

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department Shu 1. Much

MEETING DATE: April 15, 2025 – PUBLIC HEARING

FILE(S) #: RZ-24-01 – Annexation & Zoning

DA-24-09 – Development Agreement PUD-24-02 – Planned Unit Development

PP-24-09 – Preliminary Plat for Sorano Estates Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Representative: Applicant/Owner:

Becky McKay Fagundes Brothers LLC Engineering Solution, LLP Fred Fagundes Family Trust

1029 N. Rosario Street Fagundes Family Trust Agreement

Meridian, Idaho 83642 PO Box 2717

Merced, California 95344

REQUEST

Request: The Applicant is requesting approval of a Rezone (R-3-DA-PUD/C-1-DA-PUD), a Development Agreement, Planned Unit Development and a Preliminary Plat for a proposed residential and commercial subdivision consisting of 193 residential lots, 3 commercial lots and 32 common lots. The property is located at 6497 and 6689 Hwy 44 in Star, Canyon County, Idaho and consists of 92.68 acres with a proposed residential density of 2.26 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the south side of Hwy 44, between Can Ada Road and Blessinger Road. Canyon County Parcel No's. R340140000, R340120000, R340420000, R340430000, R340190100, and R340410110.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Mixed Use (MU-DA)	Estate Urban Residential,	Agricultural
		Commercial/Industrial	
		Corridor	
Proposed	Residential (R-3-	Estate Urban Residential,	Commercial and
	DA/PUD)	Commercial/Industrial	Residential
	Commercial (C-1-	Corridor	
	DA/PUD)		
North of site	Mixed Use (MU)	Commercial/Industrial	Agricultural
		Corridor	Residential
South of site	Residential (R-2 & R-5)	Estate Urban Residential	Star River Ranch &
			Legado Subdivisions
East of site	Commercial (C-2-DA)	Commercial/Industrial	Agricultural
	Residential (R-5)	Corridor/Estate Urban	Residential
	Agricultural (County)	Residential	
West of site	Residential (R-2-DA)	Low Density with Special	Saddleman Ranch and
	Agricultural (County)	Transition Overlay Area &	River Park Estates
		Estate Urban Residential	

Existing Site Characteristics: The property is currently vacant and being used for agricultural purposes.

Irrigation/Drainage District(s): Middleton Irrigation Assn. Inc.

Middleton Mill Ditch Company

P.O. Box 848

Middleton, Idaho 83644

Drainage District No. 2

PO Box 848

Middleton, Idaho 83644

Canyon County Water Company

PO Box 11

Star, Idaho 83669

Flood Zone: This property is currently located in a Special Flood Hazzard Area.

FEMA FIRM Panel Number: 16027C0259G

Effective Date: 6/07/2019

Flood Zone: AE

Special On-Site Features:

- ◆ Areas of Critical Environmental Concern No known areas.
- **②** Evidence of Erosion No evidence.
- Fish Habitat No.
- ◆ Floodplain Yes (Zone AE).
- Mature Trees Yes, along the Lawrence Kennedy Canal.
- Riparian Vegetation No.
- Steep Slopes None.
- Stream/Creek None.
- Unique Animal Life No unique animal life has been identified.
- Unique Plant Life No unique plant life has been identified.
- Unstable Soils No known issues.
- Historical Assets No historical assets have been observed.
- Wildlife Habitat No known sensitive wildlife habitat observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held

Neighborhood Meeting Held

Application Submitted & Fees Paid

Application Accepted

Residents within 300' Notified

Agencies Notified

Legal Notice Published

October 12, 2024

October 21, 2024

April 1, 2025

November 21, 2024

March 29, 2025

Legal Notice Published March 29, 2025
Property Posted April 4, 2025

HISTORY

November 14, 2006 Council approved Annexation application (AZ-06-08) and

zoning of Multiple Use (MU) as part of the East Canyon

Development.

April 17, 2007 Council approved Preliminary Plat application (PP-07-02)

for East Canyon Development, which has since expired.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

- 1. The subject property shall meet the minimum dimensional standards and/or density standards_of the proper district.
- 2. The city shall 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, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.
- 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 one hundred eighty (180) days of the issuance of a final written decision approving the development agreement. 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.
- 6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in ITD proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts, through mitigation measures as may be adopted by Council.
- 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.
- D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

8-1E-1: TERMS DEFINED:

<u>COMMERCIAL USE</u>: An occupancy of a building, structure or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include home occupations, churches, public schools, hospitals, public civic centers or public recreation facilities, or other facilities owned by, or operated strictly for the benefit of the public.

MIXED USE DEVELOPMENT: The development of a tract of land which includes uses from two (2) or more of the land use categories such as residential, commercial, office, light industrial, public space or agricultural. See also definition of Multiple Use Building and Live/Work Unit.

<u>PLANNED UNIT DEVELOPMENT (PUD)</u>: Property planned as a unit that demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities. A well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community; conservation of open space and preservation of environmental attributes; an emphasis on community character and forming a sense of community. A PUD may contain a specific use exception for uses not allowed in the zoning district and may allow for a density bonus.

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

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(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.

(C-1) NEIGHBORHOOD COMMERCIAL DISTRICT: To provide for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods, where compatible.

(PUD) PLANNED UNIT DEVELOPMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., R-4-PUD), indicates that the development was approved by the city as a planned unit development, with specific allowances and design approved by Council.

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

ZONING DISTRICT USES	R
Dwelling:	
Multi-Family	C
Secondary	Α
Single Family Attached	P
Single Family Detached	P
Two-Family Duplex	Р
Live/Work Multi-Use	N
Public infrastructure; Public utility major, minor and yard 1	C

ZONING DISTRICT USES	C-1		C-1
Accessory structure - Residential or Commercial	A	Concrete batch plant 1	N
Adult business/adult entertainment	N	Conference/convention center	Р
Agriculture, forestry, fishing	N	Contractor's yard or shop 1	N
Airport	N	Convenience store	С
Animal care facility 1	Р	Dairy farm	N
Artist studio1	P	Drive-through establishment/drive-up service window 1	С
Arts, entertainment, recreation facility1	С	Dwelling:	
Asphalt plant 1	N	Multi-family 1	N
Auction facility	N	Secondary 1	N
Automated Teller Machine (ATM) 1	А	Single-family attached	N
Automotive hobby 1	N	Single-family detached	N
Automotive mechanical/electrical repair and maintenance	С	Two-family duplex ¹	N
Bakery- Retail or Manufacturing	Р	Live/Work Multi-Use 1	N
Bar/tavern/lounge/drinking establishment	С	Educational institution, private	С
Barbershop/styling salon	Р	Educational institution, public	С
Bed and breakfast	Р	Equipment rental, sales, and services	С
Beverage bottling plant	N	Events/Entertainment Facility, public or private (indoor/outdoor) 1	С
Boarding house	N	Fabrication shop	N
Brewery/Distillery	С	Farm	N
Brewpub/Wine Tasting	С	Farmers' or Saturday market	С
Building material, garden equipment and supplies	С	Feedlot	N
Campground/RV park 1	N	Financial institution	Р

	C-1		C-1
Caretaker Unit 1	А	Flammable substance storage	N
Cement or clay products manufacturing	N	Flex Space	С
Cemetery 1	N	Food products processing	С
Chemical manufacturing plant 1	N	Fracking	N
Child Care center (more than 12) 1	С	Gasoline, Fueling & Charging station with or without convenience store 1	С
Child Care family (6 or fewer) 1	А	Golf course/Driving Range	С
Child Care group (7-12) 1	С	Government office	Р
Child Care-Preschool/Early Learning1	С	Greenhouse, private	N
Church or place of religious worship1	С	Greenhouse, commercial	С
Civic, social or fraternal organizations	Р	Guesthouse/granny flat	N
Healthcare and social services	Р	Power plant	N
Heliport	N	Processing plant	N
Home occupation 1	N	Professional offices	P
Hospital	С	Public infrastructure; Public utility major, minor and yard 1	С
Hotel/motel	С	Public Utility Yard	С
Ice manufacturing plant	N	Recreational vehicle dump station	С
Institution	С	Recycling center	С
Junkyard	N	Research activities	Р
Kennel	N	Restaurant	С
Laboratory	Р	Retail store/retail services	С
Laboratory, medical	Р	Retirement home	С
Laundromat	Р	Riding Arena or Stable, Private/ Commercial	N

	C-1		C-1
Laundry and dry cleaning	Р	Salvage yard	N
Library	Р	Sand and gravel yard	N
Manufactured home 1	N	Service building	Р
Manufactured home park 1	N	Shooting range (Indoor/Outdoor)	C/N
Manufacturing plant	N	Shopping or Commercial center	С
Meatpacking plant	N	Short Term Rentals 1	N
Medical clinic	Р	Solid waste transfer station	N
Mining, Pit or Quarry (excluding accessory pit) 1	N	Storage facility, outdoor (commercial)1	С
Mining, Pit or Quarry (for accessory pit) 1	A	Storage facility, self-service (commercial)1	С
Mortuary	С	Swimming pool, commercial/public	Р
Multiple Use Building 1	С	Television station	N
Museum	Р	Temporary living quarters 1	N
Nursery, garden center and farm supply	P	Terminal, freight or truck 1	N
Nursing or residential care facility 1	P	Truck stop	N
Office security facility	P	Turf farm	N
Parking lot/parking garage (commercial)	С	Vehicle emission testing 1	Р
Parks, public and private	Р	Vehicle impound yard 1	N
Pawnshop	Р	Vehicle repair, major 1	С
Personal and professional services	P	Vehicle repair, minor 1	С
Pharmacy	P	Vehicle sales or rental and service 1	С
Photographic studio	P	Vehicle washing facility 1	С
Portable classroom/modular building (for private & public Educational Institutions) ¹	P		

	C-1	
Vehicle wrecking, junk or salvage yard1	N	
Veterinarian office	Р	
Vineyard	N	
Warehouse and storage	N	
Wholesale sales	Р	
Winery	N	
Wireless communication facility 1	С	
Woodworking shop	N	

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

	Maximum	Minimum Yard Setbacks Note Conditions			
Zoning District	Height Note Conditions	Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage 20' to garage face	15'	7.5′ (2)	20'
C-1	35'	20'	5'	0' 4	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 overhanging onto the sidewalk.
- Zero-Lot-Line, reduced street side yard setbacks 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 approved by Council as part of a Planned Unit Development.
- 3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the

- potential to redevelop as a non-residential use in the future.
- 4. As approved by the Fire District.
- 5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 - Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. <u>A minimum of three (3) architectural elements</u> <u>shall be provided for all single-family residential structures.</u> These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:



- 2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
- 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
- 4. <u>Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.</u>
- 5. Additional landscaping buffers may also be required.
- 2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
 - a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans

- c. <u>101 and over units = minimum of 10 architectural styles and/or floorplans</u>
- 3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners Association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
- 4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

8-3B-3: Residential Districts:

- I. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:
 - 1. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
 - 2. Subdivision CC&R's preventing further redevelopment;
 - 3. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.

This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot	Allowed Immediately	Allowed Immediately
Sizes	Adjacent Minimum Lot	Across the Road from
	Size	Transitional Lot
Lots larger than 1.1-acre	1 acre lots	½ acre lots
Lots of 1 to 1.1-acre	½ acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

8-4A-21: MAILBOXES:

All mailbox clusters shall be approved by the postmaster prior to installation. <u>All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.</u>



8-4E-1: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - APPLICABILITY:

The standards for common open space and site amenities shall apply to all residential developments with a density exceeding one dwelling unit per acre.

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 total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
- 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 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.

- 5. For multi-family developments, see Section 8-5-20 for additional standards.
- B. <u>Qualified Usable Area Open Space</u>: The following qualifies to meet the usable area 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, as determined by the Administrator;
 - c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;
 - d. A plaza.
 - e. <u>Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.</u>
 - f. <u>Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).</u>
 - 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. <u>Parkways along local residential streets with detached sidewalks that meet all</u> 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, as determined by the Administrator.
- 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. <u>Swimming pool with an enlarged deck and changing and restroom facility</u> (pools shall count towards 3 required site amenities).
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 10% qualified usable space.
 - e. RV parking for the use of the residents within the development.
 - f. <u>School</u> 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;
- h. <u>Pond and/or waterway amenities including</u>, but not limited to docks, shade structures, ADA access, and fish stocking.
- 6. Community Gardens.
- D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

- B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.
- C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.
- D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the

administrator the following:

- 1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
- 2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
- 3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
- 4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
 - h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
 - i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the

- seal of the surveyor of record;
- k. Phasing plan showing all proposed phases of the development;
- I. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
- m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
- n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
- o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
- p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
- q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
- r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
- s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
- 5. Additional information in the application as determined by the administrator may include the following:
 - a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.
- E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

PLANNED UNIT DEVELOPMENT

8-7-1: PURPOSE:

A. The purpose of the planned unit development (PUD) requirements is to provide an opportunity for exemplary site development that meets the following objectives:

- 1. Preserves natural, scenic and historic features of major importance;
- 2. Allows for innovative design that creates visually pleasing and cohesive patterns of development; and
- 3. <u>Creates functionally integrated development that allows for a more efficient and cost-effective provision of public services</u>.
- 4. <u>Master planning of large acreages that include a variety of residential and commercial uses within one development</u>.
- B. It is not the intent that the PUD process be used solely for the purposes of deviation from the dimensional standards in the district, however <u>deviations from dimensional and other standards</u> within this title, may be approved for portions of the development by the council if the PUD incorporates design features that add to the overall design and quality of the proposed <u>development</u>. By allowing dimensional standard deviations in portions of the development, exceptions in land uses allowed and pre-approvals of specific uses as conditions of approval within the PUD application process, the City expects in return a unique development that provides upgraded open space and amenities, mixed uses, multiple residential styles and superior site design.

8-7-2: APPLICABILITY:

A planned unit development can be developed in any district. A PUD must have both commercial and a variety of residential components in order to qualify.

8-7-3: PROCESS:

A. Preapplication Meeting: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a planned unit development. The meeting should be held well in advance of the preparation of the planned unit development application, and before a neighborhood meeting is scheduled. A draft site plan and preliminary plat map (if required) shall be provided to staff at the meeting.

B. Application Requirements: An application, map requirements, and fees, shall be submitted to

the administrator.

- 1. At the discretion of the administrator, designee or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, floodplain, cemetery, manufactured home parks, or hazardous or unique areas of development. Phasing plans shall be included in the application if the project is to be phased.
- 2. A site amenity plan shall be provided with the planned unit development application.
- C. Concurrent Review: Concurrent review of other applications may be required as determined by the administrator. In cases where subdivision platting would be necessary, concurrent review of preliminary plat is required.
- D. Public Hearing Requirements: All planned unit development applications shall comply with the public notice and hearing procedures contained within this title.

8-7-4: STANDARDS:

The council may approve planned unit developments, in accord with the following standards:

A. General Use Standards:

- 1. <u>Deviations from Underlying District Requirements: Deviations from dimensional and other standards within this title may be approved by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. The exception is that along the periphery of the planned development, the applicable setbacks as established by the district shall not be reduced. Internal setback deviations may be considered by Council with approval from the Fire District, when emergency concerns are addressed. Examples for considerations may include, but are not limited to, alley-loaded homes providing multiple access points, and/or fire-sprinkled homes.</u>
- 2. Allowed Uses: Applicant may request that specific conditional use(s) be allowed in the district as principal permitted use(s) and up to twenty-five percent (25%) of non-permitted uses be allowed as permitted uses if the council finds that compatibility within the PUD, compatibility with adjacent uses and compliance with the intent of the comprehensive plan is provided. It is at the sole discretion of the Council to approve non-permitted uses within the development, including the maximum amount of those non-permitted uses.
- 3. Private Streets and Service Drives: The uses within the planned unit development are interconnected through a system of roadways and/or pathways as appropriate. Private streets and service drives may be permitted, if designed and constructed to the transportation authority standards and in accord with this title. The approval of private streets shall not prevent access and/or interconnectivity to adjacent properties or otherwise create unreasonable development

opportunities.

- 4. Buildings Clustered: Buildings shall be clustered where practical to preserve scenic or environmentally sensitive areas in the natural state, or to consolidate small open spaces into larger, more usable areas for common use and enjoyment.
- 5. Density Bonus: A residential density bonus may be given for dedications of land for public use such as school, park, fire station or recreational facility provided to the public entity by donation or at a cost less than, or equal to, the applicant's predevelopment cost for that land. The bonus shall be proportional to the amount of land being dedicated. For example, if ten (10) percent of the total property is being donated, the density bonus shall be ten (10) percent. However, in no case shall the bonus exceed twenty-five (25) percent of the units permitted by the district.
- B. Private Open Space: In addition to the common open space and site amenity requirements of this title, a minimum of eighty (80) square feet of additional, private, usable open space shall be provided for each residential unit not planned as single-family detached. This requirement can be satisfied through porches, patios, decks, and enclosed yards. Landscaping, entryway and other accessways do not count toward this requirement.

C. Residential Use Standards:

- 1. Housing Types: A variety of housing types may be included within a single planned development, such as attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units, regardless of the district classification of the site, provided that the overall density limit of the district is maintained. A minimum of two (2) housing types shall be provided for all PUD's.
- D. Infill Planned Developments: Properties of five (5) acres or less within the city of Star, that are located in areas already substantially developed (at least 80 percent of the land area within 300 feet of the boundaries of the parcel) and where water, sewer, streets, schools and fire protection have already been developed and are provided. Upon recommendation of the administrator, the council may approve exceptions to other sections of this title as an incentive for in-fill development, including, but not limited to the following:
- 1. The council may allow up to a twenty-five percent (25%) increase in the density permitted for the district in which the site is located. It is at the sole discretion of the Council to approve the maximum density bonus requested. Density bonuses shall not be allowed in the CBD.
- 2. The council may also waive or modify open space and amenity requirements set forth in this section depending on the size and scale of the planned development and proximity to public open space, pathways or greenbelts.
- E. Conditions, Bonds and Safeguards: In approving the planned unit development, the council may prescribe appropriate conditions, additional conditions, bonds, and safeguards in

conformity with this title that:

- 1. Minimize adverse impact of the use on other property.
- 2. Control the sequence and timing, or phasing, of the uses.
- 3. Control the duration of the use. Assure that the use and the property in which the use is located is maintained properly.
- 4. Designate the exact location and nature of the use and the property development.
- 5. Require the provision for on site or off-site public facilities or services.
- 6. Require more restrictive standards than those generally required in this title.
- 7. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, which provides services within the city.

8-7-5: REQUIRED FINDINGS:

Upon recommendation from the administrator, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

- A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.
- B. The planned unit development preserves the significant natural, scenic and/or historic features.
- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.
- D. The internal street, bike and pedestrian circulation system is designed or the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.
- E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.
- F. The proposal complies with the density and use standards requirements in accord with his title.
- G. The amenities provided are appropriate in number and scale to the proposed development.

H. The planned unit development is in conformance with the comprehensive plan.

8-7-6: TIME LIMITATIONS:

The time limitations and extensions as set forth for conditional uses within this title shall also apply to planned unit developments.

8-7-7: MODIFICATIONS:

The modification provisions as set forth for conditional uses within this title shall also apply to planned unit developments.

8-5-27: PUBLIC INFRASTRUCTURE; PUBLIC UTILITY MAJOR, MINOR AND YARD:

A. Accessory uses directly related to the maintenance and fueling of vehicles (including, but not limited to, truck and trailer washing, fuel pumps, garages for minor repair) may be allowed.

B. Installation of underground fuel tanks shall require written approval from the Idaho division of environmental quality, Idaho department of water resources, and Star joint fire protection district.

C. No portion of the outside storage areas and/or outside activity areas may be visible from any highway, interstate, gateway corridor, principal arterial, or minor arterial as herein defined.

D. All driveways into and through the facility and any open area with a driving surface shall be surfaced with a dustless material including, but not limited to, asphalt, concrete, pavers or bricks.

E. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital or school.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

Commercial/Industrial Corridor

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. Suitable primarily for the development of a wide range of commercial and light industrial activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

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.
- Work to create a vibrant Central Business District.
- 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.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

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

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

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

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

8.5.6 Policies Related Mostly to the Commercial Planning Areas

A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.

- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.
- F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW COMPREHENSIVE PLAN & DEVELOPMENT CODE COMPLIANCE

REZONE:

The Rezoning request of the 92.68 acres from Mixed-Use to Residential (R-3-PUD-DA) and Commercial (C-1-PUD-DA) with a Planned Unit Development (PUD) on the applicant's property will allow for the development of the property in a manner that will be consistent with the intent of the current Comprehensive Plan Map. The Future Land Use Map designates the property as Estate Urban Residential, Commercial and Commercial/Industrial Corridor. The applicant has provided a well-designed master planned development for the entire property that incorporates elements of each of the listed land use designations. The overall density of the residential portions of the development, exclusive of the commercial components, is 2.25 dwelling units per acre (2.08 du/acre overall), which is consistent with the Estate Urban Residential (Maximum 3 Units per Acre) land use designation. The site provides for adequate ingress/egress to Hwy 44, a major transportation corridor.

The Comprehensive Plan encourages 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 (Goal 8.3). The Estate and Neighborhood Residential Land Use designation encourages urban style development densities to limit urban sprawl (Policy 8.3). The Plan also encourages flexibility in site design and innovative land uses and supports well-planned, pedestrian-friendly developments (8.5.9), and encourages commercial facilities to locate on transportation corridors. (Policy 8.5.6)

The rezone application includes two zoning designations:

R-3/DA/PUD (Residential District) – 83.68 acres C-1/DA/PUD (Neighborhood Business District) – 9.00 acres

Special Transitional Overlay Area:

The Comprehensive Plan Future Land Use Map also designates the existing County residential development (Saddleman Ranch Subdivision) adjacent to the northwestern boundary of the proposed development as Special Transitional Overlay Area. The existing subdivision contains 5-acre lots. The applicant has included 1.35-acre minimum lots adjacent to these 5-acre existing lots.

Section 8-3B-3: The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot Sizes	Allowed Immediately Adjacent Minimum Lot	Allowed Immediately Across the Road from
Sizes	Size Size	Transitional Lot
Lots larger than 1.1-acre	1 acre lots	½ acre lots
Lots of 1 to 1.1-acre	½ acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAT:

Through the Planned Unit Development (PUD) process, the applicant requests approval of multiple land use types within the development including single family detached residential, single family attached residential, and neighborhood commercial, and a well site for the Star Sewer & Water District. The PUD will allow the proposed uses to be integrated together to provide for pathway connections, parking and landscaping, setbacks and amenities in one approval process. The proposed commercial uses would make up approximately 10% of the total development, if built out to its maximum potential.

The Planned Unit Development overall master plan consists of 192 residential units including 108 single-family detached dwellings, 84 attached townhomes, 3 commercial lots, 1 Star Sewer & Water District well site, and multiple common lots.

The neighborhoods include different lot sizes and residential dwellings:

Townhome Lots: 84 (44%)

3,900 to 8,423 square feet (average lot dimensions: 31'-50' x 101'-146')

Single-Family Lots: 108 (56%)

Standard Lots – 7,700 to 19,715 square feet (average dimensions: 65'-90'x 120'-150')

Estate Lots - 14,342 to 77,370 square feet (average dimensions: 85'-310'x 128'-290')

The proposed setbacks are as follows:

Detached Single-Family Lots:

Front Setback: 20 feet (measured from back walk to garage)

Rear Setback: 15 feet

Side Setback: 7.5 feet

Street Side Setback: 20 feet

Attached Single-Family Lots (Townhomes):

Front Setback: 20 feet (measured from back of walk to garage)

Rear Setback: 15 feet

Side Setback: 7.5 feet and 0 lot line

Street Side Setback: 20 feet

Commercial Lots within the C1/DA/PUD:

Front Setback: 20 feet

Rear Setback: 5 feet

Interior Side Setback: 0 feet (subject to fire approval)

Setback when Adjacent to Residential: 15 feet

Street Side: 20 feet

**Bonus Rooms over Garages will not be considered a Second Story

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

The roads in the preliminary plat will consist of Landruff Lane, which will be a major collector, local residential roads, two divided entrances and a residential collector. Landruff Lane will be 46 feet from back of curb to back of curb with a 12-foot drainage swell and 7 foot wide, detached sidewalk. The local streets will be 36 feet from back of curb to back of curb with an 8-foot landscape strip and 5-foot-wide detached sidewalk. The local collector will be 36 feet from back of curb to back of curb with 8-foot landscape strips and 7-foot detached sidewalks. The main entrance off Hwy 44 and Landruff Lane will be divided with 21-foot-wide drive aisles from back of curb to back of curb separated by a 10-foot-wide landscape island.

As per Highway District 4 policy, all sidewalks are located outside of the right of way, which will put ownership and maintenance on the HOA. It is also the policy of HD4 to have all street drainage above ground.

The Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of seven (7) site amenities. The total open space within the development is 27.34 acres, or 29.50 percent of the site. The total includes 5.92 acres of the Lawrence Kennedy Canal and 2.98 acres of the Canyon Canal. Excluding the two canals, the open space provided is 18.44 acres, or 19.90 percent. A central common area is in the southern portion of the project consisting of 6.90 acres. The lot includes a pond, pool facility, pathways, pickleball court and covered sitting area

A pocket park with linear open space is provided in the northern portion of the development and consists of 1.84 acres. Amenities within the lot include play equipment, a gazebo, and pathways. An additional pocket park in the northern area of 0.87 acre is proposed adjacent to the Lawrence Kennedy Canal. The amenity includes a pickleball court and pathways. A 0.88-acre area is segregated from the residential areas by Landruff Lane and the Lawrence Kennedy Canal. A portion of the area is proposed as a dog park (0.53 acre), and the remaining area will be a future well lot (0.35 acre) for Star Sewer & Water District.

The C-1 zoned commercial lots should be limited to uses compatible with the adjacent residential uses. Staff is recommending that the Council consider the following uses for the future commercial.

Allowed uses outright* (principally permitted & conditional use) within the C-1 zoned properties: Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drivethrough; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices. All principally permitted uses in C-1 zone unless otherwise listed herein.

* Subject to CZC and Design Review Approval

<u>Uses Allowed only as Conditional Uses within the C-1 zoned properties</u>: Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; Child Care Group (7-12); Child Care Center (more than 12); Child Care-Preschool/Early Learning; Drive-up Service Window only; Educational Institution, Private; Museum; Retail Store/Retail Services; Veterinarian Office; Wholesale Sales; Research activities; Woodworking shop

Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code): Church or Place of Religious Worship; Golf Course/Driving Range; Hospital (non-profit); Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage facility, outdoor (commercial); Storage facility, self-service (commercial).

ADDITIONAL DEVELOPMENT FEATURES:

Sidewalks

Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the subdivision with an eight (8') foot landscape strip. Sidewalks along Landruff Lane, the main entrance off Hwy 44 and the local collector will be 7 foot wide and detached. The sidewalk along Hwy 44 will be 8 foot wide and detached. Along the north side of the Lawrence Kennedy Canal will be a twelve-foot-wide multi-use pathway.

Lawarence Kennedy Pathway

The proposed pathway along the Lawarence Kennedy Canal is proposed to be gravel and 12-foot-wide. **Staff recommends this pathway be paved.**

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 streetlight plan and design with the application packet. The proposed design satisfies City code. The proposed plan does not meet the requirements of a streetlight at each cul-de-sac and intersection. The Applicant shall work with Staff on a plan that meets city requirements. This will be required before the final plat can be signed.

Street Names

Applicant will work with City Staff and Canyon County on the approval of the street names. This will be required at final plat.

Subdivision Name

Applicant will work with City Staff and Canyon County on the approval of the subdivision name. This will be required at final plat.

- <u>Landscaping</u> As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. 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. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.
- <u>Setbacks</u> The applicant is not requesting any set back waivers, and the proposed preliminary plat will adhere to the R-3 setbacks outlined in this report.
- Block lengths Not all blocks meet the 750' block length requirement and will require a waiver from the Council.
- <u>Mailbox Cluster</u> Applicant is working with the appropriate Postmaster to obtain approval on the location of mailbox clusters. This will be required at final plat. Mailbox clusters shall be covered and provided with lighting.
- <u>Phasing</u> The Applicant is proposing multiple phases until full build out. They are asking
 for flexibility on the phasing due to market conditions. The initial proposal is full build
 out after 7 phases of development and approximately 6 years.
- <u>Mitigation fees</u> All future building permits shall be subject to emergency service mitigation fees, as determined by Council.
- <u>Future Home Elevations/Building Permits</u> The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. <u>The applicant has submitted building elevations for review by Staff and Council. The majority of the submitted elevations appear to satisfy UDC Section 8-3B-3, some of the single-story homes do not contain 3 architectural elements on the front of the home.
 </u>
- <u>Structure Height</u> Applicant is proposing that all residential structures will be thirty-five (35') in height or less.

DEVELOPMENT AGREEMENT:

Through the Development Agreement process, the applicant is proposing to work with the City and neighboring property owners 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:

- Approved Commercial Use;
- ITD Proportionate Share Fees;
- Street Trees:
- Compliance With Weed Abatement Code;
- Future Emergency Mitigation Fees;
- Future Residential Building Elevations;
- Maintenance of Residential Sidewalks;

AGENCY/DEPARTMENT RESPONSES

Middleton School Dist.

December 16, 2024

ITD

December 9, 2024

Highway District #4

April 8, 2025

PUBLIC RESPONSES

No public comments have been received to date.

STAFF ANALYSIS & RECOMMENDATIONS

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 Planned Unit Development, as submitted, demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities. The plan is a well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community. The proposed maximum allowed density of 2.08 dwelling units per acre is within the range of 1-3 dwelling units per acre allowed in the Estate Urban Residential Comprehensive Plan Land Use Map. Staff is supportive of proposed mixture of land uses and diversity in lot sizes, housing sizes and density that the (R-3) zoning designation will provide.

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

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

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

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

 The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:
 - ✓ Protection of property rights.
 - ✓ Adequate public facilities and services are provided to the people at reasonable cost.
 - ✓ Ensure the local economy is protected.
 - ✓ Encourage urban and urban-type development and overcrowding of land.
 - ✓ Ensure development is commensurate with the physical characteristics of the land.

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

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

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

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

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

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

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

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

PLANNED UNIT DEVELOPMENT FINDINGS:

Upon recommendation from the administrator, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

- A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.
- B. The planned unit development preserves the significant natural, scenic and/or historic features.
- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.
- D. The internal street, bike and pedestrian circulation system is designed or the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.
- E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.
- F. The proposal complies with the density and use standards requirements in accord with <u>chapter 3</u>, "District Regulations", of this title.
- G. The amenities provided are appropriate in number and scale to the proposed development.
- H. The planned unit development is in conformance with the comprehensive plan.

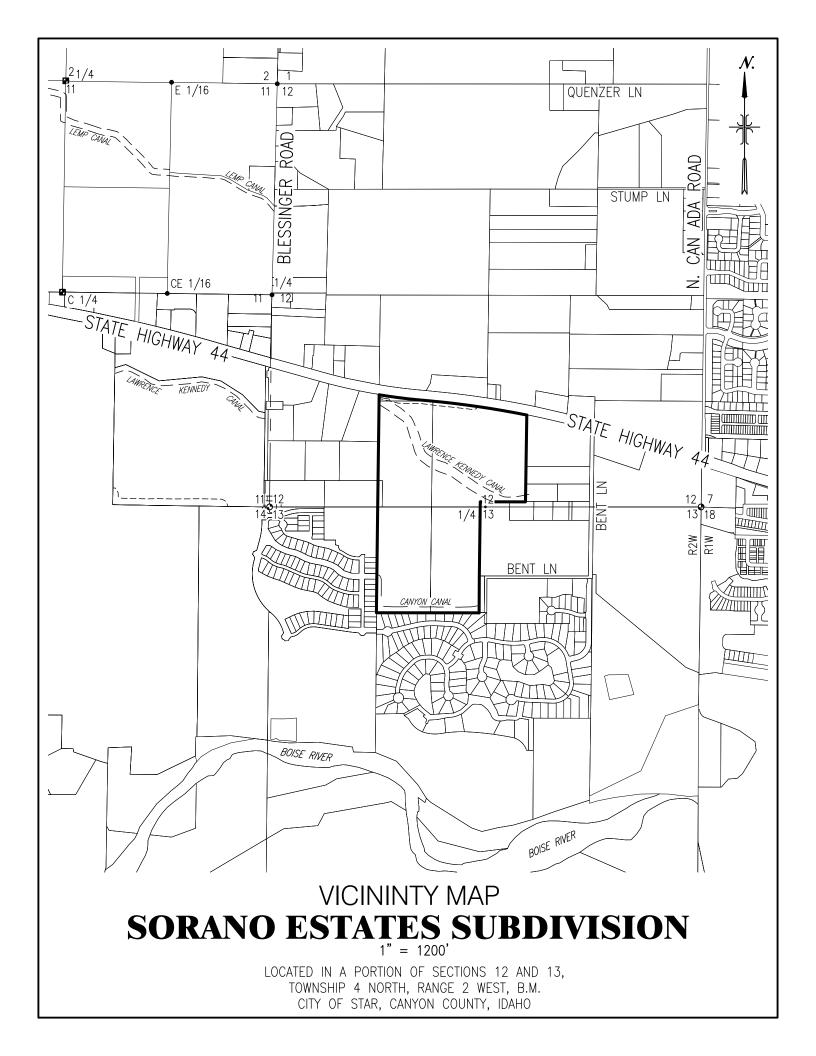
CONDITIONS OF APPROVAL

- 1. The approved Preliminary Plat for the Sorano Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to <u>any</u> development work on the property.
- 3. The applicant has entered 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.
- 4. The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.
- 5. All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.
- 6. The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.
- 7. 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 and the location of the mailbox cluster. The mailbox cluster must be covered and reasonably lit.
- 8. The Applicant shall work with Staff for approval of subdivision name and street names. Names shall be reflected correctly on the final plat prior to signature.
- 9. 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 submit a streetlight plan prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
- 10. Street trees along all streets shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
- 11. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
- 12. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
- 13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 14. 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.

- 15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- 16. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
- 17. 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.
- 18. 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.
- 19. 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.
- 20. All common areas shall be owned and maintained by the Homeowners Association.
- 21. 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.
- 22. A sign application is required for any subdivision signs.
- 23. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION		
The Star City Council	File Numbers RZ-24-01, DA-24-09, PUD-24-02 and PP-	
24-09 for Sorano Estates Subdivision on	, 2025.	



SORANO ESTATES SUBDIVISION

Rezone, Planned Unit Development, Preliminary Plat, Floodplain Development Review and Development Agreement Narrative

March 20, 2025

Introduction

Fagundes Brothers LLC seeks the City of Star's approval of development applications for Sorano Estates Subdivision. Located south of State Highway 44 (SH-44) and west of Bent Lane in the City of Star, Canyon County, Idaho, the property consists of 92.68 acres and is currently used for agricultural purposes. The Lawrence Kennedy Canal bisects the property from east to west, exiting at the northwest corner, and is under the jurisdiction of Drainage District No. 2. The Canyon Canal, under the jurisdiction of Canyon County Water Company, Ltd., runs along the southern and southwest boundaries of the property. The Flake Lateral lies adjacent to SH-44 and is under the jurisdiction of Middleton Mill Ditch Company.

