



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star Planning Department *Shan T. Mink*

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

**FILE(S) #:** PP-21-03 Preliminary Plat for **East Star River Ranch Subdivision**  
CUP-21-01 Senior Living Facility &  
PR-21-02 Private Road

### OWNER/APPLICANT/REPRESENTATIVE

**Property Owner/Applicant:**

Paul Larson  
Star River Development, LLC  
855 S. Calhoun Place  
Star, ID 83669

**Representative:**

Jay Walker  
Alterra Consulting, LLC  
849 E. State Street, Ste. 104  
Eagle, ID 83616

### REQUEST

**Request:** The Applicant is seeking approval of a Preliminary Plat for a proposed residential and commercial subdivision consisting of 266 residential lots, 21 commercial lots and multiple common lots, a Conditional Use Permit for a Senior Living Facility and Single-Family Dwellings in an existing L-O zone and Private Streets. The property is located at 8874 W. Wildbranch Street and 855 S. Calhoun Place in Star, Idaho and consists of a total of 59.29 acres.

These applications were submitted and accepted on March 8, 2021. Due to delays with ACHD and ITD reviewing the applications, staff has been postponed the public hearing a number of times from its original hearing date of May 4, 2021.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located on the south side of W. State Street between S. Moyle Avenue and Highway 16. Ada County Parcel No's. S0416212640, S0416212620, S0416212422, S0416212470, S0416212660, S0416212552, S0416212580 & S0416244220.

**Existing Site Characteristics:** The property is currently improved with an existing home and outbuildings. The parcel is in agricultural production.

**Irrigation/Drainage District(s):** - Farmer's Union Ditch Company, LTD  
P.O. Box 1474, Eagle, ID 83616

**Flood Zone:** The development is located outside a special flood hazard zone and in Zone X.

**Special On-Site Features:**

- Areas of Critical Environmental Concern – No known areas.
- Evidence of Erosion – No evidence.
- Fish Habitat – No known areas.
- Mature Trees – Yes.
- Riparian Vegetation – No known areas.
- Steep Slopes – None evident.
- Stream/Creek – The open water is limited to the irrigation ditch.
- 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.
- Wildlife Habitat – No wildlife other than local birds have been observed.
- Historical Assets – No historical assets have been observed.

<b>APPLICATION REQUIREMENTS</b>
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Pre-Application Meeting Held	September 22, 2020
Neighborhood Meeting Held	October 1, 2020
Application Submitted & Fees Paid	February 25, 2021
Application Accepted	March 8, 2021
Residents within 300' Notified	March 8, 2021/ <b>October 28, 2021</b>
Agencies Notified	March 8, 2021
Legal Notice Published	<b>October 28, 2021</b>
Property Posted	April 23, 2021/ <b>November 4, 2021</b>

<b>HISTORY</b>
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March 2, 2010	Council approved Annexation and Zoning (AZ-09-01) of the Sundance & Laraway Properties (Ordinance 211) which included the L-O zoned property of approximately 10-acres that is part of this CUP Application for single-family dwellings. A Development Agreement was included as part of the annexation approval. <u>A copy of the Development Agreement is included as an exhibit.</u>
April 3, 2018	Council approved Comprehensive Plan Map Amendment (CPA-18-03), changing designation from Mixed Use to Commercial and

Residential and annexation and zoning (AZ-18-03), of 9.437 acres as Commercial (C-1) and 24.02 acres as Residential (R-8). Total acreage of this request was 33.46 acres. Minutes from the hearing are included as an exhibit.

August 24, 2021

Council approved the rezone application from C-1 to C-2 with a development agreement. Findings are scheduled for approval on the November 16, 2021 consent agenda.

**SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS**

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	Commercial (C-1)/Light Office (L-O)/Compact Residential (R-8)	Commercial, Mixed Use, Compact Residential	Agricultural/Residential/Vacant
<b>Proposed</b>	Compact Residential (R-8) & Commercial (C-2)	Commercial, Mixed Use, Compact Residential	Agricultural/Residential/Vacant
<b>North of site</b>	Rural Urban Transition (RUT)/ Commercial (C-2)/Mixed Use (MU)	Commercial, Mixed Use	Highway 44/Single Family Residential/Storage Units/Vacant/Agriculture
<b>South of site</b>	Rural Urban Transition (RUT)	Existing Public Use/Parks & Open Space	Boise River/Vacant
<b>East of site</b>	Compact Residential (R-14-DA)/Commercial (C-1)	Commercial, Mixed Use	Crystal Springs Apartments/Vacant
<b>West of site</b>	Residential (R-2-DA)/Rural Urban Transition (RUT)	Commercial, Mixed Use, Compact Residential	Parkstone Subdivision No. 6/Single Family Residential/Agriculture

**ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE:**

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of



standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.

3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

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

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

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

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

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

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal

water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

L-O LIMITED OFFICE DISTRICT: To provide for the establishment of groupings of professional, research, executive, administrative, accounting, clerical, limited commercial and similar uses. Development shall not be traffic intensive and research facilities shall not involve heavy testing operations of any kind. The L-O district is designed to act as a buffer between other more intense nonresidential uses and is thus a transitional use.

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

<b><u>ZONING DISTRICT USES</u></b>	<b>R</b>		
Accessory structure	A		
Dwelling:			
Multi-family 1	C		
Secondary 1	A		
Single-family attached	P		
Single-family detached	P		
Two-family duplex	P		
Retirement Home	C		
Event Center, public or private (indoor/outdoor)	N		

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

<b>Zoning District</b>	<b>Maximum Height</b>	<b>Minimum Yard Setbacks</b>				<b>Street Side</b>
		<b>Note Conditions</b>				
	<b>Note Conditions</b>	<b>Front (1)</b>	<b>Rear</b>	<b>Interior Side</b>		
R-6 to R-11 Attached Housing	35'	15' to living area 20' to garage 10' if alley load	15' 4' if alley load	0' for common walls at end of building	20' 5'	

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

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

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.
2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.

3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.
4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);
2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.
5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists.
6. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.
7. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.

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

1. Private Road Reserve Study Requirements.
  - a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the

association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.

- b. The study required by this section shall at a minimum include:
  - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
  - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
  - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
  - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
  - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

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

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

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

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

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.

**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.

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

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

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

b. Qualified natural areas;

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

d. A plaza.

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

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

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

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

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this

calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

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

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

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

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

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

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

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

## **COMPREHENSIVE PLAN:**

### 8.2.3 Land Use Map Designations:

#### Compact Residential

Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multi-family. Densities range from 5.01 units per acre to 10 units per acre.

#### Mixed Use

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, light industrial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process.

Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use.

### 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:

- Preserve the family friendly feel of Star.
- Implement the Land Use Map and associated policies as the official guide for development.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Discourage development within the floodplain.

#### 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.
- C. Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.
- D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.
- E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.
- F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

#### 8.5.7 Policies Related Mostly to The Mixed-Use Planning Area

- A. Council, at their sole discretion, shall determine what mix of uses are appropriate for any Mixed-Use area considering existing property owners rights.
- B. Development within the Mixed-Use Designation is to proceed through the CUP, PUD, and/or Development Agreement process, and a concept plan must be included with any such proposed use.
- C. In general, mixed-use areas along state highways should be predominantly commercial with a very minor component of residential unless the residential is placed on upper floors as part of a Mixed-Use building.
- D. Mixed Use areas along state and U.S. Highways where direct access to the state highway is prohibited, like along State Highway 16 between State Highway 44 and US

Highway 20/26, should be predominately residential with a minor component of neighborhood commercial, or light industrial if sufficient roadway access, by means of backage or other roads, to the State Highway is provided.

E. Mixed use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these Mixed-Use areas could include multi-family housing and or office related uses if determined by the Council through the public hearing process, to be appropriate.

#### 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.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

#### 18.4 Implementation Policies:

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

## PROJECT OVERVIEW

### EXISTING APPROVALS AND CONDITIONS:

The existing zoning designations of R-8 and L-O that are part of the residential portion of these applications were approved by Council in 2018 and 2010 respectively (see History above). In the R-8 approval, Council deliberated on an appropriate density and zoning based on review and testimony at the public hearing (see attached Minutes dated April 23, 2018). The commercial rezone from C-1 to C-2 was recently approved by Council with a Development Agreement that placed specific conditions on the property. The remaining applications for Preliminary Plat, Conditional Use Permit and Private Streets will complete the entitlement process and allow the applicant to move forward with development.

### Proposed Residential Density Breakdown

Southern 24.02 Acres (Zoned R-8) – 179 Total Units = 7.45 DU/ACRE

Central 10.14 Acres (Zoned L-O) – 80 Total Units = 7.89 DU/ACRE

Total Residential Acreage – 34.16 Acres – 259 Total Units = 7.58 DU/ACRE

### **CONDITIONAL USE PERMIT:**

The proposed Conditional Use Permit will approve the retirement home and allowance for residential uses in the existing L-O zone. The Development Agreement that was included with the annexation and L-O zoning of the center 10-acre parcel locked in the specific uses allowed in the L-O zoning district at the time of approval. Single-family dwellings were included as an allowed use in the Development Agreement as a Conditional Use. In addition, the current Comprehensive Plan Land Use Map designates the 10-acres as Compact Residential. The proposed density of 7.89 dwelling units per acre is within the 5-10 du/acre density range of Compact Residential. Future details and design specifics for the proposed retirement home and clubhouse/event center will be required and approved as part of the Certificate of Zoning Compliance. This will include specific details including parking, landscaping and amenities and building elevations. The applicant has requested approval of a 38'6" height for the retirement home structure.

### **PRELIMINARY PLAT AND PRIVATE STREETS:**

The Preliminary Plat contains both residential and commercial uses. The commercial will primarily be on the northern portion of the property along Highway 44. The applicant is proposing 20 commercial lots that will be marketed and filled by tenants as the Market dictates. Specific conditions in the approved Development Agreement will address specific commercial uses and allowances. Zoning Certificates will be required for all future uses. This review will include specific details including parking, landscaping and amenities and building elevations.

To provide a buffer for Heron River residents, the applicant proposed 6, single family detached residential lots along W. Wildbranch Street directly abutting the Heron River Subdivision. This was approved as part of the Rezone (RZ-20-12) in August 2021. These lots will range in size from 6,796 square feet to 8,899 square feet, with the average lot being 7,428 square feet.

Moving south from Highway 44, the applicant is proposing townhomes, a retirement home and 2 single family residential lots.

The Preliminary Plat is calling for 257 single family, attached, townhome units. These units will be accessed via private streets that will be gated, coming off W. Wildbranch Street and S. Calhoun Place. The residential attached units will be two (2) stories and have two (2) car garages. They will be built in several configurations from 2 attached unit to 6 attached units. Each home

will be on an individual lot, allowing for individual ownership of each home. The applicant is providing a minimum of 45 designated guest parking spaces for these homes which satisfies the intent for guest parking (.25 per unit) in Section 8-4B-3 (B) of the Unified Development Code. Additional guest parking may be available through shared parking agreements with the Retirement Home and Clubhouse/Events Center. Roads within the residential portion of the development are proposed to be private with gated access. A private street maintenance plan, including proposed funding, shall also be required by Staff prior to final plat signature. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat.

The single-family detached residential lots in the southern portion of the development adjacent to the Boise River consist of one existing home and one new lot created by this plat. It is the intention of the owner that the new lot will be utilized by a family member. These two lots are part of the overall lot count and density calculations listed on the Preliminary Plat.

The applicant is proposing 5.07 acres (15%) of usable open space which satisfies the Unified Development Code. The open space breakdown includes:

- Pond Areas = 1.77 acres
- Pond Area Open Space/Pathways = .88 acres
- Lawrence-Kennedy Lateral Easement Open Area = .72 acres
- Regional Pathway = .45 acres
- Street Buffer Pathway = .29 acres
- Open Grass Area Next to Clubhouse = .96 acres

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 4 amenities. Applicant is proposing a central clubhouse/event center with a large open park area and walking paths and picnic areas throughout the community. There will also be exercise stations along the walking paths and a large pond in the center of the property. Access will also be provided to the Boise River and the Star River Walk through a public, regional pathway.

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

- Private Streets  
The private streets are proposed to be 28' in width with no parking. The internal streets will act as fire lanes and will be subject to approval by Star Fire District, including no parking signs and maintenance plans to address illegally parked vehicles and snow removal. A private street maintenance plan, including proposed funding, shall also be required by Staff prior to final plat signature.
- Lighting

Streetlights and parking lot lighting shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire portions of the development. The applicant has submitted a lighting design/cut sheet that contains the preferred light of the City of Star. A lighting plan has also been submitted that meets City requirements.

- Street Names

**Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required prior to signing the final plat. Names shall conform to the appropriate naming convention for private roads.**

- Subdivision Name

**Applicant has provided a letter from Ada County that the subdivision name originally requested was not approved as it began with a compass direction. Ada County did reserve the name with the compass direction dropped. Unfortunately, this name is already in use by another development in the City of Star. The Applicant will need to obtain another name for this development and provide documentation that it has been accepted by Ada County.**

- 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. The client has also detailed trees in the commercial portion of the development that appears to satisfy code.

- Setbacks – Applicant is requesting the following set-back waivers for the Townhomes:

- Street Side Yard requirement from 20' to 5'.
- Front Yard requirement from 15' to 10' (facing mews and open space)
- All other setbacks and will adhere to the requirements of the R-8 zone.

- Mailbox Cluster – Star Postmaster, Mel Norton has provided approval for 2 locations in the development, one for the commercial side and one for the residential portion. A map of these locations and the approval letter were included with the application materials.

- Phasing – The development is proposing to be built out in multiple phases.



- Signs – The applicant has submitted a concept sign plan for the advertisement of the development with frontages on W. State Street and Hwy 16. A maximum height of 75' and size of 768 square feet is proposed.

- **Participation in Moyle Ave Signal Light :**

**As part of the review and analysis for this area south of W. State Street and west of Hwy 16, all property owners will be responsible for additional fees regarding access onto W. State Street (Hwy 44), more specifically, participation in the Moyle Avenue signal light that is planned for access to the area. The total percentage amount for each property will be determined by Council during the entitlement process of each project.**

- **Emergency Access:**

**Staff has required as part of the proposed East Star River Ranch Subdivision an emergency only access east/west to provide the Landyn Village and East Star River Ranch each with access for emergency vehicles. This access point will be located in a location to be coordinated between the two developments and will be provided with Star Fire District approved gates.**

## **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. **Staff recommends that the conditions of approval for the Residential and Conditional Uses approved in this application be incorporated into the Development Agreement for the recently approved C-2 Rezone** (Items that can be considered by the applicant and Council include the following:

- Density;
- ITD Proportionate Share Fees;
- Private Road Maintenance Plan;
- Moyle Ave Signal Light Participation;
- Emergency Access;
- Future Development options;
- Setback Waivers;
- Height waiver for Retirement Home to 38'6";
- Sign Height and Location;
- Private Street Width

## AGENCY RESPONSES

Keller and Associates	March 25, 2021
Central District Health Dept	March 16, 2021
Star Fire District	August 17, 2021
ITD	Pending
ACHD	Pending
ITD Right of Way Manager	May 27, 2021
IDWR	March 10, 2021

## PUBLIC RESPONSES

Jason Dickman	Letter	November 1, 2021
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## STAFF ANALYSIS & RECOMMENDATIONS

Given the history of the previous Council actions regarding annexation and zoning of the several parcels associated with this project and based upon the information provided to Staff in the applications and agency comments received to date, the proposed conditional use permit, preliminary plat and private street applications, as further conditioned, meet the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed overall density of 7.58 dwelling unit per acre is consistent with the R-8 zone and meets the intent of the L-O zone under the use allowances at the time of annexation. In addition, the Comprehensive Plan Land Use Map Compact Residential designation supports the proposed residential use and density. Staff is supportive of proposed diversity in lot sizes, housing sizes and density and proposed non-residential uses that this development provides.

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 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. The development agreement will also be brought back to the Council for review of proposed Conditions of Approval.

## FINDINGS

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

## **PRELIMINARY PLAT FINDINGS:**

1. The plat is in compliance with the Comprehensive Plan.  
*The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential and commercial 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 and Commercial uses are allowed in the established zoning district.*
  
5. The development preserves significant natural, scenic or historic features;  
*The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.*

## **PRIVATE STREET FINDINGS:**

- A. The design of the private street meets the requirements of this article;  
*The City must find that the proposed private streets meet the design standards in the Code.*
  
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity:  
  
*The City must find that it has not been presented with any facts stating this private road will cause damage, hazard or nuisance, or other detriment to persons, property or uses in the vicinity.*

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

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

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

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

### CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for East Star River Ranch Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees will be collected by the City of Star, per construction phase, prior to signing the final plat.
3. **The private streets shall be built to ACHD and Star Fire District standards unless otherwise approved by Council. Star Fire District shall inspect and approve private streets and driveways prior to signature of final plat.**
4. Private streets shall be owned and maintained by the Homeowners Association.
5. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, prior to signature of the final plat.**
6. **Applicant shall provide documentation showing approval by the Ada County Street Naming Committee that all street names have been approved and adhere to the proper naming convention for private streets, prior to signing the final plat.**
7. **Applicant shall provide documentation showing approval by Ada County, for the development name. The development name must also be approved by the City of Star prior to signing the final plat.**
8. The property with the approved Preliminary Plat shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code.
9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
10. 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.
11. **A copy of the CC&R's shall be submitted to the City of Star at Final Plat and shall include a condition requiring a reserve account for the future maintenance of all**

**private roads to include specific wording in Section 8-4D-3C of the Unified Development Code.**

12. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
14. A plat note shall state that development standards for commercial/industrial 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. All streetlights and parking lot lighting 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 prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
16. 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 any construction.**
17. A sign application is required for any subdivision or commercial use signs.
18. Each lot within the subdivision shall be required to record a cross access agreement at the time that each use is approved.
19. The East Star River Ranch Development uses shall comply with the approved site plan and signed Development Agreement. All parking, lighting, trash enclosures, access and landscaping shall meet the requirements of the UDC at all times.
- 20. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
21. Applicant shall apply for any required building and vendor permits.
22. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
23. 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 #PP-21-03/PR-21-02 for East Star River Ranch Subdivision and CUP-21-01 on \_\_\_\_\_, 2021.



111017606

**ORDINANCE NO. 211**  
(Sundance & Laraway Properties)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTIES LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND CONTIGUOUS TO THE CITY OF STAR; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTIES AS: LARAWAY PROPERTIES - NEIGHBORHOOD BUSINESS DISTRICT (C1), AND LIMITED OFFICE (LO) WITH A DEVELOPMENT AGREEMENT; AND SUNDANCE PROPERTIES AS - NEIGHBORHOOD BUSINESS DISTRICT (C1), RESIDENTIAL (R2), MIXED USE (MU), AND LIMITED OFFICE (LO) WITH A DEVELOPMENT AGREEMENT; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada & Canyon Counties, Idaho, is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex and to incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owners of the real properties situated in the unincorporated area of Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real properties to the City of Star; and

WHEREAS, the Mayor and Council, pursuant to public hearings as required by law, held a public hearing on July 7, 2009 and March 2, 2010 on the proposed annexation and zoning of the properties described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed properties should be zoned as follows: Laraway Properties - Neighborhood Business District (C1), and Limited Office (LO) with a Development Agreement; Sundance Properties - Neighborhood Business District (C1), Residential (R2), Mixed Use (MU), and Limited Office (LO) with a Development Agreement pursuant to the Zoning Ordinance of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real properties described in Section 2 of this Ordinance are contiguous to the City, that said properties can be reasonably assumed to be used for orderly development of the City, that the owners of said properties have requested, in writing, annexation of said properties by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said properties, have been satisfied.

Section 2: The attached Development Agreements describing the real properties, all situated in Ada County, Idaho, are hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances,

resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

**Section 3:** The zoning land use classifications of the lands described in Section 2 above are hereby established as: Laraway Properties – Neighborhood Business District (C1), and Limited Office (LO) with a Development Agreement; Sundance Properties – Neighborhood Business District (C1), Residential (R2), Mixed Use (MU), and Limited Office (LO) with a Development Agreement. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above with the above zoning classifications. PROVIDED, that if the properties described in Section 2 above have not, within one (1) year from the effective date of this Ordinance, began construction, the zoning classification for the property shall become Rural Transitional (RT).

**Section 4:** The City Clerk is hereby directed to file, within ten (10) days of the passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Recorder, Auditor and Treasurer, and Assessor of Ada County, Idaho and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by the Ordinance.


**Section 5:** This Ordinance shall take effect and be enforce from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 10<sup>th</sup> day of February 2011.

CITY OF STAR  
Ada & Canyon Counties, Idaho

  
\_\_\_\_\_  
Nathan Mitchell, Mayor

ATTEST:

  
\_\_\_\_\_  
Cathy Ward, City Clerk



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

## DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Laraway Investments, LLC, Lawrence C. Laraway and Bonnie A. Laraway, hereinafter collectively referred to as "Owners".

WHEREAS, the Owners own contiguous parcels of land of approximately 21.02 acres in size, currently located within the County of Ada, zoned RUT under Ada County Zoning Ordinance and more particularly described in Exhibit A-1 which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owners have requested that the Property be annexed into the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 10, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be annexed into the City in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property as set forth in Exhibit A-2, which is attached hereto and incorporated herein by this reference.

WHEREAS, Owners filed with the City of Star Planning and Zoning Department, a Request for Annexation of the Property and Zoning upon Annexation, as File No. AZ 09-01, so that the City can review all of the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of the Owners use and enjoyment of the Property while at the same time mitigating any adverse impacts



of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and the Owners, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

**Section 1. Legal Authority.** This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 10.

**Section 2. Development and Uses.**

**2.1 Development Acreage.** Owners are allowed to develop 21.02 acres as follows:

Neighborhood Business District (C-1) – 12.04 acres  
Limited Office (LO) – 8.98 acres

**2.2 Permitted Uses.** The City allows those uses designated as “P” in the applicable zone as described in the Star City Code Zoning Ordinance in effect on the date the City approves this application File No. AZ 09-01 and as shown on Exhibit C. The City acknowledges that this Agreement specifically allows reasonable rights of property ownership for recreational privileges on the subject property and this Agreement specifically allows public hunting during established hunting seasons, pursuant to all federal, state and local hunting laws and ordinances.

**2.3 Conditional Uses.** The City conditionally allows those uses designated as “C” in the applicable zone as described in the Star City Code Zoning Ordinance in effect on the date the City approves this application File No. AZ 09-01 and as shown on Exhibit C, subject to such conditions as may be placed thereupon after public hearing before the City Council.

**2.4 Prohibited Uses.** Unless otherwise provided herein, the City prohibits those uses described as “N” in the applicable zone as described in the Star City Code Zoning Ordinance in effect on the date the City approves this application File No. AZ 09-01 and as shown on Exhibit C.

**2.5 Gravel Extraction.** Pursuant to Exhibit C, the parties have added the Land Uses of Gravel Extraction and Pit, Mine, Quarry for the Property, contingent upon issuance of a Conditional Use Permit. Gravel may be extracted for use solely on the Property without issuance of a Conditional Use Permit, including gravel used on the Property for the proposed Highway 16 extension.

**2.6 Changes and Modifications.** No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owners change or expand the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owners shall be in default of this Agreement.

**2.7 Conditions, Bonding for Completion.** All of the conditions set forth herein shall be complied with or shall be bonded for completion by the Owners before a Final Plat Approval or Occupancy permit will be granted. Failure to comply or bond for completion of the conditions within the time frame established in the subdivision plat approval conditions, the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by the Owners. The Owner may be allowed to bond for certain conditions at one hundred and twenty percent (120%) of the estimated cost of completion pursuant to Star City Ordinances.

**2.8 Non-Permitted Uses.** The parties acknowledge and agree that the Idaho Department of Transportation ("IDOT") is in the process of attempting to acquire right of way for the extension of Highway 16, which right-of-way projected to be acquired by IDOT is hereby described in Exhibit B attached hereto (the "Right-of-Way Property"). The City requires, as a condition to entering into this Agreement and as consideration for entering into this Agreement, that Owner agree, for a period of twenty-four (24) months following the effective date of this Agreement, to refrain from constructing improvements on the Right-of-Way Property in order to alleviate the requirement of the IDOT to pay Owner for newly constructed improvements upon the Right-of-Way Property. Owner agrees to such non-improvement restriction, which shall not restrict Owner from maintaining existing improvements and conducting normal and historical agricultural operations upon the Right-of-Way Property during the twenty-four month restrictive term. However, in the event that the IDOT asserts that the non-improvement covenant contained herein results in any devaluation or diminution of the fair market value of the Right-of-Way Property by reason of this restriction, upon such assertion by IDOT, its agents, appraisers, contractors or representatives, this paragraph and restriction shall be deemed void ab initio.

**Section 3. Affidavit of Property Owners.** Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

**Section 4. Default.** The failure of the Owner, their heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, the Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance

with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not received final plat approval shall revert to R-T Zoning. All uses of such property, which are not consistent with R-T Zoning, shall cease. A waiver by the City of Star for any default by the Owners of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. The Owners, by entering into this Agreement, do hereby consent to a reversion of the subject property to R-T zoning in the event there is a default in the terms and/or conditions of this Agreement.

**Section 5. Unenforceable Provisions.** If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

**Section 6. Assignment and Transfer.** After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property and other residential property near the Property and shall run with the land. This Agreement shall be binding on the City and the Owners, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

**Section 7. General Matters.**

**7.1 Amendments.** Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509, as required by Star City Ordinances, Title 8, Chapter 10.

**7.2 Paragraph Headings.** This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

**7.3 Choice of Law.** This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of

competent jurisdiction located in Ada County, Idaho.

**7.4 Notices.** Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

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

Owner(s): Laraway Investments, LLC  
Attention: Lawrence Laraway  
8885 W. State Street  
Star, Idaho 83669

**7.5 Effective Date.** This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

**7.6 Attorney Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

**7.7 Time is of the Essence.** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

**7.8 Invalid Provisions.** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed, on the day and year set forth below.

Dated this 31 day of Feb, 2010.

*10th*

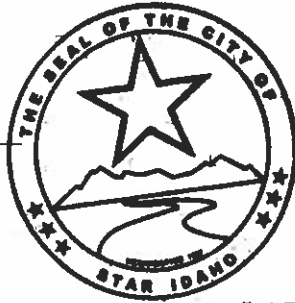
*February*

CITY OF STAR

By: *Nathan Mitchell*  
Nathan Mitchell, Mayor

ATTEST:

*Cathy Ward*  
Cathy Ward, City Clerk



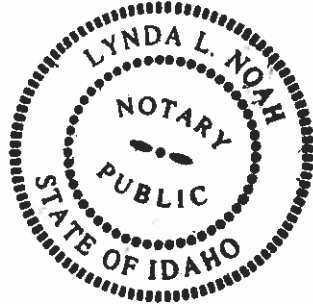
LARAWAY INVESTMENTS, L.L.C.

