



## CITY OF STAR

# LAND USE STAFF MEMO

**TO:** Mayor & Council

**FROM:** City of Star Planning Department *Shawn T. Smith*

**MEETING DATE:** **June 21, 2022 PUBLIC HEARING – Tabled from June 7, 2022**

**FILE(S) #:** AZ-22-04 Annexation and Zoning  
RZ-21-04 Rezone  
DA-22-02 Development Agreement  
PP-22-03 Preliminary Plat for Stardale Place Subdivision

### OWNER/APPLICANT/REPRESENTATIVE

**Applicant/Owner:**

Bruce Hessing  
Piedmont Project, LLC  
2338 W. Boulder Bar Dr.  
Meridian, Idaho 83646

**Representative:**

Antonio Conti  
Ackerman-Estvold  
7661 W. Riverside Dr., Ste. 102  
Garden City, Idaho 83714

### REQUEST

**Request:** The Applicant is seeking approval of Annexation and Zoning (R-7-DA), Rezone (R-4 to R-7), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 26 residential lots and 3 common lots. The property is located at 331, 343 and 385 N. Center Street in Star, Idaho and consists of 3.39 acres with a proposed density of 7.67 dwelling units per acre.

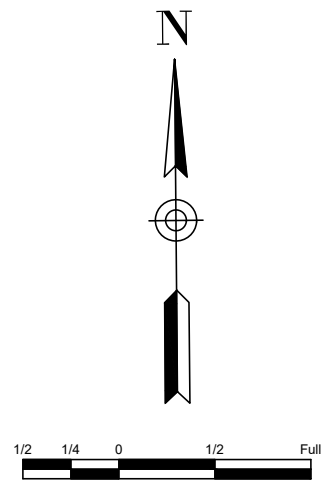
### UPDATE

The Council tabled this application from their June 7, 2022 public hearing and requested that applicant to revise the preliminary plat application to lower the density, remove lots on the north and align lot lines to existing subdivision, and remove a southern lot to create larger open space. Council also requested the removal of the northern pathway. The applicant has resubmitted a revised preliminary plat and landscape plan showing the removal of 3 lots, with a reduced density of 6.78 dwelling units per acre, and an updated landscape plan with open space and pathway.

PRELIMINARY PLAT FOR  
**STARDALE PLACE SUBDIVISION**

A PORTION OF THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 7, T.4N., R. 1 W.,  
CITY OF STAR, ADA COUNTY, IDAHO.

JUNE 2022 SCALE: 1" = 20' SHEET 1 OF 1



Graphic Scale:

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

Scale: 1" = 20'

LEGEND:

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

PRELIMINARY PLAT DATA

TOTAL SITE AREA	3.39 ACRES
SINGLE-FAMILY RESIDENTIAL (64.60%)	2.19 ACRES
RIGHT-OF-WAY (26.84%)	0.91 ACRES
COMMON AREA (15.34%)	0.52 ACRES
EXISTING ZONING	R-4
PROPOSED ZONING	R-7
SINGLE-FAMILY RESIDENTIAL LOTS	23
OPEN SPACE/COMMON LOTS	3
PUBLIC ROAD	1
TOTAL LOTS	27
GROSS RESIDENTIAL DENSITY	6.78 DU/ACRE
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	10.50 DU/ACRE

AMENITIES

1. WALKING PATHWAYS
2. GAZEBO
3. BENCHES

NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT.
2. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C0130J DATED 06/19/2020.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
4. 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 REAR LOT LINE OR SUBDIVISION BOUNDARY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
6. IRRIGATION WATER SHALL BE PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
8. LOTS 19, 25, AND 26 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY STARDALE PLACE HOME ASSOCIATION OR ITS ASSIGNS.
9. LOTS 25 AND 26 WILL CONTAIN UNDERGROUND SEEPAGE BEDS FOR DRAINAGE OF THE SUBDIVISION.