The Sorano Estates site plan reflects the Star Comprehensive Plan Land Use Map, incorporating commercial and a diversity of residential lots into the development. The proposed commercial uses are adjacent to SH-44, transitioning to attached single-family townhome lots, then single-family detached lots, providing differing residential uses. Included in the submittal are applications for approval of a rezone with a preliminary plat as a planned unit development (PUD) with a development agreement, and a floodplain development review. The rezone request includes 92.68 acres with zoning of R-3-DA/PUD (83.68 acres) and C-1-DA/PUD (9.00 acres). The PUD application covers 92.68 acres with a total of 192 dwelling units (108 detached and 84 attached single-family dwellings); 3 commercial lots; 31 common lots which include 15 open space lots, 11 highway/collector buffer lots, 4 lots encompassing the Canyon and Lawrence Kennedy Canals; and 1 Star Sewer & Water District well lot.

The Sorano Estates development includes a total of 27.34 acres of open space, or 29.50 percent (includes the Lawrence Kennedy Canal and Canyon Canal). The project incorporates 12-foot-wide multi-use pathways along the north side of the Lawrence Kennedy Canal; 5- and 7-foot-wide detached sidewalks; and 5-foot-wide pedestrian paths throughout the open space of the development. The multi-use pathway system and pedestrian network will contribute to the premiere quality of the community, providing interconnectivity within the project and to the commercial areas.

Rezone

The subject site was annexed into the City of Star and zoned MU-DA when a development known as East Canyon Subdivision was approved in 2007. Final plats for phases 1 and 2 were submitted shortly thereafter, but the recession and resultant slowdown caused the developer to withdraw the applications. In 2012, the properties went into foreclosure and were taken over by IMH Special Asset LLC. The parcels were subsequently sold to members of the Fagundes family in 2013.

The rezone application includes three zoning designations:

R-3-DA/PUD (Residential District) – 83.68 acres C-1-DA/PUD (Neighborhood Business District) – 9.00 acres

The zoning request is consistent with the Star Comprehensive Plan Future Land Use Map with a commercial corridor adjoining SH-44. The proposed zoning of C-1-DA/PUD will allow highway commercial uses and neighborhood commercial such as retail and office. The uses are layered, with the most intensive commercial uses adjacent to the state highway, transitioning to the R-3-DA/PUD. Townhomes are adjacent to the mid-mile collector roadway that will connect to a backage collector road referred to as Landruff Drive, providing alternative access from SH-44 to Bent Lane and Blessinger Road.

The planned unit development proposes 192 dwelling units at a gross density of 2.25 dwelling units per acre (excluding commercial area). Total gross density including the commercial area is 2.08 dwelling units per acre. The development agreement will allow for residential and commercial uses. Star Sewer and Water District (SSWD) will provide potable water and central sewer for the proposed development. According to SSWD, sewer capacity and adequate potable water will be in place to provide service to the project.

The proposed Sorano Estates development is consistent with the City of Star Economic Corridors Access and Roadway Connection Management Plan, the Star West Neighborhood Transportation Plan adopted by Highway District No. 4 (HD#4), and the City of Star's Comprehensive Plan. The concept plan includes the extension of a collector road, Landruff Drive, through the property from east to west. The development of this roadway will connect the River Park Estates project to the proposed Star River Ranch North Subdivision.

The allocation of lots is as follows:

Land Use	Zone	Acreage	Lots	Percent
Single-family detached	R-3-DA/PUD	35.01	108	37.78
Single-family Townhomes	R-3-DA/PUD	9.89	84	10.67
Commercial Lots	C-1-DA/PUD	7.37	3	7.95
Open Space/Common Lots	Varies	18.44	15	19.90
Right-of-Way	Varies	12.74	N/A	13.75
Canyon and Lawrence Kennedy Canal Lots	R-3-DA/PUD	8.90	4	9.60
SS&WD Well Lot	R-3-DA/PUD	0.33	1	0.35
Total		92.68	226	100.00

Project Overview

Sorano Estates Subdivision incorporates neighborhood designs to reflect a diversified residential community that appeals to a larger group of homebuyers. The development achieves this by providing an assortment of housing styles and lot sizes. The development has integrated neighborhoods and commercial areas, connected by collector roadways. with significant open space and pathways.

The neighborhoods include different lot sizes and residential dwellings:

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Townhome Lots: 84 (44%)
3,900 to 8,423 square feet (lot dimensions: 31'-50' x 101'-146')
Single-Family Lots: 108 (56%)
Standard Lots - 7,700 to 19,715 square feet (lot dimensions: 65'-90'x 120'-150')
Estate Lots - 14,342 to 77,370 square feet (lot dimensions: 85'-310'x 128'-290')
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The variety of residential dwellings, with varying lot widths and depths, will provide options for young and growing families, families with older children, empty nesters, and singles. Buyers will be able to choose a lot and residence that meets their personal needs, fits their lifestyle and is an appropriate size for their family.

The identity of the community will be focused on the primary common areas which serve as gathering places with:

- Swimming pool facility
- Playground equipment
- Pickleball courts
- Pond
- Gazebos/covered sitting areas
- Dog park
- Pocket park
- Open grass areas with benches
- Interconnected linear open spaces utilizing an extensive pathway network

A 12-foot-wide multi-use pathway will be installed along the north side of the Lawrence Kennedy Canal with park benches and open lawn areas. The community includes a substantial amount of natural open space and manicured common area, providing active and passive recreation for all ages and abilities. The development will appeal to walkers, joggers and bicyclists who want an extensive network of 5-, 7-, and 12-foot-wide pathways. Sorano Estates will be a pedestrian-friendly development within the City of Star, providing recreation for the residents and the community at large.

Sorano Estates will be characterized by its high-quality design and unique community character. A variety of housing types and sizes will be offered, but, regardless of size, all homes will exhibit thoughtful design and distinct architectural features. All homes constructed in the community will be approved by an architectural control committee through an internal design review process. This will ensure consistent quality throughout the project from the builder. Elevations of the single-family dwellings and townhomes are included with the application for

inclusion in the development agreement. All proposed residential structures will comply with the new residential design standards outlined in the Uniform Development Code.

The overall gross density of the community is 2.08 dwelling units per acre. The gross density of the residential portion is 2.25 dwelling units per acre. The average lot size for single-family detached dwellings is 14,120 square feet. The average lot size of the townhomes is 5,128 square feet. The community will be constructed over the next 6 years with approximately 7 phases. The applicant respectfully requests phasing flexibility due to the size and timeline for buildout. Market conditions vary over time and may require a decrease in the number of lots within a phase, which would increase the number of phases.

Surrounding Neighborhood Character

The surrounding area is currently developed with commercial, urban and rural residential uses or is in agricultural production. The property abuts SH-44 to the north. The adjoining properties to the south are zoned R-2 and R-5 and are being developed as Star River Ranch and Legado Subdivisions. The zoning designations to the east are C-2-DA, R-5 and Agricultural, with Hacienda and rural residential and agricultural uses. The parcels to the west are zoned R-2-DA and Agricultural, developed with rural residential uses (Saddleman Ranch Subdivision), an urban residential subdivision (River Park Estates Subdivision), and a vacant agricultural property.

Comprehensive Plan

The Star Comprehensive Plan Land Use Map has two designations on the subject property. A Commercial and Industrial designation is identified along the SH-44 corridor, transitioning to a designation of Estate Urban Residential. The Comprehensive Plan identifies SH-44 as suitable for a wide range of commercial and light industrial uses that may include retail, office, services, warehouses, and mini-storage facilities. The different uses should have adequate access to major transportation corridors. The subject property will have access to SH-44, with eventual access to Bent Lane and Blessinger Road via Landruff Drive, which is designated as a collector. The commercial uses will provide buffering from SH-44. Going south will be the higher density townhomes north of the Lawrence Kennedy Canal corridor, then an area north of Landruff Drive of large estate lots transitioning to urban residential lots, complementing the surrounding subdivisions. A planned unit development application and development agreement are required to allow for more innovative design and integration of varying uses.

The estate urban residential designation allows for densities ranging from 1 to 3 dwelling units per acre. This designation is suitable for detached, attached single-family and limited multifamily. The Comprehensive Plan encourages transitional lot sizes next to existing residential development that is unlikely to be redeveloped in the future. Larger estate lots are shown next to the existing rural residential development known as Saddleview Ranch on the west, transitioning to smaller lots to match the surrounding recorded and/or approved urban subdivisions.

The Plan promotes a balance of land uses to maintain long-term economic stability. By creating a development which has a mixture of residential and commercial, we believe the Sorano Estates project meets the intent and spirit of the Star Comprehensive Plan.

Floodplain

The subject property falls within FEMA Flood Zone AE. The property is shown on Panel 259 of 575 of the FEMA maps. The subject property has three base flood elevations delineated on the map that range from 2448.5 to 2450.9. The development will be subject to the floodplain ordinance and all applicable federal and state regulations. Based on our analysis of the BFE, the property will require 1 to 1.5 feet of fill. We are coordinating with the Legado development who will be filling their site and have agreed to allow 1-foot of fill across the adjoining property boundary.

Planned Unit Development

The planned unit development application consists of 226 total lots, with 108 detached single-family lots; 84 townhome lots; 3 commercial lots; 15 open space/common lots; 11 highway/collector buffer lots; 4 lots for Canyon and Lawrence Kennedy Canals; and 1 SS&WD well lot. Sorano Estates will consist of detached single-family homes on lots ranging from 7,700 to 77,370 square feet, with an average lot size of 14,120. The townhomes lots will range from 3,900 square feet to 8,423 square feet, with an average of 5,128 square feet. The residential portion of the property has a gross density of 2.25 dwelling units per acre. The total gross density of the overall project is 2.08 dwelling units per acre.

The three commercial lots have a combined acreage of 7.37 acres, with an average lot size of 107,012 square feet (2.46 acres). A single access to SH-44 will be provided for the development along with the commercial lots. The general/neighborhood commercial lots will be accessed internally within the project and will provide support for the residential development and others within the area.

The proposed uses of low-density residential and general/neighborhood commercial are consistent with the existing and proposed uses within the area and along the SH-44 corridor. With the extension of public services and new residential developments, the character of the area is transitioning from rural to urban.

The Sorano Estates development complies with the Comprehensive Plan by promoting various types of housing to meet the needs and preferences of citizens regardless of age, race, income, or family size. The Comprehensive Plan encourages an emphasis on high-quality residential development, a variety of housing and supportive commercial uses. The Plan encourages the utilization of the Planned Unit Development process to achieve diversity. This philosophy has been embraced by the Sorano Estates development and is evident in the careful site planning and exceptional quality of the landscaping, recreational and educational opportunities, and amenities within the project.

The proposed setbacks are as follows:

Detached Single-Family Lots:

Front Setback: 20 feet (measured from back walk to garage)

Rear Setback: 15 feet Side Setback: 7.5 feet Street Side Setback: 20 feet Attached Single-Family Lots (Townhomes):

Front Setback: 20 feet (measured from back of walk to garage)

Rear Setback: 15 feet

Side Setback: 7.5 feet and 0 lot line

Street Side Setback: 20 feet

Commercial Lots within the C-1-DA/PUD:

Front Setback: 20 feet Rear Setback: 5 feet

Interior Side Setback: 0 feet (subject to fire approval)

Setback when Adjacent to Residential: 15 feet

Street Side: 20 feet

Community Amenities and Open Space

The total open space within the development is 27.34 acres, or 29.50 percent of the site. The total includes 5.92 acres of the Lawrence Kennedy Canal and 2.98 acres of the Canyon Canal. Excluding the two canals, the open space provided is 18.44 acres, or 19.90 percent. A central common area is in the southern portion of the project consisting of 6.90 acres. The lot includes a pond, pool facility, pathways, pickleball court and covered sitting area

A pocket park with linear open space is provided in the northern portion of the development and consists of 1.84 acres. Amenities within the lot include play equipment, a gazebo, and pathways. A pocket park in the northern area of 0.87 acre is proposed adjacent to the Lawrence Kennedy Canal. The amenity includes a pickleball court and pathways. A 0.88-acre area is segregated from the residential areas by Landruff Lane and the Lawrence Kennedy Canal. A portion of the area is proposed as a dog park (0.53 acre), and the remaining area will be a future well lot (0.35 acre) for Star Sewer & Water District.

The qualified open space is 18.02 acres, or 19.44 percent of the development. This calculation includes the following:

- Residential Collector Buffers: 5.07 acres
- Central Common Area: 5.29 acres (excludes 50% of the pond area)
- Pocket Park and Linear Open Space: 1.84 acres
- Pocket Park: 0.87 acre
- Lawrence Kennedy Canal and Pathways: 2.96 acres (excludes 50% of the canal)
- Dog Park and Landruff Buffer: 0.51 acre
- 8' Local Street Landscape Buffers: 1.39 acres
- Pedestrian Paths: 0.09 acre

The Sorano Estates development provides extensive pedestrian connections, with pathways in the common areas, along the Lawrence Kennedy Canal, and interconnecting with the detached sidewalk network. There are multiple amenities to provide recreational opportunities for the future residents and their families. The total common area provided exceeds the 15 percent required by the UDC, and the qualified (useable) open space exceeds the 10 percent required. Based on the UDC, the project is required to provide 8 amenities for recreation of the residents; the amenities provided equate to 10 based on the UDC.

Transportation and Traffic Impact Study

A traffic impact study (TIS) for this development was prepared by CR Engineering in 2024. The study was submitted to Highway District No. 4 (HD#4) and Idaho Transportation Department (ITD) for review, comment and approval on January 31, 2024. HD#4 provided comments on April 4, 2024, requesting the traffic engineer combine the traffic impact studies for Sorano and Toscano Estates into one study. Toscano Estates is a second development proposed by Fagundes Brothers LLC. A revised TIS was resubmitted to HD#4 and ITD on June 7, 2024. ITD provided comments on September 12, 2024, requesting the TIS evaluate the intersection of Sortino Avenue and SH-44 as a signalized intersection, a restricted crossing U-turn (RCUT), and as a right-in/right-out (RIRO) intersection. ITD has determined the Sorano/SH-44 intersection will be right-in/right-out/left-in. Comments were received from HD#4 on December 11, 2024. The applicant made modifications and resubmitted a revised preliminary plat and traffic impact study on February 11, 2025.

The Sorano Estates development consisting of 108 single-family lots, 84 townhomes, and approximately 38,000 square feet of commercial use is expected to generate approximately 3,789 trips per day at build-out in 2028. The AM peak traffic generation is 212 trips with the PM peak generating 358 trips. Trip retention is estimated at 4 trips in the AM and 72 trips in the PM.

The estimated site traffic distribution patterns are as follows:

- 30 percent west of the site traveling on SH-44. (5 percent distributed onto Blessinger north of SH-44).
- 70 percent east of the site traveling on SH-44.

Reviewing the necessary intersection improvements related to the background traffic in 2028, it is apparent that Blessinger Road and SH-44 will need a traffic signal along with widening/turn lanes. ITD indicated the Bent Lane and SH-44 intersection will not be signalized due to a planned signal at Can-Ada and SH-44. These improvements are required with or without the additional traffic generated by the project.

The proportionate share of the site traffic generated by the Sorano Estates project, as a percentage of the 2028 build-out year total traffic, is as follows:

- Blessinger Road and SH-44 intersection: Average of the PM & AM Peak = 3.2 percent
- Bent Lane and SH-44 intersection: Average of the PM & AM Peak = 6.6 percent
- Blessinger Road and Landruff Drive intersection: Average of the PM & AM Peak = 6.0 percent
- Bent Lane and Landruff Drive intersection: Average of PM & AM Peak = 13.7 percent

The traffic impact study considered other approved and in-process developments within the general vicinity. These projects include the Quarry, River Park Estates, Hacienda, Star River Ranch No. 3 (Legado), Star River Ranch Nos. 1&2, Koa Subdivision, Falling Star, Rooser Hollows, and Terramor Subdivision.

The proposed Sorano Estates will construct a portion of an east-west collector street referred to as Landruff Lane. Landruff will be extended from the east boundary where the roadway will terminate with the Hacienda project. Landruff Lane will be constructed to the west boundary

connecting to the portion of the collector to be installed with River Park Estates Subdivision. A 51-foot-wide right-of-way for Landruff Lane is planned along with a 12-foot-wide landscape buffer and 7-foot-wide sidewalk.

A north-south collector, Sortino Avenue, is planned to connect to SH-44 and intersect with Landruff Lane. Sortino and Landruff are delineated as collectors on the Star West Neighborhood Transportation Plan and the Economic Corridors Access and Roadway Connection Management Plan which were adopted by the Star City Council. Highway District No. 4 has also adopted the transportation plan for future traffic planning. Sortino will be improved as a 37-foot-wide residential collector with an 8-foot-wide landscape buffer and 7-foot-wide sidewalks within a 41-foot-wide right-of-way. The future intersection of Sortino and SH-44 will be 2,600 feet east of Blessinger Road and 1,520 feet west of Bent Lane, which meets IDAPA public road spacing requirements of 1,320 feet of separation on a state highway.

The proposed development will provide an additional 20 feet of right-of-way along SH-44 for a total of 80 feet of right-of-way from the centerline of the arterial. A 10-foot-wide sidewalk will be installed outside the ITD right-of-way to accommodate pedestrians. All proposed local street intersections with Landruff Lane meet the minimum offset spacing under the requirements of HD#4.

All other proposed streets are local residential roadways with 40 feet of right-of-way, a 36-foot street section, an 8-foot-wide landscape buffer and 5-foot-wide detached walks.

Infrastructure

Water:

The development will be served by SSWD with a 12-inch water main. Water will be extended in the future Landruff Lane by Hacienda and by the developer of Sorano Estates. The Legado Subdivision will stub water to the east boundary of the project's southern area. An eventual connection of a secondary water source will be made from River Park Estates and the Quarry when the Kingsbury Road municipal well is operational, and water is extended south across SH-44.

Sewer:

Sewer service for the project will be provided by SSWD. The sewer will be extended to the east boundary next to Legado Subdivision. The entire development will sewer south and west into a future lift station proposed within the Boise Hunter Homes development, River Park Estates.

Gravity Irrigation:

The Lawrence Kennedy Canal will remain in its historical location. The existing easement is 100 feet wide and 25 feet from the top of bank for maintenance purposes. A future vehicular crossing is proposed with the westerly extension of Landruff Lane. An existing pipe is proposed as a pedestrian crossing for linkage between the two areas of the Sorano Estates development. The Canyon Canal is an open waterway with an existing easement of 25 feet from the top of bank. An existing maintenance roadway is located on the north side of the waterway. The development will not alter the canal facility, and a separate lot has been provided to accommodate the waterway and the applicable easement. The Flake Lateral crosses SH-44 west

of Sortino and runs parallel with SH-44. The applicant will coordinate with Middleton Mill Ditch Company to pipe the lateral.

Pressure Irrigation:

A Canyon Canal Water Company representative recommended the pressure irrigation pump station be located at the pond within the central amenity lot. The pond will store the 24-hour water rights and provide for peak usage. The point of delivery at the Canyon Canal will remain the same, with a pipe to the pond and a second delivery pipe that will carry irrigation water to the west boundary of the development. The property also has Middleton Mill Ditch Company water rights with delivery from the Flake Lateral. The applicant will coordinate with the two districts on delivery to the pond.

Storm Drainage Facilities:

GeoTek, Inc., installed a series of test holes and piezometers on the site in August of 2021 and a geotechnical evaluation was prepared for the property. The initial test holes indicated the groundwater is at a depth of 3.9 to 5.9 feet within the irrigation season. Traditional methods of storm drainage design will be acceptable at the subject site. Storm drainage will be retained on site, with discharge of the pre-development flow in the Lawrence Kennedy Canal with approval of Drainage District No. 2. The collector and local streets will utilize a combination of above-ground retention and detention facilities in common areas. All storm drainage facilities will be designed in accordance with the Ada County Highway District Policy Manual and Highway District No. 4, City of Star, and Idaho Department of Environmental Quality standards.

Preliminary Plat

The applicant is requesting preliminary plat approval for 108 single-family lots, 84 attached single-family (townhome) lots, 3 commercial lots and 31 common lots on 92.68 acres. The development is designed to benefit from the SH-44 frontage and attract retail or office uses with visibility from the highway. All commercial lots will be accessed internally from a collector roadway (Sortino Avenue) and the local street, Pedera Drive. Cross access has been provided for interconnectivity to the commercial with the Hacienda development. A cross access has been provided for interconnectivity to the commercial area within the Hacienda development. The commercial uses will be compatible with residential to better integrate into the community.

The townhomes are accessed from local streets with interconnecting pathways in the common areas. Most of the townhomes are adjacent to common areas, providing a more open feel to the neighborhood. Walking and recreational opportunities are provided with the pickleball court, playground, gazebo, and paths. The Lawrence Kennedy Canal provides a natural buffer between the townhomes and single-family dwellings. A pedestrian connection across the Lawrence Kennedy will allow interconnectivity, along with a vehicular crossing at Landruff Drive.

The area between the Lawrence Kennedy Canal and Landruff Drive will be developed with estate lots that provide a transition from the existing Saddleman Ranch Subdivision. The lots range in size from 0.33 acre to 1.78 acres. The estate lots benefit from the Lawrence Kennedy Canal as a natural waterway, with a nature path that will also be used for maintenance of the facility by Drainage District No. 2.

The standard single-family lots are located south of Landruff and range from 7,700 square feet to 19,715 square feet. Many of the lots border a large common area that is 6.90 acres with an aerated pond, pool facility, gazebo, pickleball court, and extensive pathway network. A number of lots will abut the Canyon Canal along the south boundary. Larger lots were incorporated to provide a transition from Star River Ranch Subdivision. Those transitional lots range from 13,500 to 19,715 square feet.

The preliminary plat site data is as follows:

Total Site Area: 92.68 acres

Residential Lots: 44.90 acres (48.44%) Commercial Lots: 7.37 acres (7.95%)

Right-of-way for SH-44: 0.86 acres (0.93%)

Right-of-way for Internal Streets: 11.88 acres (12.81%) Open Space/Common Lots: 1 8.44 acres (19.90%)

Canyon Canal Lots: 2.98 acres (3.22%)

Lawerence Kennedy Canal Lot: 5.92 acres (6.39%) Star Sewer & Water District Well Lot: 0.33 acre (0.35%)

Total Lots: 226

Single-family lots: 108

Attached Single-family lots: 84

Commercial lots: 3

Open Space/Common lots: 15 Highway/Collector Buffer lots: 11

Canyon Canal & Lawrence Kennedy Canal lots: 4

Star Sewer & Water District Well Lot: 1

Total Residential Gross Density: 2.25 dwelling units per acre (excludes the commercial area)

Total Gross Density: 2.08 dwelling units per acre

Existing Zoning: MU-DA

Proposed Zoning: R-3-DA/PD and C-1-DA/PD

R-3 (Single-family): Minimum Lot Size = 7,700 SF & Average Lot Size = 14,120 SF R-3 (Townhomes): Minimum Lot Size = 3,900 SF & Average Lot Size = 5,128 SF

C-1 (Commercial): Average Lot Size = 107,012 SF (2.46 acres)

Total Open Space: 27.34 acres – includes the Canyon and Lawrence Kennedy (29.50%)

SH-44 Buffer: 1.35 acres Collector Buffers: 5.07 acres Central Common Area: 6.90 acres

Pocket Park/Linear Open Space: 1.84 acres

Pocket Park: 0.87 acre

Pedestrian Pathways: 0.09 acre

Lawrence Kennedy/Multi-use Pathway: 5.92 acres

Canyon Canal: 2.98 acres

Access Lot for the Weir: 0.18 acre Dog Park/Landruff Buffer: 0.51 acre

End Block Buffers: 0.36 acre

Open, Pathway, Storm Drain and Street Island Lots: 1.27 acres

Qualified Open Space: 18.02 acres (19.44%)

Collector Buffers: 5.07 acres

Central Common Area (excludes 50% of pond area): 5.29 acres

Pocket Park/Linear Open Space: 1.84 acres

Pocket Park: 0.87 acre

Pedestrian Pathways: 0.09 acre

Lawrence Kennedy Canal/Multi-use Pathway (excludes 50% of lot area): 2.96 acres

Dog Park/Landruff Buffer: 0.51 acre

8-foot-wide Local Street Buffers: 1.39 acres

Site Amenities:

Pool Facility

Two Pickleball Courts

Playground Equipment

Pathways

Pond

Gazebo

Covered Sitting Area

Dog Park

Open Grass Areas with Benches

Pocket Park and Linear Open Space

The mailbox cluster locations are shown on the preliminary plat and utility plan. We will work with the United States Postal Service staff to obtain approval for the locations.

The proposed development will be beneficial to the City of Star. The project is compatible with the existing and proposed residential developments in the area. The site plan reflects the effort to provide transitional lot sizes next to existing residential subdivisions. The applicant is not requesting any variances with the application. Public services will be provided to the development which include public streets, central sewer and water facilities, and other utilities.

We look forward to presenting the Sorano Estates project to the Star City Council.

Submitted by:

ENGINEERING SOLUTIONS, LLP

Becky McKay, Partner and Chief Planner

BM:ss





ANNEXATION & ZONING - REZONE APPLICATION

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

Date Application Received: 03/20/2025 Fee Pa	
Processed by: City: BN	id:

PRIMARY C	ONTACT IS: Applicant Owner	Representative ×
Applicant Name: Fagu	indes Brothers LLC	
Applicant Address: P	O. Box 2717, Merced, CA	Zip: 95344
Phone: 209-534-6252	Email: nallinder@yahoo.com	
Owner Name: Fred Fag	undes Family Trust, Fagundes Brothers LLC, Fagundes Fa	mily Trust Agreement
Owner Address: P.O.	Box 2717, Merced, CA	Zip : 95344
O WITTON / Made Cook	,	
Phone: 209-534-6252	Email: nallinder@yahoo.com	
Phone: 209-534-6252 Representative (e.g., Contact: Becky McKay Address: 1029 N. Rosario	Email: nallinder@yahoo.com , architect, engineer, developer): Firm Name: Er Street, Meridian, ID	
Phone: 209-534-6252 Representative (e.g., Contact: Becky McKay Address: 1029 N. Rosario	Email: nallinder@yahoo.com , architect, engineer, developer): Firm Name: Er	igineering Solutions, LLP
Phone: 209-534-6252 Representative (e.g., Contact: Becky McKay Address: 1029 N. Rosario	Email: nallinder@yahoo.com , architect, engineer, developer): Firm Name: Engineer, Meridian, ID Email: beckym@engsol.org	igineering Solutions, LLP
Phone: 209-534-6252 Representative (e.g., Contact: Becky McKay Address: 1029 N. Rosario Phone: 208-938-0980	Email: nallinder@yahoo.com , architect, engineer, developer):Firm Name: Engineer, Meridian, IDEmail: beckym@engsol.org on:	igineering Solutions, LLP
Phone: 209-534-6252 Representative (e.g., Contact: Becky McKay Address: 1029 N. Rosario Phone: 208-938-0980 Property Informatic Site Address: Variou	Email: nallinder@yahoo.com , architect, engineer, developer):	ngineering Solutions, LLP Zip: 83642
Phone: 209-534-6252 Representative (e.g., Contact: Becky McKay Address: 1029 N. Rosario Phone: 208-938-0980 Property Informatic Site Address: Variou Total Acreage of Site	Email: nallinder@yahoo.com , architect, engineer, developer):	gineering Solutions, LLP Zip: 83642 R34012000, R34042000, R34043000, R34041011 and R34019010

	Zoning Designation	Comp Plan Designation	Land Use
Existing	MU-DA	Commercial/Industrial Corridor and Estate Urban Residential	Agricultural
Proposed	R-3-DA/PUD and C-1-DA/PUD	Commercial/Industrial Corridor and Estate Urban Residential	Commercial and Residential
North of site	MU-DA	Commercial/Industrial Corridor	SH 44
South of site	R-2 and R-5	Estate Urban Residential	Star River Ranch and Legado Subdivisions
East of site	C-2-DA, R-5 and Agricultural	Commercial and Estate Urban Residential	Hacienda/Estate Urban Residential/Ag
West of site	R-2-DA and Agricultural	Low-density Residential and Estate Urban Residential	Saddleman Ranch and River Park Estates Subdivisions

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

Areas of Critical Environmental Concern - No
Evidence of Erosion - No
Fish Habitat - No
Floodplain - Yes - (Zone AE)
Mature Trees - Yes - Along the Lawrence Kennedy Canal
Riparian Vegetation - No
Steep Slopes - No
Stream/Creek - No
Unique Animal Life - No
Unique Plant Life - No
Unstable Soils - No
Wildlife Habitat - No
Historical Assets - No

Application Requirements:

(Applications are required to contain <u>one</u> 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		Staff
(√)	Description	(√)
X	Pre-application meeting with the Planning Department required prior to neighborhood meeting. Date of Pre-App Meeting: March 2024	BN
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.)	BN
X	Completed and signed Annexation & Zoning/Rezone Application	BN
Х	All Annexations & Rezones require a Development Agreement *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature:	BN
X	An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority. A hearing date before the Council shall not be scheduled until the traffic impact study has been approved and the transportation authority (ACHD, ITD, CDH4) has issued a staff report on the development application.	BN
Х	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.	BN
X	Narrative fully describing the proposed project (must be signed by applicant)	BN
Х	Legal description of the property to be annexed and/or rezoned: 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.	BN

	 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	BN
Х	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.	BN
Х	Vicinity map showing the location of the subject property with minimum 1-mile radius	BN
X	Copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, a conceptual development plan for the property is required.	BN
Х	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	BN
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	BN
X	Copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the entire property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels (additional fee required).	BN
Х	Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan or concept plan, irrigation district information, shall be submitted in original pdf format (no scans for preliminary plat/site, concept plans) on a thumb drive only (no discs) with the files named with project name and plan type.	BN
To be provided	Signed Certification of Posting with pictures (see attached posting requirements and certification form) – To be completed by applicant a minimum of 10-days prior to public hearing. Staff will notify applicant in writing of hearing and posting date.	
Х	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits, if applicable. Please contact SSWD for details at 208-286-7388.	

APPLICANT ACKNOWLEDGEMENT:**

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

Applicant/Representative Signature

March 20, 2025

Date





PLANNED UNIT DEVELOPMENT APPLICATION

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

FILE NO.:	PUD-24-02			
Date Appli	cation Received:	03/20/2025	Fee Paid:	
Processed	by: City: BN			

Applicant Information	:		
PRIMARY C	ONTACT IS:	Applicant Owner	r Representative ×
Applicant Name: Fagund	les Brothers LLC		
Applicant Address: P.O		d, CA	Zip: 95344
Phone: _209-534-6252	Email: _	nallinder@yahoo.com	
Owner Name:Fred Fa	gundes Family Tru	ıst, Fagundes Brothers LLC, Fagu	undes Family Trust Agreement
Owner Address: P.O.B	ox 2717, Merced, C	CA	Zip: 95344
Phone: 209-534-6252	Email:	nallinder@yahoo.com	
Address: 1029 N. Rosario St		hadrim@angad.ang	Zip: <u>83642</u>
Phone: 208-938-0980	Email:	beckym@engsol.org	
Property Information:			
Subdivision Name:	Sorano Subdivisio	on	
Site Address/Location:	South of State Hig	hway 44 between Bent Lane and	Blessinger Road
Parcel Number(s):	R34014000, R340	12000, R34042000, R34043000,	R34041011 and R34019010

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	MU-DA	Commercial/Industrial Corridor and Estate Urban Residential	Agricultural
Proposed	R-3-DA/PUD and C-1-DA/PUD	Commercial/Industrial Corridor and Estate Urban Residential	Commercial and Residential
North of site	MU-DA	Commercial/Industrial Corridor	SH 44
South of site	R-2 and R-5	Estate Urban Residential	Star River Ranch and Legado
East of site	C-2-DA, R-5 and Agricultural	Commercial and Estate Urban Residential	Hacienda/Estate Urban Residential/Ag
West of site	R-2-DA and Agricultural	Low-density Residential and Estate Urban Residential	ESaddleman Ranch and River Park Estates Subdivisions

SITE DATA:

Total Acreage of Site - 92.68 Breakdown of Acreage of Land in Contiguous			
Total Acreage of Site in Special Flood Hazar	d Area - 92.68		
Dwelling Units per Gross Acre - 2.08			
Total Number of Lots - ²²⁶	Total Number of Units - 192		
Residential - 192	Single-family - 192		
Commercial - 3	Duplex - 0		
Industrial - 0	Multi-family - 0		
Common - <u>31</u>			
Percent of Site and Total Acreage of Commo	on Area - 29.50 % / 27.34 acres		
Percent of Common Space to be used for dra	·		
Describe Common Space Areas (amenities, with a pool facility, playground equipment, pickleball courts, picnic she			
with a poor lability, playground equipment, planedan occurs, plane and	core, dog parkana pond		
Proposed Dedicated Acreage (school, parks,	, etc): N/A		
Public Streets - 40' min. ROW and 36' back to back	Private Streets - N/A		
Describe Pedestrian Walkways (location, wid	Ith, material) - 5-, and 7- foot-wide detached sidewalks,		
5-foot wide pathways and 12-foot-wide multi-use pathway.	1) 12 feet wide multi use nethweys 12 feet wide net us nethe		
Describe Bike Paths (location, width, materia and bike lanes along collector.	1) = 12-100t-wide multi-use patriways, 12-100t-wide nature patris		
200000000000000000000000000000000000000			
PUBLIC SERVICES (Describe what services a Potable Water - Star Sewer & Water District	are available and agency providing service):		
Irrigation Water - Canyon County Water Compa	any and Middleton Mill Ditch Company		
Sanitary Sewer- Star Sewer & Water District	any and medicini management		
Fire Protection - Middleton-Star Fire Protection	n District		
Schools - Middleton School District			
Doods Highway District No. 4			
Troduct			
SPECIAL ON-SITE FEATURES (Yes or No -	- If yes explain in your narrative):		
Areas of Critical Environmental Concern - No	Floodplain - Yes		
Evidence of Erosion - No			
Historical Assets - No			
Riparian Vegetation - No			
Stream/Creek - No			
Unique Animal Life - No Unique Plant Life - No			
Unique Animai Life - 140 Unique Plant Life - 140 Uniqu			

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

Total Acreage of Site in S	pecial Flood Hazard Area -	92.68

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0259G

 FIRM effective date(s): mm/dd/year 6/7/2019

 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE

 Base Flood Elevation(s): AE 2448.5 2450.9 ft., etc.:
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

	(Applications are required to contain one copy of the following unless otherwise noted.)	
Applicant (√)	Description	Staff (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
Х	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.)	BN
X	Completed and signed Planned Unit Development Application	BN
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.	BN
Χ	Narrative fully describing the proposed project (must be signed by applicant)	BN
X	Legal description of the property (word.doc and electronic version with engineer's seal):	BN
Χ	Copy of recorded warranty deed.	BN
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.	BN
Х	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	BN
Χ	Vicinity map showing the location of the subject property	BN
X	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	BN
X	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	BN
X	Building elevations showing construction materials	BN
Х	Phasing plan shall be included in the application if the project is to be phased.	BN
See narrative	Letter of authorization from the local Post Office approving mail box delivery to subdivision.	
Х	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	BN

x	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	BN
To be provided	Signed Certification of Posting with pictures. (see attached posting requirements and	

Site Plan:

	The following items must be included on the site plan:	
Х	Date, scale, north arrow, and project name	BN
х	 Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan 	BN
Х	Existing boundaries, property lines, and dimensions of the lot	BN
Х	Relationship to adjacent properties, streets, and private lanes	BN
Х	Easements and right-of-way lines on or adjacent to the lot	BN
х	Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	BN
х	Building locations(s) (including dimensions to property lines)	BN
Х	Parking and loading areas (dimensioned)	BN BN
Х	Traffic access drives and traffic circulation (dimensioned)	BN
Х	Open/common spaces	BN
Х	Refuse and service areas	BN
×	Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	BN
х	All on-site lighting proposed – Must Meet City "Dark Sky" Ordinances	BN

Landscape Plan:

	The following items must be included on the landscape plan:	
Х	Date, scale, north arrow, and project name	BN
X	 Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan 	BN
X	 Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings 	BN
X	 Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed. 	BN
X	 Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements 	BN
X	 Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours 	BN
Х	Sight Triangles as defined in 8-4 A-7 of this Ordinance	BN
х	 Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size 	BN
X	Proposed screening structures	BN
Χ	Design drawings(s) of all fencing proposed	BN
х	 Calculations of project components to demonstrate compliance with requirements of this ordinance, including: Number of street trees and lineal feet of street frontage 	BN

х	 Width of parking lot perimeter landscape strip Buffer width between different land uses 	
	 Number of parking stalls and percent of parking area with internal landscaping 	BN
	Total number of trees and tree species mix	
	 Mitigation for removal of existing trees, including number of caliper inches being removed 	

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

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

March 20, 2025

Date





FILE NO.: PP-24-09

PRELIMINARY PLAT APPLICATION

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

Date Application Received: 3/20/2025 Fee Paid: Processed by: City: BN	
Applicant Information:	
PRIMARY CONTACT IS: Applicant Owner Repr	resentative <u>×</u>
Applicant Name: Fagundes Brothers LLC	
Applicant Address: P. O. Box 2717, Merced, CA	Zip: 95344
Phone: 209-534-6252 Email: nallinder@yahoo.com	
Owner Name: Fred Fagundes Family Trust, Fagundes Brothers LLC, Fagundes	s Family Trust Agreement
Owner Address: P. O. Box 2717, Merced, CA	Zip: 95344
Phone: 209-534-6252 Email: nallinder@yahoo.com	
Representative (e.g., architect, engineer, developer): Contact: Becky McKay Firm Name: Engineering S Address: 1029 N. Rosario Street, Meridian, ID	Solutions, LLP
Phone: 208-938-0980 Email: beckym@engsol.org	Ζιρ. σοστε
Property Information:	
Subdivision Name: Sorano Estates Subdivision	
Site Location: South of State Highway 44 between Bent Lane and Blessi	nger Road
Approved Zoning Designation of Site: MU-DA	
Parcel Number(s): R34014000, R34012000, R34042000, R34043000, R34041011 and	R34019010
Zoning Designations:	

	Zoning Designation	Comp Plan Designation	Land Use
Existing	MU-DA	Commercial/Industrial Corridor and Estate Urban Residential	Agricultural
Proposed	R-3-DA/PUD and C-1-DA/PUD	Commercial/Industrial Corridor and Estate Urban Residential	Commercial and Residential
North of site	MU-DA	Commercial/Industrial Corridor	SH 44
South of site	R-2 and R-5	Estate Urban Residential	Star River Ranch and Legado
East of site	C-2-DA, R-5 and Agricultural	Commercial and Estate Urban Residential	Hacienda/Estate Urban Residential/Ag
West of site	R-2-DA and Agricultural	Low-density Residential and Estate Urban Residential	Saddleman Ranch and and River Park Estates Subdivisions

SITE DATA (to be noted on the Preliminary Plat):

Total Acreage of Site - 92.68 Breakdown of Acreage of Land in Contiguous Ownership - 92.68 Total Acreage of Site in Special Flood Hazard Area - 92.68 Dwelling Units per Gross Acre (Density) - 2.08 Minimum Lot Size - R-3-DA Zone - 7700 s.f. and 3900 s.f (TH); C-1-DA Zone - 107,012 s.f. Minimum Lot Width R-3-DA Zone - 65 feet and 35 feet for townhomes
Total Number of Lots - 226 Residential - 192 Commercial - 3 Industrial - Common - 31 Total Number of Residential Units - 192 Single-family - 192 (attached and detached) Duplex - 0 Multi-family - 0
Percent of Site and Total Acreage of Common Area (min 15% of entire site) - 29.50 % / 27.34 acres Percent of Site and Total Usable Open Space Area (min 10% of entire site) - 19.44 % / 18.02 acres Percent of Common Space to be used for drainage - 5% Describe Common Space Areas (amenities, landscaping, structures, etc.) - Swimming pool facilities, playground equipment, pickleball courts, a pond, gazebos/covered sitting areas, dog park, pocket park, open grass areas with benches, and interconnected linear open spaces with an extensive pathway network. A 12-foot-wide multi-use pathway will be installed along the Lawrence Kennedy Canal with park benches and open lawn areas.
D. L. C.
Public Streets – <u>36-37' street sections</u> Private Streets - <u>N/A</u> Describe Pedestrian Walkways (location, width, material) – <u>There will be 5- and 7-foot-wide detached sidewalks, 5-foot-wide pathways, and 12-foot-wide multi-use pathway. Describe Bike Paths (location, width, material) – <u>There will be a 12-foot-wide multi-use pathway along the Lawrence Kennedy Canal.</u></u>
FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance): Total Acreage of Site in Special Flood Hazard Area – 92.68 acres 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
b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0259G FIRM effective date(s): mm/dd/year06/19 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE Base Flood Flevation(s): AF0 ftetc.: 2448.5 - 2450.9

- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.
- d. Please see link for help with FEMA information https://msc.fema.gov/portal/search.
- e. All maps will delineate flood plain lines.

