



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star Planning Department *Shen T. Muth*

**MEETING DATE:** **November 16, 2021 – PUBLIC HEARING**

**FILE(S) #:** AZ-21-14 Annexation and Zoning  
DA-21-21 Development Agreement  
PP-21-18 Preliminary Plat for Iron Mountain Vista Subdivision

### OWNER/APPLICANT/REPRESENTATIVE

**Applicant/Representative:**

Jay Walker  
Kimley Horn & Associates  
950 W. Bannock St., Ste. 1100  
Boise, Idaho 83702

**Property Owner:**

Todd Campbell  
P.O. Box 140298  
Boise, Idaho 83714

### REQUEST

**Request:** The Applicant is seeking approval of Annexation and Zoning (R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 46 residential lots and 4 common lots. The property is located on the north side of W. Floating Feather Road, approximately 650 east of N. Pollard Lane in Star, Idaho, and consists of 16.46 acres with a proposed density of 2.79 dwelling units per acre.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located between N. Pollard Lane and N. Hwy 16. Ada County Parcel Numbers R9545740040 & R9545740050.

**Surrounding Land Use/Designations:**

|                 | Zoning Designation | Comp Plan Designation    | Land Use                  |
|-----------------|--------------------|--------------------------|---------------------------|
| <b>Existing</b> | RUT (County)       | Neighborhood Residential | Agricultural/Residential  |
| <b>Proposed</b> | R-3-DA             | Neighborhood Residential | Single Family Residential |

|                      |                   |                          |   |
|----------------------|-------------------|--------------------------|---|
| <b>North of site</b> | Residential (R-4) | Neighborhood Residential | Agricultural/Residential                |
| <b>South of site</b> | RUT (County)      | Neighborhood Residential | Single Family Residential               |
| <b>East of site</b>  | R-5-DA            | Compact Residential      | Recently Approved Milestone Subdivision |
| <b>West of site</b>  | Residential (R-3) | Neighborhood Residential | Iron Mountain Estates Subdivision       |

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

**Irrigation/Drainage District(s):** Farmer’s Union Ditch Company  
P.O. Box 1474  
Eagle, Idaho 83616

**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 – None.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – Yes, on west side of property.
- ✪ 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.

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| <b>APPLICATION REQUIREMENTS</b> |
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|                                   |                    |
|-----------------------------------|--------------------|
| Pre-Application Meeting Held      | May 20, 2021       |
| Neighborhood Meeting Held         | May 25, 2021       |
| Application Submitted & Fees Paid | August 6, 2021     |
| Application Accepted              | September 16, 2021 |
| Residents within 300’ Notified    | October 28, 2021   |
| Agencies Notified                 | September 16, 2021 |
| Legal Notice Published            | October 31, 2021   |

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| <b>HISTORY</b> |
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This property does not have any history of land use applications within the City of Star.

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| <b>CODE DEFINITIONS / COMPREHENSIVE PLAN</b> |
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**UNIFIED DEVELOPMENT CODE:**

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.
4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.
5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

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

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

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

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

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

**8-3A-3: USES WITHIN ZONING DISTRICTS**

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

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

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

| <b>Zoning District</b> | <b>Maximum Height Note Conditions</b> | <b>Minimum Yard Setbacks Note Conditions</b>              |             |                      |                    |
|------------------------|---------------------------------------|---|-------------|----------------------|--------------------|
|                        |                                       | <b>Front (1)</b>  | <b>Rear</b> | <b>Interior Side</b> | <b>Street Side</b> |
| R-3                    | 35'                                   | 15' to living area/side load garage<br>20' to garage face | 15'         | 5' per story (2)     | 20'                |

Notes:

1. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.
2. 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.

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

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

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

total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.

5. For multi-family developments, see Section 8-5-20 for additional standards.

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

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:

a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;

b. Qualified natural areas;

c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;

d. A plaza.

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

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

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

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

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

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

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

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

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

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

**COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3 units per acre to 5 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent

to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

### 8.3 Goal:

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

### 8.4 Objectives:

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

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

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

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

### 18.4 Implementation Policies:



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

## PROJECT OVERVIEW

### **ANNEXATION & REZONE:**

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-3-DA) on 16.46 acres . This zoning district would allow for a maximum residential density of 3 dwelling unit per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The property will be accessed by a public road and all roads in the development will be public. The rezone request includes a development agreement that will address future density and development standards.

### **PRELIMINARY PLAT:**

The Preliminary Plat submitted contains 46 single family residential lots and 4 common area lots on 16.46 acres with a proposed density of 2.79 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 9,395 square feet to 27,312 square feet with the average buildable lot being 10,513 square feet. The submitted preliminary plat is showing all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on W Teratai Street through the Iron Mountain Estates development to the west. Applicant is providing an emergency access on the southeast corner of the property to N. Worsley Lane, which is a private street within Ada County. With Fire District approval, this will provide two access point for the development. A stub street is being provided on the northeast corner of the property that will connect to the proposed street from the development to the north. Sidewalks are proposed to be attached with a 5-foot, concrete sidewalk. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 2.47 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a walking path with exercise equipment and there is a central common area that is large enough to classify as an amenity under the code.

### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks

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

- Lighting

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight design/cut sheet for City approval. The pole is acceptable; however, the fixture type does not meet code requirements of a flush fixture face with no bulb or LED below the fixture face. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat.** Lights should be the same as Iron Mountain Estates.

- Street Names

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

- Subdivision Name

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

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas. Streets in the development do not show the appropriate number of trees. These will need to be added once driveways are designed to receive occupancy permits.**

- Setbacks – **The applicant is requesting a setback waiver from 5 feet per story to 5 feet for all interior sides.**

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

- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster will be with the cluster for Iron Mountain Estates.

- Phasing – The development is proposing to be built out in a single phase.

**DEVELOPMENT AGREEMENT**

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

- Density;
- ITD Proportionate Share Fees;
- Emergency Access
- Setback Waivers

**AGENCY RESPONSES**

|                                 |                    |
|---------------------------------|--------------------|
| ITD                             | Pending            |
| Star Fire District              | November 1, 2021   |
| DEQ                             | September 24, 2021 |
| ACHD                            | September 29, 2021 |
| Keller and Associates           | November 8, 2021   |
| Farmer’s Union Ditch Co.        | October 18, 2021   |
| Central District Health         | September 29, 2021 |
| Ada County Development Services | September 23, 2021 |
| West Ada School District        | November 5, 2021   |

**PUBLIC RESPONSES**

No public comments have been received.

**STAFF RECOMMENDATION**

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code **with the exception of the requested 5-foot side yard setbacks waiver**. The proposed density of 2.79 dwelling unit per acre is within the range of 3-5 dwelling units per acre allowed in the Neighborhood Residential Comprehensive Plan Future Land Use Map. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-3) zoning designation will provide.

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

## FINDINGS

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

### ANNEXATION/REZONE FINDINGS:

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

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

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

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

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

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

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and  
*The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.*
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.  
*The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.*
5. The annexation is in the best interest of the city.  
*The Council must find that this annexation is reasonably necessary for the orderly development of the City.*

**PRELIMINARY PLAT FINDINGS:**

1. The plat is in compliance with the Comprehensive Plan.  
*The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:*
  1. *Designing development projects that minimize impacts on existing adjacent properties, and*
  2. *Managing urban sprawl to protect outlying rural areas.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.  
*The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.*
3. There is public financial capability of supporting services for the proposed development;  
*The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.*
4. The development will not be detrimental to the public health, safety or general welfare;  
*The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.*
5. The development preserves significant natural, scenic or historic features;

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

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

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

#### **CONDITIONS OF APPROVAL**

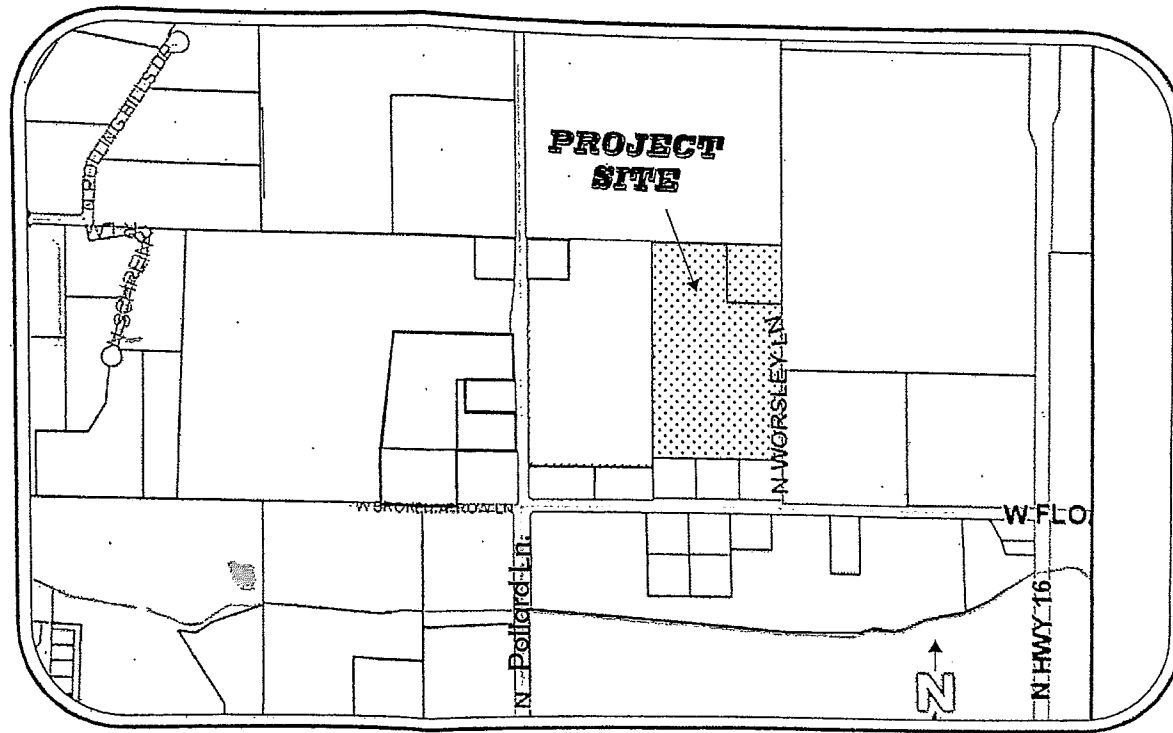
1. The approved Preliminary Plat for the Iron Mountain Vista Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$TBD. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
3. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
4. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
5. 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.
6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
7. **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.**

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

|                         |
|-------------------------|
| <b>COUNCIL DECISION</b> |
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The Star City Council \_\_\_\_\_ File Number AZ-21-14/DA-21-21/PP-21-18 for Iron Mountain Vista Subdivision on \_\_\_\_\_, 2021.

