



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **February 7, 2023 – PUBLIC HEARING**

FILE(S) #: AZ-22-08 Annexation (Medici Vista)
DA-22-08 Development Agreement (Medici Vista)
AZ-22-07 Annexation (Medici Hills)
DA-22-07 Development Agreement (Medici Hills)
PP-22-12 Preliminary Plat for Medici Hills Subdivision
PR-22-04 Private Street (Medici Hills Subdivision)

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

Bruce A Bente
4401 N. Pollard Lane
Star, ID 83669

Representative:

Andrew Newell
Blaine A Womer Civil Engineering
4355 W. Emerald Street Suite 145
Boise, ID 83706

Medici Hills Joint Venture
12322 W. Bridger Bay Drive
Star, ID 83669

REQUEST

Request: The Applicant is seeking approval of an Annexation & Zoning (R-1) and Development Agreement for the parcel known as Medici Vista. The property is located at 4401 N. Pollard Lane in Star, Idaho, and consists of 13.12 acres. The subject property is generally located on the north side of N. Pollard Lane, west of Hwy 16. Ada County Parcel No. S0333212580. Ada County Parcel No. S0333212580.

The Applicant is also seeking approval of an Annexation & Zoning (R-2), Development Agreement, Preliminary Plat for Medici Hills Subdivision and Private Street for a proposed

residential development consisting of 74 residential lots and 11 common lots. The property is located on N. Highway 16 in Star, Idaho, and consists of 48.73 acres with a proposed density of 1.52 dwelling units per acre. Ada County Parcel S0328346600.

PROPERTY INFORMATION

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Rural Residential (RR) Ada County	Estate Rural Residential	Vacant ground/Single Family Dwelling
Proposed	Residential R-1-DA/R-2-DA	Estate Rural Residential	Single Family Residential Subdivision
North of site	Rural Residential (RR) Ada County	Estate Rural Residential/Special Transitional Overlay Area	Vacant
South of site	Residential R-2	Commercial	Riverbirch Golf Course
East of site	Rural Residential RR (Ada County)	Mixed Use/Commercial (Star); Ada County-City of Eagle	Vacant/Single Family Residential
West of site	Rural Residential (RR) Ada County	Estate Rural Residential Low Density Residential	Vacant Hillsdale Estates Subdivision

Existing Site Characteristics: The property currently has a single-family residence with detached garage. The remainder of the property is vacant, wildland area.

Irrigation/Drainage District(s): Farmers Union Ditch Co.

Flood Zone: This property is not currently located in Special Flood Hazard Zone.
 FEMA FIRM Panel Number: 16001C0125J
 Effective Date: 6/19/2020

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – No.
- ✪ Floodplain – No.
- ✪ Mature Trees – Yes. Adjacent to existing dwelling only.
- ✪ Riparian Vegetation – No.

- ✪ Steep Slopes – Yes.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – No known sensitive wildlife habitat observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	April 21, 2022
Neighborhood Meeting Held	February 8, 2022
Application Submitted & Fees Paid	September 9, 2022
Application Accepted	September 27, 2022
Residents within 300' Notified	January 17, 2022
Agencies Notified	September 27, 2022
Legal Notice Published	January 20, 2023
Property Posted	January 24, 2023

HISTORY

This properties do not have any history of land use applications within the City of Star.

CODE DEFINITIONS / 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.

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.

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front ⁽¹⁾	Rear	Interior Side	Street Side
R-1	35'	30'	30'	10'	20'
R-2	35'	20'	20'	10'	20'

Notes:

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

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

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

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.
2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.
3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.
4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);
2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.
5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets may request a waiver of sidewalks to be approved by Council.

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

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

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

1. Private Road Reserve Study Requirements.

- a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
- b. The study required by this section shall at a minimum include:
 - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
 - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
 - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
 - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
 - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

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

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

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

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

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

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

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

- 1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
 - b. Qualified natural areas;
 - c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
 - d. A plaza.
- 2. Additions to a public park or other public open space area.

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

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

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

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

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

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

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

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

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
 - a. Swimming pool.
 - b. Children's play structures.
 - c. Sports courts.
- d. Additional open space in excess of 5% usable space.

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

8-6B-2: SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

D. Common Driveways:

1. Maximum Dwelling Units Served: Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District.
2. For commercial or other non-residential uses, common driveways serving multiple structures and/or properties shall meet the requirements of the Fire District.
3. Width Standards: Common driveways shall be a minimum of twenty-eight feet (28') in width.
4. Maximum Length: Common driveways shall be a maximum of one hundred fifty feet (150') in length or less, unless otherwise approved by the fire district.
5. Improvement Standards: Common driveways shall be paved with a surface capable of supporting emergency services vehicles and equipment.
6. Abutting Properties: Unless limited by significant geographical features, all properties that abut a common driveway shall take access from the driveway.
7. Turning Radius: Common driveways shall be straight or provide a twenty-eight foot (28') inside and fifty foot (50') outside turning radius.
8. Depictions: For any plats using a common driveway, the setbacks, building envelope, and orientation of the lots and structures shall be shown on the preliminary and/or final plat.
9. Easement: A perpetual ingress/egress easement shall be filed with the county recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Rural Residential

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

Steep Slope

Areas with over 25% slope are to be "no development" areas except for city approved trails and where isolated areas of steep slope are located on property where site grading can easily be modified to buildable area. In those cases where grading can be accomplished to modify the isolated steep slope areas the surrounding land use designation shall apply within the area designated steep slope.

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

ANNEXATION & ZONING:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-1-DA) for the 13.12-acre parcel located adjacent to Pollard Lane (Medici Vista). This parcel annexation is necessary for the northern parcel to be contiguous to Star city limits. At this time, a preliminary plat application has not been submitted for review and approval. The second requested annexation and zoning application with a zoning designation of Residential (R-2) is for the adjacent 48.73-acre parcel that does have a preliminary plat application submitted for review (Medici Hills Subdivision). The proposed zoning designations of R-1 and R-2 both are in compliance with the Comprehensive Plan designation of Estate Rural Residential, which allows for up to 2 units per acre. The proposed Medici Hills preliminary plat has a current density of 1.52 dwelling units per acre, while again, a preliminary plat for the Medici Vista property has not been submitted. Based on the requested R-1 zone, the maximum density for the lower parcel would be a maximum of 1 dwelling unit per acre. The properties are located in an area where central sewer and water can be extended by Star Sewer and Water District. The zoning request includes a development agreement for both parcels that will

address future densities, development standards and conditions of approval required by Staff and the Council, along with other agencies.

PRELIMINARY PLAT:

The preliminary plat submitted for Medici Hills Subdivision contains 74 single family residential lots and 11 common area lots, and includes a private street network, on 48.73 acres with a proposed gross density of 1.52 dwelling units per acre. The lots will have access and frontage from the proposed private streets. Lots will range in size from 12,373 square feet to 35,713 square feet with an average buildable lot size of 19,242 square feet. The submitted preliminary plat is showing the private streets with a 60-foot wide easement (on a common lot) with paved driving surface measuring 36 feet from back of curb to back of curb. 5 foot detached sidewalks with a 6 foot planter strip is included in the design. The preliminary plat indicates primary access for the development from Highway 16, with a secondary access stubbing south into the Medici Vista parcel. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 8.28 acres (17%) of total open space with 4.64 acres (9.54%) as usable open space. The minimum usable open space requirement to which satisfy the Unified Development Code is 10% unless a waiver is granted.

Section 8-8C-2J-4c requires a minimum of forty feet (40') wide buffer area along a principal arterial roadway (Hwy 16). The Applicant shall insure that the buffer is outside of any current or future ITD right of way for the Hwy 16 corridor.

The Unified Development Code, Section 8-4E-2 (*Each development is required to have at least one site amenity. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units*) requires a development of this size and density to have a minimum of 3 site amenities. The submitted landscape plan indicates that the Applicant will be providing "Butterfly Gardens" in addition to pathways in several areas of the development. The Applicant shall provide one (1) additional site amenity from the list in Section 8-4E-2B to satisfy code requirements.

HIGHWAY 16 ACCESS:

As stated, the submitted preliminary plat for Medici Hills Subdivision indicates a development access directly onto State Highway 16. Staff received a review letter from ITD, dated December 9, 2022. A condition of approval from ITD states that *"the proposed development will be temporarily permitted a full site access to State Highway 16 (SH-16) until alternative access is available. Furthermore, once alternative access points become available, access to SH-16 will be limited to emergency use only"*. Although the Applicant has not submitted a preliminary plat on the southern Medici Vista annexation portion of the applications, staff is recommending to the Council that a condition of approval of annexation for both properties require the roadway stub shown on the Medici Hills Subdivision preliminary plat (N. Maddalena Lane) be built as part of the first phase of Medici Hills to provide access directly to N. Pollard Lane, and that any access

to Hwy 16 be limited to emergency access only, pending approval of ITD and Star Fire District on the emergency access.

HILLSIDE & SLOPE CONCERNS:

The Star Comprehensive Plan, Section 8.2.3 Land Use Map Designation - Steep Slope states the following:

Areas with over 25% slope are to be “no development” areas except for city approved trails and where isolated areas of steep slope are located on property where site grading can easily be modified to buildable area. In those cases where grading can be accomplished to modify the isolated steep slope areas the surrounding land use designation shall apply within the area designated steep slope.

The Applicant should be prepared to address how this preliminary plat meets the intent of the Comprehensive Plan, including providing additional exhibits to Council. The Applicant should continue to work with the City Engineer on the hillside issues.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the development.
- Lighting
Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight plan but has not provided a street light design/cut sheet for City approval. The plan appears to meet City code for light locations. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat.**
- Street Names
Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat.
- Subdivision Name
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for both the open space and street trees. Final approval will be part of the Final Plat application process.**
- Setbacks – **The applicant is not requesting a setback waiver and will follow the setbacks for the R-1 & R-2 zones as identified in this report.**
- Block lengths – Not all blocks meet within the proposed preliminary plat meet the 750' block length maximum requirement. **Given the topography of the property and the fact that adjacent properties will not be provided with access, Staff is support of a waiver of this requirement.**
- Mailbox Cluster – **Applicant has submitted a mailbox cluster location but it doesn't appear that they have provided documentation from the Star Postmaster depicting the approved location. Given that the proposed location is at the Hwy 16 entrance that Staff has previously requested to be removed, the Applicant shall provide an updated location map and documentation from the Star Postmaster depicting the new location. This will be required prior to approval of the final plat application for phase one.**
- Phasing – **The applicant has not provided a phasing plan for the development. A phasing plan shall be required as a condition of approval prior to approval of the final plat application for phase one.**
- Pathway – A pathway and public use easement shall be provided along the south side of the Farmers Union Canal that meets the requirements of the adopted City Pathway Plan.
- ITD Proportionate Shares and Police and Fire District Mitigation Fees – In an effort to have growth pay for growth, Proportionate Shares for ITD and Mitigation Fees for Police and Fire protection will be required for all new homes constructed within this development. This is in addition to current ACHD, Parks and Fire Impact Fees being paid.

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the development will be built as presented and/or modified

by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- **Access to Hwy 16;**
- **ITD Proportionate Share Fees;**
- **Emergency Access**
- **Additional Site Amenity**
- **Pathway along Canal**
- **Hillside and Slope Issues**
- **Block Length Waiver**

AGENCY RESPONSES

ITD	December 20, 2022
City Engineer	January 31, 2023
Intermountain Gas	September 27, 2022
Star Fire District	July 8, 2022
COMPASS	October 24, 2022
ACHD	October 21, 2022
Central District Health Department	September 1, 2022

PUBLIC RESPONSES

Kevin and Rebecca Flash	January 27, 2023
Abigail Germaine on behalf of Hillsdale HOA	February 2, 2023

STAFF DISCUSSION AND RECOMMENDATION

Staff is concerned with compliance of the intent of the Comprehensive Plan for the areas of the preliminary plat in Medici Hills Subdivision that are in excess of 25% slope area. The Star Comprehensive Plan Section 8.2.3 Land Use Map Designation - Steep Slope references this concern. A condition of approval may be appropriate requiring the applicant to revise the preliminary plat to avoid these areas, or obtain approval from the City Engineer that these areas have been engineered and designed to meet the intent of the Comprehensive Plan. Because there is not currently any Unified Development Code standards or requirements that deal specifically with slopes greater than 25%, the Comprehensive Plan reference is open to further interpretation.

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat and private street, **as recommended with conditions**, meets the requirements, standards and intent for development as they relate to the Unified Development Code. The

Comprehensive Plan is a guide for future development and must be reviewed and discussed further to determine if the intent of the Plan has been met. Because this is an annexation request, Council must meet the required findings of fact listed in this report. The proposed density of 1.52 dwelling unit per acre is within the range of 1-2 dwelling units per acre allowed in the Estate Rural Residential Comprehensive Plan Future Land Use Map designation. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-1 & R-2) zoning designations will provide.

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

FINDINGS

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

ANNEXATION FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

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

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

1. *Designing development projects that minimize impacts on existing adjacent properties, and*
2. *Managing urban sprawl to protect outlying rural areas.*

2. Public Services are available or can be made available and are adequate to accommodate the proposed development.

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

3. There is public financial capability of supporting services for the proposed development;

The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.

4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

PRIVATE STREET FINDINGS:

- A. The design of the private street meets the requirements of this article;
The City must find that the proposed private streets meets the design standards in the Code.
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity:
The City must find that it has not been presented with any facts stating this private road will cause damage, hazard or nuisance, or other detriment to persons, property or uses in the vicinity.
- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.
The City must find that the use is not in conflict with the comprehensive plan and/or regional transportation plan.

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

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

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Medici Hills 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**

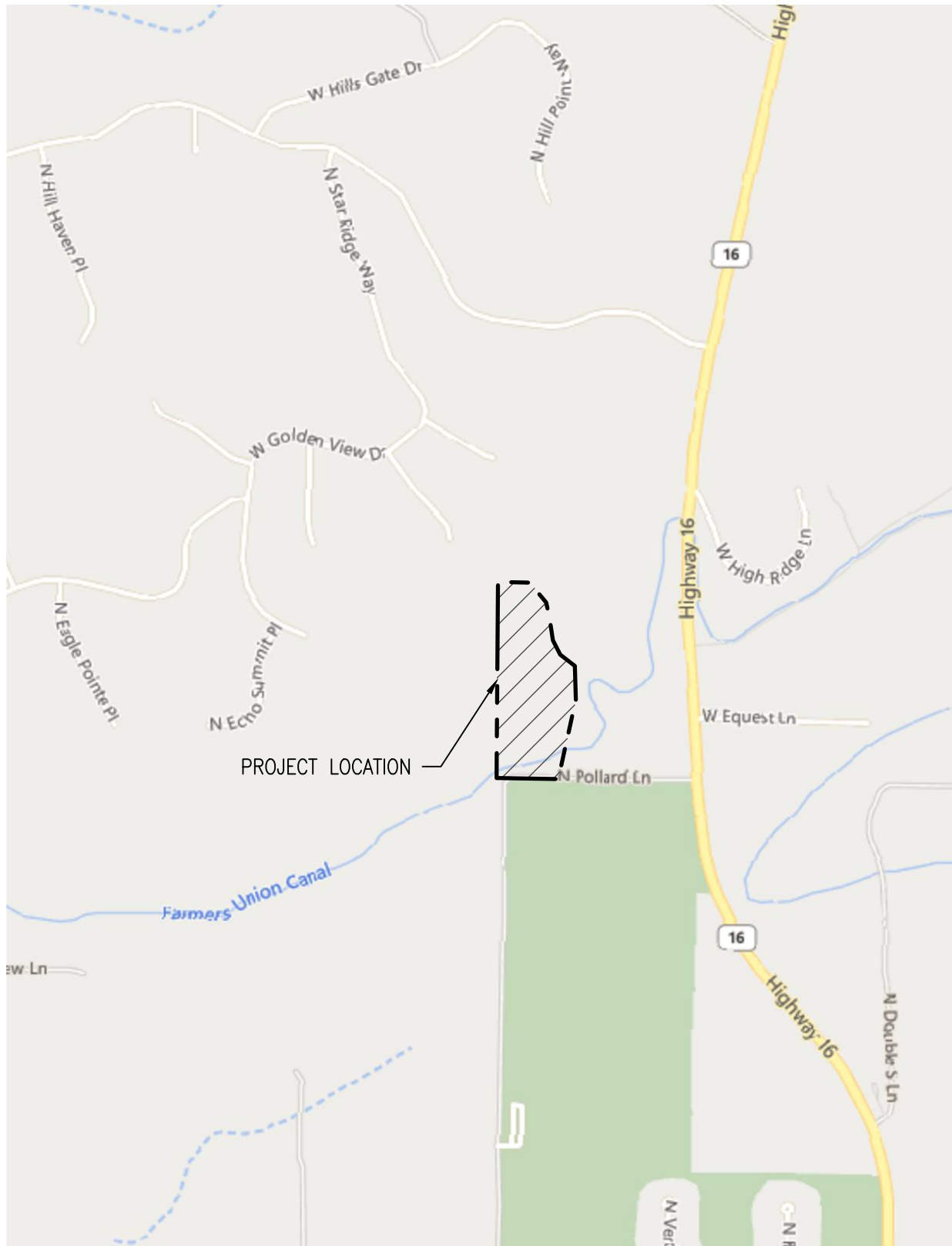
System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.

3. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
4. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
5. **Applicant shall provide staff with one additional amenity for the development, including amenity specifics and location.**
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
9. 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.
10. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
11. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
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. Mailbox cluster locations shall be determined and located based on the Postmaster.**
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, including annexation into the District.
14. **Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names, and they should be accurately reflected on the plat.**

15. Prior to signing the final plat, the development name shall be accurately reflected on the mylar and be consistent with the approval from Ada County.
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
18. All common areas shall be owned and maintained by the Homeowners Association.
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
20. A sign application is required for any subdivision signs.
- 21. 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.**
- 22. Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number AZ-22-08/DA-22-08/AZ-22-07/DA-22-07/PP-22-12/PR-22-04 for annexation of Medici Vista property and preliminary plat for Medici Hills Subdivision on _____, 2023.