By: *Paul Massey*  
Its: *By: Partner*

STATE OF IDAHO     )  
                                  )ss.  
County of Ada        )

On this 31<sup>st</sup> day of January, in the year 2011, before me, the undersigned, a Notary Public in and for the State, personally appeared Lawrence C. Laraway known to me to be a Partner of the Laraway Investments LLC that executed the said instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



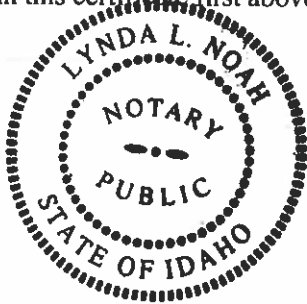
*Lynda L. Noah*  
Notary Public for Idaho  
Residing at *Kuna, Idaho*  
My Commission expires: *8/16/2016*

Lawrence C. Laraway  
Lawrence C. Laraway

STATE OF IDAHO )  
                          ) ss.  
County of Ada )

On this 31<sup>st</sup> day of January, 2010, before me, Lynda L. Noah, a Notary Public in and for said state, duly commissioned and sworn, personally appeared Lawrence C. Laraway, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



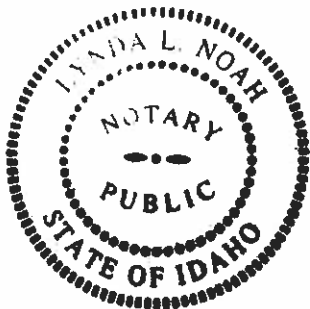
Lynda L. Noah  
Notary Public for Idaho  
Residing at Kuna, Idaho  
My commission expires 8/16, 2016

Bonnie A. Laraway  
Bonnie A. Laraway

STATE OF IDAHO )  
                          ) ss.  
County of Ada )

On this 31<sup>st</sup> day of January, 2010, before me, Lynda L. Noah, a Notary Public in and for said state, duly commissioned and sworn, personally appeared Bonnie A. Laraway, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Lynda L. Noah  
Notary Public for Idaho  
Residing at Kuna, Idaho  
My commission expires 8/16, 2016

## EXHIBIT A-1

### Legal Description of the Laraway/Laraway Investments Annexation Property

A parcel of land located in Section 16, T.4N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the Northeast corner of said Section 16; thence along the north boundary of said Section 16 North  $89^{\circ}35'48''$  West, 1637.53 feet; thence South  $01^{\circ}08'54''$  West, 884.02 feet; thence North  $89^{\circ}11'09''$  West, 972.14 feet to the **POINT OF BEGINNING**;

Thence South  $00^{\circ}36'27''$  West, 600.76 feet;

Thence North  $89^{\circ}13'02''$  West, 559.96 feet;

Thence North  $83^{\circ}17'08''$  West, 94.64 feet;

Thence North  $01^{\circ}01'50''$  East, 1471.69 feet to a point on the north line of the NW  $\frac{1}{4}$  of said Section 16, said point being on the existing Star City Limits boundary;

Thence along said north line and city limits boundary, South  $89^{\circ}32'27''$  East, 185.76 feet;

Thence South  $01^{\circ}04'45''$  West, 97.77 feet to a point on the South right-of-way of State Highway 44;

Thence along said right-of-way:

Thence South  $88^{\circ}55'15''$  East, 74.82 feet to a point of curvature;

Thence 383.44 feet along the arc of a curve to the right, said curve having a radius of 114623.50 feet, a delta angle of  $00^{\circ}11'30''$ , and a long chord bearing South  $88^{\circ}49'30''$  East (formerly South  $89^{\circ}08'04''$  East), 383.44 feet;

Thence leaving said right-of-way South  $00^{\circ}36'27''$  West, 780.97 feet to the **POINT OF BEGINNING**. Containing 21.02 acres, more or less.

## EXHIBIT A-2

### Legal Descriptions of the Laraway/Laraway Investments Property by Zoning Designation

#### L-O ZONE

A parcel of land located in Section 16, T.4N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the Northeast corner of said Section 16; thence along the north boundary of said Section 16 North  $89^{\circ}35'48''$  West, 1637.53 feet; thence South  $01^{\circ}08'54''$  West, 884.02 feet; thence North  $89^{\circ}11'09''$  West, 972.14 feet to the **POINT OF BEGINNING**;

Thence South  $00^{\circ}36'27''$  West, 600.76 feet;

Thence North  $89^{\circ}13'02''$  West, 559.96 feet;

Thence North  $83^{\circ}17'08''$  West, 94.64 feet to a point on the West boundary of Parcel II as shown on ROS No. 3404, Ada County records;

Thence along said West boundary North  $01^{\circ}01'50''$  East, 591.34 feet;

Thence departing said West boundary South  $89^{\circ}11'09''$  East, 649.70 feet to the **POINT OF BEGINNING**. Containing 8.98 acres, more or less.

#### C-1 ZONE

A parcel of land located in Section 16, T.4N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the Northeast corner of said Section 16; thence along the north boundary of said Section 16 North  $89^{\circ}35'48''$  West, 1637.53 feet; thence South  $01^{\circ}08'54''$  West, 884.02 feet; thence North  $89^{\circ}11'09''$  West, 972.14 feet to the **POINT OF BEGINNING**;

Thence continuing North  $89^{\circ}11'09''$  West, 649.70 feet;

Thence North  $01^{\circ}01'50''$  East, 784.59 feet to a point on the South right-of-way of State Highway 44;

Thence continuing North  $01^{\circ}01'50''$  East, 95.76 feet to a point on the north line of the NW  $\frac{1}{4}$  of said Section 16, said point being on the existing Star City Limits boundary;

Thence along said north line and city limits boundary, South  $89^{\circ}32'27''$  East, 185.76 feet;

Thence South  $01^{\circ}04'45''$  West, 97.77 feet to a point on said South right-of-way of State Highway 44;

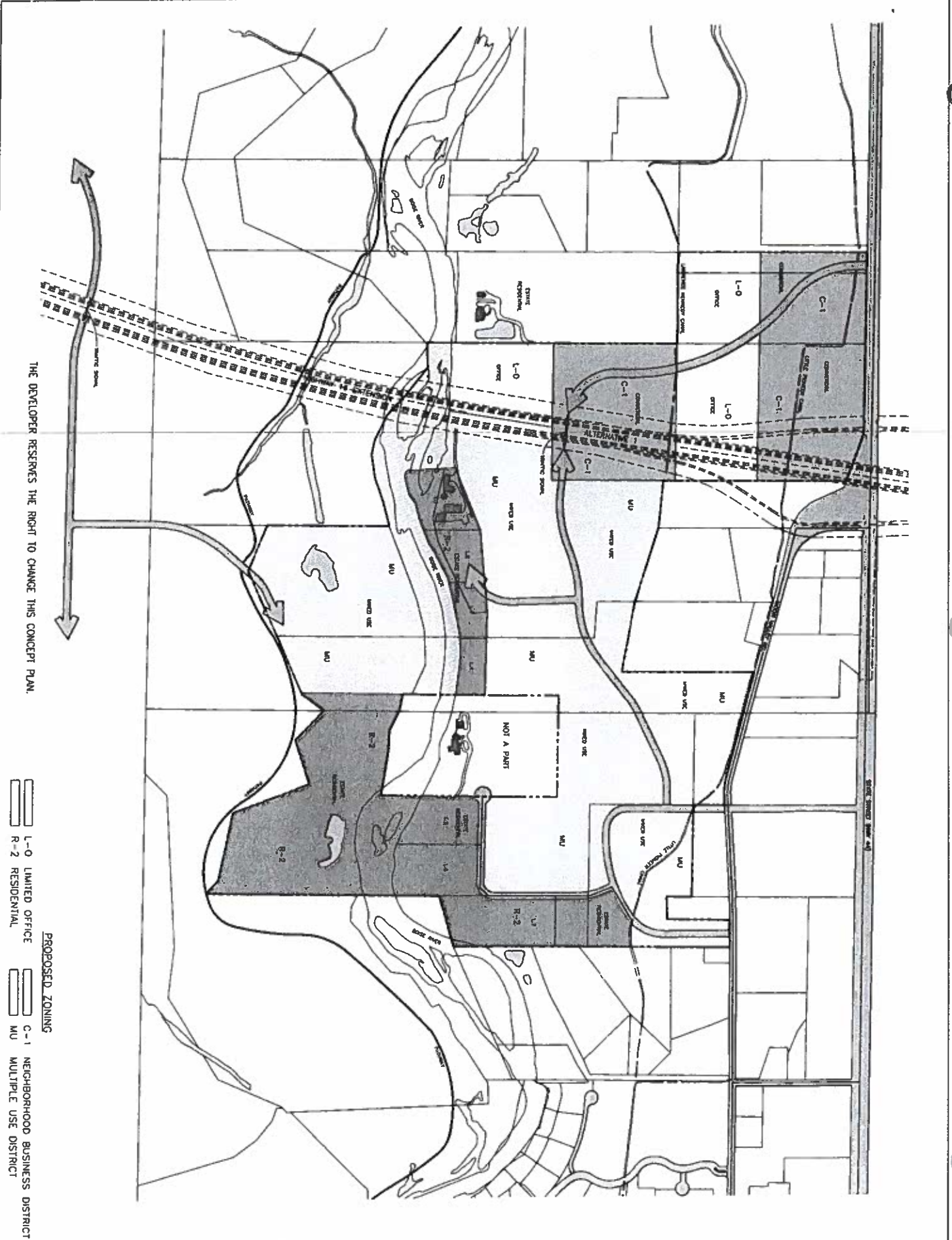
Thence along said right-of-way South  $88^{\circ}55'15''$  East, 74.82 feet to a point of curvature;

Thence 383.44 feet along the arc of a curve to the right, said curve having a radius of 114623.50 feet, a delta angle of  $00^{\circ}11'30''$ , and a long chord bearing South  $88^{\circ}49'30''$  East (formerly South  $89^{\circ}08'04''$  East), 383.44 feet;

Thence South  $00^{\circ}36'27''$  West, 780.97 feet to the **POINT OF BEGINNING**. Containing 12.04 acres, more or less.



EXHIBIT B



D-Z-A

**EXHIBIT C**

"P"= ALLOWED USE

"C"= CONDITIONAL USE PERMIT REQ.

"N"= NOT ALLOWED

**"PERMITTED USES"**

**DISTRICTS**

<b>LAND USES</b>	<b>R</b>	<b>LO</b>	<b>C-1</b>	<b>MU</b>
Accessory structure	P	C	C	C
Accessory uses	C	C	C	C
Adult business	N	N	N	N
Agricultural and forest	C	N	N	N
Airport/airstrip	N	N	N	N
Apartment house	C	C	N	C
Arts studio	N	C	C	C
Asphalt plant	N	N	N	N
Auction facility	N	N	C	C
Automotive fuel station	N	C	P	C
Automotive hobby	P	P	N	P
Automotive repair facility	N	C	P	C
Automotive sales	N	N	C	N
Automotive washing facility	N	C	P	C
Automotive wrecking yard	N	N	N	N
Bakery plant (wholesale)	N	N	N	N
Bank/financial institutions	N	P	P	C
Bar, brewpub	N	C	C	C
Barbershop/styling station	C	C	P	P
Bed and breakfast	C	C	C	C
Beverage bottling plant	N	N	N	N
Billboard manufacturing plant	N	N	N	N
Boarding house	C	C	C	C
Building supply outlet	N	N	C	N
Campground	N	N	N	C
Cement or clay products manufacturing	C	N	P	C
Cemetery	N	N	N	N
Chemical manufacturing plant and storage	N	N	N	N
Childcare – daycare center	N	C	C	C
Childcare – family daycare	C	C	C	C
Childcare – group daycare	C	C	C	C
Church	C	C	C	C
Club of lodge	N	C	P	C
Commercial mining	N	N	N	N

Concrete batch plant	N	N	N	N
Condominium	C	N	N	C
Contractors yard	N	N	N	N
Convenience store	N	C	P	C
Dairy farm	N	N	N	N
Dairy products processing plant	N	N	N	N
Drive-up window service	N	C	C	C
Drugstore	N	C	P	P
Dwelling, multi-family	C	C	N	C
Dwelling, single family	P	C	P	C
Dwelling, two-family	P	C	C	C
Entertainment facility (indoor)	N	C	C	C
Entertainment facility (outdoor)	N	N	C	N
Fabrication shop	N	N	N	N
Farm	N	N	N	N
Feedlot and stockyard	N	N	N	N
Fireworks stand	N	N	C	N
Food processing plant	N	N	N	N
Food stand	N	C	C	C
Furniture manufacturing plant	N	N	C	N
Golf course, golf driving range	N	N	C	N
Government office	N	P	P	P
Grain storage	N	N	N	N
Gravel Extraction	C	C	C	C
Greenhouse	C	N	C	N
Heliport	N	N	N	N
Home occupation	P	P	N	P
Hospital	N	N	C	C
Hotel	N	C	P	C
Ice manufacturing plant, cold storage	N	N	N	N
Kennel	N	N	C	N
Laboratory, medical, dental, optical	C	C	P	P
Lagoon	N	N	N	N
Laundromat	N	C	P	C
Laundry	N	N	C	N
Library	C	P	P	P
Manufactured home manufacturing plant	N	N	N	N
Manufactured home park	C	N	C	N
Manufactured home (single unit)	P	C	C	C
Massage spa	N	C	C	C
Medical clinic	C	C	P	C
Monument works	N	N	N	N

Mortuary	N	N	C	C
Motel	N	C	P	C
Museum	C	C	P	P
Newspaper	N	C	P	C
Nightclub	N	C	C	C
Nursery, plants	N	N	P	N
Nursing home/retirement home	C	N	C	C
Office security facility	N	C	C	C
Park	C	C	C	C
Parking lot, parking garage	C	C	C	C
Pawnshop	N	N	P	C
Petroleum storage yard	N	N	N	N
Photographic studio	C	P	P	P
Pit, Mine, Quarry	C	C	C	C
Planned Unit Development	C	C	C	C
Ponds	C	C	C	C
Professional offices	N	P	P	P
Public service facility	C	C	C	C
Public utility yard	N	N	N	N
Radio station	N	P	P	P
Recreational vehicle park	N	N	C	C
Recycling operation	N	N	N	N
Rendering plant	N	N	N	N
Research activities	N	N	N	C
Restaurant	C	P	P	P
Retail sales and service	N	P	P	P
Roadside stand (temporary)	C	N	C	N
Sand or gravel yard	N	N	C	N
School	C	C	C	C
Service building	C	C	C	C
Shooting range	N	N	C	N
Shopping center	N	N	C	C
Signs	C	P	P	P
Slaughterhouse, meatpacking plant	N	N	N	N
Small engine repair shop	N	N	P	C
Stable	N	N	N	N
Storage facility	N	C	C	C
Swimming pool, commercial	C	N	C	C
Swimming pool, private	P	N	N	P
Television Station	N	P	P	P
Terminal yard, trucking	N	N	N	N
Tower	N	N	N	N



**Star City Council  
Meeting Minutes  
April 3, 2018**

The regular meeting of the Star City Council was held on April 3, 2017 at the Star City Hall, 10769 W. State Street, Star, Idaho. Mayor Chad Bell called the meeting to order and all stood for the Pledge of Allegiance.

**Roll Call:** Councilmen David Hershey, Michael Keyes, Trevor Chadwick and Kevin Nielsen were all present.

**Approval of the Agenda:** Keyes moved to amend and approve the agenda moving 6-B Bike Racks to 5-A Committee Reports, Chadwick seconded the motion. All ayes: motion carried.

**Consent Agenda:** Chadwick moved to approve the Consent Agenda consisting of: Regular Meeting Minutes of March 20, 2018, Claims Against the City for March 2018, Final Plat for Starcreek Phase IV, Idaho Crime Victims' Rights Week Proclamation, Liquor License Renewals for: Sam's Saloon, Helina Maries, Bobbie Jeans, Maverik, and El Marachi Loco, Keyes seconded the motion. All aye: motion carried.

**Presentations/Public Input:**

Committee Reports: Beautification & Public Relations Committee Chair Mike Olson stated the committee meets the 3<sup>rd</sup> Wednesday of every month. They have added a second meeting for the next month or two. Members Keyes, Fox and Olson attended the Looking Glass Academy where they teach members to look at the community from a different perspective. The next session is in two weeks and is open to everyone. They are working on bike racks. The helmet stations will be placed after the bike racks are in place. Olson discussed the locations for bike racks. The projected budget is for 15 bike racks. The price has increased. The Mayor said the City's contribution is \$5,000 from the Recreation budget and \$5,000 from the City, both general fund items. Nielsen is looking at other traffic and asked how they decided on the locations. Olson stated that Pickering chose. It was suggested that the location in front of City Hall may not be the right place. Olson stated the Purple Heart dedication will be May 12 at Blake Haven Park and they would like the Mayor to give opening remarks. Scott Brock with the Star Courier is placing an ad regarding this event for free. Olson asked the Mayor to contact Governor Otter. The Committee has asked Blake Trailers to do a couple examples of City of Star signs. They will be presented to the Council for approval. They want to have them installed before the Hometown Celebration. Olson stated they need help getting locations.

Jennifer Salmonsens, EDC Committee Chair, stated they have newly appointed committee members Dan Sample, Alex Fox and Kevin Deats. The EDC Strategic Plan is on a holding pattern right now. They will be making suggestions and she and Nielsen will be talking to Brian Cole. The EDC Committee meets on the second Tuesday of every month at City Hall at 7 pm.

Dana Partridge stated she is the Activities Committee Chair. They are working on the Hometown Celebration. Events will be a Fun Run, parade, a wet zone, luncheon at LifeSprings Church, children's activities/games, talent show, band and fireworks. There will also be food trucks and a raffle for the Mayor's Scholarship Fund. There will be an article in the paper explaining the activities. The Committee meets on the third Thursday of each month.

Michael Trafacante, Pathways & Transportation Committee Chair, stated the Committee is up and running. They are working on their goals and will provide Council with plans. They are working on roads and pedestrian friendly pathways. They will meet tomorrow night and April 18. Their meeting dates are yet to be determined.

**Public Input:**

Davona Sebastian, 8355 W. Kingsbury Road, Middleton, knows nothing about Star. She went to the meeting last week and there was a lot of information generated toward people the City is trying to impact. She would like to know more about Star.

Gary Smith, 258 Langer Lake Way, Star, stated he attended the Comprehensive Plan meeting. He is looking for a plan for growth. He brought up a cap a few years back. There has been two traffic studies made with development in the City. Transportation has no funding for five years. Albertsons and BiMart will add day trips. The impact of 1500 homes will be great in the next few years. As we go through the Comp Plan, he wants a survey to be done by the City to all the citizens. The last thing, Mark Butler is not a certified planner. He is concerned about him doing our planning.

**Old/New Business:**

**Public Hearing River Ranch – Ada:** Mayor Bell explained the procedure for the public hearing. He stated that there would be no comments from the public unless they are at the podium. The Applicant will speak, then staff, public comment will follow, anyone wanting to speak must sign the sign-up sheet. Public comments will be limited to three minutes. At the end the Applicant will rebut testimony and after that we will close the public hearing and move to deliberations. The Mayor asked Council if they had any ex parte contact or conflicts of interest; hearing none, the Mayor opened the public hearing.

*Applicant:* Jay Walker, Allterra Consulting, stated that he represents the Applicant. A power point program was set up. Walker lives between Star and Middleton and is hoping to be a part of the activities. Walker thanked City Staff for the staff report. They are seeking a Comprehensive Plan Map Amendment from a Mixed Use designation to a Commercial designation and a Mixed Use designation to a Residential designation on two different parcels. Development of the property is consistent with the neighbors; they have no development plans at this time. The property is surrounded by annexed property. Walker pointed out the two parcels and the zoning they are proposing. The properties lie between Moyle Avenue to the west and east, and is south of Highway 44. It is a delineating factor for developing commercial development. There is potential for neighborhood commercial. Walker pointed out the designation to the east is Commercial (C1) and the south parcel is Limited Office (LO) with existing Commercial (C1) access to State 44 and Highway 16. Originally the property has an Ag background, when the expressway was punched in the property saw a lot of changes. This is all a part of the migration changes. Walker was involved in the vetting process. The future urban interchange is at State and Highway 16. Star River Ranch – Ada is located south of State Street and includes five parcels. It conforms to surrounding uses. On the 9.47 acres they are requesting a zoning designation of Commercial (C1) for small scale uses along Highway 44 and **on the 24.02 acres they are requesting Residential (R12).** All utilities have been stubbed to the property. They are having preliminary discussions with the irrigation districts. They are monitoring flood zoning. The base flood elevation has been determined for these parcels. Ingress and egress will occur from S. Moyle to Wildbranch St. and then to S. Calhoun Place. They have received both reports from ITD and ACHD. The development team

is in favor of the ongoing transportation plan for this area and more than happy accommodating the meetings with neighbors. They agree with ACHD's report and will work with them and the City to make sure they improve infrastructure. They are asking that costs be done in a pro-rata form to include all neighbors. They are having ongoing discussions with ITD, ACHD and the City on the intersections. Most everyone's comments are concerns about the intersection at State and Moyle. Walker stated that there are options to resolve the problems and correct some previous problems. Walker discussed a video about turn lanes, the Michigan Turn is one example. He has presented it to ITD staff. They are in talks with Star Fire who monitor and serve the area. The neighborhood meeting was held on January 23<sup>rd</sup>. The addition of the designated pathway was shown for the continued Ridges to Rivers pathway plan. They are committing to the City to provide a path and they will continue it in perpetuity. Architecture and landscaping plans will be forthcoming upon development. In summary, Star River Ranch - Ada is consistent with other elements of the Comp Plan. The annexation incorporates and infills zoning consistent and is transitional to the surrounding area, it is a natural fit. The application is compliant with all City and other agency requirements and will potentially generate revenue for the local economy.

Chadwick asked what the name of the turn video was. Walker stated that the turn is called a "Michigan Left Turn". Chadwick asked if the owner was staying in that location and how many acres will be dedicated for the house. Walker stated that the owner wants to buffer his home and river front and will let Paul Larson address this.

Paul Larson, 855 S. Calhoun Place, Star, stated that there is not a lot of rocket science in coming up with the R12 designation. He looked at R16 on one side and R4 on the other side. He has looked at communities of four-plexes and retirement communities, so he thought R12 would be something in the middle. Larson is good with R8 as it is a balance between R4 and R16. He does plan on living there for quite a while. His intent is to go from single family to higher density.

Keyes stated that when he looks at the map it appears there is 17 to 18 acres that are developable at that density and the zoning should only apply to the developable portion of the parcel.

Walker stood for questions.

*Staff* – Ward stated that she received a letter from ITD regarding the property. Essentially the letter stated that they are not in favor of the annexation and zoning. Ward stated that after a conversation with our Traffic Consultant, Dave Szplett, he had sent an email stating that the ITD letter was to cover ITD and that they did not have any jurisdiction over the application.

*Public* - Joe Owen, 145 W. River, Star, stated that he has concerns with the parcel in front being Commercial (C1). He has read the Idaho Statutes and 67-6508A states that you can't violate the property rights or impact property rights value. He moved to the area because it was zoned Mixed Use. This was supposed to be the zoning buffer between the commercial and residential, where is the buffer. The Mayor stated that it could be a mixed use. Owen stated that a gas station would be approved if that parcel is C1. Owen stated that it is not safe to live near a gas station. He googled it, there are health issues and it had two pages of the items and stated several. It is a health issue of all the by-products they will be breathing because of a gas station, not to mention diesel fuel and fumes. Owen stated that FHA won't loan money on a home located near a gas station. Owen stated that the Mayor was interviewed on the TV and was asked why you were voting for that zoning when there were a number of irate neighbors that didn't want the zoning and you said because it was zoned that way, you didn't have



a choice. Owen asked the Council not to approve the zoning and then you don't have to be put in that position.

RaeNell Atkinson, 23847 Wesley Drive, Middleton, stated that she is not here to comment about the subdivision, she wants to talk about the Comprehensive Plan Amendment meeting and the fact that none of the Council bothered to come to the meeting the other night. You would have seen the outcry of people that are against it.

Yorgason stated that he wanted to make sure that comments were pertinent to this public hearing. We cannot be talking about something that is not.

Atkinson stated that it was not what was stated on the agenda. The Mayor stated this is a public hearing for the River Ranch application. Atkinson asked where the other sign-up sheet was.

Nielsen stated that this application has a Comprehensive Plan Map Amendment, but is not the one you are talking about. Atkinson asked when that meeting would be. The Mayor stated that it would be on April 19, 2018 at 6:30 pm at LifeSprings Church.

Nielsen stated that one other comment – it wasn't that we didn't bother to come to the meeting, we do have a public hearing and we need to provide impartiality and therefore did not attend the neighborhood meeting.

Devona Sebastian, 8355 Kingsbury Drive, Middleton, asked why the City doesn't have a complete Comprehensive Plan. This application is asking that you amend a plan. The Mayor stated this is a plan, a living document, when someone makes an application the plan can change and it changes constantly. Property owners have property rights and they come to us and want to do something with their property. We can't force them to do something with the Comp Plan, only Ordinances and zoning not just Comprehensive Plans. We do our best to plan for our City, and it requires a lot of planning in a fast growing economy. Sebastian pointed out that the person doing the planning stated that the Council didn't want him working on other areas right now. The Mayor stated that this is getting off topic and we need to return to the public hearing.

Nielsen stated this area is already covered by our Comp Plan, but this applicant wants something more specific. Sebastian stated she did not understand with what the planning guy had said.

David Baumann suggested discussing that this was not about the Comp Plan Expansion. The Mayor stated that we had already clarified it earlier and everyone will have an opportunity to clarify their statements.

David Baumann, 232 Langer Lake Way, Star, stated he would like to clarify and ask a question. Baumann wanted to point out some apparent errors in the staff report when it talks about the surrounding area, on the residential it does match the website map, but was part of an application that went before judicial review and has been remanded back as RT. Baumann stated that Ward has listed high density on the east side of the master plan map and it all should be Mixed Use. The staff report also says no agency had any adverse comments; the ITD report did have adverse comments as well as COMPASS and ACHD. ACHD suggested examining the overall trips. The Applicant stated that he wants to work with us and Baumann believes it would be prudent to have the traffic impact study done now so we can identify what zoning we should place on it. And lastly, it was music to his ears to hear about a retirement care

facility that would be very appropriate there and generate less traffic. The Comp Plan says Mixed Use, the annexation could be approved with the zoning being made Mixed Use. The applicant could have multi-family and a development agreement which would give Council control over the multi-family and the nursing facility.