# Iron Mountain Vista



VICINITY MAP



# Kimley»»Horn

August 6, 2021

Shawn L. Nickel – Planning Director  
Planning & Zoning Department  
10769 West State Street • P.O. Box 130  
Star, ID 83669  
Phone: 908-5455  
Fax: 286-7569  
[snickel@staridaho.org](mailto:snickel@staridaho.org)



Re: Iron Mountain Vista approximate 16.5-acre Subdivision submittal Narrative

Shawn,

We appreciated meeting with you, Ryan Field, Ryan Morgan (City & SSWD engineer) and Victor Islas (Fire Dept) a couple months ago to review parcel #R9545740040 located along W. Floating Feather Rd and N. Worsley Ln (private road) north of Star City near the West Ada School District property and the newly purchased Toll Brothers parcel. The project and approved plat name with Ada County is Iron Mountain Vista. A new subdivision, Iron Mountain Estates Subdivision, was recently completed just to the east of Iron Mountain Vista. The project is located in a portion of the NE ¼ SW ¼ of Section 4, Township 4 North, Range 1 West. This parcel of land contains approximately 16.5 acres and is currently zoned as RUT (Rural Transitional District; see The City of Star City Code: 8-3 A-1: Zoning Districts). Todd Campbell of TBC Land Holdings, LLC (owner), Kimley-Horn (developer consultant/engineering representative/manager), and the rest of the consultant team are the applicants for this project. We are seeking annexation into the City of Star with R-3 zoning designation and preliminary platting of this approx 16.5 acres. Owner and consultant team are desirous to submit these applications creating approximately 50 lots - 46 residential and 4 common lots in this growing area of the City of Star. The annexation is contiguous and subdividing consistent with surrounding properties complimenting the new school properties adjacent to the proposed subdivision. COMPASS shows the area as a growth area and within their population demand projection. It is consistent with the City's comprehensive and future land use map (R-3 to R-5 planned zoning area).

# Kimley»»Horn

The development will be accessed off of N. Pollard Rd and local, public streets from the newly platted subdivision to the west along with future connectivity to Toll Bros development to the north and east. A temporary emergency access also exists with Worsley Ln to the southeast. New local public streets including Teratai, Iron Mountain, Smokey Dome and Reynold Creek (Ada County approved street names) will provide access to each individual, planned lot internally. All utilities are stubbed and/or adjacent to the property including irrigation, sewer and water. A continued pressure irrigation system will be employed with agreements to the new subdivision to the west for irrigating all green space and irrigable areas on lots. From preliminary testing done by MTI in several test pit locations, groundwater was not encountered, the deepest pit was 12.7 (ft. BGS). The team will continue to monitor ground water for a year, and this will allow storm drainage to occur within underground seepage beds. Power, gas and communication fiber (dry utilities) are also adjacent and available to the development parcel. In meetings with Farmers Union Ditch Company, they ensured water rights and IDWR supplemental rights exist through a priority groundwater source. ACHD agreed in meetings the local street connectivity to the west with a required 5' concrete walk as a part of the street typical. A TIS is not required for the 46 residential lots according to ACHD policy.

Besides the 46 residential lots, there are 4 common lots for a total of 50 lots with roughly 2.79 dwelling units per gross acre. Greenspace consists of 15% meeting City code open space requirements. Amenities include greenspace, pedestrian walkways and exercise equipment facilities are shown in the proposed landscape plan. The project will assist The City of Star in abiding by their slogan as "the brightest jewel in the Gem State" and enable growth in the local economy and provide a wonderful location for future homeowners and families.

Agency requirements produced by the City will be fully met and submitted for your review & comment as the project continues. From initial meetings, it indicates that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in project design. The best engineering, architectural, and constructions practices will be employed and implemented by the ownership & consultant team. We greatly appreciate your time and review of our application submittal.

Kind regards,



Jay Walker, Kimley-Horn

# PRELIMINARY PLAT FOR IRON MOUNTAIN VISTA SUBDIVISION

LOCATED IN A PORTION OF THE NE 1/4, SW 1/4 SECTION 4, T4N, R1W, B.M.  
CITY OF STAR, ADA COUNTY, IDAHO  
2021

### DEVELOPMENT FEATURES:

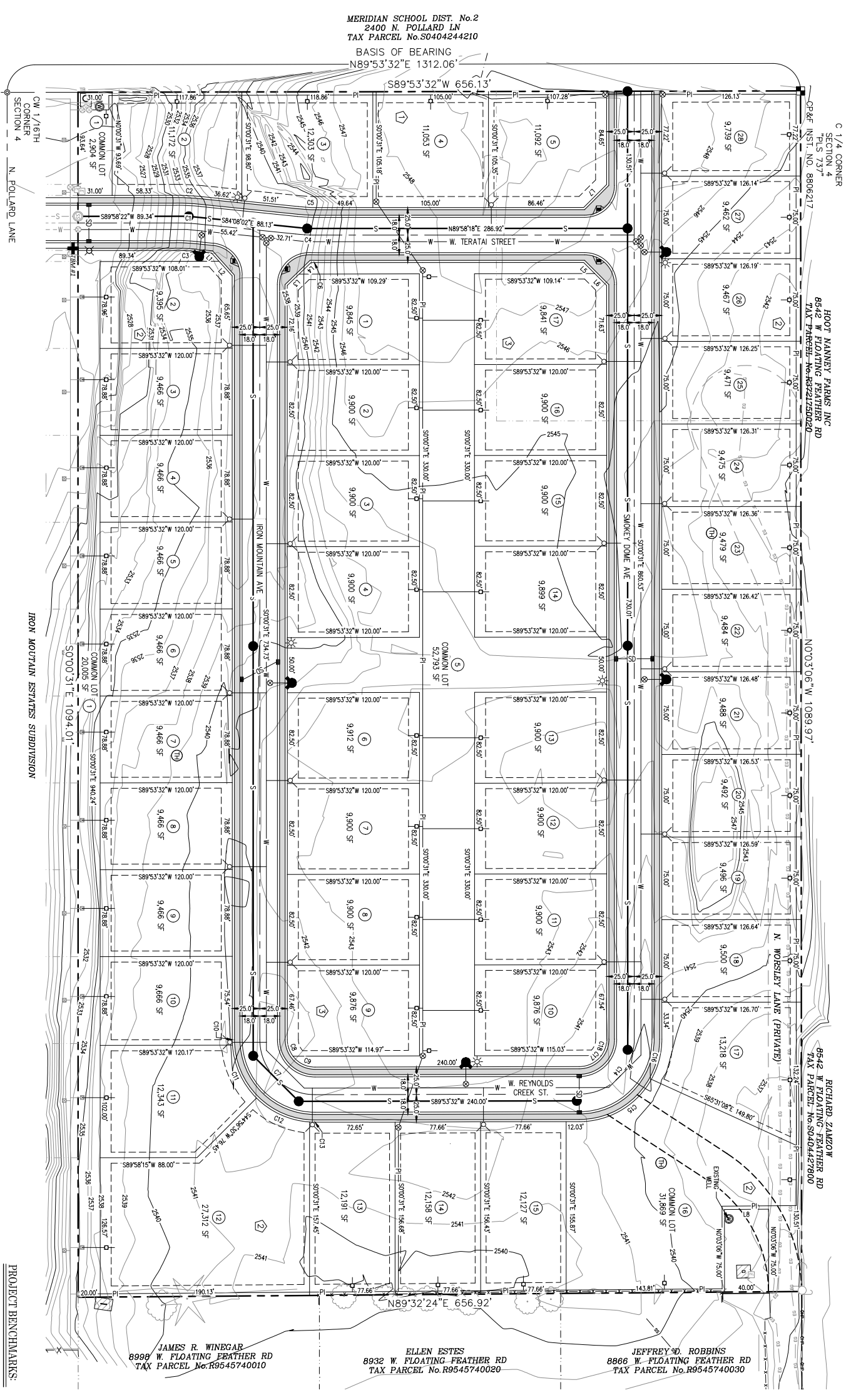
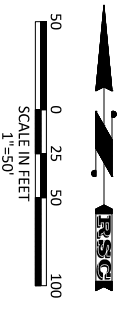
TOTAL ACRES: 16.46 ACRES  
TOTAL LOTS: 46  
BUILDABLE LOTS: 46  
(PER SPW-28 2 1/2" PAVEMENT  
4" OR 3/4" CURB & GUTTER)  
EXISTING ZONING (ADA COUNTY): R-3  
PROPOSED ZONING (CITY OF STAR): R-3  
MINIMUM RESIDENTIAL LOT SIZE: 9,395 sq.ft.  
AVERAGE RESIDENTIAL LOT SIZE: 10,513 sq.ft.  
PERCENT TO BUILDABLE AREA: 67.8%  
PERCENT TO RIGHT-OF-WAY AREA: 17.2%  
PERCENT TO OPEN SPACE AREA: 15.0%

### IRRIGATION STORM DRAIN AND PUBLIC UTILITY EASEMENTS:

FRONT: 10'  
REAR: 10'  
SIDE (FOR BOTH SIDES): 5'  
STREET SIDE: 20'

