



## CITY OF STAR

# LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star Planning Department

**MEETING DATE:** **February 21, 2023 – PUBLIC HEARING (tabled from 2/7/23)**

**FILE(S) #:** PP-22-16 Preliminary Plat for First Street Townhomes Subdivision  
PR-22-07 Private Street

### OWNER/APPLICANT/REPRESENTATIVE

**Applicant/Representative:**

Antonio Conti  
Ackerman-Estvold  
7661 W. Riverside Drive, Ste. 103  
Garden City, Idaho 83714

**Property Owner:**

10206 W. State Street, LLC  
2001 N. 20<sup>th</sup> Street  
Boise, Idaho 83702

### REQUEST

**Request:** The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 30 residential lots, 4 commercial lots and 3 common lots. The property is located at 10206 W. State Street in Star, Idaho and consists of 4.77 acres with a proposed density of 11 dwelling units per acre.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located on the north side of W. State Street, east of N. Taurus Way. Ada County Parcel No. S0408438600.

**Surrounding Land Use/Designations:**

	Zoning Designation	Comp Plan Designation	Land Use
<b>Existing</b>	CBD-PUD-DA	Central Business District	Bare Land
<b>Proposed</b>	CBD-PUD-DA	Central Business District	Residential
<b>North of site</b>	Residential (R-4)	Neighborhood Residential	Rockbridge Subdivision
<b>South of site</b>	Limited Office	Central Business District	Commercial

<b>East of site</b>	Rural Urban Transition (RUT)	Central Business District	Single Family Residential/Bare Land
<b>West of site</b>	Commercial (C-2)	Central Business District	Animal Clinic/Bare Ground

**Existing Site Characteristics:** The property is currently vacant ground.

**Irrigation/Drainage District(s):** Pioneer Ditch Company  
P.O. Box 70  
Star, Idaho 83669

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

**Special On-Site Features:**

- ★ Areas of Critical Environmental Concern – No known areas.
- ★ Evidence of Erosion – No evidence.
- ★ Fish Habitat – No.
- ★ Floodplain – No.
- ★ Mature Trees – Yes.
- ★ Riparian Vegetation – No.
- ★ Steep Slopes – None.
- ★ Stream/Creek – 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	April 28, 2022
Neighborhood Meeting Held	August 5, 2021
Application Submitted & Fees Paid	August 22, 2022/September 21, 2022
Application Accepted	October 11, 2022
Residents within 300' Notified	January 17, 2023
Agencies Notified	December 13, 2022
Legal Notice Published	January 20, 2023
Property Posted	January 27, 2023

## HISTORY

October 16, 2007	Council approved Annexation and Zoning (AZ-07-08) of Multi Use (MU) with a Development Agreement and conceptual approval of a supermarket and retail space.
July 28, 2020	Council approved rezone (RZ-20-04) of the property from Multi Use (MU-DA) with a Development Agreement to Central Business District, Planned Unit Development (CBD-PUD-DA) with a Development Agreement (PUD-20-05). Ordinance Number 328.
September 7, 2021	Council approved a modification of the original Development Agreement (DA-20-16-MOD) to increase the residential uses and modify the timing for the commercial use.
April 19, 2022	Council approved modification of the Development Agreement (DA-20-16-MOD) including height allowance of 45 feet for front 2 commercial buildings and parking requirements.

## CODE DEFINITIONS / COMPREHENSIVE PLAN

### UNIFIED DEVELOPMENT CODE:

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

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

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. High density housing is encouraged on the upper floors of mixed-use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Special emphasis shall be placed on development in the central downtown area to

encourage and create a vibrant, walkable downtown community that incorporates the Boise River as an active amenity.

(PUD) PLANNED UNIT DEVELOPMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., R-4-P), indicates that the development was approved by the city as a planned unit development, with specific allowances and design approved by Council. When submitting a CUP, PUD or development agreement for a mixed-use zone, or for multiple conditional uses on one site, all uses that are contemplated for the development shall be identified with the application and shall be reviewed by the council to determine which may be permitted, which should remain as conditional uses and which should be prohibited. A development agreement may be used in lieu of a conditional use permit application or a PUD application if the council makes the findings as otherwise required.

### 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	CBD
Dwelling:	
Multi-Family	N
Secondary	N
Single-Family Attached (approved thru PUD)	N
Single-Family Detached	N
Two-Family Duplex	N
Live/Work Multi-Use (approved thru PUD)	C

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

Zoning District	Maximum Height  Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front <sup>(1)</sup>	Rear	Interior Side	Street Side
R-6 to R-11 attached housing	35'	15' to living area 20' to garage 10' if alley load	15' 4' if alley load	0' for common walls 7.5' at end of building	



CBD	35'	0'	0'	0' <sup>4</sup>
C-2	35'	20'	5'	0' <sup>4</sup>
MU	35'	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone <sup>(3)</sup> .		

Notes:

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

Note Conditions:

A. Minimum Property Size:

1. Each property shall be of sufficient size to meet the minimum setbacks as established in this section.
2. Minimum property size shall be determined exclusive of land that is used for the conveyance of irrigation water, drainage, creek or river flows unless: a) the water is conveyed through pipe or tile; and b) included as part of a utility easement that generally runs along the property lines.
3. When two (2) or more parcels of land, each of which is of inadequate area and dimension to qualify for a permitted use under the requirements of the district in which the parcels are located, are held in one ownership, they shall be used as one property for such use.

B. Minimum Street Frontage:

1. Properties with street frontages on cul-de-sacs or at approximately a ninety-degree (90°) angle shall be a minimum of twenty feet (20') measured as a chord measurement.
2. Street knuckles shall be separated from through traffic by a landscape island. Properties with frontages on such knuckles shall be a minimum of twenty feet (20') measured as a chord

measurement.

3. All other properties with street frontage shall have a minimum of thirty feet (35').

C. Additional Setback Criteria:

1. Chimneys, pop out windows, direct vent gas fireplaces, entertainment centers, window seats and other projections which do not increase the usable floor area and do not exceed eight feet (8') in width may project up to two feet (2') into any required setback, provided that projections that are at finished grade, including, but not limited to, chimneys and fireplaces, do not encroach within a side yard utility easement.

2. One detached accessory building that is less than two hundred (200) square feet in area and nine feet (9') or less in height shall be allowed in the required rear yard. In no case shall an accessory building be allowed in the street yard or the required side yard.

3. Accessory structures, such as decks and patios, which are one foot (1') or less in height, as measured from the property's finished grade, may occupy any yard area.

4. In all residential zones garages and carports opening onto a side street must have a minimum distance between the opening of such garage or carport and the side street lot line of not less than twenty feet (20').

5. Front yard setback from arterial and collector streets (as identified on the highway district functional classification map) is 30 feet in all residential zoning districts.

6. Street side setback on arterial and collector streets (as identified on the highway district functional classification map) is 20 feet in all residential zoning districts.

7. Setback areas are subject to drainage compliance or otherwise specified within this title.

8. If a Planned Unit Development is approved, waivers to setbacks may be permitted if determined by the council to be appropriate for the development and that such waivers will be compatible with the area and shall meet emergency service requirements.

9. Building eaves may project up to two feet (2') into any required setback.

10. Patio covers may project to within 10' of the rear yard setback provided that posts or foundations are not located within the required setback, and utility easements are not encroached upon.

D. Maximum Height Limit:

1. Height exceptions shall not be permitted except by discretion of the council with the submittal of a conditional use permit or development agreement application.

2. The maximum height limitations shall not apply to the following architectural features, not intended for human occupation: spire or steeple, belfry, cupola, chimney. Such architectural

features shall have a maximum height limit of twenty feet (20'), as measured from the roofline.

3. The maximum height limitations shall not apply to the following: amateur radio antenna; bridge tower; fire and hose tower; observation tower; power line tower; smokestack; water tank or tower; ventilator; windmill; wireless communication facility, or other commercial or personal tower and/or antenna structure; or other appurtenances usually required to be placed above the level of the ground and not intended for human occupancy.

4. No exception shall be allowed to the height limit where the height of any structures will constitute a hazard to the safe landing and takeoff of aircraft in an established airport.

E. All new residential and accessory structures of any size within any zoning district shall comply with residential setbacks.

F. Spite strips, common lots, unreasonable development phasing, or other means of any type purposely or unintentional that may result in the blocking of services or development, including but not limited to sewer, water, streets, or utilities are prohibited in any zoning district within the City of Star.

#### **8-4D-3: STANDARDS (PRIVATE STREETS):**

All private streets shall be designed and constructed to the following standards:

##### **A. Design Standards:**

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.

2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.

3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.

4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

##### **B. Construction Standards:**

1. Obtain approval from the county street naming committee for a private street name(s);

2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;

3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.

4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.

5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets may request a waiver of sidewalks to be approved by Council.

6. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.

7. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.

C. The applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. This shall be a requirement in a development agreement and/or as part of a planned unit development. A reserve account condition shall be included in the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

1. Private Road Reserve Study Requirements.

- a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
- b. The study required by this section shall at a minimum include:
  - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
  - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
  - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
  - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.

- v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

#### **8-4D-4: REQUIRED FINDINGS (PRIVATE STREETS):**

In order to approve the application, the administrator and/or Council shall find the following:

- A. The design of the private street meets the requirements of this article;
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and
- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

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

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

- 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
- 2. Each development is required to have at least one site amenity.
- 3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
- 4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
- 5. For multi-family developments, see Section 8-5-20 for additional standards.

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

- 1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
  - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
  - b. Qualified natural areas;
  - c. Ponds or water features where active fishing, paddle boarding or other activities are provided

(50% qualifies towards total required open space, must be accessible by all residents to qualify.)  
ponds must be aerated;

d. A plaza.

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

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

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

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

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

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

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

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

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

1. Clubhouse;

2. Fitness facilities, indoors or outdoors;

3. Public art;

4. Picnic area; or

5. Recreation amenities:

a. Swimming pool.

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

**COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Central Business District:

The Central Business District is planned to be a vibrant downtown center for the community. Uses encouraged are commercial, retail, civic, private offices, and entertainment. High density housing is encouraged on the upper floors of mixed-use buildings and at the fringes of the land use designation. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility.

8.3 Goal:

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

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.

- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

#### 8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

- A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivide in the future.

#### 8.5.9 Additional Land Use Component Policies:

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

## PROJECT OVERVIEW

### **PRELIMINARY PLAT & PRIVATE STREET:**

The Preliminary Plat submitted contains 30 single family residential lots, 4 Commercial lots and 3 common lots on 4.77 acres with a proposed residential density of 11 dwelling units per acre. The lots will have access and frontage from a proposed private street. Residential building lots will be either 1603 square feet or 1995 square feet in size. Each townhome will have a two (2) car garage accessed from a private street with the front doors opening to access a common area.

Three (3) of the residential lots are required to be live/work style units (Lots 10, 20 & 30) per the Planned Unit Development approval of this development. The signed Development Agreement calls for residential units adjacent to 1<sup>st</sup> Street (or W. Stella View Street) to be live/work and have office and storefront entrances facing the street. The submitted preliminary plat shows all residential units designed in the same configuration.