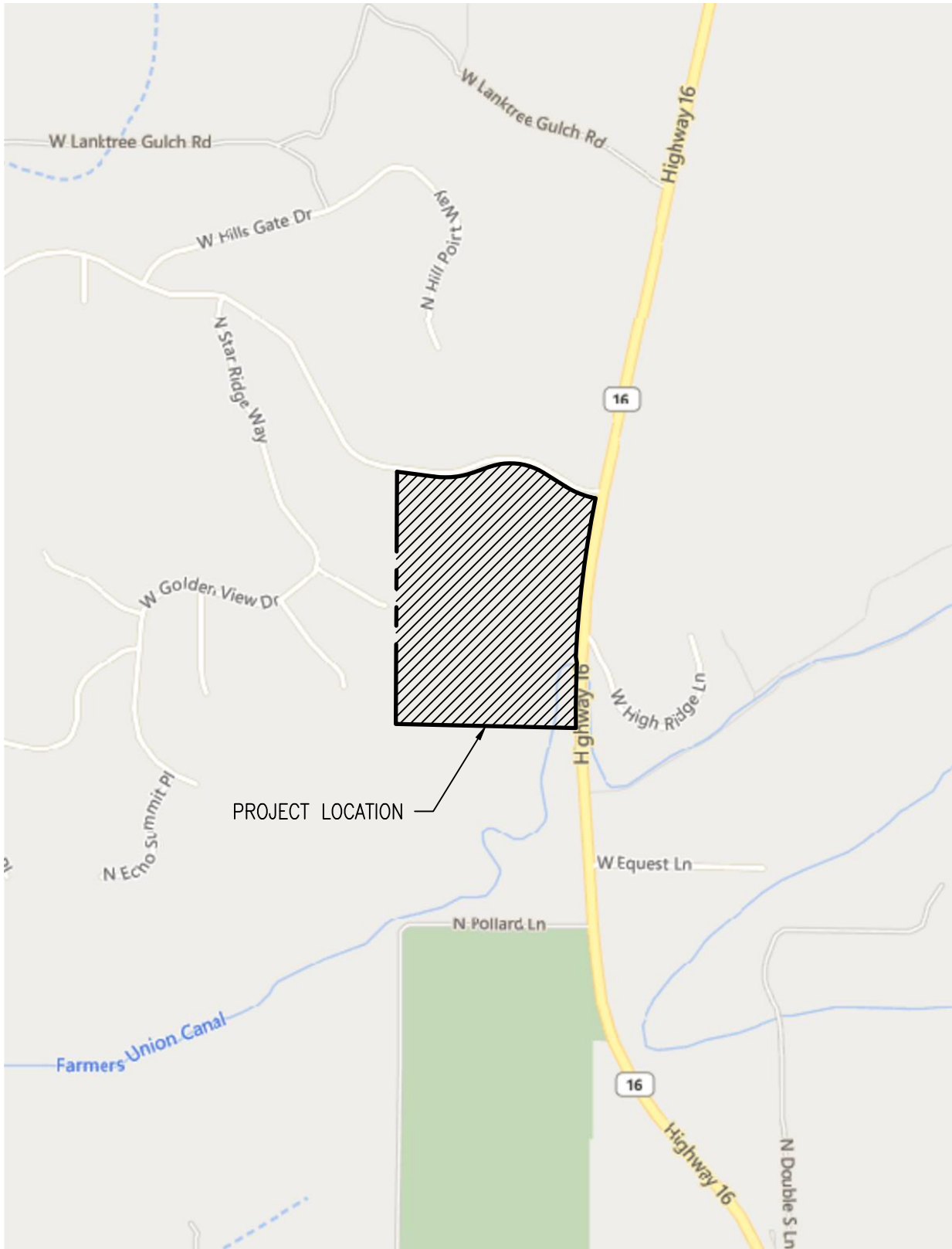
BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-593-7555

MEDICI VISTA SUBDIVISION

FIGURE 1
VICINITY MAP



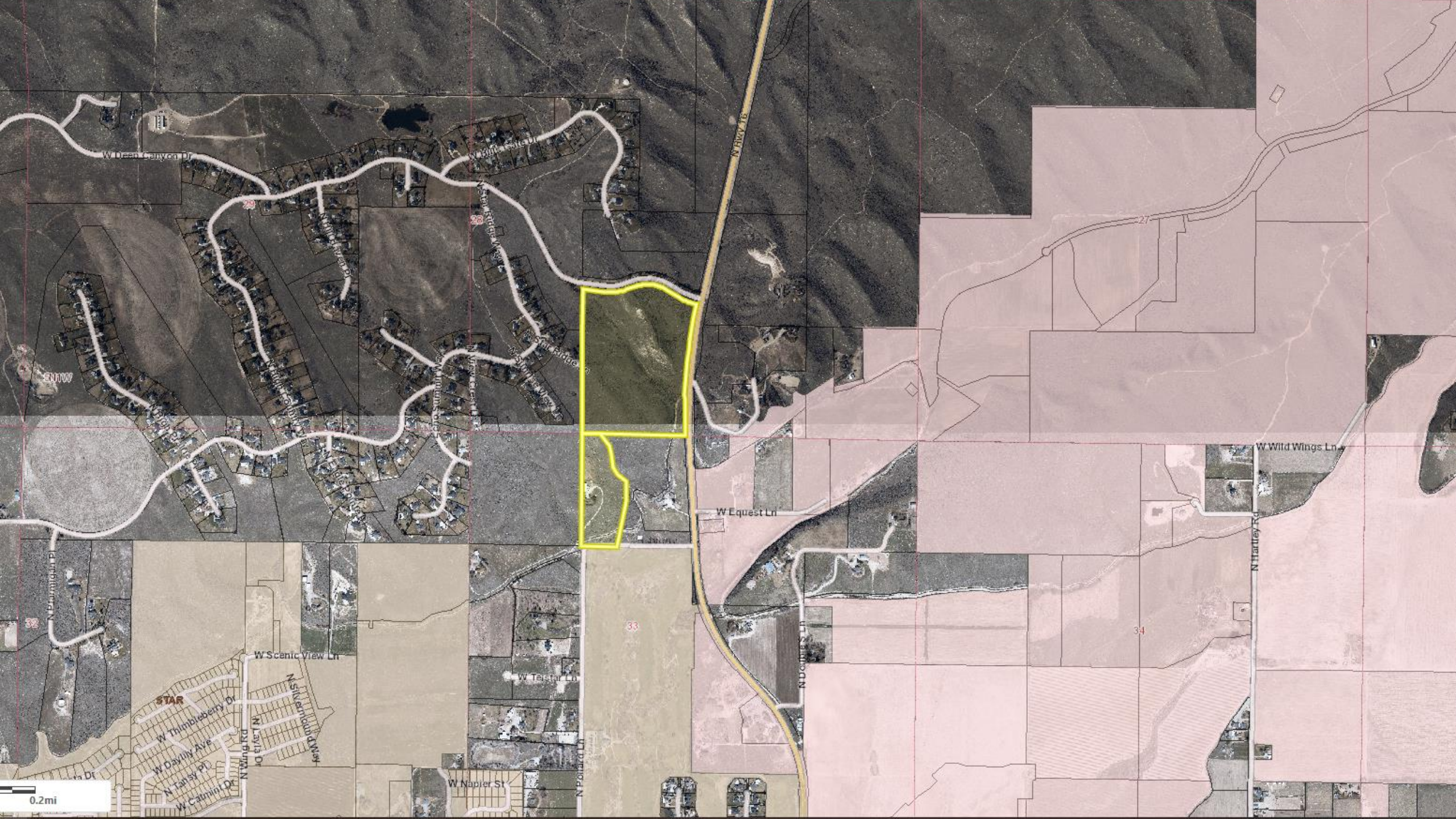
BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Boise, ID 83706, 4355 W. Emerald Street, Suite 145

MEDICI HILLS SUBDIVISION

FIGURE 1
VICINITY MAP



W Deer Canyon Dr

W Wild Wings Ln

W Hickory Tr

33

33

27

ENW

32

33

34

W Wild Wings Ln

W Equest Ln

N Hanley Rd

W Scenic View Ln

W Teal Ln

N Dennis Ln

STAR

W Thornberry Dr

W Daylily Ave

N Tansy Pl

W Catalina Dr

N Wing Rd

N Star Ln

N Siskiyew Dr

W Napier St

N Polaris Ln

0.2mi



November 17, 2022
Project No.: M4621001

City of Star Planning and Zoning Department
P.O. Box 130
Star, ID 83669

**RE: Medici Hills Subdivision – Ada County, ID
Applications for Annexation & Zoning and Preliminary Plat**

On behalf of Snake River Property Group, LLC, we are pleased to submit the attached applications for the development of the Medici Hills Subdivision (Project), located southwest of the intersection of Highway 16 and Deep Canyon Drive in Ada County, ID. More specifically, this Project is within the South ½ of Section 28, Township 5 North, Range 1 West, Boise Meridian. The purpose of this letter is to provide supplemental information for the Project to assist in the review process of this application.

Overview

Our applications include: 1) Annexation of 48.74-acre site from Ada County into the City of Star with a requested zoning of R-2; 2) Preliminary Plat for a new residential subdivision consisting of 74 single family lots.

Existing Use of the Property

The property currently has no residential homes or associated buildings. All existing structures/materials will be removed from the property. The parcel has historically been used for pastures and agriculture. The land generally slopes from to the northwest to the southeast of the property and historically discharges offsite. The Farmers Union Canal runs along the southeast corner of the property.

Comprehensive Plan, Zoning and Surrounding Land Uses

The Medici Hills community totals 48.74 acres. The City of Star's Future Land Use Map designates the area as Estate Residential (1-3 units per acre). The current zoning of the property is Rural Residential (RR, County). The surrounding land uses within the immediate

area are as follows: Residential and Agricultural. The surrounding property zones within the immediate area are as follows: Rural Residential (RR) and Rural-Urban Transition. The development of the Project is consistent with other approved projects and the comprehensive plan.

Property Annexation

The Project is proposed to be annexed from Ada County into the City of Star. This annexation follows the trend and desire to encourage growth within the city impact area. The annexation will provide the city an additional source to collect taxes for improving existing infrastructure and constructing new and exciting city projects. This development will create additional open space for the residents to enjoy.

Residential Lots and Density

The Project provides lots ranging in size from 12,373 square feet (sf) to 35,713 sf, with an average residential lot size of 19,242 sf. The proposed net density of the project is 1.80 dwelling units per acre $[(74)/41.03=1.80 \text{ du/acre}]$. The development has varying lot widths and depths to accommodate different house plans and residential lifestyles. The Project is intended to be developed as one phase.

Open Space and Amenities

The open spaces for this Project exceed the City's code requirements. The city code for a single-family residential development requires a minimum of 15% of gross land area to be open space, or 7.31± acres. We are currently providing 17.0% of total open space, or 8.31± acres. The usable amount of open space provided is 28.8%, or 2.39± acres.

A landscape buffer along Highway 16 is proposed in accordance with City Code requirements. This area reserves space for a large amount of landscaping to buffer traffic noise and sight lines into the neighborhood. Quality landscaping will be provided throughout the community. Detached sidewalks along internal roadways allow for significant trees and shrubs in the planting strip and behind the sidewalk.

The City Pathway Map shows a proposed pathway along the Farmers Union Canal. It is the developer's intent to work closely with the city and relevant departments to provide a unique and wonderfully crafted green belt experience for the community to enjoy. Interconnective pathways throughout the community located in common lots will allow pedestrian access across the entire neighborhood.

A butterfly garden is also being proposed for the residence to enjoy. All common lots will be owned and maintained by the HOA.

Streets and Utilities

The Project has been designed in compliance with the ACHD, ITD and City of Star standards. Internal roads are proposed to be private and will be built out as require by the City of Star. The method of construction, observation testing, inspection and maintenance of this private street is being discussed at this time. We will work with staff to determine what these methods should look like and what financial arrangements are needed for providing future replacement of the facilities.

Potable water and sewer will be constructed off site to serve this property. Service is proposed to be provided by the Star Sewer and Water District (SSWD). These utilities within the proposed development comply with the adopted master plans of the SSWD.

A new water storage tank shall be constructed for fire protection per discussions with SSWD. This tank shall be placed near the highest elevation on the site.

Irrigation water is provided to the Project from the east and generally flows along the southeast corner via ditches and pipes. This water way and associated facility is intended to be undeveloped, and all downstream users will be unaffected by these construction activities once completed.

Power lines along Highway 16 will provide electrical power to all proposed lots. Special modifications outside of normal development is not anticipated at this time.

All storm water generated onsite will be handled and remained onsite. Current preliminary design shows retention ponds. This preliminary design may be altered in the future based on additional information acquired during the final design process.

As the project progresses, we will work with the public utilities and associated agencies to ensure that adequate services are provided.

Hillside Grading Considerations

The Project is located within the Hillside Grading overlay district established by the City of Star. Negotiating a moderate or significant slope with thoughtful design strategies is needed to ensure a high quality for private spaces is maintained.

To the extent possible, dramatic cuts and fills will be minimized. Roadways shall follow the natural terrain as best as possible to limit these conditions. Lots shall slope either to the front or back to reduce the existing ground matching slope or the ultimate height of any retaining walls needed.

Keystone retaining walls will be utilized as much as possible. If there are any sections of walls that are required be over 4' in height, a structural engineer shall be hired for this design. Terracing is also an alternative that shall be considered. This type of construction allows for

a break in vertical walls, is visually more appealing and allows for planting area opportunities for residents.

We will work closely with city staff in the final stages of design in order to meet any and all city requirements.

Neighborhood Meeting

The neighborhood meeting for this Project was held at the Star Riverhouse at 6:00 pm on Tuesday, February 8, 2022. Attendees of the meeting received a copy of the most current lot layout at the time and an invitation to contact the project manager at any time with questions or concerns. The names of attendees are listed on the neighborhood meeting attendance sheet.

Traffic Impact Study

A Traffic Impact Memo is being coordinated with ITD at this time.

Landscape Plan

A landscape plan has been provided with this application.

Waivers and Requests

No waivers or requests are proposed for this Project.

There are no development-related items the owner is required to complete beyond those detailed in the City Code, policies, or construction standards that we are aware of at this time. No restrictive covenants or deed restrictions are being proposed at this time.

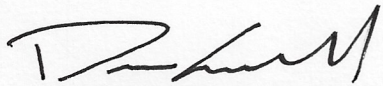
Summary

We believe the residents of this proposed development will enjoy a quiet neighborhood, with the benefit of excellent access and proximity to the surrounding commercial uses and entertainment activities.

We are pleased to submit our application that will provide a desirable product at this special location in Star. We look forward to working with you, your staff and Star's decision makers through the approval process. Please do not hesitate to contact us if you have questions about our proposed development or the applications.

BLAINE A. WOMER CIVIL ENGINEERING

By:



Andrew Newell, Project Manager

4355 W. Emerald Street, Suite 145, Boise, ID 83706 • Phone: (208) 593-7555



ANNEXATION & ZONING - REZONE APPLICATION

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

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative

Applicant Name: Homan Land Development
Applicant Address: 6820 West Randolph Drive Zip: 83709
Phone: (208) 861-9700 Email: mhlanddevelopment@yahoo.com

Owner Name: Same as above
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect **engineer** developer):
Contact: Andrew Newell, Engineer Firm Name: BAWCE
Address: 4355 W. Emerald Street, Suite 145, Boise, ID Zip: 83706
Phone: 208-593-7555 Email: andrew@bawce.com

Property Information:

Site Address: 4401 N POLLARD LN STAR, ID 83669 Parcel Number: S0333212580
Total Acreage of Site: 13.12
Total Acreage of Site in Special Flood Hazard Area: _____ N/A
Proposed Zoning Designation of Site: R-1

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR County	Agriculture (irrigated)	Residential
Proposed	R-1	Estate Residential	Residential
North of site	RR County	RR County	Undeveloped
South of site	R-2 City	Commercial	Golf Course
East of site	RUT City	RUT City	Undeveloped
West of site	RR County	Rangeland	Undeveloped

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

Areas of Critical Environmental Concern - no

Evidence of Erosion - no

Fish Habitat - no

Floodplain - no

Mature Trees - no

Riparian Vegetation - no

Steep Slopes - yes, Hillside

Stream/Creek - no

Unique Animal Life - no

Unique Plant Life - no

Unstable Soils - no

Wildlife Habitat - no

Historical Assets - no

Application Requirements:

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

Applicant (√)	Description	Staff (√)
x	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
x	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
x	Completed and signed Annexation & Zoning/Rezone Application	
	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
x	Narrative fully describing the proposed project (must be signed by applicant)	
x	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> • Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer's seal. 	
x	Recorded warranty deed for the subject property	

×	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
×	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
×	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
×	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
×	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
provided by city	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
×	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	
Acknowledged	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
×	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
Acknowledged	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

FEE REQUIREMENT:

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

Mike Homan
Applicant/Representative Signature

June 2, 2022
Date



ANNEXATION & ZONING - REZONE APPLICATION

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

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative

Applicant Name: Medici Hills, LLC
Applicant Address: 784 South Clearwater Loop, STE B, Post Falls, ID Zip: 83854
Phone: (208) 863-5763 Email: adrianegoff@me.com

Owner Name: Same as above
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, **engineer** developer):
Contact: Andrew Newell, Engineer Firm Name: BAWCE
Address: 4355 W. Emerald Street, Suite 145, Boise, ID Zip: 83706
Phone: 208-593-7555 Email: andrew@bawce.com