Nielsen asked staff to clarify the land use question Mr. Baumann brought up. Yorgason stated that he did not know when the staff report was done, if prior to the court decision of the judicial review and 42 day response time. He doesn't know if it's sufficient enough to warrant problems for this application. The property owner has declared his own filing as he was not named in the original judicial review and the court may find that the property stays as it was. The Council and public are aware of this.

*Applicant rebuttal* – Walker stated he does not have further clarification. Development application with appreciated values and mixed use as mentioned by Baumann – it does allow several of the same type of businesses. He does not know who can quantify with pollution levels and rpms on State Street. They would certainly be smart with their development. Walker thanked members of the community for their participation and Council for their consideration.

*Council* - Keyes stated he has no objections to the C1 zoning. He is wondering if there was any conditioning on this for acceptance. Walker stated the owner has not specified where the gas station will be located and he would be willing to listen to recommendations. Walker stated they have followed all the rules as set forth by Ward and the Applicant wants something that he can be proud of. Keyes asked if Council grants the C1, a development agreement might limit that. Walker did not know what development applications are coming. Walker would rather work under the auspices of trust and have it go on the east side of Moyle. Mr. Larson stated he won't put a gas station on the west side of Moyle.

The Mayor closed the public hearing.

Keyes stated they have two parcels and would like to discuss limiting density to only the developable property and wants that as a condition. Keyes stated the applicant noted the property was between an R4 density and a high density to the east, the best practices would be R8, as a reasonable approach applied to the acreage.

Nielsen asked about the thoughts behind an R8 or R12 applying only to the developable acreage. Keyes stated he wants the zoning to only apply to the developable acreage. He stated he is open to a concept of keeping it to Mixed Use if the Applicant is okay with it, if we do this now it could be inferred as an entitlement. Beyond all that he is concerned about traffic, even at a medium density that is still about 100 home sites with the addition of the 192 at Crystal Springs, we still have no resolution. He has no idea of how we will get people in and out. Keyes stated that a part of him would like to delay this, but he is not sure we can do that to wait on a traffic study. Hershey stated they cannot do a traffic study without development, we tried that with the neighboring properties and it didn't work. The traffic study will be triggered with any of the zoning changes.

The Mayor stated that everything we approve or deny all have conditions of approval that will always require agency conditions to be satisfied before the development occurs. If we approve it, the applicant will have to comply with all the agencies before he will get a building permit. They will have to comply with the transportation agencies, that's why they are the traffic experts. If we make the decision, they have to have it done. The Mayor has the same concerns, the real decision is, is this what we want, if so, we approve it and move forward with it and make it happen.

Nielsen asked Keyes a question regarding his statement that if we zone it Commercial (C1) and the Comp Plan calls for Commercial, what further controls would we want in place. We have created an entitlement, what further controls are you looking for. Keyes was asking if applicant would give some. Keyes is disappointed that we did not get more input from the neighborhood that is directly affected. He would have liked more input from the neighbors close. The only comment coming from a neighbor that lives two miles away. Having said that, he supports the residential at R8 applicable only to the developable property and vote affirmatively for the C1.

Hershey stated that he heard some good ideas with a senior community. Frankly he would like to see a 30 and under community as they stay up too late and he doesn't understand their music. He doesn't know if a senior center needs to be R8 or R9 but maybe stepping down from the property to the east he can support an R8. He feels it gives them more allowance with a traffic study that has to happen. He would like to leave it open if they go with mixed use.

Chadwick asked if Hershey was wanting Mixed Use for all the property. Hershey stated that he is not talking about the commercial, as we have all decided that needs to be commercial, but the residential property with the density applied to the undeveloped property. Nielsen stated that if we do a development agreement we have to do it now because we can't do it later. Hershey stated that he doesn't want to add controls, leave it as R8 for the undeveloped property.

Nielsen stated we've talked about the lower density of the west and higher to the east and talked about R8, can we ask the applicant what he wants. Yorgason stated that we have to open the public hearing to ask the question. Nielsen stated that before we do that he is thinking about the intent, he is happy with this transition from lower to higher density to the east. In his mind R12 allows for that, where R8 doesn't for flexibility and maybe the applicant can come up with a better overall product if it is a higher density. Yorgason stated that we will have to open the public hearing to ask the question. Nielsen stated that he would rather see the application stand as it is.

The Mayor stated the application is for R12, we have asked the applicant if they would not use that space as part of the calculation. He has already given up a fair amount. A retirement community is much more workable for the applicant because you can make pods. The Mayor stated that it gives more flexibility for transition from one side of the property to another.

Chadwick stated the R8 is more appropriate, the Applicant can come back to go to a higher density of R10 or R12 if he wants to do a retirement community. Not knowing the actual development, R12 is 120 houses. Nielsen stated that if you make it Mixed Use it could be as dense as possible. Chadwick believes the R8 is appropriate and likes that step down toward Heron River. He's very interested in the Michigan Left Turn and swears he has seen that somewhere. Keyes stated that it is proposed for Glenwood and State.

Nielsen asked to re-open the public hearing to ask the Applicant what he wants. Chadwick agreed and wants to know about R8 or R9. Nielsen stated that he understood the application requested zoning for the entire parcel. Chadwick is okay with R8 on the entire piece.

The Mayor reopened the public hearing to address the Applicant. The Mayor asked the Applicant if he is open to an R8 on all the property or just the developed property. Larson stated his preference would be R8 on the whole piece. He went from R12 to R8. He would like R8. He doesn't know what they are

doing with the property right now. If he has to get higher density because of surrounding properties, he will, but they are a long ways from that.

*Public Comment* – Cindy Owen, 145 Furness, Star, stated she wanted to clarify they were told specifically that a gas station was going to go there. The Mayor stated that we weren't talking about the commercial piece and it was not open for discussion. We are talking about the residential piece. The Mayor apologized for the misunderstanding. Owen asked if she could ask another question. Since residents have received so much miss information she stated that there was no communication, aren't the residents supposed to be a part of the discussion. She stated that she and her husband spoke with several residents and they didn't get notice. Chadwick stated that legal notice is only required for the people within 300 feet of the property. Owen stated they weren't notified and they did have a meeting but it was at 7:00 pm and it was too cold at the site. The Mayor stated that notices went out to people within 300 feet, a notice was put in the paper, it was on the web site and the property was posted, residents knew and that's why we are here tonight.

Michael Trafacante, 301 Selwood Way, Star, stated he did the math on the two different densities. After hearing everything tonight and the transportation discussion, he would encourage approval of the application at the requested R12.

David Baumann, 232 Langer Lake Way, Star, regarding the R8 vs R12 and in order for the City not to paint itself in a corner and allow the Applicant more flexibility, he believes Mixed Use is the way to go.

Terri Haugh, 12527 Wildbranch, Star, stated that she obtained a copy of the application and it does say the Applicant applied for an R12, but the owner is okay with an R8, she would like some clarification.

Ward stated that the Applicant did apply for an R8, but his neighborhood meeting stated R12, so that's how we proceeded as that's what the neighbors were told.

The Mayor stated that the application is for R12 and it cannot be changed after the neighborhood meeting without having another neighborhood meeting.

Mike Proctor, 84 S. Rivermist, Star, stated he was never notified about the meeting and he knows of two other neighbors that were not notified. The Mayor asked if he was within 300 feet. Proctor stated that his fence line is against Moyle.

Margaret Sharpener, \_\_\_\_\_, Star, stated she heard the applicant say he is agreeable to R8, why do we keep going back to R12? Why did we bother to open it up again and have the Applicant come up and speak and say he's okay with R8? The Mayor stated we are just discussing now, not making any decisions. That's the reason we call it deliberations.

Nielsen stated that he needed clarification in order to make the decision on what the Applicant wants. He appreciated the question, but that is why the public hearing was re-opened.

The Mayor closed the public hearing again.

Keyes moved to amend the Comp Plan Map to Commercial and to Medium Density Residential, approve annexation of the two parcels with zoning designations of Commercial (C1) on the property to the north and Residential (R8) on the southern property and that is all inclusive and all the conditions of approval,

Chadwick seconded the motion. Discussion – Nielsen asked if there were any issues regarding the two that didn't get notice. The Mayor stated that we receive the addresses for the 300 feet people from the Applicant who receives them from the County, and we also put it in the newspaper. Yorgason stated that the mailing was proper.

All ayes: motion carried.

**REPORTS:**

*Staff* - Chief Vogt stated that the river is still rising, but it is not at flood stage. He did attend a School Safety meeting on March 22 with the Mayor. All the Mayors, Police Chiefs and school personnel were present. There is a huge emphasis on safety and plans to continue the meeting.

Ward stated that Fish and Wildlife have sent over a draft proposal for the Star River Ranch area by the River. It appears to be the same one that was presented to Council, but she will email it over to the Council for further review.

*Council* - Nielsen had nothing to report.

Chadwick – The serial taggers have it figured out and caused a mess. Chief Vogt stated that if you are able to put cameras on your house please do so. They were able to track the vehicle because of the home cameras.

Keyes stated he finished Looking Glass Academy and highly recommends the City planning personnel attend it along with elected officials that can attend. He attended an air quality board meeting, they discussed the bill that affects emission testing. His committee is working on bike racks and welcome to Star signs.

Hershey stated he approached Ingraham and the pawn shop owner about having an advance concealed weapons class. It will be at the end of May first or June at City Hall.

*Mayor* – The Mayor stated the Maintenance building is complete. As soon as it is prettied up we will have an open house. Everyone toured the property on Main Street, we will be making decisions on how fast we will move on it. The Mayor is meeting with a land owner and securing land for an event center this week. The web site is completely done and into the coders, expecting it to go live any day. The two lots in Hunters Creek Park had been reassessed and will have them on our agenda in two weeks for Council to declare as surplus and after that a public hearing and public comment and set those up for public sale. With regards to the completion of the audio visual stuff in the Council meeting room, the Mayor has signed an order for it to be complete, but doesn't know where it's at right now, he will find out.

**Executive Session:**

Chadwick moved to go into Executive Session under Idaho Code Statute 74-206 (1)(f) Pending Litigation, Nielsen seconded the motion. Roll Call Hershey, Keyes, Chadwick, and Nielsen – all ayes: motion carried.

Keyes moved to adjourn from the Executive Session, Hershey seconded the motion. All ayes: motion carried.

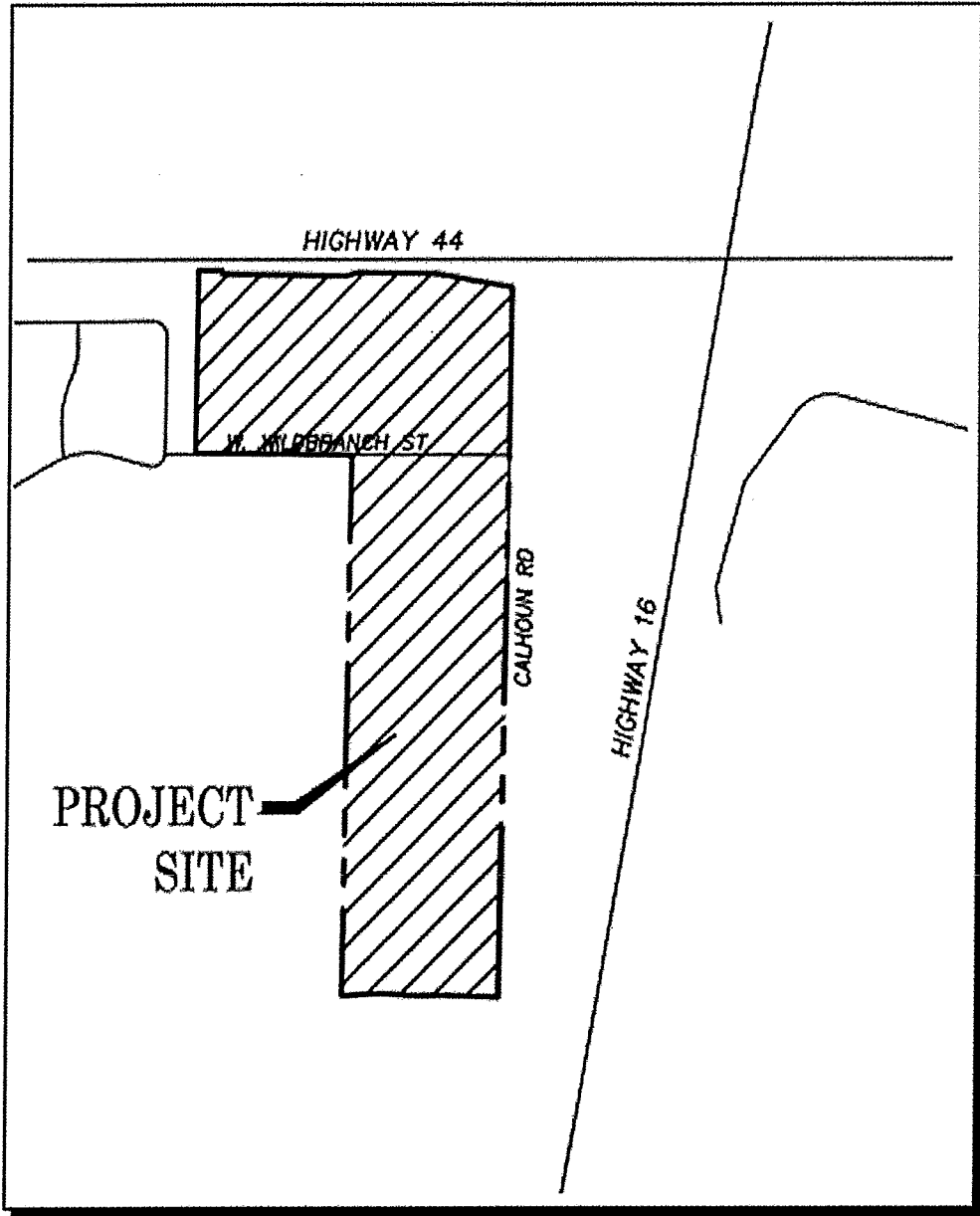
**Adjournment:** The Mayor adjourned the meeting at 9:33 pm.

Approved:

Respectfully submitted:

\_\_\_\_\_  
Charlten Bell, Mayor

\_\_\_\_\_  
Cathy Ward, City Clerk



VICINITY MAP

1" = 800'



February 24, 2021

Shawn L. Nickel – Planning Director & Zoning Administrator  
City of Star - Planning & Zoning Department  
10769 West State Street • P.O. Box 130  
Star, ID 83669  
Phone: 286-7247  
Fax: 286-7569

Re: East Star River Ranch Development Star, Ada County, Idaho – Development Agreement,  
Rezone, Preliminary Plat, Private Road and Conditional Use Entitlement Applications

Shawn and City Staff,

We have appreciated meeting with you and staff over the past months. We have patiently waited to meet with the neighbors and surrounding citizens in a safe environment with caution due to COVID-19. It has certainly been an interesting year and appreciated your direction in these specific areas of caution. Also, the Six Mile Final Report (SH-44, Star Road to SH-16: Traffic Signal Study) dated October 7<sup>th</sup>, 2020 and subsequent November 17<sup>th</sup>, 2020 resolving letter from J. Caleb Lakey in response to Mayor Chadwick of Six Mile's final report provided the final, necessary direction on access. These report and response results are incorporated into the details of the plan and use of this project. Your continual help and direction in the entitlement application process with the City of Star is very much appreciated for the East Star River Ranch (ESRR) Development in behalf of Paul Larson.

Paul & Vicki Larson, owners of approximately 54.87 acres located at/around 855 S. Calhoun Place near W. Wildbranch Str. located off S. Moyle/SH44, Star, Idaho 83669 in Ada County are desirous to entitle their parcel properties. With annexation into the City complete on all parcels with zoning assigned in previous entitlement efforts, they are seeking, in coordination with Star City Staff, to memorialize a Development Agreement on the entire 54.87 acres, Rezone specific parcels as discussed and directed with City Staff, and establish a conditional use permit for several specific uses. All proposes entitlement conforms to Star City's Comprehensive and Land Use Master Plans. Also, applications are also consistent with the SH44 Commercial Corridor Plan and conform to ITD's and ACHD's approved traffic, corridor and signal studies, both recent and past, master street map and policies/standard drawings. Parcels S0416244220, S0416212580, S0416212552, S0416212470, S0416212422, R807996013, S0416212620, S0416212640 and S0416212660 located south of SH44 and just west of SH16 next to Heron River Estates in Star, Idaho are associated with this application. Entitlement applications includes Paul's & Vicki's personal residence from which they enjoy Boise River views and amenities nearby. They are desirous to protect their river views, create an additional single-family dwelling unit (SFDU) for their son, and create additional development opportunities of consistent with the surrounding Star City growth. Recent applications have been made and development is occurring all around them. Development of their beautiful property is imminent. They see growth in the City of Star all around them as people move into this great community. This well-developed plan attached accomplishes their short- & long-term goals preserving their lifestyle, protecting the river frontage, buffering them from the encroaching growth and, yet, being part of the growing Star City with its changes to parcels developing around them benefitting the community with beautiful products, services and infrastructure.

Below describe the specifics of the entitlement sought with these Entitlement Applications:



1) Area A:

- a. **C-1 zoning changed to C-2 zoning (Parcels S0416212470, S0416212422, R807996013, S0416212620, S0416212640 and S0416212660).** ESRR will limit the uses of the west C-2 parcels that back to the Heron River subdivision and request several uses on the balance of the C-2 site. **See Exhibit A below.** ESRR will plat approximately 20 commercial building lots and a total of 20 residential SFDU lots for consistency and traffic buffering to the Heron River Development per **Final Preliminary Plat and accompanying plan sheets attached to this application.**
- b. Area A per **Final Preliminary Plat and accompanying plan sheets** road system is subject to ACHD approval with additional concept plans as options.
- c. Lot lines, unit locations and road locations are subject to minor changes based on these agency approvals, market needs and design conditions and may change as needed without public hearing.

2) Area B:

- a. R-8 (**Parcels S0416212580, S0416212552**) rezoning to include 80 units as shown on Concept Plan and the HOA 'Community Center/Health Club/Event Center' with allowable DA height as depicted in architectural renderings per **Final Preliminary Plat and accompanying plan sheets.**
- b. Lot lines, unit locations and road locations are subject to change based on market and design conditions and may change as needed without public hearing.
- c. HOA 'Community Center/Health Club/Event Center' which can be used for public or private use. **See Exhibit B below.**
- d. The internal road system to be private with security gates.
- e. HOA maintenance agreement for all roads, security gates, landscaping, trail system and exercise stations, etc.

3) Area C:

- a. R-8 (**Parcel S0416244220**) existing zoning to include 180 platted/lots, which includes 2 = SFDU, lots, 177 = Townhomes lots, and 1 = Retirement Home lot. **See Final Preliminary Plat and accompanying plan sheets** for details.
- b. Height allowance maximum for the Retirement Home from 35' to 38'-6" as stated in the Development Agreement (DA) submitted as described below.
- c. Private internal driveway width of 28', with a minimum garage setback of 4' for interior pond facing units and alley load homes. **No** on street or driveway parking with a development signage program stating 'No Parking', signs to be placed throughout the site. **See Plat & Plans.** No parking rule to be enforced by HOA. Requirement of .25 per unit or 45+ parking stalls will be provided for this development.
- d. Lot lines, unit locations and road locations are subject to change based on market and design conditions and may change as needed without public hearing.
- e. The internal road system to be private with security gates. **See Final Preliminary Plat and accompanying plan sheets**
- f. HOA maintenance agreement for all roads, security gates, landscaping, trail system and exercise stations, etc.

- g. Amenities to include 15%+ open space; trail system with exercise stations, pond w/ fountains & creeks, park benches, and a recreation center etc.
- h. HOA/Community Center to be finalized more or less by phase 3 of construction.

4) **'Development Agreement'** shall include **(Parcels S0416244220, S0416212580, S0416212552, S0416212470, S0416212422, R807996013, S0416212620, S0416212640 and S0416212660)** all approved zoning uses, setbacks, and construction requirements at the time of this approval. See **Exhibit C**

- a. SRD agrees to financially participate, on a percentage basis, regarding traffic study, signal, and collector road improvements on South Moyle Rd & Hwy 44 less any direct charges paid directly from SRD to ITD or ACHD for related work.
- b. Provide a 10' wide public access to the future trail system as noted on the **Final Preliminary Plat and accompanying plan sheets.**

**Exhibit # A**

**C-2 Zoning modifications:**

Area = West boundary C-2 parcels that border the Heron River development. In the 'DA' we are requesting the following zoning uses be deleted for these lots.

**Remove zoning uses:**

Auto Repair & Maintenance  
 Bar Tavern/Lounge  
 Building Materials and Equipment  
 Equipment Rental  
 Gas Station  
 Green House  
 Hospital  
 Hotel/Motel  
 Mortuary  
 Shopping Center  
 Storage Facility  
 Car Wash  
 Woodworking Shop

Area = All other C-2 parcels. In the 'DA' we are requesting the following zoning uses be added to these lots.

**Add zoning uses:**

Childcare 7 – 12, 12 and more  
 Pre-School/Early Learning  
 Event Center  
 Farmers Market

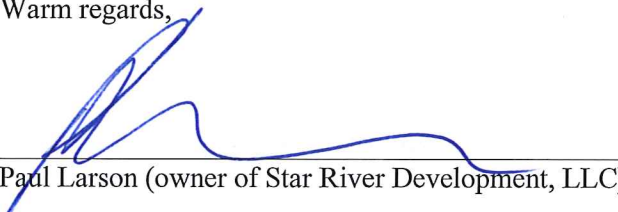

Entitlement requirements with the City of Star include a Development Agreement, Rezoning, Preliminary Platting, Private Road and Conditional Use Permit applications as stated above for the indicated parcels. The Mayor and Staff directed this alignment of zoning for clarity purposes on the C-1 to C-2 zoning due to 2020 changes in the City Code/Ordinances. Access is planned off SH44 through ITD SH-44 provided infrastructure to ACHD roadways (i.e. Moyle, Wildbranch and Calhoun) and then private roads. The development team will work with City and other agencies on master planning of infrastructure needs for this area in coordination with other area development growth. Adjacent east developments have extended and stubbed sewer and water mains to all parcels within these applications and annexation applications have been filed and signed by both SSWD and owner parties. We have met with Irrigation Districts and representatives commencing the property designing of the irrigation facilities such as the Lawrence-Kennedy Lateral.

Power, fiber, gas and other dry utilities also exist and will be designed with Joint Trench teams to insure complete and efficient availability of all utilities. Conversations with Idaho Power and joint trench have indicated there is capacity and connectivity as needed. Owners commit to provide regional path connectivity and landscape with amenities as provided in concept on submitted exhibits. Flood zone areas are acknowledged, known, shown; and base flood elevation (BFE) information has been researched, analyzed and provided by Karl Gephardt, Hydrologist/Environmental Engineer of Resource Systems, Inc. to ensure correct FEMA grading and mapping. Permits have already been filed. Other engineering and construction BMPs will be employed providing sound knowledge of the annexed and zoned property.

Other agency requirements will be met and appropriately addressed as applications are submitted for your review. Meetings have been held not only with you but also with the DEQ, Central Health District, Ada County Highway District, ITD and Ada County for preliminary review of the property in directing this application process. The owners/applicants and consultant teams will meet future requirements, conditions, and reasonable requests of these agencies. Also, as attached and shown, a neighborhood meeting with proper notification was held Thursday, October 1<sup>st</sup>, 2020. From the neighborhood meeting and subsequent meetings, we spoke collectively and individually with several adjacent property owners modifying the proposed layouts and providing the needed buffers per their input. Many neighbors requested a signal at Moyle for their safety, access disconnect to Heron River on W. Wildbranch Str and the safety of this growing area. These improvements to plans and the plat are shown in the **Final Preliminary Plat and accompanying plan sheets**.

The Owners, as well as, the development consultant team will use best engineering, architectural, and construction practices in creating infrastructure and products that enhances these parcels and grow the future of the Star City Community. Thank you again for your attention and review of these submitted applications. We are available at the contact information below to meet and/or discuss our applications, final concept plans and plats. We are excited to meet with you and look forward to a scheduled hearing in the coming months.