### BUILDING SETBACKS:

FRONT: 15'  
REAR: 15'  
SIDE (FOR BOTH SIDES): 5'  
STREET SIDE: 20'



| CHAIN | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD LENGTH |
|-------|--------|--------|-----------|---------------|--------------|
| C1    | 20.57  | 200.00 | 55.540°   | N87°34'50" W  | 20.56        |
| C2    | 23.14  | 225.00 | 55.340°   | N87°34'50" W  | 23.13        |
| C3    | 18.00  | 175.00 | 55.340°   | N87°34'50" W  | 17.99        |
| C4    | 20.39  | 200.00 | 55.340°   | S87°34'50" E  | 20.37        |
| C5    | 18.00  | 175.00 | 55.340°   | S87°34'50" E  | 18.00        |
| C6    | 6.39   | 225.00 | 144.640°  | S89°12'00" E  | 6.39         |
| C7    | 78.63  | 50.00  | 90°00'00" | S45°03'30" E  | 70.77        |
| C8    | 16.13  | 25.00  | 36°58'10" | S18°29'40" E  | 15.85        |
| C9    | 23.18  | 25.00  | 53°07'50" | S83°23'00" E  | 22.38        |

| CHAIN | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD LENGTH |
|-------|--------|--------|-----------|---------------|--------------|
| C10   | 5.00   | 75.00  | 37°42'00" | S15°51'00" E  | 5.00         |
| C11   | 53.96  | 75.00  | 41°13'00" | S24°26'30" E  | 52.80        |
| C12   | 53.98  | 75.00  | 41°13'00" | S85°40'00" E  | 52.81        |
| C13   | 5.01   | 75.00  | 41°13'00" | S85°40'00" E  | 5.01         |
| C14   | 74.45  | 50.00  | 89°54'00" | N44°53'30" E  | 70.65        |
| C15   | 74.47  | 50.00  | 89°53'40" | N37°37'40" E  | 71.45        |
| C16   | 38.21  | 75.00  | 28°11'20" | N42°51'00" E  | 37.80        |
| C17   | 23.18  | 25.00  | 53°07'50" | N63°19'40" E  | 22.38        |
| C18   | 18.04  | 25.00  | 38°46'10" | N82°22'40" E  | 15.77        |

| LINE | BEARING      | LENGTH |
|------|--------------|--------|
| L1   | N42°04'16" W | 10.04  |
| L2   | N42°04'16" W | 17.90  |
| L3   | S45°53'14" W | 14.80  |
| L4   | S45°53'14" W | 15.03  |
| L5   | N46°01'07" W | 14.11  |
| L6   | N46°01'07" W | 15.35  |
| L7   | S43°59'53" W | 29.45  |
| L8   | N89°22'47" W | 40.00  |

**DEVELOPER REPRESENTATIVE:**  
JAY WALKER  
KAMEL-THECHON S/E 104  
849 E. STAGE ID 835616  
(208) 484-4479

**OWNER:**  
TODD CAMPBELL  
TODD CAMPBELL CONSTRUCTION, INC  
381 N. MAIN ID 835646  
(208) 941-8607

**LAND SURVEYOR:**  
RICHARD GRAY  
COMPASS LAND SURVEYING  
381 N. MAIN ID 835646  
(208) 442-0115

**CIVIL ENGINEER:**  
JIM E. COSLETT, P.E.  
ROCK SOLID CIVIL LLC  
270 NORTH 27TH STREET  
BOISE ID 83702  
(208) 342-3277

| UTILITY     | REPRESENTATIVE                 | PHONE          |
|-------------|--------------------------------|----------------|
| GAS         | INTERMOUNTAIN GAS              | (208) 377-8839 |
| ELECTRICITY | IDAHO POWER                    | (208) 388-5320 |
| SEWER       | STAR SEWER & WATER DISTRICT    | (208) 286-2388 |
| WATER       | STAR SEWER & WATER DISTRICT    | (208) 286-2388 |
| ROADS       | ADA COUNTY HIGHWAY DISTRICT    | (208) 454-4335 |
| IRRIGATION  | FARMERS UNION DISTRICT COMPANY | (208) 994-8689 |
| FIRE        | STAR FIRE DISTRICT             | (208) 286-7772 |

**PROJECT BENCHMARKS:**  
BM #1 CHISELED SQUARE SET MAG NAIL  
ELEV. 2523.53'  
BM #2 STAR FIRE DISTRICT  
ELEV. 2531.53'

**NOTES:**  
1. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.  
2. PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIGURE 160010150H.  
3. ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 1 BLOCK 1, LOT 1 BLOCK 2, LOT 16 BLOCK 2, & LOT 5 BLOCK 3. SAID COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.  
4. ALL PROPOSED BUILDABLE LOTS WILL BE SERVED WITH CENTRAL WATER AND SEWER BY STAR SEWER AND WATER DISTRICT.  
5. ALL LOTS TO BE SERVED BY PRIVATE PRESSURE IRRIGATION.  
6. MAILBOX CLUSTER LOCATED JOINTLY WITH IRON MOUNTAIN VISTA SUBDIVISION TO THE EAST.

| UTILITY REPRESENTATIVE | PHONE          |
|------------------------|----------------|
| GAS                    | (208) 377-8839 |
| ELECTRICITY            | (208) 388-5320 |
| SEWER                  | (208) 286-2388 |
| WATER                  | (208) 286-2388 |
| ROADS                  | (208) 454-4335 |
| IRRIGATION             | (208) 994-8689 |
| FIRE                   | (208) 286-7772 |

**CALL BEFORE YOU DIG!**  
CALL BEFORE YOU DIG  
FOR TO COMMENCING  
UNDERGROUND WORK  
208-342-1585

**PROFESSIONAL ENGINEER**  
JIM E. COSLETT  
10692  
8/5/21  
IDAHO STATE BOARD OF PROFESSIONAL ENGINEERS

Project Name: IRON MOUNTAIN VISTA SUBDIVISION  
Sheet Name: PRELIMINARY PLAT

**GENERAL LEGEND**

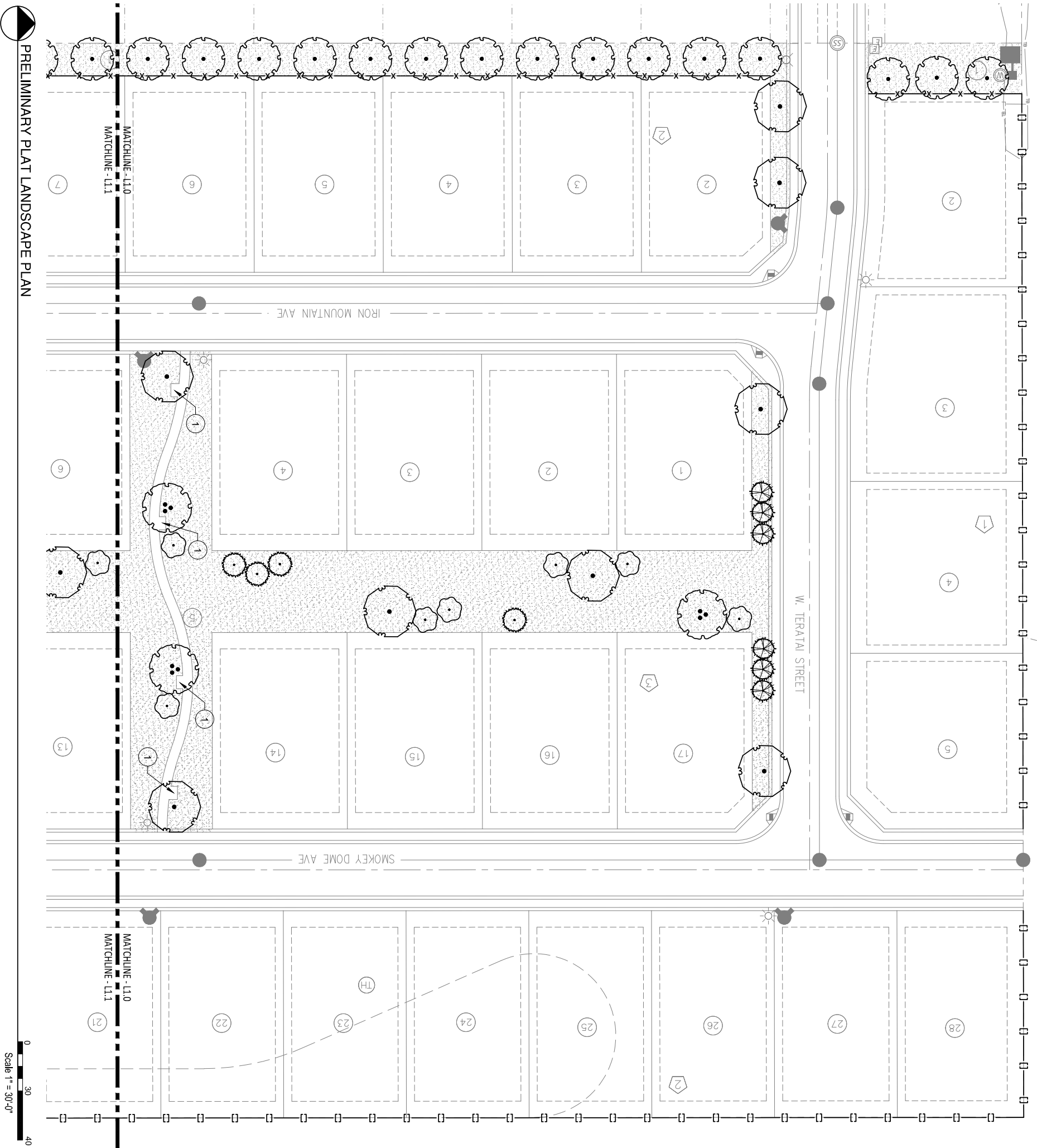
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8 REBAR
- PROJECT BENCHMARK
- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- CENTRAL LINE
- EXISTING EASEMENT
- PROPOSED 8" WATER LINE
- PROPOSED 6" WATER LINE
- PROPOSED SEWER LINE
- PROPOSED PRESSURE IRRIGATION
- PROPOSED WATER VALVE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED WATER SERVICE
- PROPOSED PRESSURE IRRIGATION SERVICE FLOW DIRECTION
- EXISTING TEST HOLE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING NATURAL GROUND CONTOUR LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING ELECTRICAL BOX
- EXISTING SIGN
- EXISTING TREES