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

Potable Water - Star Sewer and Water District

Irrigation Water - Canyon Canal (Canyon County Water Company) and Middleton Irrigation Association

Sanitary Sewer - Star Sewer and Water District

Fire Protection - Middleton-Star Fire Protection District

Schools - Middleton School District

Roads - Highway District No. 4

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

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

Application Requirements:

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

Applicant		Staff
(√)	Description	(√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
Х	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.)	BN
X	Completed and signed Preliminary Plat Application	BN
Х	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.	BN
X	Narrative explaining the project. (must be signed by applicant)	BN
Х	Legal description of the property (word doc and pdf version with engineer's seal)	BN
Х	Recorded warranty deed for the subject property	BN
Х	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.	BN
See narrative		
X	One (1) 8½" X 11" copy and electronic copy in .pdf format of vicinity map showing the location of the subject property	BN
Х	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	BN
Х	Electronic copy in .pdf format of Preliminary Plat	BN

Preliminary Plat Application

Form #520 Rev 02-2023 Page 3 of 13

X	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	BN
X	Electronic copy in .pdf format of landscape plan	BN
X	Electronic copy in .pdf format of preliminary site grading & drainage plans	BN
X	Phasing plan shall be included in the application if the project is to be phased.	BN
See narrative	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
Х	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	BN
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.	BN
Х	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	BN
Х	Special Flood Information – Must be included on Preliminary Plat and Application form.	BN
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.	BN
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).	BN
Х	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the	BN
	preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
To be provided	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.	
Х	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

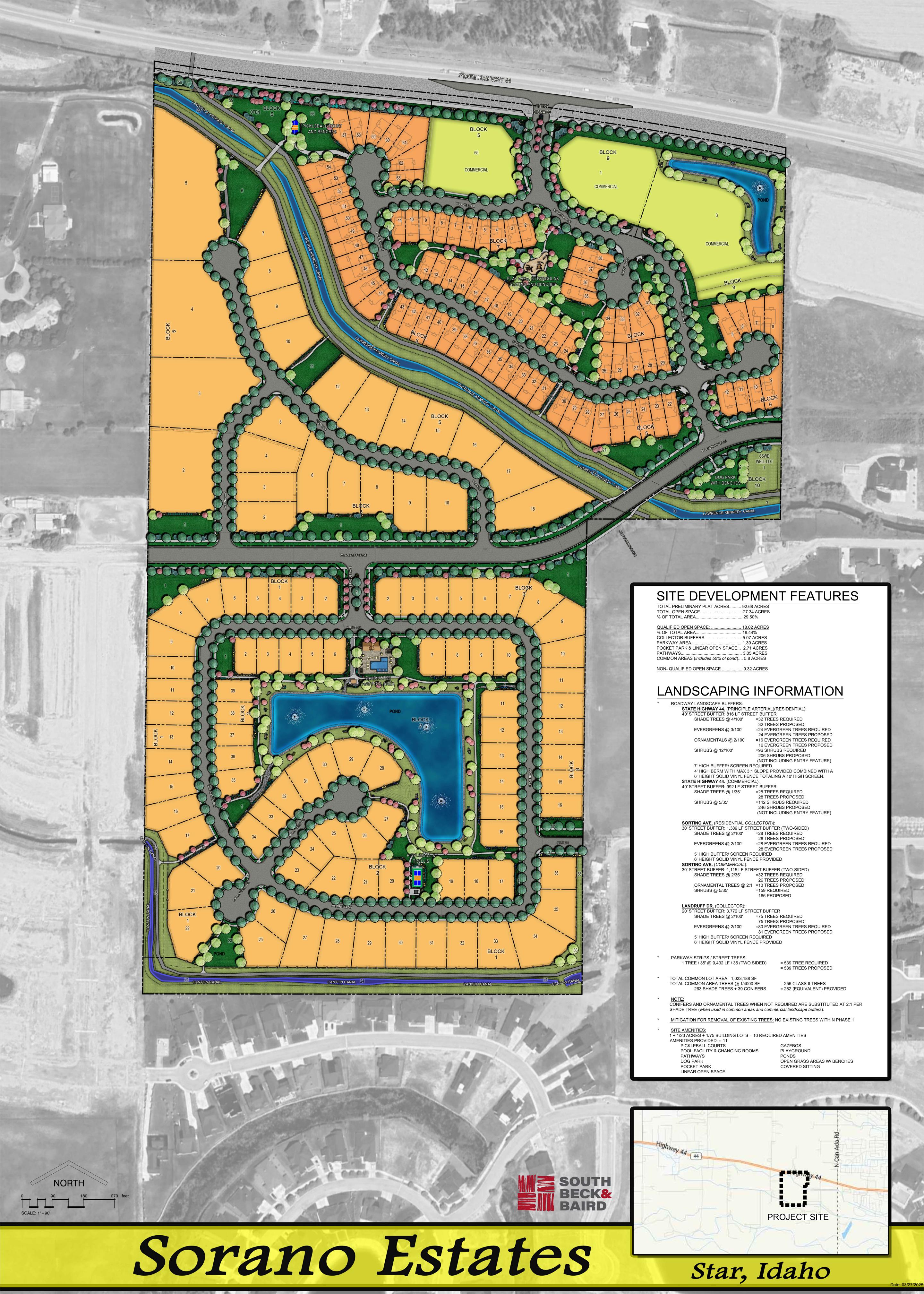
FEE REQUIREMENT:

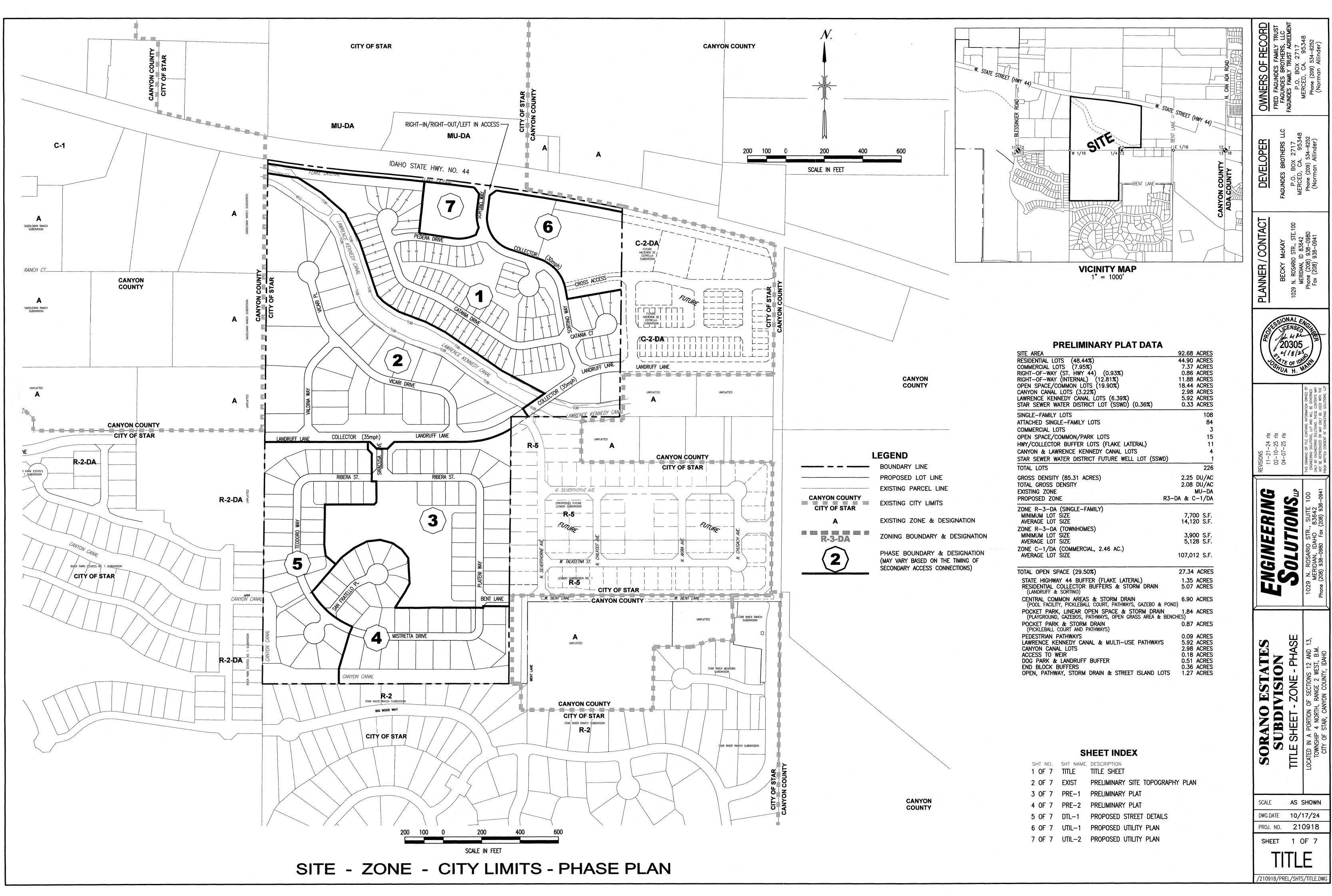
** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other 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.

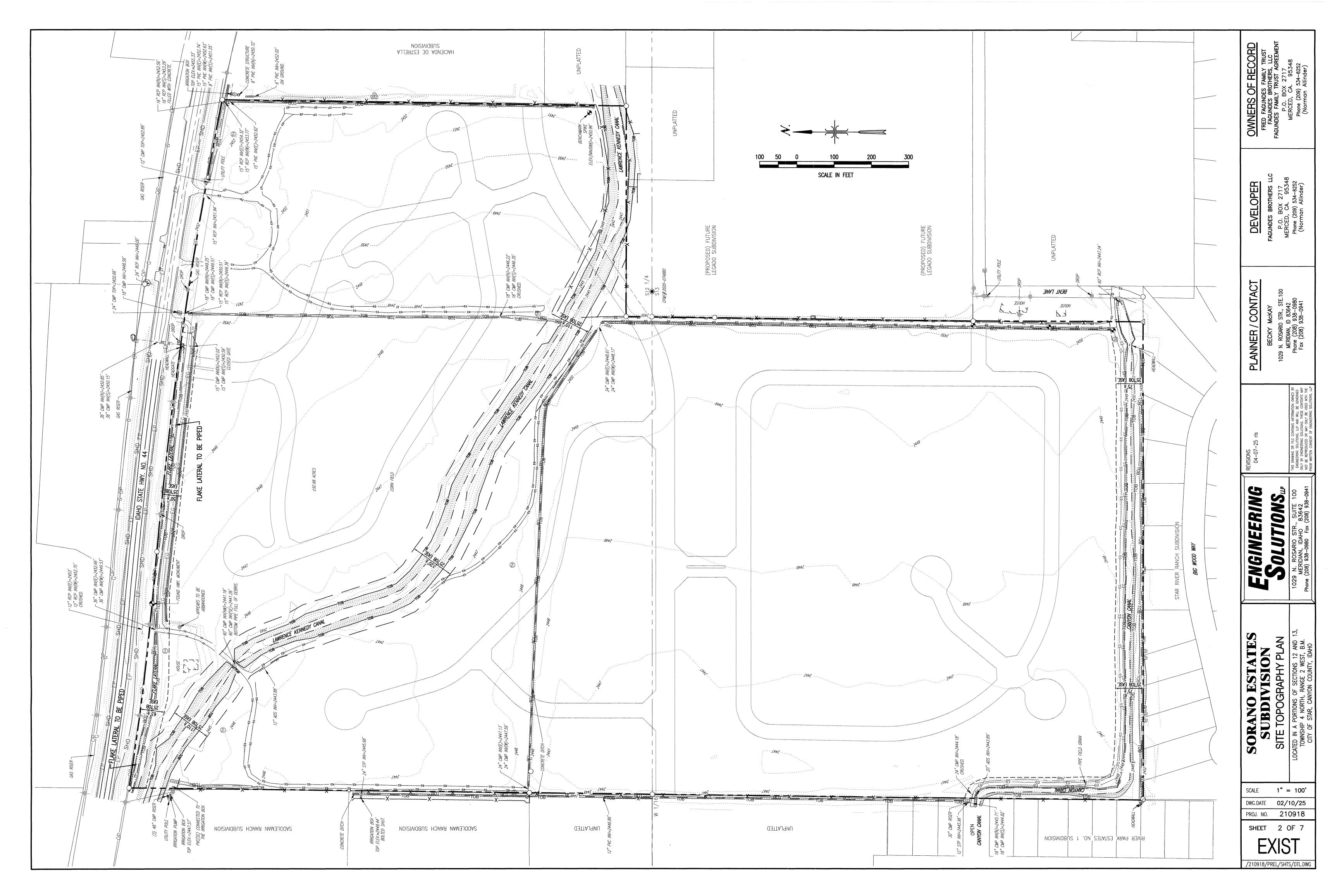
Applicant/Representative Signature

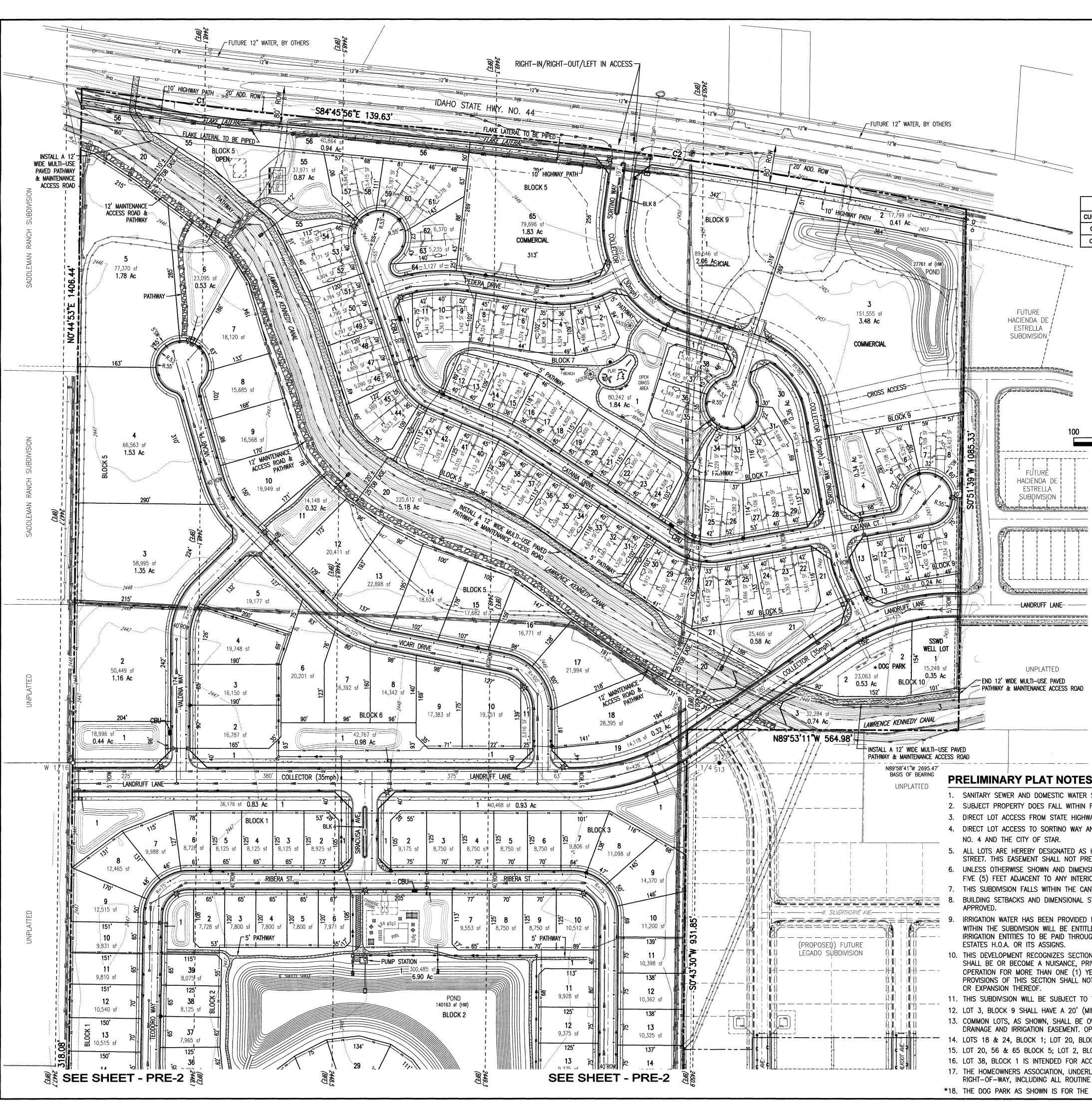
March 20, 2025

Date









COMMERCIAL SETBACK DATA (C-1)

OPEN SPACE/COMMON/PARK LOTS

DOG PARK & LANDRUFF BUFFER

END BLOCK BUFFERS

HWY/COLLECTOR BUFFER LOTS (FLAKE LATERAL)

O' (SUBJECT TO FIRE APPROVAL) INTERIOR SIDE

ADJACENT TO RESIDENTIAL:

STREET SIDE:

PRELIMINARY PLAT DATA

SITE AREA	92.68	ACRES
RESIDENTIAL LOTS (48.44%)	44.90	ACRES
COMMERCIAL LOTS (7.95%)	7.37	ACRES
RIGHT-OF-WAY (ST. HWY 44) (0.93%)	0.86	ACRES
RIGHT-OF-WAY (INTERNAL) (12.81%)	11.88	ACRES
OPEN SPACE/COMMON LOTS (19.90%)	18.44	ACRES
CANYON CANAL LOTS (3.22%)	2.98	ACRES
LAWRENCE KENNEDY CANAL LOTS (6.39%)	5.92	ACRES
STAR SEWER WATER DISTRICT LOT (SSWD) (0.36%)	0.33	ACRES
SINGLE-FAMILY LOTS		108
ATTACHED SINGLE-FAMILY LOTS		84
COMMERCIAL LOTS		3

CANYON & LAWRENCE KENNEDY CANAL LOTS STAR SEWER WATER DISTRICT FUTURE WELL LOT (SSWD) TOTAL LOTS 226 GROSS DENSITY (85.31 ACRES) 2.25 DU/AC 2.08 DU/AC TOTAL GROSS DENSITY EXISTING ZONE

R3-DA & C-1/DA PROPOSED ZONE ZONE R-3-DA (SINGLE-FAMILY) MINIMUM LOT SIZE 7,700 S.F. AVERAGE LOT SIZE 14,120 S.F. ZONE R-3-DA (TOWNHOMES) MINIMUM LOT SIZE 3,900 S.F. AVERAGE LOT SIZE 5,128 S.F. ZONE C-1/DA (COMMERCIAL, 2.46 AC.) AVERAGE LOT SIZE 107,012 S.F.

TOTAL OPEN SPACE (29.50%) 27.34 ACRES STATE HIGHWAY 44 BUFFER (FLAKE LATERAL) 1.35 ACRES RESIDENTIAL COLLECTOR BUFFERS & STORM DRAIN (LANDRUFF & SORTINO) 5.07 ACRES CENTRAL COMMON AREAS & STORM DRAIN (POOL FACILITY, PICKLEBALL COURT, PATHWAYS, GAZEBO & POND) 6.90 ACRES POCKET PARK, LINEAR OPEN SPACE & STORM DRAIN 1.8 (PLAYGROUND, GAZEBOS, PATHWAYS, OPEN GRASS AREA & BENCHES) 1.84 ACRES POCKET PARK & STORM DRAIN (PICKLEBALL COURT AND PATHWAYS) 0.87 ACRES PEDESTRIAN PATHWAYS 0.09 ACRES LAWRENCE KENNEDY CANAL & MULTI-USE PATHWAYS **5.92 ACRES** CANYON CANAL LOTS 2.98 ACRES ACCESS TO WEIR 0.18 ACRES

OPEN, PATHWAY, STORM DRAIN & STREET ISLAND LOTS QUALIFIED OPEN SPACE (19.44%) 18.02 ACRES RESIDENTIAL COLLECTOR BUFFERS (LANDRUFF & SORTINO) 5.07 ACRES CENTRAL COMMON AREAS **5.29 ACRES** (POOL, FACILITY, PICKLEBALL COURT, PATHWAYS, GAZEBO & POND) (50% OF POND AREA) POCKET PARK & LINEAR OPEN SPACE (PLAYGROUND, GAZEBO, PATHWAYS AND BENCHES) 1.84 ACRES POCKET PARK 0.87 ACRES (PICKLEBALL COURT AND PATHWAYS) PEDESTRIAN PATHWAYS 0.09 ACRES LAWRENCE KENNEDY CANAL & MULTI-USE PATHWAYS **2.96 ACRES** (50% OF LOT AREA) DOG PARK & LANDRUFF BUFFER 0.51 ACRES 8' WIDE LOCAL STREET LANDSCAPE BUFFERS 1.39 ACRES

SITE AMENITIES: POOL FACILITY PICKLEBALL COURTS PLAYGROUND

PATHWAYS

GAZEBOS & COVERED SITTING AREAS DOG PARK OPEN GRASS AREA & BENCHES

POCKET PARK AND LINEAR OPEN SPACE

0.51 ACRES

0.36 ACRES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.

- 2. SUBJECT PROPERTY DOES FALL WITHIN FEMA FLOOD HAZARD ZONE AE. SEE FIRM PANEL 16027C0259G, DATED JUNE 07, 2019.
- 3. DIRECT LOT ACCESS FROM STATE HIGHWAY 44 IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF IDAHO TRANSPORTATION DEPT. (ITD) AND CITY OF STAR.

& SEPARATED SIDEWALK

SINGLE-FAMILY SETBACK DATA (R-3)

CURVE TABLE

CURVE LENGTH RADIUS DELTA CHORD BRG. CHORD DIST

498.86 | 6935.49 | 4°07'16" | S82°42'18"E |

1225.21 11399.16 6'09'30" S81'41'11"E

SCALE IN FEET

LEGEND

RIGHT-OF-WAY LIN

Lot line (Zero Setback)

EXIST. CONTOUR LINE

WITH FIRE HYDRANT

PROPOSED PRESSURE

BASE FLOOD ELEVATION (BFE)

PROPOSED STREET LIGHT

PROPOSED CURB FLOW

(PAVED OR CONCRETE)

PROPOSED CURB, GUTTER

PROPOSED STORM DRAIN

COLLECTION SYSTEM &

DETENTION POND

IRRIGATION

EXISTING WATER LINE

--- BOUNDARY LINE

----- EASEMENT LINE

ATTACHED TOWNHOME SETBACK DATA (R-3)

INTERIOR SIDE:

COMMON WALLS:

EXTERIOR SIDE:

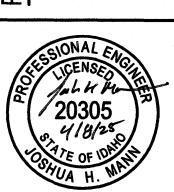
STREET SIDE:

STREET SIDE:

20' (MEASURED FROM BACK OF SIDEWALK) 15' (MEASURED FROM BACK OF SIDEWALK)

20' (MEASURED FROM BACK OF SIDEWALK)

- 4. DIRECT LOT ACCESS TO SORTINO WAY AND LANDRUFF LANE IS PROHIBITED, EXCEPT SSWD WELL LOT (LOT 1, BLOCK 10) WITHOUT THE EXPRESS CONSENT OF HIGHWAY DISTRICT
- 5. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 6. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, EXCEPT "O" LOT LINES AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- 7. THIS SUBDIVISION FALLS WITHIN THE CANYON COUNTY WATER COMPANY, LTD. AND MIDDLETON MILL DITCH COMPANY. ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID DISTRICTS. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE
- IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER COMPANY, LTD., AND MIDDLETON MILL COMPANY, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES, AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES TO BE PAID THROUGH FEES ASSESSED BY THE SORANO ESTATES H.O.A. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE SORANO
- 10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY
- 11. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A MODIFIED DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- 12. LOT 3, BLOCK 9 SHALL HAVE A 20' (MIN.) CROSS ACCESS FROM THE FUTURE HACIENDA DE ESTRELLA SUBDIVISION
- 13. COMMON LOTS, AS SHOWN, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REGULATIONS.
- 14. LOTS 18 & 24, BLOCK 1; LOT 20, BLOCK 5 AND LOT 3, BLOCK 10 ARE SUBJECT TO AN EASEMENT FOR CANYON COUNTY WATER COMPANY, LTD.
- 15. LOT 20, 56 & 65 BLOCK 5; LOT 2, BLOCK 9 ARE SUBJECT TO AN EASEMENT FOR THE MIDDLETON MILL DITCH COMPANY
- 16. LOT 38, BLOCK 1 IS INTENDED FOR ACCESS AND MAINTENANCE OF THE GRAVITY IRRIGATION BOX, BY CANYON COUNTY WATER COMPANY, LTD. 17. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC
- RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.
- *18. THE DOG PARK AS SHOWN IS FOR THE USE OF SORANO ESTATES RESIDENCE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR IT'S ASSIGNS.