OWNER OF RECORD

FRANK ROWE  
343 N CENTER STREET  
STAR, ID 83669

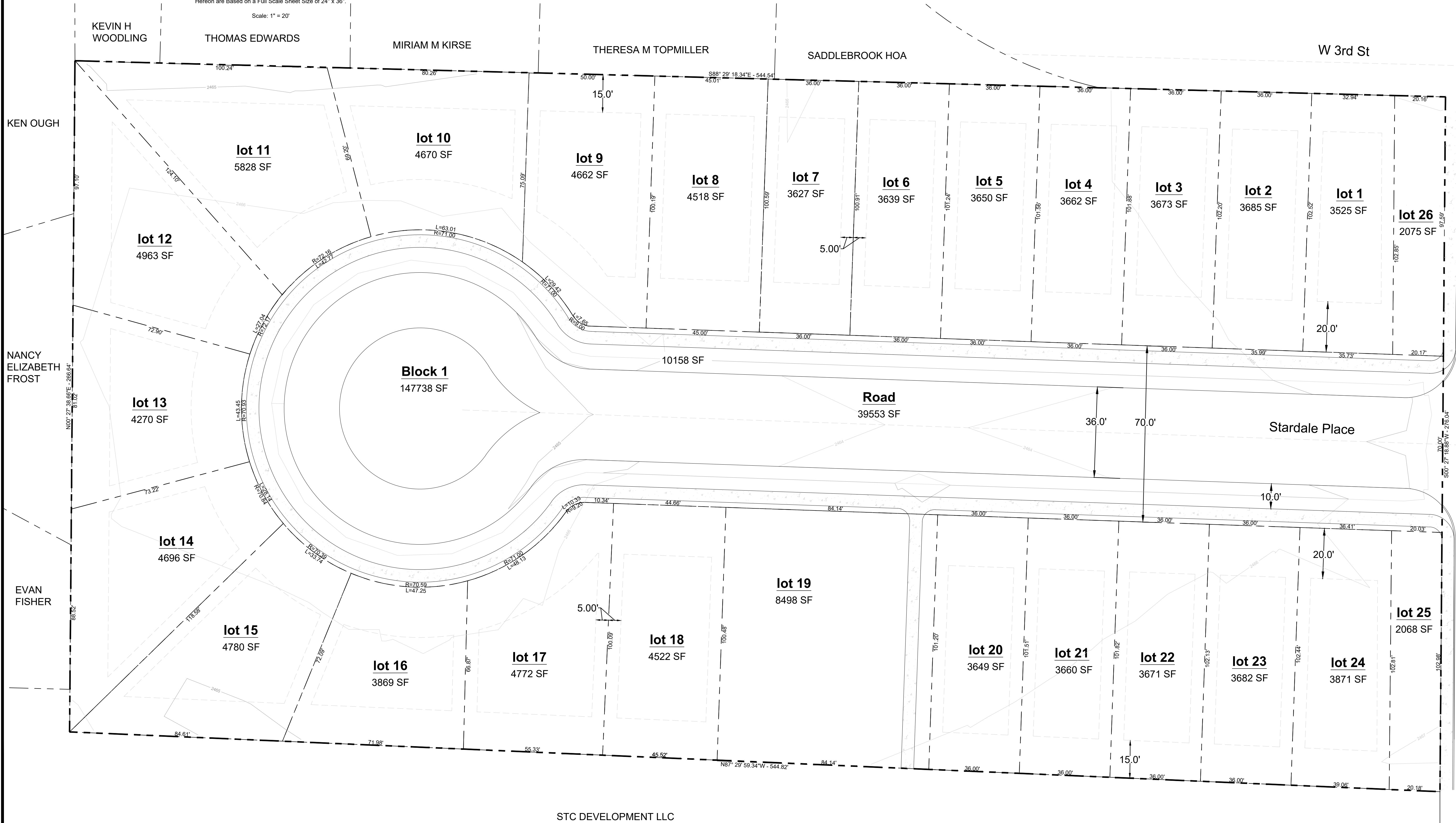
FREMANTLE DEVELOPMENT  
784 S CLEARWATER LOOP STE B  
POST FALLS, ID 83854

DEVELOPER

BRUCE HESSING  
2338 W BOULDER BAR DR  
MERIDIAN, ID 83646

ENGINEER/SURVEYOR

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



STC DEVELOPMENT LLC

STARDALE PLACE SUBDIVISION  
385 N CENTER STREET  
STAR, IDAHO

DRAWN BY: CDJ  
CHECKED BY: AMC

DATE: 06/13/2022

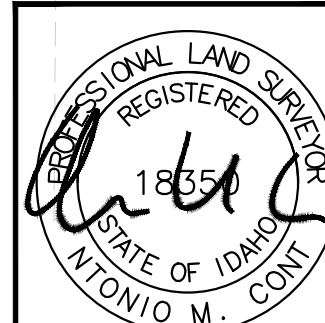
REVISIONS	
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Project No.  
R21227