Warm regards,

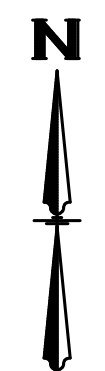
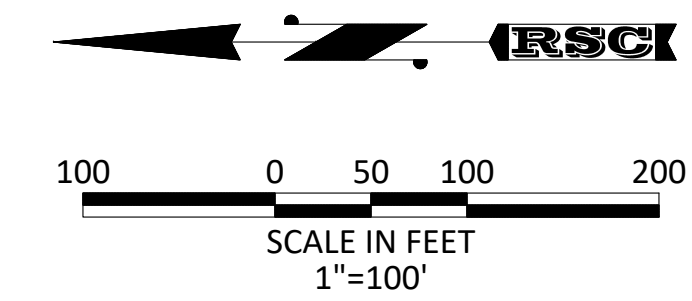
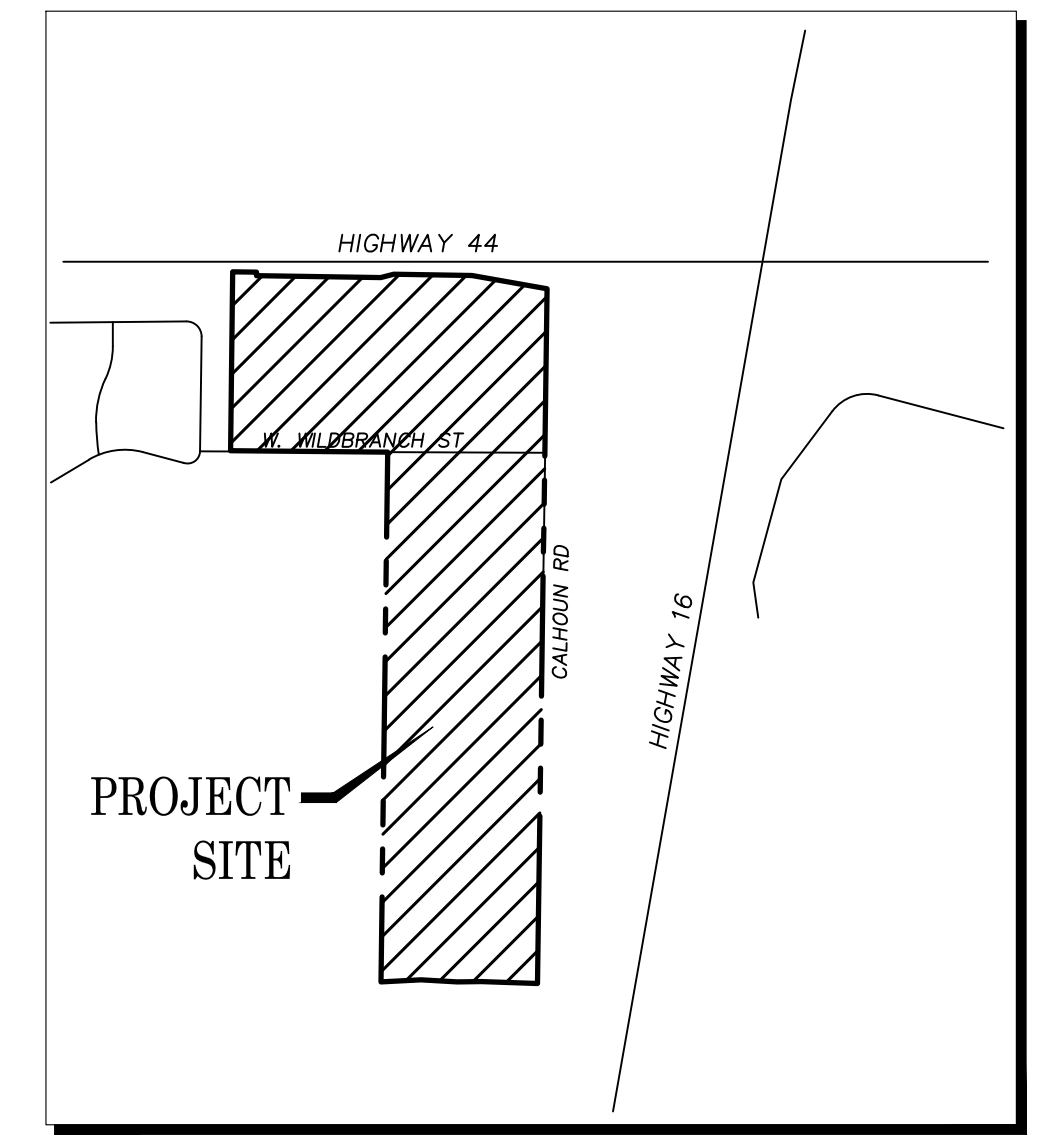
  
Paul Larson (owner of Star River Development, LLC) &   
Jay Walker (Principal of AllTerra Consulting, LLC)

# PRELIMINARY PLAT FOR EAST STAR RIVER RANCH SUBDIVISION

E 1/2 OF THE NW 1/4 OF SECTION 16, T.4N., R.1W., B.M.  
STAR, ADA COUNTY, IDAHO  
2021

**NOTES:**

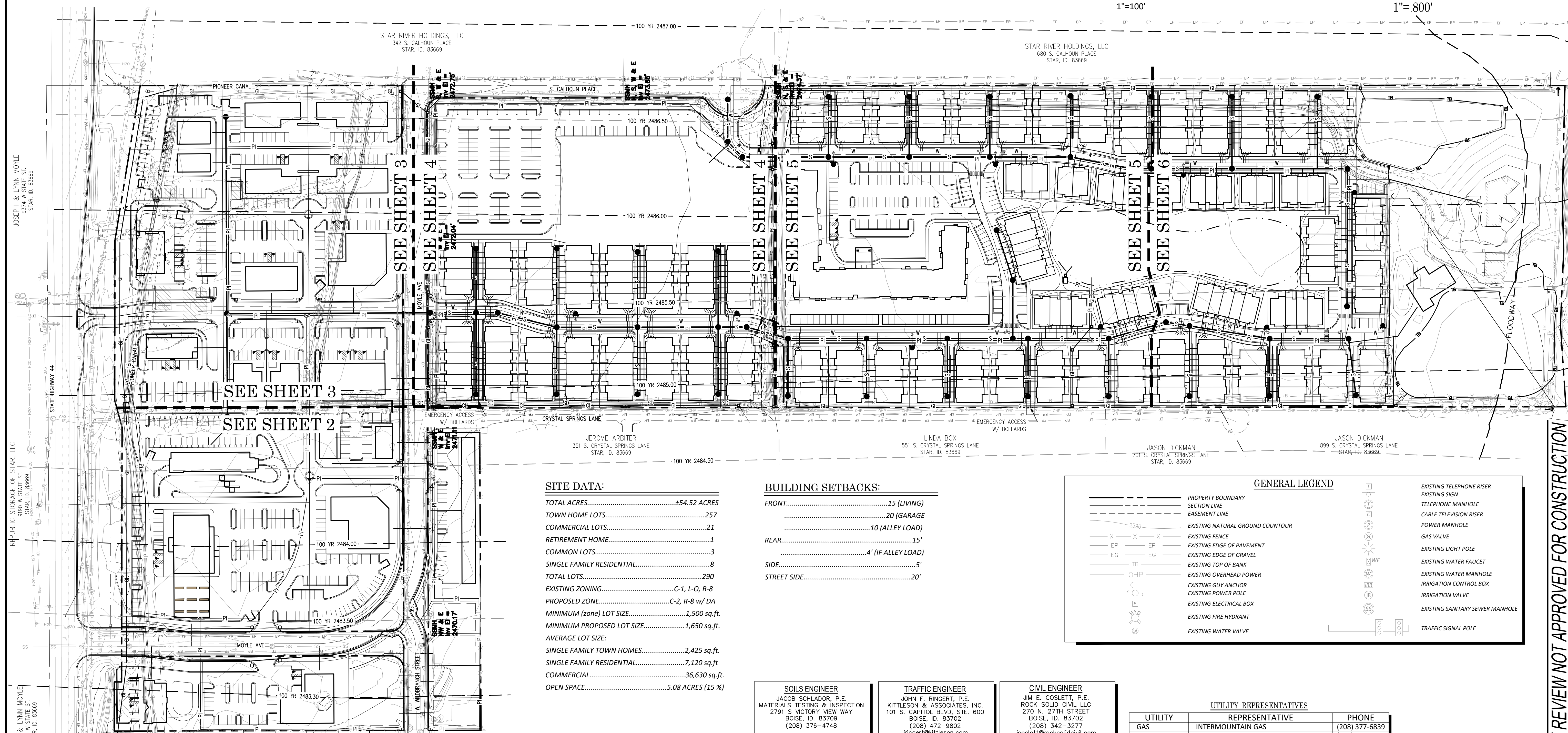
1. SEWER AND WATER SERVICES WILL BE EXTENDED TO EACH LOT.
2. ANY RE-SUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARD IN THE SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OR AS SPECIFICALLY APPROVED BY THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE - EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
5. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH STAR CITY CODE.
6. STORM WATER SHALL BE RETAINED ON-SITE THROUGH SURFACE AND SUBSURFACE FACILITIES.
7. ALL ONSITE LANDSCAPING WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND IRRIGATED VIA THE SITE'S PROPOSED PUMP STATION WHICH UTILIZES (irrigation entity) SURFACE WATER RIGHTS.
8. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT, INSTRUMENT # \_\_\_\_\_ AND ANY SUBSEQUENT MODIFICATIONS.



Revisions	Date	Description
1		
2		
3		
4		

**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting  
Office Phone: 208-342-3277  
www.rocksolidcivil.com

REUSE OF DRAWINGS  
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.



**SITE DATA:**

TOTAL ACRES.....	±54.52 ACRES
TOWN HOME LOTS.....	257
COMMERCIAL LOTS.....	.21
RETIREMENT HOME.....	1
COMMON LOTS.....	3
SINGLE FAMILY RESIDENTIAL.....	8
TOTAL LOTS.....	290
EXISTING ZONING.....	C-1, L-O, R-8
PROPOSED ZONE.....	C-2, R-8 w/ DA
MINIMUM (zone) LOT SIZE.....	1,500 sq.ft.
MINIMUM PROPOSED LOT SIZE.....	1,650 sq.ft.
AVERAGE LOT SIZE:	
SINGLE FAMILY TOWN HOMES.....	2,425 sq.ft.
SINGLE FAMILY RESIDENTIAL.....	7,120 sq.ft.
COMMERCIAL.....	36,630 sq.ft.
OPEN SPACE.....	5.08 ACRES (15%)

**BUILDING SETBACKS:**

FRONT.....	15 (LIVING)
.....	20 (GARAGE)
.....	10 (ALLEY LOAD)
REAR.....	15'
.....	4' (IF ALLEY LOAD)
SIDE.....	5'
STREET SIDE.....	20'

**GENERAL LEGEND**

	PROPERTY BOUNDARY		EXISTING TELEPHONE RISER
	SECTION LINE		EXISTING SIGN
	EASEMENT LINE		TELEPHONE MANHOLE
	EXISTING NATURAL GROUND CONTOUR		CABLE TELEVISION RISER
	EXISTING FENCE		POWER MANHOLE
	EXISTING EDGE OF PAVEMENT		GAS VALVE
	EXISTING EDGE OF GRAVEL		EXISTING LIGHT POLE
	EXISTING TOP OF BANK		EXISTING WATER FAUCET
	EXISTING OVERHEAD POWER		EXISTING WATER MANHOLE
	EXISTING GUY ANCHOR		IRRIGATION CONTROL BOX
	EXISTING POWER POLE		IRRIGATION VALVE
	EXISTING ELECTRICAL BOX		EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT		TRAFFIC SIGNAL POLE
	EXISTING WATER VALVE		

<p><b>SOILS ENGINEER</b> JACOB SCHLADOR, P.E. MATERIALS TESTING &amp; INSPECTION 2791 S. VICTORY VIEW WAY BOISE, ID. 83709 (208) 376-4748</p>	<p><b>TRAFFIC ENGINEER</b> JOHN F. RINGERT, P.E. KITTELSON &amp; ASSOCIATES, INC. 101 S. CAPITOL BLVD., STE. 600 BOISE, ID. 83702 (208) 472-9802 jringert@kittleston.com</p>	<p><b>CIVIL ENGINEER</b> JIM E. COSLETT, P.E. ROCK SOLID CIVIL LLC 270 N. 27TH STREET BOISE, ID. 83702 (208) 342-3277 jcoslett@rocksolidcivil.com</p>
<p><b>DEVELOPER REPRESENTATIVE</b> JAY WALKER, PRINCIPAL ALLTERRA CONSULTING 849 E. STATE STREET, STE 104 EAGLE, ID. 83616 (208) 484-4479 jwalker@allterraconsulting.com</p>	<p><b>LAND SURVEYOR</b> RICHARD GRAY COMPASS LAND SURVEYING 3818 E. NEWBY STREET NAMPA, ID. 83687 (208) 442-0115 rgray.cis@gmail.com</p>	<p><b>OWNER</b> STAR RIVER DEVELOPMENT, LLC. 855 S. CALHOUN PLACE STAR, IDAHO 83669 (925) 922-9201 paul@pdlarson.com</p>

**UTILITY REPRESENTATIVES**

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	PIONEER IRRIGATION DISTRICT	(208) 459-3617
	MIDDLETON MILL DITCH COMPANY	(208) 571-3804
FIRE	STAR FIRE DISTRICT	(208) 286-7772

**811**  
CALL BEFORE YOU DIG!  
CALL DIGLINE INC.  
PRIOR TO COMMENCING  
UNDERGROUND WORK  
208-342-1585

JOSEPH & LYNN MOTLE  
9374 W. STATE ST.  
STAR, ID. 83669  
  
 REPUBLIC STORAGE OF STAR, LLC  
9100 W. STATE ST.  
STAR, ID. 83669  
  
 JOSEPH & LYNN MOTLE  
9374 W. STATE ST.  
STAR, ID. 83669

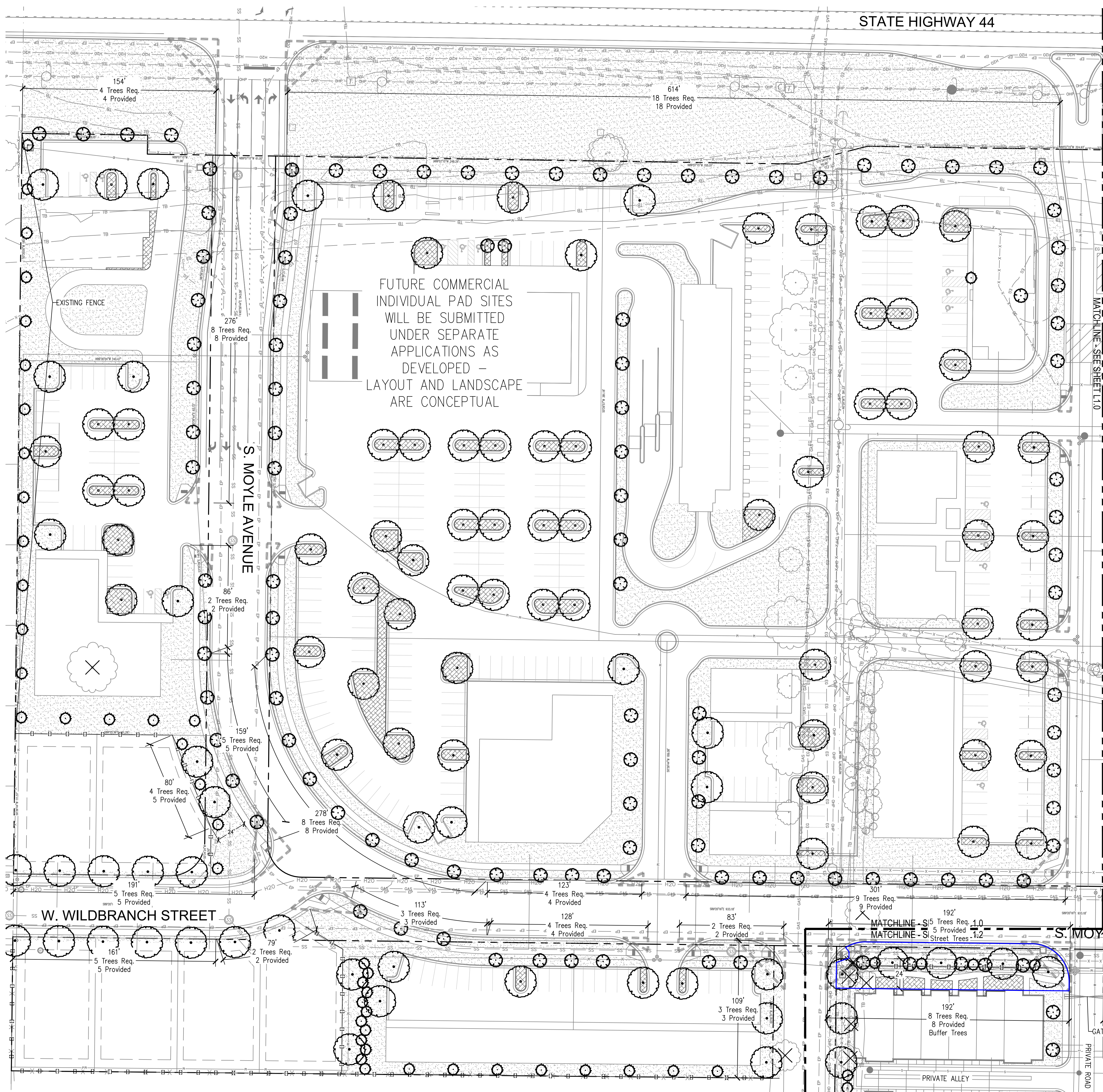
**AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION**

EAST STAR RIVER RANCH SUBDIVISION

COVER SHEET

Project No.	RSC 20-47
Drawn By:	JEC
Date:	May 21, 2021
Sheet No.	1 of 8

**AllTerra**  
CONSULTING



STATE HIGHWAY 44

S. MOYLE AVENUE

W. WILDBRANCH STREET

MATCHLINE - SEE SHEET L1.0

FUTURE COMMERCIAL INDIVIDUAL PAD SITES WILL BE SUBMITTED UNDER SEPARATE APPLICATIONS AS DEVELOPED - LAYOUT AND LANDSCAPE ARE CONCEPTUAL

**GENERAL LANDSCAPE NOTES - DESIGN REVIEW/ AGENCY SUBMITTAL**

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

**GENERAL IRRIGATION NOTES - DESIGN REVIEW/ AGENCY SUBMITTAL**

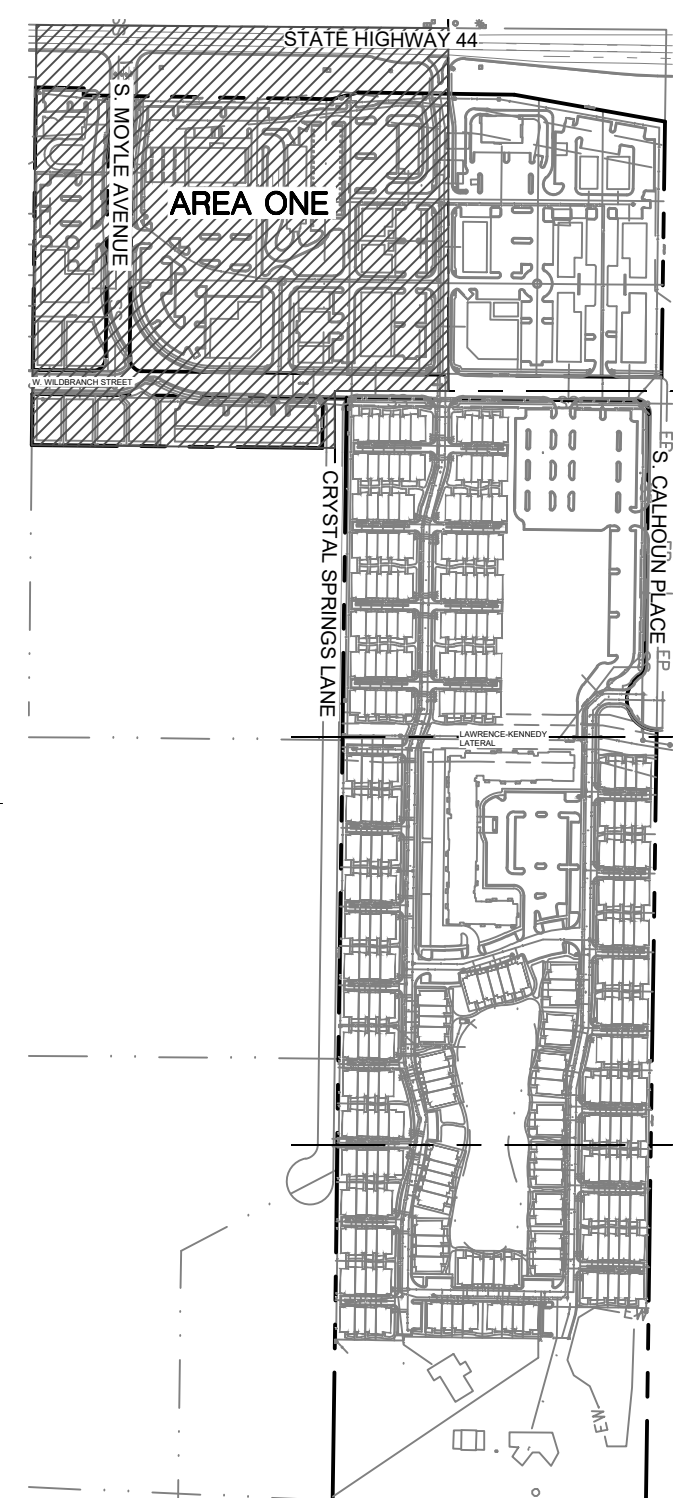
1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE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

**LANDSCAPE LEGEND**

- EXISTING TREES TO BE SAVED
- EXISTING TREES TO BE REMOVED
- 40'X40' STREET CLEAR VISION TRIANGLE
- 20'X10' DRIVEWAY CLEAR VISION TRIANGLE
- 6" SOLID VINYL FENCE, SEE DETAIL 1/L1.4

**OPEN SPACE CALCULATIONS**

TOTAL MULTI-FAMILY RESIDENTIAL AREA:	1,474,175 SF
15% REQUIRED OPEN SPACE:	221,126 SF
IRRIGATION EASEMENT AREA:	31,421 SF
STREET BUFFER (MOYLE AVE.):	12,496 SF
OPEN GRASS AREA:	42,010 SF
POND AREAS: 154,288 SF TOTAL	77,134 SF (50%)
POND PATHWAYS:	38,360 SF
REGIONAL TRAIL SYSTEM:	19,815 SF
<b>TOTALS:</b>	<b>221,236 SF (15%)</b>
AMENITIES:	
-POND (X3)	
-PATHWAY AND CONNECTION TO REGIONAL TRAIL SYSTEM	
-WALKING PATH AT CENTRAL POND	
-PICNIC AREAS (X2)	
-PARK	
-EVENT CENTER	
<b>TOTAL AMENITIES:</b>	<b>9</b>



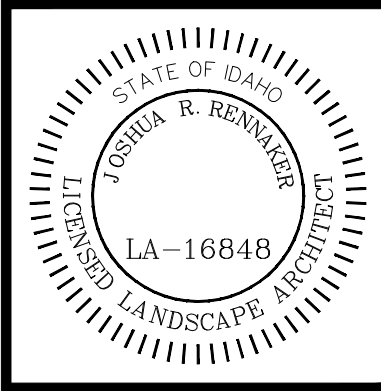
LANDSCAPE PLAN - AREA ONE

Scale 1" = 40'-0"

KEYMAP



**BAER** DESIGN GROUP, LLC  
greg@baerdg.com  
Ph. 208.859.1980



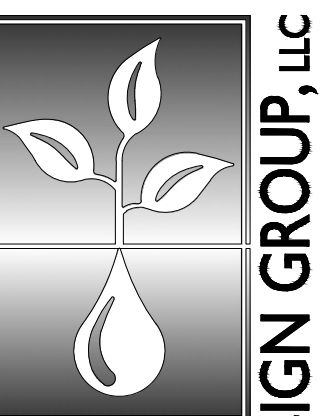
"East" Star River Ranch  
AIC AllTerra CONSULTING  
Star