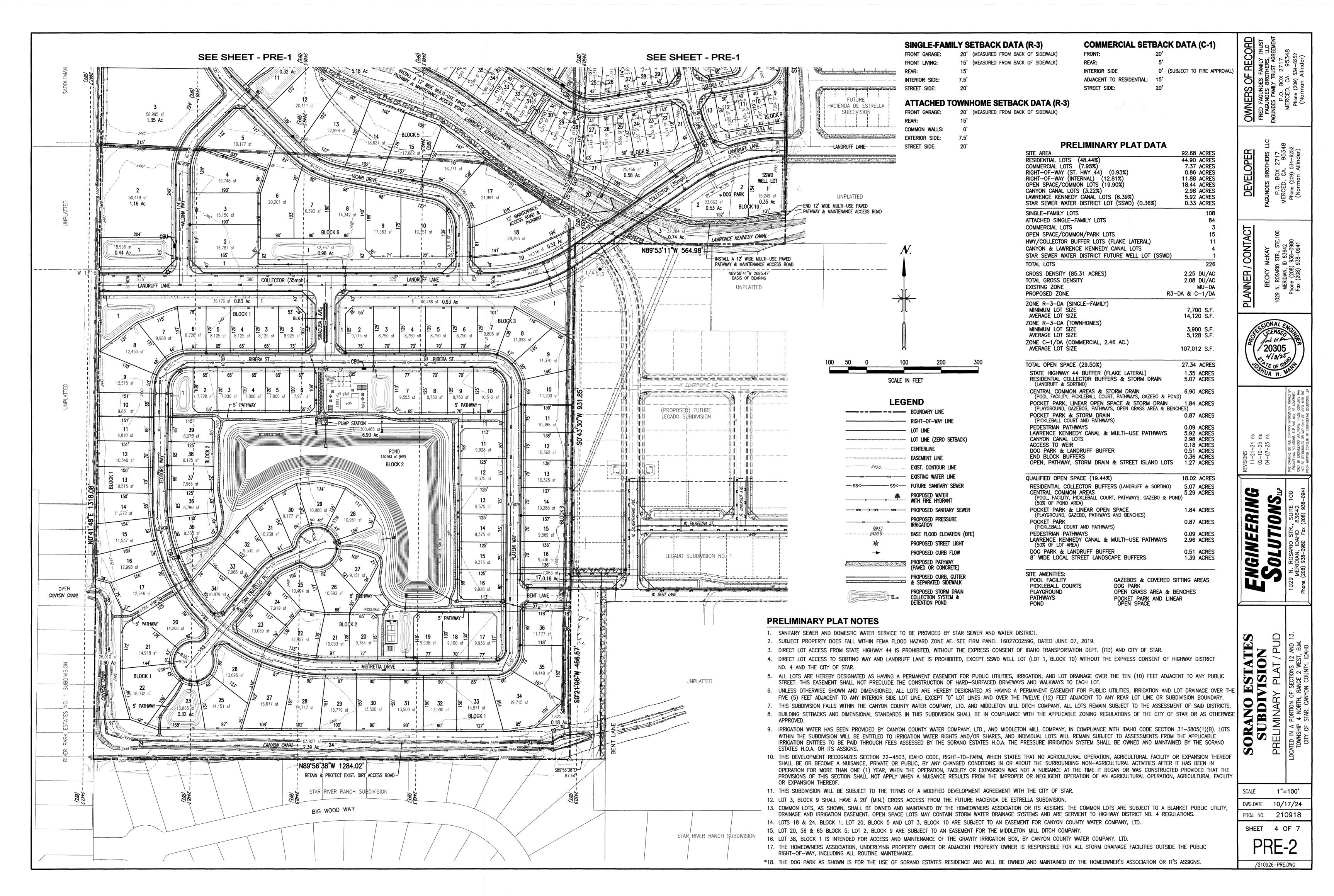
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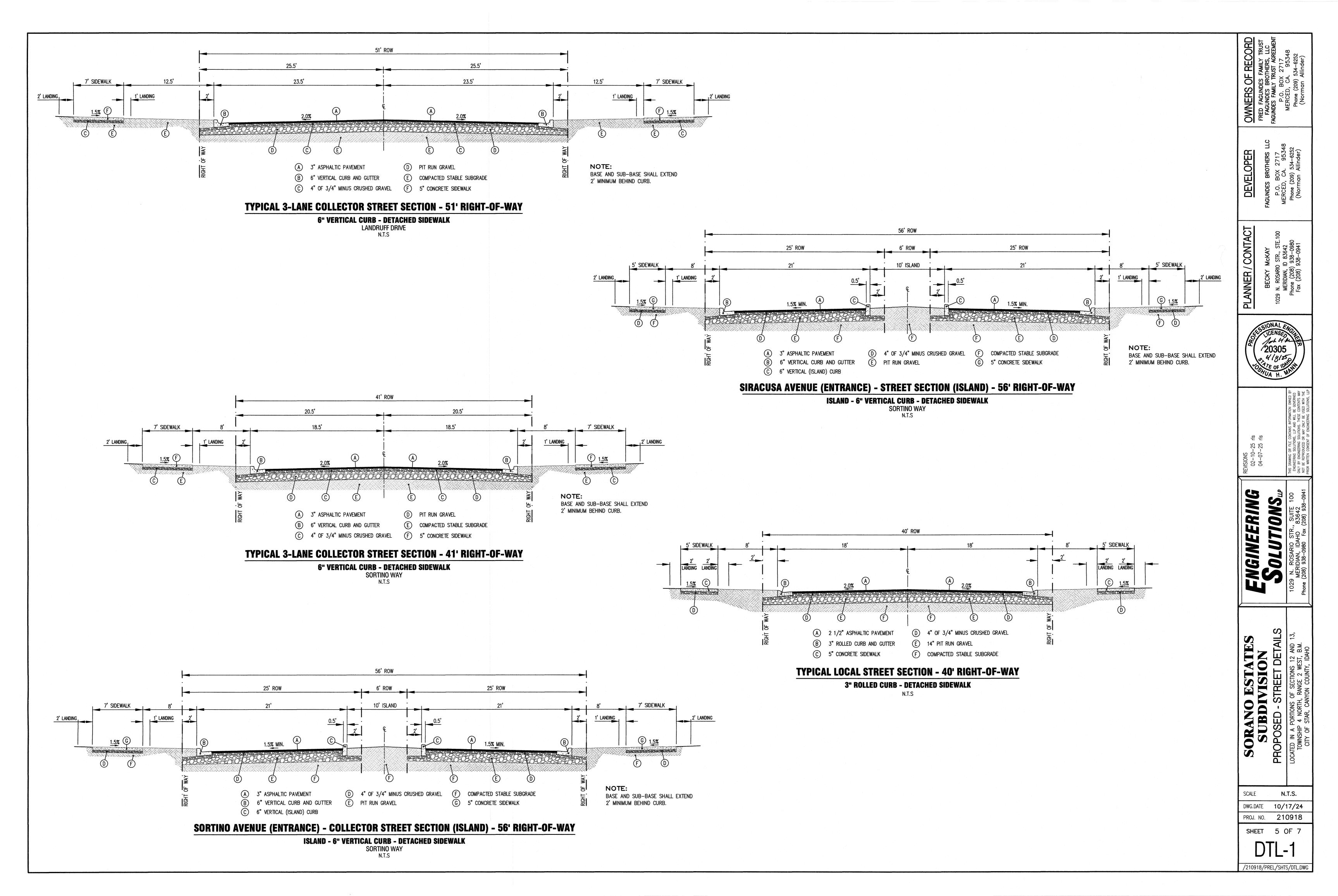
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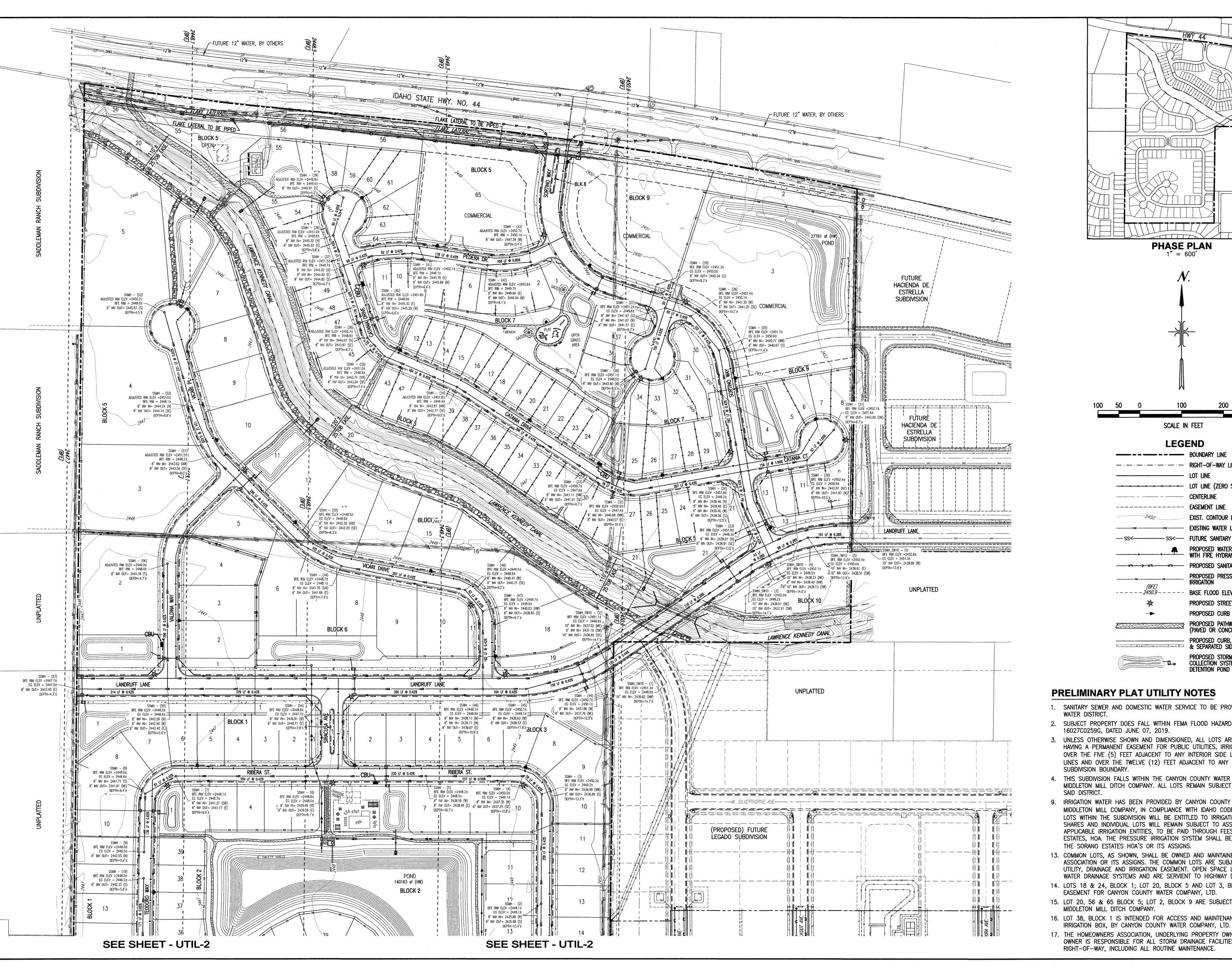
1"=100" DWG.DATE 10/17/24 PROJ. NO. 210918

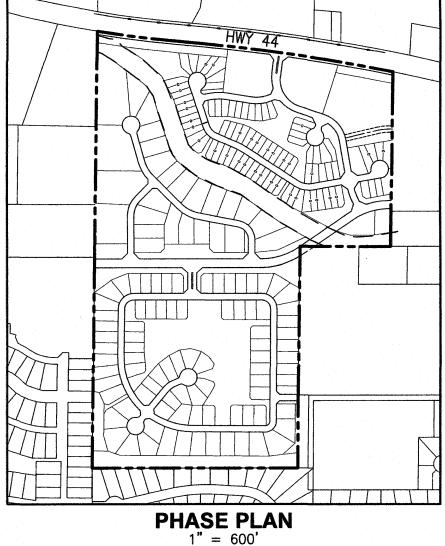
SHEET 3 OF 7

/210926-PRE.DWG









SCALE IN FEET **LEGEND**

— — — BOUNDARY LINE LOT LINE (ZERO SETBACK) ---- EASEMENT LINE

PROPOSED SANITARY SEWER PROPOSED PRESSURE

EXIST. CONTOUR LINE

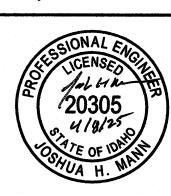
---- BASE FLOOD ELEVATION (BFE) PROPOSED STREET LIGHT PROPOSED CURB FLOW

(PAVED OR CONCRETE) PROPOSED CURB, GUTTER & SEPARATED SIDEWALK

COLLECTION SYSTEM & DETENTION POND

PRELIMINARY PLAT UTILITY NOTES

- 1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 2. SUBJECT PROPERTY DOES FALL WITHIN FEMA FLOOD HAZARD ZONES AE. SEE FIRM PANEL 16027C0259G, DATED JUNE 07, 2019.
- 3. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, EXCEPT "O" LOT LINES AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- 4. THIS SUBDIVISION FALLS WITHIN THE CANYON COUNTY WATER COMPANY, LTD. AND MIDDLETON MILL DITCH COMPANY. ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF
- 9. IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER COMPANY, LTD. AND MIDDLETON MILL COMPANY, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY THE SORANO ESTATES, HOA. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE SORANO ESTATES HOA'S OR ITS ASSIGNS.
- 13. COMMON LOTS, AS SHOWN, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REGULATIONS.
- 14. LOTS 18 & 24, BLOCK 1; LOT 20, BLOCK 5 AND LOT 3, BLOCK 10 ARE SUBJECT TO AN EASEMENT FOR CANYON COUNTY WATER COMPANY, LTD. 15. LOT 20, 56 & 65 BLOCK 5; LOT 2, BLOCK 9 ARE SUBJECT TO AN EASEMENT FOR THE
- MIDDLETON MILL DITCH COMPANY. 16. LOT 38, BLOCK 1 IS INTENDED FOR ACCESS AND MAINTENANCE OF THE GRAVITY
- 17. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.



UTIONS 70

NGINEERING

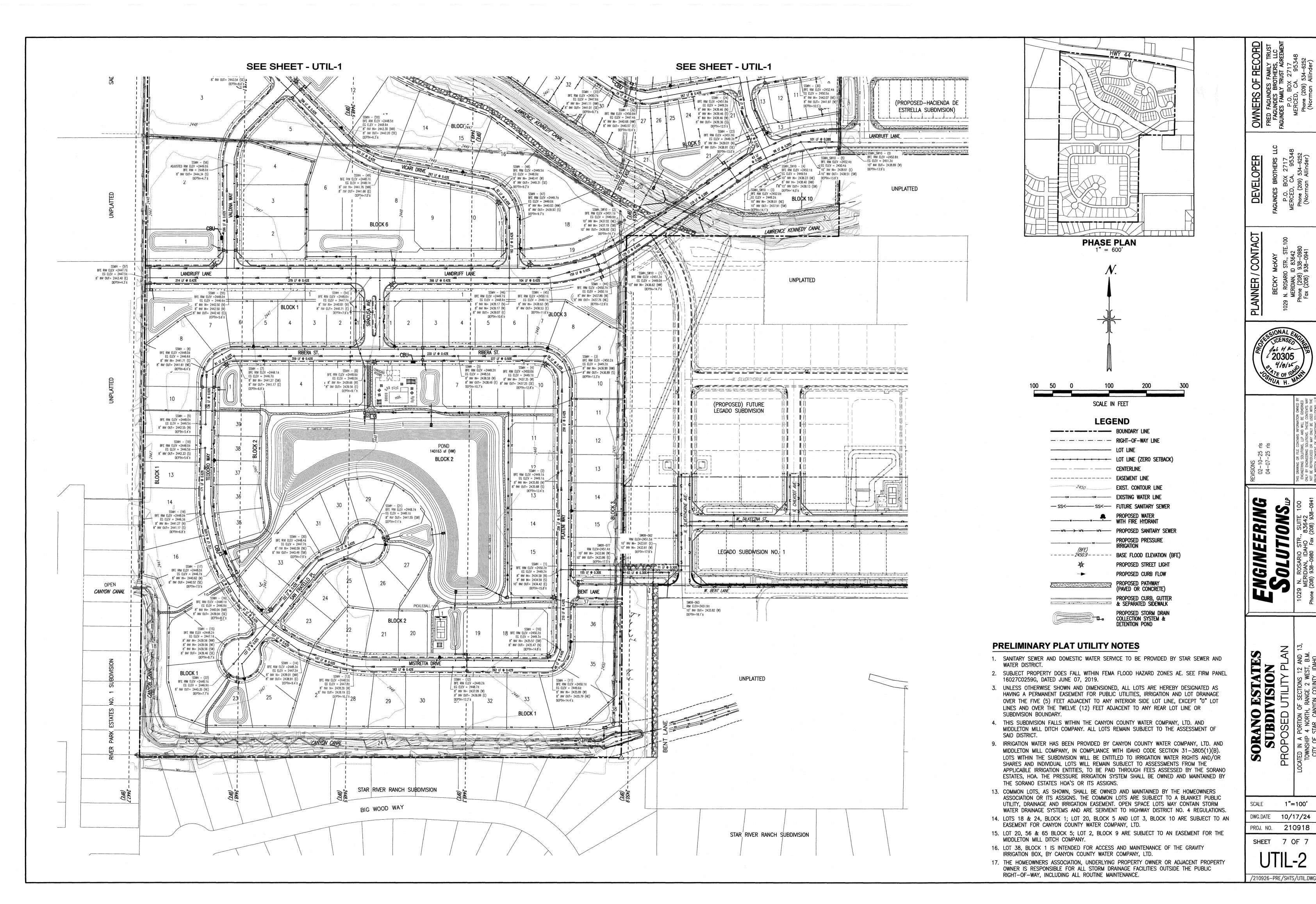
ESTATES SORANO
SUBDIA

1"=100'

SCALE DWG.DATE 10/17/24 PROJ. NO. 210918

SHEET 6 OF 7

/210926-PRE/SHTS/UTIL.DWG



UTIONS

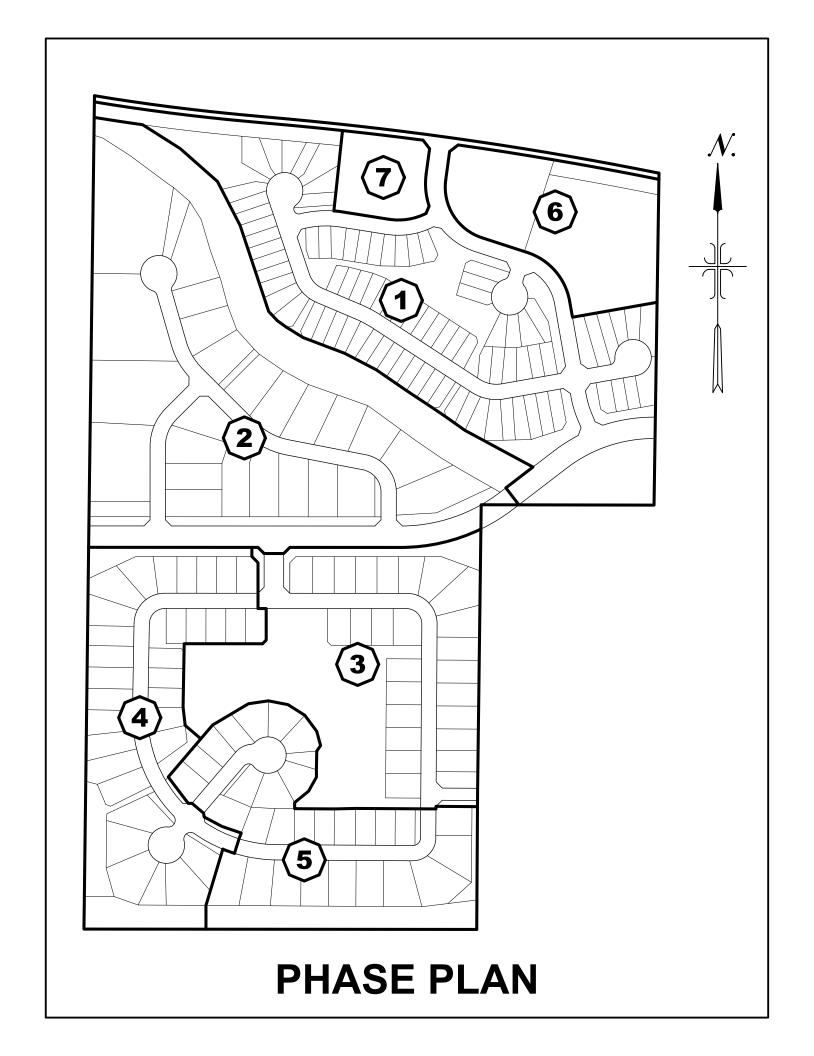
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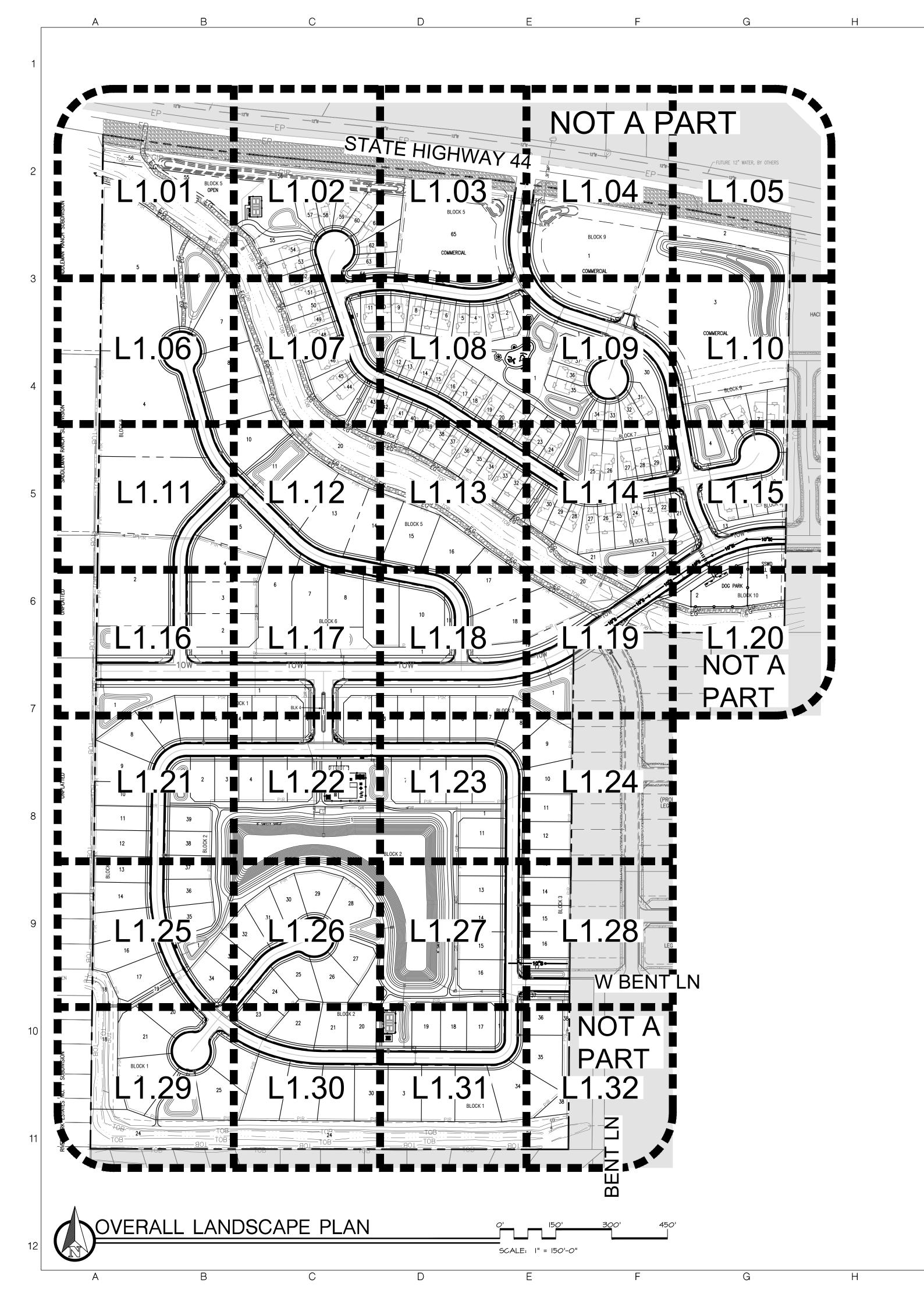
SORANO ESTATES SUBDIVISION PROPOSED UTILITY PLAN

1"=100"

DWG.DATE 10/17/24 PROJ. NO. 210918

SHEET 7 OF 7





SITE DEVELOPMENT FEATURES

LANDSCAPING INFORMATION

ROADWAY LANDSCAPE BUFFERS:

STATE HIGHWAY 44. (PRINCIPLE ARTERIAL)(RESIDENTIAL):

40' STREET BUFFER: 816 LF STREET BUFFER

SHADE TREES @ 4/100' =32 TREES REQUIRED

32 TREES PROPOSED

EVERGREENS @ 3/100' =24 EVERGREEN TREES REQUIRED

24 EVERGREEN TREES PROPOSED

ORNAMENTALS @ 2/100' =16 EVERGREEN TREES REQUIRED

16 EVERGREEN TREES PROPOSED

SHRUBS @ 12/100' =96 SHRUBS REQUIRED

206 SHRUBS PROPOSED

(NOT INCLUDING ENTRY FEATURE)
7' HIGH BUFFER/ SCREEN REQUIRED
4' HIGH BERM WITH MAX 3:1 SLOPE PROVIDED
6' HEIGHT SOLID VINYL FENCE PROVIDED

STATE HIGHWAY 44. (COMMERCIAL):

40' STREET BUFFER: 992 LF STREET BUFFER
SHADE TREES @ 1/35' =28 TREES REQUIRED
29 TREES PROPOSED
SHRUBS @ 5/35' =142 SHRUBS REQUIRED

213 SHRUBS PROPOSED
(NOT INCLUDING ENTRY FEATURE)

SORTINO AVE. (RESIDENTIAL COLLECTOR)):

30' STREET BUFFER: 1,389 LF STREET BUFFER (TWO-SIDED)

SHADE TREES @ 2/100' =28 TREES REQUIRED

28 TREES PROPOSED

EVERGREENS @ 2/100' =28 EVERGREEN TREES REQUIRED

28 EVERGREEN TREES PROPOSED

5' HIGH BUFFER/ SCREEN REQUIRED

6' HEIGHT SOLID VINYL FENCE PROVIDED

SORTINO AVE. (COMMERCIAL):

30' STREET BUFFER: 1,115 LF STREET BUFFER (TWO-SIDED)

SHADE TREES @ 2/35' =32 TREES REQUIRED

26 TREES PROPOSED

ORNAMENTAL TREES @ 2:1 =10 TREES PROPOSED

SHRUBS @ 5/35' =159 REQUIRED

SHRUBS @ 5/35' =159 REQUIRED 166 PROPOSED LANDRUFF DR. (COLLECTOR):

20' STREET BUFFER: 3,772 LF STREET BUFFER

SHADE TREES @ 2/100'

EVERGREENS @ 2/100' =80 EVERGREEN TREES REQUIRED
81 EVERGREEN TREES PROPOSED
5' HIGH BUFFER/ SCREEN REQUIRED
6' HEIGHT SOLID VINYL FENCE PROVIDED

* PARKWAY STRIPS / STREET TREES:

1 TREE / 35' @ 9,432 LF / 35 (TWO SIDED) = 539 TREE REQUIRED = 539 TREES PROPOSED

* TOTAL COMMON LOT AREA: 1,023,188 SF
TOTAL COMMON AREA TREES @ 1/4000 SF = 256 CLASS II TREES
238 SHADE TREES + 39 CONIFERS = 257 (EQUIVALENT) PROVIDED

CONIFERS AND ORNAMENTAL TREES WHEN NOT REQUIRED ARE SUBSTITUTED AT 2:1 PER SHADE TREE (when used in common areas and commercial landscape buffers).

MITIGATION FOR REMOVAL OF EXISTING TREES: NO EXISTING TREES WITHIN PHASE 1

* <u>SITE AMENITIES:</u>
1 + 1/20 ACRES + 1/75 BUILDING LOTS = 10 REQUIRED AMENITIES

1 + 1/20 ACRES + 1/75 BUILDING LOTS = 10 REQUIRED AMENITIES

AMENITIES PROVIDED: = 11

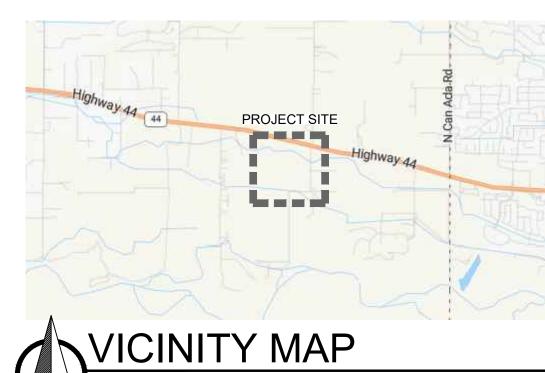
PICKLEBALL COURTS GAZEBOS

POOL FACILITY & CHANGING ROOMS PLAYGROUND

PATHWAYS PONDS

DOG PARK OPEN GRASS AREAS W/ BENCHES POCKET PARK COVERED SITTING LINEAR OPEN SPACE

SORANO ESTATES SUBDIVISION
MULTIPLE PARCELS OF LAND; 6497 & 6689 HWY 44.
LOCATED IN SECTION 12, T.4N., R.2W. &
SECTION 13, T.4N., R.2W.
BOISE MERIDIAN, ADA COUNTY IDAHO
AUGUST 2024



SOUTH Landscape Architecture P.C.

South Landscape Architecture P.C.

South Beck & Baird Landscape Architecture P.C.

SCALE: NTS

*Ø*2/13/2*Ø*25

ERALL LA SORAN

DRAWN BY:
SM
CHECKED BY:
JDR

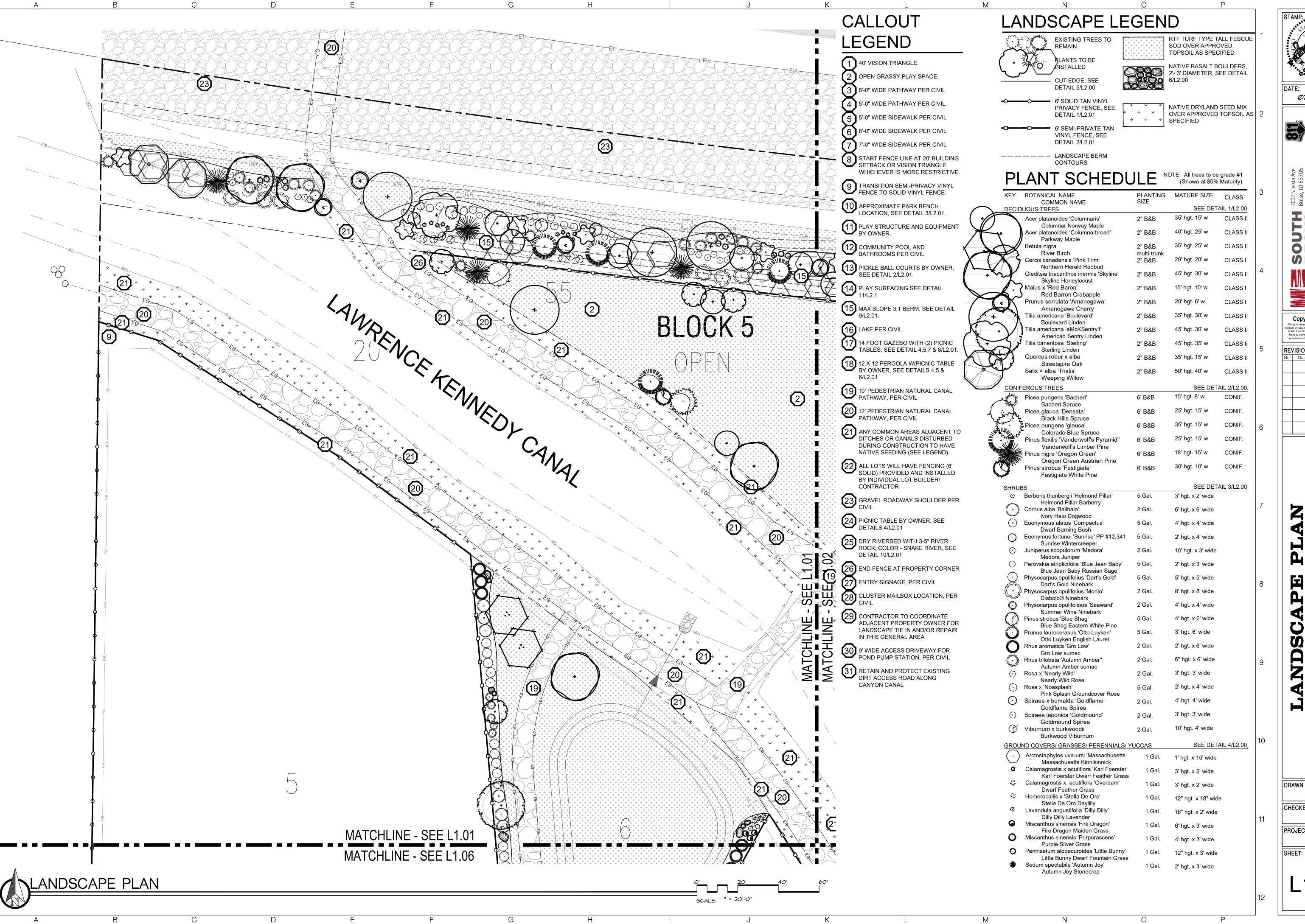
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PROJECT NUMBER 24-12Ø

L1.00

LANDSCAPE SET SHEET INDEX

SHEETS L1.01 - L1.32 DETAILED LANDSCAPE PLANS. SHEET L1.33 OVERALL FENCE PLAN. SHEETS L2.00 - L2.01 LANDSCAPE DETAILS.



*@*2/13/2*@*25 ≥ 5.

CKR

OMA SMM

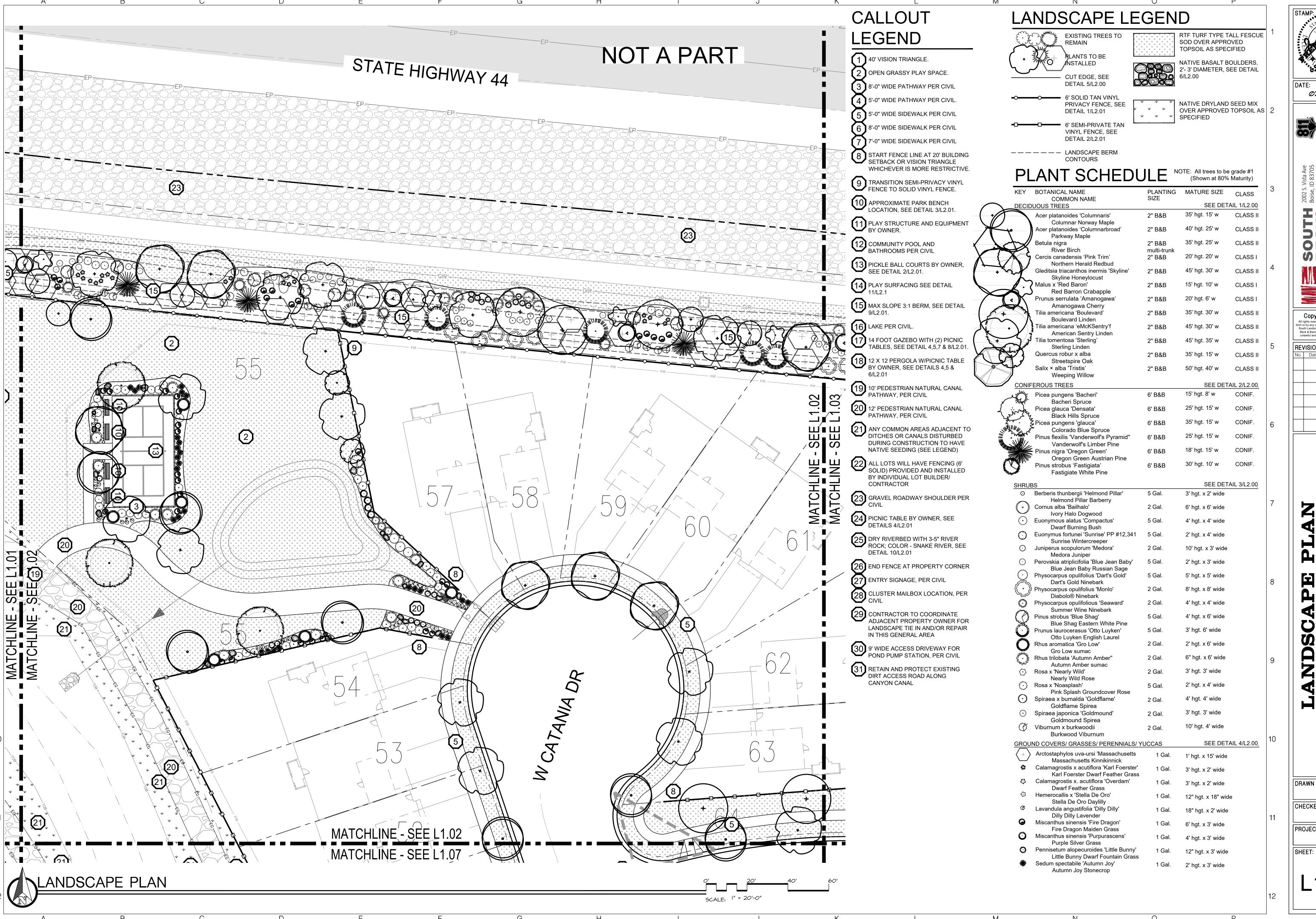
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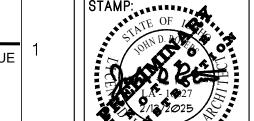
REVISIONS: No. Date Description

OR.

DRAWN BY: SM CHECKED BY:

PROJECT NUMBER 24-120





CKR OMA SMM

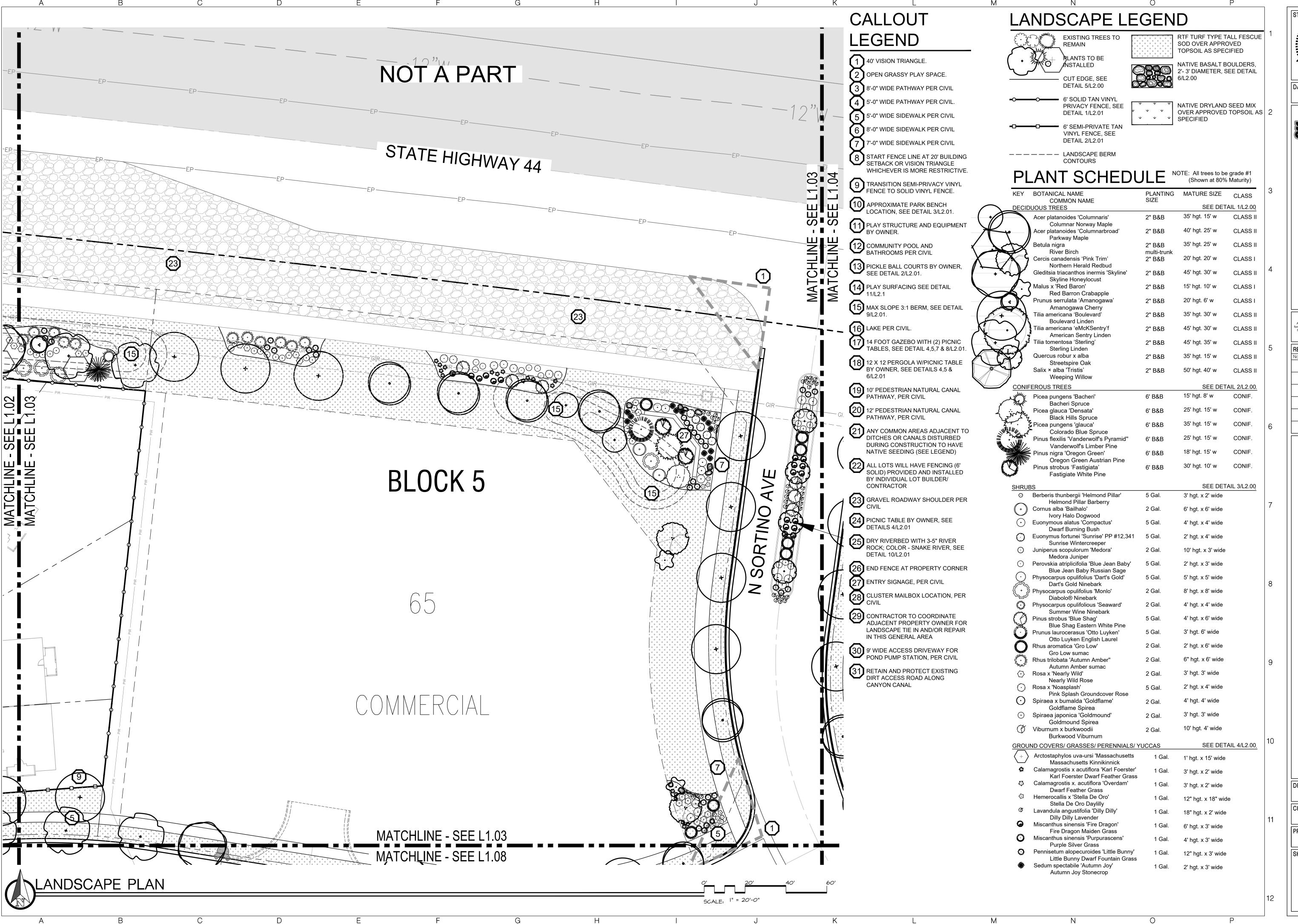
Copyright © 2025

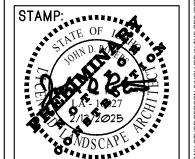
REVISIONS: No. Date Description

OR.