Property Information:

Site Address: N HWY 16 STAR, ID 83669 Parcel Number: S0328346600
Total Acreage of Site: 48.74
Total Acreage of Site in Special Flood Hazard Area: _____ N/A
Proposed Zoning Designation of Site: R-2

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR County	RR County	Vacant
Proposed	R-2	Estate Residential	Residential
North of site	RR County	RR County	Residential
South of site	RR and RUT County	Agriculture (irrigated)	Undeveloped
East of site	RR County	Rangeland	Undeveloped
West of site	RR County	Residential (non-farm sub)	Residential

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

Areas of Critical Environmental Concern - no

Evidence of Erosion - no

Fish Habitat - no

Floodplain - no

Mature Trees - no

Riparian Vegetation - no

Steep Slopes - yes, Hillside

Stream/Creek - no

Unique Animal Life - no

Unique Plant Life - no

Unstable Soils - no

Wildlife Habitat - no

Historical Assets - no

Application Requirements:

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

Applicant (√)	Description	Staff (√)
×	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
×	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
×	Completed and signed Annexation & Zoning/Rezone Application	
	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
×	Narrative fully describing the proposed project (must be signed by applicant)	
×	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> • Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer's seal. 	
×	Recorded warranty deed for the subject property	

X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
X	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
X	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
provided by city	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
X	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type.</u>	
Acknowledged	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
X	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
Acknowledged	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

FEE REQUIREMENT:

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

Applicant/Representative Signature

06-03-22

Date



PRELIMINARY PLAT APPLICATION

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

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative

Applicant Name: Medici Hills, LLC
Applicant Address: 784 South Clearwater Loop, STE B, Post Falls, ID Zip: 83854
Phone: (208) 863-5763 Email: adrianegoff@me.com

Owner Name: Same as above
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, **engineer**, developer):
Contact: Andrew Newell, Engineer Firm Name: BAWCE
Address: 4355 W. Emerald Street, Suite 145, Boise, ID Zip: 83706
Phone: 208-593-7555 Email: andrew@bawce.com

Property Information:

Subdivision Name: Medici Hills Subdivision
Site Location: N HWY 16 STAR, ID 83669
Approved Zoning Designation of Site: RR County
Parcel Number(s): S0328346600

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR County	RR County	Vacant
Proposed	R-2	Estate Residential	Residential
North of site	RR County	RR County	Residential
South of site	RR County	Aggriculture (irrigated)	Undeveloped
East of site	RR County	Rangeland	Undeveloped
West of site	RR County	Residential (non-farm sub)	Residential

SITE DATA:

Total Acreage of Site - 48.74
Breakdown of Acreage of Land in Contiguous Ownership - 48.74
Total Acreage of Site in Special Flood Hazard Area - N/A
Dwelling Units per Gross Acre - 1.81
Minimum Lot Size - 12,373 sf
Minimum Lot Width - 42 ft

Total Number of Lots - 84
Residential - 74
Commercial - 0
Industrial - 0
Common - 10

Total Number of Units - 74
Single-family - 74
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 17.0 % / 8.31 acres
Percent of Common Space to be used for drainage - 4.0%
Describe Common Space Areas (amenities, landscaping, structures, etc.) - asphalt pathways and a butterfly garden

Proposed Dedicated Lots & Acreage (school, parks, etc): N.A.

Public Streets - 0 Private Streets - 7
Describe Pedestrian Walkways (location, width, material) - dettached from roadway, 5' wide, concrete
Describe Bike Paths (location, width, material) - N/A

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

Total Acreage of Site in Special Flood Hazard Area - N/A

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone x
Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

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

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

Potable Water - Star Sewer and Water District
 Irrigation Water- Farmers Union Ditch Company
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire Department
 Schools - West Ada School District
 Roads - Private

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

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

Application Requirements:

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

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

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

FEE REQUIREMENT:

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



Applicant/Representative Signature

6-3-22

Date



Mike Homan
Date: 9/2/22
Job No: 6622

ANNEXATION DESCRIPTION

A Parcel of Land being a Portion of the NE 1/4 of the NW 1/4 of Section 33, Township 5 North, Range 1 West, Boise Meridian, Ada County Idaho, as shown on Record of Survey No. 1956, as filed for record in the Office of the Ada County Recorder, Boise Idaho, in Book G of surveys at page 1984 and more particularly described as follows:

COMMENCING at an iron pin marking the North 1/4 Corner of said Section 33;

Thence along the Northerly boundary of the NE 1/4 of the NW 1/4 of said Section 33, North 89°10'05" West, 1314.72 feet to a Brass Cap marking the Northwest corner of the NE 1/4 of the NW 1/4 Corner of said Section 33, (West 1/16 corner common to Sections 28 and 33), said point also being the **POINT OF BEGINNING**;

Thence along the Westerly boundary of the NE 1/4 of the NW 1/4 of said Section 33, South 00°00'30" West, 1323.78 feet to a 5/8" iron pin marking the Southwest corner of the NE 1/4 of the NW 1/4 of said Section 33, (Northwest 1/16 corner);

Thence along the southerly boundary of the NE 1/4 of the NW 1/4 of said Section 33, South 89°18'17" East, 414.79 feet to an iron pin;

Thence leaving the Southerly boundary of the NE 1/4 of the NW 1/4 of said Section 33, North 12°05'44" East, 549.47 feet to an iron pin;

Thence North 02°09'10" West, 228.68 feet to an iron pin;

Thence North 52°41'38" West, 125.40 feet to an iron pin;

Thence North 27°08'44" West, 108.16 feet to an iron pin;

Thence North 09°04'31" West, 158.18 feet to an iron pin;

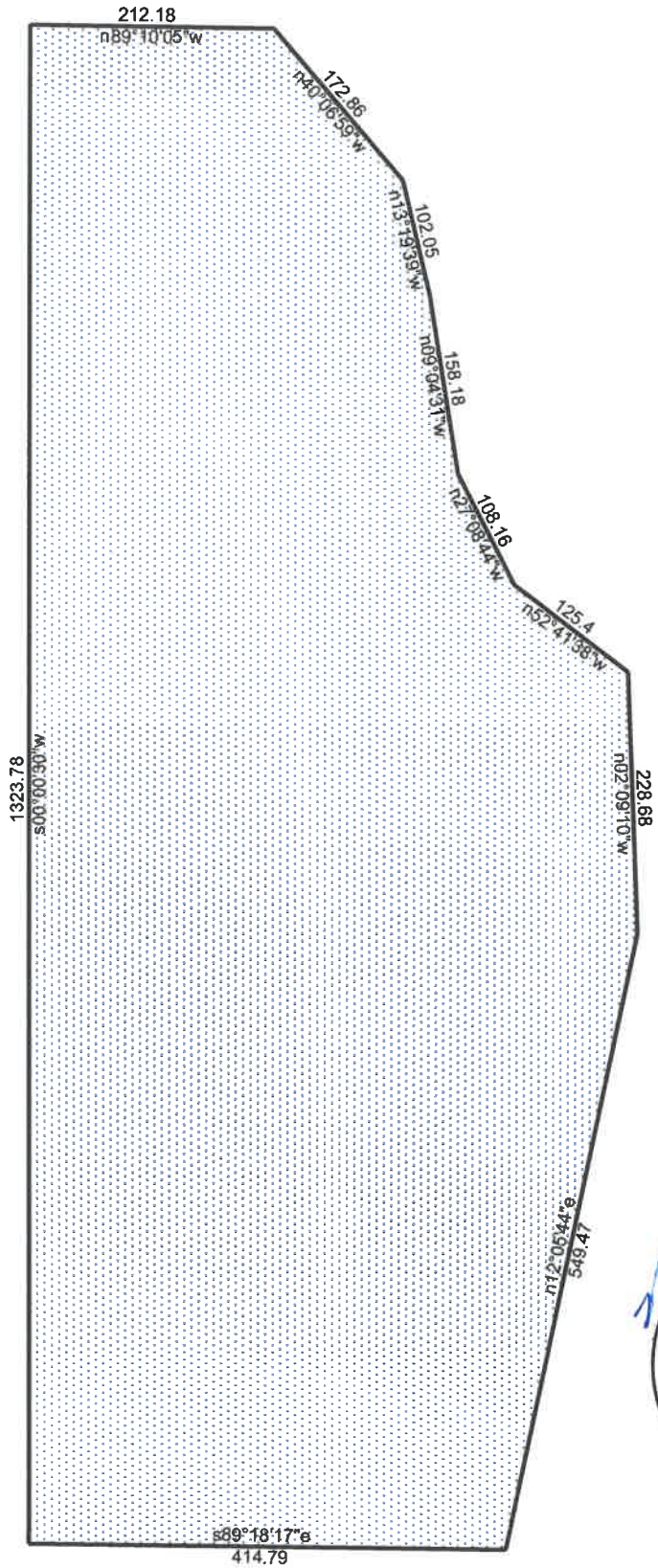
Thence North 13°19'39" West, 102.05 feet to an iron pin;

Thence North 40°06'59" West, 172.86 feet to an iron pin marking the Northerly boundary of the NE 1/4 of the NW 1/4 of said Section 33;

Thence along the Northerly boundary of the NE 1/4 of the NW 1/4 of said Section 33, North 89°10'05" West, 212.18 feet to the **POINT OF BEGINNING**;

This parcel contains 13.13 acres more or less.





6622 POLLARD ANNEXATION

9/2/2022

Scale: 1 inch= 160 feet

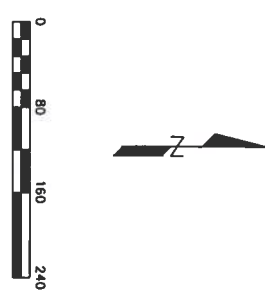
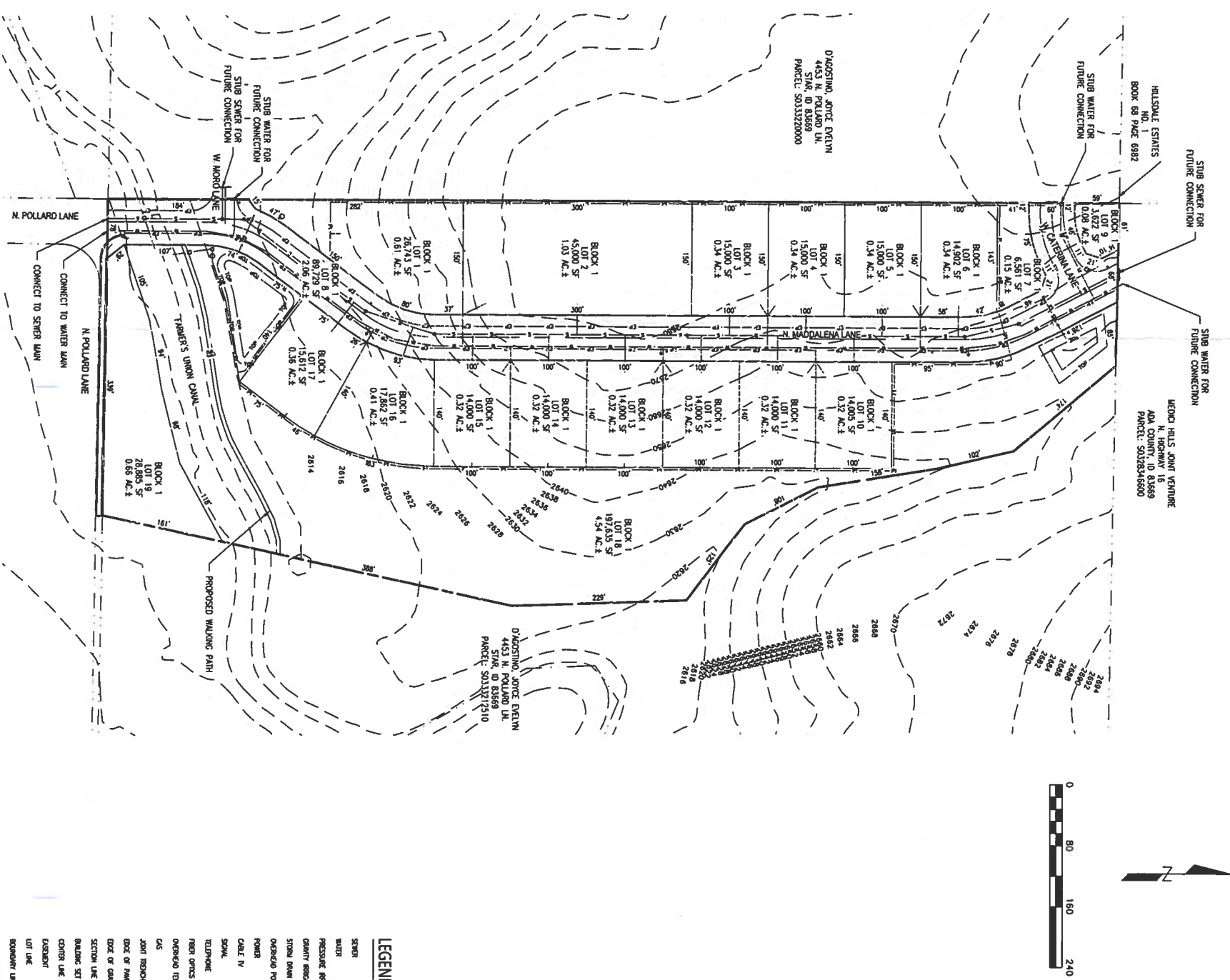
File:

Tract 1: 13.1313 Acres, Closure: n85.4432w 0.01 ft. (1/390064), Perimeter=3396 ft.

- 01 s00.0030w 1323.78
- 02 s89.1817e 414.79
- 03 n12.0544e 549.47
- 04 n02.0910w 228.68
- 05 n52.4138w 125.4
- 06 n27.0844w 108.16
- 07 n09.0431w 158.18

- 08 n13.1939w 102.05
- 09 n40.0659w 172.86
- 10 n89.1005w 212.18

CONCEPT PLAN MEDICI VISTA ANNEXATION



LEGEND

	SEWER		STORM DRAIN MANHOLE
	WATER		SHALLOW STORM MANHOLE
	PRESSURE MAIN		LOT POLE
	GAS MAIN		MANHOLE
	OVERHEAD POWER		FIRE HYDRANT
	POWER		GAS METER
	CABLE TV		WATER VALVE
	SIGNAL		REGULATION VALVE
	TELEPHONE		POWER POLE
	FIBER OPTICS		OUT WIRE
	OVERHEAD TELEPHONE		TELEPHONE RISER
	GAS		ELECTRICAL BOX
	JOINT TRENCH		CATCHED POINT
	BOX OF MANHOLE		BRASS CAP MANHOLE
	BOX OF CATCH		ALUMINUM CAP MANHOLE
	SECTION LINE		3/4\"/>
	BUILDING SET BACK		1/2\"/>
	CENTER LINE		TEMPORARY BENCHMARK
	EASEMENT		TREE
	LOT LINE		
	BOUNDARY LINE		
	ADJACENT PROPERTY LINE		

VICINITY MAP
NTS



NOTE:
DRAWING CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED FINAL. ALL ENGINEERING PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

DRAWING STATUS:

NO.	DATE	REVISION

SEAL-ENGINEER

B BLAINE A. WOMER
CIVIL ENGINEERING

PLANNING
 SURVEYING
 ENGINEERING
 PUBLIC WORKS

4250 N. Central Street, Suite 115 • 1-202-551-7552
 FAX: 1-202-551-7550

BENCHMARK:
Project Temporary Benchmark Description
...
SCALE: 1" = 40'

ADA COUNTY, ID
CONCEPTUAL PLAN
COVER SHEET

SHEET NO. 1 OF 1
FILE NO. H3622002



Client: Womer Engineering
Date: August 3, 2022
Job No.: 6221
RE: Medici Hills Subdivision

PROPERTY DESCRIPTION

A parcel of land being a portion of the E 1/2 SW 1/4 and a portion of the NW 1/4 SE 1/4 of Section 28, Township 5 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a Found Aluminum Cap stamped "PLS 12460" marking the S1/4 corner of said Section 28, said corner bears S. 88°43'52" E., a distance of 1317.36 feet from a Found Brass Cap stamped "RMB 878 1969" marking the W1/16 corner of said Section 28;

Thence along the South boundary of said E 1/2 SW 1/4, N. 88° 43' 52" W., a distance of 102.43 feet to the Westerly Right of Way of State Highway 16 marked with a 5/8 inch iron pin stamped "PLS 3624", also being the POINT OF BEGINNING;

Thence continuing along said South boundary, N. 88° 43' 52" W., a distance of 1214.93 feet to a Found Brass Cap stamped "RMB 878 1969" marking the W1/16 corner of said Section 28 and the Southeast corner of Hillsdale Estates Subdivision No. 1 as found in Book 68, Page 6982 Records of Ada County;

Thence, leaving said South boundary and along the W1/16 Section line and the East Boundary of said Hillsdale Estates Subdivision No. 1, N. 00° 15' 42" E., a distance of 1700.51 feet to a point on the Southerly Right of Way of West Deep Canyon Drive.

Thence leaving said W1/16 Section line and said East Boundary of Hillsdale Estates Subdivision No. 1 and along said Southerly Right of Way of West Deep Canyon Drive the following courses and distance, S. 82° 34' 40" E., a distance of 251.47 feet to the beginning of a curve left marked with a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, a distance of 56.67 feet along the arc of said curve left, having a radius of 573.64 feet, a central angle of 05° 39' 37", the long chord of which bears N. 84° 01' 32" E., a distance of 268.46 feet to a point on said Southerly Right of Way;

Thence continuing, N. 70° 29' 35" E., a distance of 111.92 feet to the beginning of a curve right marked with a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, a distance of 58.46 feet along the arc of said curve right, having a radius of 425.00 feet, a central angle of 07° 52' 51", the long chord of which bears S. 83° 47' 44" E., a distance of 369.87 feet to a found 5/8 inch iron pin stamped "PLS 3624";

Thence continuing, S. 57° 59' 04" E., a distance of 174.72 feet to the beginning of a curve left marked with a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, a distance of 39.47 feet along the arc of said curve left, having a radius of 575.07 feet, a central angle of 03° 55' 56", the long chord of which bears S. 67° 19' 11" E., a distance of 186.56 feet to a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, S. 76° 39' 17" E., a distance of 30.16 feet to the beginning of a curve left, also being a point on the Westerly Right of Way of Emmett Highway.