The private streets are proposed based on Staff's recommendations to the applicant. The north/south street entrance from W. State Street will provide the main access to the



development until the east/west collector street is dedicated to ACHD and functions as intended in the adopted ECAMP, with connections east to Seneca Springs Way, and west to Taurus Way. Until this happens, the east/west street will continue as an improved private street. Access to the townhomes will be through permanent private streets. These streets need to meet all standards of the Star Fire District. To provide for additional guest parking in the residential area of the development, staff is recommending that N. Baldy Lane be widened to allow parking along the west side of the street. In addition, N. Mimi Lane should be widened to a minimum of 28' to meet Fire District requirements.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a shade structure and playground equipment within a pocket park area, together with a walking paths and common open space between the residential units.

#### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Internal sidewalks are proposed at five-foot (5') widths and will be both attached and detached throughout the development. The east-west collector street should be designed with detached sidewalks.
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. Staff recommends that streetlights be added at the corner of N. Baldy Lane and W. Merab Lane as well as at N. Mimi Lane and W. Merab Lane. Staff also suggests that the proposed streetlight on W. Merab Lane be moved to the south, across the street to better light the access to the common area. The light at W. Merab Lane and N. Mimi Lane should be positioned to also light the entrance to the tot lot. Staff also recommends a streetlight on W. Stellar View Street at the entrance to the common lot.  
**The applicant will need to provide a design/cut sheet for City approval. *The proposed cobra head lights do NOT meet city requirements.* Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat. Applicant will also need to submit a photometric plan for the entire site for approval prior to signature of the final plat.**
- Street Names  
Applicant has provided documentation from Ada County that the street names are acceptable and have been approved for this development.
- Subdivision Name  
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape is for the retail portion of the development. Applicant has not provided a landscape plan for the residential portion. A condition of approval will be included requiring a full landscape plan be submitted for review and approval by staff prior to submission of any final plat applications.**
- Setbacks – The Development Agreement includes the setbacks below:
  - Commercial Uses** – Current CBD Zoning Standards
  - Minimum Residential Lot Frontage:** 30 feet
  - Front Setbacks (Measured from the back of sidewalk or property line):** 20 feet for garage; 10' Living Area
  - Rear Setbacks:** 20 feet or 5' maximum for alley loaded garages;
  - Interior Setbacks:** 5' side for detached, 0' feet (for zero-lot lines)
  - Local Street Side Setbacks:** 20 feet (waiver requested adjacent to east-west Collector.)
  - Maximum Building Height:** 35 feet for residential; 45' approved by Council for Commercial.
- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster within the development as a single location. Cluster will be located on the northside of W. Stellar View Street near the intersection of N. Baldy Lane.
- Phasing – The applicant has not provided a phasing plan for the development. It is assumed that the residential portion of the subdivision will be built in a single phase.
- Storm Water - Will be retained on site and utilize Drain 9 and two pervious paver sections in the private road.

<b>AGENCY &amp; DEPARTMENT RESPONSES</b>	
ITD Star Fire District DEQ ACHD COMPASS	January 6, 2023 February 3, 2023 January 5, 2023 January 13, 2023 January 2023

## PUBLIC RESPONSES

No public comments have been received.

## STAFF REVIEW AND RECOMMENDATION

Staff review of the application submittal materials reveals several questions that must be addressed regarding the development before final approval is granted. Staff is supportive of Council approving the preliminary plat at this time, provided a condition of approval is included requiring further design review through the Zoning Certificate process. Items to be conditioned and detailed include the following:

1. Further review of the access and circulation by the Star Fire District. Residential streets should be widened to allow for additional guest parking and access;
2. Complete landscape plan showing front yard trees in the common areas in front of dwellings at 35' distances, landscaping within common areas, details for shade structure and playground equipment;
3. Revised building elevations showing live/work units on Lots 10, 20 & 30 with entrances and storefronts facing south (First Street). Staff supports waiver of Street Side Setbacks of 20' as long as storefronts and entrances face south (First Street);
4. Preliminary Plat revisions to include a separate common lot for the future collector street and the private north/south street/drive from State Street;
5. Applicant consider adding additional guest parking at the north boundary of the residential area (within buffer area);
6. Provide shared parking agreement between the live/work units and the commercial parking areas;
7. No parking along N. Mimi Lane in the residential portion of the development. Stub driveways adjacent to the garages shall be 5' in depth or less, with no parking;
8. The east-west collector street shall include detached sidewalks;
9. The applicant shall submit full building elevations for all structures within the development.

Based upon the information provided to staff in the applications and agency comments received to date, the proposed Preliminary Plat and Private Road, **as conditioned**, will meet the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed density of 11 dwelling unit per acre is consistent with the Council approval of the Rezone and PUD that was approved on January 28, 2020.

The Council should consider recommendations from Staff, together with 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:

### 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.*

### PRIVATE STREET FINDINGS:

- A. The design of the private street meets the requirements of this article;  
*The City must find that the proposed private streets meets the design standards in the Code.*
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity:

*The City must find that it has not been presented with any facts stating this private road will cause damage, hazard or nuisance, or other detriment to persons, property or uses in the vicinity.*

C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

*The City must find that the use is not in conflict with the comprehensive plan and/or regional transportation plan.*

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

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

<b>CONDITIONS OF APPROVAL</b>
-------------------------------

1. The approved Preliminary Plat for the First Street Townhomes Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to submittal of the residential phase of the final plat, the applicant shall submit a Certificate of Zoning Compliance (Design Review) application for review and approval by Staff. The application shall include Staff's list of details from the Staff Review and Recommendation section of the staff report.**
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. ITD has calculated the fees to be \$30,000 (\$1,000 per residential lot). These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement contains the details of the fees to be collected.**
4. **As per the Development Agreement, the owner shall participate in the cost of the future traffic signal located at the intersection of W. State Street and N. Seneca Springs Way. The owners share for this development shall not exceed \$25,000.00. Payment shall be made to the City prior to occupancy of the first building on the property.**
5. **Applicant shall provide a revised Preliminary Plat and Landscape Plan that indicates that ten (10%) percent usable open space is provided as required by the Unified Development Code. In addition, street trees meeting the 35' distance requirement shall be designated for the east-west collector street and in front of all residential units.**
6. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with

requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. A photometric plan shall also be submitted and approved prior to signing the final plat.**

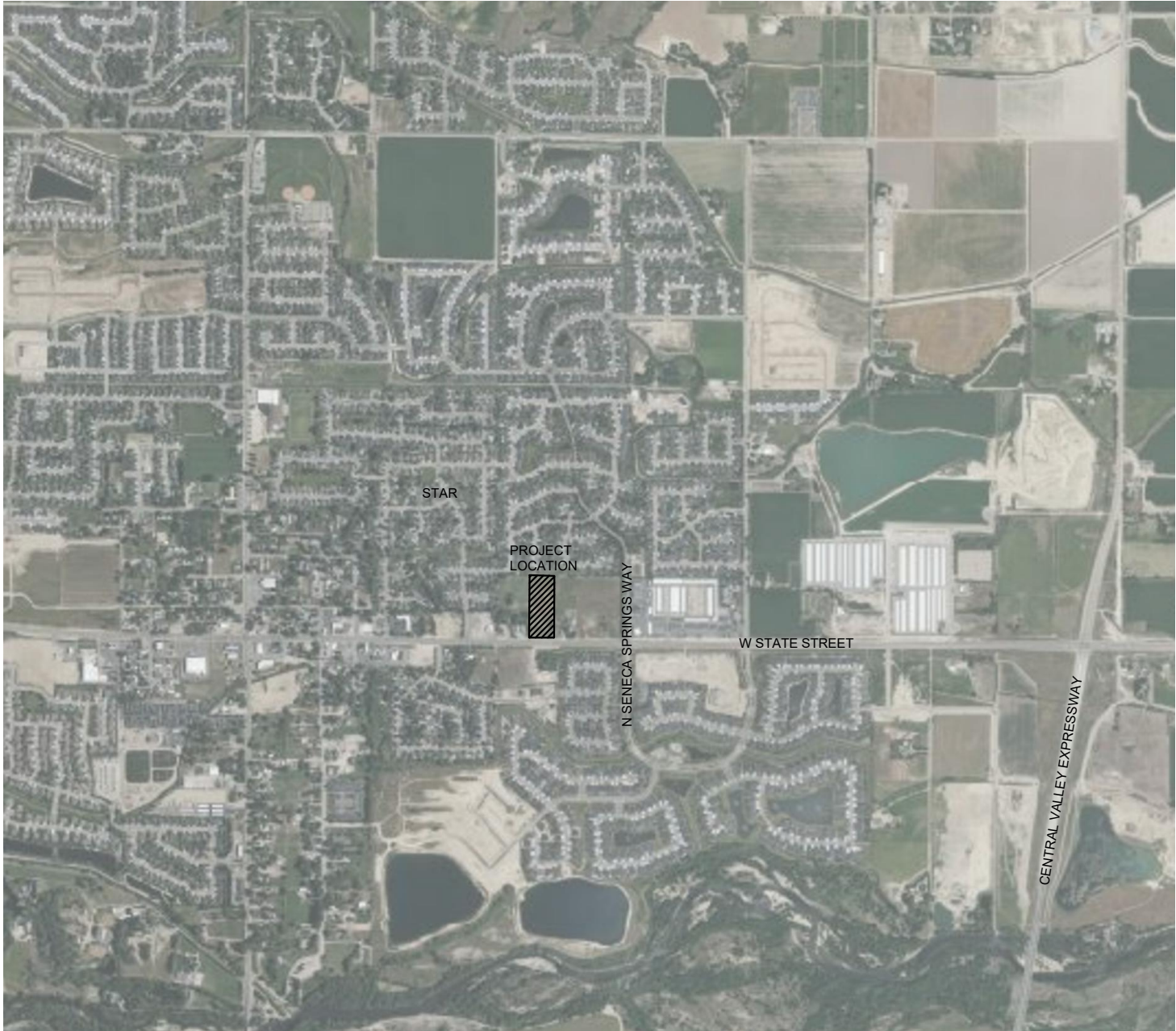
7. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
8. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 10. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
11. 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.
12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
14. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
15. 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.
16. 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.
17. All common areas shall be owned and maintained by the Homeowners Association.
18. 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.**
19. A sign application is required for any subdivision signs.
- 20. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic data lines. This is only necessary if there are not any vendors or empty conduit in the trench already.**

**21. Any additional Condition of Approval as required by Staff and City Council.**

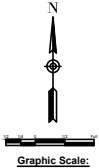
<b>COUNCIL DECISION</b>
-------------------------

The Star City Council \_\_\_\_\_ File Number PP-22-16 and PR-22-07 for First Street Townhomes Subdivision on \_\_\_\_\_, 2023.