PRELIMINARY  
PLAT

1.0

MARY ANNE  
KENDALL



JAMES AND  
ANNE EAGAN  
TRUST

JOSHUA  
P WRIGHT

N Center St

W 3rd St

Stardale Place

Road  
39553 SF

Block 1  
147738 SF

lot 11  
5828 SF

lot 10  
4670 SF

lot 9  
4662 SF

lot 8  
4518 SF

lot 7  
3627 SF

lot 6  
3639 SF

lot 5  
3650 SF

lot 4  
3662 SF

lot 3  
3673 SF

lot 2  
3685 SF

lot 1  
3525 SF

lot 26  
2075 SF

lot 12  
4963 SF

lot 13  
4270 SF

lot 14  
4696 SF

lot 15  
4780 SF

lot 16  
3869 SF

lot 17  
4772 SF

lot 18  
4522 SF

lot 19  
8498 SF

lot 20  
3649 SF

lot 21  
3660 SF

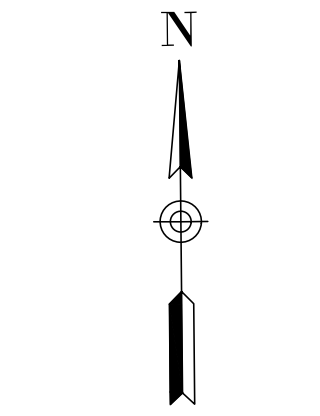
lot 22  
3671 SF

lot 23  
3682 SF

lot 24  
3871 SF

lot 25  
2068 SF





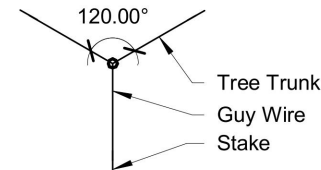
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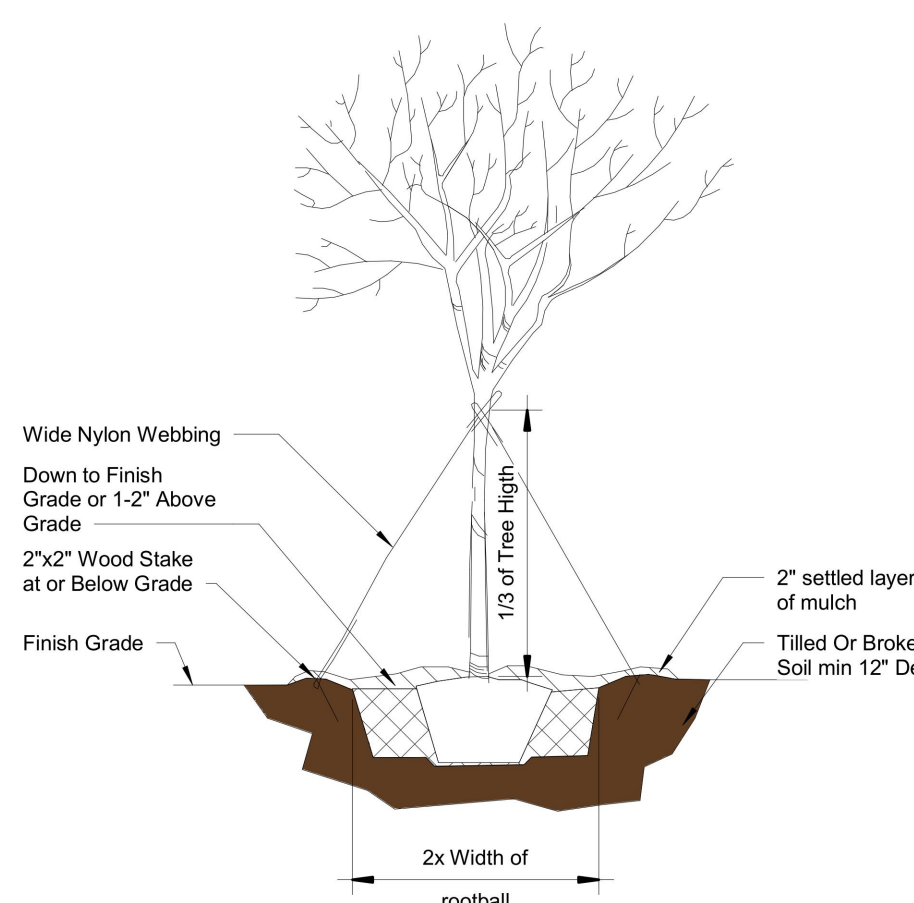
Scale: 1" = 20'

#### STREET LIGHTING

1. ALL STREET LIGHT CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE ISPPWC, THE STAR SUPPLEMENTAL SPECIFICATIONS TO THE ISPPWC, AND THE NATIONAL ELECTRIC CODE.
2. A STREET LIGHTING ELECTRICAL PERMIT SHALL BE OPENED PRIOR TO STARTING WORK.
3. INSTALLATION WILL REQUIRE INSPECTIONS FOR THE CONCRETE BASES AND BELOW GROUND WIRING.
4. STREET LIGHT BASES SHALL BE LOCATED 10' MINIMUM FROM TREES, 5' MINIMUM FROM FIRE HYDRANTS, AND 2' MINIMUM FROM WATER METERS.
5. KEEP ACCURATE AS-BUILTS OF ALL CONDUIT, JUNCTION BOXES, AND SUBMIT AN ELECTRONIC COPY OF THE RED LINE AS-BUILT WITH THE APPROVED PERMIT TO THE CITY OF STAR AT THE COMPLETION OF THE PROJECT.
6. COORDINATE WITH THE CITY TRANSPORTATION AND UTILITY COORDINATOR FOR QUESTIONS REGARDING UTILITY CONFLICTS, OR ACCESS LOCKED METER PEDESTALS.