Thence leaving said Southerly Right of Way of West Deep Canyon Drive and along said Westerly Right of Way of Emmett Highway the following courses and distances, a distance of 1016.28 feet along the arc of

COMPASS LAND SURVEYING, PLLC

Client Name-Job No\Survey\Descriptions\Document Name.doc

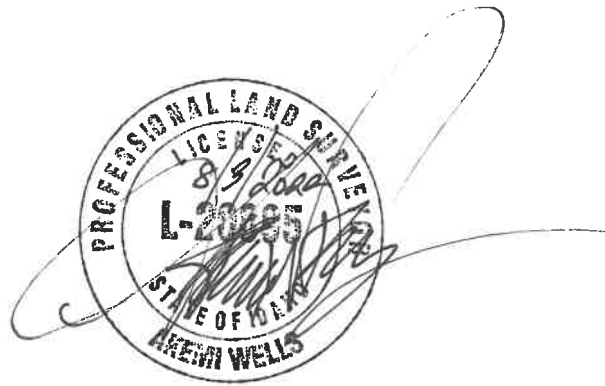
Page 2 of 3

said curve left, having a radius of 7374.35 feet, a central angle of $07^{\circ} 53' 46''$, the long chord of which bears S. $07^{\circ} 06' 54''$ W., a distance of 1077.28 feet;

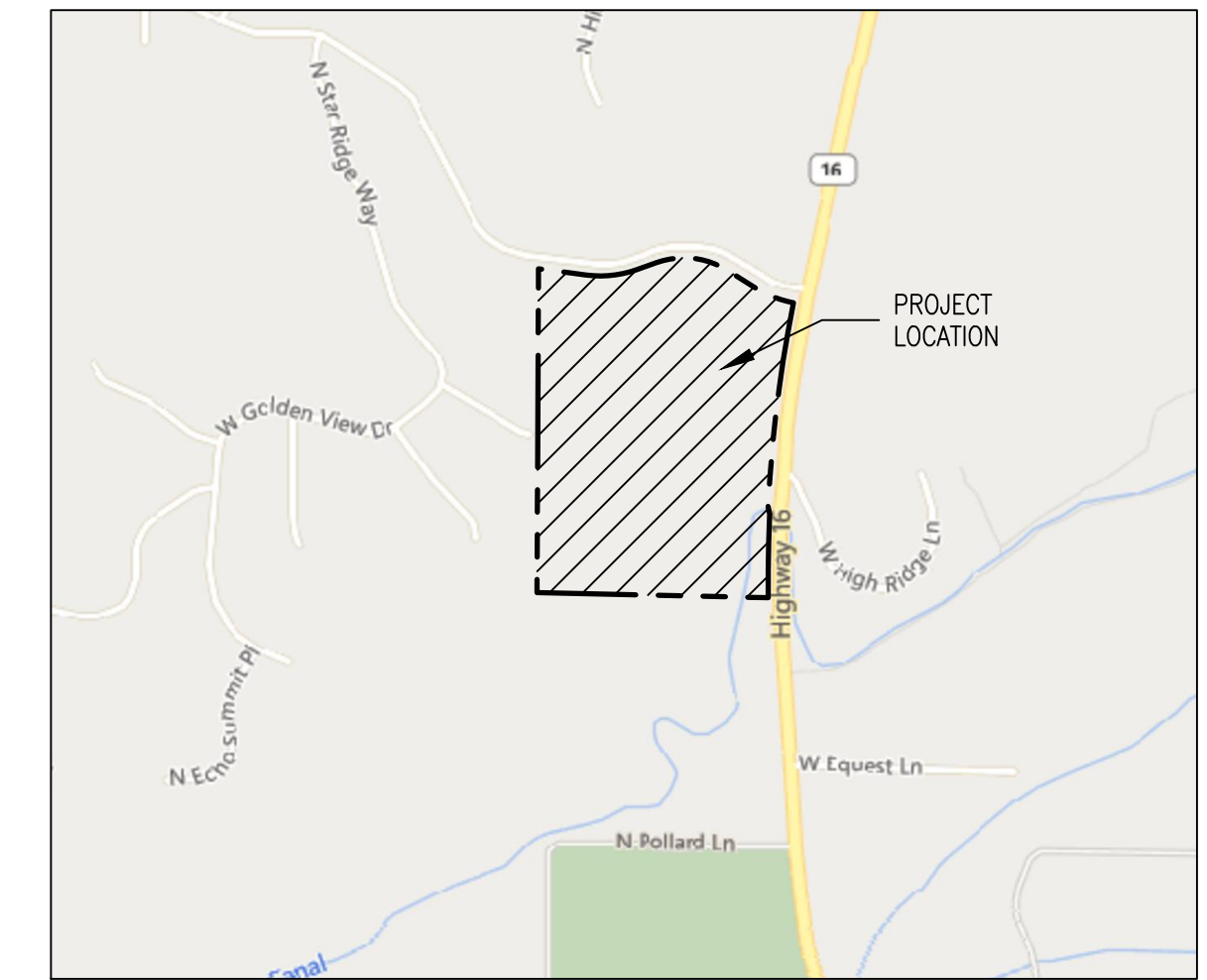
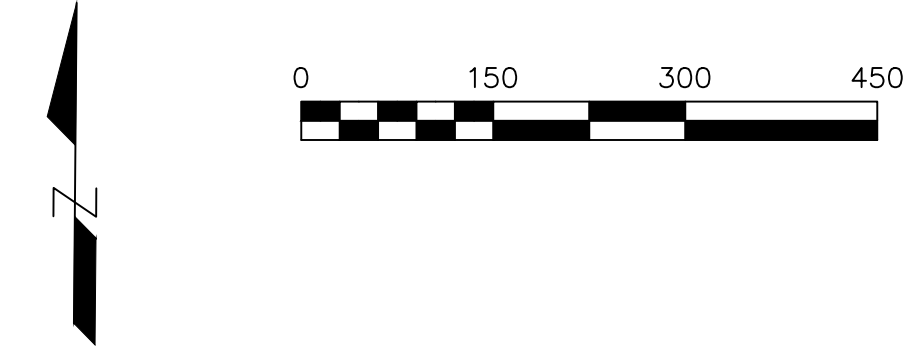
Thence continuing, S. $11^{\circ} 13' 29''$ E., a distance of 41.35 feet to the beginning of a curve left marked with a found bent 5/8 inch iron pin stamped "PLS 3624";

Thence continuing, a distance of 414.03 feet along the arc of said curve left, having a radius of 7364.35 feet, a central angle of $03^{\circ} 13' 16''$, the long chord of which bears S. $00^{\circ} 54' 19''$ W., a distance of 439.24 feet to the POINT OF BEGINNING.

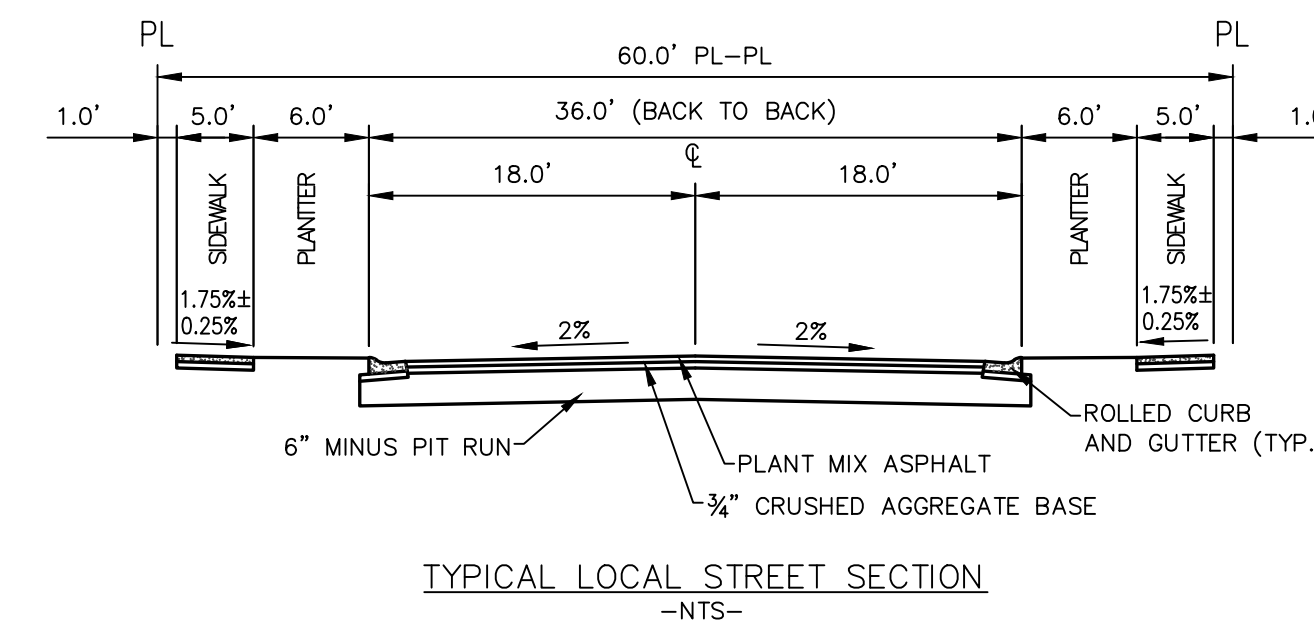
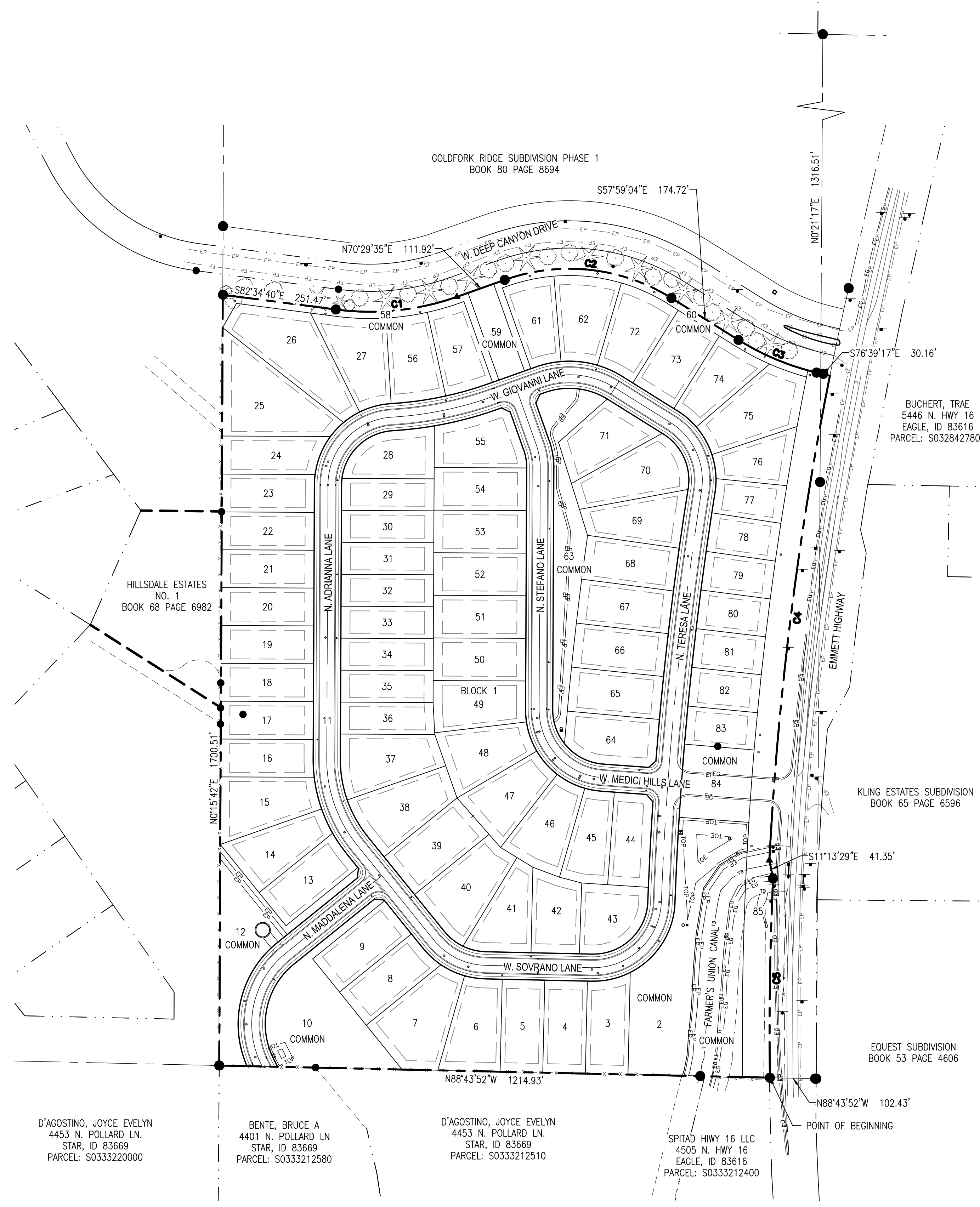
This parcel contains 48.73 acres more or less.



**PRELIMINARY PLAT OF
MEDICI HILLS PRELIMINARY PLAT**
A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO
JUNE 2022



VICINITY MAP
NTS



INDEX OF DRAWINGS	
Sheet	Sheet Title
PP-1	COVER SHEET
PP-2	EXISTING CONDITIONS
PP-3	PROPOSED SITE LAYOUT

CONTACT INFORMATION

ENGINEER/PLANNER
BLAINE A. WOMER CIVIL ENGINEERING
4355 W. EMERALD STREET, SUITE 145
BOISE, ID 83706
CONTACT: ANDREW F. NEWELL, P.E.
EMAIL: andrew@bawce.com
PHONE: (208) 993-7555

SURVEYOR
COMPASS LAND SURVEYING, PLLC
623 11th AVENUE SOUTH
Nampa, ID 83851
CONTACT: RICHARD GRAY
EMAIL: rgray.cls@gmail.com
PHONE: (208) 442-0115

DEVELOPER/APPLICANT
MEDICI HILLS, LLC
784 S. CLEARWATER LOOP
SITE B
POST FALLS, ID 83854
CONTACT: ADRIANNE GOFF
EMAIL: adrianna@medicidps.com
PHONE: (208) 863-5763

LANDSCAPE ARCHITECT
TODD BAGLEY LANDSCAPE ARCHITECT
CONTACT: TODD BAGLEY
EMAIL: toddb.blagley@gmail.com
PHONE: (951) 260-8003

PRELIMINARY PLAT LAND USE SUMMARY

ANNEXATION:	PROPOSED RR (COUNTY)
EXISTING COMPREHENSIVE PLAN DESIGNATION:	NO CHANGE RR (COUNTY)
PROPOSED COMPREHENSIVE PLAN DESIGNATION:	R-2 (CITY)
EXISTING ZONING:	64
PROPOSED ZONING:	10
TOTAL LOTS:	48.74 AC
RESIDENTIAL LOTS:	7.71 AC
COMMON/OPEN LOTS:	41.03 AC
TOTAL AREA:	12,373 SF
RIGHT OF WAY AREA:	19,242 SF
BUILDABLE AREA:	1,52/AC
MINIMUM LOT SIZE:	1,80/AC
AVERAGE BUILDABLE LOT SIZE:	318,467 SF (15.0%)
GROSS DENSITY LOTS PER ACRE:	361,963 SF (17.0%)
NET DENSITY LOTS PER ACRE:	36,198 SF (10.0% OF OPEN SPACE)
REQUIRED OPEN SPACE:	104,108 SF (28.8%)
OPEN SPACE SHOWN:	
REQUIRED USABLE OPEN SPACE:	
USABLE OPEN SPACE SHOWN:	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	573.64'	270.97'	27°03'54"	N84°01'32"E	268.46'
C2	425.00'	382.67'	51°35'19"	S83°47'44"E	369.87'
C3	575.07'	187.39'	18°40'12"	S67°19'11"E	186.56'
C4	7374.35'	1078.24'	8°22'39"	S7°06'54"W	1077.28'
C5	7364.35'	439.30'	3°25'04"	S0°54'19"W	439.24'

PRELIMINARY PLAT NOTES

- SANITARY SEWER AND DOMESTIC WATER WILL BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY A NEW PRESSURE IRRIGATION SYSTEM.
- ALL COMMON LOTS AND STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH SECTION 21-3805 OF THE IDAHO CODE CONCERNING IRRIGATION WATER.
- GRAVITY IRRIGATION APPEARS TO BE SUPPLIED BY FARMER'S UNION DITCH COMPANY. ALL IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC OR PRIVATE RIGHT-OF-WAY.
- ALL ROADWAYS ARE TO BE PRIVATE AND TO BE OWNED AND OPERATED BY THE HOA.
- STORM WATER RUNOFF CONVEYANCE AND TREATMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF STAR AND ADA COUNTY HIGHWAY DISTRICT STANDARDS.
- ANY ONSITE SEPTIC AND WELLS WILL BE ABANDONED IN ACCORDANCE WITH THE TECHNICAL GUIDANCE MANUAL FOR INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. EXISTING WELLS AND SEPTIC SYSTEMS IN THE AREA APPEAR TO MEET STANDARD SEPARATION REQUIREMENTS FOR THE PROPOSED PUBLIC MAINS.
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X FLOODWAY PER FIRM MAP 16001C0130J EFFECTIVE 6/19/2020.
- LOTS 1, 2, 10, 12, 58-60, 63, 84 AND 85, BLOCK 1 ARE COMMON LOTS AND SHALL BE MAINTAINED BY THE HOA.
- LOT 11, BLOCK 1 IS PROPOSED AS A PRIVATE ROADWAY AND SHALL BE OWNED AND OPERATED BY THE HOA.
- LOT 84, BLOCK 1 WILL ACT AS A TEMPORARY NEIGHBORHOOD ENTRANCE UNTIL HIGHWAY 16 IS FULLY BUILT OUT AND THE SUBDIVISION HAS A SECONDARY ACCESS CONSTRUCTED.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR.
- NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO DEEP CANYON DRIVE AND HIGHWAY 16, UNLESS SPECIFIC APPROVAL IS GIVEN BY THE IDAHO TRANSPORTATION DEPARTMENT, HILLSDALE HOA OR ADA COUNTY HIGHWAY DISTRICT.
- CROSS ACCESS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
- ALL CONTOURS WERE DERIVED FROM AN OPUS SOLUTION USING GPS OBSERVATIONS AND ARE ON NAVD 88 DATUM.
- PRIVATE ROADS SHALL HAVE A BLANKET UTILITY EASEMENT FOR UTILITIES, INCLUDING STAR SEWER AND WATER DISTRICT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY FRONT AND REAR LOT LINE OR SUBDIVISION BOUNDARY.