PRELIMINARY PLAT  
A PORTION OF THE SW QUARTER OF THE SE  
QUARTER OF SECTION 8, T.4N., R. 1W., CITY OF  
STAR, ADA COUNTY, IDAHO.  
AUGUST 2022 SCALE: 1" = 500' SHEET 1 OF 1



Graphic Scale:  
Attention is Drawn to the Fact That Drawing Scales May be  
Altered During Reproduction Processes. Scales Shown  
Hereon are Based on a Full Scale Sheet Size of 8.5" x 11".  
Scale: 1" = 500'

FIRST STREET TOWNHOMES SUBDIVISION  
VICINITY MAP  
STAR, ID

DRAWN BY: KES  
CHECKED BY: AMC  
DATE: 08/18/2022

#	-/-/-
#	-/-/-
#	-/-/-



PRE PLAT  
1.0









## PRELIMINARY PLAT APPLICATION

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

FILE NO.: \_\_\_\_\_  
Date Application Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_  
Processed by: City: \_\_\_\_\_

### Applicant Information:

**PRIMARY CONTACT IS:** *Applicant* \_\_\_ *Owner* \_\_\_ *Representative* ☒

Applicant Name: Antonio Conti

Applicant Address: 7661 W Riverside Drive, Ste 102, Garden City, ID Zip: 83714

Phone: 208-853-6470 Email: antonio.conti@ackerman-estvold.com

Owner Name: 10206 W State Street LLC

Owner Address: 2001 N 20th Street, Boise, ID Zip: 83702

Phone: 509-475-9695 Email: evan.mclaugh@gmail.com

Representative (e.g., architect, engineer, developer):

Contact: Antonio Conti Firm Name: Ackerman-Estvold

Address: 7661 W Riverside Drive, Ste 102, Garden City, ID Zip: 83714

Phone: 208-853-6470 Email: antonio.conti@ackerman-estvold.com

### Property Information:

Subdivision Name: First Street Townhomes Subdivision

Site Location: 10206 W State Street, Star, ID

Approved Zoning Designation of Site: CBDPUD/DA

Parcel Number(s): S0408438600

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	CBDPUD/DA	Central Business District	Residential
Proposed	CBDPUD/DA	Central Business District	Residential
North of site	CBDPUD/DA	Compact Residential	Residential
South of site	L-O	Central Business District	Residential/Public
East of site	RUT	Central Business District	Residential
West of site	C-2	Central Business District	Residential

## SITE DATA:

Total Acreage of Site - 2.72 ac  
Breakdown of Acreage of Land in Contiguous Ownership - 2.72 ac  
Total Acreage of Site in Special Flood Hazard Area - 0.0 ac  
Dwelling Units per Gross Acre - 11.0 du/ac  
Minimum Lot Size - 1603 sf  
Minimum Lot Width - 28 ft

Total Number of Lots - 37  
Residential - 30  
Commercial - 4  
Industrial - \_\_\_\_\_  
Common - 2 (+1 public road)

Total Number of Units - 30  
Single-family - \_\_\_\_\_  
Duplex - \_\_\_\_\_  
Multi-family - 3 - 10 unit buildings

Percent of Site and Total Acreage of Common Area - 38.9 % / 1.06 acres  
Percent of Common Space to be used for drainage - 0% (subsurface)  
Describe Common Space Areas (amenities, landscaping, structures, etc.) - \_\_\_\_\_  
Playground, landscaping, and walkways  
\_\_\_\_\_  
Proposed Dedicated Lots & Acreage (school, parks, etc): \_\_\_\_\_

Public Streets - 1 - River Crossing Drive Private Streets - 3  
Describe Pedestrian Walkways (location, width, material) - \_\_\_\_\_  
6' wide concrete wandering sidewalks  
Describe Bike Paths (location, width, material) - \_\_\_\_\_  
\_\_\_\_\_

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

Total Acreage of Site in Special Flood Hazard Area - 0.0 ac

- 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.: 16001C0130J  
FIRM effective date(s): mm/dd/year 06/19/2020  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: X  
Base Flood Elevation(s): AE2474.0 ft., etc.: \_\_\_\_\_
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

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

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

Potable Water - Star Sewer and Water

Irrigation Water- Middleton Irrigation Association

Sanitary Sewer- Star Sewer and Water

Fire Protection - Star Fire

Schools - Meridian School District

Roads - City of Star

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

Areas of Critical Environmental Concern - No Floodplain - No

Evidence of Erosion - No Fish Habitat - No

Historical Assets - No Mature Trees - 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 one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

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

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

## FEE REQUIREMENT:

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

  
 Applicant/Representative Signature

08-19-22  
 Date



[WWW.ACKERMAN-ESTVOLD.COM](http://WWW.ACKERMAN-ESTVOLD.COM)

August 18, 2022

City of Star  
PO Box 130  
Star, ID 83669

**RE: Narrative Letter for 10206 West State Street Lot Split**

To whom it may concern,

Attached to this letter are application documents for a preliminary plat at 10206 West State Street, Star, Idaho. This application pertains to the northern 2.72 acres of Ada County parcel S0408438600. The property is currently zoned CBDPUD/DA in Ada County. The property is bounded by Rockbridge Subdivision to the north, unplatted land to the east, residential lots to the west, and State Highway 44 to the south. The subdivision to the north is zoned R-4, the lot to the east is zoned RUT, and the lot to the west is zoned C-2.

The northern 2.72 acres of the parcel are currently vacant. Water and sewer services will be provided by Star Sewer and Water District.

Upon creation of the parcel, it will be rezoned accordingly. The development plan is to rezone the parcel to residential and build three 10-unit townhomes. Access will be provided through a proposed private road.

Thank you in advance for your consideration and support. We look forward to working with the city staff.

Respectfully submitted,

---

Antonio M Conti, P.E., P.L.S.

HEADQUARTERS  
1907 17TH ST SE  
MINOT, ND 58701  
701.837.8737

4165 30TH AVE S  
SUITE 100  
FARGO, ND 58104  
701.551.1250

3210 27TH ST W  
SUITE 200  
WILLISTON, ND 58801  
701.577.4127

7661 W RIVERSIDE DR  
SUITE 102  
GARDEN CITY, ID 83714  
208.853.6470



PRELIMINARY PLAT FOR

# FIRST STREET TOWNHOMES SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 8, T.4N., R. 1 W.,  
CITY OF STAR, ADA COUNTY, IDAHO.

AUGUST 2022 SCALE: 1" = 30' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be  
Altered During Reproduction Processes. Scales Shown  
Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

LEGEND:

- SET 5/8" REBAR WITH PLASTIC CAP MARKED  
LS 18350
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED POINT - NOTHING FOUND OR SET
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION AND FILING RECORD
- SUBJECT PARCEL
- PROPERTY LINE
- REFERENCE BOUNDARIES
- EASEMENT

PRELIMINARY PLAT DATA

TOTAL SITE AREA	4.77 ACRES
TOWNHOMES (30.6%)	1.46 ACRES
COMMERCIAL (39.0%)	1.86 ACRES
FUTURE RIGHT-OF-WAY (8.6%)	0.41 ACRES
COMMON AREA (21.8%)	1.04 ACRES
EXISTING ZONING	CBDPUD/DA
PROPOSED ZONING	CBDPUD/DA
TOWNHOME LOTS	30
COMMERCIAL LOTS	4
OPEN SPACE/COMMON LOTS	2
PRIVATE ROAD - FUTURE PUBLIC ROAD	1
TOTAL LOTS	37
GROSS RESIDENTIAL DENSITY	6.3 DU/ACRE
NET RESIDENTIAL DENSITY	20.5 DU/ACRE (EXCLUDES COMMERCIAL, PUBLIC STREET & OPEN SPACE)

AMENITIES

1. WALKING PATHWAYS, PLAYGROUND

NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT SERVICES.
2. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C0130J DATED 06/19/2020.
3. LOTS 31, 32 AND 33 WILL HAVE A BLANKET INGRESS, EGRESS, AND PUBLIC UTILITY EASEMENT.
4. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
5. IRRIGATION WATER SHALL BE PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(B). COMMON LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
6. 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 APPROVED IN THE DEVELOPMENT AGREEMENT.
7. LOTS 31 AND 32 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY FIRST STREET TOWNHOMES HOME OWNERS ASSOCIATION OR ITS ASSIGNS.
8. LOT 33 IS INTENDED TO BE DEDICATED AS A PUBLIC ROAD IN THE FUTURE

OWNER OF RECORD

10206 WEST STATE STREET LLC  
2001 N 20TH STREET  
BOISE, ID 83702

DEVELOPER

10206 WEST STATE STREET LLC  
2001 N 20TH STREET  
BOISE, ID 83702

ENGINEER/SURVEYOR

ANTONIO CONTI PE, PLS  
ACKERMAN-ESTVOLD  
7661 WEST RIVERSIDE DR., STE 102  
GARDEN CITY, ID 83714



FIRST STREET TOWNHOMES SUBDIVISION  
10206 W STATE STREET  
STAR, IDAHO

DRAWN BY: KES

CHECKED BY: AMC

DATE: 08/18/2022

REVISIONS

DATE
# --/--
# --/--
# --/--

Project No.  
R21206

PRELIMINARY  
PLAT

1.0

ACKERMAN-ESTVOLD  
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714  
208.853.6470 · www.ackerman-estvold.com  
Minot, ND | Fargo, ND | Williston, ND | Boise, ID