DRAWN BY: SM CHECKED BY:

PROJECT NUMBER 24-120





ista Ave

83705

2999 Office Know what's below.

Call before you dig.

Call 2 BUSINESS DAYS
IN ADVANCE BEFORE
YOU DIG, GRADE, OR
EXCAVATE FOR THE
MARKING OF
UNDERGROUND

Ture P. C. MEMBER UTILITIES

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com

SOUTH 2002 S.
BECK® 208.34
BECK® 208.34
Info@s
Info@s
www.s

Landscape Architecture P.C.
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| REVISIONS: | No. | Date | Description |

LAN ES TAR ID 8366

ANDSCAPE I SORANO ESTA

6497, 6689 J

DRAWN BY:

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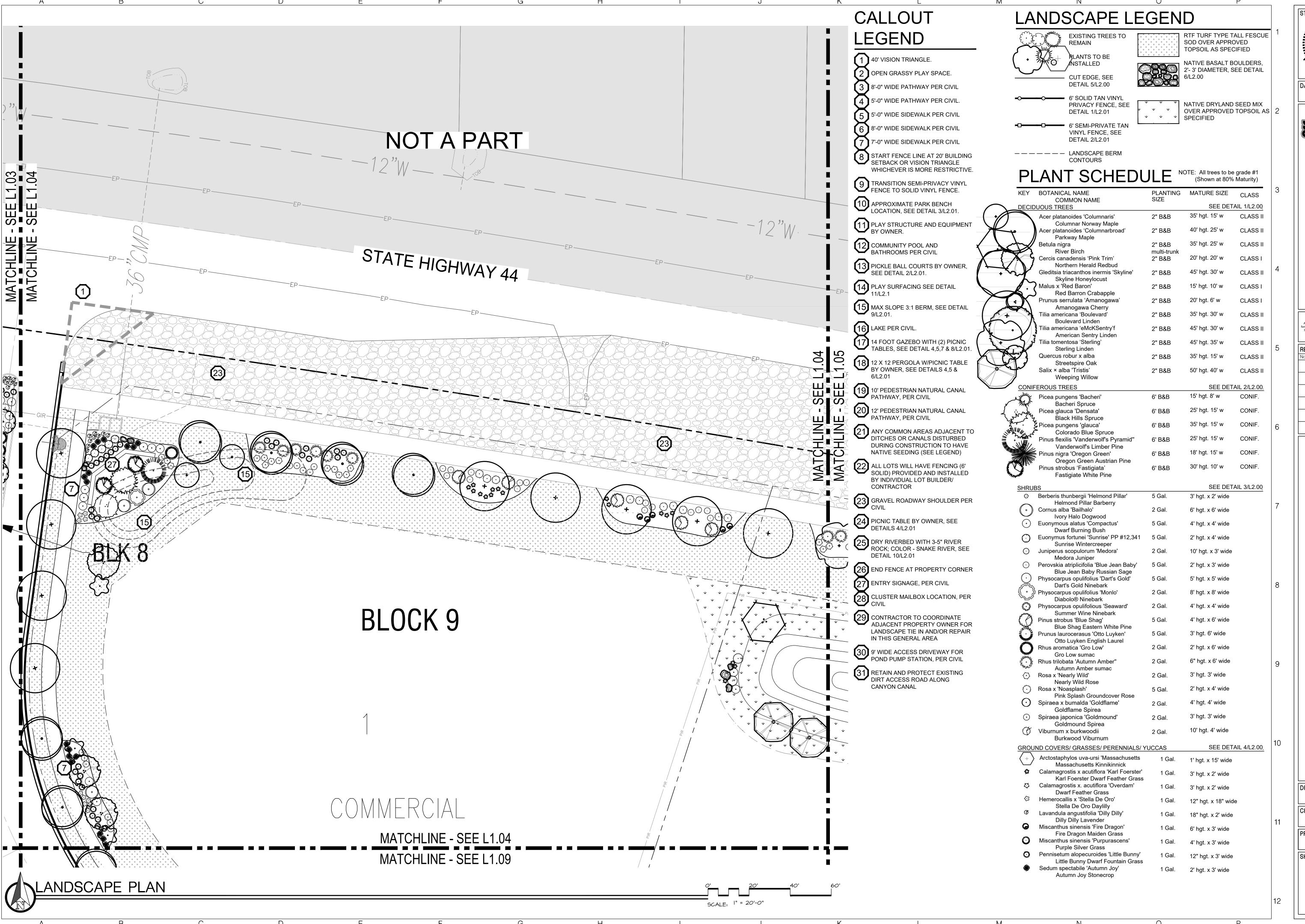
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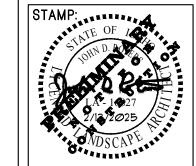
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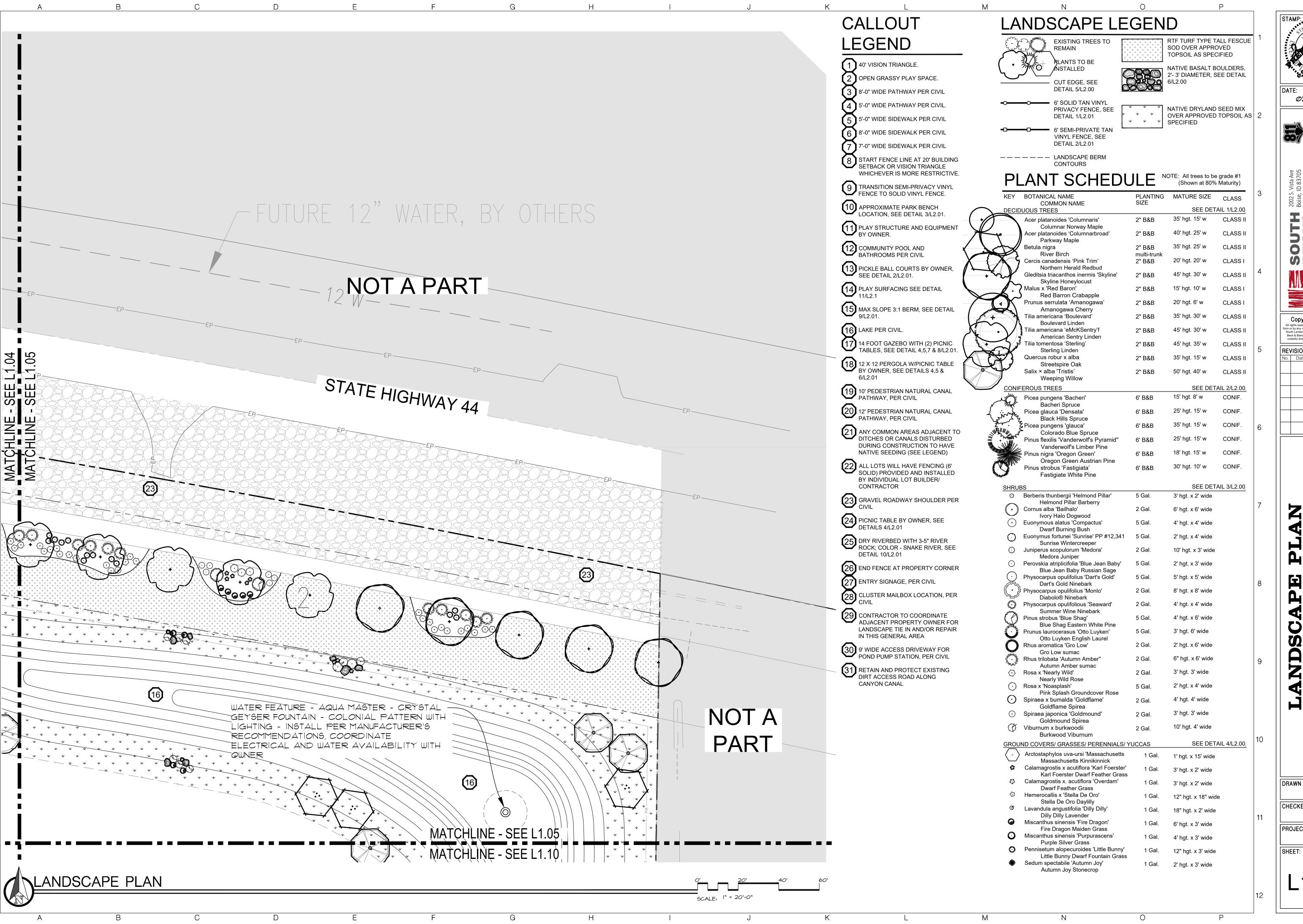
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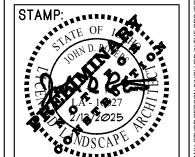
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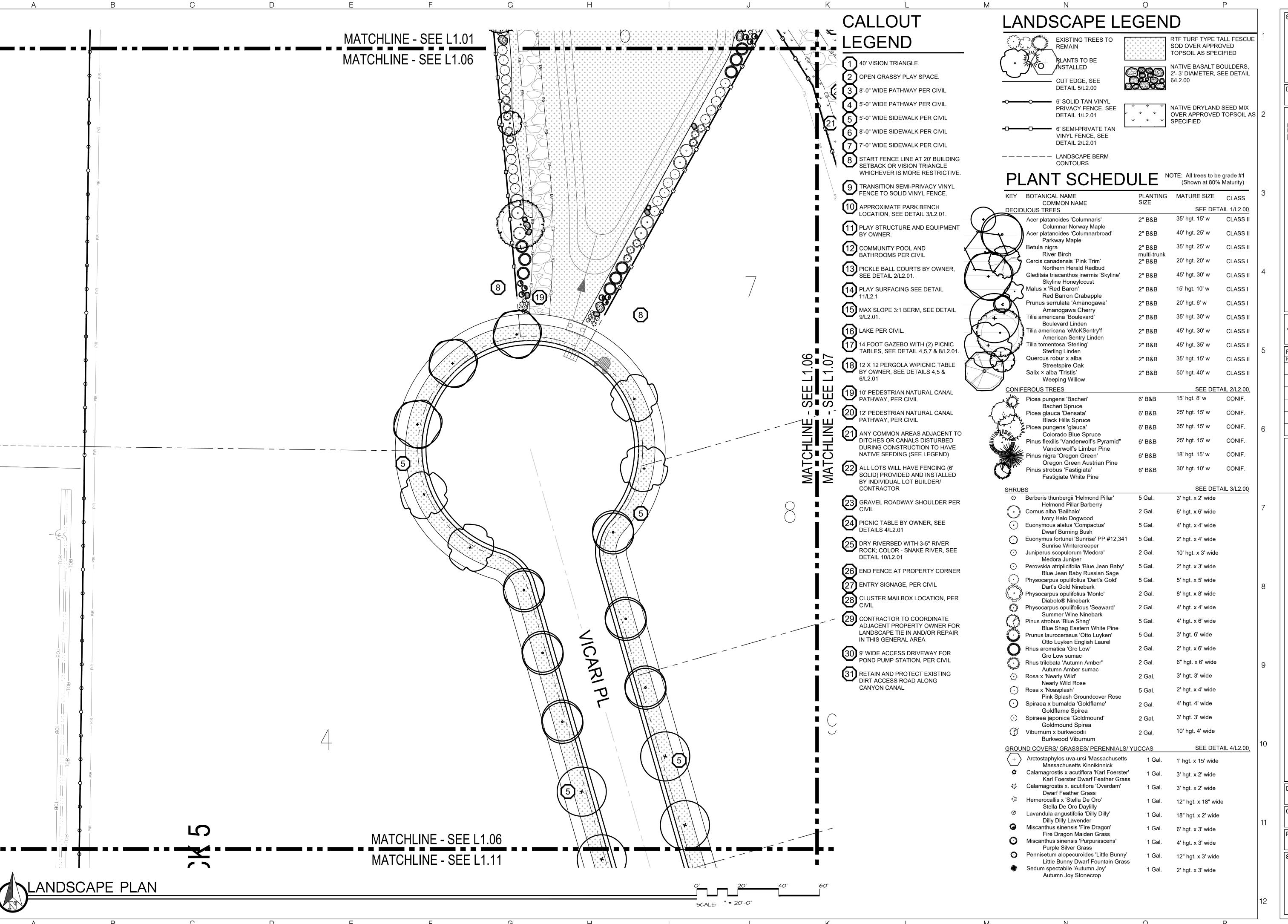
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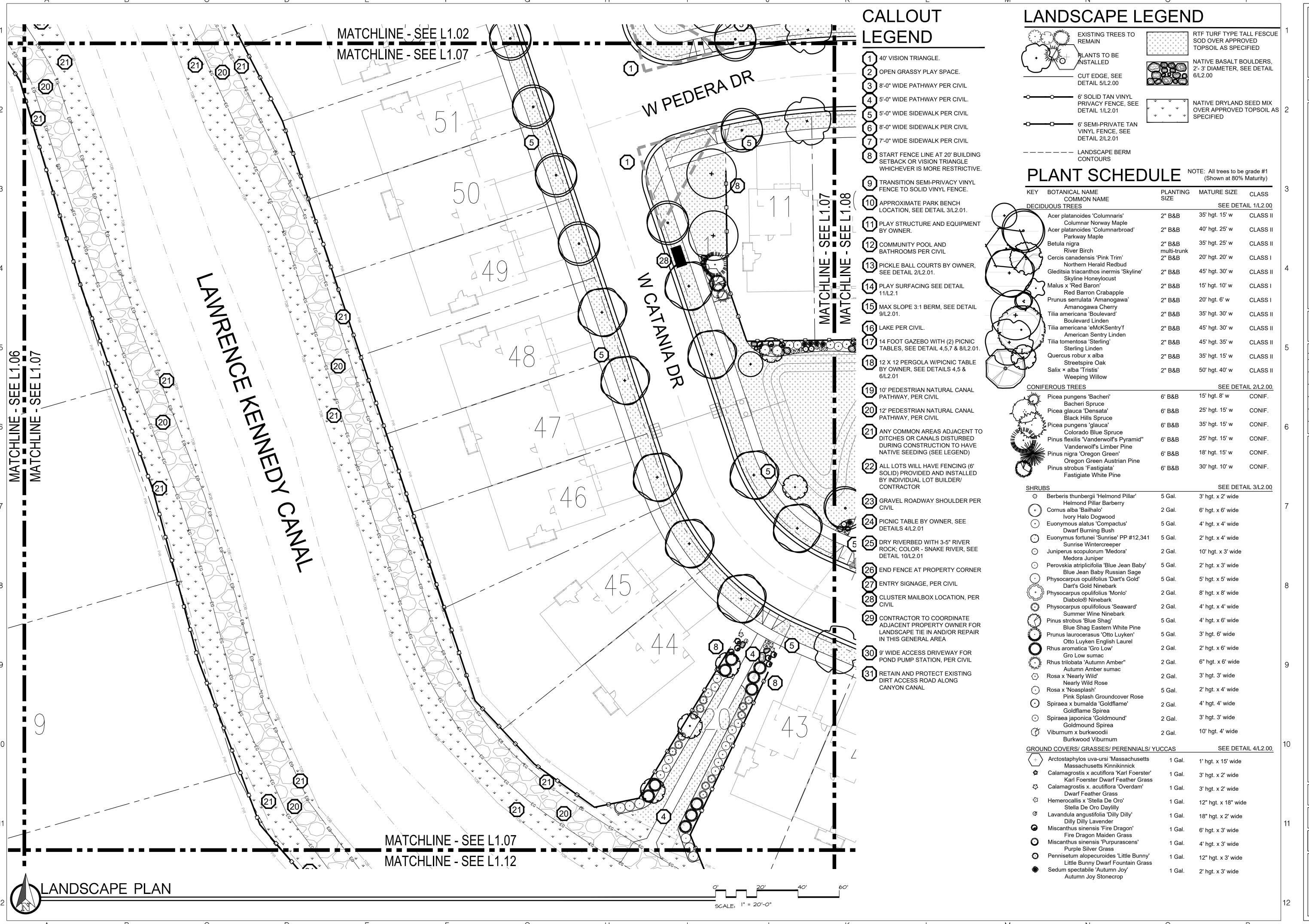
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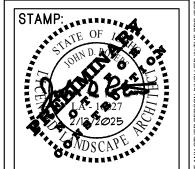
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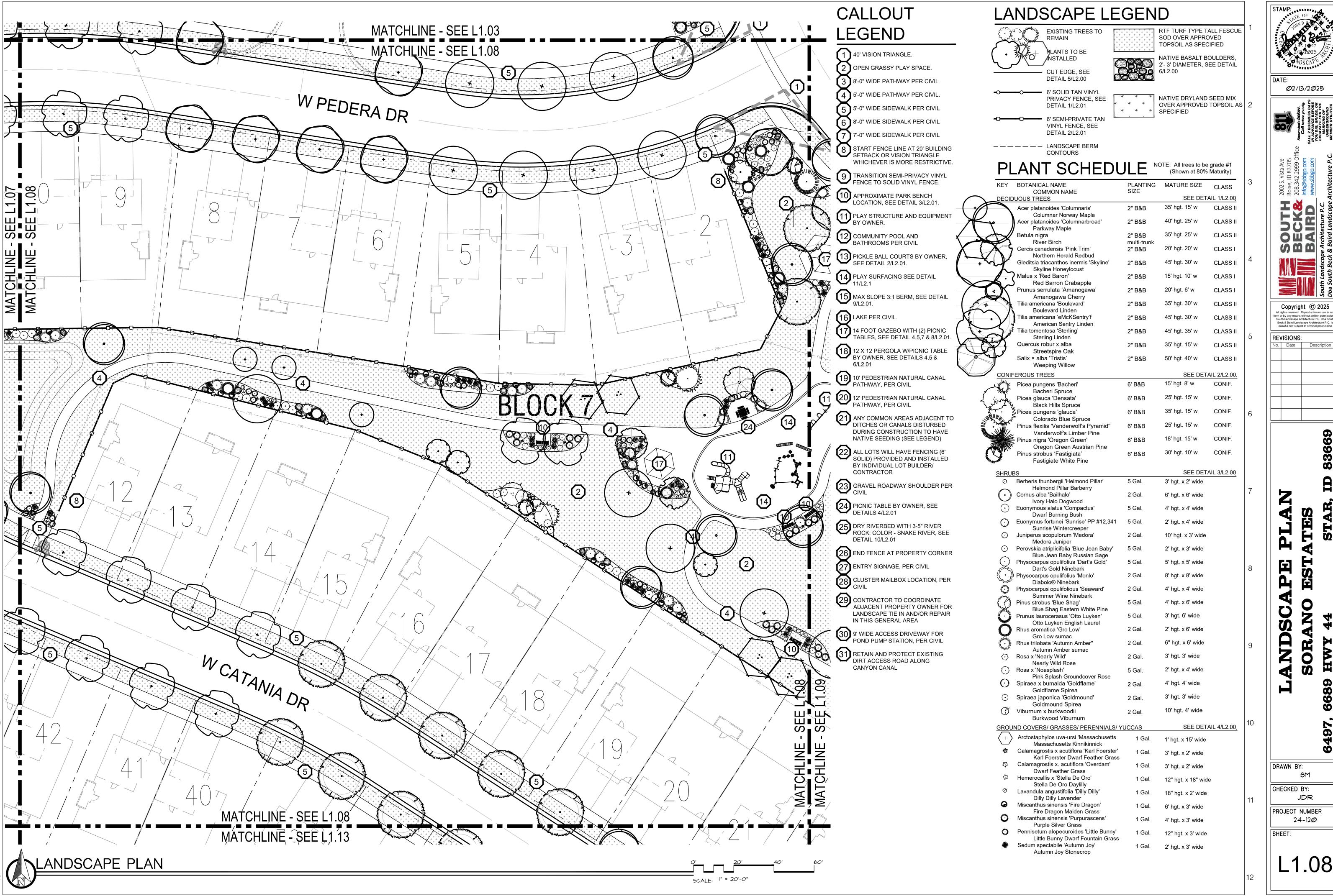
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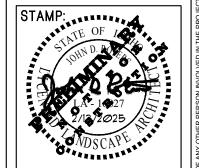
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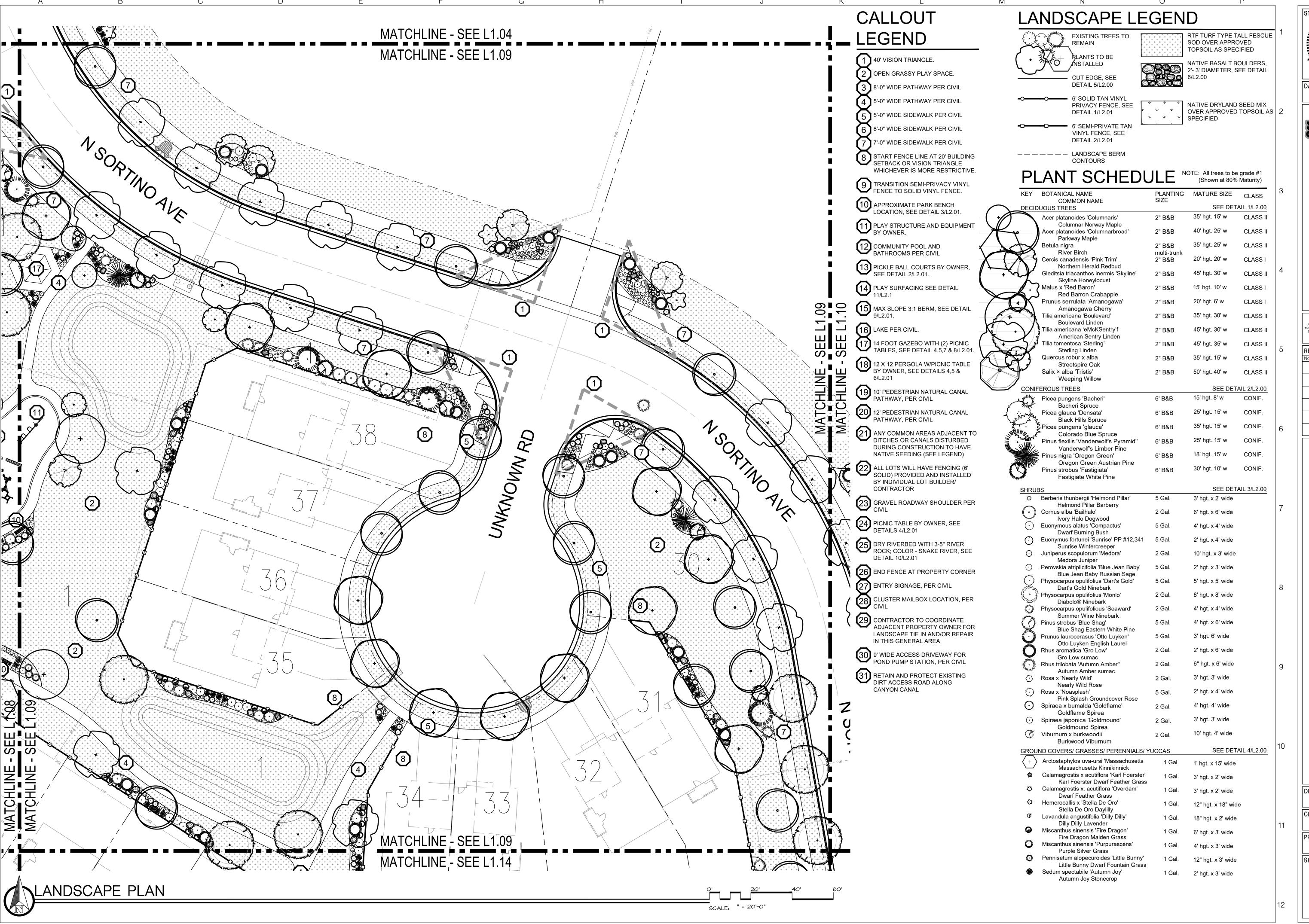
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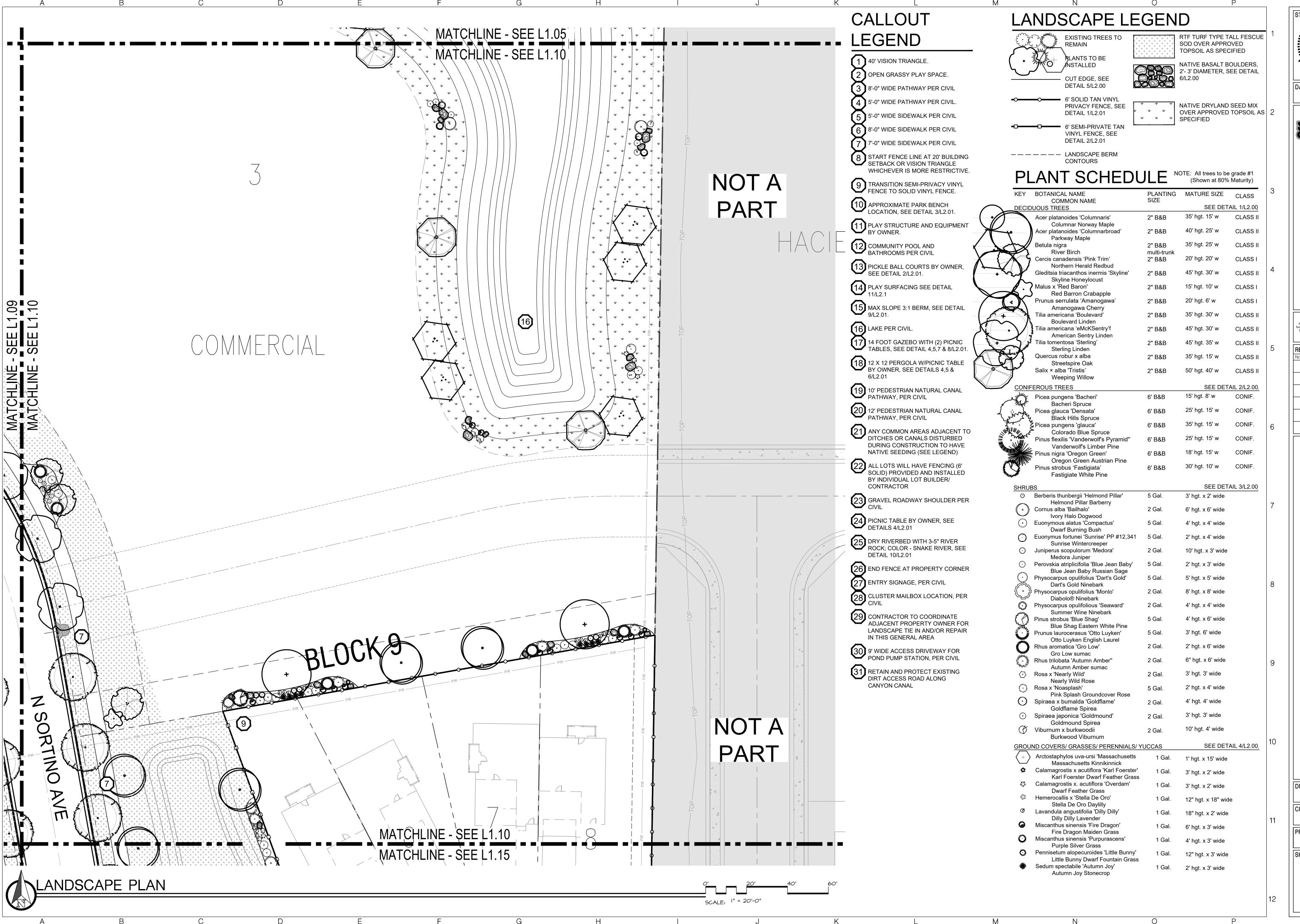
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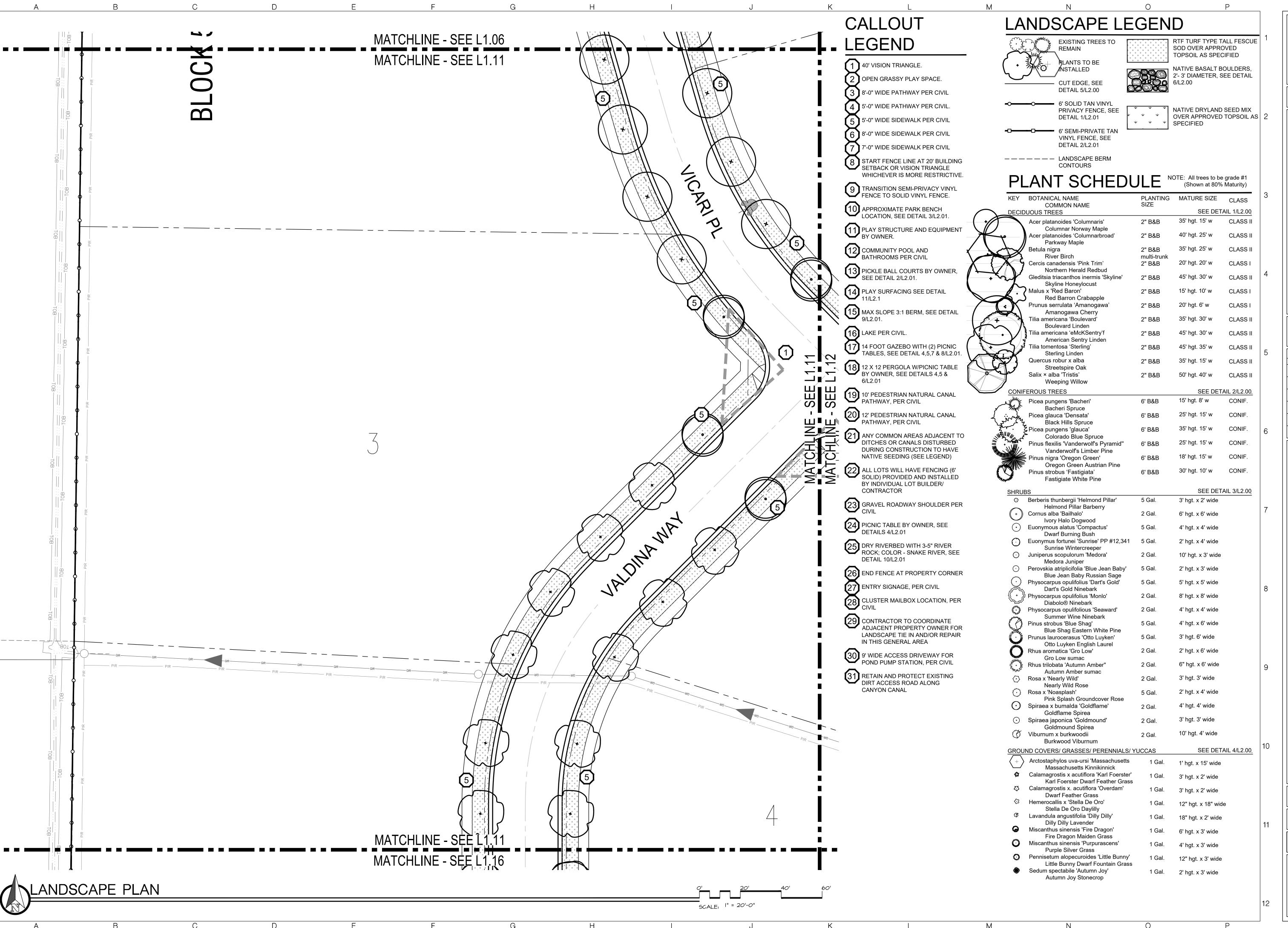
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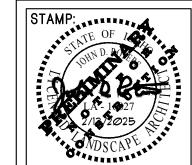