LEGEND

SEWER	— S — S — S — S — S —	STORM DRAIN MANHOLE	⊗
WATER	— W — W — W — W — W —	SANITARY SEWER MANHOLE	⊙
PRESSURE IRRIGATION	— PI — PI — PI — PI — PI —	LIGHT POLE	⊕
GRAVITY IRRIGATION	— GI — GI — GI — GI — GI —	IRRIGATION MANHOLE	⊖
STORM DRAIN	— SD — SD — SD — SD — SD —	MONITORING WELL	⊗
OVERHEAD POWER	— P — P — P — P — P —	FIRE HYDRANT	⊕
FIBER OPTICS	— FO — FO — FO — FO — FO —	GAS METER	⊕
EDGE OF PAVEMENT	— EP — EP — EP — EP — EP —	WATER VALVE	⊕
TELEVISION	— TV — TV — TV — TV — TV —	IRRIGATION VALVE	⊕
GAS	— G — G — G — G — G —	POWER POLE	⊕
EDGE OF GRAVEL	— EG — EG — EG — EG — EG —	GUY WIRE	—
POWER	— P — P — P — P — P —	TELEPHONE RISER	⊕
JOINT TRENCH	— JT — JT — JT — JT — JT —	ELECTRICAL BOX	⊕
SECTION LINE	—	CALCULATED POINT	⊕
BUILDING SET BACK	—	BRASS CAP MONUMENT	⊕
CENTER LINE	—	ALUMINUM CAP MONUMENT	⊕
EASEMENT	—	5/8" DIAMETER IRON PIN	⊕
LOT LINE	—	1/2" DIAMETER IRON PIN	⊕
BOUNDARY LINE	—	TEMPORARY BENCHMARK	⊕
ADJACENT PROPERTY LINE	—	TREE	⊕



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

NO.	BY	DATE	REVISIONS
2	AFN	11-07-22	CITY ENGINEER AND P&Z STAFF REVIEW COMMENTS
1	AFN	10-04-22	CITY ENGINEER AND P&Z STAFF REVIEW COMMENTS

SEAL-ENGINEER
PROFESSIONAL ENGINEER
REGISTERED
No. 17011
11-9-22
STATE OF IDAHO
ANDREW F. NEWELL

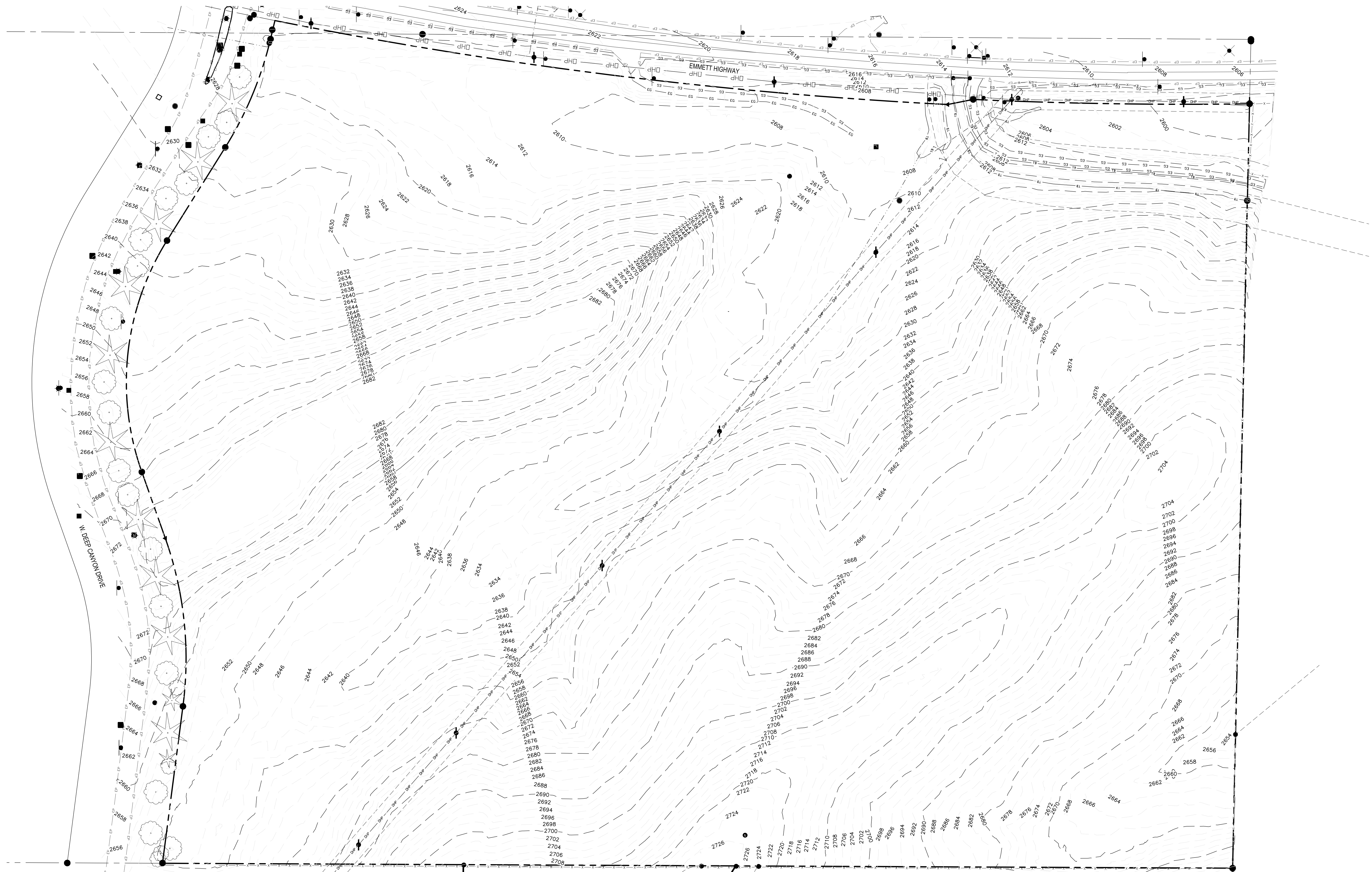
BLAINE A. WOMER CIVIL ENGINEERING
• PLANNING
• SURVEYING
• CITY ENGINEERING
• PUBLIC WORKS
Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-993-7555

BENCHMARK:
Project Temporary Benchmark Elevation were established by GPS observations.
- TBM #1 = Set 1/2" Inch Iron Pin With Pink C.I.S Central Cap, ± 7' West of Westerly Right of Way of Mores Creek Rim Rd., ± 128' South along Mores Creek Rim Rd. Right of Way from Southeast Property Corner of Lot 7 Block 2, TBM Placed in Lot 6, Block 2 of Canyon Creek Ranch. EL = 3288.12'

ADA COUNTY, ID
MEDICI HILLS PRELIMINARY PLAT
COVER SHEET

SHEET NO.
PP-1
FILE NO.
M4621001

PRELIMINARY PLAT OF
MEDICI HILLS PRELIMINARY PLAT



NOTE:
WORK CONTAINED WITHIN THESE PLANS
SHALL NOT COMMENCE UNTIL AN
ENCROACHMENT PERMIT AND/OR A
GRADING PERMIT HAS BEEN ISSUED.

DRAWING STATUS:
PRELIMINARY PLAT

NO.	BY	DATE	REVISIONS
2	AFN	11-07-22	CITY ENGINEER AND P&Z STAFF REVIEW COMMENTS
1	AFN	10-04-22	CITY ENGINEER AND P&Z STAFF REVIEW COMMENTS

SEAL-ENGINEER

B A W
BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-593-7555

BENCHMARK:
SEE SHEET
PP-1

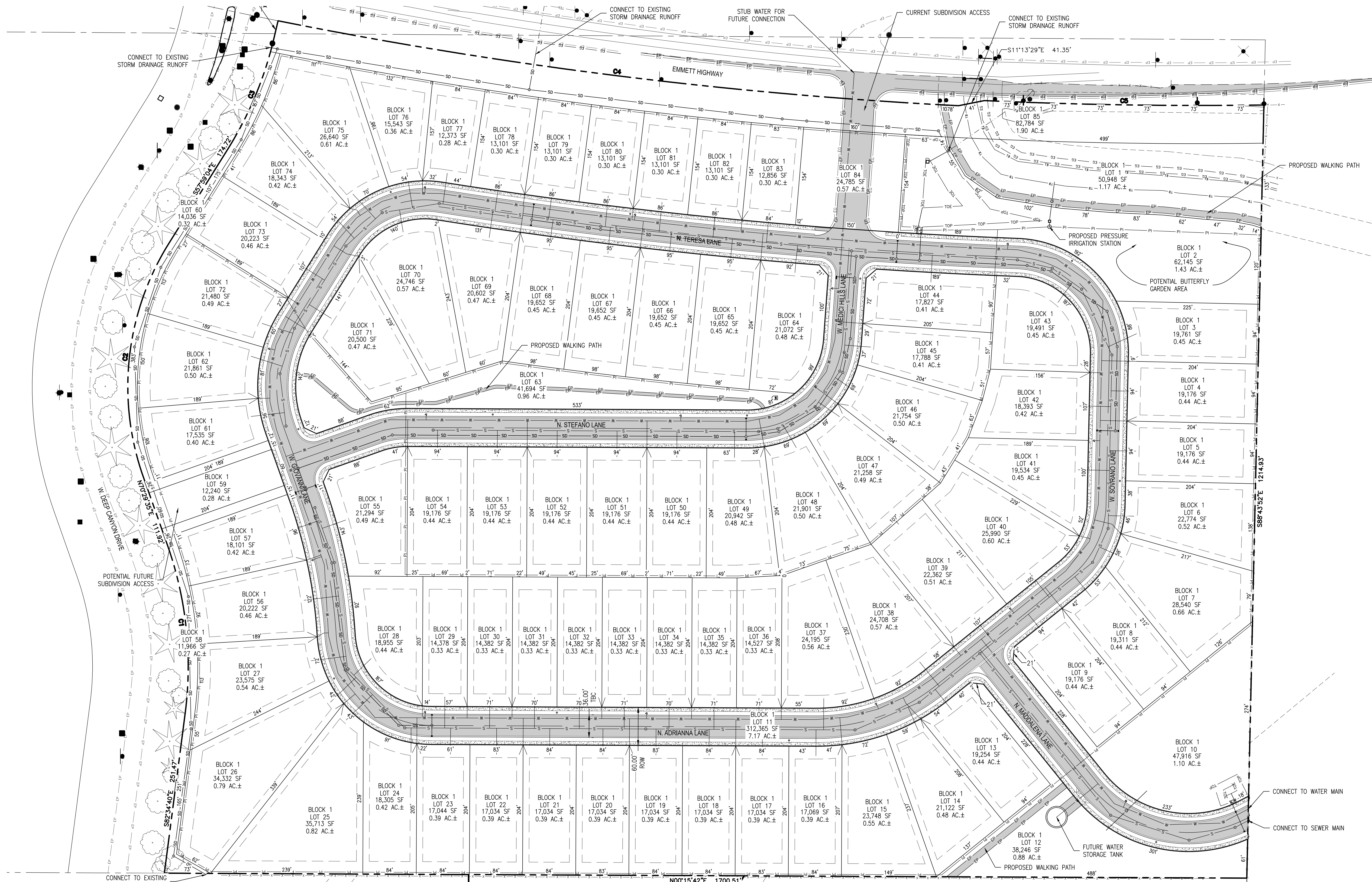
SCALE:
H: _____ V: _____

ADA COUNTY, ID
MEDICI HILLS PRELIMINARY PLAT
EXISTING CONDITIONS

SHEET NO.
PP-2

FILE NO.
M4621001

PRELIMINARY PLAT OF MEDICI HILLS PRELIMINARY PLAT



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

DRAWING STATUS:
PRELIMINARY PLAT

NO.	BY	DATE	REVISIONS
2	AFN	11-07-22	CITY ENGINEER AND P&Z STAFF REVIEW COMMENTS
1	AFN	10-04-22	CITY ENGINEER AND P&Z STAFF REVIEW COMMENTS

SEAL—ENGINEER

BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- ENGINEERING
- PUBLIC WORKS

Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-993-7555

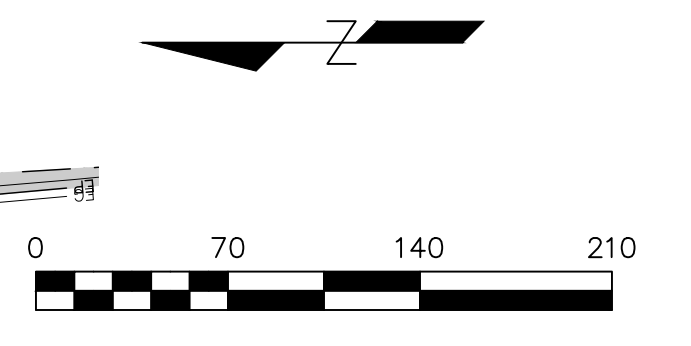
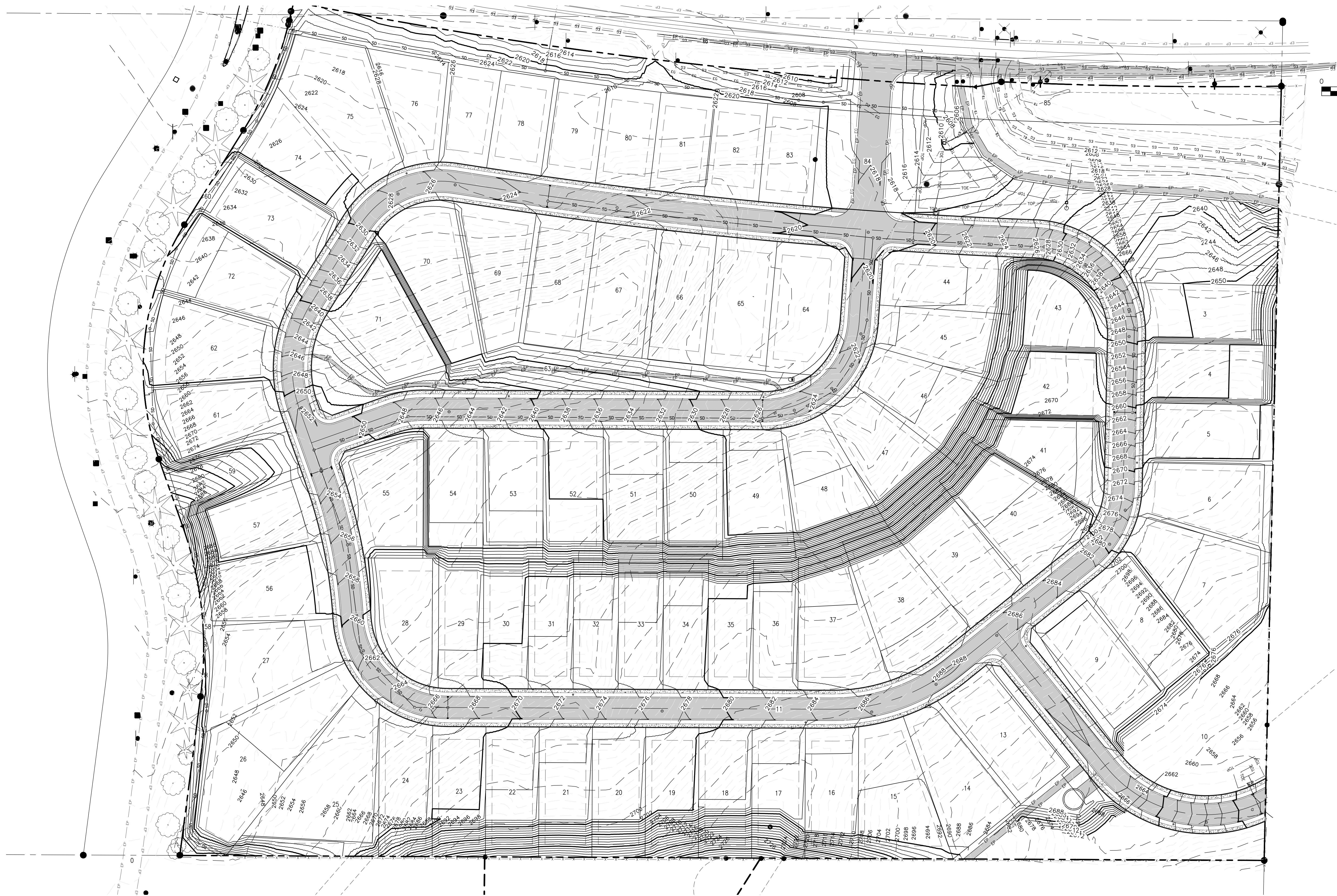
BENCHMARK:
SEE SHEET PP-1