**VICINITY MAP**  
1"=1000'

**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting  
270 North 27th Street, Boise, ID 83702  
Office Phone: 208.342.3277  
www.rocksolidcivil.com

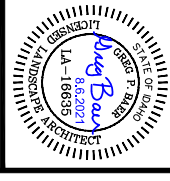
| Revisions |             |
|-----------|-------------|
| Date      | Description |
| 1         |             |
| 2         |             |
| 3         |             |
| 4         |             |

- KEYNOTES** #
- 1. CONCRETE LANDING OFF PATHWAY WITH FITNESS STATION



**BAER**  
DESIGN GROUP, LLC

greg@baerdg.com  
Ph. 208.859.1980



**Iron Mountain Vista Subdivision**

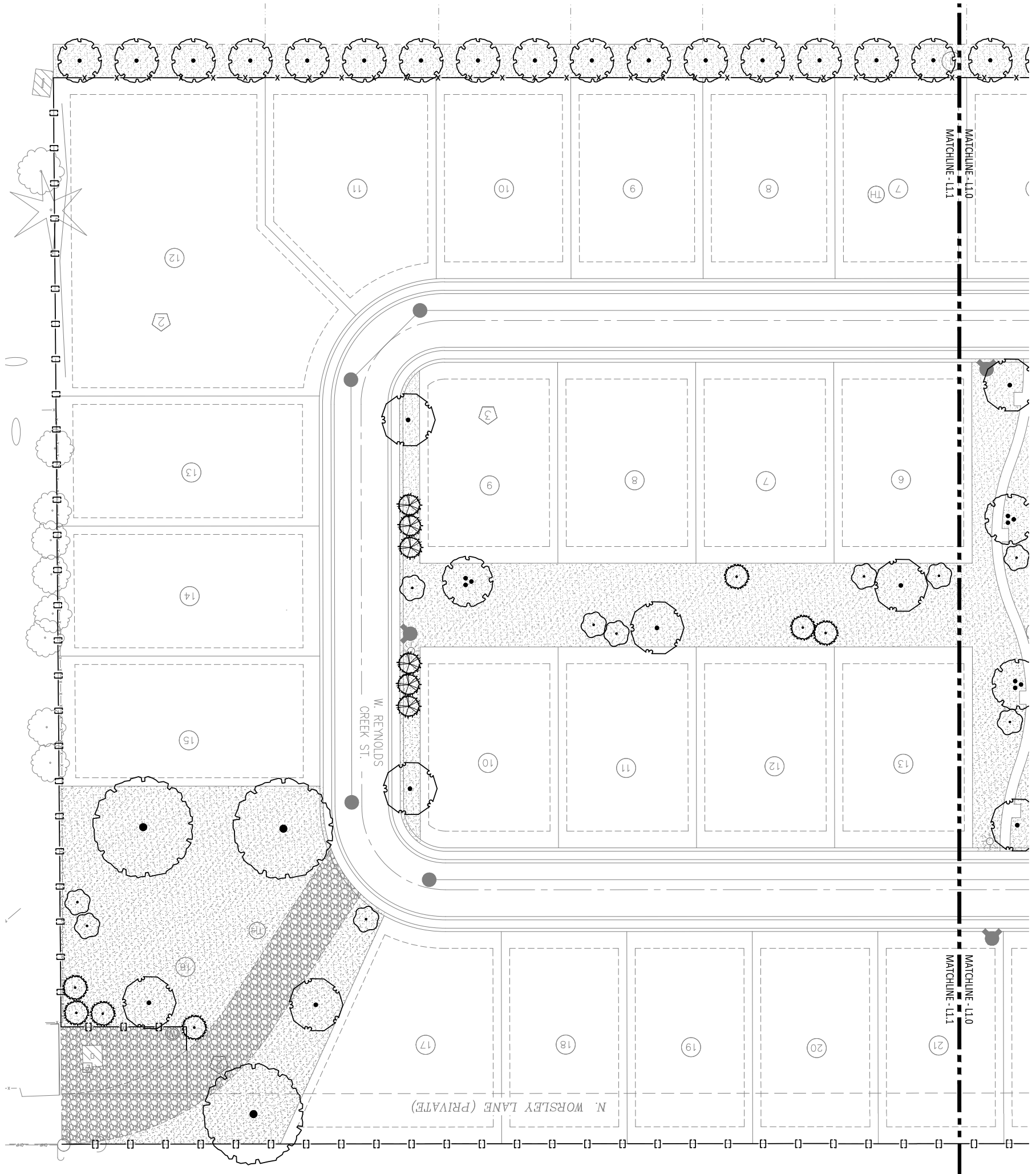
Idaho

Star

**Preliminary Plat Landscape Plan**

Project Name: 21041  
Drawn by: GB  
Checked by: GB  
Date: 8.8.2021  
Sheet No:

**L1.0**



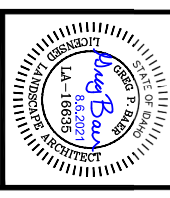
PRELIMINARY PLAT LANDSCAPE PLAN

Scale 1" = 30'-0"

|               |          |
|---------------|----------|
| Project Name: | 21041    |
| Drawn by:     | GB       |
| Checked by:   | GB       |
| Date:         | 8.8.2021 |
| Sheet No.:    | L1.1     |

Preliminary Plat Landscape Plan

Iron Mountain Vista Subdivision  
 Star  
 Idaho




  
 greg@baerdg.com  
 Ph. 208.859.1980

| DECIDUOUS TREES | QTY        | COMMON / BOTANICAL NAME  | SIZE        | MATURE SIZE HxW | CLASS     |
|-----------------|------------|--|-------------|-----------------|-----------|
|                 | 4          | COMMON / Botanical Name<br>Red Sunset Maple<br>Acer rubrum 'Frankford'     | 2" CAL. B&B | 40' x 30'       | Class II  |
|                 | 14         | Autumn Purple Ash<br>Fraxinus americana 'Autumn Purple'                    | 2" CAL. B&B | 50'x40'         | Class II  |
|                 | 31         | Skyline Honey Locust<br>Gleditsia triacanthos 'Skyline'                    | 2" CAL. B&B | 45'x35'         | Class II  |
|                 | 3          | London Plane Tree<br>Platanus x acerifolia                                 | 2" CAL. B&B | 80' x 80'       | Class III |
| EVERGREEN TREES | QTY        | COMMON / BOTANICAL NAME  | SIZE        | MATURE SIZE HxW | CLASS     |
|                 | 12         | COMMON / Botanical Name<br>Colorado Blue Spruce<br>Picea pungens 'Glaucia' | 7"-8" B&B   | 35'x15'         | CLASS     |
|                 | 11         | Austrian Black Pine<br>Pinus nigra   | 6"-8" B&B   | 40'x25'         | CLASS     |
| FLOWERING TREES | QTY        | COMMON / BOTANICAL NAME  | SIZE        | MATURE SIZE HxW | CLASS     |
|                 | 15         | COMMON / Botanical Name<br>Prairie Crab Apple<br>Malus x Prairiflora       | 2" CAL. B&B | 15'x15'         | Class I   |
| GROUND COVERS   | QTY        | COMMON / BOTANICAL NAME  |             |                 |           |
|                 | 100,904 sq | COMMON / Botanical Name<br>Rhizomatous Tall Fescue<br>Lull Sod Rhizomatous |             |                 |           |

6" SOLID VINYL FENCE (ALMOND COLOR), DETAIL 3/1.2

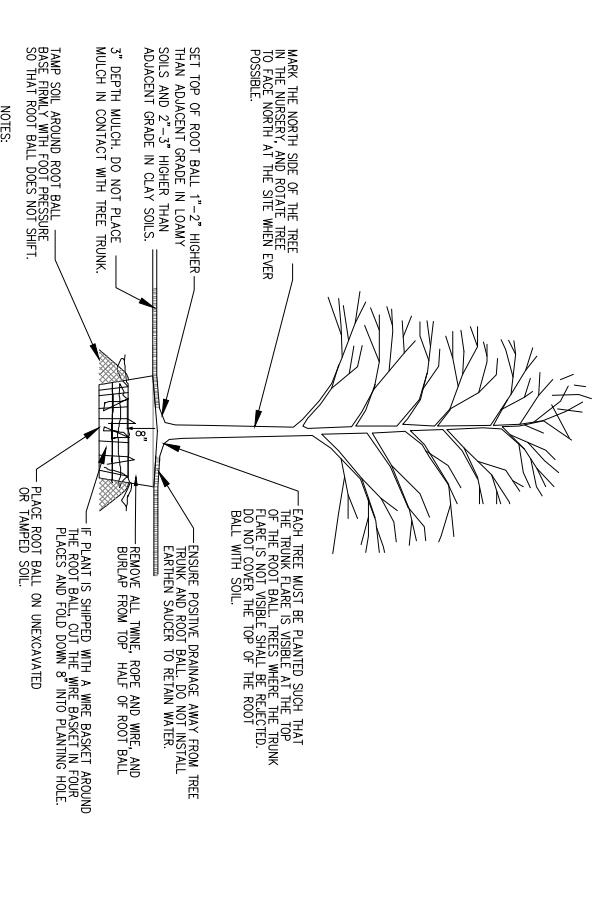
**GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL**

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1895. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROT0-TILL ORGANIC MATTER INTO THE TOP 6 INCHES OF TOPSOIL.
- ALL SHRUB BEES 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.
- FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- 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.
- 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.
- 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, REASONABLE TREE OR SHRUB, CLAY CLUMPS, AND PROPERLY TESTED FOR HEAVY METALS. GENERAL TESTING COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANTED BEES TO RECEIVE A MIN. 3" DEPTH OF 2" MINUS BARK MULCH TO MATCH EXISTING. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
- 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.
- FERTILIZER ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

**GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL**

- ALL PLANT MATERIALS TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- 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.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