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW	CLASS	QTY
	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	2" CAL. B&B	25'x15'		Class I	12
	Acer rubrum 'Columnare'	Columnar Red Maple	3" CAL. B&B	60'x15'		Class II	13
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" CAL. B&B	20'x20'		Class I	6
	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" CAL. B&B	45'x30'		Class II	8
	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" CAL. B&B	60' x 30'		Class II	7
	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	2" CAL. B&B	60'x8'		Class II	2
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2" CAL. B&B	80' x 60'		Class II	3
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW	CLASS	QTY
	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	10"-12" B&B	15'x10'			6
	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	6'-8" B&B	20'x6'			2
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	5'-6" B&B	15'x4'			6
	Picea glauca 'Pendula'	Weeping White Spruce	6' Min.	20'x6'			1
	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10"-12" B&B	25'x15'			3
	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian Pine	6'-8" B&B	20'x6'			6
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW		
	Berberis thunbergii 'Maria' TM	Sunjoy Gold Pillar Japanese Barberry	2 GAL.	4'x2'			16
	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	2 GAL.	4'x2'			51
	Chamaecyparis pisifera 'Golden Map'	Golden Map Threadleaf False Cypress	2 GAL.	3'x3'			32
	Cornus sericea 'Kelsey'	Kelsey Dogwood	5 GAL.	2'x3'			27
	Cotinus coggygria 'Atropurpurea'	Purple Smoke Tree	2 GAL.	12'x10'			10
	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 GAL.	6'x6'			12
	Euonymus fortunei 'Moonshadow' TM	Moonshadow Euonymus	2 GAL.	3'x5'			39
	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	2 GAL.	2'x3'			44
	Euonymus kiutschovicus 'Manhattan'	Manhattan Euonymus	2 GAL.				45
	Hosta x 'Regal Splendor'	Plantain Lily	2 GAL.	3'x3'			10
	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	2 GAL.	6'x3'			45
	Ligustrum vicaryi	Golden Privet	2 GAL.	8'x8'			6
	Mahonia aquifolium	Oregon Grape	5 GAL.	5'x5'			16
	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 GAL.	5'x5'			38
	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	2 GAL.	3.5'x3.5'			15
	Pinus mugo 'Pumilio'	Mugo Pine	5 GAL.	5'x5'			17
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 GAL.	3'x6'			3
	Spiraea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	2 GAL.	3'x3'			48
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW		
	Geranium x 'Tiny Monster'	Tiny Monster Geranium	1 GAL.	1'x2'			39
	Heuchera x 'Lime Rickey'	Lime Rickey Coral Bells	1 GAL.	1'x1.5'			65
	Heuchera x 'Paprika'	Paprika Coral Bells	1 GAL.				53
	Hosta x 'Blue Angel'	Plantain Lily	2 GAL.	3'x6'			6
	Hosta x 'Fire and Ice'	Plantain Lily	1 GAL.	1'x2'			35
	Liatris spicata 'Alba'	White Blazing Star	1 GAL.	3'x1.5'			28
	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	1 GAL.	1.5'x2.5'			12
	Rudbeckia hirta fulgida	Black-eyed Susan	1 GAL.	2'x2'			18
	Salvia nemorosa 'May Night'	May Night Sage	1 GAL.	2'x2'			125
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	HxW		
	Hakonechloa macra 'All Gold'	Japanese Forest Grass	1 GAL.	1'x2'			73
	Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass	1 GAL.	3'x3'			82
	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 GAL.	4'x2'			99
	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	1 GAL.	2'x2'			9
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 GAL.	1'x1'			105
	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 GAL.				17
GROUND COVERS	BOTANICAL NAME	COMMON NAME		QTY			
	Turf Sod Rhizomatous	Rhizomatous Tall Fescue		32,176 sf			

KEYNOTES

1. EXISTING TREE- PRESERVE AND PROTECT

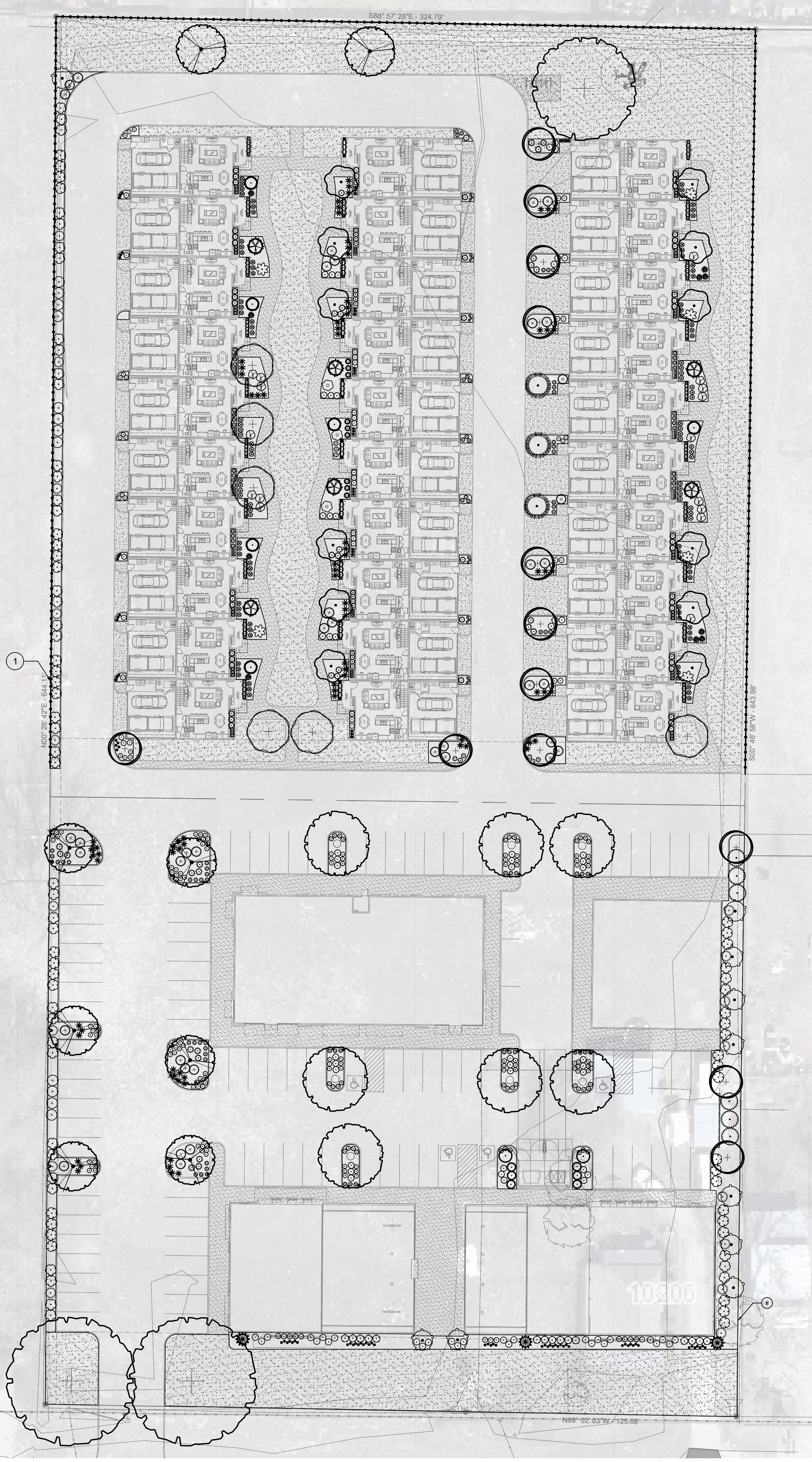
LANDSCAPE LEGEND

6" TALL WHITE VINYL FENCE- SEE DETAIL 5/L1.1

LANDSCAPE REQUIREMENTS:

PER STAR CITY CODE

AREA	REQUIREMENT	PROVIDED
RESIDENTIAL COMMON	1 Tree per 4,000 sq ft (400,049/4,000=10)	10
RESIDENTIAL/COMMERCIAL BUFFER	10' BUFFER, 6" TALL SHRUBS WITH 60% EVERGREEN	YES
TREE MITIGATION	(2) 30" TREES AND (1) 12" TREE MITIGATED WITH 36 DECIDUOUS TREES AND 14 EVERGREEN TREES (2 EVERGREEN=1 DECIDUOUS TO MITIGATE TREES LOST)	





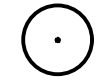


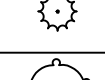
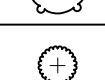
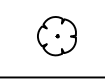



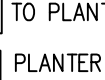

OVERALL LANDSCAPE PLAN

0 30 60  
Scale 1" = 30'-0"



10206 W STATE  
CONCEPTUAL SITE LAYOUT



PLANT SCHEDULE COMMERCIAL

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HWX	CLASS
	Acer rubrum 'Columnare'	Columnar Red Maple	3" CAL. B&B	60'x15'	Class II
	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" CAL. B&B	45'X30'	Class II
	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" CAL. B&B	60' x 30'	Class II
	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	2" CAL. B&B	60'X8'	Class II
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2" CAL. B&B	80' x 60'	Class II
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HWX	CLASS
	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	10'-12' B&B	15'X10'	
	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	6'-8' B&B	20'x6'	
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	5'-6' B&B	15'X4'	
	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	6'-8' B&B	15'X3'	12
	Picea abies 'Cupressina'	Cupressina Norway Spruce	6'-8' B&B	20'x6'	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HWX	
	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	2 GAL.	4'X2'	
	Chamaecyparis pisifera 'Golden Map'	Golden Map Threadleaf False Cypress	2 GAL.	3'X3'	
	Cotinus coggygia 'Atropurpurea'	Purple Smoke Tree	2 GAL.	12'X10'	
	Euonymus fortunei 'Moonshadow' TM	Moonshadow Euonymus	2 GAL.	3'X5'	25
	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	2 GAL.	2'X3'	16
	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	2 GAL.		23
	Hydrangea paniculata 'Renhy'	Vanilla Strawberry Hydrangea	2 GAL.	6'X6'	4
	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	2 GAL.	1.5'x5'	4
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'-8' B&B	12'X3'	21
	Ligustrum vicaryi	Golden Privet	2 GAL.	8'x8'	3
	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 GAL.	5'X5'	35
	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	2 GAL.	3.5'X3.5'	27
	Pinus mugo 'Pumilio'	Mugo Pine	5 GAL.	5'X5'	12
	Rhus aromatica 'Gra-Low'	Gro-Low Fragrant Sumac	2 GAL.	3'X6'	30
	Spiraea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	2 GAL.	3'X3'	12
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HWX	
	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	1 GAL.	1.5'X2.5'	36
	Salvia nemorosa 'May Night'	May Night Sage	1 GAL.	2'X2'	72
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HWX	
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL.	4'X2'	6
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 GAL.	6'X2'	4
	Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass	1 GAL.	3'X3'	151
	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 GAL.	4'X2'	22
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY		
	Turf Sod Rhizomatous	Rhizomatous Tall Fescue	595 sf		

LANDSCAPE LEGEND

-  PLANTER POT – SEE DETAIL 4/L1.1.CONTRACTOR TO PLANT MIX OF ANNUALS AND PERENNIALS.
-  PLANTER POT – SEE DETAIL 4/L1.1. CONTRACTOR TO PLANT ONE BLUE ARROW JUNIPER PER POT ACCORDING TO PLANTING SCHEDULE.