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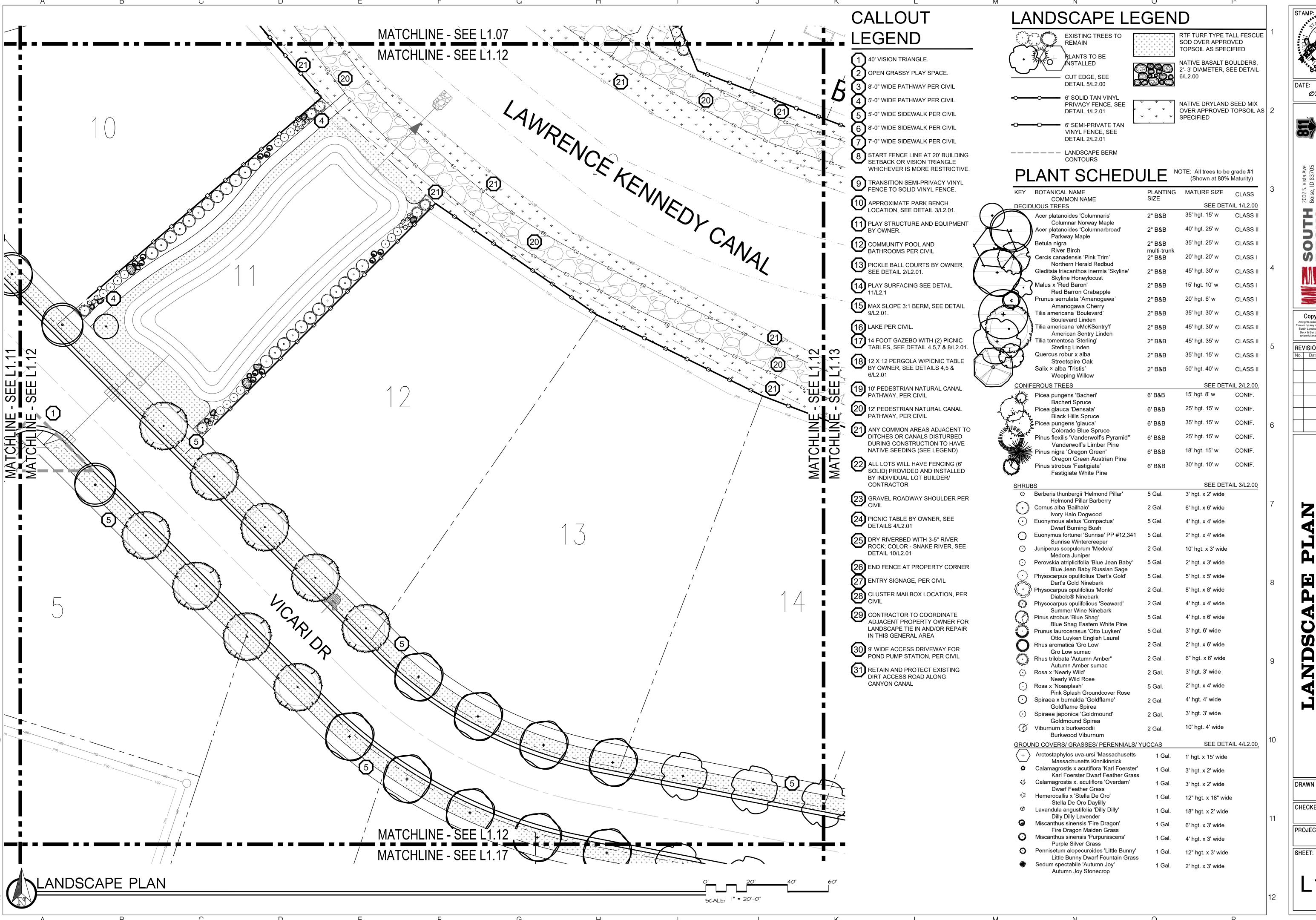
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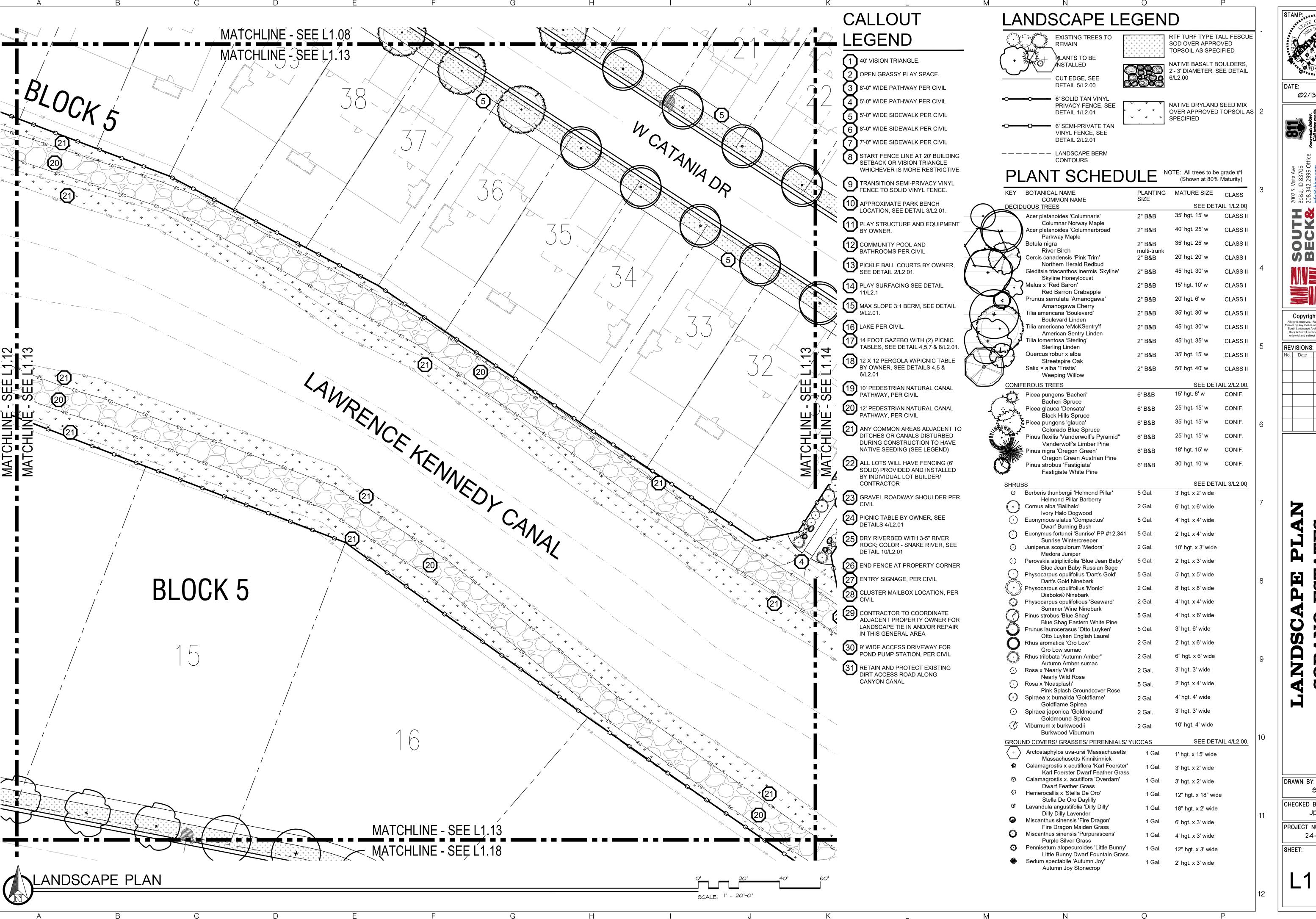
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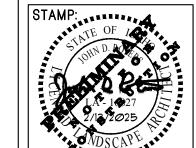
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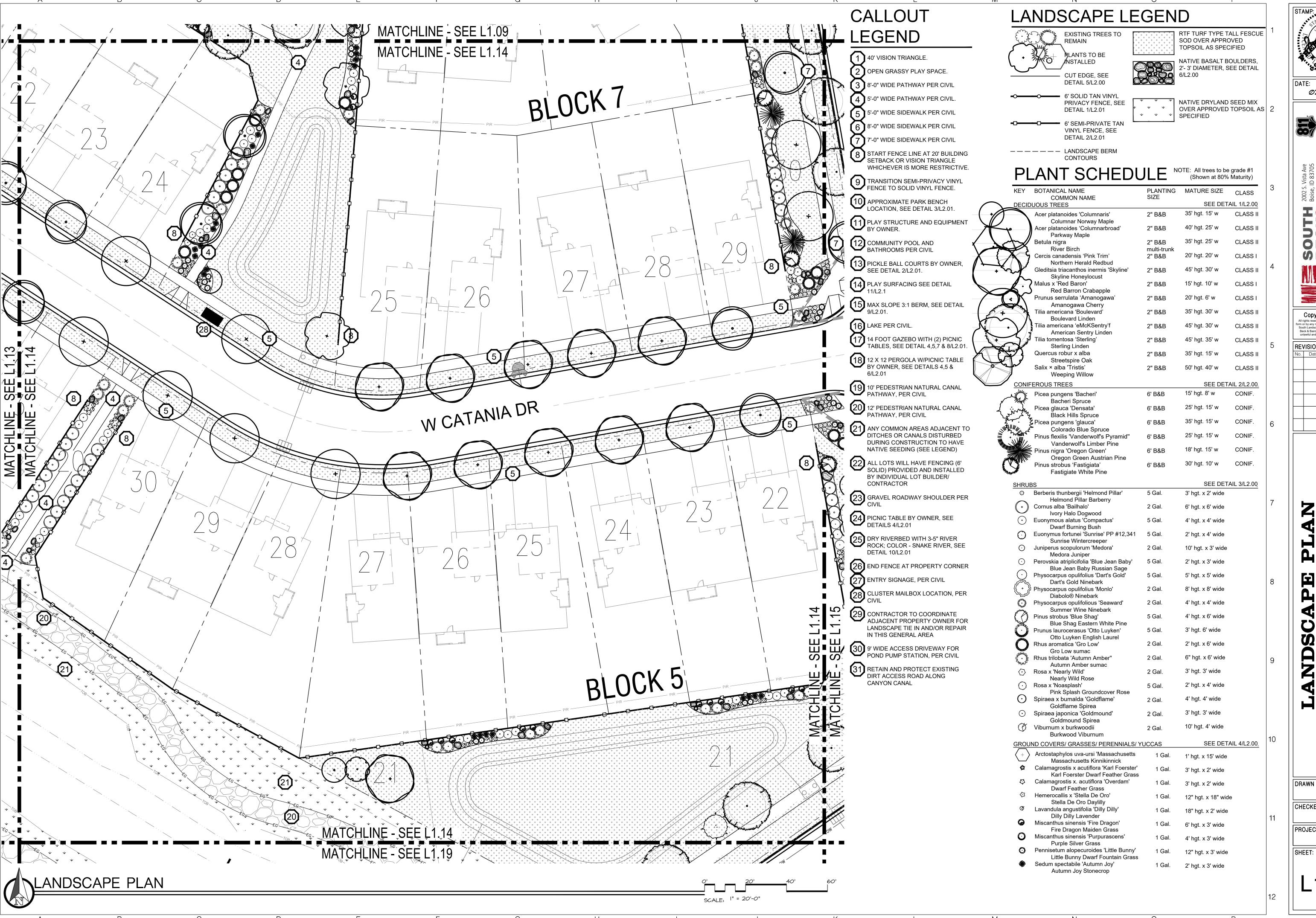
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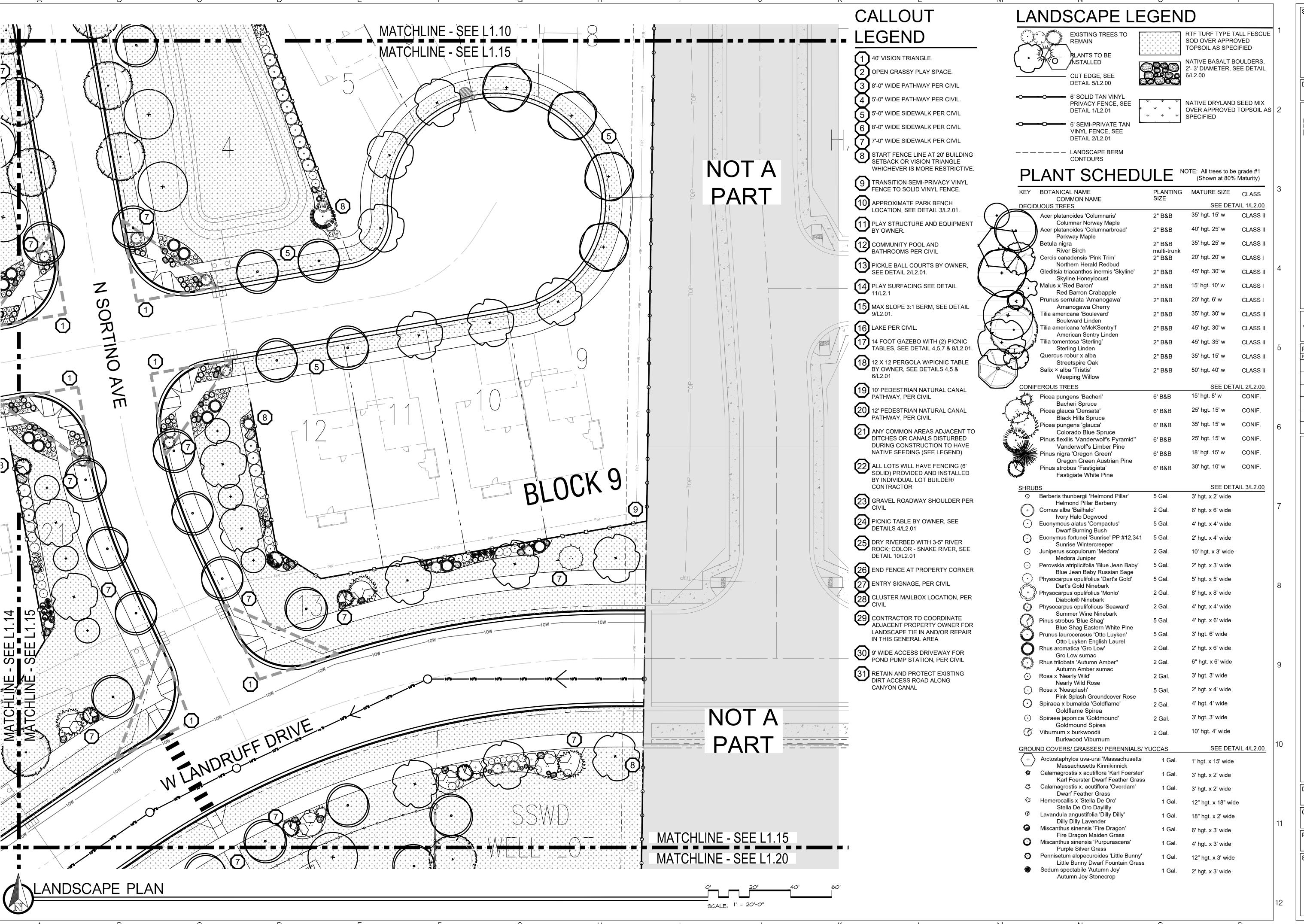
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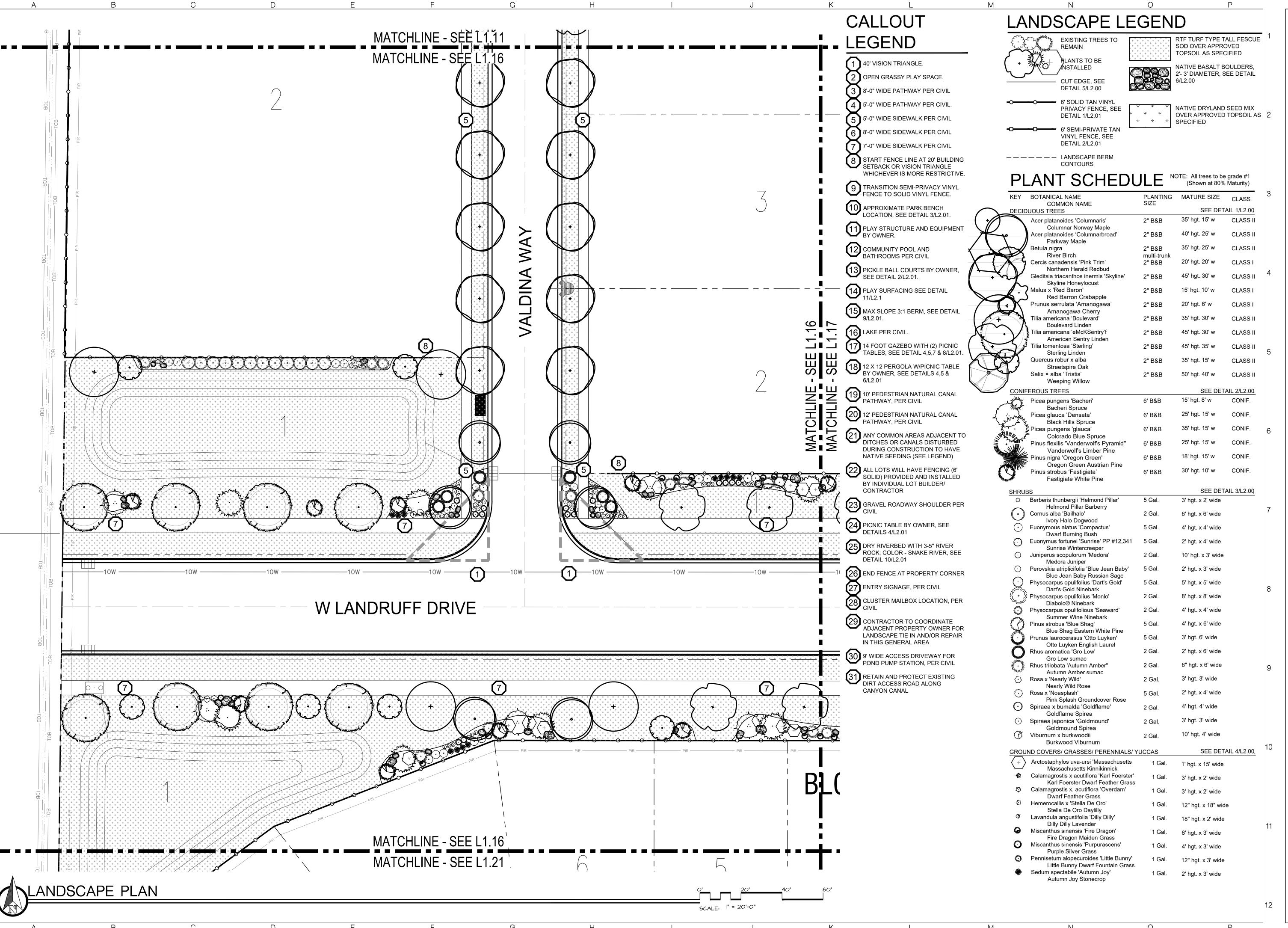
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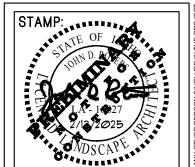
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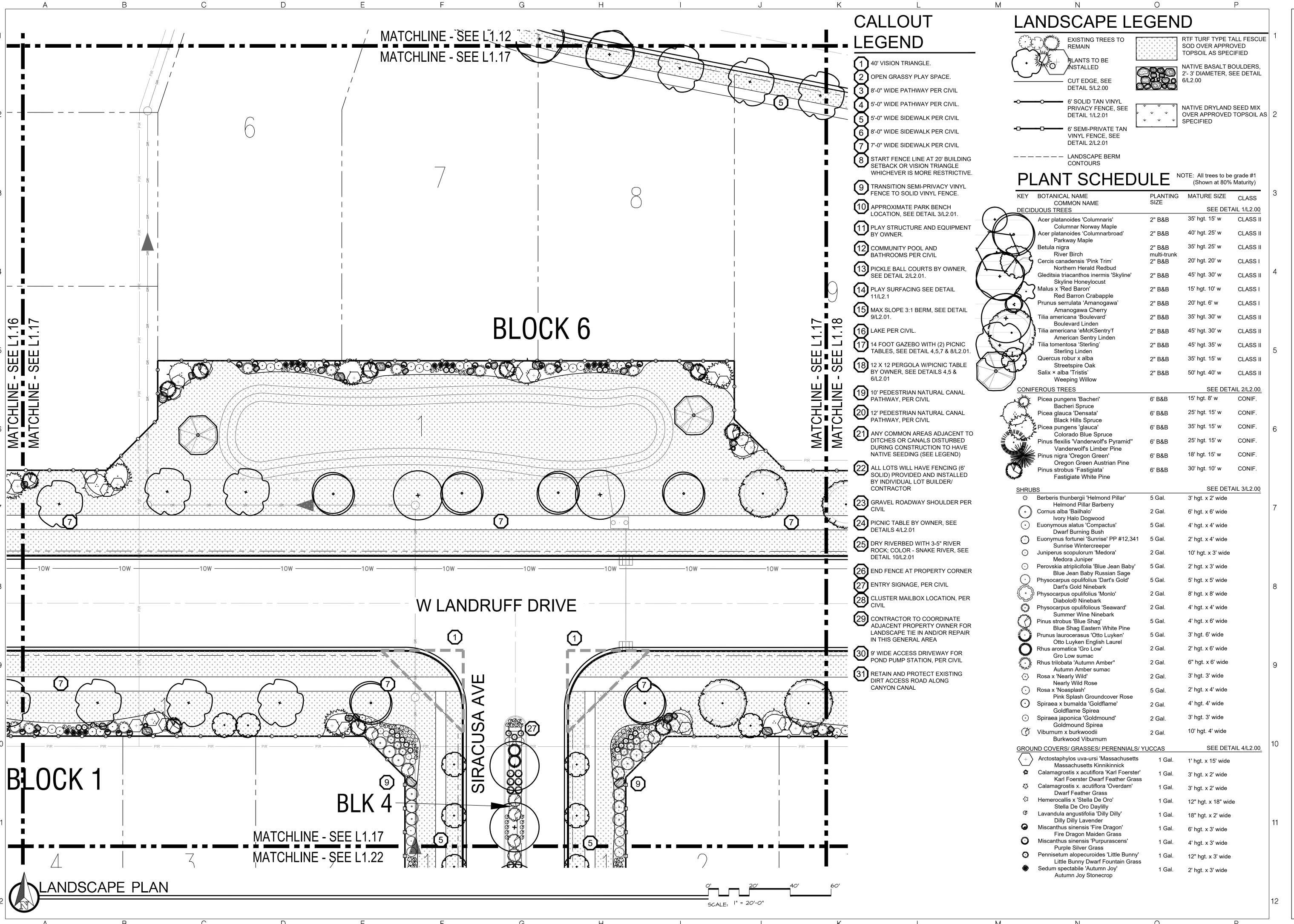
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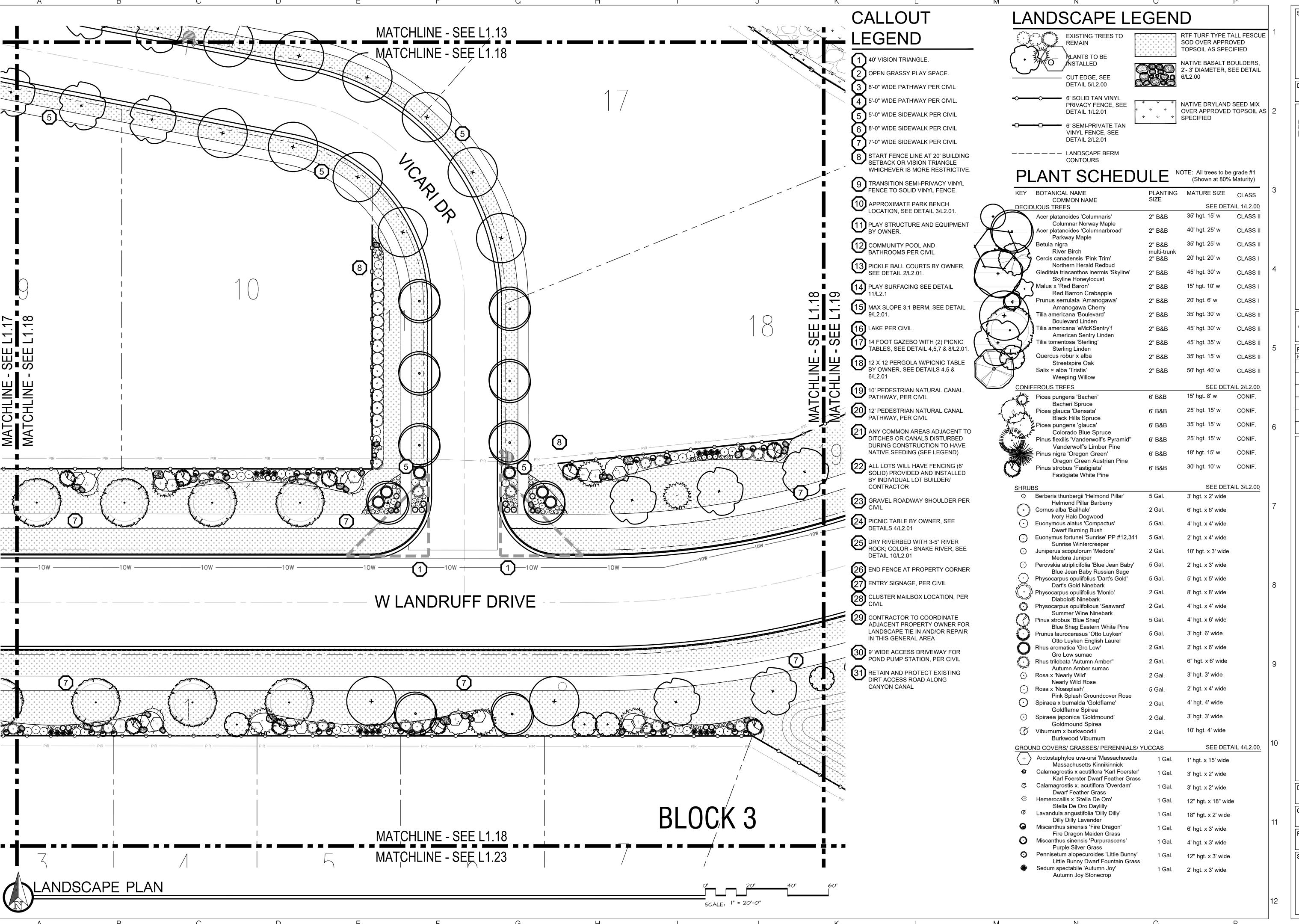
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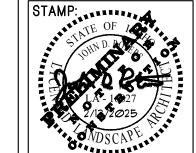
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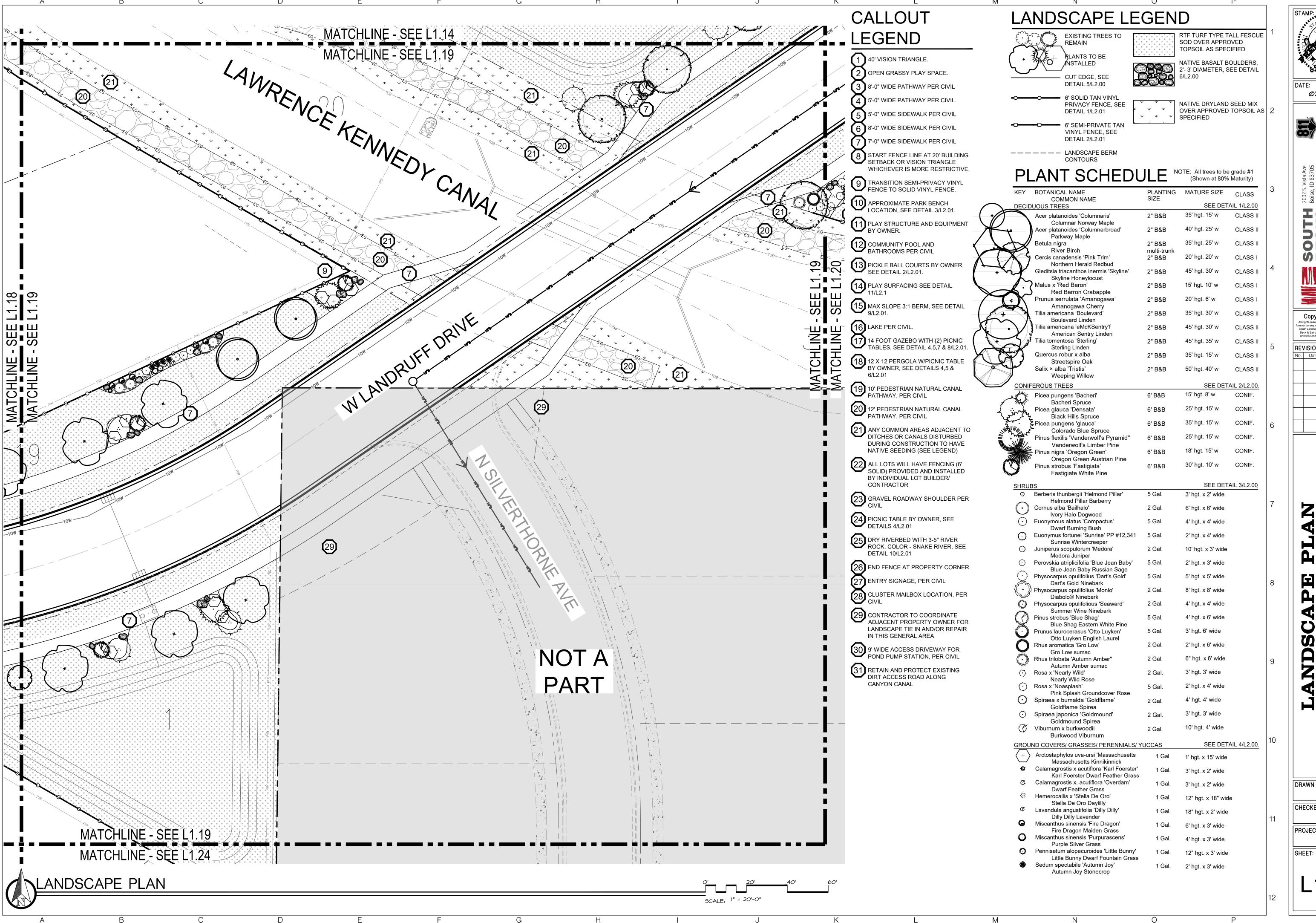
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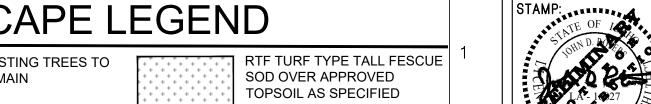
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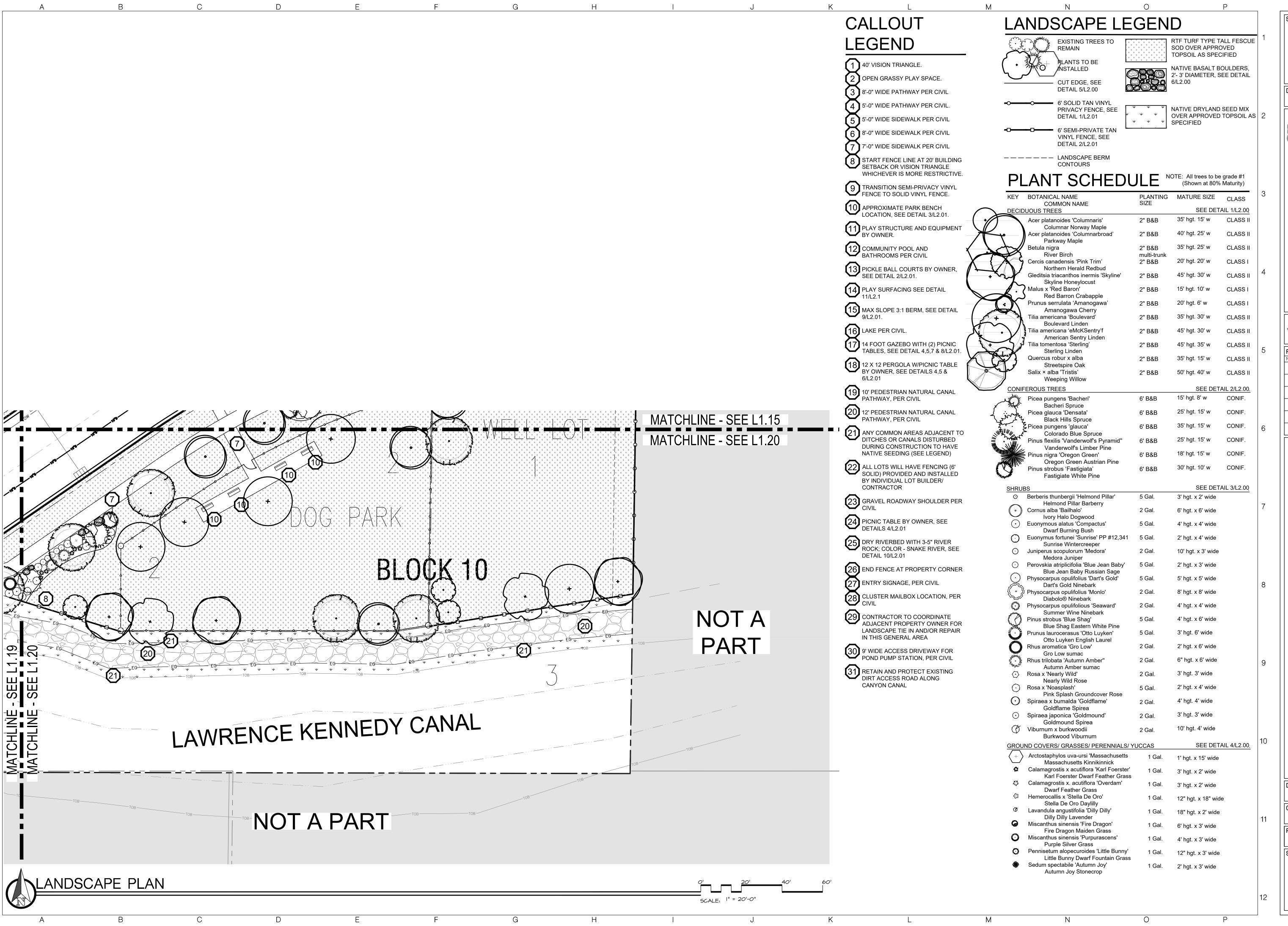
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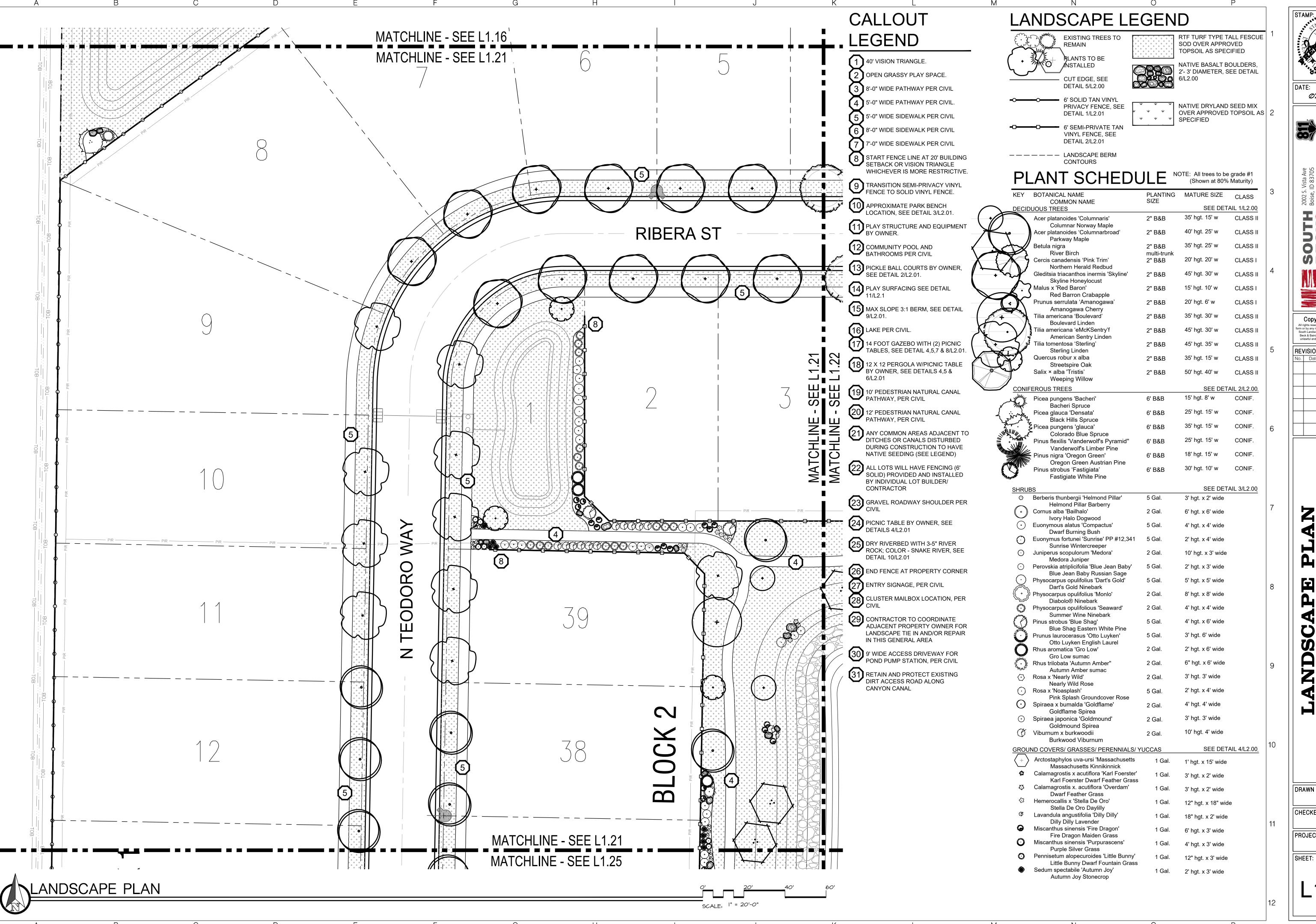
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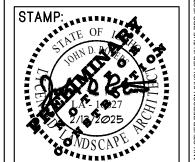
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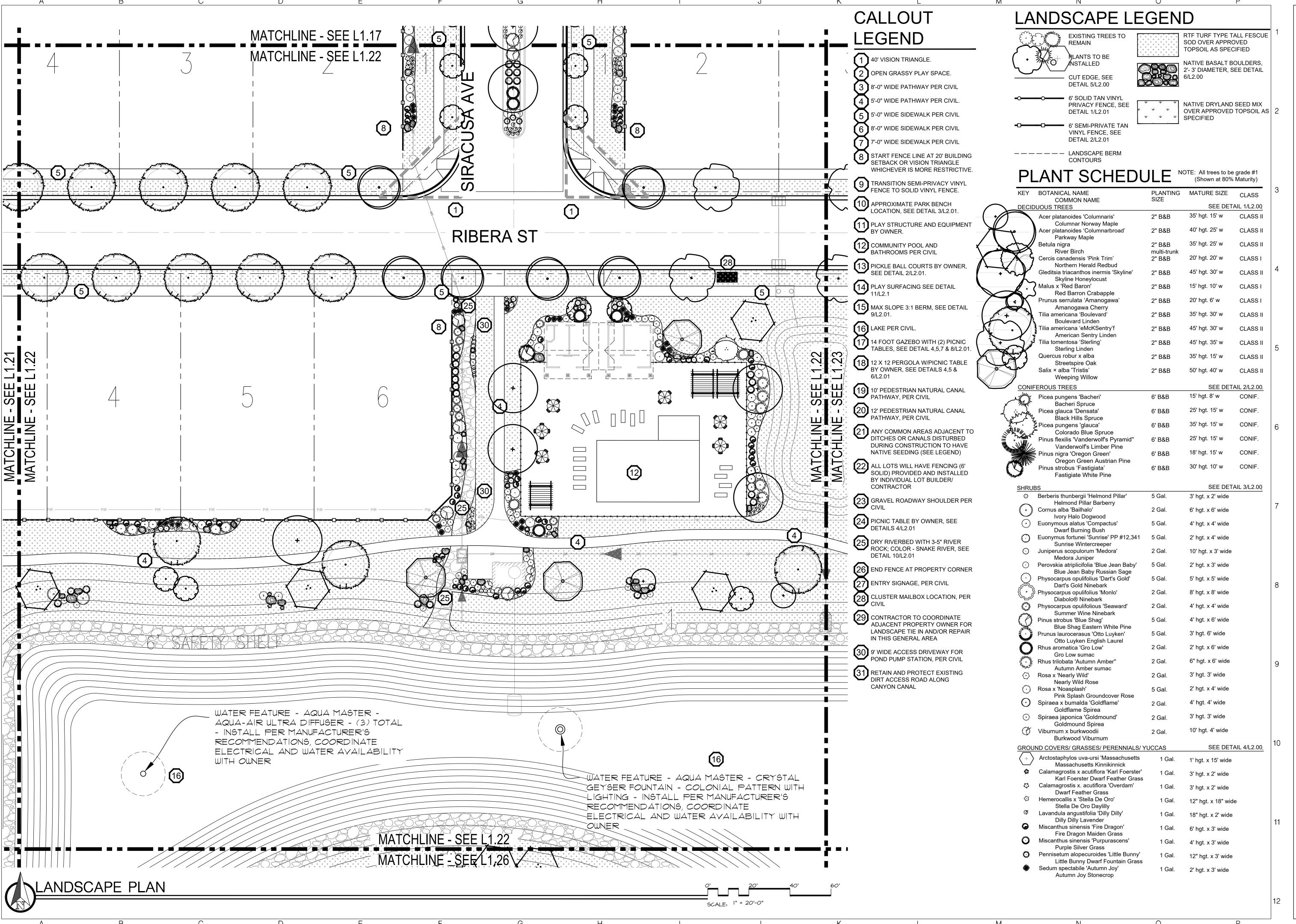
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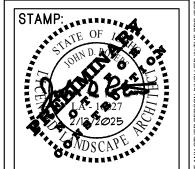
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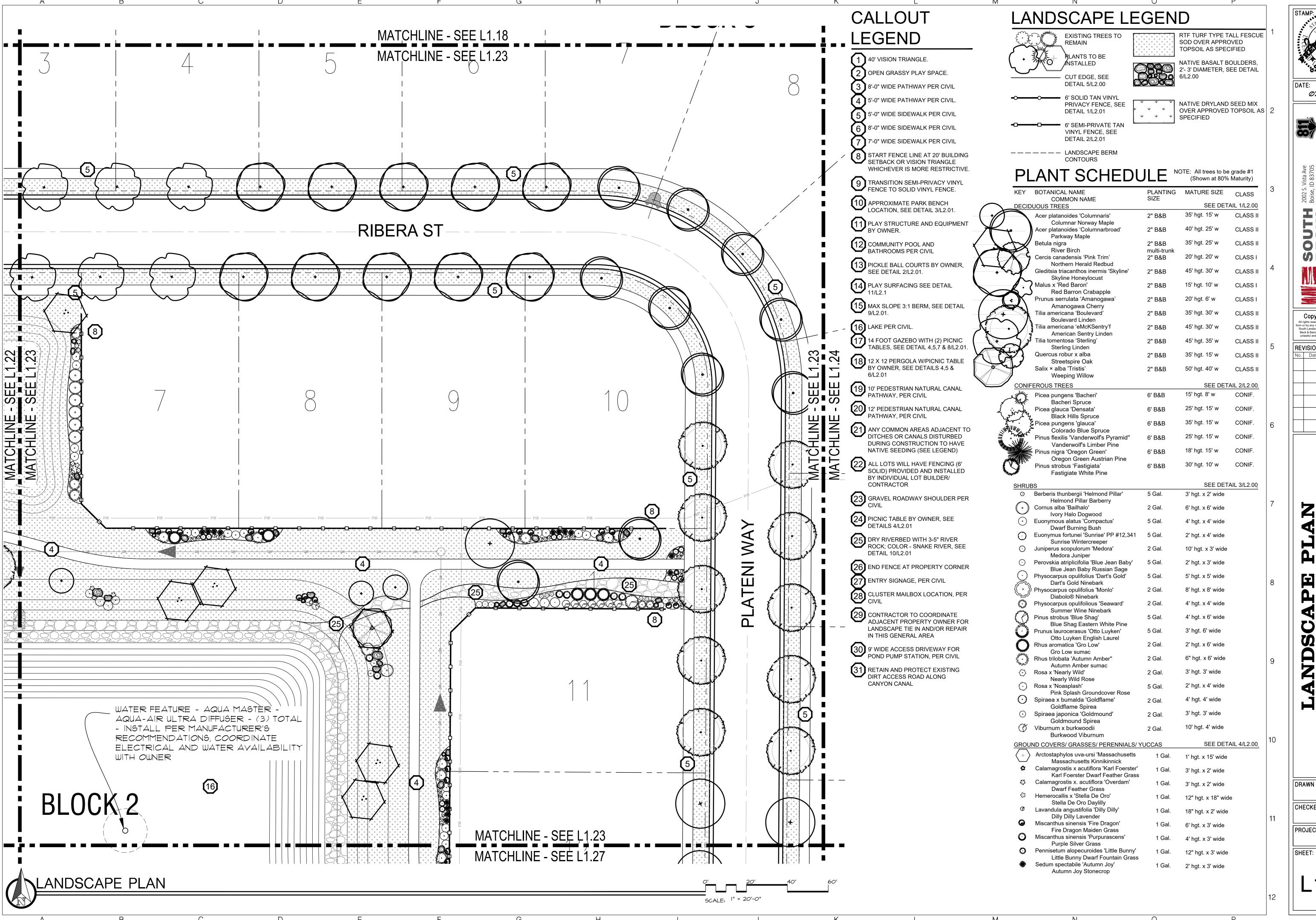
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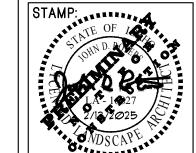