City of Star Preliminary Plat  
Landscape Plan  
Area One

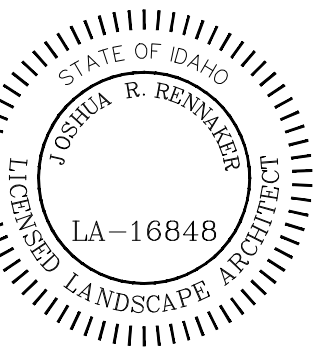
Revisions

Project Name:	20022
Drawn by:	JR
Checked by:	JR
Date:	2/22/2021

Sheet No.: **L1.0**



**BAER** DESIGN GROUP, LLC  
 greg@baerdg.com  
 Ph. 208.859.1980



Idaho

"East" Star River Ranch  
**AITerra** CONSULTING

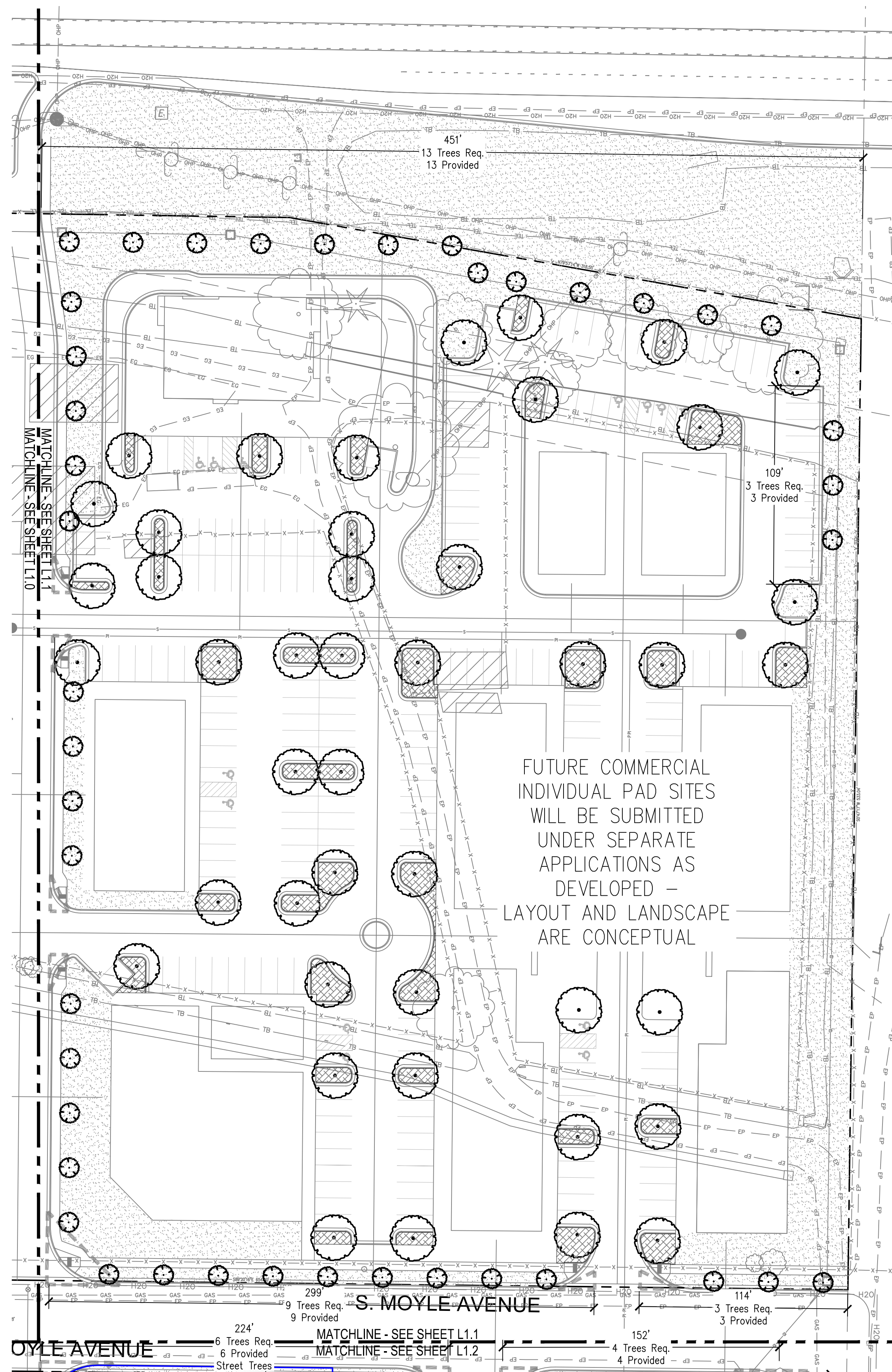
Star

City of Star Preliminary Plat  
 Landscape Plan  
 Area Two

Revisions

Project Name: 20022  
 Drawn by: JR  
 Checked by: JR  
 Date: 2/22/2021

Sheet No.: L1.1

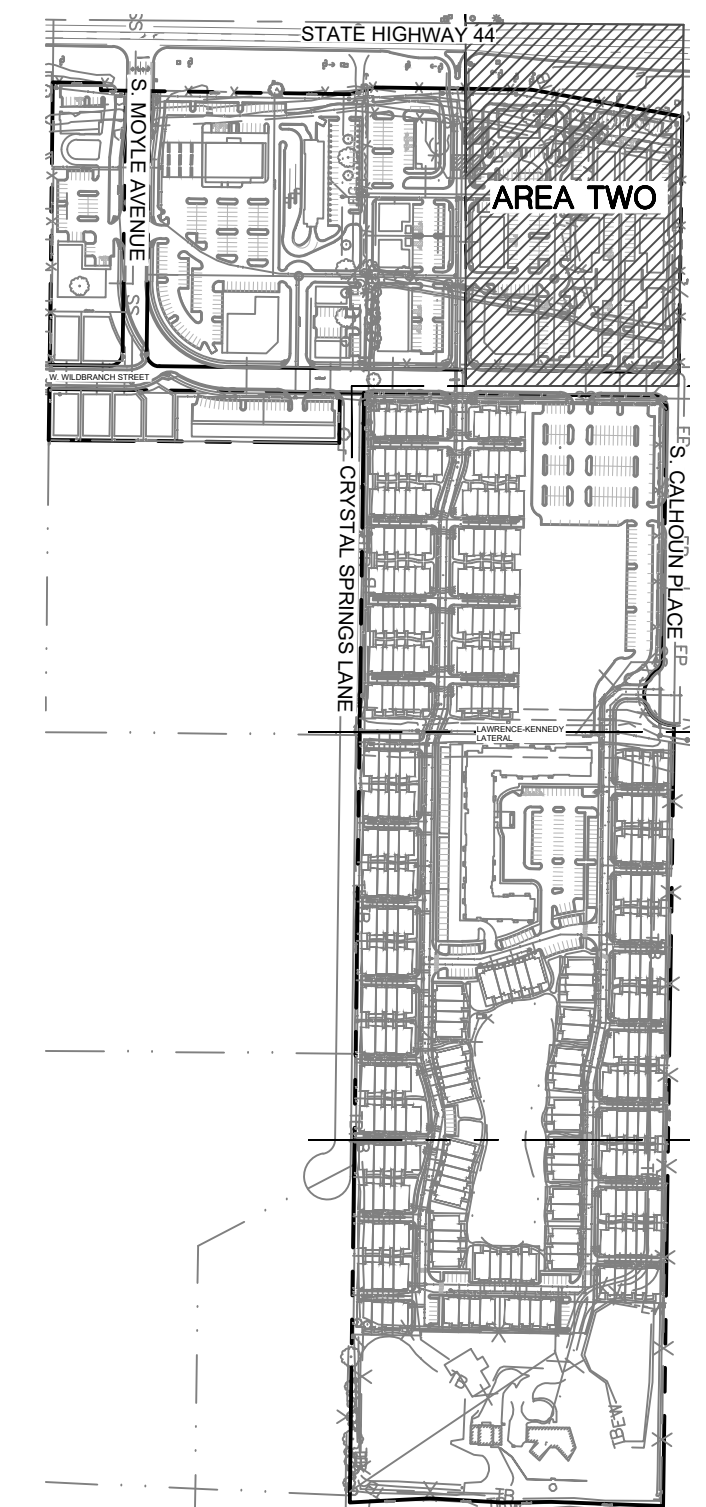


**LANDSCAPE LEGEND**

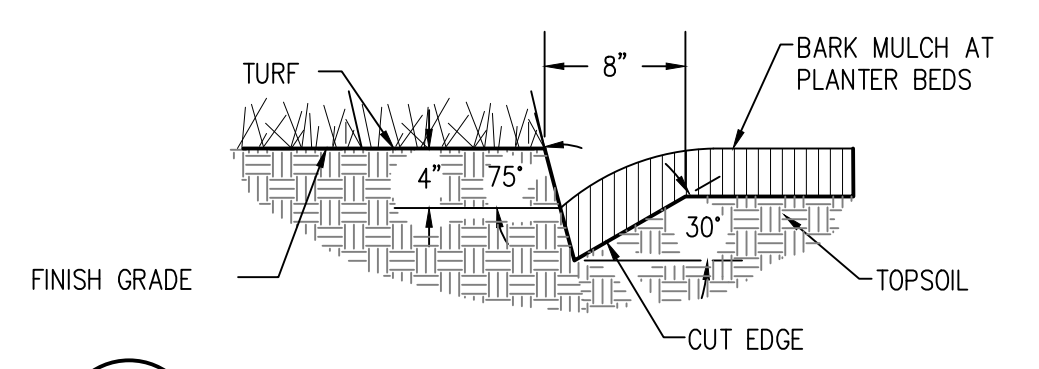
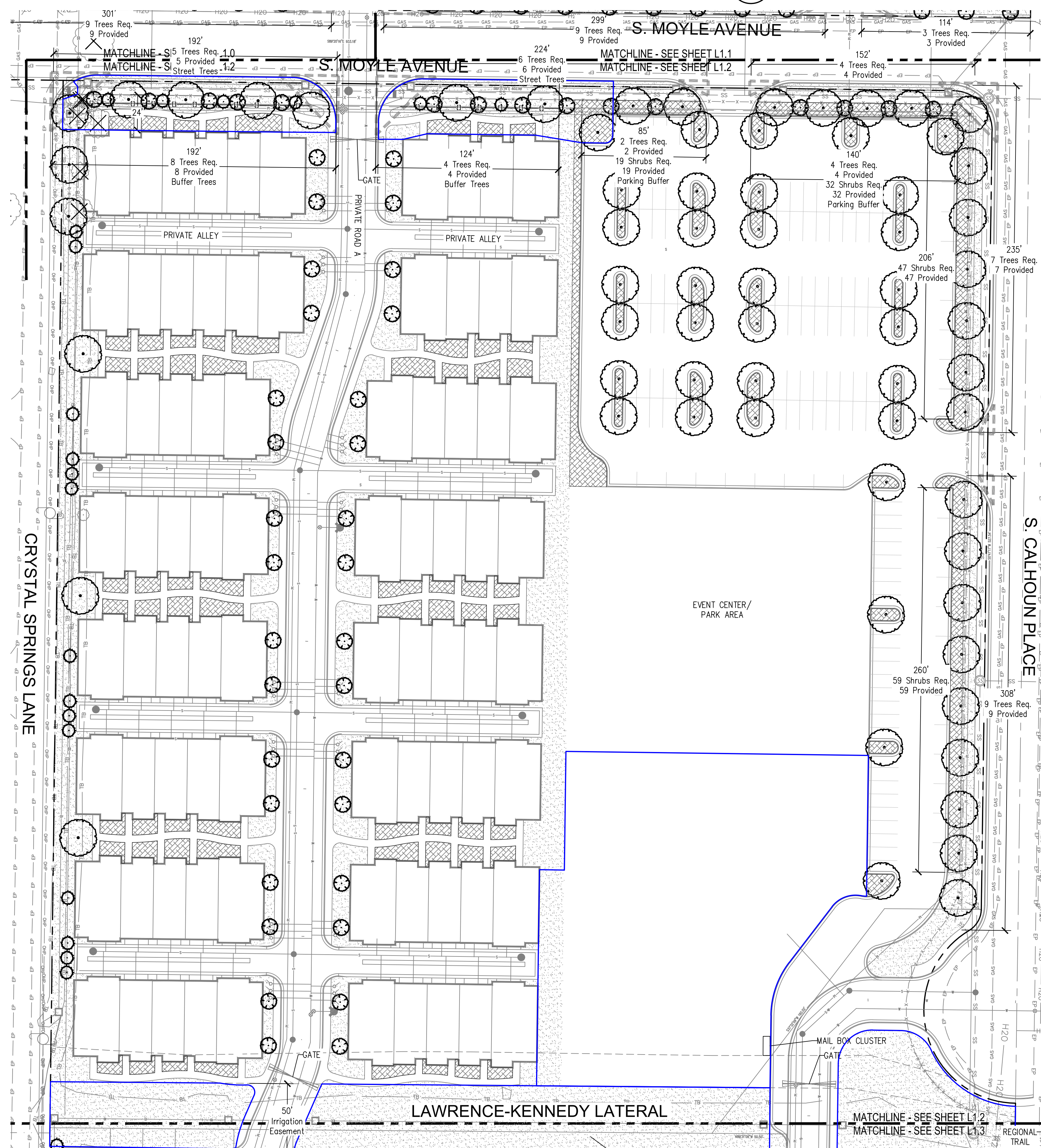
- EXISTING TREES TO BE SAVED
- EXISTING TREES TO BE REMOVED
- 40'X40' STREET CLEAR VISION TRIANGLE
- 20'X10' DRIVEWAY CLEAR VISION TRIANGLE
- 6" SOLID VINYL FENCE, SEE DETAIL 1/L1.4

**PLANT PALETTE**

- SHADE TREE**
  - Celtis occidentalis / Common Hackberry 2" CAL. B&B, 45'X30', Class II
  - Fraxinus americana 'Autumn Purple' / Autumn Purple Ash 2" CAL. B&B, 50'X40', Class II
  - Fraxinus pennsylvanica 'Summit' / Summit Ash 2" CAL. B&B, 45'X25', Class II
  - Gleditsia triacanthos 'Skyline' / Skyline Honey Locust 2" CAL. B&B, 45'X35', Class II
  - Liriodendron tulipifera 'Emerald City' TM / Emerald City Tulip Tree 2" CAL. B&B, 55'X25', Class II
- ORNAMENTAL TREE**
  - Malus x 'Indian Magic' / Indian Magic Crabapple 2" CAL. B&B, 15'X15', Class I
  - Malus x 'Prairifire' / Prairifire Crab Apple 2" CAL. B&B, 15'X15', Class I
  - Prunus x cerasifera 'Crispizarn' / Crimson Pointe Flowering Plum 2" CAL. B&B, 20'X6', Class I
  - Pyrus calleryana 'Capital' / Capital Flowering Pear 2" CAL. B&B, 35'X15', Class I
- EVERGREEN TREE**
  - Cedrus deodara 'Karl Fuchs' / Karl Fuchs Deodor Cedar 10'-12' B&B, 20'X15'
  - Chamaecyparis nootkatensis 'Pendula' / Weeping Alaskan Cedar 6'-8' B&B, 30'X10'
  - Picea abies 'Cupressina' / Columnar Norway Spruce 6'-8' B&B, 20'X5'
  - Picea glauca 'Densata' / Black Hills Spruce 8'-9' B&B, 35'X15'
  - Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 6'-8' B&B, 25'X15'
- SHRUBS/PERENNIALS/ORNAMENTAL GRASS**
  - Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry 2 GAL., 2'X3'
  - Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama 1 GAL., 3'X3'
  - Buxus microphylla japonica 'Winter Gem' / Winter Gem Boxwood 5 GAL., 4'X4'
  - Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 1 GAL., 4'X2'
  - Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf False Cypress 2 GAL., 3'X3'
  - Chrysanthemum x superbum 'Snowcap' / Shasta Daisy 1 GAL., 1'X1'
  - Coreopsis verticillata 'Zagreb' / Zagreb Thread Leaf Coreopsis 1 GAL., 1'X1.5'
  - Cornus sericea 'Kelsey' / Kelsey Dogwood 5 GAL., 2'X3'
  - Cornus stolonifera 'Farrow' / Arctic Fire Dogwood 2 GAL., 4'X4'
  - Cotinus coggygria 'Golden Spirit' / Golden Spirit Smoke Tree 5 GAL., 8'X6'
  - Cotoneaster dammeri 'Streibs Findling' / Streibs Findling Cotoneaster 2 GAL., 0.5'X8'
  - Euonymus fortunei 'Moonshadow' TM / Moonshadow Euonymus 5 GAL., 3'X5'
  - Hakonechloa macra 'All Gold' / Japanese Forest Grass 1 GAL., 1'X2'
  - Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily 1 GAL., 2'X2'
  - Hemerocallis x 'Happy Returns' / Happy Returns Daylily 1 GAL., 1.5'X1.5'
  - Hemerocallis x 'Strawberry Candy' TM / Strawberry Candy Daylily 1 GAL., 1.5'X1.5'
  - Heuchera x 'Frosted Violet' / Coral Bells 1 GAL., 1'X1.5'
  - Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells 1 GAL., 1'X1.5'
  - Heuchera x 'Sugar Plum' / Sugar Plum Coral Bells 1 GAL., 1.5'X1.5'
  - Hibiscus syriacus 'Helene' / Rose of Sharon 5 GAL., 8'X6'
  - Hosta x 'Blue Angel' / Plantain Lily 1 GAL., 3'X6'
  - Hosta x 'Fire and Ice' / Plantain Lily 1 GAL., 1'X2'
  - Hosta x 'Regal Splendor' / Plantain Lily 1 GAL., 3'X3'
  - Hydrangea arborescens 'Abetwo' / Incrediball Hydrangea 5 GAL., 4'X4'
  - Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper 2 GAL., 1'X6'
  - Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper 6'-8' B&B, 15'X3'
  - Juniperus squamata 'Blue Star' / Blue Star Juniper 5 GAL., 3'X4'
  - Ligularia dentata 'Othello' / Othello Ligularia 2 GAL., 3'X3'
  - Mahonia repens / Creeping Mahonia 1 GAL., 2'X2'
  - Panicum virgatum 'Heavy Metal' / Blue Switch Grass 1 GAL., 4'X2'
  - Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass 1 GAL., 2'X2'
  - Philadelphus x virginialis 'Dwarf Snowflake' / Dwarf Snowflake Mockorange 5 GAL., 4'X4'
  - Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark 5 GAL., 5'X5'
  - Pinus strobus 'Blue Shag' / Blue Shag White Pine 5 GAL., 3'X3'
  - Prunus laurocerasus 'Otto Luyken' / Luykens Laurel 5 GAL., 3'X6'
  - Rhamnus frangula 'Ron Williams' / Fine Line Fern Leaf Buckthorn 5 GAL., 7'X3'
  - Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2 GAL., 3'X6'
  - Salvia nemorosa 'May Night' / May Night Sage 1 GAL., 2'X2'
  - Spiraea x bumalda 'Goldflame' / Goldflame Spirea 2 GAL., 3'X3'
- TURF**
  - Turf Sod Rhizomatous / Rhizomatous Tall Fescue SOD



LANDSCAPE PLAN - AREA TWO  
 Scale 1" = 40'-0"

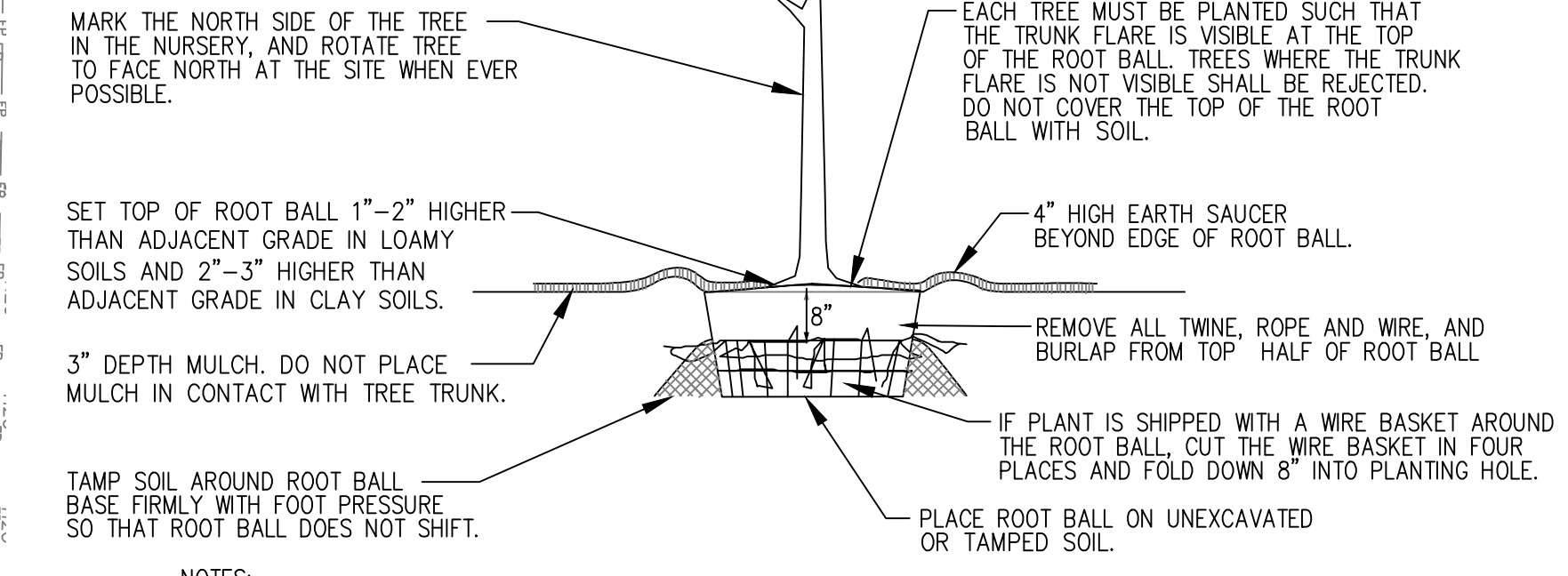
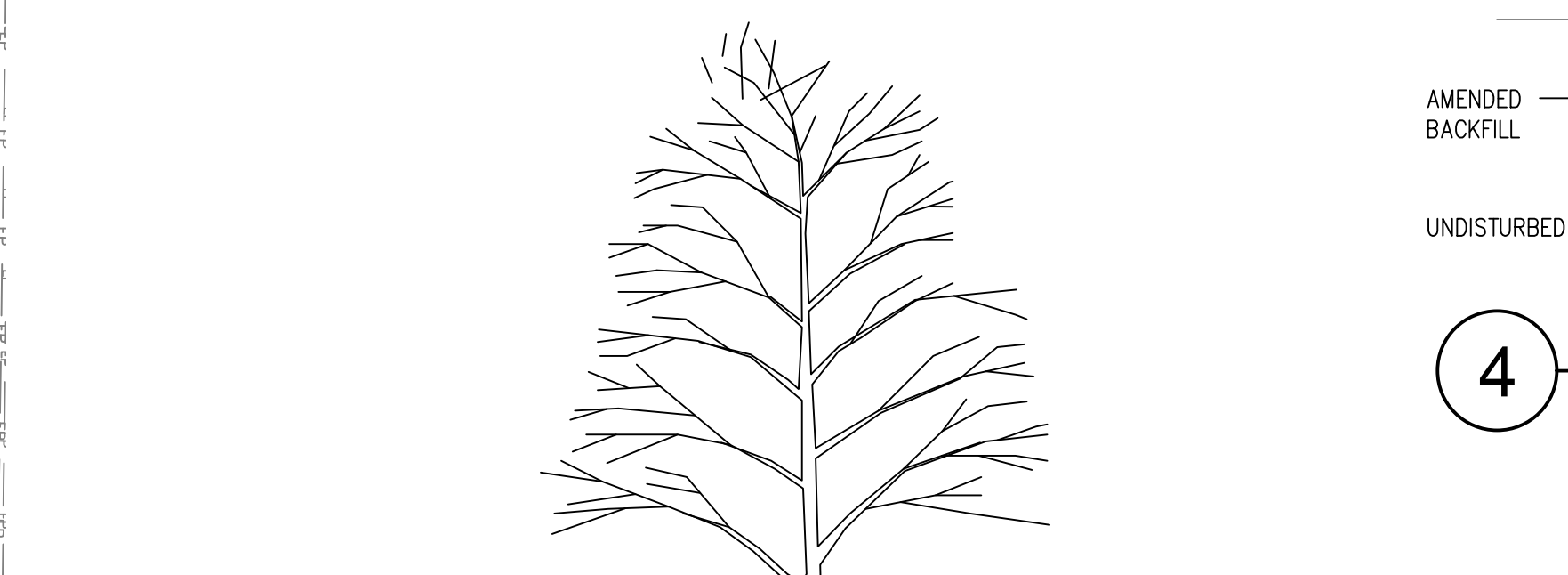


REMOVE DEAD/DAMAGED BRANCHES AND PRUNE TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. IMPROPERLY PRUNED TREES (AS DETERMINED BY THE LANDSCAPE ARCHITECT) SHALL BE REMOVED AND REPLACED.

REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/2 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.

**NOTES:**  
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.  
2. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.  
3. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

**2 CONIFER TREE DETAIL**  
NTS

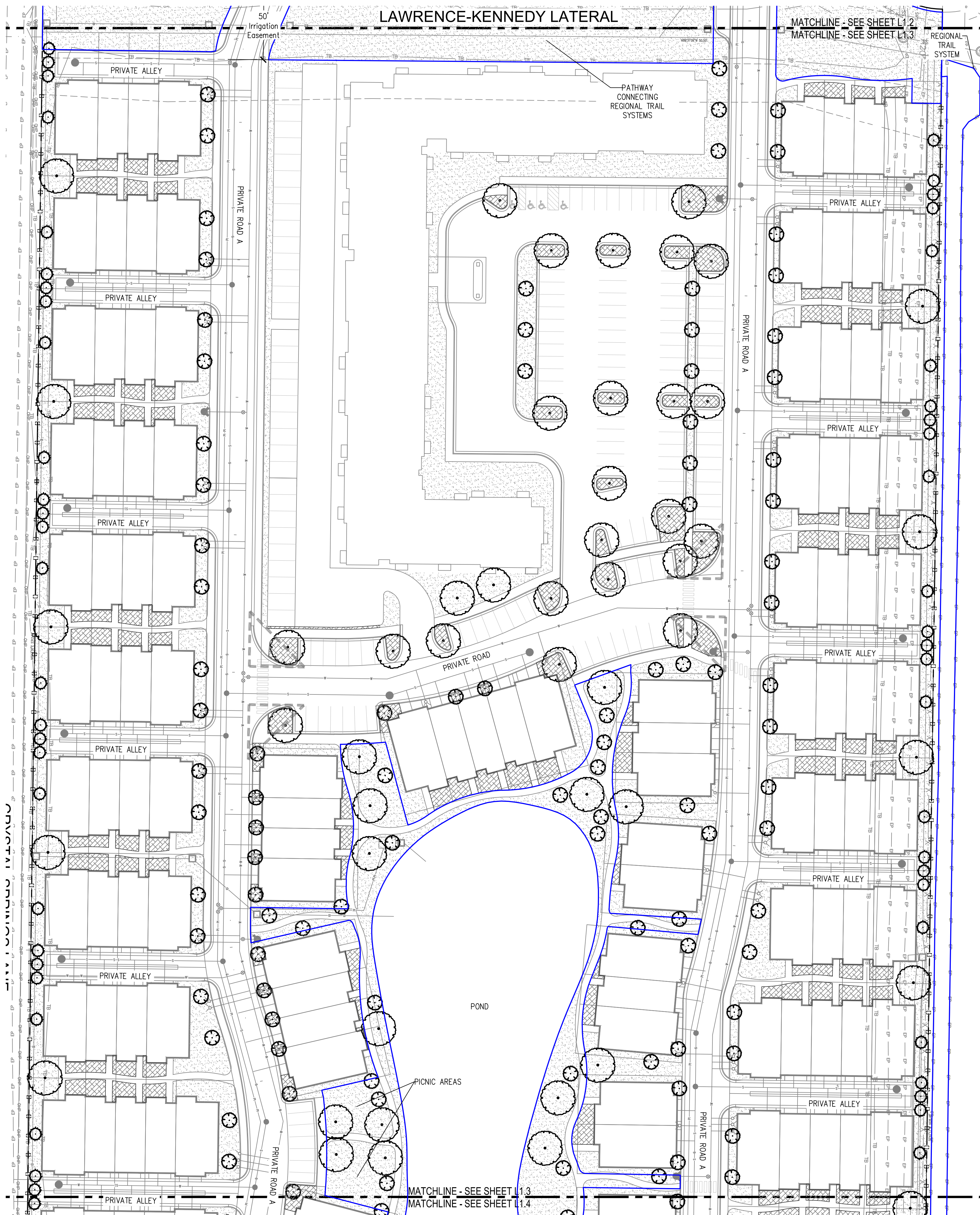


**NOTES:**  
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.  
2. WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.  
3. STAKE TREES AS NECESSARY. STAKES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