LANDSCAPE REQUIREMENTS:

PER STAR CITY CODE

TREE MITIGATION

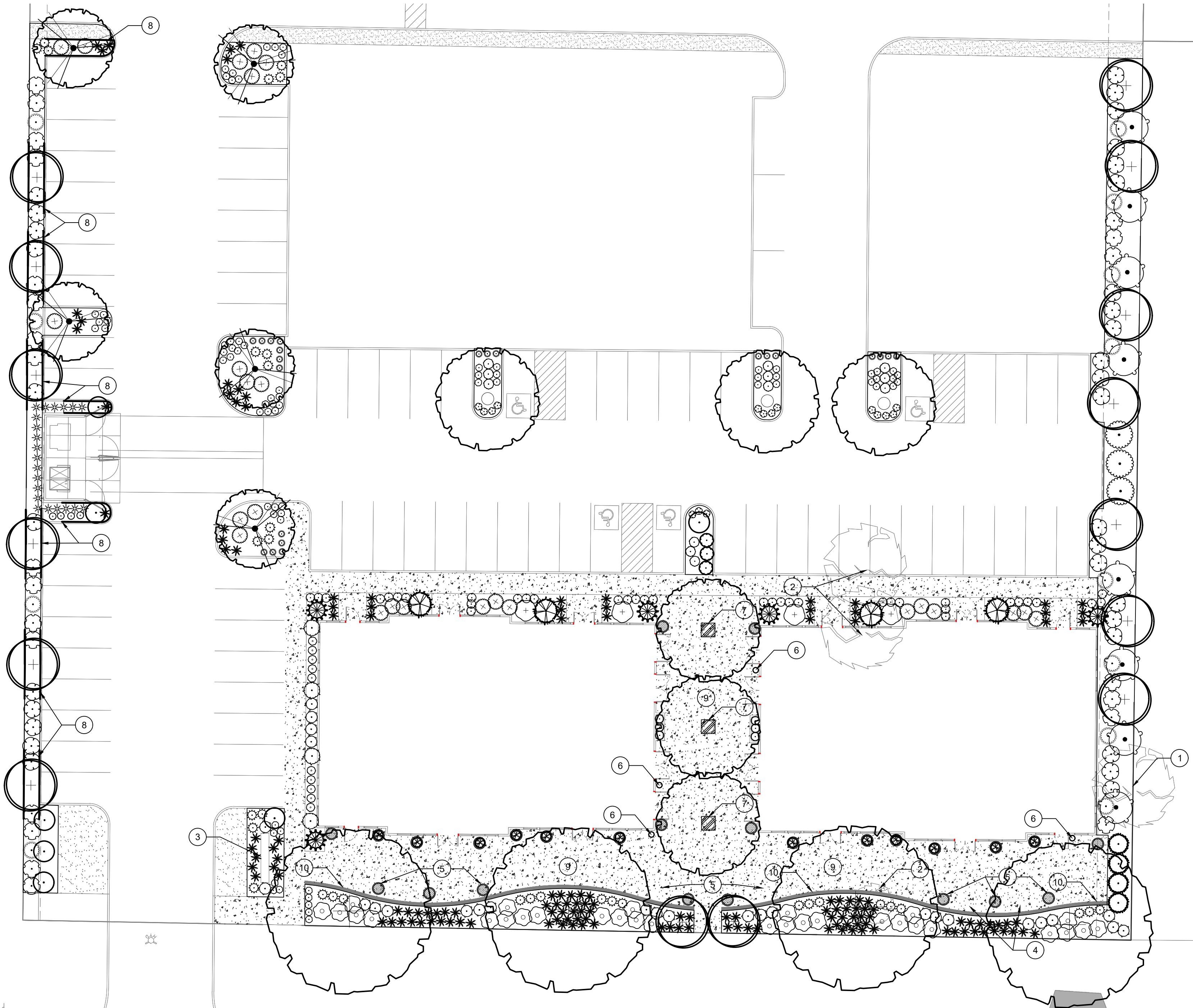
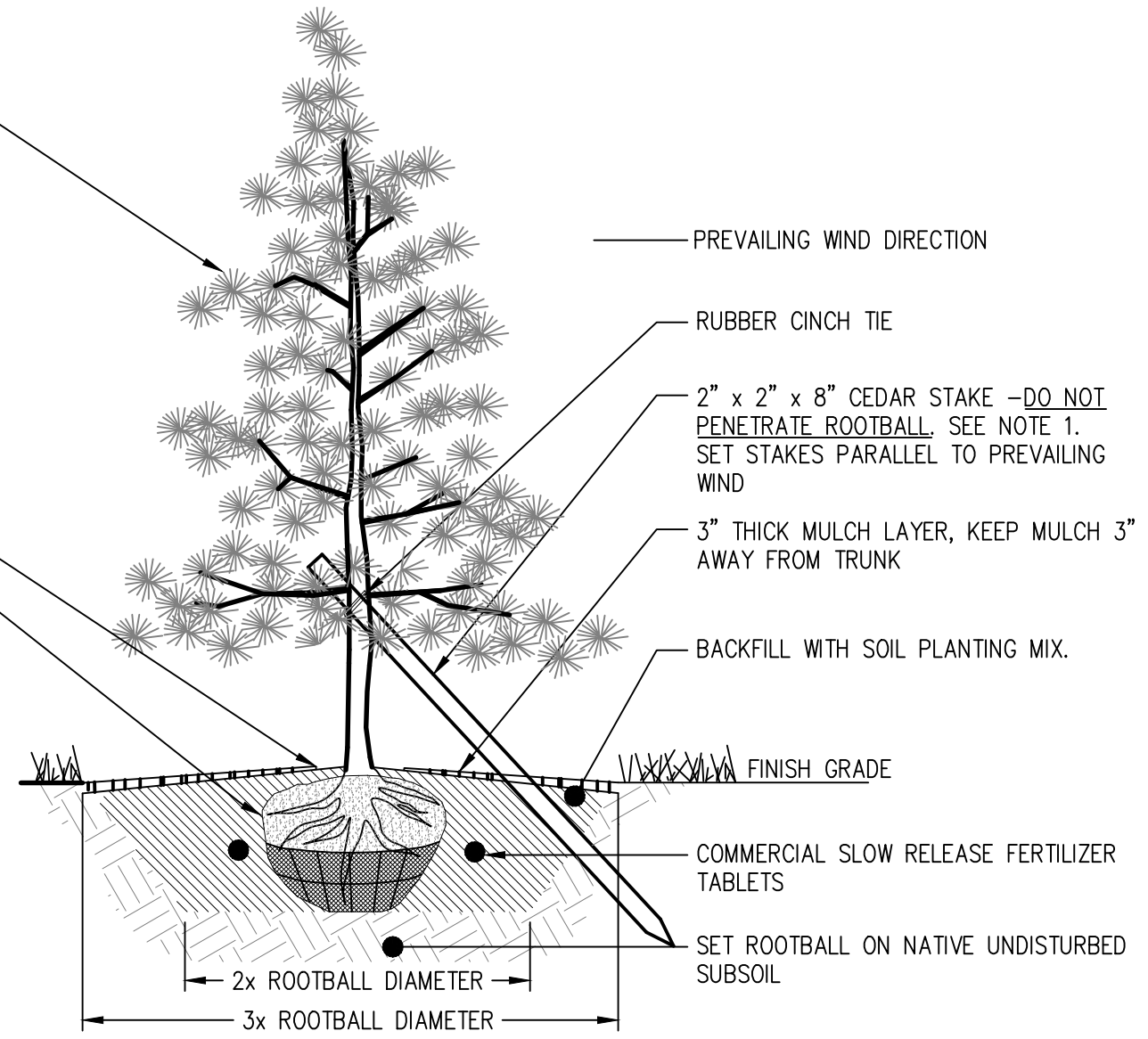
(2) 30" TREES AND (1) 12" TREE MITIGATED WITH 36 DECIDUOUS TREES AND 14 EVERGREEN TREES WITHIN ADJACENT TOWNHOUSE DEVELOPMENT (2 EVERGREEN=1 DECIDUOUS TO MITIGATE TREES LOST)

KEYNOTES

- EXISTING TREE-- PRESERVE AND PROTECT.
- TREE TO REMOVE, NO MITIGATION REQUIRED.
- MONUMENT SIGN BY OTHERS
- BENCH – SEE DETAIL 6/L1.1.
- PLANTER POT – SEE DETAIL 4/L1.1.
- TRASH RECEPTACLE – SEE DETAIL 7/L1.1.
- TREE GRATE BY IRONAGE, 'RAIN' TYPE 4'X4' SQUARE. CONTACT RICH LEE 1-425-501-7321.
- ROOT CONTROL FABRIC PER CITY CODE, INSTALL PER MANUFACTURERS RECOMMENDATIONS, EXTEND 10' PAST THE TREE TRUNK ON EACH SIDE.
- STANDARD GRAY CONCRETE, 24" SQUARE SCORING AT DEG ANGLE OFF BUILDING.
- 24" HIGH POURED IN PLACE CONCRETE WALL FACED WITH CULTURED STONE-- SEE DETAIL 1/L1.1, TO MATCH BUILDING. SEE ARCHITECTURE.

CONIFER TREE DETAIL

NTS

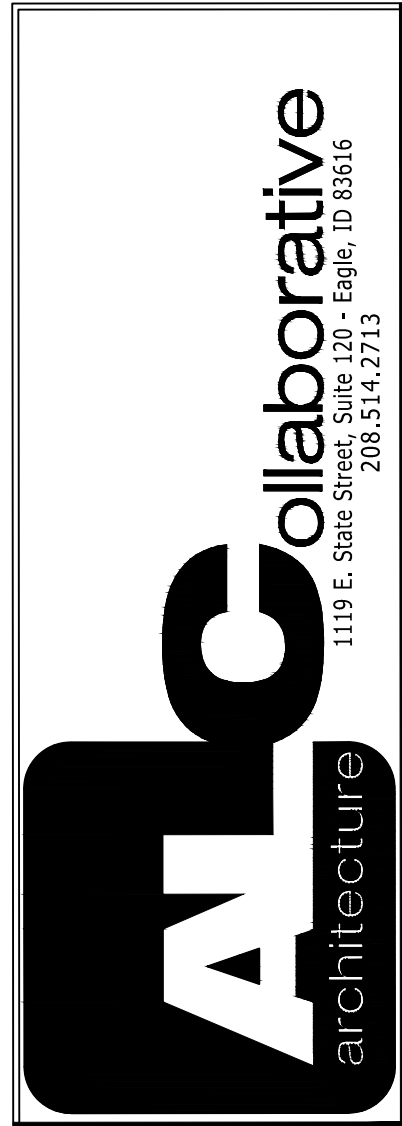


CONSTRUCTION DOCUMENT LANDSCAPE PLAN

Scale 1" = 30'-0"



NO.	REVISIONS	DATE

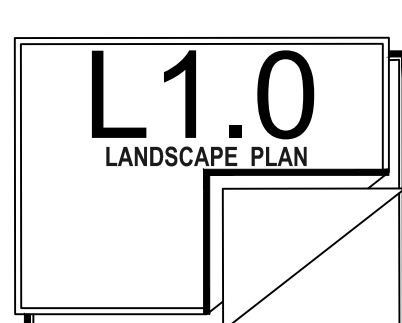


PROJECT FOR:

**10206 W. STATE RETAIL**

10206 W. STATE ST. STAR, IDAHO

DRAWN BY: MC  
CHECKED BY: BDG  
JOB #: 21107  
SUBMITTAL: --/--/--



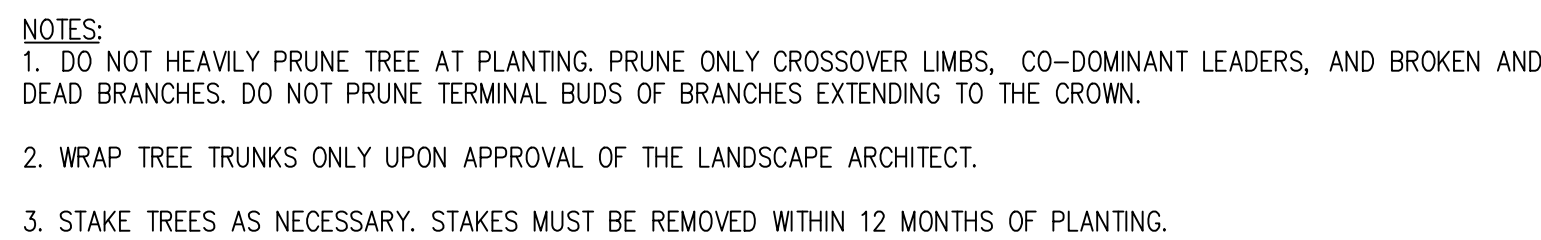


- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATTER INTO THE TOP 6 INCHES OF TOPSOIL.
4. ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
5. FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
6. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
7. WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
8. IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
9. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH 3/4" MINUS BLACK AND TAN ROCK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
10. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
11. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
12. CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