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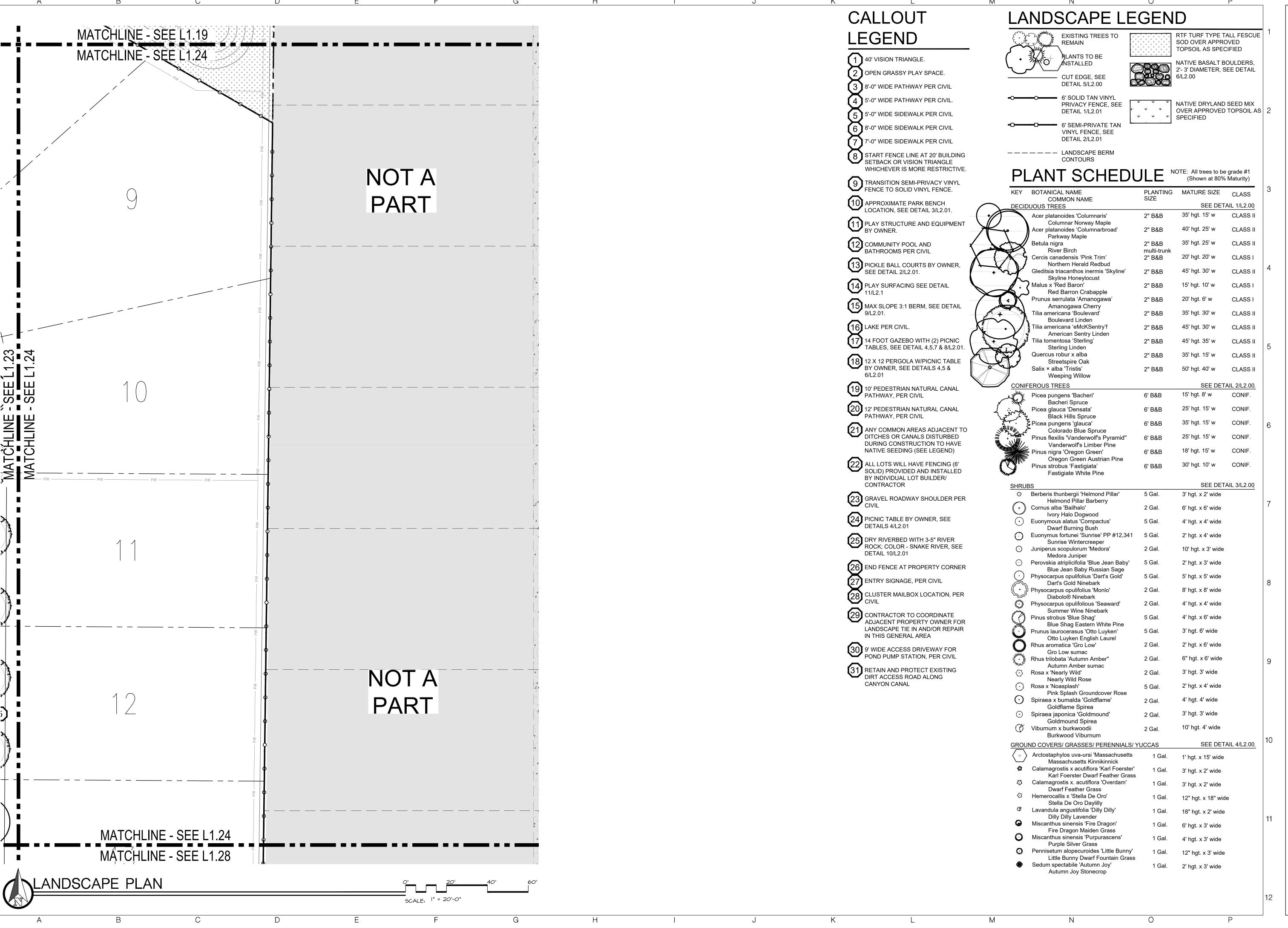
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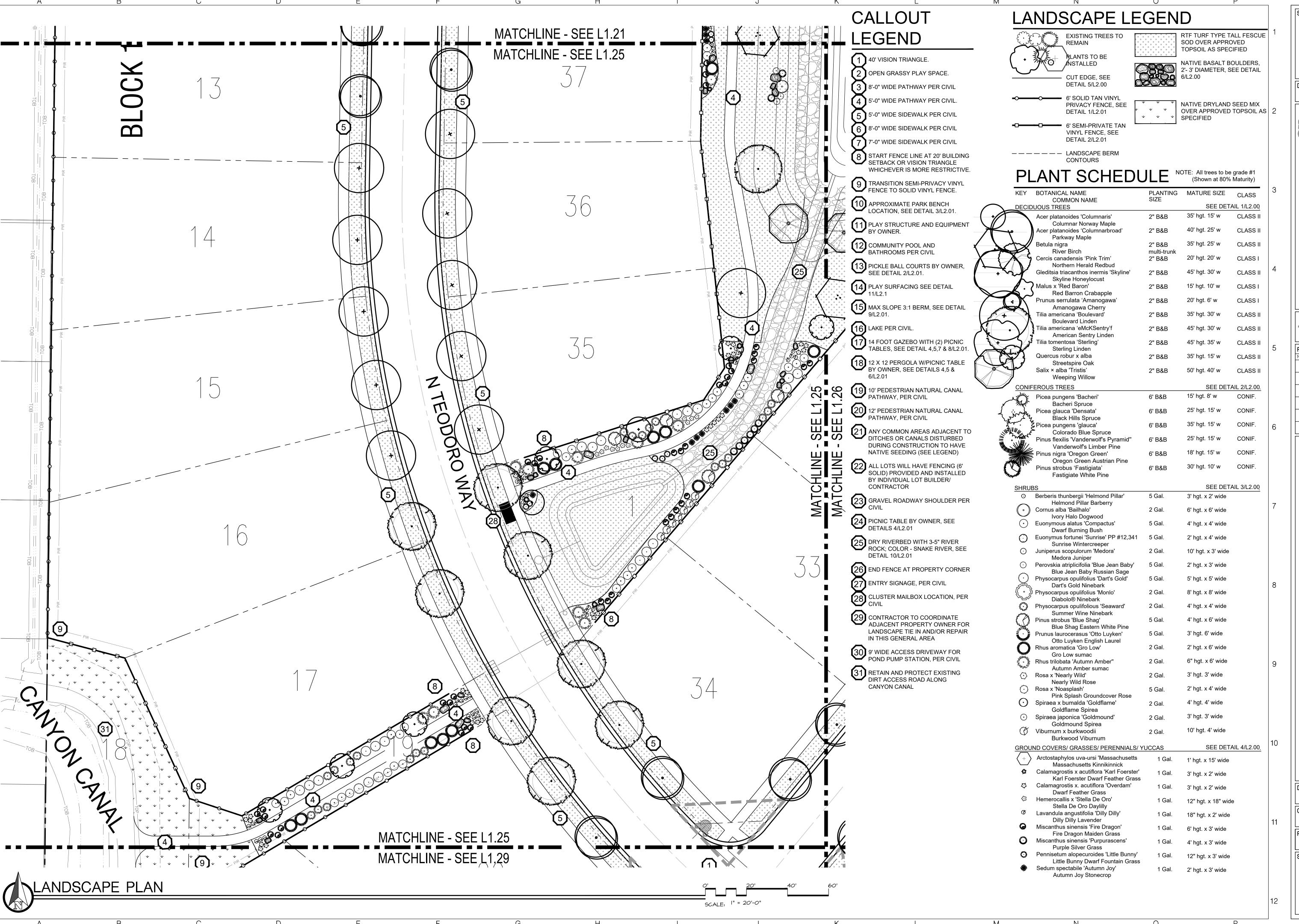
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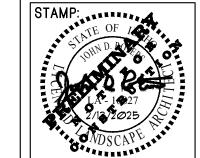
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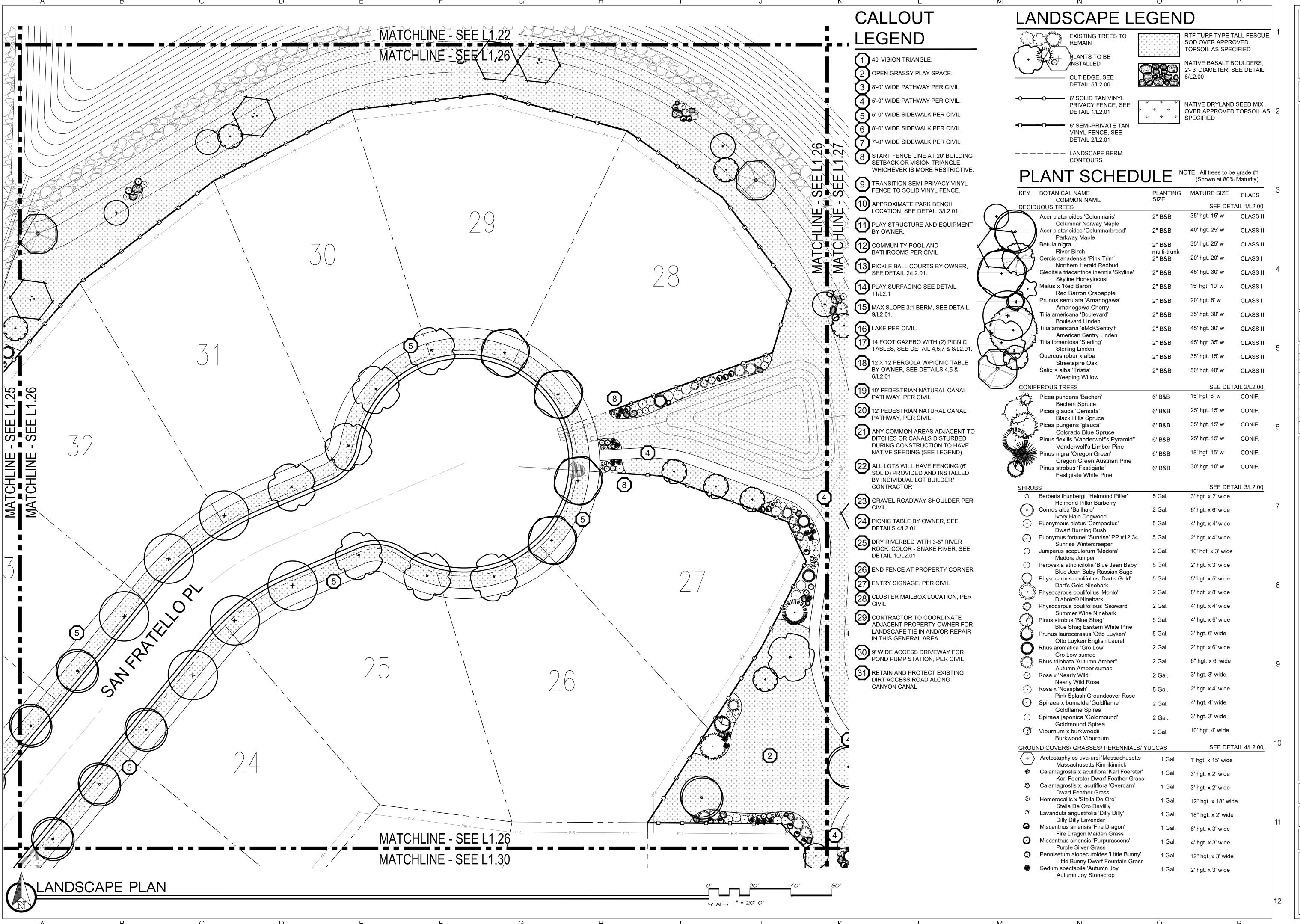
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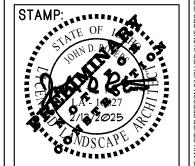
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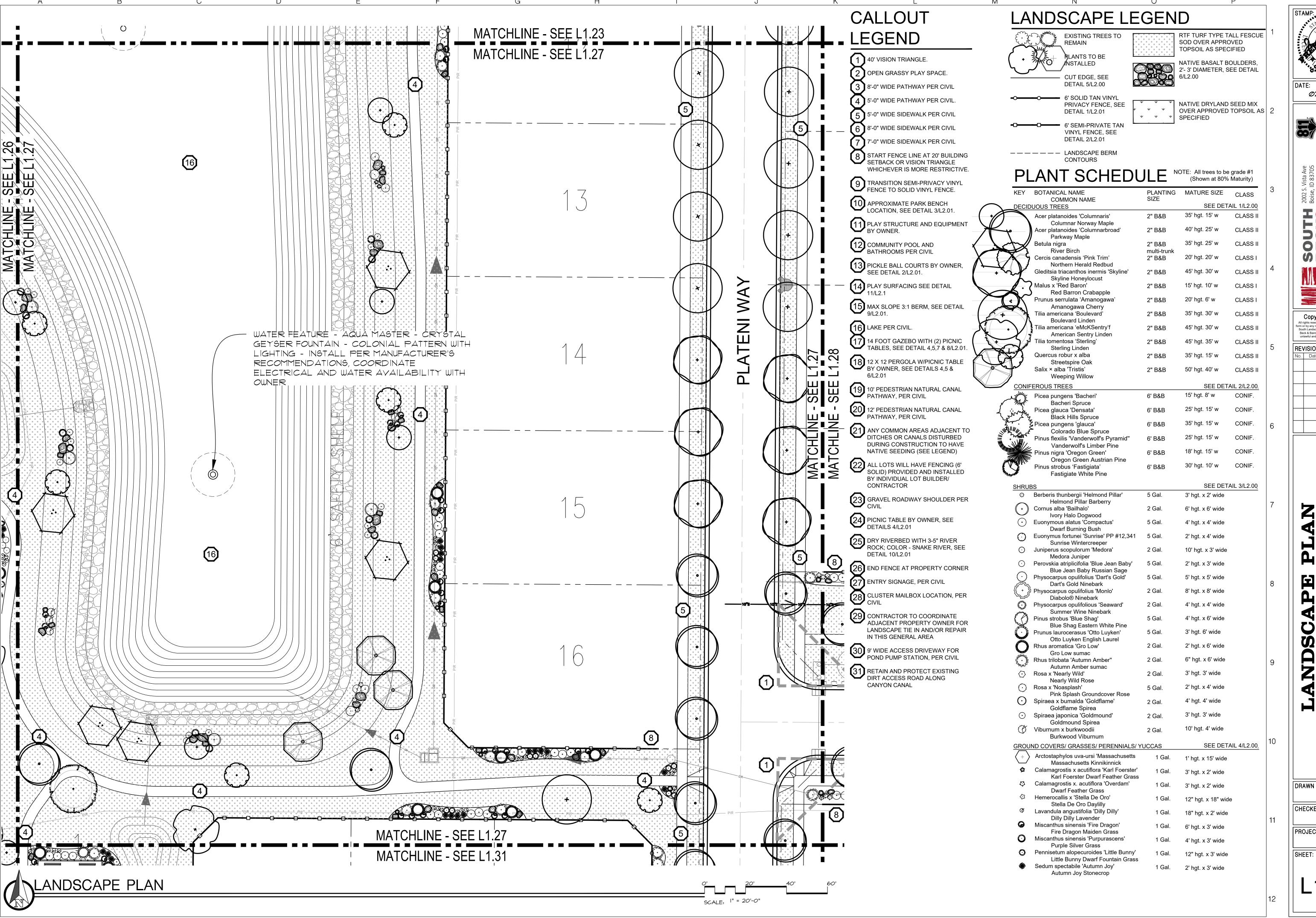
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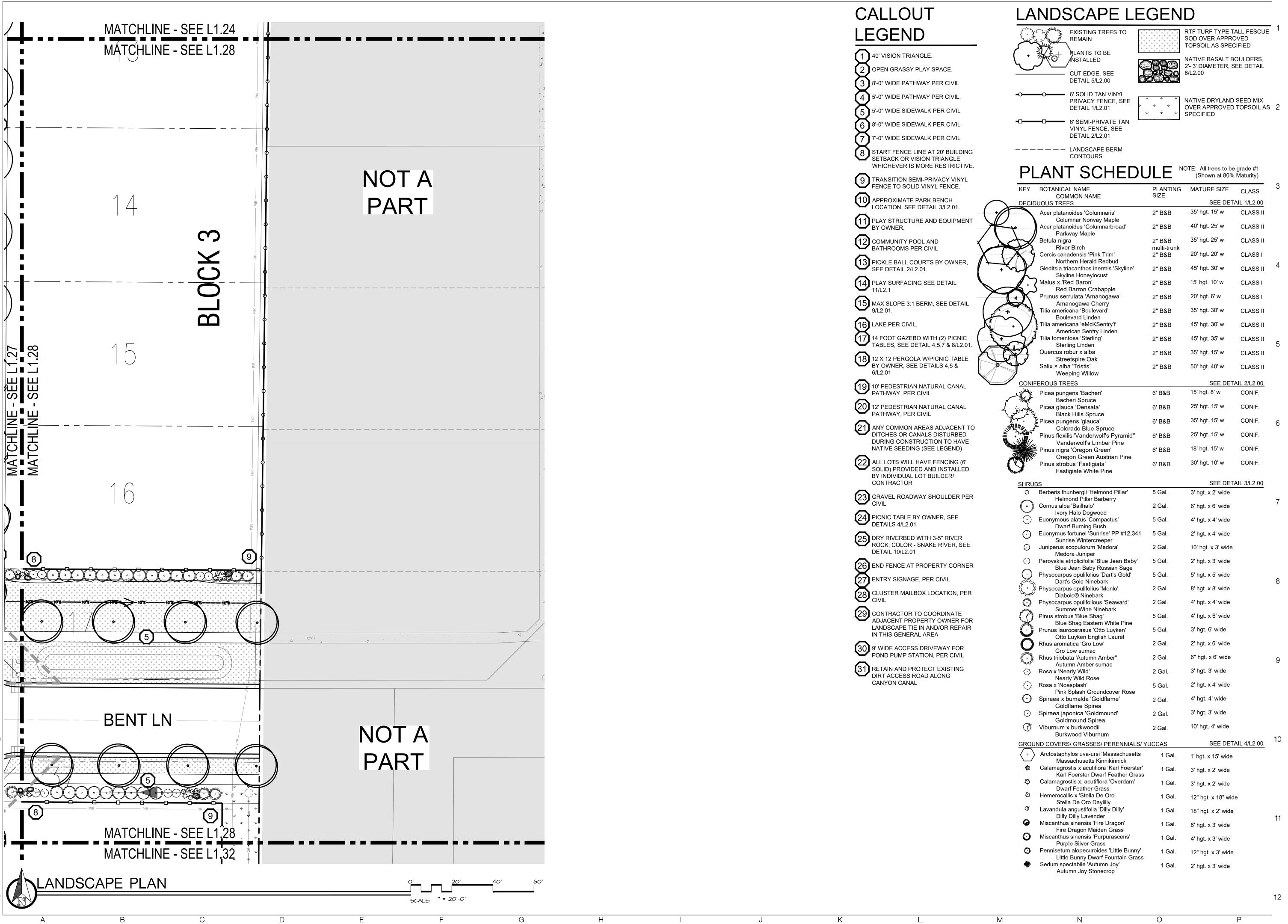
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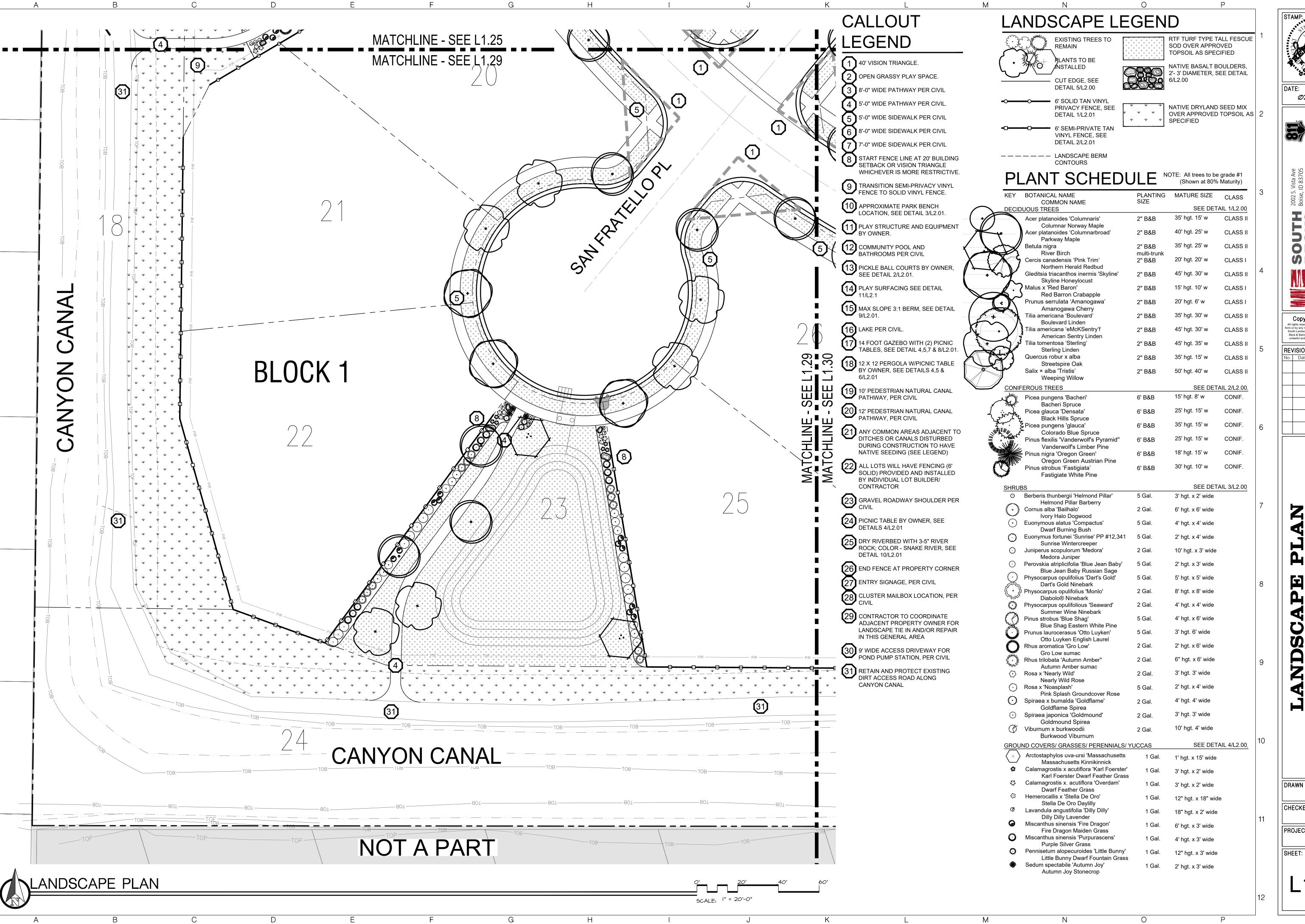
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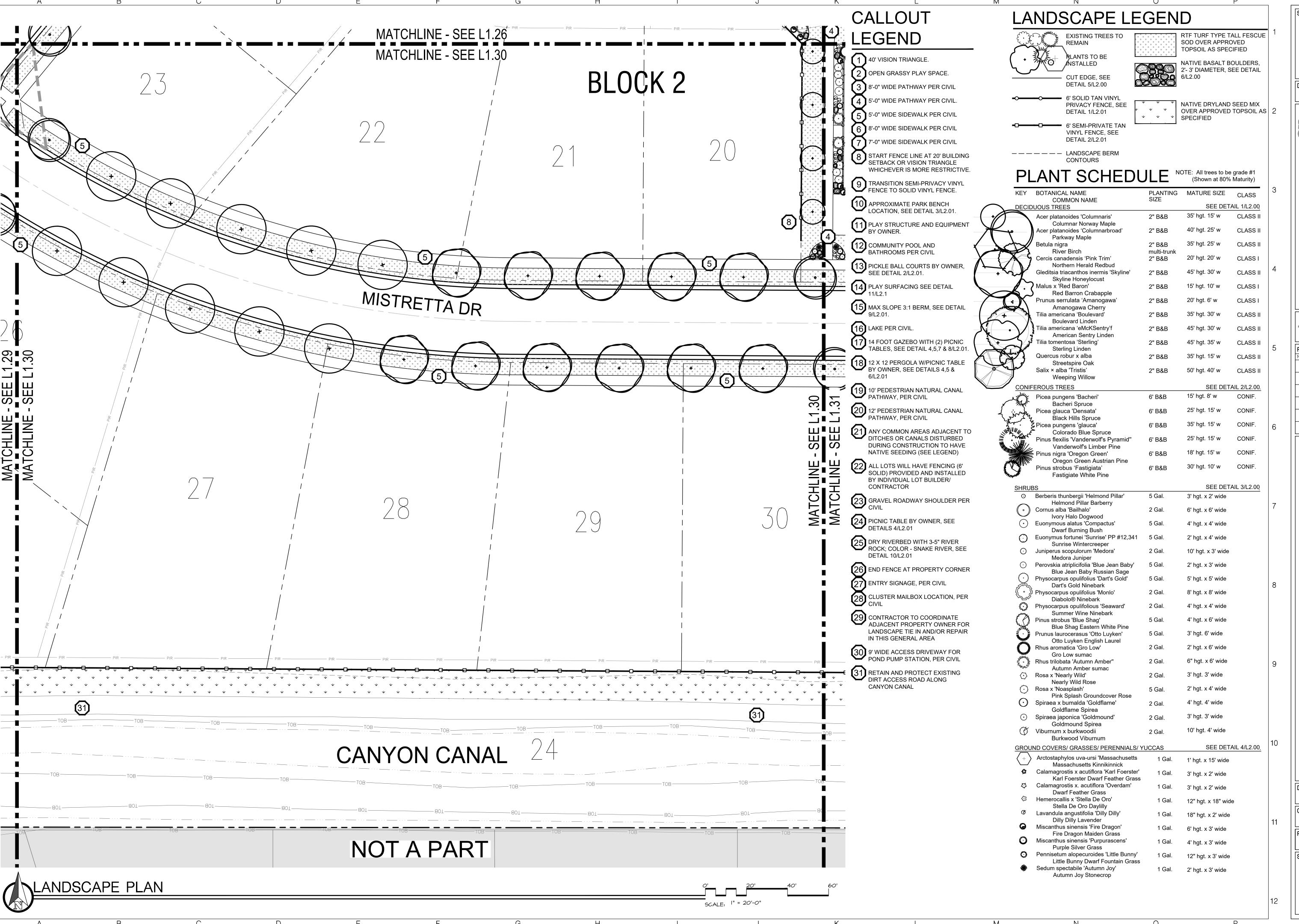
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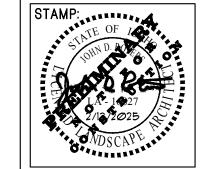
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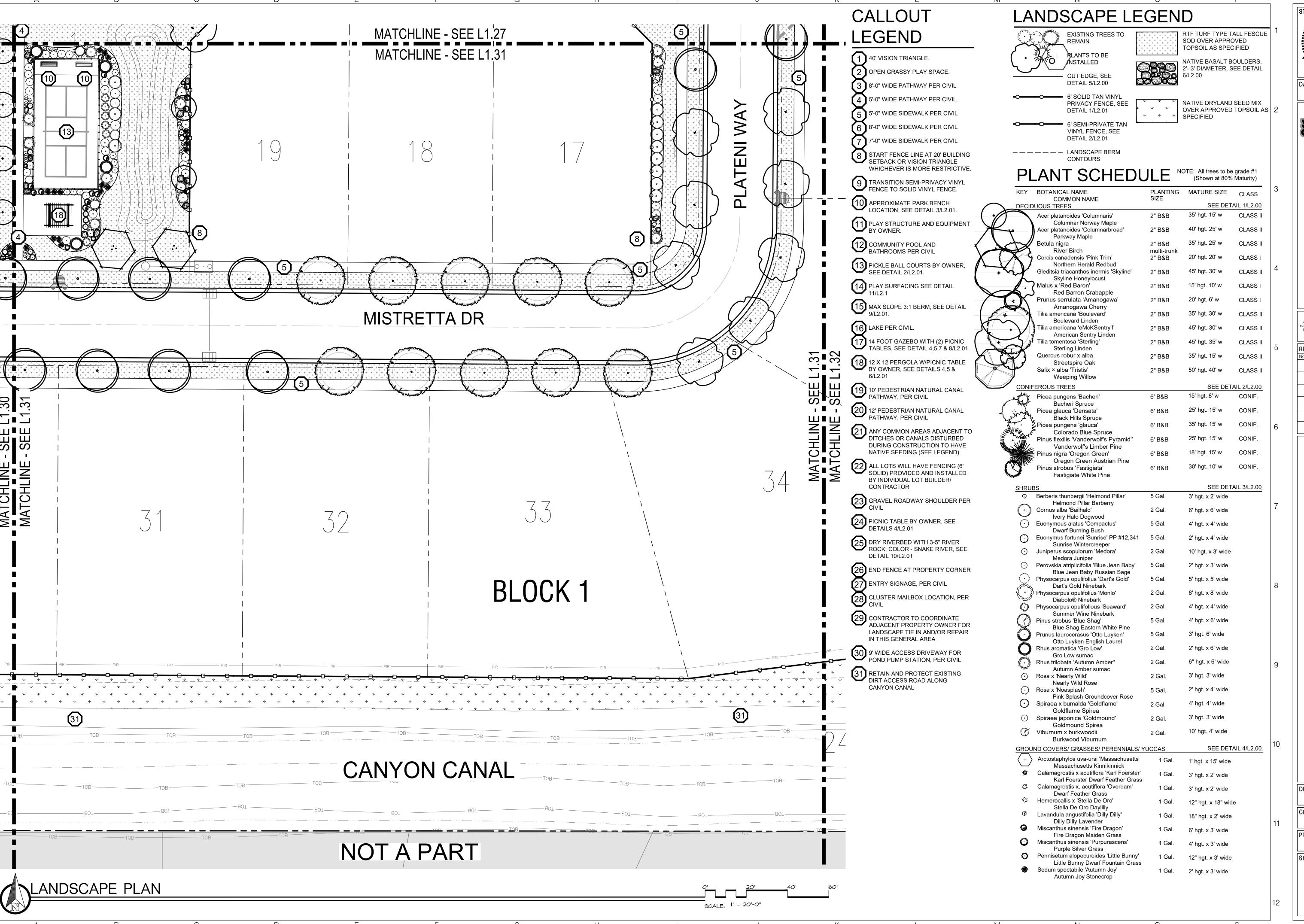
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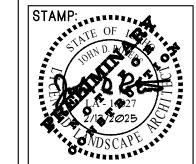
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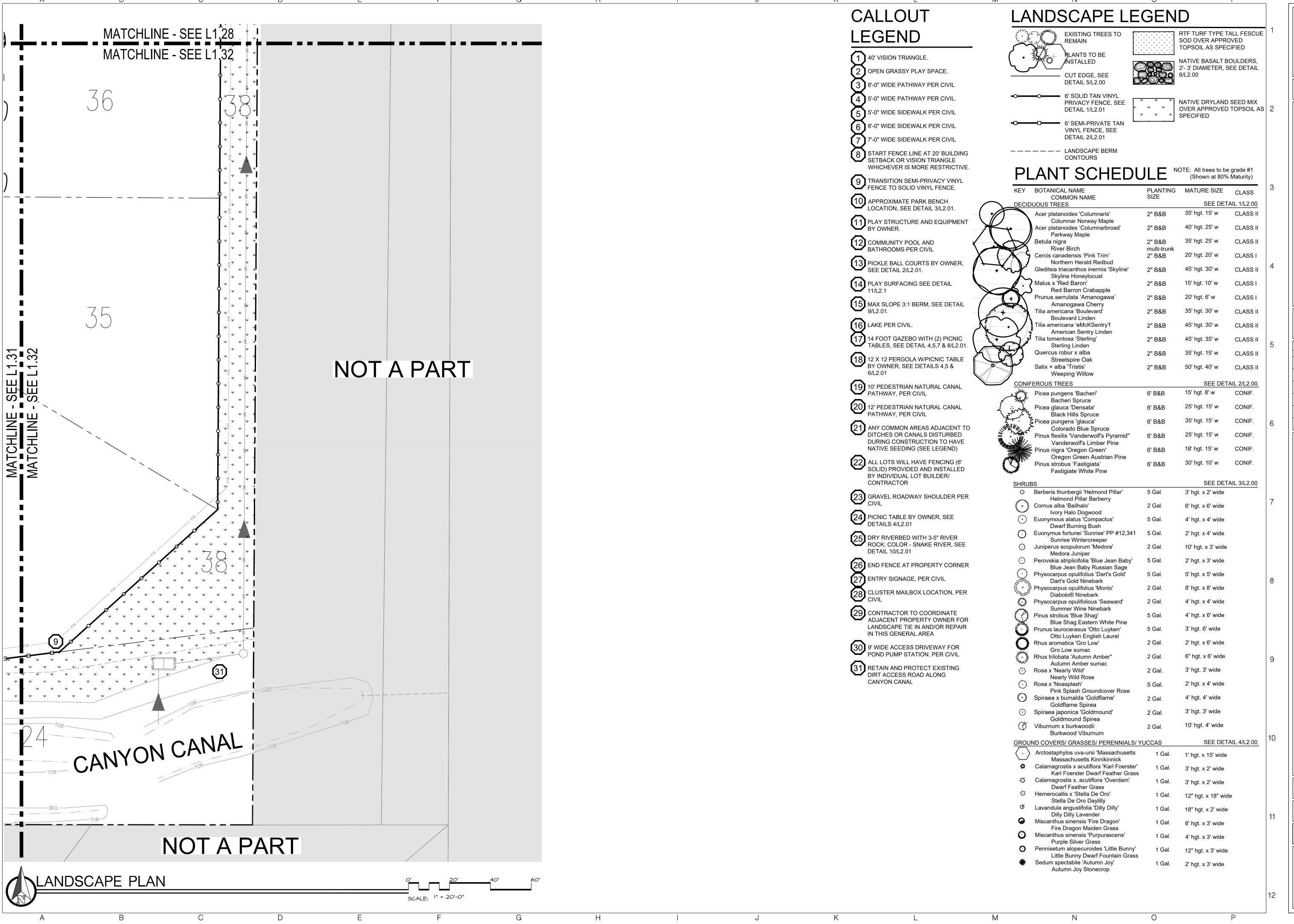
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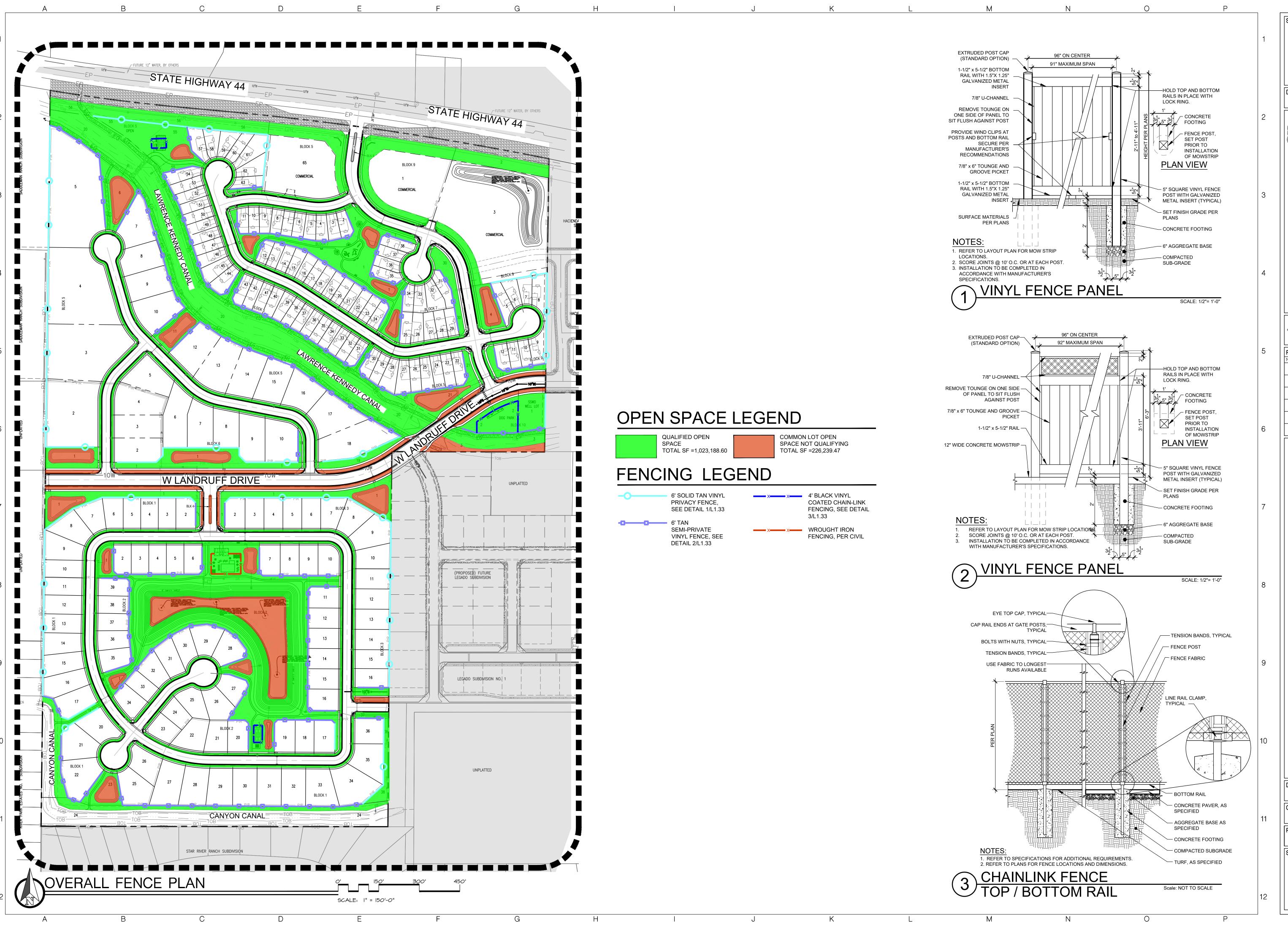
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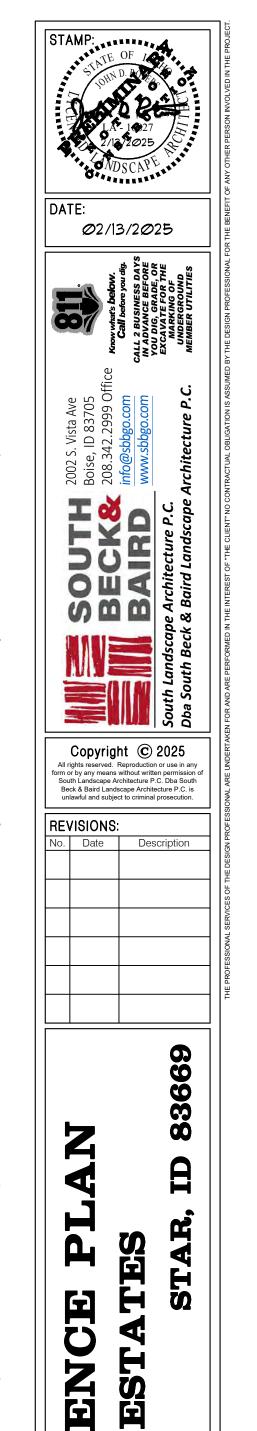
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SHEET:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE
- GRADE #1 OR BETTER. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK
- MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER
- ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- IN PLANTING BED AREAS. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM" PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.

