommendations:** The applicant's proposal to close the existing driveway/private road onto Munger Road meets District policy and should be approved as proposed with the exception of closing the driveway with curb, gutter and sidewalk, as ACHD is requiring a road trust deposit in lieu of constructing frontage improvements on Munger Road abutting the site. The applicant should be required to close the driveway with landscaping and fencing.

8. Traffic Calming

Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

a. **Applicant's Proposal:** The applicant is proposing to construct a long straight roadway, Streamview Drive, to be greater than 750-feet in length.

b. **Staff Comments/Recommendations:** The applicant should be required to redesign Streamview Drive to reduce the length of the roadway or to include passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.

Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.

9. Tree Planters

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

10. 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.

11. Other Access

Floating Feather Road is classified as a minor arterial roadway and Munger Road is classified as a collector 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. Redesign Streamview Drive to reduce the length of the roadway to be less than 750-feet in length or to include passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.

Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.
2. Dedicate 39-feet of right-of-way for the future construction of Floating Feather Road abutting the site's south property line. Compensation will be provided.
3. Dedicate additional right-of-way to total 27-feet from centerline of Munger Road abutting the site.
4. Prior to ACHD's signature on the first final plat, provide a road trust deposit to ACHD in the amount of \$261,200 for the frontage improvements along Munger Road abutting the site and for its proportionate share of the cost for the replacement of Bridge #2001.
5. Construct the internal streets as 36-foot wide local street sections with curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk, as proposed. Dedicate right-of-way to 2-feet behind back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.
6. Construct a new local street, Catamaran Way, to intersect Munger Road located in alignment with Catamaran Way on the east side of Munger Road across from the site, as proposed.
7. Construct the internal local streets to align or offset by a minimum of 125-feet, as proposed.
8. Construct one local stub street, Wayfaring Drive, to the west, located 508-feet north of the site's south property line, as proposed. Install a sign at the terminus of Wayfaring Drive that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
9. Close the existing driveway/private road onto Munger Road located at the site's north property line with landscaping and fencing.
10. 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.

11. Payment of impact fees is due prior to issuance of a building permit.
12. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

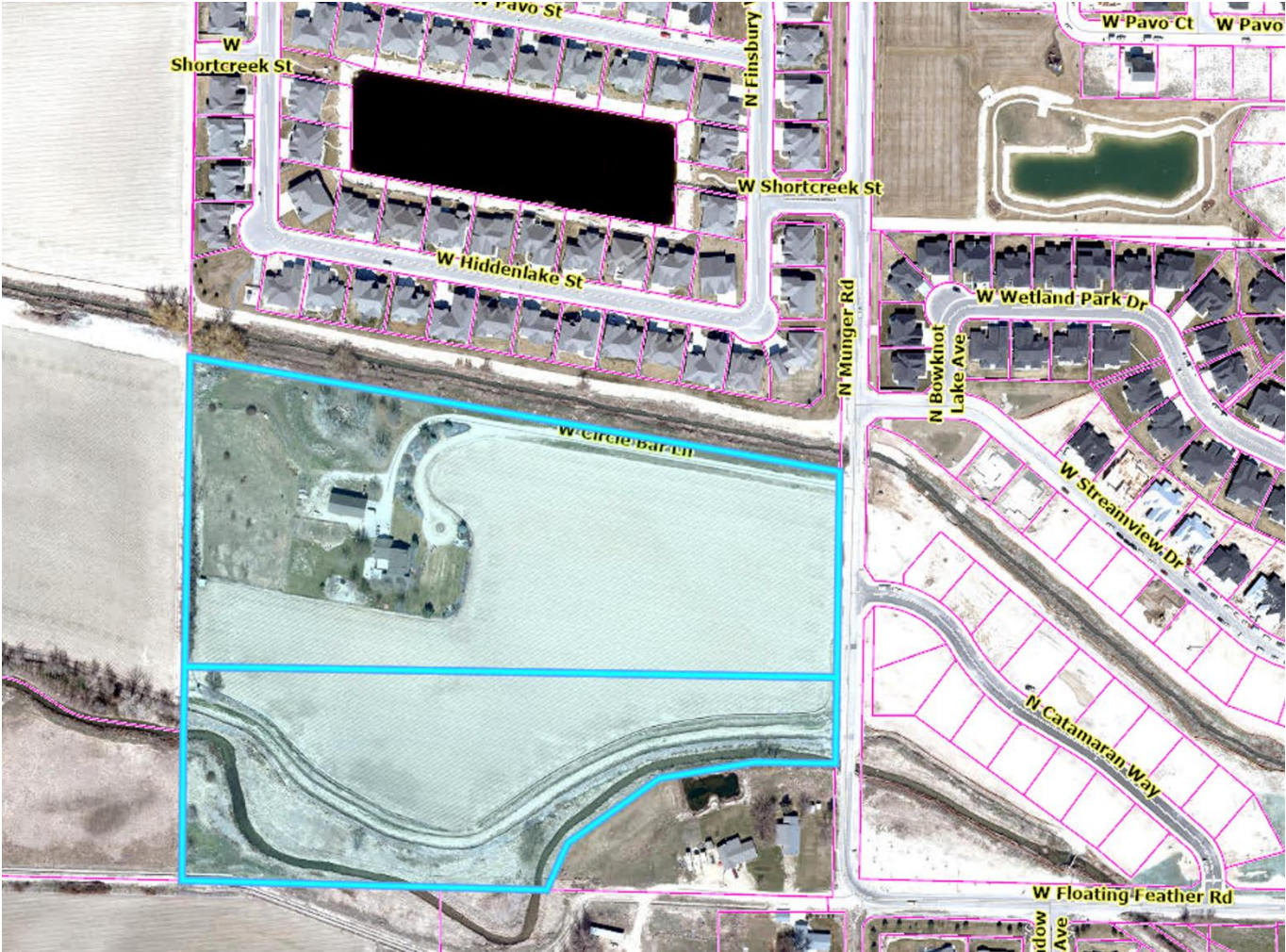
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