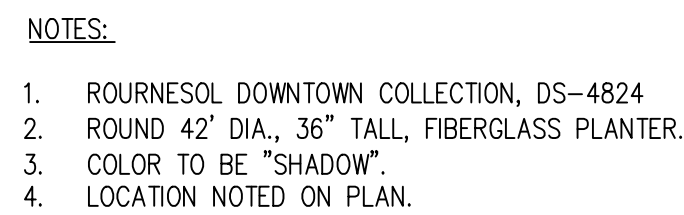
1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. PLANTING IN FRONTAGE BUFFERS SHALL BE IRRIGATED WITH DRIP TYPE IRRIGATION, EMITTER SIZES APPROVED BY LANDSCAPE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



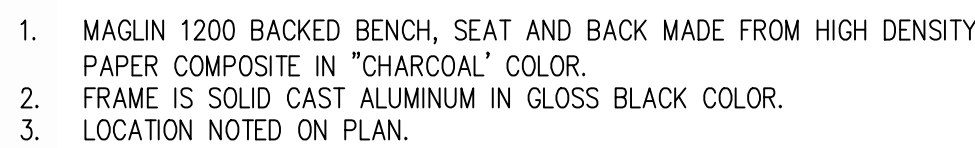
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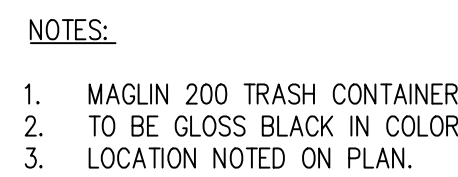
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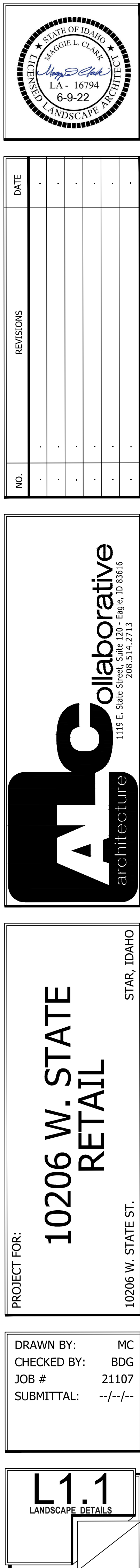
## 4 NTS



## NTS



## NTS



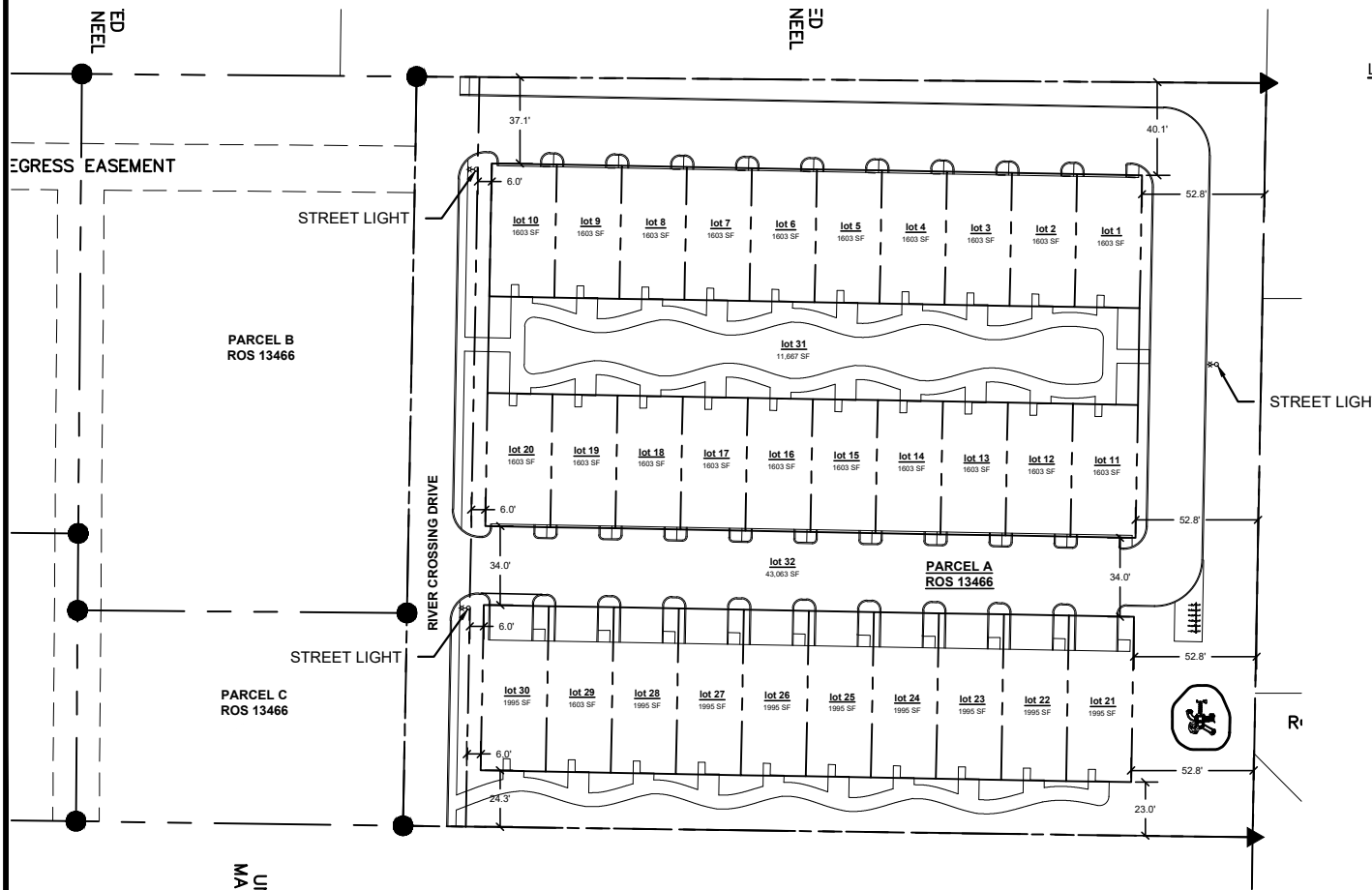


A PORTION OF THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 8, T.4N., R.1W.,  
CITY OF STAR, ADA COUNTY, IDAHO.

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 8.5" x 11".

### LIGHTING NOTES

1. INSTALL LUMEC ROADFOCUS LED COBRA HEAD LUMINAIRES MODEL RFS 54W16LED, TYPE R3M G2, 120-270v DMG CONTROLLED, TWIST-LOCK PHOTOELECTRIC CELL, EXTENDED LIFE AND TOOL LESS RECEPTACLE FOR TWIST-LOCK PHOTOCELL OR SHORTING CAP, 7-PIN (STANDARD) BRONZE COLORED STREET LIGHTS AS SHOWN.



PROJECT NO. R21206	SCALE (H): 1"=80'	NO. REVISIONS	BY	DATE	APPR.
	SCALE (V): N/A				
DRAWING NAME LIGHT PLAN	DRAWN BY: KES				
	DESIGNED BY: KES				
	CHECKED BY: AMC				
	DATE: 8/18/22				
<div> <div>  <div> <div>ACKERMAN</div> <div>ESTVOLD</div> </div> </div> <div> 7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714  208.853.6470 · <a href="http://www.ackerman-estvold.com">www.ackerman-estvold.com</a>  Minot, ND   Fargo, ND   Williston, ND   Boise, ID </div> </div>					
1 OF 1					

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS DEPICTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ACKERMAN-ESTVOLD SHALL BE WITHOUT LIABILITY TO ACKERMAN-ESTVOLD.



# ADDITIONAL PARKING STAFF EXHIBIT

## PRELIMINARY PLAT FOR FIRST STREET TOWNHOMES SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 8, T.4N., R.1W.,  
CITY OF STAR, ADA COUNTY, IDAHO.

AUGUST 2022 SCALE: 1" = 30' SHEET 1 OF 1

### LEGEND:

- SET 5/8" REBAR WITH PLASTIC CAP MARKED  
LS 18350
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED POINT - NOTHING FOUND OR SET
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION AND FILING RECORD
- SUBJECT PARCEL
- PROPERTY LINE
- REFERENCE BOUNDARIES
- EASEMENT

### PRELIMINARY PLAT DATA

TOTAL SITE AREA	4.77 ACRES
TOWNHOMES (30.6%)	1.46 ACRES
COMMERCIAL (39.0%)	1.86 ACRES
FUTURE RIGHT-OF-WAY (8.6%)	0.41 ACRES
COMMON AREA (21.8%)	1.04 ACRES
EXISTING ZONING	CBDPUD/DA
PROPOSED ZONING	CBDPUD/DA
TOWNHOME LOTS	30
COMMERCIAL LOTS	4
OPEN SPACE/COMMON LOTS	2
PRIVATE ROAD - FUTURE PUBLIC ROAD	1
TOTAL LOTS	37
GROSS RESIDENTIAL DENSITY	6.3 DU/ACRE
NET RESIDENTIAL DENSITY	20.5 DU/ACRE (EXCLUDES COMMERCIAL, PUBLIC STREET & OPEN SPACE)

### AMENITIES

1. WALKING PATHWAYS, PLAYGROUND

### NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT SERVICES.
2. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C0130J DATED 06/19/2020.
3. LOTS 31, 32 AND 33 WILL HAVE A BLANKET INGRESS, EGRESS, AND PUBLIC UTILITY EASEMENT.
4. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
5. IRRIGATION WATER SHALL BE PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(B). COMMON LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
6. 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 APPROVED IN THE DEVELOPMENT AGREEMENT.
7. LOTS 31 AND 32 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY FIRST STREET TOWNHOMES HOME OWNERS ASSOCIATION OR ITS ASSIGNS.
8. LOT 33 IS INTENDED TO BE DEDICATED AS A PUBLIC ROAD IN THE FUTURE

### OWNER OF RECORD

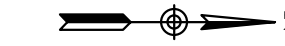
10206 WEST STATE STREET LLC  
2001 N 20TH STREET  
BOISE, ID 83702