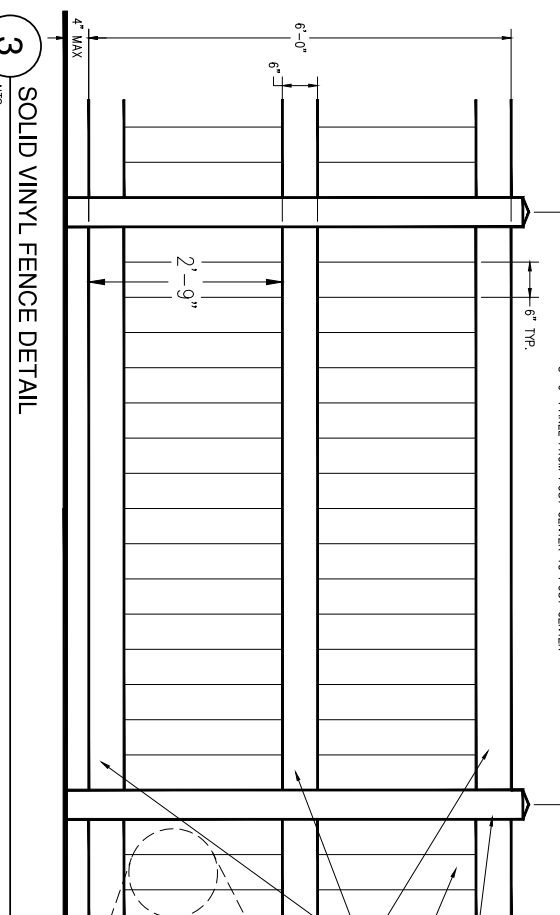
**PLANT SCHEDULE**



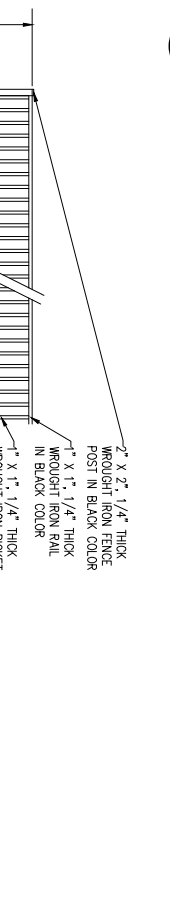
- NOTES:
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.
  - WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
  - STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

**2 TREE PLANTING DETAIL**

**1 CONIFER TREE DETAIL**



**3 SOLID VINYL FENCE DETAIL**



**4 4\"/>**





August 23, 2018

AllTerra Consulting  
Attn: Kaden Fuhriman  
208.484.4479  
kaden.fuhriman@gmail.com

Subject: Mail Delivery Method Approval

Kaden,

Thank you for contacting the Postal Service to establish delivery for the Iron Mountain Ridge Subdivision development in Star Idaho.

Per your requested I am authorizing the developer to use cluster box delivery placed on lot 1 on the north side of Reynolds Creek St. Per the preliminary plat map.

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 1-30 as opposed to multiple units repeatedly numbered 1-16.

Thank you for your assistance.

*Mel Norton, Postmaster  
Star ID 83669*

Mel Norton  
Postmaster, Star

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

**From:** Norton, Melvin B - Star, ID <Melvin.B.Norton@usps.gov>  
**Sent:** Thursday, August 5, 2021 12:56 PM  
**To:** Lloyd, Stevie  
**Subject:** RE: [EXTERNAL] Mailbox location approval- Iron Mountain Vista

Yes it is an additional cost for us.

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

---

**From:** Lloyd, Stevie <[Stevie.Lloyd@kimley-horn.com](mailto:Stevie.Lloyd@kimley-horn.com)>  
**Sent:** Thursday, August 05, 2021 12:54 PM  
**To:** Norton, Melvin B - Star, ID <[Melvin.B.Norton@usps.gov](mailto:Melvin.B.Norton@usps.gov)>  
**Cc:** Walker, Jay <[Jay.Walker@kimley-horn.com](mailto:Jay.Walker@kimley-horn.com)>  
**Subject:** RE: [EXTERNAL] Mailbox location approval- Iron Mountain Vista

**CAUTION:** This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

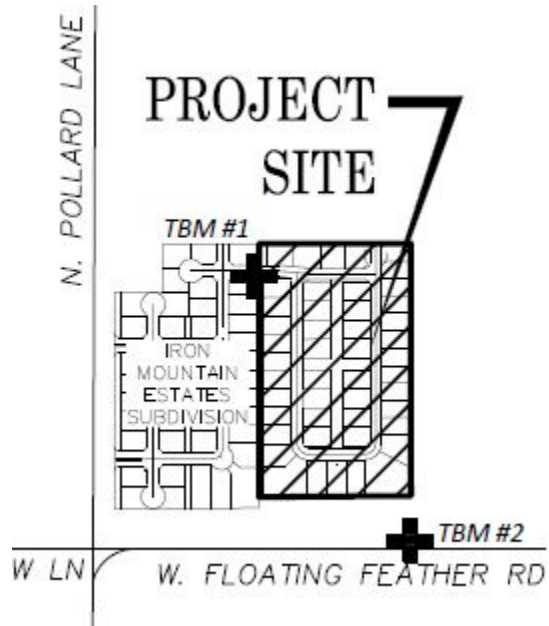
Yes, I understand that is the approval given for the all phases of Iron Mountain, but we are seeking approval for an additional mailbox cluster located in the Iron Mountain Vista phase if possible. See screenshot below. Is there going to be a problem with putting in another mailbox cluster?



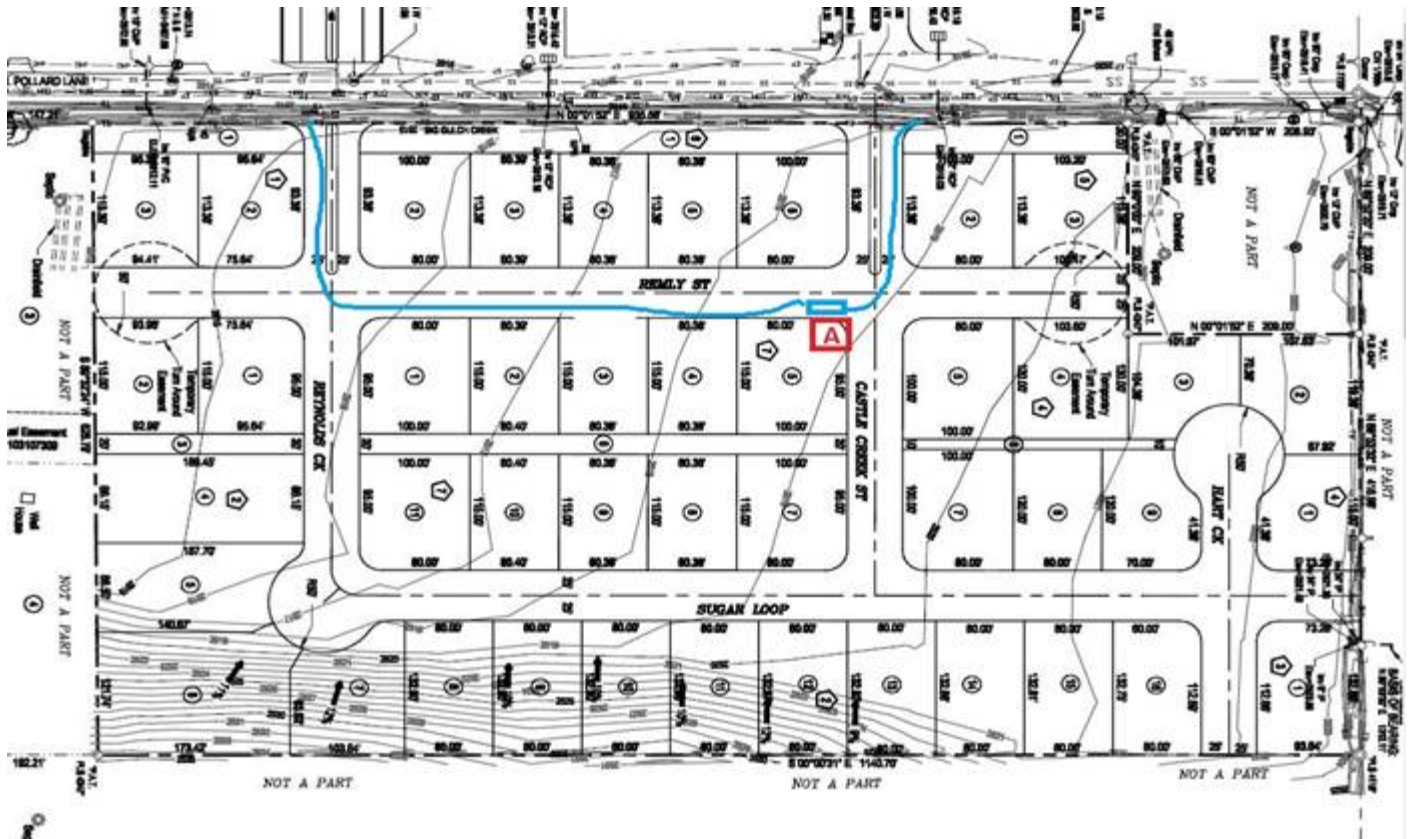


**From:** Norton, Melvin B - Star, ID <[Melvin.B.Norton@usps.gov](mailto:Melvin.B.Norton@usps.gov)>  
**Sent:** Thursday, August 5, 2021 12:43 PM  
**To:** Lloyd, Stevie <[Stevie.Lloyd@kimley-horn.com](mailto:Stevie.Lloyd@kimley-horn.com)>  
**Subject:** RE: [EXTERNAL] Mailbox location approval- Iron Mountain Vista

So according to your own map you are connecting to the first phase of the Iron Mountain Subdivision (see map below).



The approved location for the Iron Mountain Subdivision has already been approved at the location below on the map. This location is for all phases of the Iron Mountain sub. So this newest phase will be at the current location as the first phase.