1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3"

- 8. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT
- AVAILABLE 9. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT
- SEPARATION OF LANDSCAPE TYPES. 10. IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
- 11. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL
- MAINLINE AND LATERAL LINES. 12. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- 13. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
- 14. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL
- ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. 15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- 16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- 17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS. 18. ANY COMMON AREAS ADJACENT TO DITCHES OR CANALS DISTURBED
- DURING CONSTRUCTION TO HAVE NATIVE SEEDING (SEE LEGEND) 19. ALL LOTS WILL HAVE FENCING (6' SOLID) PROVIDED AND INSTALLED BY
- INDIVIDUAL LOT BUILDER/ CONTRACTOR 20. COORDINATE IN THE FIELD THE LOCATION OF ALL STREET/PARKWAY TREES WITH DRIVEWAYS. (ADJUST AS NECESSARY)

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY
- SYSTEM. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE
- a. PRECISE INDIVIDUAL STATION TIMING b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES

PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:

- c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE
- WATER TO RESPECTIVE HYDRO-ZONES. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND
- INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

DISCLAIMER:

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DRYLAND SEEDING REQUIREMENTS

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION. THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING

SEED MIXTURE:	RATE: PURE LIVE SEED LBS / ACRE
WESTERN YARROW	0.20
FIRECRACKER PENSTEMON	0.40
BLUE FLAX	4.20
CALIFORNIA POPPY	4.20
SHEEP FESCUE	3.00
IDAHO FESCUE	4.00

TOTAL SEED

ROCKY MOUNTAIN PENSTEMON

SANDBURG BLUEGRASS

FIBER MULCH MATERIA GROW NUTRIBASE FROM QUATTRO ENVIRONMENTAL, A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE

2.00

2.00

INSTALL @ 20 LBS / ACRE

ORGANIC SOIL AMENDMENT

RATE OF 2000 LBS. PER ACRE.

GROW NUTRIBOOST FROM QUATTRO ENVIRONMENTAL (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.

GRANITE SEED 1697 WEST 2100 NORTH

P.O. BOX 177 LEHI, UTAH 84043

1-800-768-4433 (OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

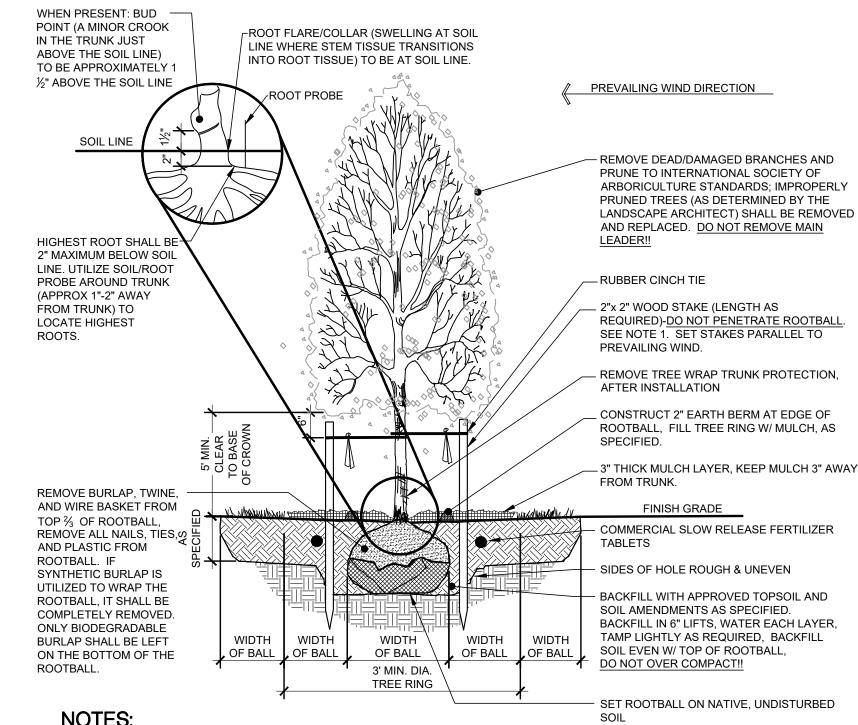
THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED **GERMINATION**

FERTILIZATION FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

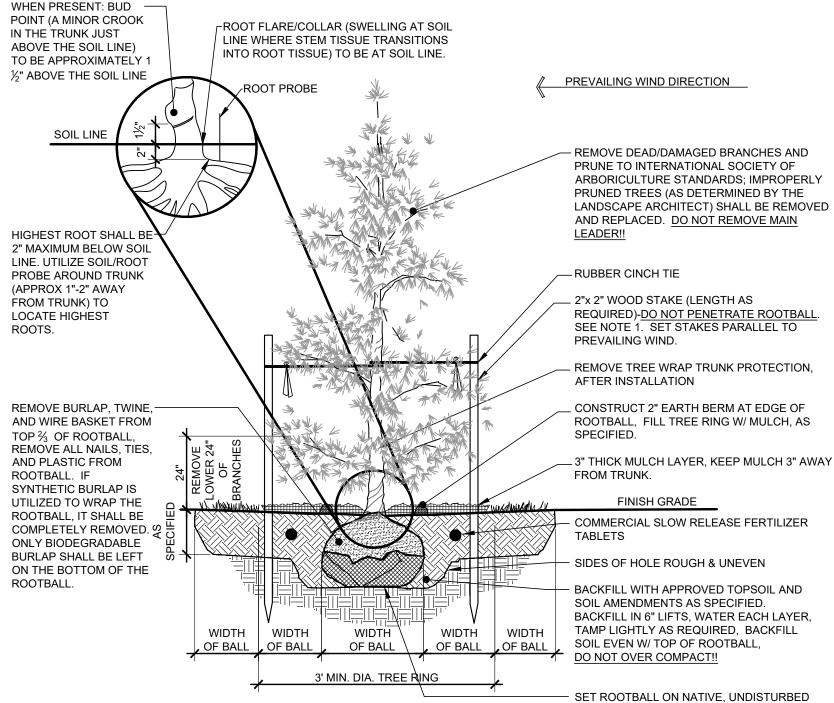
AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.



THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE

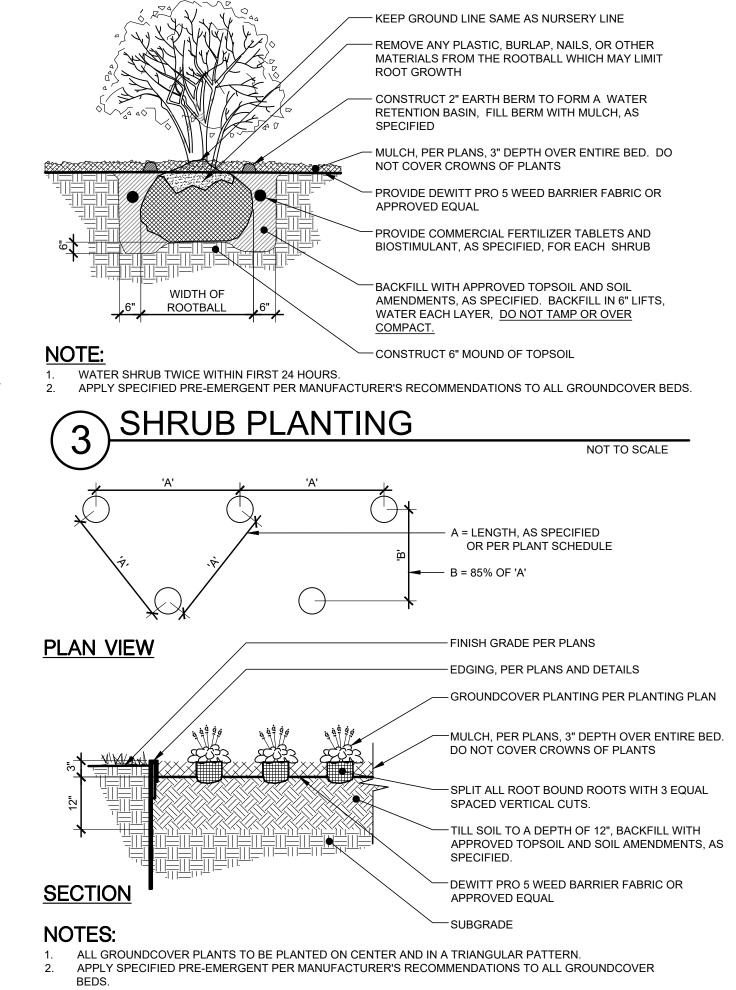
- 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING
- METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE. WATER TREE TWICE WITHIN THE FIRST 24 HOURS
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY FOR TREES LOCATED WITHIN 5'-0" OF A CONCRETE CURB OR WALKWAY, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

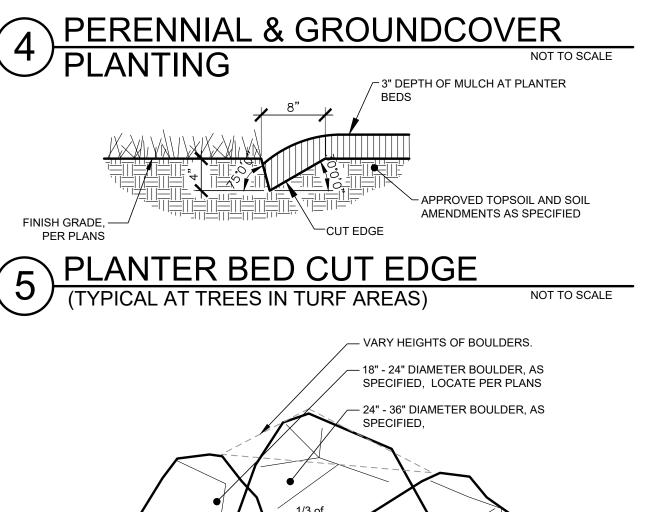


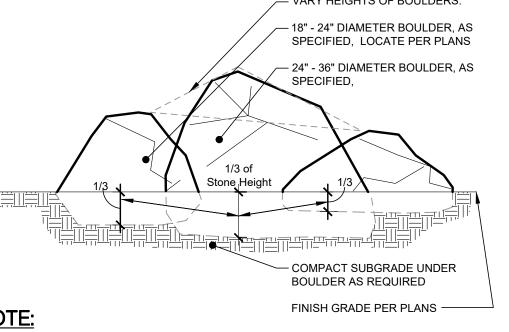


- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS. THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

CONIFEROUS TREE PLANTING







1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL 2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION. 3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.

4. WHEN PLACING BOULDERS, BURY $\frac{1}{4}$ TO $\frac{1}{3}$ OF BOULDER BELOW FINISH GRADE. 5. DO NOT SCAR OR DAMAGE BOULDERS. 6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

BOULDER INSTALLATION

NOT TO SCALE

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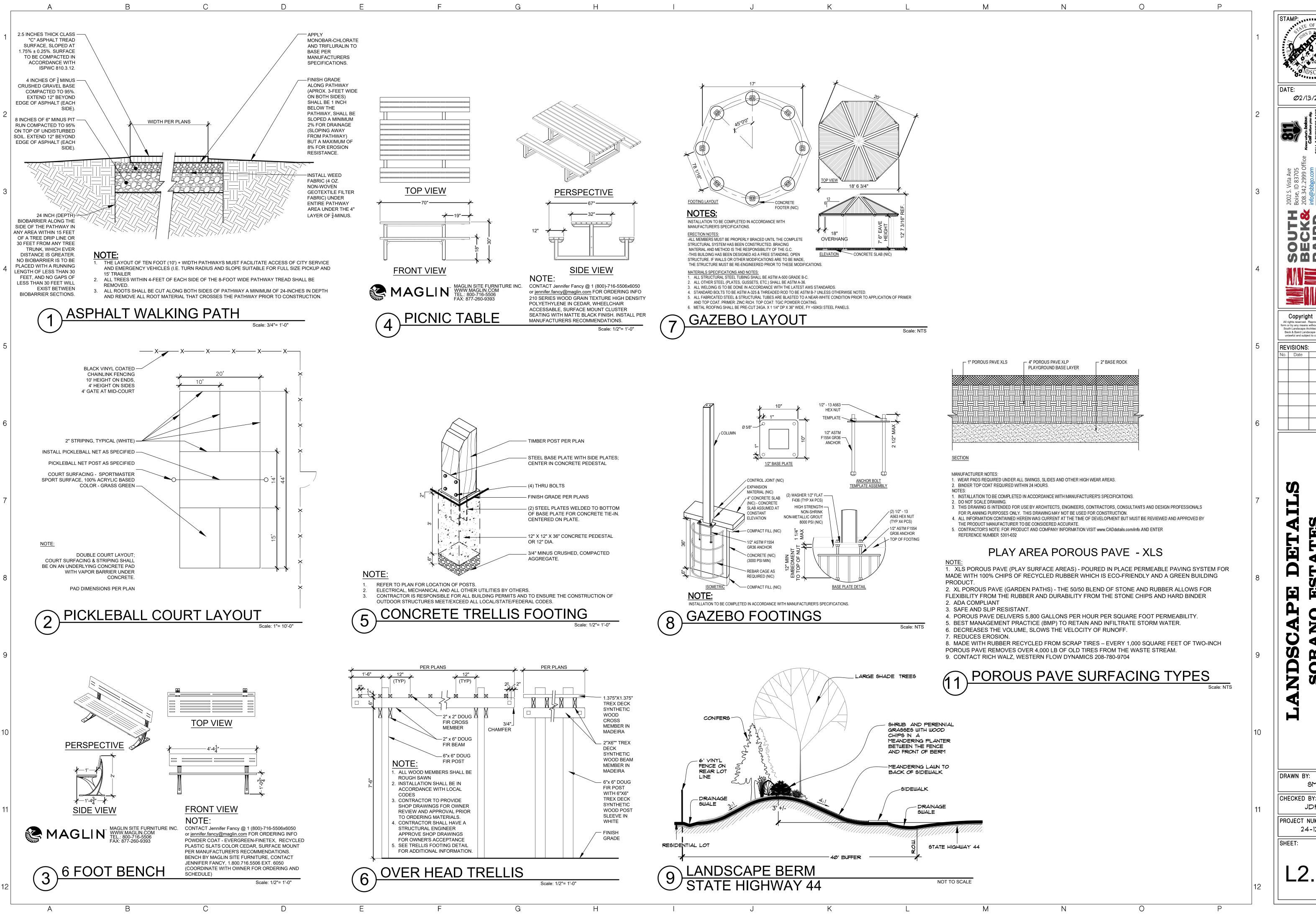
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HIGHWAY DISTRICT No.4 15435 HIGHWAY 44 CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135 FAX 208.454.2008

April 8, 2025

Star City Hall 10769 West State Street Star, ID 83669

Attention: Shawn Nickel

Engineering Solutions 1029 N Rosario Street Suite 100 Meridian, ID 83642 Attention: Becky McKay

RE: Sorano Estates Subdivision Pre Plat Review #2
Canyon County Parcels R34014, R34012, R34041011, R34042, and R34043

Shawn and Becky:

Highway District No. 4 (HD4) has reviewed the preliminary plat application for Sorano Estates Subdivision of approximately 92.68 acres. Parcels R34042 and R34043 are generally located in the NW ¼ of 4N 2W Section 13 and the remaining 3 parcels are located in the south ½ of 4N 2W Section 12 applicant is requesting to subdivide the parcels creating 3 commercial lots, 108 single family lots, and 85 attached single-family lots. Anticipated commercial square footage is 32,000 SF of strip retail. HD4 provides the following comments on the proposed development and preliminary plat dated 02/12/2025.

Jurisdiction

By agreement with the City (HD4/Star Public Agency Coordination Agreement, June 6th, 2007), HD4 acts as the supervisory authority for all public roads within the City limits that also lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, review and approval of plats and development plans, and other operations and management duties assigned to highway districts under Idaho Code. For consistency within the city, HD4 has adopted the ACHD Policy Manual Sections 3000 – 3005, 7200 – 7211, and the associated exhibits for use within Star city limits for roadway cross sections and geometric standards.

General

ACHD policy was updated in October of 2023. This change affected street sections and bike lanes (on-street bike lanes vs multi use pathways). In response, HD4 is applying these revised standards in its Star West Neighborhood Transportation Plan. The plan was approved by HD4 Board on 12/18/24 and provided to Engineering Solutions.

TIS Comments (dated 07/07/2024)

- 1. Page 6
 - a. For failure of intersections and recommended mitigation for example are 350 pm peak hour trips threshold based upon present day counts or present day + pipeline projects?
- 2. Page 42

- a. Table 4.8 is used if no Sortino Avenue. Can you please provide a figure similar to figure 4.4 and 4.5 that takes this into consideration? It would be helpful to determine am/pm peak hour trip proportionate impact without Sortino
- 3. Pg 50
 - a. Does signalization of Bent Lane meet ITD spacing? What are ITD's plan? Interim signal then move to Can-Ada when Can-Ada has south approach?
 - b. Please review in 2033 Bent Lane as an R-Cut or RIRO. This assumes traffic signal from Bent is relocated to Can-Ada. What is required mitigation in this scenario?
- 4. Please provide response letter from CR regarding above unanswered requests and previous changes/requests

A development agreement will be required as condition of preliminary plat approval. The agreement will include an obligation to provide a proportionate share of costs for interim safety and capacity improvements on the State's SH 44 corridor, which may become necessary prior to action by Idaho Transportation Department. Within the same development agreement proportionate share of costs of roads maintained by HD4 are also required. These proportionate share costs include but are not necessary limited to these comments.

HD4 has received applications for preliminary plats along the SH 44 corridor between Can Ada Rd and Kingsbury Rd, generating more than 25,000 new vehicle trips per day. Each of these developments will be expected to proportionately share in costs for interim improvements to SH 44 to address funding shortfalls from state or local agencies.

Preliminary Plat

- 1. Sheet 3 add note or callout for approach onto Sortino Way for cross access easement (crossing Block 9 Lot 3), "Cross access easement is shown conceptually and to be identified in detail with Phase 6 Final Plat and site development of Block 9 Lot 3. There will be no expectation of an approach onto Sortino Way as shown as it does not meet driveway spacing."
 - a. Spacing of 260' between access points along a collector applies. New approach for cross access easement does not work. Connecting the two developments (Hacienda and Sorano) to occur as per above.
- 2. Sheet 1 remove "may vary based on the timing of secondary access connections" from Legend.
- 3. How is Phase 4 to connect to San Fratello Place? Phasing has no access to it currently.
- 4. Horizontal curve radii at centerline to meet AASHTO design standards at speeds listed below. See AASHTO, Table 3-13 at e% = -2%. See Terramor comments for direction.
 - a. 35 mph: Landruff
 - b. 30 mph: Sortino/Ragusa

Right-of-Way/Typical Sections

- 1. Use ROW and road sections per Star West Neighborhood Transportation Plan. For changes to MUP and design speed of Sortino and Terramor see below
 - a. Star West Neighborhood Transportation Plan identifies MUPs. This was done to relocate bike traffic outside of heavier volume and/or higher speed roads. The MUPs are required in these situations. Exception is Kingsbury Road and

Landruff Lane as these road sections were partially developed by other developments. Consideration can be given if developer/Star desires to make a wider sidewalk along Landruff/Kingsbury but on street bike lane remains. In the event developer(s) (Terramor and Sorano) or Star want MUPs in lieu of on street bike lane that can be considered as these developments are the first to develop some of these corridors. HD4 staff can consider recommending amendment to the Star West plan accordingly—desire is to have the corridor look the same.

- b. ACHD defines MUPs as 10' in width. Adjust accordingly. Appears to affect mainly Sortino.
- c. Design speed—previous staff recommendation of 30 mph for Sortino can be considered as it is a short length of road. Staff recommends to maintain Terramor Way as 35 mph. If developer wants 30 mph for Terramor write a narrative. It will be easier to consider amending the Transportation Plan rather than requesting a variance as previously conveyed.
- 2. Roadway ROW standards
 - a. Landruff Lane
 - i. ROW 52' required, the submitted preliminary plat shows Landruff Lane ROW of 51'. Additional 0.5' required both sides of the road. Match Star West Neighborhood Transportation Plan
 - b. Sortino
 - i. Adjust to ROW 42' with MUP of 10' outside of ROW
- 3. Not enough information to determine roadway alignment throughout, especially Pedera Drive. Use Terramor directions for labeling alignments.
 - a. Centerline curves of R=50 require developer added no parking signs posted min 50' away from pc and pt. Add this by call out or note
- 4. Sorano to improve Bent Lane east/west.
 - a. Show line work of road extension. Using proposed typical local street section is ok.
 - b. Add by note or call out, "Remove well house and connect resident to public water."
- 5. For Landruff connection to Hacienda and River Park please identify the centerline at those extents. Measure from two monuments with bearing and distance. HD4 will use that data to confirm the connection of these roads among the surround developments.

Please revise the plats to address the comments above, and re-submit a single full-size hard copy and an electronic copy of the plats. Feel free to contact me with any questions on this matter.

Regards,

Lenny Riccio, P.E. Transportation Planner

Senior Assistant Engineer



Middleton School District #134

Every Child Learning Every Day

Middleton School District #134--Public Hearing Notice Response

General Response for New Development

Middleton School District has experienced significant growth in its student population. Currently, Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 148% of capacity with five (5) portable units totaling 10 classrooms. Mill Creek Elementary is at 113% of capacity with six (6) portable classroom units totaling 12 classrooms. We are nearing capacity but have not superseded at this point at our high school (94%) and middle school (86%). As it stands now there is an immediate need for additional facilities in our school district, primarily at the elementary grades. However, we have concerns about the continued growth and our ability to meet the future facility needs of our district at the secondary level (Middleton Middle School and Middleton High School).

We have completed a demographic study performed for our school district boundaries, and data suggests that for every new home, we could expect between 0.5 and 0.7 (with an average of .569) students to come to our schools. That is the factor/rate we use to make our projection of student impact for each development.

Sorano Estates Subdivision, Star, ID

Elementary students living in the subdivision as planned would initially be in the attendance zone for Mill Creek Elementary School, which, as stated above, is above capacity. Secondary students would attend Middleton Middle School and Middleton High School. With the 193 proposed units we anticipate 97 to 135 students will need educational services provided by our district.

In addition to the increase in student population and its impact on facilities, bussing would be provided for all students. Typically, buses do not enter subdivisions. As such, safe routes to planned stops would be an important consideration.

As a school district we would ask that City of Star City Council take all of these factors into consideration as you make your decision. Any questions regarding this response should be directed to Marc Gee at the contact information shared below.

The Chu		
	December 16, 2024	
Marc C. Gee, Superintendent	Date	

mgee@msd134.org



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028 (208) 334-8300 • itd.idaho.gov

December 9, 2024

Shawn Nickel Planning Director & Zoning Administrator City of Star 10769 West State Street Star, Idaho 83669

VIA EMAIL

Development Application	RZ-24-01, DA-24-09, PUD-24-02, PP-2409
Project Name	Sorano Estates Subdivision
Project Location	South side of SH-44 @ approximate MP 8.3
Project Description	Residential and Commercial Subdivision. 193 Residential Lots, 3 Commercial Lots
	and 32 Common Lots.
Applicant	Becky McKay, Engineering Solutions

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

- 1. This project abuts the state highway system.
- 2. The department is planning for signals at the mile spacing on SH-44 at N Can Ada Road, Blessinger Road, Kingsbury Road, and Lansing Lane intersections. Therefore, ITD supports HD4 and the City of Star's requirement for developments along the corridor to include an internal road network of backage roads between the major collectors to minimize impact of the SH-44 corridor. Coordination of background conditions may be necessary.
- 3. ITD is currently reviewing Traffic Impact Study (TIS) and reserves the right to make further comments upon completion of review.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef

Development Services Coordinator

ITD District 3

Niki.Benyakhlef@itd.idaho.gov