### DEVELOPER

10206 WEST STATE STREET LLC  
2001 N 20TH STREET  
BOISE, ID 83702

### ENGINEER/SURVEYOR

ANTONIO CONTI PE, PLS  
ACKERMAN-ESTVOLD  
7661 WEST RIVERSIDE DR., STE 102  
GARDEN CITY, ID 83714



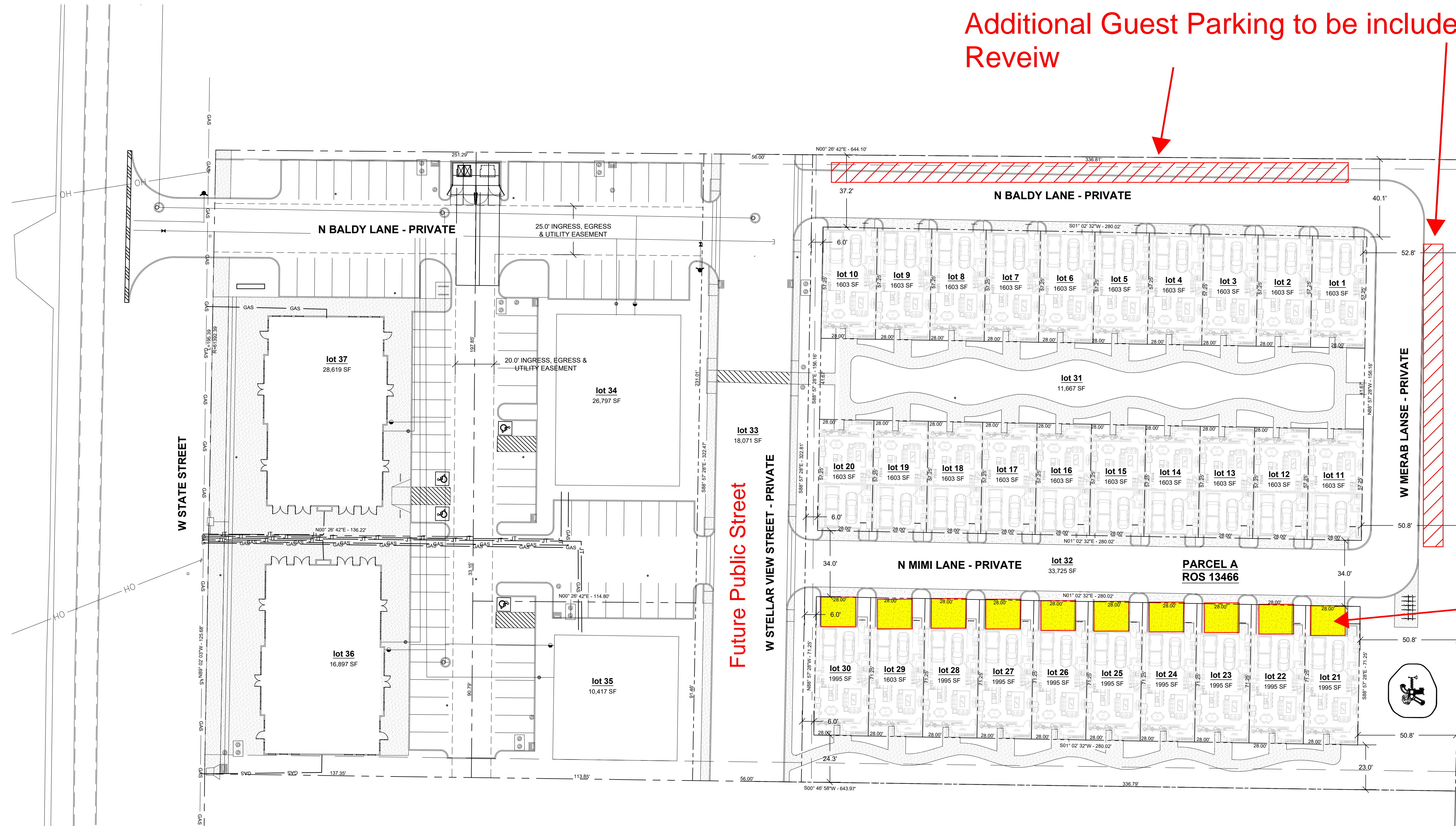
Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be  
Altered During Reproduction Processes. Scales Shown  
Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

Additional Guest Parking to be included as part of CZC/Design  
Review

20' driveway depths  
to be provided



FIRST STREET TOWNHOMES SUBDIVISION  
10206 W STATE STREET  
STAR, IDAHO

DRAWN BY: KES  
CHECKED BY: AMC

DATE: 08/18/2022

### REVISIONS

DATE
# --/--
# --/--
# --/--

Project No.  
R21206

PRELIMINARY  
PLAT

1.0



ACKERMAN-ESTVOLD  
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714  
208.853.6470 · www.ackerman-estvold.com  
Minot, ND | Fargo, ND | Williston, ND | Boise, ID





August 19, 2022

Austin Alexander  
3210 27<sup>th</sup> Street West, Suite 200  
Williston, Nd 58801  
701.577.4127  
Austin.Alexander@ackerman-estvold.com

Subject: Delivery Method Approval

Austin,

Thank you for contacting the Postal Service to established delivery to the State Street Townhomes on the north side of W State St, between N Taurus Way and N Seneca Springs Way. I am authorizing the developer to place cluster box units at point A on the attached map to provide enough CBUs for the entirety of the development in all of its phases. The location will be on the north side of River Crossing Dr and should be facing south and accessible for the road.

**Please keep in mind when ordering your cluster boxes from the manufacturer we request that you ask them to number the boxes consecutively. As an example, we would want the boxes to be labeled 1-90 as opposed to multiple units repeatedly numbered 1-16. We also request that the Parcel Lockers on the units also be numbered consecutively, so if there are five CBU units needed for the development, and there were two parcel lockers per unit, then the parcel lockers would be numbered 1 through 10.** If the CBUs are not numbered correctly, we may refuse to deliver until the numbering has been corrected.

Thank you for your assistance.

Mel Norton  
Postmaster, Star

Mel Norton  
Postmaster  
10780 W State St  
Star ID 83669-9998  
Phone: 208-286-7304

1445 N. Orchard St.  
Boise ID 83706 • (208) 373-0550



Brad Little, Governor  
Jess Byrne, Director

---

January 5, 2023

Shawn I. Nickel  
Planning Director & Zoning Administrator  
City of Star  
P.O. Box 130  
10769 W. State St.  
Star, ID 83669  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

Subject: First Street Townhomes Subdivision, PP-22-16, PR-22-07

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

### **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:  
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.



- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

#### 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff  
Regional Administrator

c:

2021AEK

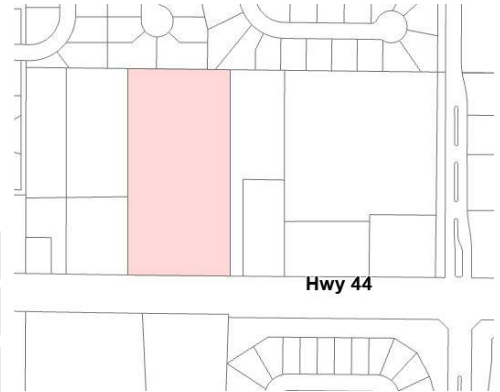
# Communities in Motion 2050 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of Communities in Motion 2050 (CIM 2050), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2050 goals.

**Development Name:** First Street Townhomes Subdivision

**CIM Vision Category:** Existing Neighborhood **New Jobs:** 37

**CIM Corridor:** State Highway 44 **New Households:** 30



## Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes and travel speeds.

Pedestrian level of stress



Bicycle level of stress



## Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access



Farmland Preservation



Net Fiscal Impact



Within CIM Forecast



## Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations

Nearest bus stop



Nearest public school



Nearest public park



## Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation



Automobile Transportation



Public Transportation



Roadway Capacity



**Improves performance**



**Does not improve or reduce performance**



**Reduces performance**

**Comments:** The COMPASS Transportation Improvement Program (TIP) identified State Highway 44 (State Street) from Star Road to State Highway 16 to have an additional travel lane constructed in both directions (Key 20574). State Street is also listed as a future secondary transit route in the COMPASS Complete Network Policy. The project's proposed higher density is supportive of transit.

**Communities in Motion 2050**  
[2020 Change in Motion Report](#)  
[Development Review Process](#)

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email: [info@compassidaho.org](mailto:info@compassidaho.org)



## ***Fiscal Impact Analysis Supplemental for the Development Review Checklist***

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all.

More information about the COMPASS Fiscal Impact Tool is available at:

[www.compassidaho.org/prodserv/fiscalimpact.htm](http://www.compassidaho.org/prodserv/fiscalimpact.htm)

### **Overall Net Fiscal Impact Net Fiscal Impact by Agency**



City



County



Highway District



School District

Break Even: Does not break even.



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

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

January 6, 2023

City of Star  
Shawn Nickels, P&Z Administrator  
10769 W State St  
Star, ID 83669

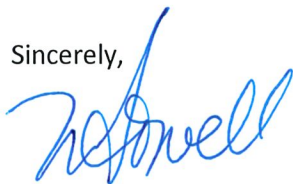
Re: First Street Townhomes Subdivision, File No. PP-22-16 & PR-22-07

Dear Mr. Nickels,

Idaho Transportation Department (ITD) appreciates this opportunity to provide comments regarding the First Street Townhouse Subdivision located at 10206 W State Street, Star, Idaho. The application is for 30 residential lots, 4 commercial lots, and 3 common lots on 4.77 acres.

1. This project abuts State Highway 44 (SH-44).
2. Traffic generation numbers were not provided with this application. ITD needs more information on the trip generations to determine what mitigations, if any, that the applicant may be required to construct on the State Highway system. If the new development generates 100 or more new trips in the peak hour or 1,000 new trips in a day, a Traffic Impact Study (TIS) is required. Mitigations identified by the Traffic Impact Study shall be the responsibility of the applicant.
3. Approach Permit application and fee must be submitted with the TIS. The TIS will not be placed in the queue for review until the permit application is received.
4. Any addition, modification, change use, relocation, maintaining, or removal of encroachment of the state highway or use of highway right-of-way for any purpose other than normal travel, shall obtain an Encroachment Permit to use state right-of-way.
5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
6. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.

ITD reserves the right to make further comments upon review of a submitted TIS or other documents.

Sincerely,  


Wendy I. Howell  
ITD – District 3  
Development Services Coordinator

[illegible]



5. **Transit:** Transit services are not available to serve this site.
6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

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

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

7. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
9. **Capital Improvements Plan (CIP) / Integrated Five Year Work Plan (IFYWP):**  
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).
10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies SH-44 as Level 2 facilities that will be constructed as part of a future project.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 5,764 additional vehicle trips per day (9 existing), 443 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.
2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 44 State Street	320-feet	Principal Arterial	568	N/A

\*\* ACHD does not set level of service thresholds for State Highways.

### 3. **Average Daily Traffic Count (VDT)**

*Average daily traffic counts are based on ACHD's most current traffic counts.*

- The average daily traffic count for SH 44 east of Star Road was 14,378 on July 14, 2021.

## **C. Findings for Consideration**

### **1. State Highway 44 / State Street**

SH-44 is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Star, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-44.