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

---

**From:** Lloyd, Stevie <[Stevie.Lloyd@kimley-horn.com](mailto:Stevie.Lloyd@kimley-horn.com)>  
**Sent:** Thursday, August 05, 2021 12:32 PM  
**To:** Norton, Melvin B - Star, ID <[Melvin.B.Norton@usps.gov](mailto:Melvin.B.Norton@usps.gov)>  
**Cc:** Walker, Jay <[Jay.Walker@kimley-horn.com](mailto:Jay.Walker@kimley-horn.com)>  
**Subject:** RE: [EXTERNAL] Mailbox location approval- Iron Mountain Vista

**CAUTION:** This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Mel,

This approval request is for a different subdivision. It's for Iron Mountain Vista (IMV), not Iron Mountain Ridge (IMR). This part of your letter doesn't coincide with our subdivision or the location of the CBU, "As explained the Postal Service is approving delivery on Block 1 Lot 1 of the development. The CBUs will be

located on the North side of Reynolds Creek St and d will be facing South so that they can be delivered from Reynolds Creek St." Let me know if you have any questions. I've attached the most recent plat.

Thank you,

**Stevie Lloyd**

**Kimley-Horn** | 950 W Bannock Street, Suite 1100, Boise, ID 83702

Direct: 208.918.0100 | Mobile: 208.941.2006

**From:** Norton, Melvin B - Star, ID <[Melvin.B.Norton@usps.gov](mailto:Melvin.B.Norton@usps.gov)>

**Sent:** Thursday, August 5, 2021 12:12 PM

**To:** Lloyd, Stevie <[Stevie.Lloyd@kimley-horn.com](mailto:Stevie.Lloyd@kimley-horn.com)>

**Subject:** RE: [EXTERNAL] Mailbox location approval- Iron Mountain Vista

So I have already approved the location for all the phases of the Iron Mt sub. This is the map showing where the CBUs need to be located and the letter I sent out when this was first brought to my attention. The approval is for all phases of this subdivision so all CBUs will need to be at the same location.

Thank you,

**Mel Norton**

Postmaster

Star, Id 83669

208-286-7304

**From:** Lloyd, Stevie <[Stevie.Lloyd@kimley-horn.com](mailto:Stevie.Lloyd@kimley-horn.com)>

**Sent:** Wednesday, August 04, 2021 1:05 PM

**To:** Norton, Melvin B - Star, ID <[Melvin.B.Norton@usps.gov](mailto:Melvin.B.Norton@usps.gov)>

**Subject:** [EXTERNAL] Mailbox location approval- Iron Mountain Vista

**CAUTION:** This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Hi Melvin,

My name is Stevie Lloyd, I'm with Kimley-Horn. We're submitting applications for Preliminary plat and Annexation & Zoning. Could you take a look at the attached PDF and send back written approval of the mailbox cluster approval? Let me know if you have any questions!

Thanks!

**Stevie Lloyd**

**Kimley-Horn** | 950 W Bannock Street, Suite 1100, Boise, ID 83702

Direct: 208.918.0100 | Mobile: 208.941.2006



# ADA COUNTY DEVELOPMENT SERVICES

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

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

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

September 23, 2021

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

RE: AZ-21-14 / East of Pollard Lane & North of Floating Feather Road /  
Parcels #R9545740040 & R9545740050/ Iron Mountain Vista

Shawn,

The City of Star has requested feedback regarding the proposed annexation and preliminary plat for the Iron Mountain Vista Subdivision, which will consist of 46 single-family homes and 4 common lots on 16.46-acres generally located east of Pollard Lane and north of Floating Feather Road (Parcels #R9545740040 & R9545740050). Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

The layout of the subdivision also complies with many of the goals of the Star Comprehensive Plan, as adopted by Ada County. The proposal to set aside 15% of the site as usable open space, with greenspace, pedestrian pathways, and exercise equipment facilities is compatible with *Residential Policy 3* of the Star Comprehensive Plan, which encourages neighborhood parks and open spaces to be provided within residential areas.

The stub street proposed to the north; and the connecting to street (platted) to the west are supported by *Goal 4.3* of the Ada County Comprehensive Plan which supports the development of local transportation systems that are well-connected both internally and to the regional transportation system. However, a stub street should be provided to connect to the east to meet *Goal 4.3d* which calls for new developments to provide stub streets that will connect to future developments on adjacent lands wherever possible. The additional sidewalk connections provided with the stub streets are also supported by *Transportation Policy 9* of the Star Comprehensive Plan which encourages non-motorized pathways between residential areas to reduce vehicle trips and improve access for non-drivers.

Regarding land use, the Comprehensive Plan currently adopted by Ada County for the Star Area of City Impact designates the site as *Medium Density Residential*, which is intended for single-family residential development at densities of up to four units per acre. Star has since adopted an updated Comprehensive Plan designating the site as *Neighborhood Residential*, within which the proposed density would be allowed. Ada County looks forward to working with Star in the renegotiation and adoption of the updated Comprehensive Plan.

Thank you for this opportunity to provide feedback.

Sincerely,

*Stacey Yarrington*

Stacey Yarrington  
Community & Regional Planner  
Ada County Development Services



**Ada County Transmittal**  
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat PP-21-18

Iron Mountain Vista

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - waste flow characteristics
  - bedrock from original grade
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- 14. \_\_\_\_\_

Reviewed By: \_\_\_\_\_

[Signature]  
Date: 9/29/21



Jerry A. Kiser  
Attorney at Law  
P.O. Box 8389  
Boise, Idaho 83707  
(208) 861-4657

October 18, 2021

CITY OF STAR  
Attn. Shawn L. Nickel  
P.O. Box 130  
Star, ID 83669

Re: Iron Mountain Vista Subdivision Files #'s AZ-21-14 Annexation-Zoning;  
DA-21-21 Development Agreement; and, PP-21-18 Preliminary Plat

Dear Mr. Nickel:

I write as attorney for Farmers Union Ditch Company, Inc., (Farmers Union) regarding the above referenced proposed development. This letter is in response to the notice of public hearing sent to Farmers Union on September 16, 2021 regarding the proposed project. Regarding the proposed development and subdivision, Farmers Union has certain requirements which include, but are not limited to, the following:

1. The property owner must obtain written approval from Farmers Union which will address various aspects and requirements involved in the subdivision. Farmers Union has adopted an approval process for all subdivision proposals submitted to Farmers Union for review.
2. The developer/property owner must recognize Farmers Union's right-of-way for cleaning, maintenance and repair of its canal, which is generally 25 feet on each side of the canal measured from the top of the ditch bank but may be more than 25 feet depending on topography, soils and other factors. Further, as provided by Idaho law, no improvements including but not limited to, fences, structures, roads, pipelines or other construction is to be placed in the right-of-way without Farmers Union's written permission. Farmers Union strongly recommends its right-of-way be platted as common area lots to prevent encroachment or unauthorized improvements in the right-of-way by lot owners.
3. No change in the point of diversion or place of use of the water is allowed unless approved by Farmers Union. The property being developed as Iron Mountain Vista Subdivision has **NO** Farmers Union water rights appurtenant to the property. It is understood that the developer proposes to use Farmers Union water which is appurtenant to adjacent property previously developed

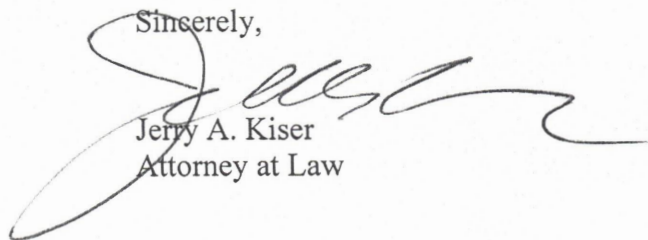
by the applicant being Iron Mountain Estates Subdivision. **Farmers Union will not permit water appurtenant to Iron Mountain Estates Subdivision to be used on the new proposed subdivision.** There are two reasons the water cannot be used on the new subdivision. First, the area proposed to be developed as Iron Mountain Vista Subdivision is located outside of Farmers Union's service area and under Idaho law Farmers Union's water cannot legally be used on the proposed project land. The second reason the water appurtenant to the subdivision to the West cannot be used for this project is the quantity of water is not sufficient to serve both subdivisions.

4. Any construction activities, including road or other construction must be completed at times and in a manner so as not to interfere in any way with Farmers Union's delivery of water or cleaning, maintenance, and repairs to its canal.
5. In most circumstances, Farmers Union requires subdivisions install a pressurized irrigation system. However, since this proposed subdivision cannot use Farmers Union water the City must determine this question. Again, **Farmers Union wants to emphasize that none of its water can legally be used on the ground being developed under the current application before the City.**
6. Pursuant to Idaho law, the written permission of Farmers Union or any of its laterals must be obtained before any of its ditches, canals, or laterals are buried in irrigation pipe or moved by any land owner. Additionally, rights-of-way for any private ditches, pipes or laterals which may be located within the proposed subdivision must not be interfered with and must be protected.

Please note Farmers Union reserves the right to submit further input prior to final approval of any subdivision or other project.

If you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,



Jerry A. Kiser  
Attorney at Law

cc: Farmers Union Ditch Company, Ltd.  
Kimley-Horn



DATE: November 1, 2021  
TO: City of Star, Planning & Zoning  
FROM: Victor Islas, Deputy Chief  
SUBJECT: Fire District Review  
PROJECT NAME: Iron Mountain Vista Subdivision (AZ-21-14, DA-21-21, PP-21-18)

**Fire District Summary Report:**

**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.

**Fire Response Time:** This development will be served by the Star Fire Protection District Station 51, located at 11655 W. State St., Star, Idaho. Station 51 is 3 miles with a travel time of 7 minutes under ideal driving conditions to northern entrance of Iron Mountain Subdivision.

1. **Accessibility:** Roadway Access, Traffic, Radio Coverage

- a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
- b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
- c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
- d. 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.
- e. Developer to contact developments to the north and discuss street connection which will provide a second access to the development.
- f. The fire district requires that Autoturn models be submitted for review. Autoturn models should be reflect the utilization of a 36' long fire engine and a 50' long ladder truck.
- g. All traffic calming devices will require approval by the Fire District.