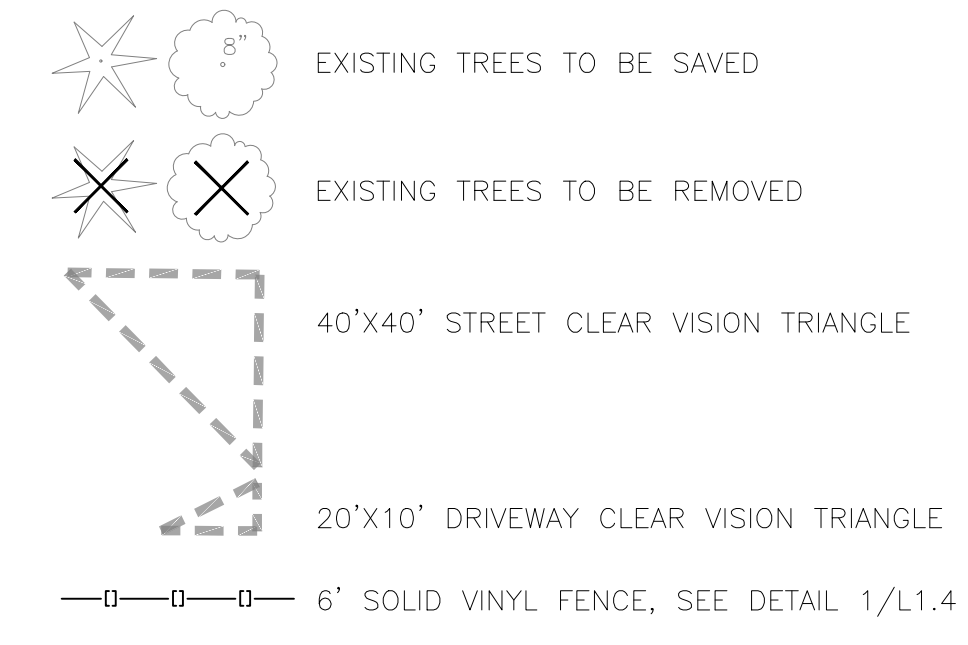
**3 TREE PLANTING DETAIL**  
NTS



**4 SHRUB PLANTING DETAIL**  
NTS

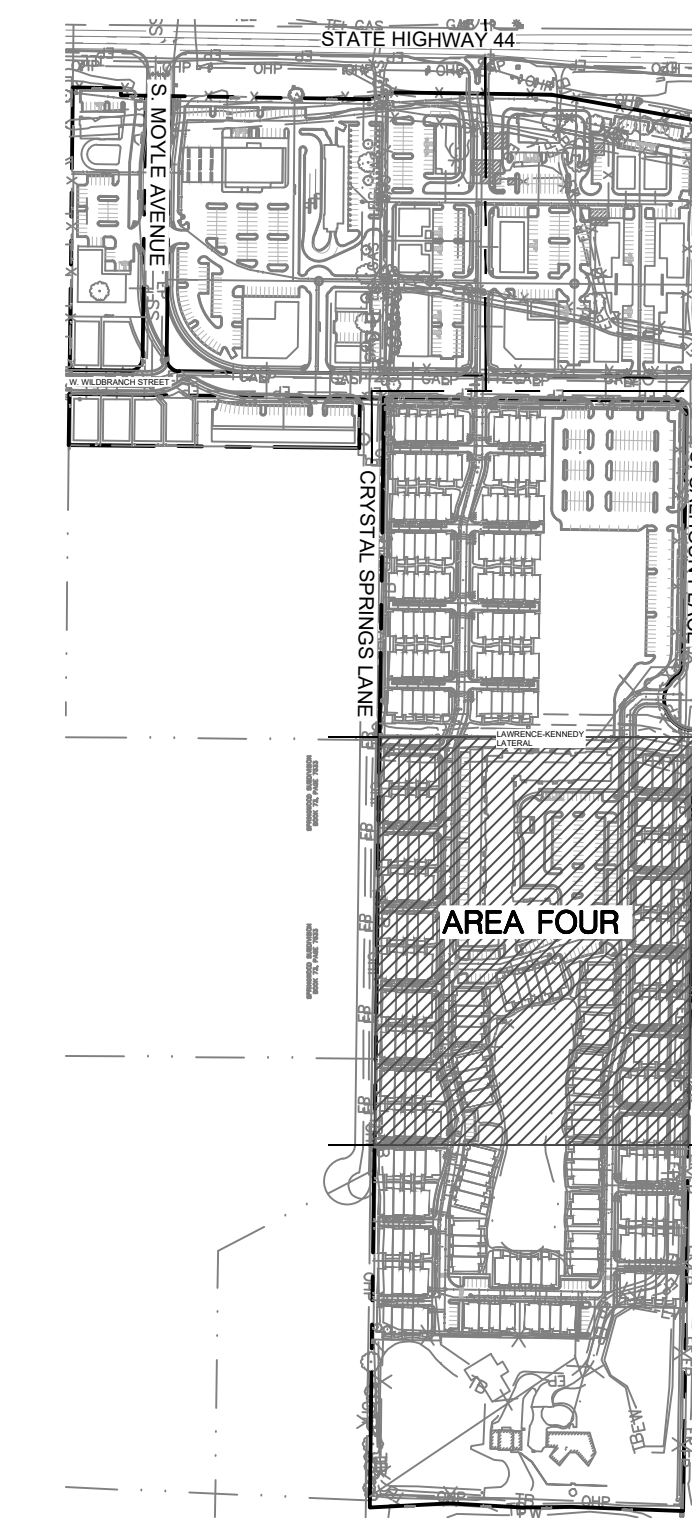


**LANDSCAPE LEGEND**



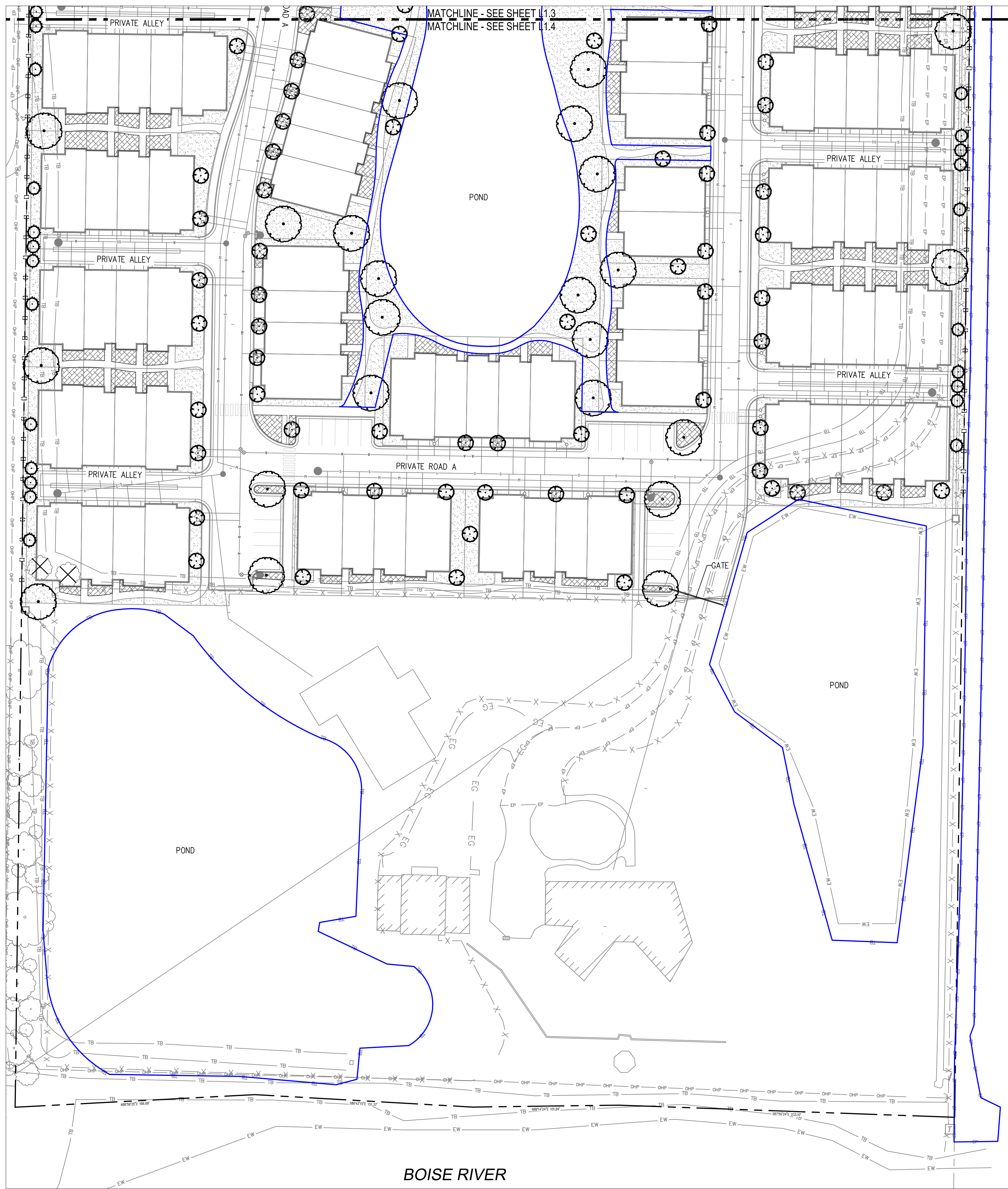
**PLANT PALETTE**

- SHADE TREE**
  - Celtis occidentalis / Common Hackberry 2" CAL. B&B, 45'X30', Class II
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  - Liriodendron tulipifera 'Emerald City' TM / Emerald City Tulip Tree 2" CAL. B&B, 55'X25', Class II
- ORNAMENTAL TREE**
  - Malus x 'Indian Magic' / Indian Magic Crabapple 2" CAL. B&B, 15'X15', Class I
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  - Prunus x cerasifera 'Crispizarm' / Crimson Pointe Flowering Plum 2" CAL. B&B, 20'x6', Class I
  - Pyrus calleryana 'Capital' / Capital Flowering Pear 2" CAL. B&B, 35'X15', Class I
- EVERGREEN TREE**
  - Cedrus deodara 'Karl Fuchs' / Karl Fuchs Deodar Cedar 10'-12' B&B, 20'X15'
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  - Prunus laurocerasus 'Otto Luyken' / Luykens Laurel 5 GAL., 3'X6'
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  - Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2 GAL., 3'X6'
  - Salvia nemorosa 'May Night' / May Night Sage 1 GAL., 2'X2'
  - Spiraea x bumalda 'Goldflame' / Goldflame Spirea 2 GAL., 3'X3'
- TURF**
  - Turf Sod Rhizomatous / Rhizomatous Tall Fescue SOD



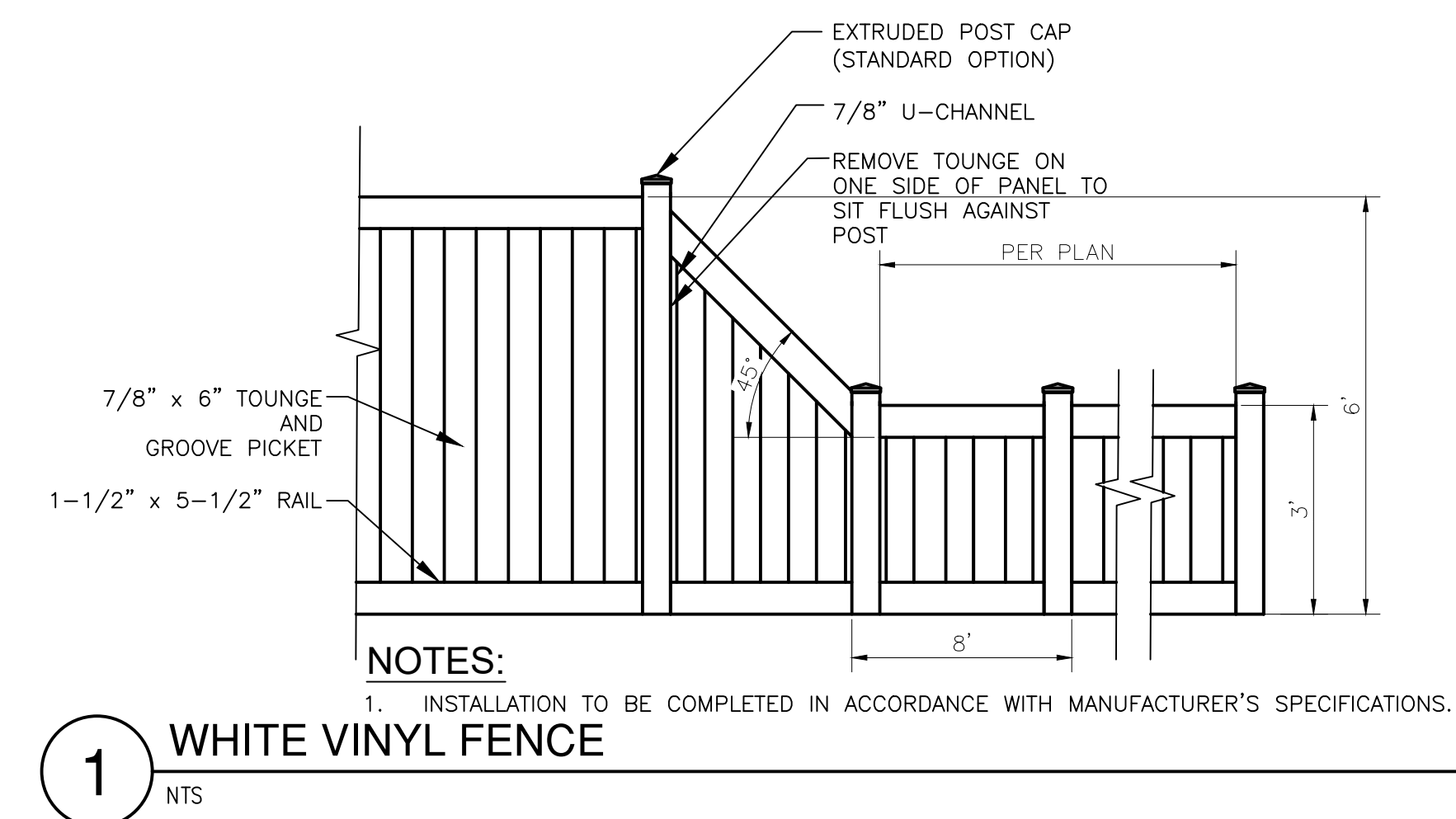
LANDSCAPE PLAN - AREA FOUR  
 Scale 1" = 40'-0"  
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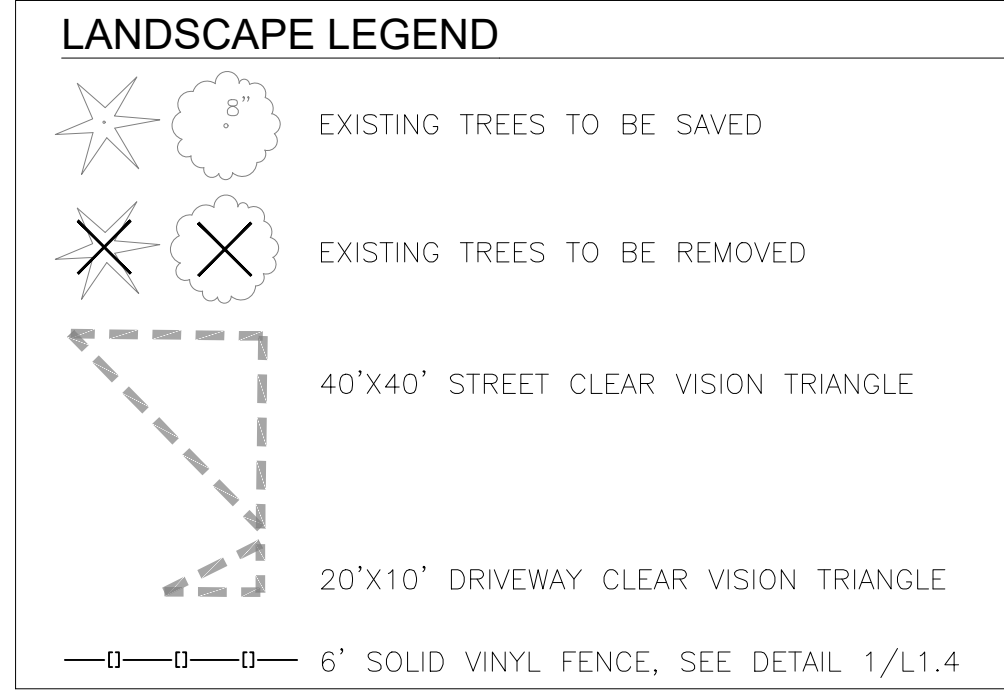


LANDSCAPE PLAN - AREA FIVE

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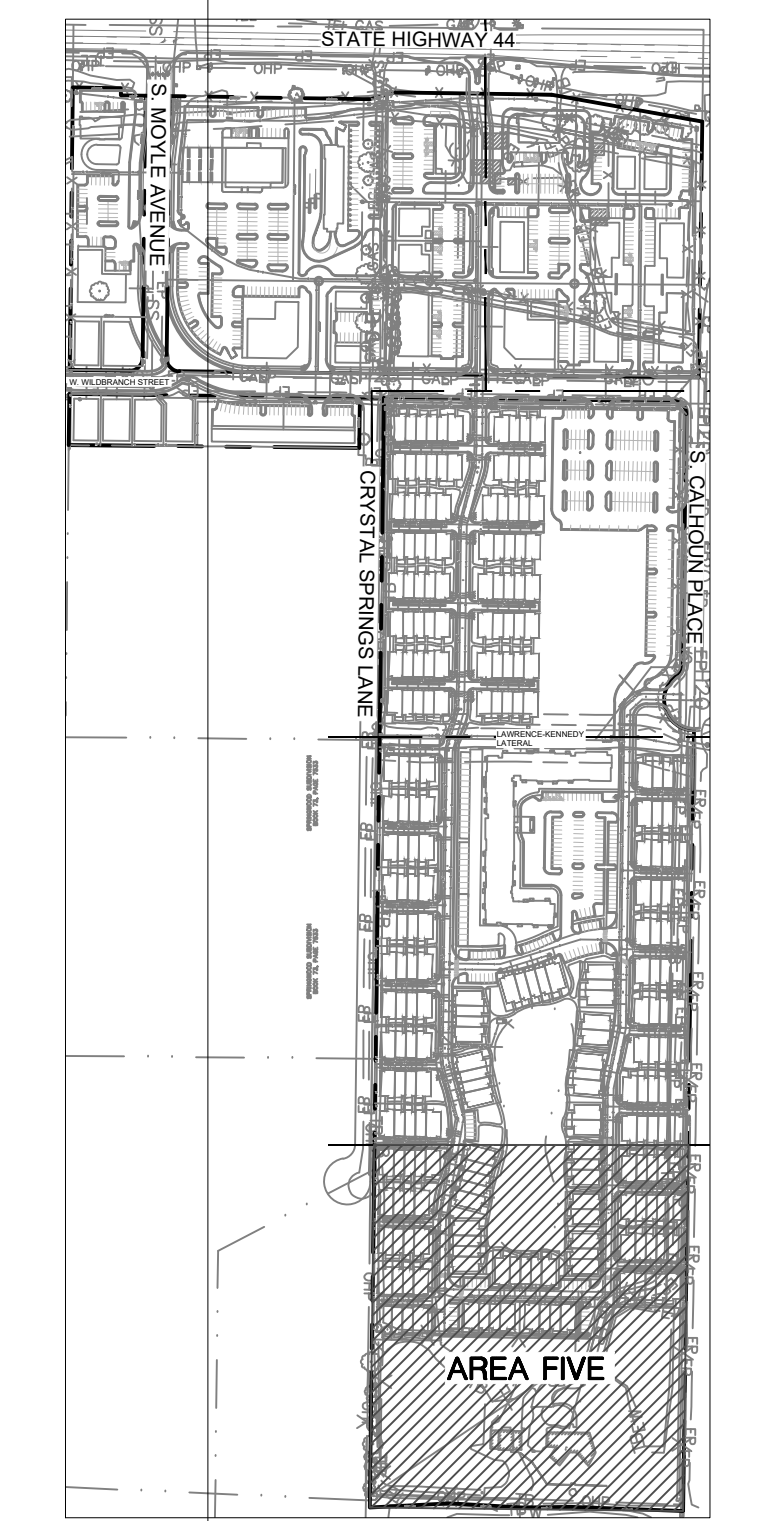


1 WHITE VINYL FENCE  
NTS



PLANT PALETTE

<p><b>SHADE TREE</b>  <i>Celtis occidentalis</i> / Common Hackberry  <i>Fraxinus americana</i> 'Autumn Purple' / Autumn Purple Ash  <i>Fraxinus pennsylvanica</i> 'Summit' / Summit Ash  <i>Gleditsia triacanthos</i> 'Skyline' / Skyline Honey Locust  <i>Liriodendron tulipifera</i> 'Emerald City' TM / Emerald City Tulip Tree</p>	<p>2" CAL. B&amp;B, 45'X30', Class II          2" CAL. B&amp;B, 50'X40', Class II          2" CAL. B&amp;B, 45'X25', Class II          2" CAL. B&amp;B, 45'X35', Class II          2" CAL. B&amp;B, 55'X25', Class II</p>
<p><b>ORNAMENTAL TREE</b>  <i>Malus</i> x 'Indian Magic' / Indian Magic Crabapple  <i>Malus</i> x 'Prairifire' / Prairifire Crab Apple  <i>Prunus</i> x cerasifera 'Crispizam' / Crimson Pointe Flowering Plum  <i>Pyrus calleryana</i> 'Capital' / Capital Flowering Pear</p>	<p>2" CAL. B&amp;B, 15'X15', Class I          2" CAL. B&amp;B, 15'X10', Class I          2" CAL. B&amp;B, 20'X6', Class I          2" CAL. B&amp;B, 35'X15', Class I</p>
<p><b>EVERGREEN TREE</b>  <i>Cedrus deodara</i> 'Karl Fuchs' / Karl Fuchs Deodar Cedar  <i>Chamaecyparis nootkatensis</i> 'Pendula' / Weeping Alaskan Cedar  <i>Picea abies</i> 'Cupressino' / Columnar Norway Spruce  <i>Picea glauca</i> 'Densata' / Black Hills Spruce  <i>Pinus flexilis</i> 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine</p>	<p>10'-12' B&amp;B, 20'X15'          6'-8' B&amp;B, 30'X10'          6'-8' B&amp;B, 20'X5'          8'-9' B&amp;B, 35'X15'          6'-8' B&amp;B, 25'X15'</p>
<p><b>SHRUBS/PERENNIALS/ORNAMENTAL GRASS</b>  <i>Berberis thunbergii</i> 'Crimson Pygmy' / Crimson Pygmy Barberry  <i>Bouteloua gracilis</i> 'Blonde Ambition' / Blonde Ambition Blue Grama  <i>Buxus microphylla japonica</i> 'Winter Gem' / Winter Gem Boxwood  <i>Calamagrostis</i> x acutiflora 'Karl Foerster' / Feather Reed Grass  <i>Chamaecyparis pisifera</i> 'Golden Mop' / Golden Mop Threadleaf False Cypress  <i>Chrysanthemum</i> x superbum 'Snowcap' / Shasta Daisy  <i>Coreopsis verticillata</i> 'Zagreb' / Zagreb Thread Leaf Coreopsis  <i>Cornus sericea</i> 'Kelsey' / Kelsey Dogwood  <i>Cornus stolonifera</i> 'Farrow' / Arctic Fire Dogwood  <i>Cotinus coggygia</i> 'Golden Spirit' / Golden Spirit Smoke Tree  <i>Cotoneaster dammeri</i> 'Streibs Finding' / Streibs Finding Cotoneaster  <i>Euonymus fortunei</i> 'Moonshadow' TM / Moonshadow Euonymus  <i>Hakonechloa macra</i> 'All Gold' / Japanese Forest Grass  <i>Hemerocallis</i> x 'Chicago Apache' / Chicago Apache Daylily  <i>Hemerocallis</i> x 'Happy Returns' / Happy Returns Daylily  <i>Hemerocallis</i> x 'Strawberry Candy' TM / Strawberry Candy Daylily  <i>Heuchera</i> x 'Frosted Violet' / Coral Bells  <i>Heuchera</i> x 'Lime Rickey' / Lime Rickey Coral Bells  <i>Heuchera</i> x 'Sugar Plum' / Sugar Plum Coral Bells  <i>Hibiscus syriacus</i> 'Helene' / Rose of Sharon  <i>Hosta</i> x 'Blue Angel' / Plantain Lily  <i>Hosta</i> x 'Fire and Ice' / Plantain Lily  <i>Hosta</i> x 'Regal Splendor' / Plantain Lily  <i>Hydrangea arborescens</i> 'Abetwo' / Incrediball Hydrangea  <i>Juniperus horizontalis</i> 'Blue Chip' / Blue Chip Juniper  <i>Juniperus scopulorum</i> 'Skyrocket' / Skyrocket Juniper  <i>Juniperus squamata</i> 'Blue Star' / Blue Star Juniper  <i>Ligularia dentata</i> 'Othello' / Othello Ligularia  <i>Mahonia repens</i> / Creeping Mahonia  <i>Panicum virgatum</i> 'Heavy Metal' / Blue Switch Grass  <i>Pennisetum alopecuroides</i> 'Homein' / Homein Dwarf Fountain Grass  <i>Phlox subulata</i> 'Dwarf Snowflake' / Dwarf Snowflake Mockorange  <i>Physocarpus opulifolius</i> 'Dart's Gold' / Dart's Gold Ninebark  <i>Pinus strobus</i> 'Blue Shag' / Blue Shag White Pine  <i>Prunus laurocerasus</i> 'Otto Luyken' / Luykens Laurel  <i>Rhamnus frangula</i> 'Bon Williams' / Fine Line Fern Leaf Buckthorn  <i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac  <i>Salvia nemorosa</i> 'May Night' / May Night Sage  <i>Spiraea x bumalda</i> 'Goldflame' / Goldflame Spirea</p>	<p>2 GAL., 2'X3'          1 GAL., 3'X3'          5 GAL., 4'X4'          1 GAL., 4'X2'          2 GAL., 3'X3'          1 GAL., 1'X1'          1 GAL., 1'X1.5'          2 GAL., 4'X4'          5 GAL., 2'X3'          2 GAL., 4'X4'          5 GAL., 8'X6'          2 GAL., 0.5'X8'          5 GAL., 3'X5'          1 GAL., 1'X2'          1 GAL., 2'X2'          1 GAL., 1.5'X1.5'          1 GAL., 1.5'X1.5'          1 GAL., 1'X1.5'          1 GAL., 1'X1.5'          1 GAL., 1.5'X1.5'          5 GAL., 8'X6'          1 GAL., 3'X6'          1 GAL., 1'X2'          1 GAL., 3'X3'          5 GAL., 4'X4'          2 GAL., 1'X6'          6'-8' B&amp;B, 15'X3'          5 GAL., 3'X4'          2 GAL., 3'X2'          1 GAL., 2'X2'          1 GAL., 2'X2'          1 GAL., 4'X4'          5 GAL., 5'X5'          5 GAL., 3'X3'          5 GAL., 3'X6'          5 GAL., 7'X3'          2 GAL., 3'X6'          1 GAL., 2'X2'          2 GAL., 3'X3'</p>
<p><b>TURF</b>          Turf Sod Rhizomatous / Rhizomatous Tall Fescue</p>	<p>SOD</p>