SCALE:
H: _____ V: _____

ADA COUNTY, ID
MEDICI HILLS PRELIMINARY PLAT
PROPOSED SITE LAYOUT

SHEET NO.
PP-3

FILE NO.
M4621001



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

DRAWING STATUS:

NO.	BY	DATE	REVISIONS	APP.	DATE	COUNTY

SEAL-ENGINEER

B
A
W

BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

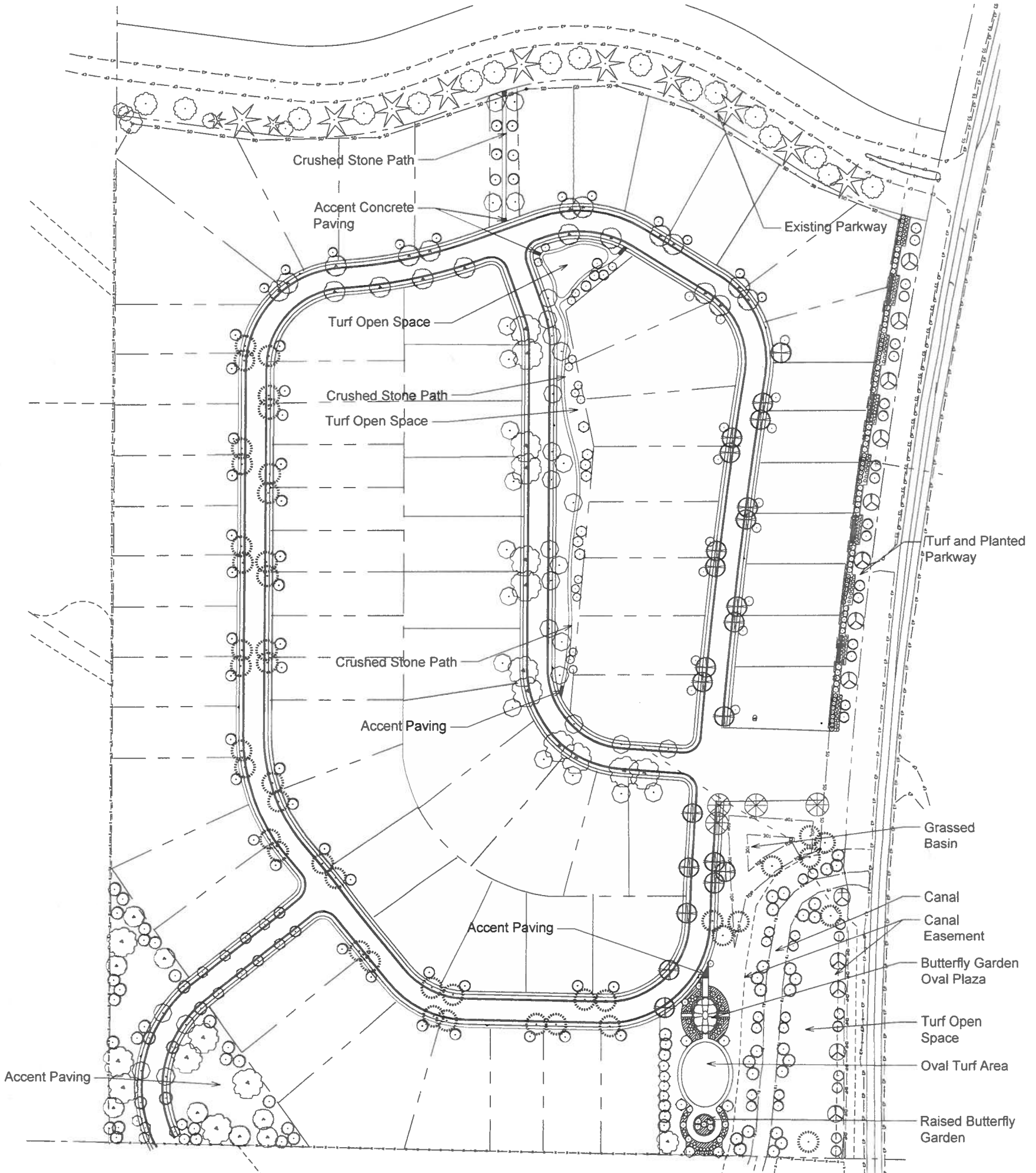
Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-993-7444

BENCHMARK:
SEE SHEET C1.0

SCALE:
H: _____ V: _____

ADA COUNTY, ID
MEDICI HILLS SUBDIVISION
PRELIMINARY HILLSIDE DEVELOPMENT EXHIBIT

SHEET NO.
1 OF 1
FILE NO.
M4621001



DECIDUOUS TREES

Botanic Name	Common Name	Mature Ht.	Mature Sp.	Flower	Fall Color	Planting Size
<i>Ailanthus rubra</i>	Red Alder	40'	20'	NA	Yellow	1 1/2" B&B
<i>Celtis occidentalis</i>	Hackberry	40'	40'	NA	Yellow	1 1/2" B&B
<i>Gleditsia L.L. 'Shade Master'</i>	Honey Locust	30'	40'	NA	Yellow	1 1/2" B&B
<i>Tilia tomentosa</i>	Silver Linden	40'	30'	NA	Yellow	1 1/2" B&B
<i>Quercus schumerae</i>	Schumard Oak	40'	40'	NA	Red	1 1/2" B&B
<i>Carpinus betulus</i>	Hornbeam	40'	30'	NA	Yellow	1 1/2" B&B
<i>Liquidambar styraciflua</i>	Sweetgum	40'	40'	NA	Red/Orange	1 1/2" B&B
<i>Acer rubrum JPS-KV78 PP25301</i>	Columnar Amelanchier Maple	25'	8'	NS	Orange	1 1/2" B&B

FLOWERING TREES

Botanic Name	Common Name	Mature Ht.	Mature Sp.	Flower	Fall Color	Planting Size
<i>Pyrus calleryana</i>	Flowering Pear	35'	20'	White	Yellow	1 1/2" B&B
<i>Amelanchier x grandiflora</i>	Serviceberry	15'	15'	White	Yellow/Orange	1 1/2" B&B
<i>Syringa</i>	Mao Kim Lilac	9'	5'	Purple	Yellow	# 25
<i>Malus baccata</i>	Columnar Siberian Crabapple	25'	8'	White	Yellow	# 25
<i>Malus Phaeolepis</i>	Prairie Crabapple	25'	6'	Pink	Yellow	1 1/2" B&B

CONIFEROUS TREES

Botanic Name	Common Name	Mature Ht.	Mature Sp.	Flower	Fall Color	Planting Size	Quantity
<i>Chamaecyparis nootkatensis</i>	Alaska Cedar	35'	25'	NA	Green	5' B&B	Quantity
<i>Pinus pungens 'Fastigiate'</i>	Columnar Spruce	30'	8'	NA	Green	5' B&B	Quantity
<i>Juniperus Sceptatum</i>	Upright Juniper	15'	8'	NA	Green	5' B&B	Quantity

GROUNDCOVER

Blue Grass Mix Sod
Apply a 3" thick layer of medium wood mulch to all planting bed areas.

SHRUBS

Botanic Name	Common Name	Mature Ht.	Mature Sp.	Flower	Fall Color	Planting Size	Quantity
<i>Rosa cv. WEKornstahor' PPAP</i>	Top Gun Rose	3'	3'	Red	Green	5' B&B	Quantity
<i>Taxus x media 'Densata'</i>	Yew	3'	5'	NA	Green	5' B&B	Quantity
<i>Prunus Otto Luyken</i>	Otto Luyken Laurel	4'	5'	White	Green	5' B&B	Quantity
<i>Prunus besseyi 'Parvula'</i>	Prunus Buds	2'	5'	White	Orange/Red	5' B&B	Quantity
<i>Buxus Green Mountain</i>	Green Mountain Boxwood	3'	3'	NA	Green	5' B&B	Quantity

BUTTERFLY GARDEN

Botanic Name	Common Name	Mature Ht.	Mature Sp.	Flower	Fall Color	Planting Size
<i>Syringa</i>	Bloomerang Lilac	3'	3'	Purple	Yellow	#3
<i>Buddleia</i>	Butterfly Bush	5'	3'	Purple/Red	Yellow	#3
<i>Hibiscus syriacus 'Lil Kim'</i>	Lil Kim Rose of Sharon	3'	5'	White	Green	#3

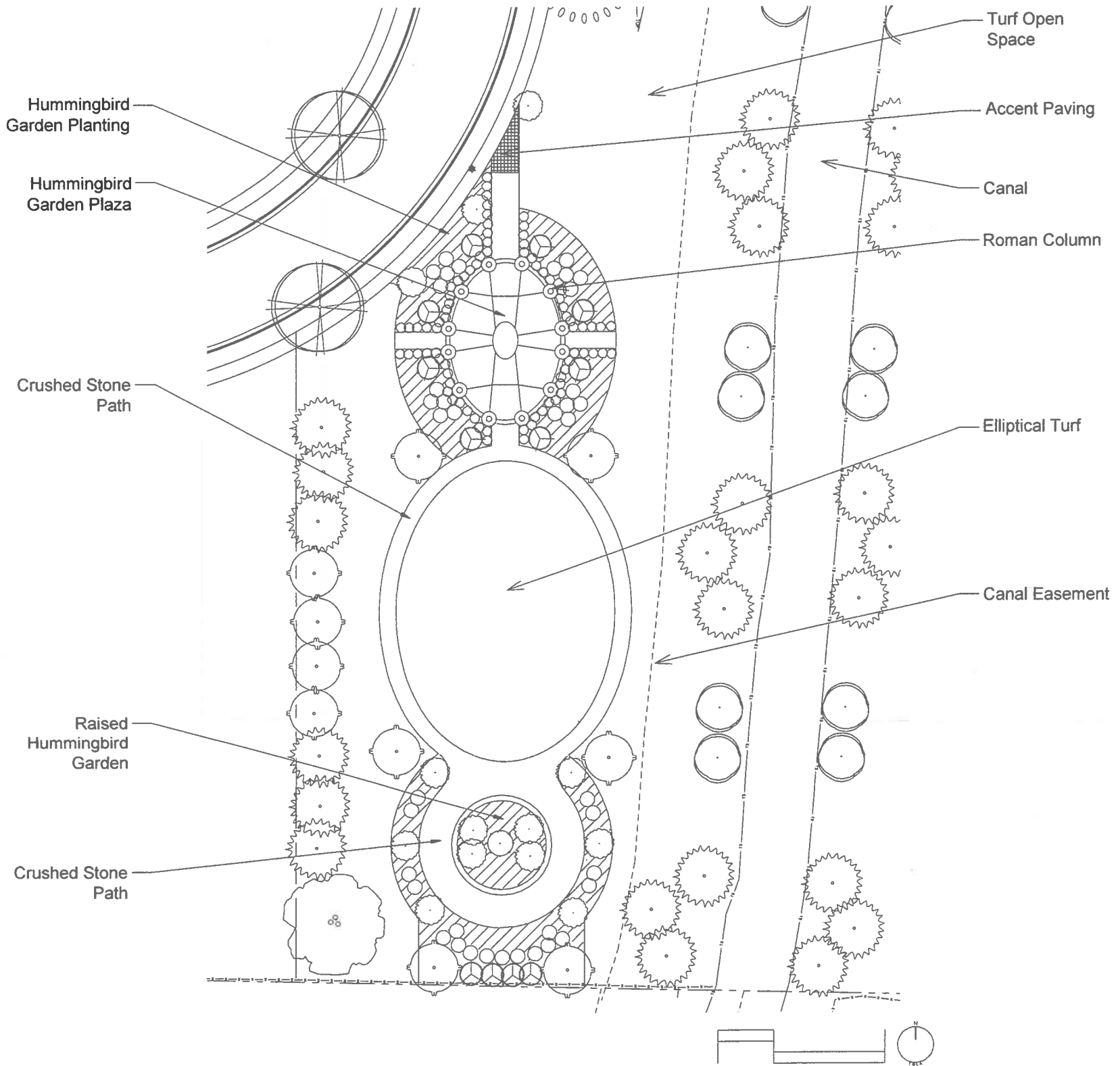
PERENNIALS

Echinacea Cone Flowers
Glandularia Rose Verbena
Diervilla Bush honey Suckle

T B L A
Landscape Architecture
595 Sunset Avenue - Tooele - Utah 84074 951.260.8003
IDAHO LA-16954 . CALIFORNIA 3650 . UTAH 319241-5301

Conceptual Landscape Plan for
MEDICI HILLS LLC

LICENSED LANDSCAPE ARCHITECT LA-16954
Sheet #: _____ Of Sheets
LC1/2
TBLA Project #:
TODD M. BAGLEY
STATE OF IDAHO



ABIGAIL R. GERMAINE

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844
E-mail arg@elamburke.com

February 2, 2023

Via email to: snickel@staridaho.org

City of Star Idaho
City Council
Planning and Zoning Department
c/o Shawn Nickel, City Planning Director
10769 W. State Street
Star, Idaho 83669

Re: Annexation & Zoning – AZ-22-07; Development Agreement – DA-22-07;
Preliminary Plat – PP-22-12; Private Street – PR-22-04
Formal Comments on behalf of Hillsdale HOA

Dear Mr. Nickel:

We represent the Hillsdale Estates Homeowners' Association, Inc. ("Hillsdale HOA"), a non-profit corporation, with a mailing address of 8919 W. Ardene Street, Boise, Idaho 83709. The Hillsdale Estates is located in Star, Idaho, and is adjacent to the proposed Medici Hills Subdivision ("Medici Hills"), the subject of these formal comments. The Hillsdale HOA has numerous concerns regarding Medici Hill's application, File No. AZ-22-07, DA-22-07, PP-22-12, PR-22-04 ("Application") and the potential impacts it may have on Hillsdale Estates property and other adjoining properties. The following provides an outline, but is not exhaustive, of the Hillsdale HOA's concerns and the issues they would like brought to the City Council and Planning and Zoning Department's attention in considering this development:

1) Neighborhood Hearing Timeline Expired

Pursuant to Star Municipal Code 8-1A-6(C)(3), "notice of the [neighborhood] meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than three (3) months nor less than two (2) business days prior to the submittal of an application." According to the record, the neighborhood meeting was held on February 8, 2022, and the applications by Medici Hills were not submitted until, at the earliest, June 2, 2022. The applications were submitted at the earliest four (4) months after the neighborhood meeting occurred. In addition, Hillsdale HOA is unable to confirm that these applications were accepted by the City of Star, as there does not appear to be an acceptance letter for the Medici Hills application.

In addition, Star Municipal Code 8-6A-3(B) requires that as it relates to a preliminary plat, the “applicant shall provide a summary of the [neighborhood] meeting, including questions and concerns of the neighbors and how the submitted application address those issues.” We can find nothing in the record related to this requirement. It does not appear that Medici Hills has outlined neighborhood concerns or how these have been addressed.

Based on the time that elapsed between the neighborhood meeting and the filing of its application, and the lack of addressing neighborhood concerns, Medici Hills has failed to comply with the hearing process set forth in Star Municipal Code and should be required to conduct a timely neighborhood meeting, outline neighbor concerns, and address such concerns, before this application is considered by the City Council.

2) Transportation and Traffic Information Insufficient

The Application lacks sufficient information related to transportation and traffic impacts that may be caused by this development. Hillsdale HOA has serious concerns related to the potential impacts Medici Hills may have on the adjacent residents as it relates to traffic and safety. Star Municipal Code requires that related to a preliminary plat application, “[a]ny unresolved access or traffic generations issues related to ACHD/CHD4 or ITD regulated roadways *shall be resolved by the applicant prior to acceptance of any application.*” Star Municipal Code 8-6A-3C (emphasis added). Medici Hills has indicated that it is in ongoing discussion with ITD, but have not provided any letters or reports from either ITD or ACHD regarding its Application and the associated traffic impacts. “A letter from the appropriate transportation agency or servient property owner *shall be submitted* with the application.” Star Municipal Code 8-6A-3C (emphasis added).

For example, the traffic study submitted indicates that direct access will be permitted to SH16. Medici Hills has provided no support or acknowledgment from ITD that such access would be permitted. The traffic study indicates that thirty percent (30%) of traffic exiting Medici Hills would be heading north on SH16. No evidence or information has been provided to support this assertion or to indicate that ITD has agreed to such a traffic pattern and access. This issue must be resolved, per Star Municipal Code, before the Application is accepted. In addition, the Application shows a road constructed over a certain canal, but Medici Hills has failed to show that ACHD has approved such a road or has provided input on this configuration.

Pursuant to Star City Code, 8-1B-1(B)(2), an “application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority. A hearing date before the Council shall not be scheduled until the traffic impact study has been approved and the transportation authority has issued a staff report on the development application.”

Medici Hills has failed to show that traffic issues presented by this Application have been resolved and has failed to produce a letter from ITD and ACHD confirming that such issues have been resolved and addressed. The City Council should deny the Application until this requirement has been met and all parties can be confident that the Application will not cause traffic and safety concerns.

3) Hillsdale HOA Easement

Medici Hills has indicated in its Application that they are in discussions with Hillsdale HOA regarding securing an easement over the common area owned by Hillsdale HOA that is situation between the Medici Hills property and Deep Canyon. This is not accurate. Hillsdale HOA sent a letter to Medici Hills on September 2, 2022, rejecting their request for an easement. Furthermore, Hillsdale HOA provided a letter in March 2021 outlining access and trespassing concerns related to this development and the access Medici Hills was seeking.