- h. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
  - i. The applicant shall work with City of Star, Ada County and Fire 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
  - j. 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.
2. **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 Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hour to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.
  - b. Fire Sprinkler systems may be required for multi-family buildings.
  - c. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the Star Sewer & Water District for bacteria testing.
  - d. 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 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 the City of Star and Star Sewer and Water District Standards.
    - vii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
3. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued



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MIDDLETON RURAL FIRE DISTRICT

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Iron Mountain Vista Subdivision

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STAR FIRE PROTECTION DISTRICT

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4. **Additional Comments:**

- a. The purposed 5-foot setback for both stores as documented on the site plans is not approved by the fire district. Per City Code side setback for this development is 5 feet per story.
  - i. Please note that all Side Setback are to follow City Code. Any modification to setback will require review and approval by the Fire District.
  
- b. 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.



**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706  
(208) 373-0550

Brad Little, Governor  
Jess Byrne, Director

September 24, 2021

By e-mail: Snickel@staridaho.org

City of Star  
P.O. Box 130  
Star, Idaho 83669

Subject: Iron Mountain Vista Subdivision, AZ-21-14/DA-21-21/PP-21-18

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).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **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 Pollution 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 Albert Crawshaw, 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.

Response to Request for Comment

September 24, 2021

Page 5

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,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive style with a large initial "A".

Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

EDMS#: 2021AEK197



November 8, 2021

Mayor Trevor Chadwick  
City of Star  
P.O. Box 130  
Star, ID 83669

**Re: Iron Mountain Vistas Subdivision Preliminary Plat Application**

Dear Mayor:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Iron Mountain Vista Subdivision dated August 5, 2021. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. The provided legal description and the bearing and distances shown on the preliminary plat do not match. Please revise documents so the they are consistent.
2. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation Street lights shall be located at every corner and intersection, including Iron Mountain Ave with Reynolds Creek St. and Smokey Dome Ave. with Reynolds Creek St.
3. Please provide addition information for storm drainage. Unable to determine disposal method or location from information provided.
4. Please provide a landscape plan.
5. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
6. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
7. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
8. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site if annexation has not already occurred.

We recommend that the **conditions 1 through 4 listed above be addressed prior to approval of the Preliminary Plat**. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

**KELLER ASSOCIATES, INC.**



Ryan V. Morgan, P.E.  
City Engineer

cc: File



# West Ada

## SCHOOL DISTRICT

November 5, 2021

City of Star  
P.O. Box 130  
Star, ID 83669

RE: Iron Mountain Vista Subdivision, PP-21-18

Dear Planners:

Joint School District No. 2 (dba West Ada School District) has experienced significant and sustained growth in student enrollment during the last ten years. Applying our Student Generation Rate (.7 per SF dwelling unit, .1 per MF dwelling unit), to the **Iron Mountain Vista Subdivision** we predict these homes, when completed, could house **30 school aged children**. Approval of this development could affect enrollments at the following schools in West Ada District:

|  | <u>Enrolled<br/>for 21-22</u> | <u>Capacity</u> | <u>Approved prelim<br/>plat parcels per<br/>attendance area</u> | <u>Approved MF<br/>units per<br/>attendance area</u> |
|--|-------------------------------|-----------------|---|--|
| <b>Star Elementary</b>                                 | <b>620</b>                    | <b>650</b>      | <b>3266</b>   | <b>37</b>  |
| <b>Star Middle School</b>                              | <b>826</b>                    | <b>1000</b>     | <b>8708</b>   | <b>278</b>   |
| <b>Owyhee High School</b>                              | <b>1463</b>                   | <b>1800</b>     | <b>6222</b>   | <b>58</b>  |
| <b>Galileo STEM Academy<br/>(K-8 school of choice)</b> | <b>729</b>                    | <b>775</b>      | <b>N/A</b>  | <b>N/A</b>   |

West Ada School District supports economic growth. To meet the need for additional school capacity, West Ada School District will accept the donation of land appropriate for a school site. Passage of a bond issue will be required prior to the commencement of new school construction.

Residents cannot be assured of attending the neighborhood school(s) as it may be necessary to bus students to available classrooms across the district. The safety of our students is our first and foremost priority. With this in mind, we ask that you encourage the developer to provide safe walkways, bike paths and pedestrian access for our students. School capacity and transportation is addressed in Idaho Code 67-6508 - future development will continue to have an impact on the district's capacity.

Sincerely,

Marci Horner  
Planning and Development Administrator



**Project/File:** **Iron Mountain Vista Subdivision/ SPP21-0018/ AZ-21-14/ DA-21-21/ PP-21-18**  
 This is an annexation, rezone, and preliminary plat application to allow for the development of a 50-lot residential subdivision on 16.46 acres.

**Lead Agency:** City of Star

**Site address:** North of Floating Feather Road  
 Between Pollard Lane and  
 State Highway 16

**Staff Approval:** September 29<sup>th</sup>, 2021

**Applicant:** Kimley-Horn & Associates  
 Jay Walker  
 950 W Bannock Street  
 Suite #1100  
 Boise, ID 83714

**Owner:** Todd Campbell  
 P.O. Box 140298  
 Boise, ID 83702

**Staff Contact:** Brenna Garro  
 Phone: 387-6346  
 E-mail: [bgarro@achdidaho.org](mailto:bgarro@achdidaho.org)



## A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a rezone from RUT (Rural Urban Transition) to R-3 (Residential), an annexation, and a preliminary plat to allow for the development of a 50-lot residential subdivision consisting of 46 buildable lots and 4 common lots on 16.46 acres.

The applicant’s proposal is consistent with The City of Star’s Future Land Use Map, which designates this area as neighborhood residential.

- Description of Adjacent Surrounding Area:**

| Direction | Land Use | Zoning |
|-----------|----------|--------|
| North     |          |        |
| South     |          |        |
| East      |          |        |
| West      |          |        |

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
  - The Iron Mountain Estates Subdivision, a 43-lot subdivision located directly west of the site, was approved by ACHD in May of 2019.

- The Milestone Ranch Subdivision, a 317-lot subdivision located directly east of the site, was approved by ACHD in August of 2021.

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 0.47 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):**

- Pollard Lane is scheduled in the IFYWP for the construction of a 7-foot wide pathway on the west side of Pollard Lane from Floating Feather Road to Star Middle School in 2023.
- Floating Feather Road is listed in the CIP to be constructed as a new 3-lane roadway from Plummer Road to State Highway 16 between 2036 and 2040.
- Floating Feather Road is listed in the CIP to be constructed as a new 3-lane roadway from State Highway 16 to Palmer Lane between 2036 and 2040.
- The intersection of Beacon Light Road and Emmett Highway (SH-16) is listed in the CIP to be widened to 4-lanes on the north leg, 4-lanes on the south, 4-lanes on the east, and 4-lanes on the west leg, and replace/modify the signal between 2036 and 2040.

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 Floating Feather Road west of Pollard Lane and the Floating Feather Road Realignment portion as Level 3 facilities and Pollard Lane as Level 2 and Level 3 facilities that will be constructed as part of a future ACHD project.





Adopted by the ACHD Commission in 2008, the Floating Feather Re-alignment Study established the preferred re-alignment of Floating Feather Road from Lanewood Road to Can-Ada Road, eliminating the “stair step” effect at Palmer Lane and Pollard Lane. The approved re-alignment of Floating Feather Road is shown on ACHD’s Master Street Map (MSM), the blue dashed lines, and is listed in the Capital Improvements Plan (CIP). The re-alignment of Floating Feather Road from Pollard Lane to SH-16 is currently under construction as part of the Rosti Farms Subdivision located south of the site, as a 3-lane minor arterial roadway.

## 2. Internal Local Streets

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

There is a local roadway, Teratai Street, that is proposed to stub the site’s east property line. This roadway is not yet constructed and was approved as part of ACHD’s action on Iron Mountain Estates.

b. **Policy:**

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

**Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

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

**Continuation of Streets Policy:** District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

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

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

- c. Applicant's Proposal:** The applicant is proposing to construct the internal local roads as 36-foot wide local street sections with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

The applicant is proposing to extend Teratai Street into the site at the site's west property line in order to complete the construction of Teratai Street through the site.

- d. Staff Comments/Recommendations:** The applicant's proposal to construct the internal local roads as 36-foot wide local street sections with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way meets District policy and should be approved, as proposed.

The applicant's proposal to extend Teratai Street into the site at the site's west property line in order to complete the construction of Teratai Street through the site meets District policy and should be approved, as proposed.

### 3. Stub Streets

- a. Existing Conditions:** There is a local roadway, Teratai Street, that is proposed to stub the site's east property line. This roadway is not yet constructed and was approved as part of ACHD's action on Iron Mountain Estates.

**b. Policy:**

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

In addition, stub streets must meet the following conditions:

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

**Temporary Dead End Streets Policy:** District policy 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a

temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant is proposing to construct one new stub street, Smokey Dome Avenue, to the site's north property line located approximately 151-feet east of the site's west property line.

The applicant is proposing to extend Teratai Street into the site at the site's west property line in order to complete the construction of Teratai Street through the site.

- d. **Staff Comments/Recommendations:** The applicant's proposal to stub Smokey Dome Avenue to the site's north property line located approximately 151-feet east of the site's west property line meets District policy and should be approved as proposed. The applicant should install a sign at the terminus of each of the stub streets stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

A temporary turn around is not required as the stub streets are less than 150-feet in length.

The applicant's proposal to extend Teratai Street into the site at the site's west property line in order to complete the construction of Teratai Street through the site meets District policy and should be approved, as proposed.

#### 4. Traffic Calming

- a. **Policy:**

**Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, or the streets extend greater than 750-feet in length, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

- b. **Staff Comments/Recommendations:** The applicant should be required to provide additional traffic calming on Smokey Dome Avenue, as the length of the roadway is greater than 750-feet. The applicant should be required to construct bulb-outs providing a minimum of 24-feet of pavement between bulb-outs (measured face of curb to face of curb) at the Smokey Dome Avenue/ Teratai Street intersection.

#### 5. 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.

#### 6. 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. Construct bulb-outs providing a minimum of 24-feet of pavement between bulb-outs (measured face of curb to face of curb) at the Smokey Dome Avenue/ Teratai Street intersection.
2. Construct the internal local roads as 36-foot wide local street sections with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way, as proposed.
3. Stub Smokey Dome Avenue to the site's north property line located 151-feet east of the site's west property line, as proposed.
4. Install a sign at the terminus of each of the stub streets stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
5. Extend Teratai Street into the site at the site's west property line in order to complete the construction of Teratai Street through the site, as proposed.
6. 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.
7. Payment of impact fees is due prior to issuance of a building permit.
8. Comply with all Standard Conditions of Approval.

