

**SUMMARY OF PROPOSED TEXT CHANGES
REQUEST FOR CLARIFICATION
SOUTH OF THE RIVER SUBAREA PLAN DATED DECEMBER 7, 2021**

Submitted by Jerry and Carlene Gage

SOTR Plan Page No.	Comment/Proposed Text Amendment
2-4	<p>Page 2-2 of the SOTR Plan states:</p> <p style="padding-left: 40px;">The Illustrative Vision is intended to be an illustrative description of one way in which the Subarea Plan could build out. Because it is difficult to predict market and other conditions for multiple decades, it is anticipated that the actual development of the area may differ in many respects from the Illustrative Vision, although the big ideas and key concepts should be followed.</p> <p>To prevent conflict with this language, the “mandatory” language on page 2-4, more akin to ordinance language that is not appropriate in a plan, should be revised as:</p> <p style="padding-left: 40px;">The Illustrative Vision Plan highlights <u>a visionary concept depicting the possible</u> distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space, pathways and parks. The Vision Plan is illustrative in nature, and defines only one possible development option. The City should use this plan as guidance in making decisions regarding development submittals.</p>
3-3	<p>Some clarification is needed regarding the “Future Land Use Program” table:</p> <ul style="list-style-type: none"> • There is an asterisk next to “Parks and Open Space” without an explanation as to what the asterisk relates. • 120 acres are proposed for Parks and Open Space for the Subarea. Given the 2,500 – 4,500 housing units the Subarea is anticipated to support,¹ using a generous average household size of 3,² the Subarea population is estimated at 7,500 and 13,500. <ul style="list-style-type: none"> ○ Using the SOTR Plan’s higher population estimate of 13,500, 120 acres of park land equates to 8.9 acres of park land per 1,000 people. ○ Is this a proposed goal for this Subarea? For all of Star? • Clarification is needed regarding the discrepancy between the park and open space acreage listed in this table and the acreage listed in the table found on page 3-10.
3-2, 3-5, 3-6, 3-8, 3-10 and 3-11	<p>We support the comment of an adjacent property owner who suggested that each conceptual rendering in the Subarea Plan contain a note to the effect that the rendering is conceptual in nature.</p> <p>For example, for the Parks and Recreation Framework rendering on page 3-10, we suggest:</p> <p style="padding-left: 40px;">Note: the Parks and Recreation Framework is conceptual in nature. Final location, size, and design of included parks and pathways may differ.</p>

¹ See, SOTR Plan, p. 3-2, 3rd paragraph.

² The average size of household in Ada County prior to the 2020 census was 2.58. See, www.census.gov/quickfacts/fact/table/adacountyidaho,US/INC110219.