4) Historic Use as Landfill/Dump

The Application fails to address the fact that a landfill exists on the subject property. Star Municipal Code 8-6A-3(C) states that a “complete subdivision application form and preliminary plat data as required...shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including but not limited to...hazardous or unique areas of development.” The Application must address the historic use of this property as a landfill. Such information is necessary to determine any required environmental remediation or safety precautions.

5) Application Lack Sufficient Details

The Application fails to provide the necessary information and details required before the Application is set for public hearing and considered by the City Council. Star Municipal Code 8-6A-3(D) sets forth, at a minimum, the information that the applicant shall submit to the administrator. Medici Hills Application lacks sufficient information related to numerous categories, including but not limited to:

- a. Building elevations and construction specifics.
- b. Setbacks, including those adjacent to SH16. As currently proposed it appears the plat is not in compliance and encroaches in the SH16 right-of-way.
- c. Landscaping, including sidewalks.
- d. Site grading, grading plans, and supporting geotechnical analysis. Issues related to excessively steep street grades, grading on individual lots that do not allow access to the property from the adjoining street, slope disturbance beyond the property line, and catch basins next to the canal.
- e. Necessary secondary access to the development.
- f. The Application does not appear to comply with the special transition overlay area related to the Hillsdale HOA.
- g. Plat lacks Professional Engineering seal.

6) Conclusion

The Application should be denied based on the information contained in the Application and its failure to satisfy the conditions and requirements for annexation in the City, rezoning of the property, and approval of a development agreement. The Hillsdale HOA has serious concerns related to the lack of specificity the project requires. The City Council should not approve these

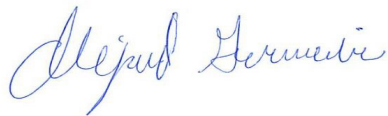
Shawn Nickel
February 2, 2023
Page 4

Applications until there is additional information and assurances provided that this development will not negatively impact the surrounding residents and citizens.

Thank you for your consideration of this matter. We are hopeful the City Council and Planning and Zoning Department will be mindful of the concerns raised and ensure that precautions are taken to protect the neighboring property owner's safety and interests.

Sincerely,

ELAM & BURKE
A Professional Association



Abigail R. Germaine

January 27, 2023
Star City Council
Star, ID

RE: Medici Hills and Medici Vista Annexation and Zoning
File #'s AZ-22-07, DA-2207, PP-22-12, PR-22-04
AZ-22-08, DA-22-08

Mayor Chadwick and City Council members:

In regards to the upcoming Public Hearing on the Medici Hills/Vista proposed annexation and Zoning please consider the following:

Traffic

Currently commuter traffic connecting Emmett to the rest of the Valley is now non-stop on Hwy 16 for both the morning and afternoon rush hours. Has ACHD conducted any traffic study on the impact of this proposed Medici Hills high density access being added to Hwy 16 along this problematic section of road? The Pollard access point is already hazardous enough as it enters Hwy 16 immediately after a Double-S curve and opposite the proposed Spring Valley Subdivision access. Adding in the Deep Canyon entrance along with the approx. 30 yearly events at Firebird Raceway which routinely backs up traffic all the way south to Deep Canyon and the multiple major events for the ever growing Dude Dewalt Winery directly across and at some point it becomes a very dangerous situation. Adding a simple turn lane does not begin to rectify this chokepoint, not to mention the future Willowbrook from the west and Avimor from the east Mega-Traffic.

Environmental

According to the City of Star Comprehensive Land Use Map the proposed Medici Hills/Vista development land is majority **"Hillside Slope > 25%."** Quoting the City of Star Comprehensive Plan page 36: **" Steep Slope Areas with over 25% slope are to be "no development" areas except for city approved trails and where isolated areas of steep slope are located on property where site grading can easily be modified to buildable area."** It is obvious from the preliminary plat that it will require considerably more than just *"...easily modified site grading..."* in order to force 70+ lots into this limited area. Has the IDEQ conducted any study as to whether this massive amount of grading would expose the surrounding residents, atmosphere, aquifers etc to an extraordinary amount of airborne dirt, dust and other potential contaminants? Bear in mind, this parcel is also the location for many years of the historical, informal City of Star Landfill and might there also be potential carcinogens released as well? Again, another reasonable question for IDEQ. The City of Star Comprehensive Plan, page 7 states: **"The city will balance development with environmental stewardship, especially along the Boise River and in the steep slope areas."** Page 51 also states: **" Priorities for preservation include: The most sensitive resources –..., slopes in excess of 25%."**

Density

This Medici Hills development proposes new 1.81 dwelling units/acre bordering pre-existing lots which according to the Ada County Land Records Map have an average of .80 dwelling units/acre and are zoned Rural Residential. The preliminary plat asks for .40 acre new lots bordering existing 1.2 acre lots that are triple their size. Going from Rural Residential, bypassing R1 to a 3 fold increase in density of R2. Page 30 of the Star Comprehensive Plan states: “ **Densities in this land use area are a maximum of 1 dwelling unit per acre. It is the intent of this land use designation to provide larger lots and help transition from higher densities to the Rural Residential land uses, typically to the north of the City.**” and page 45 **When an urban density residential development is planned with lots that directly abut lots within a Rural Residential area an appropriate transition is to be provided for the two abutting residential lot types. Larger setbacks should be required for new lots planned to abut existing Rural Residential lots.**

The question now becomes, considering the already explosive growth inside the city limits of Star and with this particular parcel being outside of the City of Star Comprehensive Plan’s **Zone of Impact**, along with the multiple reservations enumerated above, why is it the city of Star’s responsibility to even annex in the first place?

If annexation must occur, then perhaps a more responsible zoning designation would be R1 or lesser density to mitigate some of the obvious traffic, environmental and density issues that this particular development presents.

Thank you in advance for your study and consideration of this serious matter. Your service to the City of Star and its surrounding area is appreciated.

Respectfully,

Kevin J. and Rebecca S. Flash
5289 N. Sunrise View Ln
Star, ID 83669



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

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

December 20, 2022

Jennifer Bloomquist
Medici Hills, LLC
jennifer@globalpsd.com

VIA EMAIL

RE: Medici Hills Residential – Amended ITD Traffic Impact Study Development Condition Memo

Dear Mr. Kim,

The Idaho Transportation Department (ITD) appreciated the opportunity to review the transportation impact study (TIS) for the Medici Hills Residential development. The proposed development is located on west side of Highway 16 in the City of Star between Pollard Lane and Deep Canyon Drive, Ada County, Idaho. The proposed project includes 74 single-family dwelling units. The development is proposing a temporary full access point to SH-16 at MP 103.54, left, which is proposed to be restricted to an emergency only access point once alternate access is available.

Initially, access to the site will be provided on Highway 16 in the interim until an access road is built from the southwest corner of the project site to Pollard Lane. Upon construction of the proposed access road, access to the site would be provided from Pollard Lane, with the existing Highway 16 access point closed and restricted to emergency use only. Currently, the anticipated initial access point to Highway 16 will be located approximately 1,000 feet south of the Highway 16 and Deep Canyon Drive intersection and 1,900 feet north of the Highway 16 and Pollard Lane intersection.

The department finds the development's proposed access acceptable with the following conditions:

Proposed Site Access

- The proposed development will be temporarily permitted full site access to State Highway 16 (SH-16) until alternate access is available. Furthermore, once alternative access points become available, access to SH-16 will be limited to emergency use only.
- Once access to Pollard Lane becomes available, the developer shall construct a northbound left-turn lane at the intersection of SH-16 and Pollard Lane. Widening shall be constructed symmetrically about the SH-16 centerline. The Lane shall be 12' wide. Length shall be determined based on the current ITD Traffic Manual. Tapers shall be 330'. Shoulders of widened section shall be maintained at 6'.
- Developer is responsible for the full costs associated mitigation improvements, design, and construction of the turn lane(s).



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

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

- ITD will require a performance bond or irrevocable letter of credit from the developer to guarantee completion of the access connection to Pollard Lane and turn lane improvements by **August 31, 2025**.

Proportionate Share

- ITD is currently working with our local agency partners to update our procedures for calculating proportionate share contributions. Prior to final plat approval, ITD will calculate a contribution that will be used to accelerate future projects on the State Highway System within the city of Star's area of impact. Based on past proportionate share calculations within the city of Star, the proportionate share contribution will not exceed \$1,630 per PM peak-hour trip generated by the development.

Please submit engineered drawings and temporary traffic control plans to itdd3permits@itd.idaho.gov to complete your ITD-2109 encroachment application. My staff will work with you on reviewing and accepting these documents prior to issuance of an approved permit. No work may begin in ITD's right-of-way without an approved permit.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. If you have any questions please do not hesitate to contact Development Services Coordinator Wendy Howell at wendy.howell@itd.idaho.gov or 208-334-8338.

Sincerely,

Vincent Trimboli
ITD – District 3
Planning & Development Services Manager

cc:

Gene Kim – TJW Engineering

Shawn Nickel – City of Star

Mark Perfect – Ada County

Victor Islas – Middleton Star Fire Districts

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

31 January 2023

Andrew F. Newell
BAW Civil Engineering
4355 W. Emerald St. Suite 145
Boise, ID 83706

Re: Medici Hills Subdivision – Preliminary Plat Application

Dear Mr. Newell:

The City of Star Engineering Department has reviewed the Preliminary Plat for the Medici Hills Subdivision dated May 13, 2022. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. Where is the proposed future secondary access to be constructed as indicated in the narrative? Please provide information on location and anticipated timetable. ITD letter shall be provided for access to highway 16 prior to approval of preliminary plat. **Cannot recommend approval until letter is provided by ITD or agreement is reached with Hillside HOA (and letter from HOA is provided) and access is shown on plans**
2. Site includes slopes more than 10% and therefore must include hillside design requirements. Please refer to *section 8-4A-11.J: Hillside Development Evaluation* for additional information. **Items still missing are the revegetation plan and narrative indicating how roads and lots have been designed to mitigate large cuts and fills. See comment 6 for additional information required. Andrew, I still do not see anything that addresses how cuts and fills are mitigated in this subdivision. there are large sections of earthwork.**
3. Grading should account for side yard runoff to neighbors, current design shows uphill neighbors draining directly to downhill properties. **Hillside grading requirements mentioned above requires preliminary grading now. Grading along the rear yards**

of the middle block of the subdivision has large sections of the upper yards draining onto the lower yards. Grading needs to be located only on the downhill lot, unless a cutoff trench is constructed to direct water elsewhere. As designed water will be draining across the property boundaries.

4. Per Star Sewer and Water District annexation agreement, a new 250,000-gallon water storage tank is to be constructed for fire protection. Please incorporate proposed location into the preliminary plat and hillside development. **As discussed with the property owner this tank needs to be located near the highest elevation on the site. If what I believe to be the tank is shown at the southwest corner of the property, this sits near the lowest elevation, not the highest.**
5. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
6. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
7. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
8. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
9. Easements for sewer/water facilities will be required where placed outside of public right of way.

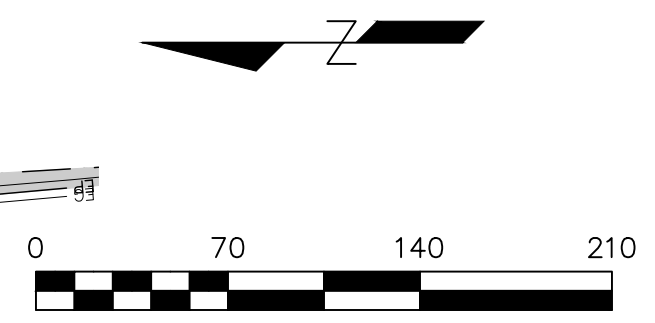
We recommend that the conditions 1 through 4 listed above be addressed prior to approval of the Preliminary Plat. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced Preliminary Plat does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

If you have any questions, please do not hesitate to contact City Hall

Sincerely,



Ryan V. Morgan, P.E.
City Engineer



**Know what's below.
Call before you dig.**

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

DRAWING STATUS:

NO.	BY	DATE	REVISIONS	APP.	DATE	COUNTY

SEAL-ENGINEER



BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Bose, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-993-7444

BENCHMARK:

SEE SHEET
C1.0

SCALE:
H: _____ V: _____

ADA COUNTY, ID
MEDICI HILLS SUBDIVISION
PRELIMINARY HILLSIDE DEVELOPMENT EXHIBIT

SHEET NO.

1 OF 1

FILE NO.

M4621001



2921 Caldwell Blvd. • Nampa, ID 83651

September 27, 2022

City of Star
Attn: Shawn L. Nickel
PO Box 130
Star, ID 83669

Application Name: **Medici Hills Subdivision**
File #'s AZ-22-07 Annexation & Zoning
DA-22-07 Development Agreement
PP-22-12 Preliminary Plat
PR-22-04 Private Street

Dear Mr. Nickel:

On behalf of Intermountain Gas Company, thank you for the opportunity to make comment on the above referenced Application.

Based on our review of the materials presented, the project lacks clear definition of Public Utility Easements (PUE). In order for Intermountain as well as other utilities to install infrastructure, clearly defined PUE's should be included within the private and public ROW's and any other lot lines for which the developer desires utility service.

Extensions of our natural gas mains and services will be provided and installed in accordance Section C of Intermountain's General Service Provisions on file with the Idaho Public Utilities Commission.

If you have any questions, or need further clarification, please don't hesitate to contact me.

Sincerely,

Kerry Schmidt

Intermountain Gas Company
Energy Services Rep., Sr.
Ph. 208-468-6722



MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters
11665 W. State St., Suite B
Star, Idaho 83669

Tel. No.: (208) 286-7772
Web: www.midstarfire.org
Email: permits@starfirerescue.org

DATE: July 8, 2022

TO: Medici Hills, LLC – Andrienne Goff
City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review (FD Permit #22MS-093)

PROJECT NAME: Medici Hills Subdivision
Files: AZ-22-07, DA-22-07, PP-22-12, PR-22-04

Fire District Summary Report:

1. **Overview** This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
2. **Fire Response Time:** This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 6.8 miles with a travel time of 14 minutes under ideal driving conditions to the intersection of Hwy 16 & West Deep Canyon. Please note that future planning for a fire station closer to this development is currently being worked on.
3. **Accessibility:** Roadway Access, Traffic, Radio Coverage
 - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
 - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
 - d. The fire district requires that Autoturn models be submitted for review. Autoturn models should reflect the utilization of a 36' long fire engine and a 50' long ladder truck.
 - e. Traffic calming devices will require approval by the Fire District
 - f. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
 - g. Fire apparatus access road gates into developments shall comply with IFC D103.5 and be equipped with a Knox gate switch and yelp function.
 - h. One-or two-family dwellings residential developments: Developments of one-or two-family dwellings where the number of dwellings units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads.



MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters
11665 W. State St., Suite B
Star, Idaho 83669

Tel. No.: (208) 286-7772
Web: www.midstarfire.org
Email: permits@starfirerescue.org

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

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

- l. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
4. **Water Supply:** Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
- a. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code
 - b. Automatic Fire Sprinklers will be required when fire flows above are achievable.
 - i. Contractor to submit sprinkler plans to State Fire Marshal's Office & AHJ for review, approval and permitting.
 - c. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by Star Sewer & Water for bacteria testing.
 - d. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - i. Fire hydrants shall have a locking Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.



MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters
11665 W. State St., Suite B
Star, Idaho 83669

Tel. No.: (208) 286-7772
Web: www.midstarfire.org
Email: permits@starfirerescue.org

-
- ii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - iii. Fire hydrants shall be placed on corners when spacing permits.
 - iv. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
 - v. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
 - vi. Fire hydrants shall be provided to meet the requirements of Star Sewer & Water Standards.
 - vii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
 - viii. Fire hydrant relocations to be approved by the Fire District & Star Sewer and Water.
 - ix. Hydrants are to always remain clear and unobstructed.
 - x. Hydrants to be marked with temporary fencing creating a 3 ft clearance around the hydrant and shall remain in place until approved by fire district. See exhibit 1.
 - xi. Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
5. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.
6. **Additional Comments:**
- a. Side Setback as per City Code. Any modification to setback will require review and approval by the Fire District.
 - b. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.



MIDDLETON STAR FIRE DISTRICTS

Fire District Headquarters
11665 W. State St., Suite B
Star, Idaho 83669

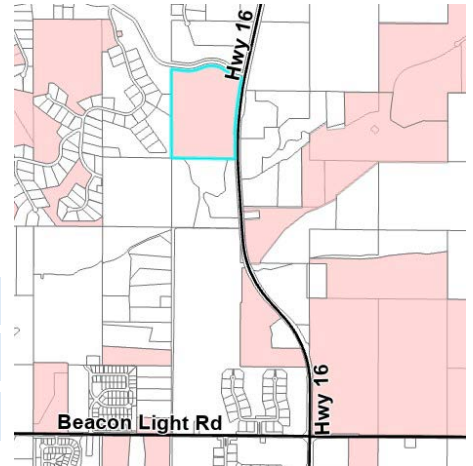
Tel. No.: (208) 286-7772
Web: www.midstarfire.org
Email: permits@starfirerescue.org

Exabit 1



Communities in Motion 2050 Development Checklist

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



Development Name: Medici Hills Subdivision
CIM Vision Category: Existing Neighborhood **New Jobs:** 0
CIM Corridor: None **New Households:** 74



Safety

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

- Pedestrian level of stress
- Bicycle level of stress



Economic Vitality

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

- Activity Center Access
- Farmland Preservation
- Net Fiscal Impact
- Within CIM Forecast



Convenience

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

- Nearest bus stop
- Nearest public school
- Nearest public park



Quality of Life

Checked boxes indicate that additional information is attached.