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

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

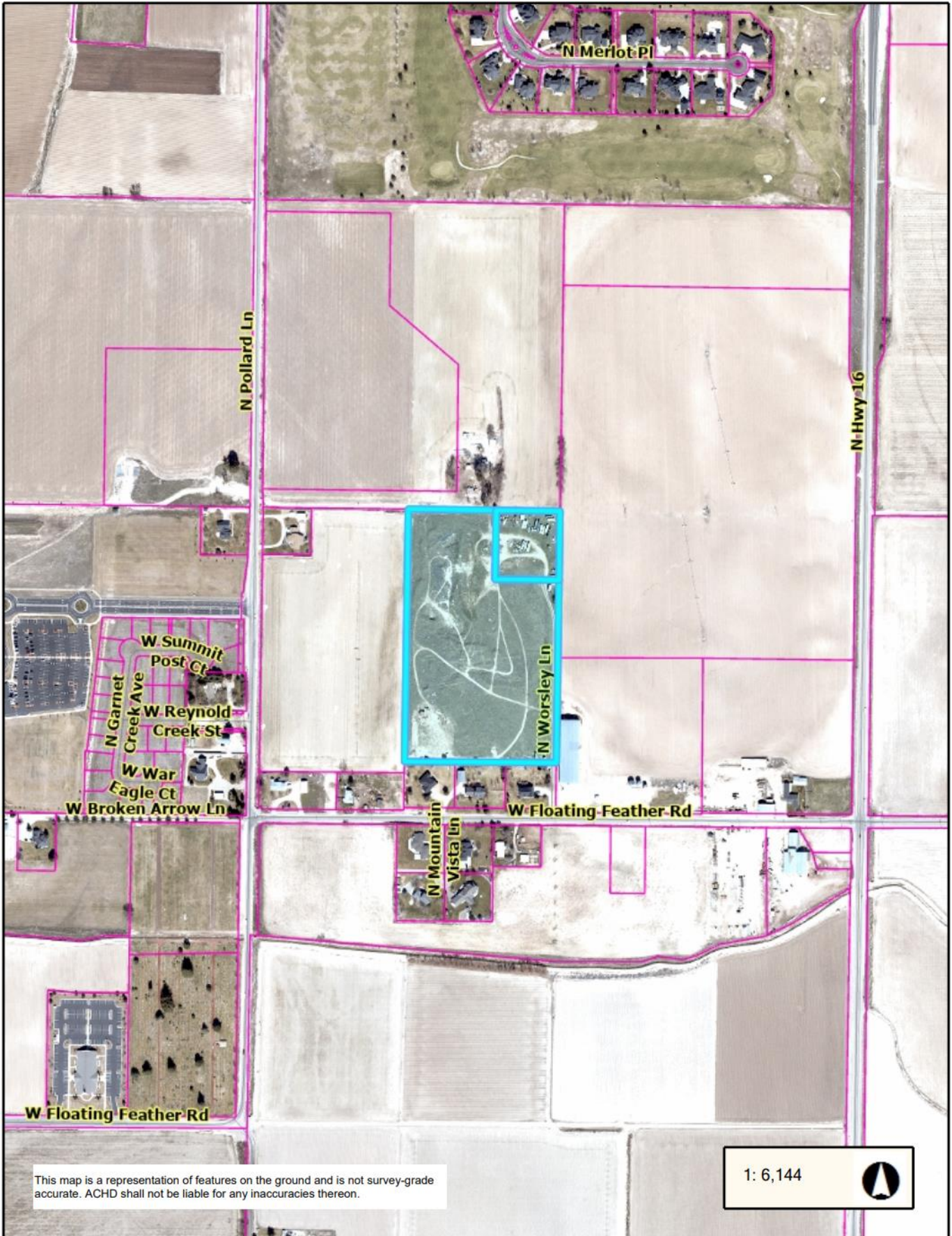
## **F. Conclusions of Law**

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

## **G. Attachments**

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

VICINITY MAP



This map is a representation of features on the ground and is not survey-grade accurate. ACHD shall not be liable for any inaccuracies thereon.

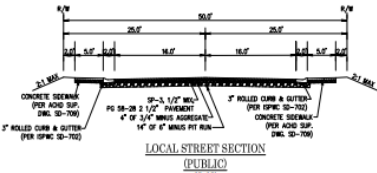
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# SITE PLAN

## PRELIMINARY PLAT FOR IRON MOUNTAIN VISTA SUBDIVISION

LOCATED IN A PORTION OF THE NE 1/4, SW 1/4, SECTION 4, T4N, R1W, B.M.  
CITY OF STAR, ADA COUNTY, IDAHO

2021



### DEVELOPMENT FEATURES:

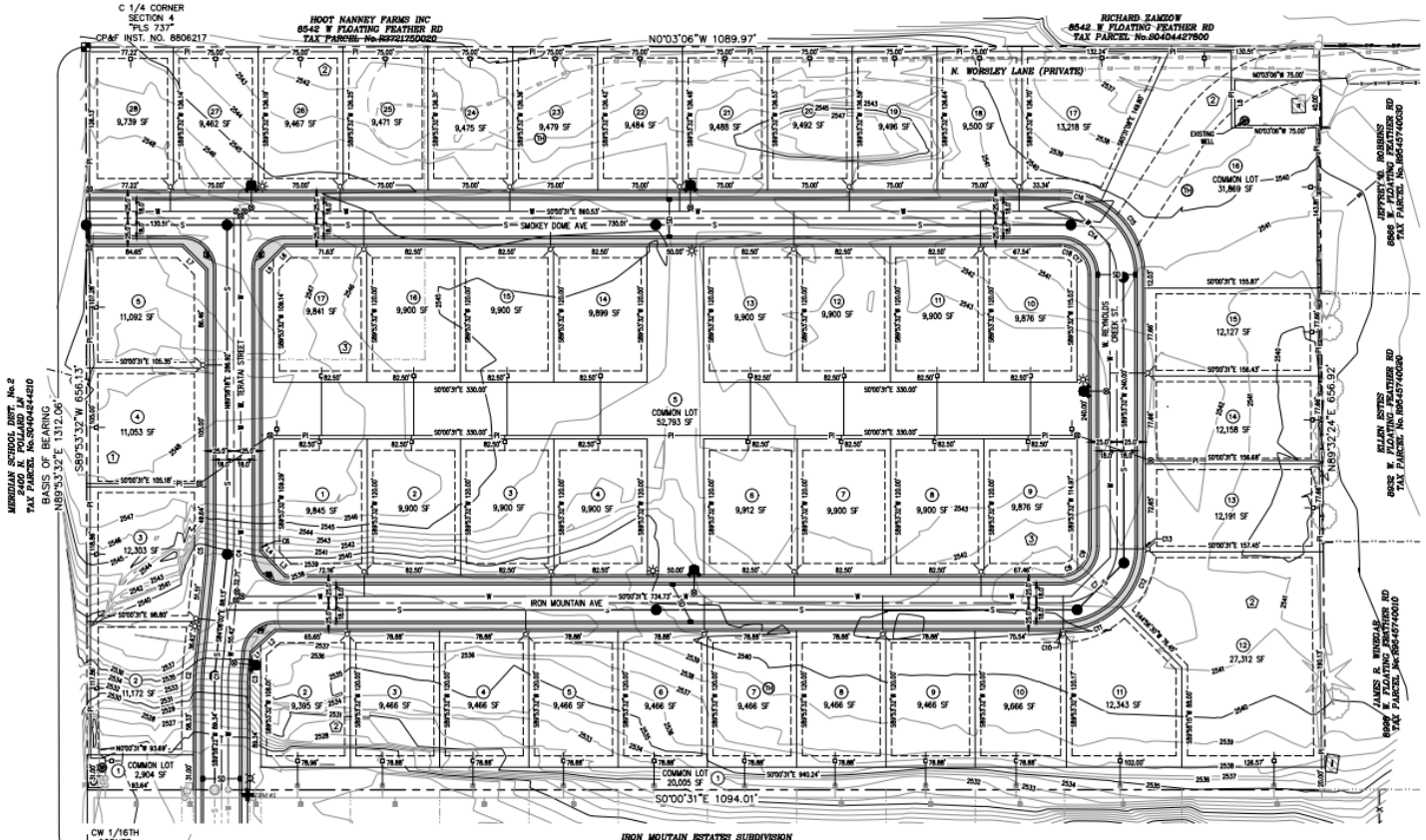
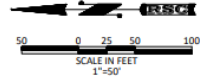
|                                     |               |
|-------------------------------------|---------------|
| TOTAL ACRES.....                    | 16.46 ACRES   |
| TOTAL LOTS.....                     | 50            |
| BUILDABLE LOTS.....                 | 46            |
| EXISTING ZONING (ADA COUNTY).....   | RUT           |
| PROPOSED ZONING (CITY OF STAR)..... | R-3           |
| MINIMUM RESIDENTIAL LOT SIZE.....   | 9,395 sq ft.  |
| AVERAGE RESIDENTIAL LOT SIZE.....   | 10,513 sq ft. |
| PERCENT TO BUILDABLE AREA.....      | 67.8%         |
| PERCENT TO RIGHT-OF-WAY AREA.....   | 17.2%         |
| PERCENT TO OPEN SPACE AREA.....     | 15.0%         |

### IRRIGATION, STORM DRAIN, AND PUBLIC UTILITY EASEMENT:

|                  |     |
|------------------|-----|
| FRONT.....       | 10' |
| REAR.....        | 10' |
| SIDE.....        | 5'  |
| STREET SIDE..... | 20' |

### BUILDING SETBACKS:

|                             |     |
|-----------------------------|-----|
| FRONT.....                  | 10' |
| REAR.....                   | 10' |
| SIDE (FOR BOTH STORES)..... | 5'  |
| STREET SIDE.....            | 20' |



# 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.