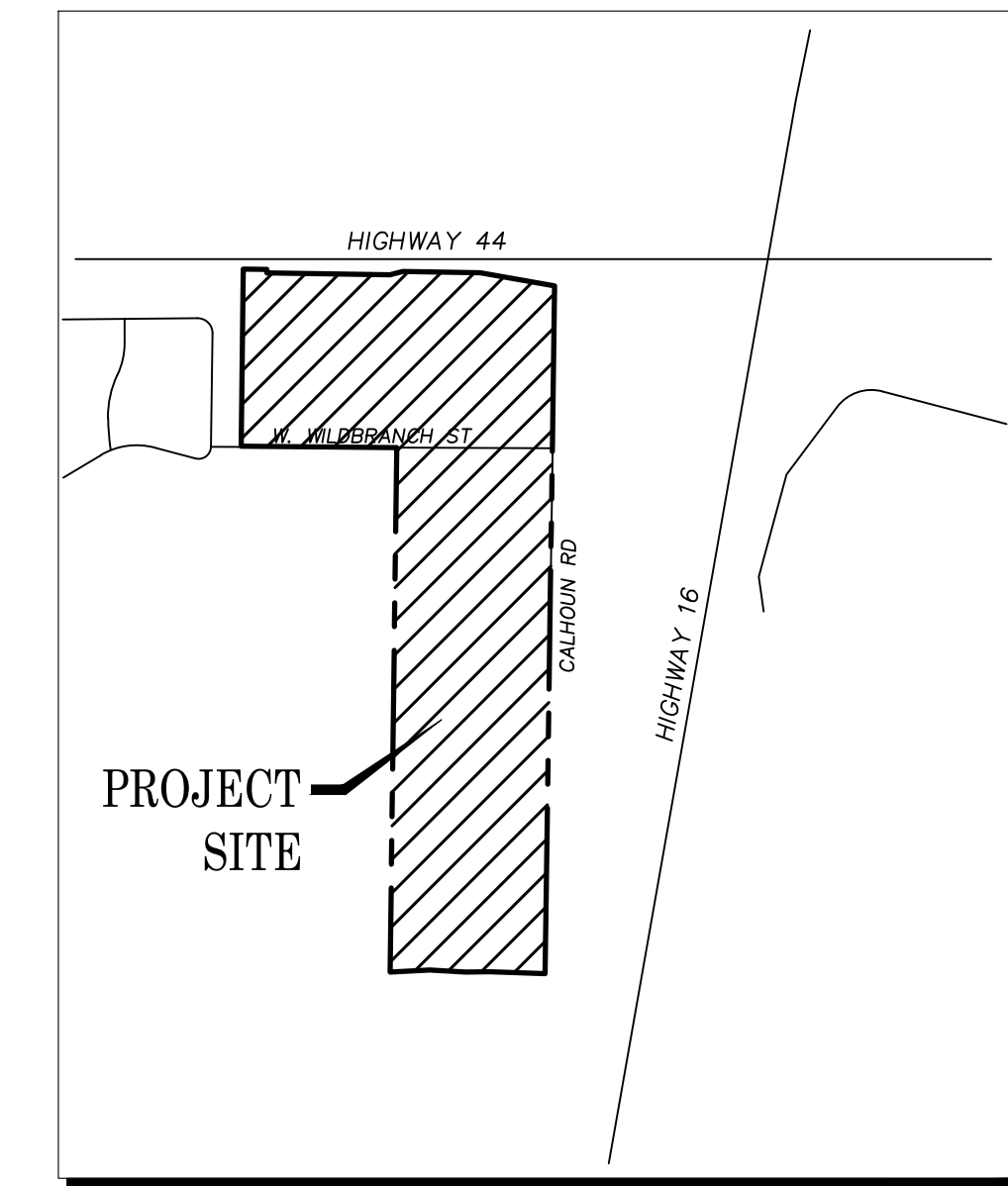


KEYMAP

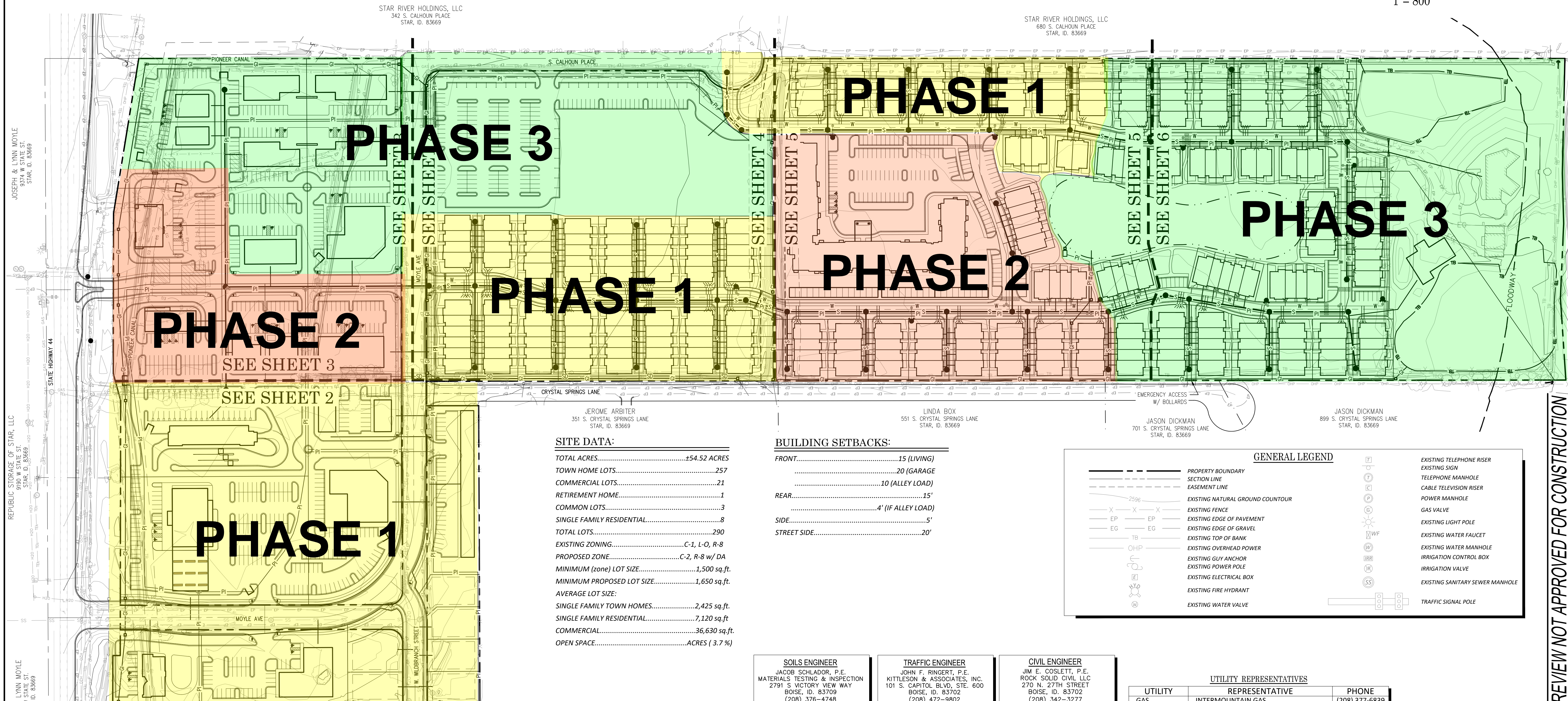
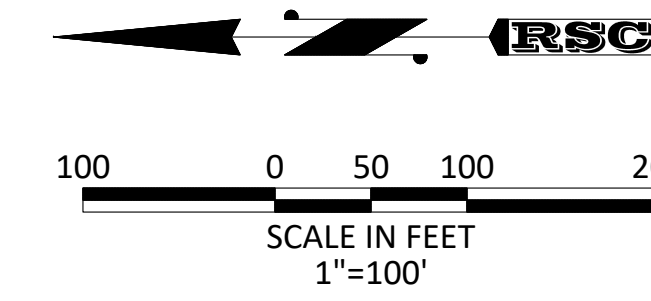
PRELIMINARY PLAT FOR  
**EAST STAR RIVER RANCH SUBDIVISION**  
 E 1/2 OF THE NW 1/4 OF SECTION 16, T.4N., R.1W., B.M.  
 STAR, ADA COUNTY, IDAHO  
 2021

**NOTES:**

- SEWER AND WATER SERVICES WILL BE EXTENDED TO EACH LOT.
- ANY RE-SUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARD IN THE SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OR AS SPECIFICALLY APPROVED BY THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE - EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH STAR CITY CODE.
- STORM WATER SHALL BE RETAINED ON-SITE THROUGH SURFACE AND SUBSURFACE FACILITIES.
- ALL ONSITE LANDSCAPING WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND IRRIGATED VIA THE SITE'S PROPOSED PUMP STATION WHICH UTILIZES (irrigation entity) SURFACE WATER RIGHTS.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT, INSTRUMENT # \_\_\_\_\_ AND ANY SUBSEQUENT MODIFICATIONS.



VICINITY MAP  
 1" = 800'



**SITE DATA:**

TOTAL ACRES.....	54.52 ACRES
TOWN HOME LOTS.....	20 (GARAGE)
COMMERCIAL LOTS.....	21
RETIREMENT HOME.....	1
COMMON LOTS.....	3
SINGLE FAMILY RESIDENTIAL.....	8
TOTAL LOTS.....	290
EXISTING ZONING.....	C-1, L-O, R-8
PROPOSED ZONE.....	C-2, R-8 w/ DA
MINIMUM (zone) LOT SIZE.....	1,500 sq.ft.
MINIMUM PROPOSED LOT SIZE.....	1,650 sq.ft.
AVERAGE LOT SIZE:	
SINGLE FAMILY TOWN HOMES.....	2,425 sq.ft.
SINGLE FAMILY RESIDENTIAL.....	7,120 sq.ft.
COMMERCIAL.....	36,630 sq.ft.
OPEN SPACE.....	ACRES ( 3.7 %)

**BUILDING SETBACKS:**

FRONT.....	15' (LIVING)
FRONT.....	20' (GARAGE)
REAR.....	10' (ALLEY LOAD)
REAR.....	15'
SIDE.....	4' (IF ALLEY LOAD)
SIDE.....	5'
STREET SIDE.....	20'

**GENERAL LEGEND**

	PROPERTY BOUNDARY		EXISTING TELEPHONE RISER
	SECTION LINE		EXISTING SIGN
	EASEMENT LINE		TELEPHONE MANHOLE
	EXISTING NATURAL GROUND CONTOUR		CABLE TELEVISION RISER
	EXISTING FENCE		POWER MANHOLE
	EXISTING EDGE OF PAVEMENT		GAS VALVE
	EXISTING EDGE OF GRAVEL		EXISTING LIGHT POLE
	EXISTING TOP OF BANK		EXISTING WATER FAUCET
	EXISTING OVERHEAD POWER		EXISTING WATER MANHOLE
	EXISTING GUY ANCHOR		IRRIGATION CONTROL BOX
	EXISTING POWER POLE		IRRIGATION VALVE
	EXISTING ELECTRICAL BOX		EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT		TRAFFIC SIGNAL POLE
	EXISTING WATER VALVE		

JOSEPH & LYNN MOYLE  
 9374 W STATE ST.  
 STAR, ID. 83669

REPUBLIC STORAGE OF STAR, LLC  
 9100 W STATE ST.  
 STAR, ID. 83669

JOSEPH & LYNN MOYLE  
 9374 W STATE ST.  
 STAR, ID. 83669

STAR RIVER HOLDINGS, LLC  
 342 S. CALHOUN PLACE  
 STAR, ID. 83669

STAR RIVER HOLDINGS, LLC  
 680 S. CALHOUN PLACE  
 STAR, ID. 83669

JEROME ARBITER  
 351 S. CRYSTAL SPRINGS LANE  
 STAR, ID. 83669

LINDA BOX  
 551 S. CRYSTAL SPRINGS LANE  
 STAR, ID. 83669

JASON DICKMAN  
 701 S. CRYSTAL SPRINGS LANE  
 STAR, ID. 83669

JASON DICKMAN  
 899 S. CRYSTAL SPRINGS LANE  
 STAR, ID. 83669

HERON RIVER HOA  
 W. WHITECREST ST  
 STAR, ID. 83669

GRAHAM FAMILY TRUST  
 9216 W. WHITECREST ST  
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 184 S. RIVERMIST AVE  
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AARON FLEISCHER  
 228 S. RIVERMIST AVE  
 STAR, ID. 83669

**SOILS ENGINEER**  
 JACOB SCHLADOR, P.E.  
 ALLTERRA CONSULTING  
 2791 S. VICTORY VIEW WAY  
 BOISE, ID. 83709  
 (208) 376-4748

**TRAFFIC ENGINEER**  
 JOHN F. RINGERT, P.E.  
 KITTLESON & ASSOCIATES, INC.  
 101 S. CAPITOL BLVD., STE. 600  
 BOISE, ID. 83702  
 (208) 472-9802  
 jringer@kittleson.com

**CIVIL ENGINEER**  
 JIM E. COSLETT, P.E.  
 ROCK SOLID CIVIL LLC  
 270 N. 27TH STREET  
 BOISE, ID. 83702  
 (208) 342-3277  
 jcoslett@rocksolidcivil.com

**DEVELOPER REPRESENTATIVE**  
 JAY WALKER, PRINCIPAL  
 ALLTERRA CONSULTING  
 849 E. STATE STREET, STE 104  
 EAGLE, ID. 83616  
 (208) 484-4479  
 jwalker@allterraconsulting.com

**LAND SURVEYOR**  
 RICHARD GRAY  
 COMPASS LAND SURVEYING  
 3818 E. NEWBY STREET  
 NAMP, ID. 83687  
 (208) 442-0115  
 rgray.cis@gmail.com

**OWNER**  
 PAUL & VICKI LARSON  
 STAR RIVER DEVELOPMENT, LLC.  
 855 S. CALHOUN PLACE  
 STAR, IDAHO 83669  
 (925) 922-9201  
 paul@dlarson.com

**UTILITY REPRESENTATIVES**

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	PIONEER IRRIGATION DISTRICT	(208) 459-3617
	MIDDLETON MILL DITCH COMPANY	(208) 571-3804
FIRE	STAR FIRE DISTRICT	(208) 286-7772

**811 CALL BEFORE YOU DIG!**  
 CALL DIGLINE INC.  
 PRIOR TO COMMENCING  
 UNDERGROUND WORK  
 208-342-1585



**Revisions**

Date	Description
1	
2	
3	
4	

**ROCK SOLID CIVIL**  
 Civil Engineering and Land Development Consulting  
 Office Phone: 208.342.3277  
 www.rocksolidcivil.com

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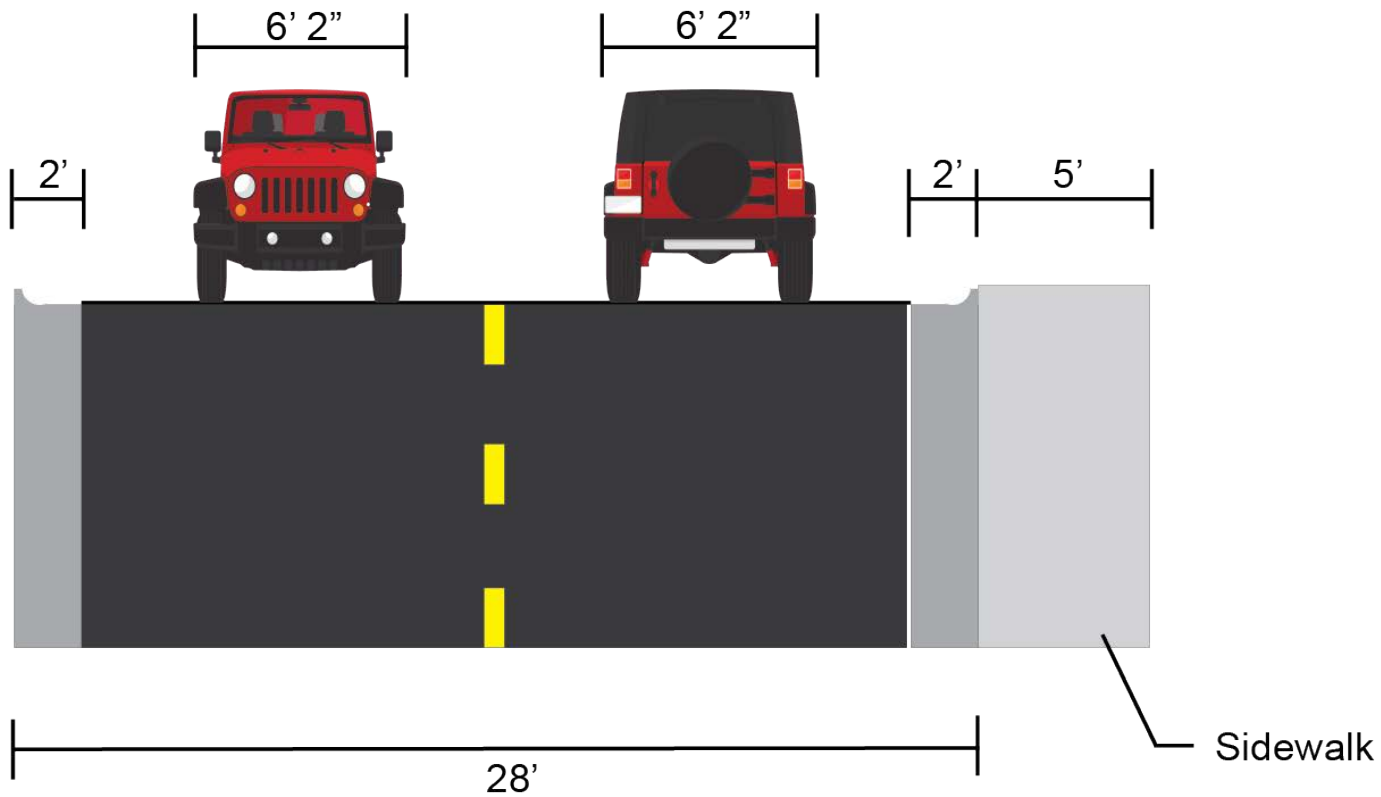
Project Name  
**EAST STAR RIVER RANCH SUBDIVISION**

Sheet Name  
**COVER SHEET**

Project No. RSC 20-47  
 Drawn By: JEC  
 Date: February 22, 2021  
 Sheet No.  
**1**  
 of 7

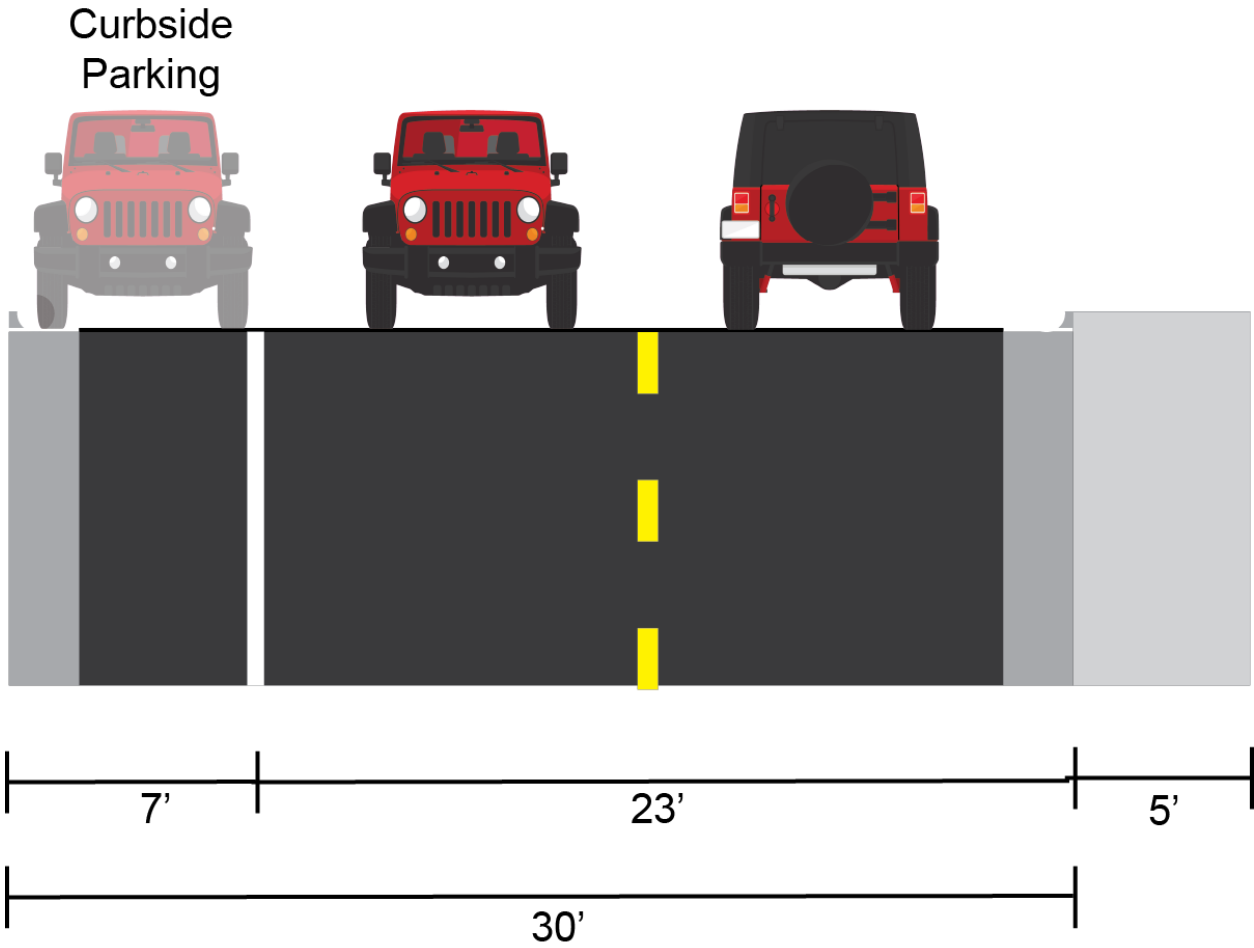
AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

# Option 1: 28 Foot Width (Proposed)

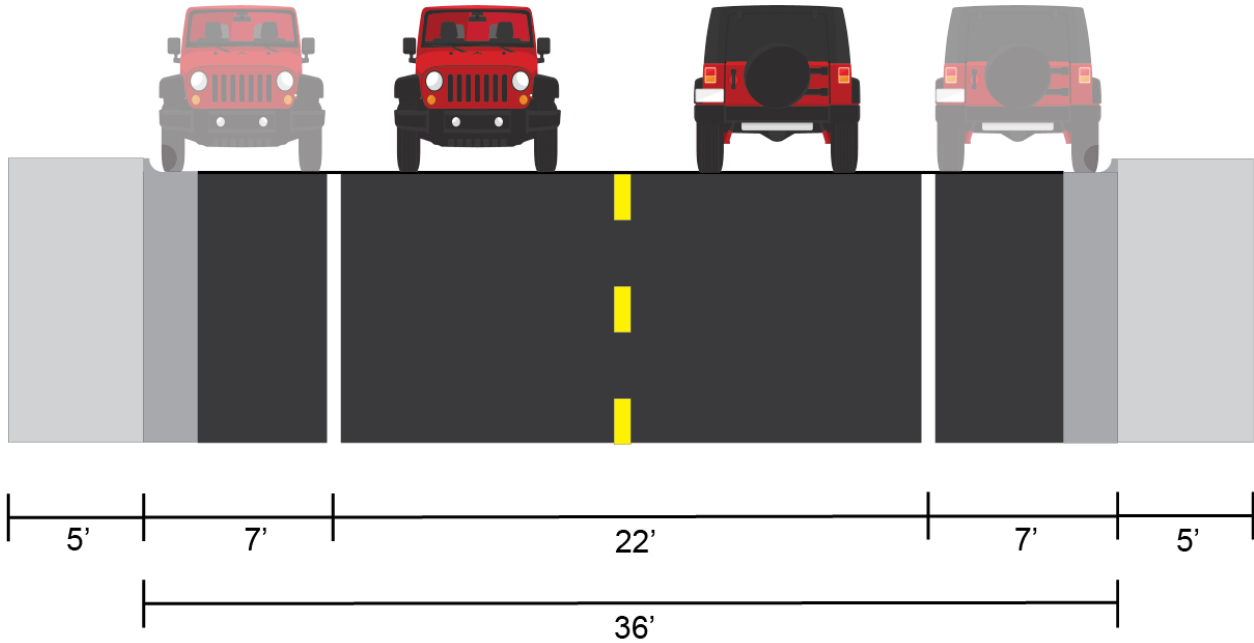


**No Parking/Tow Away Zone: Signs will be posted on both sides of the road**

# Option 2: 30 Foot Width



# Option 3: 36 Foot Width





February 24, 2021

Jay Walker  
*Principal*  
AllTerra Consulting  
849 E. State St., Ste. 104  
Eagle, Idaho 83616  
Cell: 208.996.4919  
[allterra.projectengineer@gmail.com](mailto:allterra.projectengineer@gmail.com)

Subject: Delivery Method Approval

Jay,

Thank you for contacting the Postal Service to established delivery to the East Star River Ranch Development on the south side of Highway 44 between Highway 16 and Plummer Rd. Per your request I am authorizing the developer to place cluster box units at point A and B on the attached map. Point A will be for the commercial side of the development and Point b will be for the residential side of development (see attached map). These locations will provide enough CBUs for the entirety of the development in all of its phases.

**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 1-165 as opposed to multiple units repeatedly numbered 1-16. We also request that the Parcel Lockers on the units also be numbered consecutively, so if there are 11 CBU units needed for the development, and there were two parcel lockers per unit, then the parcel lockers would be numbered 1 through 22.** If the CBUs are not numbered correctly, we may refuse to deliver until the numbering has been corrected.

Thank you for your assistance.

Mel Norton  
Postmaster, Star

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

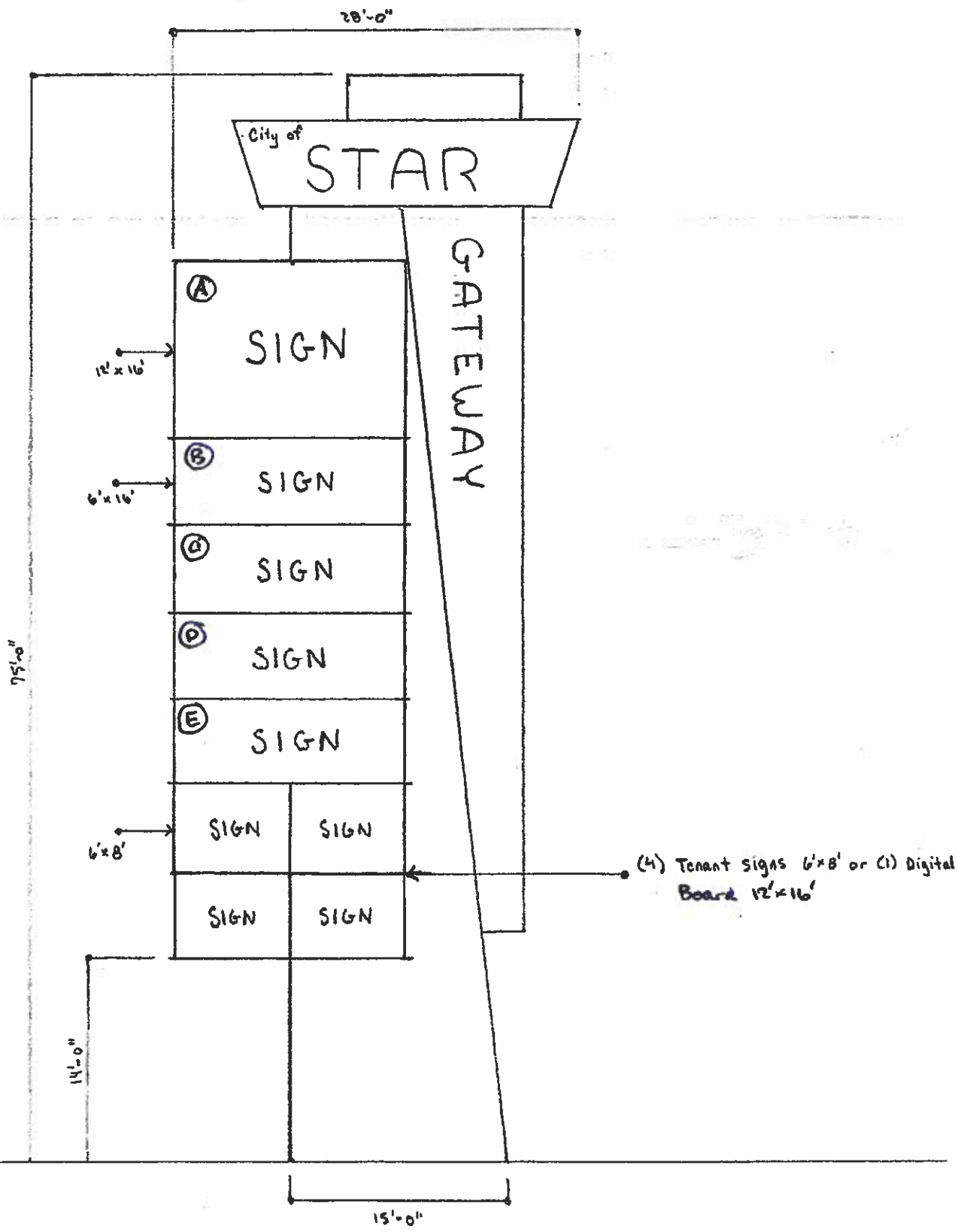
shown

Sign A Hwy 16/44

Exhibit B

Star Gateway  
Sign Area  
= 240 S.F.