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

VICINITY MAP



SITE PLAN

SHEET INDEX

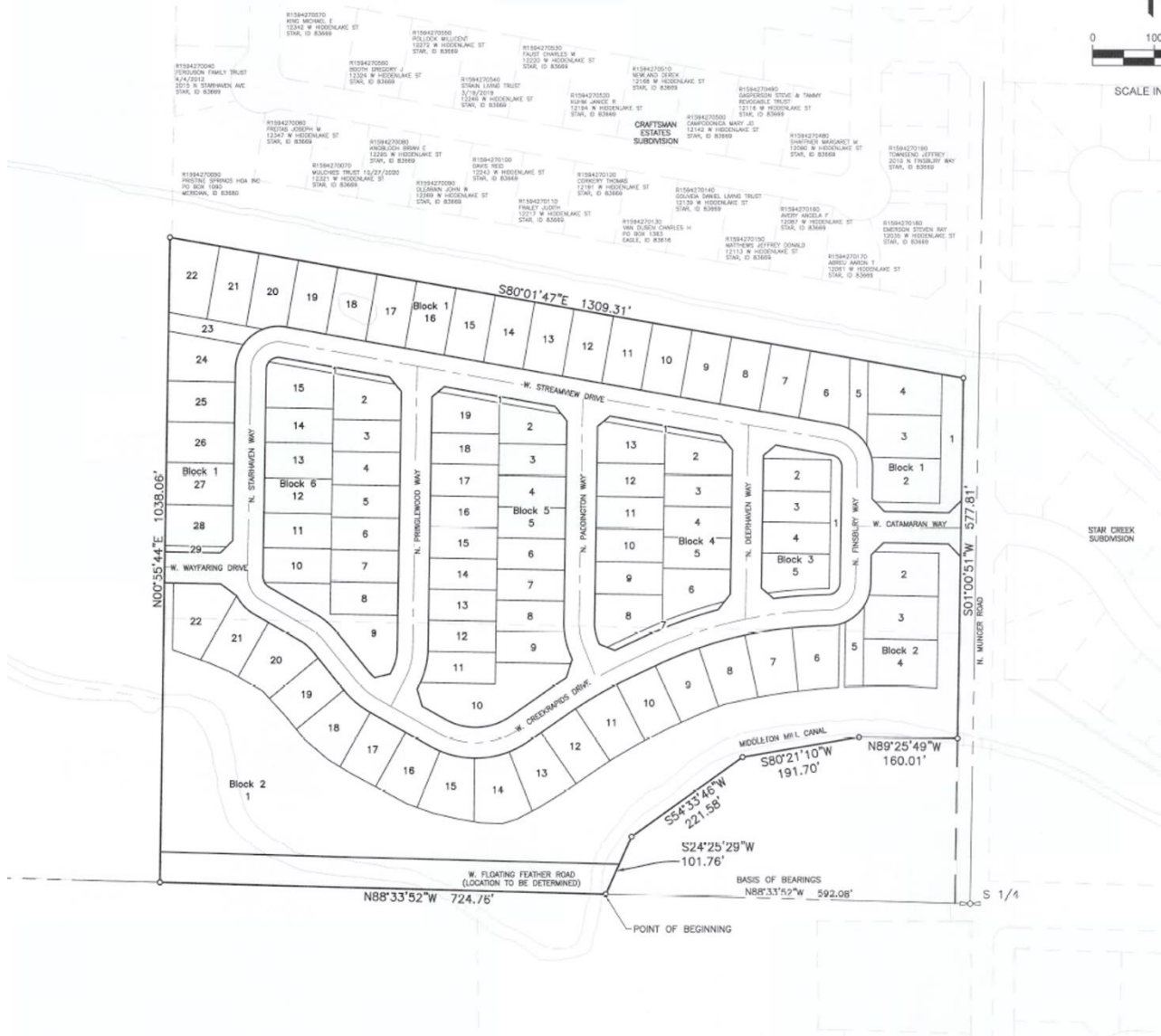
SHEET NUMBER	SHEET TITLE
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING CONDITIONS
PP-03	LOT DIMENSION AND STREET SECTION PLAN
PP-04	UTILITY PLAN