- Active Transportation
- Automobile Transportation
- Public Transportation
- Roadway Capacity



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

Based on the site plan provided, COMPASS has no additional comments.

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

Web: www.compassidaho.org
 Email: info@compassidaho.org



Fiscal Impact Analysis Supplemental for the Development Review Checklist

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

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

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

www.compassidaho.org/prodserv/fiscalimpact.htm

Overall Net Fiscal Impact Net Fiscal Impact by Agency



City



County



Highway District



School District

Break Even: 2 years



Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

October 21, 2022

To: Medici Hills, LLC
Adriane Goff
784 S. Clearwater Loop, Suite B
Post Falls, Idaho 83854

To: Homan Land Development
6820 West Randolph Drive
Boise, Idaho 83709

Subject: SPP22-0014/ AZ-22-07, DA-22-07, PP-22-12, PR-22-04, AZ-22-08, DA-22-08
North Highway 16 and 4401 N. Pollard Lane
Medici Hills Subdivision and Medici Vista Subdivision

Medici Hills Subdivision

The applicant is requesting approval of an annexation with rezone to R-2 (Low Density Residential), preliminary plat, and a private road application to allow for the development of 74 single family residential lots and 10 common lots on 49 acres. This application includes a development agreement with the City of Star.

Medici Vista Subdivision

The applicant is requesting approval of an annexation and rezone to R-1 application for a 13 acre site. This application included a development agreement with the City of Star.

A. Findings of Fact Medici Hills Subdivision

1. State Highway 16/ Emmett Highway

State Highway-16 is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Star, and ITD should work together to determine if additional right-of-way or improvements are necessary on State Highway-16.

- a. **Staff Comments/Recommendations:** The applicant has proposed to construct a private road/driveway onto SH-16 to provide access to the site. The applicant should be required to obtain all permits necessary from ITD before proceeding with the construction of the driveway.

2. Private Roads

- a. **Existing Conditions:** There are no existing roadways within the site.

b. **Policy:**

Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority

and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

c. Applicant Proposal: The applicant is proposing to construct private roads within the Medici Hills development, as private roadways.

d. Staff Comments/Recommendations: If the City of Star approves the private road, the applicant shall be required to pave the private roadway a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Star, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

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

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

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

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

Finding of Fact - Medici Vista Subdivision – Annexation and Rezone Only

3. Pollard Lane

a. Existing Conditions: Pollard Lane is improved with 2-travel lanes, 22 to 24-feet of pavement, and no curb, gutter, or sidewalk within the site. There is 25 to 62-feet of right-of-way for Pollard Lane (25-feet from centerline within the site).

b. Policy:

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

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

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:

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

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

Off-Site Streets Policy: District Policy 7206.2.3 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or a minimum 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot wide gravel shoulders from the site to the public street specified by the District; OR the developer shall provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility, from the site to a public street specified by the District.

Alternatives to pavement widening including sidewalks and pathways or other proposals, may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are limited to: traffic volumes (existing and projected); number of pedestrians (existing and projected); location of pedestrian “attractors” and “generators” (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

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

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

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

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

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter, and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the

pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

- c. **Applicant's Proposal:** The applicant is not proposing any improvements to Pollard Lane, abutting the site.
- d. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to widen and construct Pollard Lane as half of a 36-foot wide local street section with curb, gutter, and a minimum 5-foot wide concrete sidewalk abutting the site.

The applicant should be required to dedicate right-of-way to 2-feet behind the back of sidewalk or for detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement. If street trees are desired, then an 8-foot wide planter strip should be provided.

4. Internal Local Roads

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

- b. **Policy:**

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

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

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

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

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

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail, and deliveries.

- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

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

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

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.

- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

c. **Staff Comments/Recommendations:** As part of a future development application, if public local roadways are proposed with the future development application, the application should be subject to the District Policies listed above.

5. Driveways - Pollard Lane

a. **Existing Conditions:** There is an existing 20-foot wide unpaved driveway from the site onto Pollard Lane located approximately 18-feet east of the site's west property line.

b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

c. **Applicant's Proposal:** The applicant is not proposing any changes to the existing 20-foot wide driveway onto Pollard Lane, as part of this application.

d. **Staff Comments/Recommendations:** As part of a future development application the applicant will be subject to the above listed District policies.

6. Tree Planters

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

7. Landscaping

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

B. Site Specific Conditions of Approval -Medici Hills Subdivision

1. Comply with ITD for private road/driveway onto SH-16.
2. Construct and pave the internal streets (Giovanni Lane, Adrianna Lane, Stefano Lane, Teresa Lane, Medici Hills Lane, Sovrano Lane, and Maddalera Lane) within the Medici Hills development, as private roadways, as proposed.
3. Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
4. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
5. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
6. Comply with the Standard Conditions of Approval as noted below.

C. Site Specific Conditions of Approval -Medici Vista Subdivision

This application is for annexation and rezone only. Site specific conditions of approval will be established as part of the future development application.

1. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
2. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
3. Comply with the Standard Conditions of Approval as noted below.

D. Traffic Information

Trip Generation

Medici Hills Subdivision

This development is estimated to generate 698 additional vehicle trips per day (10 existing); and 69 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Medici Vista Subdivision

Below is the land use and estimated trip generation rates for the use that may be included within the site. There are an estimated 9 existing vehicle trips per day; with 1 existing vehicle trips per hour in the PM hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Use (1,000 sf)	Average Daily Trips (ADT)	PM Peak Hour
Single Family Detached Housing (Unit)	9.43	0.94
Single Family Attached Housing (Unit)	7.20	0.57
Affordable Housing Senior (Unit)	-----	0.09

Condition of Area Roadways: Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count
**State Highway 16	1,568-feet	Expressway	866
Pollard Lane	415-feet	Local	779
Deep Canyon Drive	1,410-feet	Local	49

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

* ACHD does not set level of service thresholds for local roadways.

Average Daily Traffic Count (VDT): Average daily traffic counts are based on ACHD’s most current traffic counts

- The average daily traffic count for State Highway north of Beacon Light Road was 14,976 on August 18, 2022.
- The average daily traffic count for Pollard Lane north of Beacon Light Road was 779 on September 15, 2022.
- The average daily traffic count for Deep Canyon Drive east of Echo Summit Lane was 1,155 on March 5, 2021.

E. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6171.

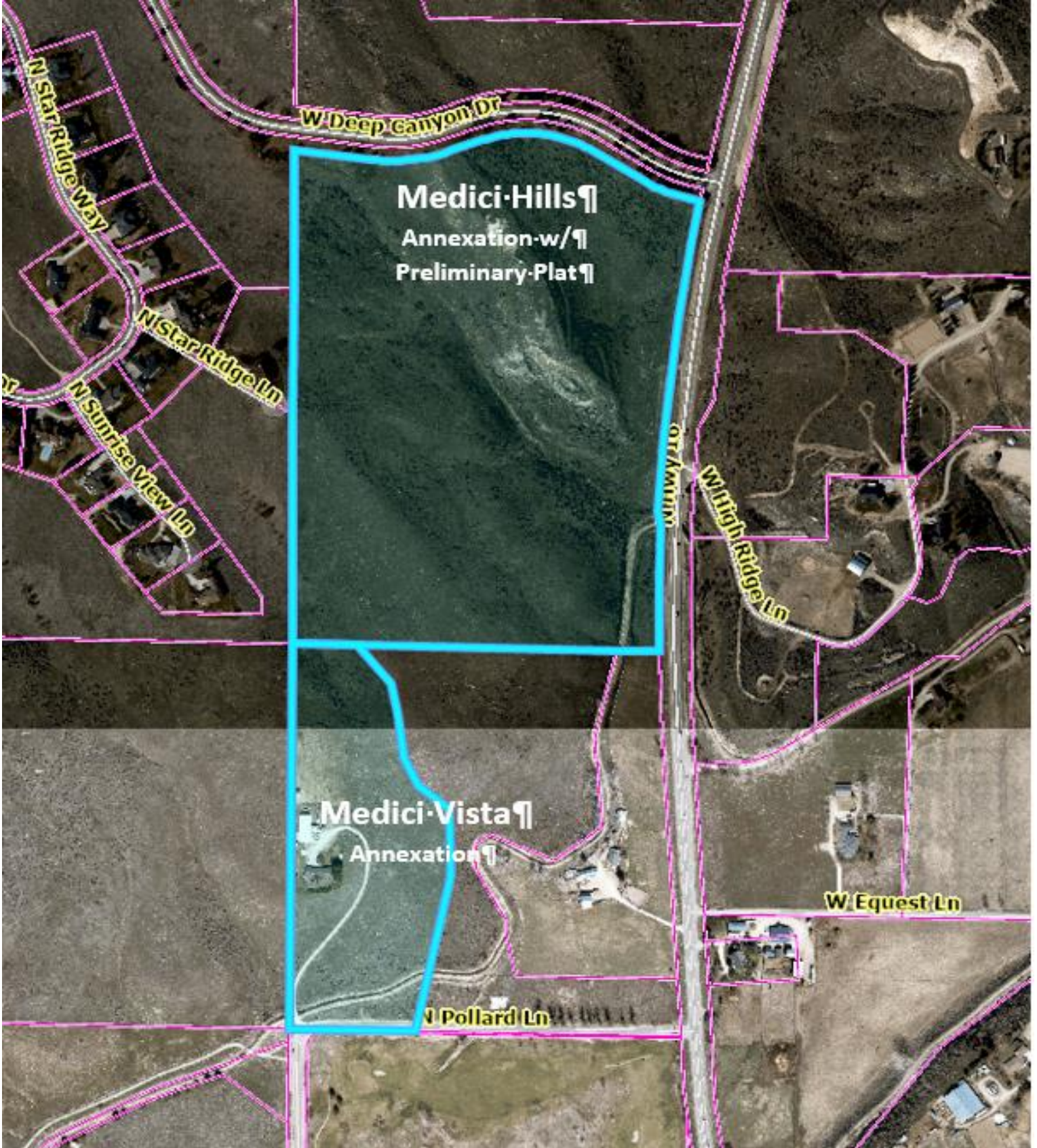
Sincerely,

A handwritten signature in cursive script that reads "Renata Ball-Hamilton".

Renata Ball-Hamilton
Planner
Development Services

cc: City of Star (Shawn Nickel & Barbara Norgrove), Via Email

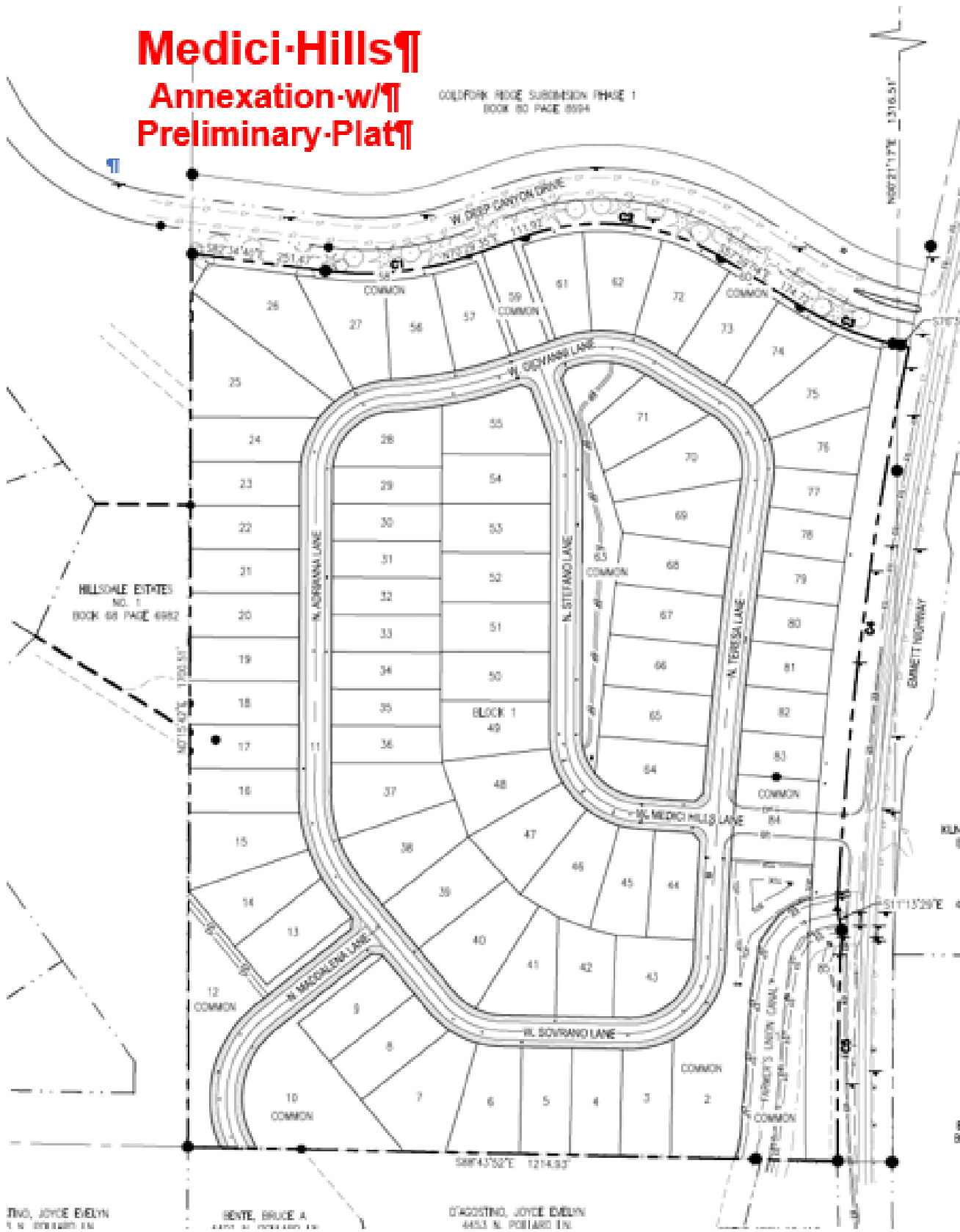
VICINITY MAP



SITE PLAN

Medici-Hills
Annexation-w/
Preliminary-Plan

GOLFPOK RIDGE SUBDIVISION PHASE 1
BOOK 80 PAGE 8894

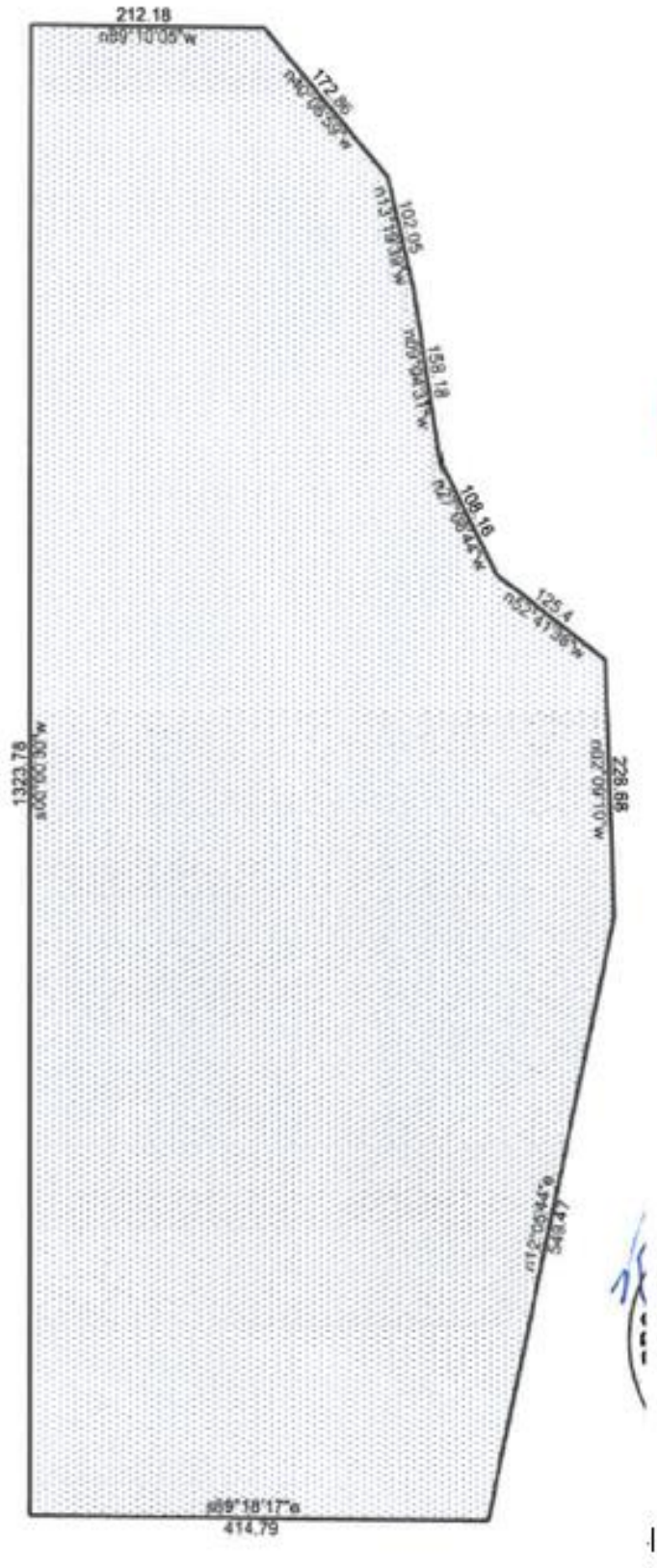


JINO, JOYCE EVELYN
S.W. 2078 4000 E.W.

BENTE, BRUCE A.
4400 S.W. 2078 4000 E.W.

D'AGOSTINO, JOYCE EVELYN
4453 N. POBIARO E.W.

SITE PLAN



**Medici Vista
Annexation**

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter, and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

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