### **2. Private Roads**

- a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:
  - Designed to discourage through traffic between two public streets,
  - Graded to drain away from the public street intersection, and
  - If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.
- b. **Applicant Proposal:** The applicant is proposing to construct one 25-foot wide private road, one 37-foot wide private road, and three 24-foot wide private roads/drive aisles within the site. The applicant is also proposing two 20-foot wide drive aisles to serve the commercial lots. The 37-foot wide east-west private road is labeled as a future public street on the preliminary plat, and is reserving 56-feet of right-of way for the potential for a future reclassification as a public local road.
- c. **Staff Comments/Recommendations:** If the City of Star approves the private roads, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

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

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

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

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

Although it may be applicant's intent to dedicate the east-west private road as public street in the future, there is no guarantee that this will occur or that the private road would be accepted as a public street in the future. The applicant should remove all references to future public streets and right-of-way on the plat.

### **3. Tree Planters**

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

### **4. Landscaping**

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

## **D. Site Specific Conditions of Approval**

1. Pave the private roads/drive aisles its full width and at least 30-feet into the site beyond the edge of pavement of SH-44.
2. Install street names and stop signs for the private roads/drive aisles. The signs may be ordered though the District. Verification of the correct, approved names of the road are required.
3. Remove all references to future public streets and right-of-way on the final plat.
4. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
5. Payment of impact fees is due prior to issuance of a building permit.
6. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.



7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **F. Conclusions of Law**

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

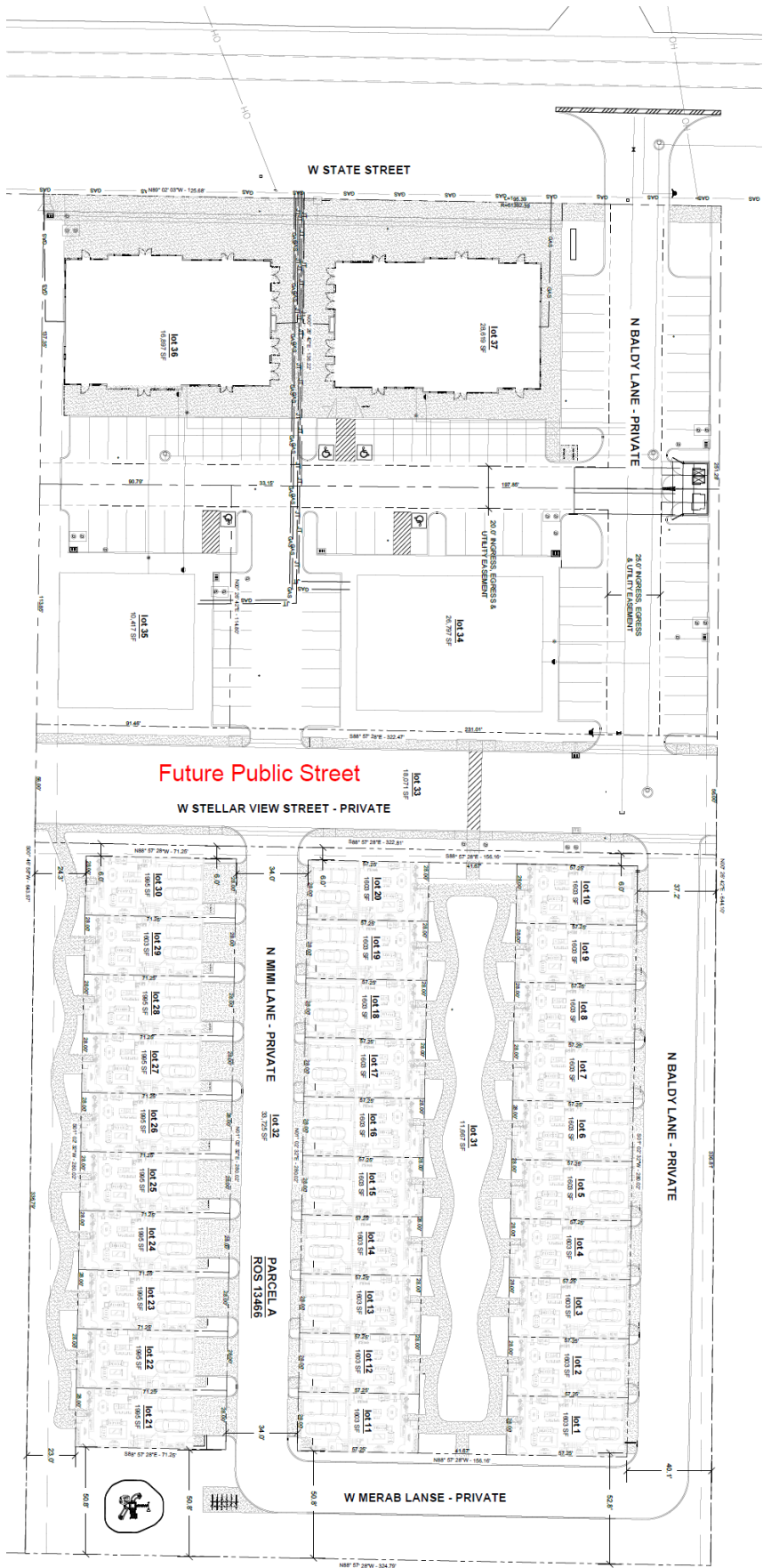
## **G. Attachments**

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

[illegible]



SITE PLAN



# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

# Development Process Checklist

## Items Completed to Date:

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

## Items to be completed by Applicant:

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

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

##### ☐ **Driveway or Property Approach(s)**

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

##### ☐ **Working in the ACHD Right-of-Way**

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

#### *Construction (Subdivisions)*

##### ☐ **Sediment & Erosion Submittal**

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

##### ☐ **Idaho Power Company**

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

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

## **Request for Appeal of Staff Decision**

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



DATE: February 3, 2023

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: First Street Townhomes Subdivision  
Files: PP-22-16 & PR-22-07

**Fire District Summary Report:**

1. **Overview** This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
2. **Fire Response Time:** This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 0.9 miles with a travel time of 3 minutes under ideal driving conditions.
3. **Side Setback:** Side Setback as per Star City Code.
4. **Accessibility:** Roadway Access, Traffic, Radio Coverage
  - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
    - i. Fire District will require 28ft drivable surface for the private road with no parking signs as indicated in Appendix D of the IFC.
    - ii. Autoturn modles are required to verify radius.
  - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
  - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
  - d. Traffic calming devices will require approval by the Fire District
  - e. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
  - f. One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads.
    - i. The current main entrance will work for the first 30 building permits.
  - g. It shall be the responsibility of the developer and or HOA to maintain clearance of access roads all year around. This shall include but not limited to snow removal and vehicles.





- h. The applicant shall work with Ada County, City of Star and Star Fire Protection District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1
- i. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.
- j. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road, as follows:

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

- k. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
5. **Water Supply:** Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
- a. Fire Sprinklers: This project will require that all buildings be equipped with residential sprinkler system.
  - b. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by Star Sewer & Water for bacteria testing.
  - c. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
    - i. Fire hydrants shall have a locking Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
    - ii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
    - iii. Fire hydrants shall be placed on corners when spacing permits.
    - iv. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
    - v. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
    - vi. Fire hydrants shall be provided to meet the requirements of Star Sewer & Water Standards. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.

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MIDDLETON RURAL FIRE DISTRICT

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STAR FIRE PROTECTION DISTRICT

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- vii. Fire hydrant relocations to be approved by the Fire District & Star Sewer and Water.
  - viii. Hydrants are to always remain clear and unobstructed.
  - ix. Hydrants to be marked with temporary fencing creating a 3 ft clearance around the hydrant and shall remain in place until approved by fire district. See exhibit 1.
  - x. Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
  - xi. Hydrant to be located within 100ft of the Fire Riser/FDC.
6. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.
7. **Additional Comments:**
- a. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.
  - b. Fire Alarms system will be required as per IFC and NFPA.
  - c. Fire Sprinkler plans and Alarm plans are to be submitted to the Fire District and State Fire Marshal's Office for approval.
  - d. Knox Box will be required for Fire Risers.





Exabit 1



The Rockbridge HOA board strongly recommends that the City of Star deny the application / preliminary plat for a proposed residential subdivision **“First Street Townhomes Subdivision (FILES - PP-22-16 & PR-22-07)”**.

The proposed ‘mixed use’ development containing high density residential use does not fit the current City plan for this area. That this property is part of the Central Business District (CBD) zoning alone should further prohibit such high density residential use.

In particular, the City’s own comprehensive plan declaration for the Central Business District (8-3A-1: Zoning Districts And Purposes Established) specifically lists “commercial, retail, civic, office, and entertainment uses.” and restricts high density housing to “the upper floors of mixed-use buildings” which this project is clearly not. This development plan is clearly NOT Live/work focused, but an R11 standard townhome association.

In addition:

- 1) Single Family attached (townhomes) are specifically identified as NOT allowed in CBD zones

8-3A-3: Uses Within Zoning Districts

Dwelling:	CBD
Multi-family <sup>1</sup>	N
Secondary <sup>1</sup>	N
Single-family attached	N
Single-family detached	N
Two-family duplex <sup>1</sup>	N
Live/Work Multi-Use <sup>1</sup>	C

- 2) We would encourage the council to review the designs with the following code requirements in mind as we feel that they are not met in this specific plan. While the access road placement on the rear of the property is an improvement over the initial design in setback, it still introduces a significant disturbance on homeowners right on the other side of that property in vehicle noise, headlights, etc. and should at least require a landscape barrier of some type

8-3B-3: Residential Districts

D. Housing developments with densities of R-11 and higher shall be designed to limit height, increase setbacks and/or provide additional landscaping along the perimeter of the development, if determined by the council, where abutting areas are planned for lower densities.

E. Rezoning to R-11 and higher shall not be allowed unless adequate ingress/egress to major transportation corridors is assured.

- 3) It is clear that the intended zoning and plan for these sites along State Street should be commercial with the optional use of condos/studios in addition to the primary commercial or office use. Such a large townhome complex with such a Frontage commercial aspect instead of primarily “main street” commercial use is clearly not an appropriate use in this zone. Also, since the city is actively encouraging the removal of existing single family homes in the CBD, it make zero sense to create a whole new development with 30 single family attached townhomes.

8-3C-2: Central Business District (CBD)

B. High density residential may be permitted within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.

C. New development on Main Street and Star Road, ... shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.

In summary, it is clear that this project's intended R11 use of 30 multi-story, high density townhomes is not compatible with existing surrounding properties (office, retail, office space commercial, low density residential) nor the CBD zoning / planned uses for this area and is in fact apparently prohibited from CBD zoning by code.

Lastly, we would like to encourage a similar project and plan that had a lower density Live / Work commercial and retail type office design in this location, fitting with the city's CBD plan as presented in the extensive comprehensive plan presentations and public comment session in the past.

Signed,

Doug Kramer

President

Charity Arthur

Vice President

Randy Bates

Treasurer

Dennis Stewart

Board Member

Don Pyle

Board Member