Main Sign area  
= 768 S.F.



Proposed Monument  
Sign Locations in Red

B HIGHWAY 44

A

E. MILBURN ST

CALHOUN RD

HIGHWAY 16

PROJECT  
SITE



VICINITY MAP

1" = 800'

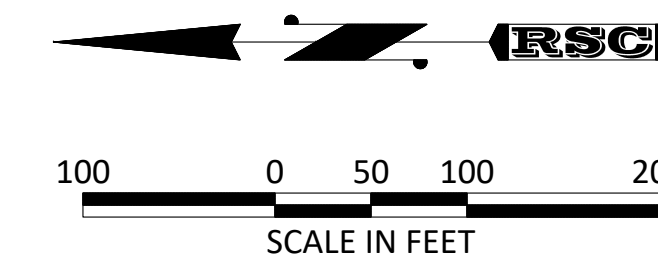
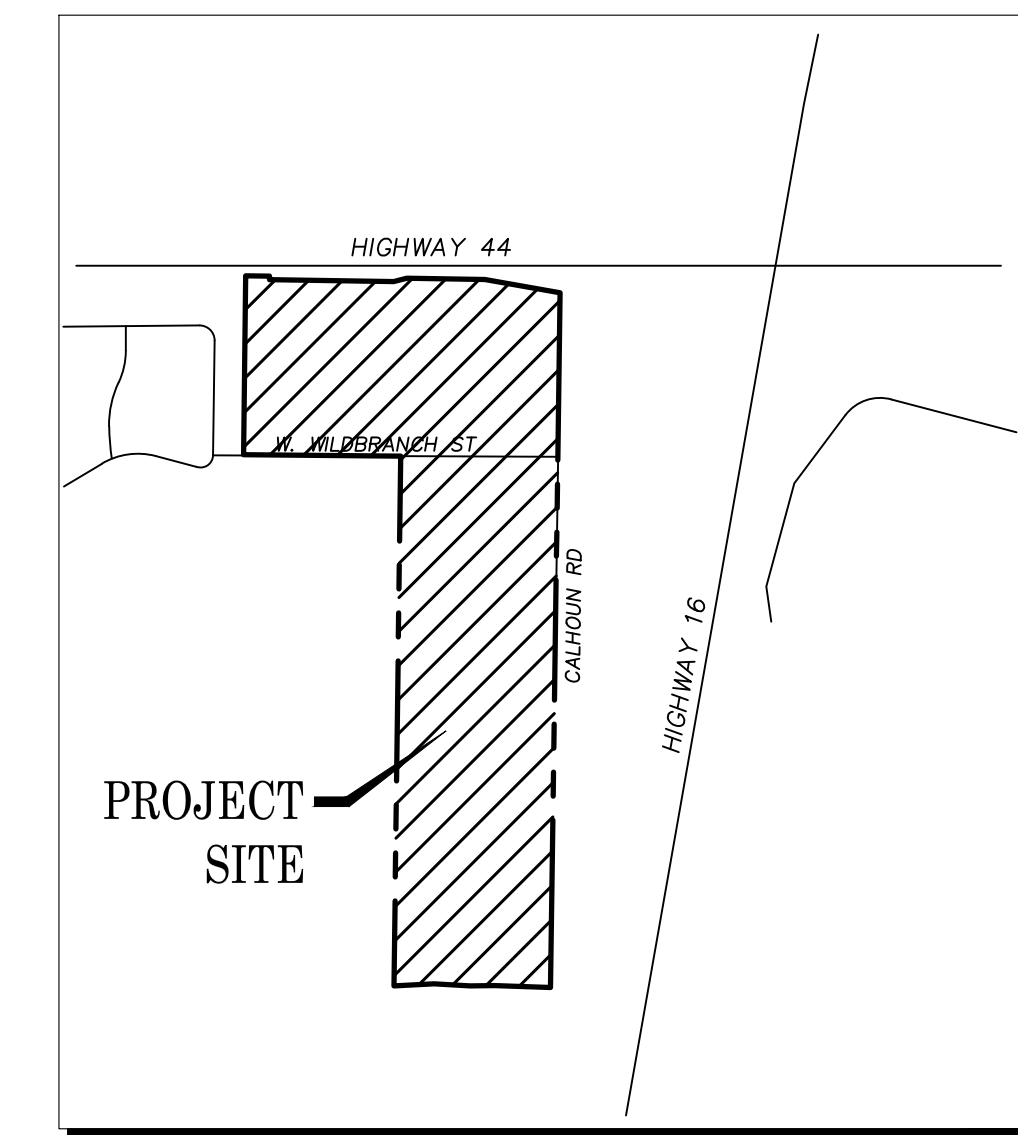


# PRELIMINARY PLAT FOR EAST STAR RIVER RANCH SUBDIVISION

E 1/2 OF THE NW 1/4 OF SECTION 16, T.4N., R.1W., B.M.  
STAR, ADA COUNTY, IDAHO  
2021

**NOTES:**

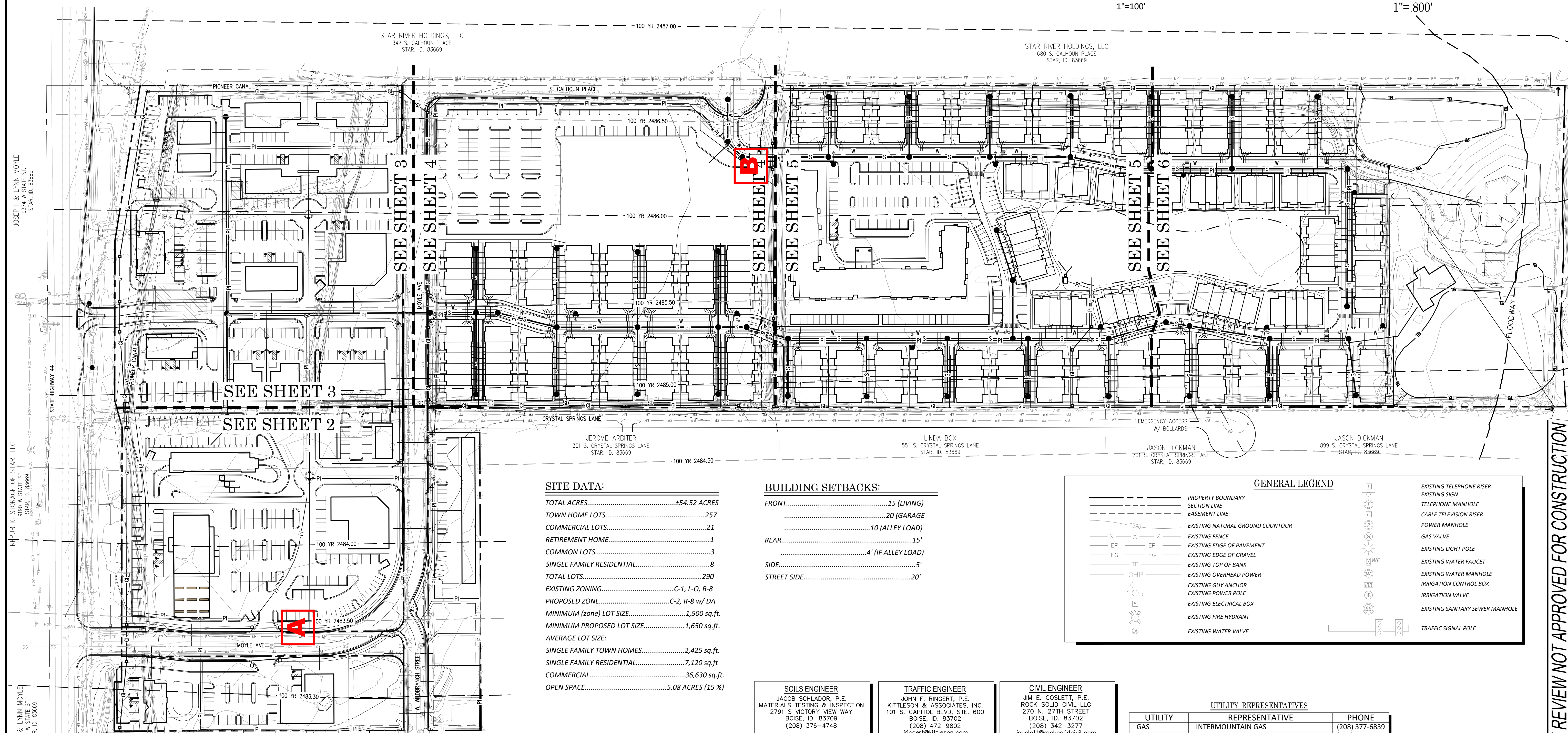
1. SEWER AND WATER SERVICES WILL BE EXTENDED TO EACH LOT.
2. ANY RE-SUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARD IN THE SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OR AS SPECIFICALLY APPROVED BY THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE - EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
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Revisions	Date	Description
1		
2		
3		
4		

**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting  
Office Phone: 208.342.3277  
www.rocksolidcivil.com

REUSE OF DRAWINGS  
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**SITE DATA:**

TOTAL ACRES.....	±54.52 ACRES
TOWN HOME LOTS.....	257
COMMERCIAL LOTS.....	.21
RETIREMENT HOME.....	1
COMMON LOTS.....	3
SINGLE FAMILY RESIDENTIAL.....	8
TOTAL LOTS.....	290
EXISTING ZONING.....	C-1, L-O, R-8
PROPOSED ZONE.....	C-2, R-8 w/ DA
MINIMUM (zone) LOT SIZE.....	1,500 sq.ft.
MINIMUM PROPOSED LOT SIZE.....	1,650 sq.ft.
AVERAGE LOT SIZE:	
SINGLE FAMILY TOWN HOMES.....	2,425 sq.ft.
SINGLE FAMILY RESIDENTIAL.....	7,120 sq.ft.
COMMERCIAL.....	36,630 sq.ft.
OPEN SPACE.....	5.08 ACRES (15%)

**BUILDING SETBACKS:**

FRONT.....	15 (LIVING)
.....	20 (GARAGE)
.....	10 (ALLEY LOAD)
REAR.....	15'
.....	4' (IF ALLEY LOAD)
SIDE.....	5'
STREET SIDE.....	20'

**GENERAL LEGEND**

	PROPERTY BOUNDARY		EXISTING TELEPHONE RISER
	SECTION LINE		EXISTING SIGN
	EASEMENT LINE		TELEPHONE MANHOLE
	EXISTING NATURAL GROUND CONTOUR		CABLE TELEVISION RISER
	EXISTING FENCE		POWER MANHOLE
	EXISTING EDGE OF PAVEMENT		GAS VALVE
	EXISTING EDGE OF GRAVEL		EXISTING LIGHT POLE
	EXISTING TOP OF BANK		EXISTING WATER FAUCET
	EXISTING OVERHEAD POWER		EXISTING WATER MANHOLE
	EXISTING GUY ANCHOR		IRRIGATION CONTROL BOX
	EXISTING POWER POLE		IRRIGATION VALVE
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	EXISTING FIRE HYDRANT		TRAFFIC SIGNAL POLE
	EXISTING WATER VALVE		

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 228 S. RIVERMIST AVE  
 STAR, ID. 83669

<p><b>SOILS ENGINEER</b> JACOB SCHLADOR, P.E. MATERIALS TESTING &amp; INSPECTION 2791 S. VICTORY VIEW WAY BOISE, ID. 83709 (208) 376-4748</p>	<p><b>TRAFFIC ENGINEER</b> JOHN F. RINGERT, P.E. KITTELSON &amp; ASSOCIATES, INC. 101 S. CAPITOL BLVD., STE. 600 BOISE, ID. 83702 (208) 472-9802 jringert@kittleston.com</p>	<p><b>CIVIL ENGINEER</b> JIM E. COSLETT, P.E. ROCK SOLID CIVIL LLC 270 N. 27TH STREET BOISE, ID. 83702 (208) 342-3277 jcoslett@rocksolidcivil.com</p>
<p><b>DEVELOPER REPRESENTATIVE</b> JAY WALKER, PRINCIPAL ALLTERRA CONSULTING 849 E. STATE STREET, STE 104 EAGLE, ID. 83616 (208) 484-4479 jwalker@allterraconsulting.com</p>	<p><b>LAND SURVEYOR</b> RICHARD GRAY COMPASS LAND SURVEYING 3818 E. NEWBY STREET NAMPA, ID. 83687 (208) 442-0115 rgray.cis@gmail.com</p>	<p><b>OWNER</b> STAR RIVER DEVELOPMENT, LLC. 855 S. CALHOUN PLACE STAR, IDAHO 83669 (925) 922-9201 paul@pdlarson.com</p>

**UTILITY REPRESENTATIVES**

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	PIONEER IRRIGATION DISTRICT	(208) 459-3617
	MIDDLETON MILL DITCH COMPANY	(208) 571-3804
FIRE	STAR FIRE DISTRICT	(208) 286-7772

AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

EAST STAR RIVER RANCH SUBDIVISION

COVER SHEET

Project No. RSC 20-47  
Drawn By: JEC  
Date: February 24, 2021  
Sheet No.

## Star, Idaho Proposed State Hwy 44/Hwy 16 West Improvements Cost Reimbursement Structure

		<i>E. Star River Ranch</i>	<i>Baron Properties</i>	<i>North Moyle Road</i>	<i>Crystal Springs Lane</i>		
		<b>46.5</b>	<b>26.5</b>	<b>0</b>	<b>20</b>	<b>93</b>	<b>Acres</b>
<b>1 Collector = Moyle/Wildbranch to Crystal S 'ACHD'</b>	Percentage	<b>50.00%</b>	<b>28.49%</b>	<b>N/A</b>	<b>21.51%</b>	<b>100%</b>	
	\$ -	\$ -	\$ -	N/A	\$ -		
		<b>46.5</b>	<b>26.5</b>	<b>119</b>	<b>20</b>	<b>212</b>	<b>Acres</b>
<b>2a Signal at Moyle and related Improvements 'ITD'</b>	Percentage	<b>21.50%</b>	<b>35.00%</b>	<b>33.33%</b>	<b>10.17%</b>	<b>100%</b>	
	\$ -	\$ -	\$ -	\$ -	\$ -		
		<b>38</b>	<b>26.5</b>	<b>0</b>	<b>20</b>	<b>84.5</b>	<b>Acres</b>
<b>3 Secondary Access = RiRo 'ITD &amp; ACHD'</b>	Percentage	<b>44.97%</b>	<b>31.36%</b>	<b>N/A</b>	<b>23.67%</b>	<b>100%</b>	
	\$ -	\$ -	\$ -	N/A	\$ -		

Note: ESRR deducted 8.5 acre land because the secondary a required on the north/south Road.

Note: Moyle own a total of 134.77 acres in 6 parcels with a deduction of 15.77 acres for residences and out buildings.

Note: Crystal Springs Lane homeowners own a total of 35 acres with a deduction of 15 acres for residences and out buildings.

Note: Approximately 5 to 10 acres are allocated for existing homes with associated improvements north and south of Hwy 44 (not included in above acreage counts)

Note: Baron Properties to pay 35% of signal and related improvement costs per Development Agreement.

Note: Moyle to pay a minimum of 1/3 of signal and related improvement costs.

Note: Appraised Commercial land value per Mark Bottles Real Estate for Hwy 44 frontage land = \$16.00 SF to \$20.00 SF depending on location & access.

Note: Secondary Access/RiRo will be a private drive. ESRR will grant access easements to south land owners when development agreement or contract is signed, paid, and recorded.

Note: Moyle & Wildbranch changed to a collector road, to be widened per ACHD. Pending final approval and signal design!

Note: All associated expenses will be audited and approved by the City of Star.

Note: City of Star to collect and manage development impact fees and road improvement expenses Pursuant to Title 7, Chapter 3 of the City Code of Star, Idaho Section 67-8209(4)

**Star, Idaho**  
**Proposed State Hwy 44/Hwy 16 West Improvements**  
**Cost Reimbursement Structure**

as of commercial  
access is not  
portion of S. Moyle

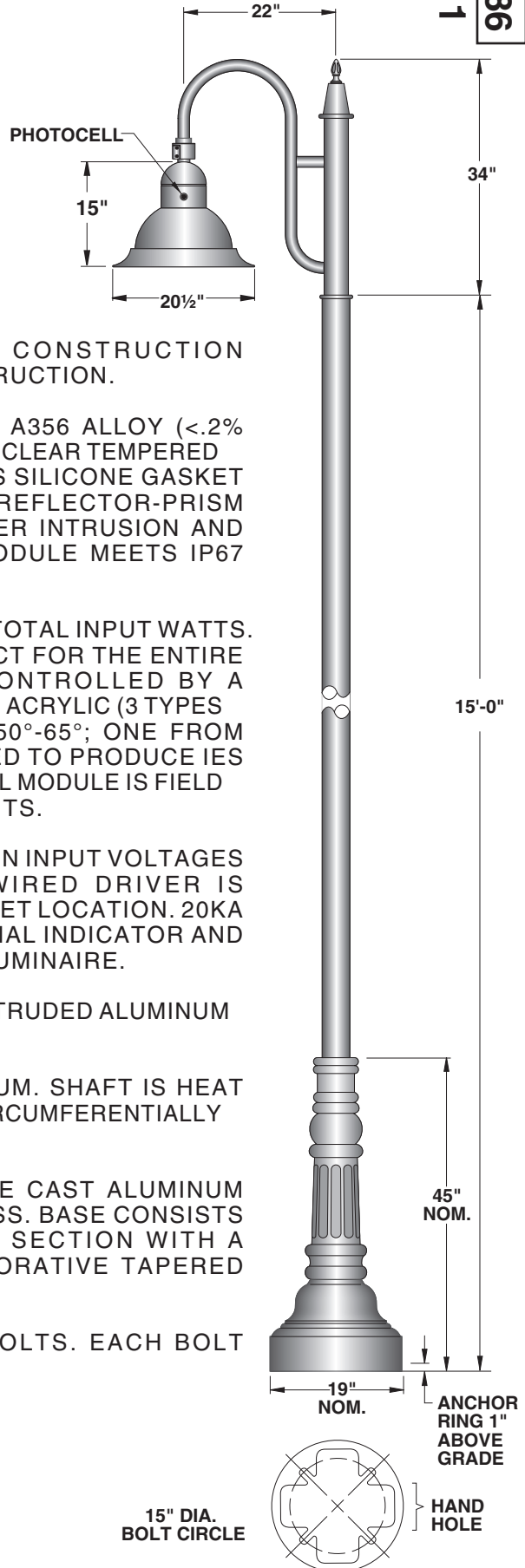
CUSTOMER APPROVAL:

X \_\_\_\_\_ DATE: \_\_\_\_\_

A signed approval will be required with the released order

PROPRIETARY SUBMITTAL, DO NOT MODIFY.

REV. 1  
CS-7486



## SPECIFICATIONS:

**FIXTURE:** HOUSING - HEAVY WALL ALUMINUM CONSTRUCTION  
REFLECTOR - HEAVY WALL ALUMINUM CONSTRUCTION.

**VLED OPTICAL MODULE:** SEALED LED OPTICAL MODULE. LOW COPPER A356 ALLOY (<.2% COPPER) CAST ALUMINUM HOUSING. INTEGRATED CLEAR TEMPERED 3/16" GLASS LENS SEALED WITH A CONTINUOUS SILICONE GASKET PROTECTS EMITTERS (LED'S) AND EMITTER REFLECTOR-PRISM OPTICS, AND SEALS THE MODULE FROM WATER INTRUSION AND ENVIRONMENTAL CONTAMINANTS. ENTIRE MODULE MEETS IP67 RATING

**VLED EMITTERS AND OPTICS:** 48 EMITTERS (LED'S) DRIVEN AT 350mA FOR 55 TOTAL INPUT WATTS. HIGH OUTPUT, **WARM WHITE** NOMINAL 3000K CCT FOR THE ENTIRE MODULE. EACH EMITTER IS OPTICALLY CONTROLLED BY A REFLECTOR-PRISM INJECTION MOLDED FROM H12 ACRYLIC (3 TYPES PER MODULE; ONE FROM 0°-50°; ONE FROM 50°-65°; ONE FROM 65°-70°). THE REFLECTOR-PRISMS ARE ARRAYED TO PRODUCE IES **TYPE III** LIGHT DISTRIBUTION. THE ENTIRE OPTICAL MODULE IS FIELD ROTATABLE IN THE LUMINAIRE IN 90° INCREMENTS.

**VLED DRIVER:** CONSTANT CURRENT LED DRIVER OPERATES ON INPUT VOLTAGES FROM 120 - 277 V., 50/60Hz. FACTORY WIRED DRIVER IS INDEPENDENTLY SEALED AND UL LISTED FOR WET LOCATION. 20KA SURGE PROTECTOR WITH "ON" LED OPERATIONAL INDICATOR AND END OF LIFE OPEN CIRCUIT PROTECTION FOR LUMINAIRE.

**ARM:** DURABLE CORROSION RESISTANT, CAST AND EXTRUDED ALUMINUM CONSTRUCTION.

**SHAFT:** 4" DIA. EXTRUDED FROM 6063 ALLOY ALUMINUM. SHAFT IS HEAT TREATED TO PRODUCE A T6 TEMPER. SHAFT IS CIRCUMFERENTIALLY WELDED TO BASE.

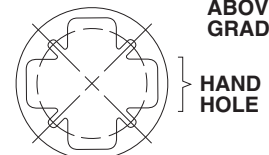
**BASE:** ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION, MINIMUM .225 WALL THICKNESS. BASE CONSISTS OF A 19" DIA. SMOOTH TAPERED BOTTOM SECTION WITH A CONTOURED FLUSH HAND HOLE AND A DECORATIVE TAPERED FLUTED SECTION.

**ANCHORAGE:** (4) 3/4"X24" FULLY GALVANIZED ANCHOR BOLTS. EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS.

**FINISH:** POLYESTER POWDER COAT  
(COLOR: **BLACK TEXTURED, RAL-9005-T.**)

SCALE: 1/2" = 1'-0"

15" DIA.  
BOLT CIRCLE



Jerome and Kathi Arbiter  
351 S Crystal Springs Lane  
Star, Idaho 83669  
Telephone (208) 286-9475/ (206) 669 7543 (Mobile)  
E-Mail [jerryarbiter@gmail.com](mailto:jerryarbiter@gmail.com)

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July 12, 2021

City Clerk *Via email to:* [\*\*snickel@staridaho.org\*\*](mailto:snickel@staridaho.org)

Mayor Trevor Chadwick

Councilmember Kevin Nielsen

Councilmember Jennifer Salmonsén

Councilmember Michael Keyes

Councilmember David Hershey

Mr. Paul Larson [Paul@pdlarson.com](mailto:Paul@pdlarson.com)

Mr. Jay Walker [jwalker@allterraconsulting.com](mailto:jwalker@allterraconsulting.com)

Star City Hall

10769 W. State Street

Star, Idaho 83669

Re: Star River Ranch, File #CPA-18-03

Mayor and Council members,

My wife Kathi Talcott Arbiter and I (Jerry Arbiter) reside at 351 S. Crystal Springs in Star. Our property is located adjacent to the proposed project. We support Mr. Paul Larson's development plans and we believe that he will make best effort to finalize a thoughtful, attractive development consistent with the Star City Comprehensive plan.

We have had numerous discussions with the applicant, Mr. Larson and have every expectation that he will continue to work with us to satisfy any of our concerns that might arise.

During our discussions we have made 2 requests of Mr. Larson:

1. A Pioneer Irrigation ditch lies along the eastern boundary of the Larson property. The ditch provides irrigation water to the 4 lot owners of Springwood Subdivision. We have requested and Mr. Larson has agreed to take no action which will impair our irrigation capabilities; further he will consider installation of irrigation pipe to the existing point of diversion for the 4 lots.
2. We have requested and Mr. Larson has agreed to install an earth berm and a 6 foot privacy fence along our north boundary and the Larson property south of Wild Branch Street.

We look forward to working with Mr. Larson on this project.

Yours truly,

*Jerry Arbiter*

Jerry Arbiter

**Jason Dickman**  
PO Box 216, Star ID 83669

RECEIVED  
NOV 03 2021  
BY: BN

November 1, 2021

Shawn L. Nickel  
City of Star Planning Director and Zoning Administrator  
PO Box 130  
Star, ID 83669

**RE: East Star River Ranch Subdivision – Emergency Access**

Dear Mr. Nickel:

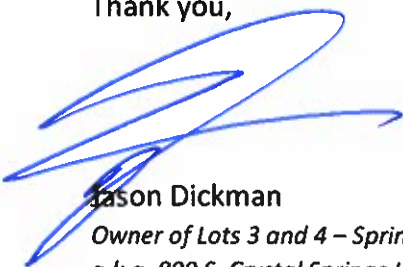
I have received your Notice of Public Hearing for the 'East Star River Ranch Subdivision' Project dated October 28, 2021 ('Notice'). The Notice contains a letter-sized version of the Larson's proposed development which depicts the Larson's intended improvements of his property.

Upon review of the Notice there appears to be a desire on the Larson's/City's part to allow emergency vehicles to access his property by way of my/our private lane known as Crystal Springs Lane. The Notice provides for 'Emergency Access w/ Bollards'. I'm not entirely sure what the final intent of this note may be but whatever emergency access *is required* by way of my/our private lane it shall not be designed such that the general public/people/residents may freely access my/our private lane and property.

If an emergency access from Crystal Springs Lane *is required*, it shall be designed, constructed, and maintained such that it can only be utilized and accessed by emergency/first responders *only* and not open and accessible to the general public.

If further clarification is required, please feel free to call, email or write.

Thank you,



Jason Dickman  
Owner of Lots 3 and 4 – Springwood Subdivision  
a.k.a. 899 S. Crystal Springs Lane