PRELIMINARY PLAT FOR
MUNGER CREEK SUBDIVISION
 LOT 1 AND LOT 2 OF BLOCK 1 OF WAYFARING LANE SUBDIVISION, SITUATED IN THE SOUTHEAST
 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST,
 BOISE MERIDIAN,
 STAR, IDAHO.
 2022

BOUNDARY



SCALE IN FEET



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

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

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

Request for 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.

Shawn Nickel

From: Richard Strain <outlook_0EC769565EA7C51B@outlook.com>
Sent: Friday, November 4, 2022 9:04 AM
To: Shawn Nickel
Subject: Munger Creek Subdivision

As a homeowner in Phase 1 of Pristine Springs, my biggest concern that this development doesn't drain our ponds like Toll Brothers did. We are still down 12" from where we were before Toll Bros drained our storm water down 20'. When you run those huge water pumps 24/7, it drains a lot of water. What assurances do we have that this is not going to happen again??

Rick Strain
12246 W Hiddenlake st
Star, Id

Sent from Mail for Windows

Shawn Nickel

From: Norton, Melvin B - Star, ID <Melvin.B.Norton@usps.gov>
Sent: Tuesday, August 30, 2022 12:00 PM
To: Shawn Nickel; Ryan Field
Subject: FW: [EXTERNAL] FW: Agency Transmittal - Munger Creek Subdivision
Attachments: Agency Letter - Munger Creek Subdivision.pdf

Looking over this application I do not see on the checklist where they need to get a delivery approval letter from the postal service. Have you removed this step as part of the process? If so I would like to respectfully request that it be added back into the process as this helps tremendously with the planning for the future delivery of Star. Please let me know.

Thank you,

Mel Norton
Postmaster
Star, Id 83669
208-286-7304

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, August 30, 2022 11:52 AM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; chopper@canyonhd4.org; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Norton, Melvin B - Star, ID <Melvin.B.Norton@usps.gov>; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; Horner Marci <Horner.Marci@westada.org>; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; Julissa Wolf <jwolf@baileyengineers.com>; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; gmprdjulie@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; Flack,Brandon <brandon.flack@idfg.idaho.gov>; Ryan Field <rfield@staridaho.org>; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent.Trimboli@itd.idaho.gov
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: [EXTERNAL] FW: Agency Transmittal - Munger Creek Subdivision

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Please see attached Agency Transmittal for Munger Creek Subdivision, located in Star, Ada County.

Shawn Nickel

From: Barbara Norgrove
Sent: Wednesday, October 12, 2022 2:20 PM
To: D3 Development Services
Cc: Shawn Nickel
Subject: RE: Agency Transmittal - Munger Creek Subdivision

Thank you
Barbara

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, October 12, 2022 2:19 PM
To: Barbara Norgrove <bnorgrove@staridaho.org>
Subject: RE: Agency Transmittal - Munger Creek Subdivision

Good afternoon Barbara,

ITD has no comments at this time.

Thank you,

Wendy

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, August 30, 2022 11:52 AM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; chopper@canyonhd4.org; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; Horner Marci <Horner.Marci@westada.org>; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; Julissa Wolf <jwolf@baileyengineers.com>; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; gmprdjulie@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; Flack,Brandon <brandon.flack@idfg.idaho.gov>; Ryan Field <rfield@staridaho.org>; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Munger Creek Subdivision

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Please see attached Agency Transmittal for Munger Creek Subdivision, located in Star, Ada County.