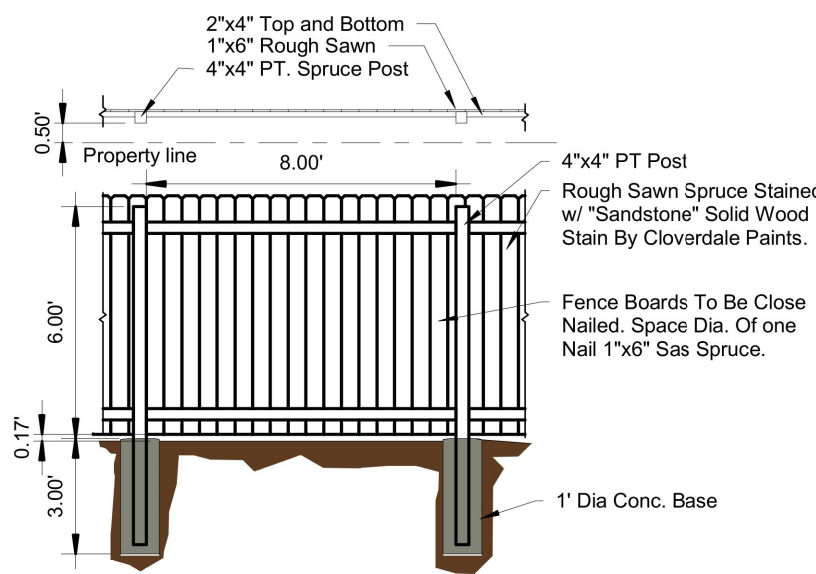
Plan View



6. 2" and larger tree detail  
1/4" = 1'-0"

#### NOTES: TREE PLANTING (>2" CAL.)

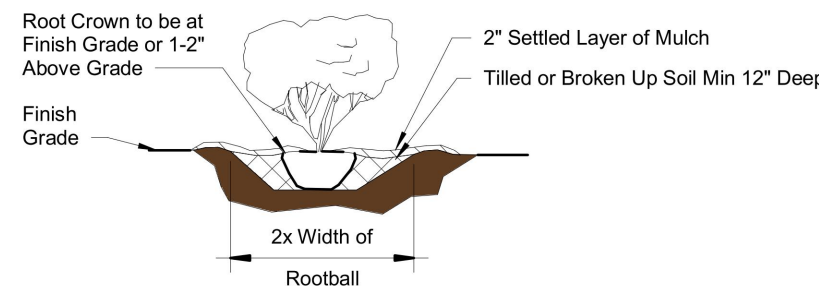
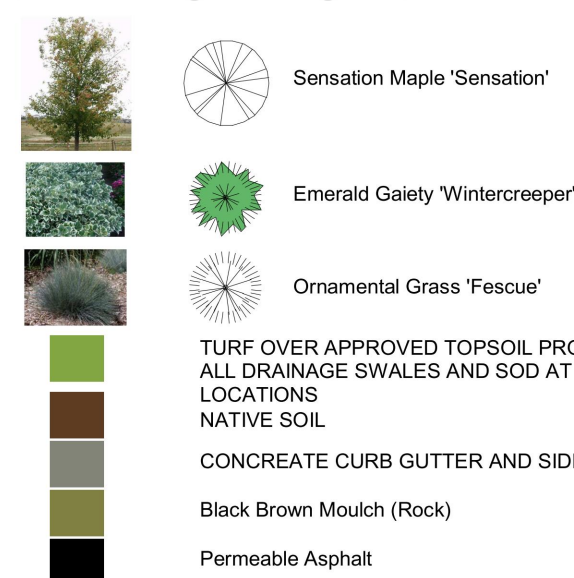
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL. A MINIMUM OF 16 INCHES. SPACE STAKE EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



- Note:
1. All wood to be stained with "Sandstone" solid wood stain both sides prior to installation.
  2. All hardware to be galvanized.
  3. All stain to be applied to manufacturer's specifications.
  5. Nail to be 3 1/2" coated for stringers to posts and 2" ardux for boards.
  7. All planed materials #2 and better.

5. Fence Detail  
1/4" = 1'-0"

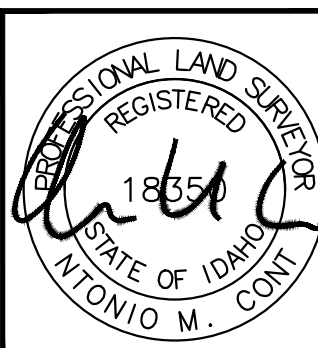
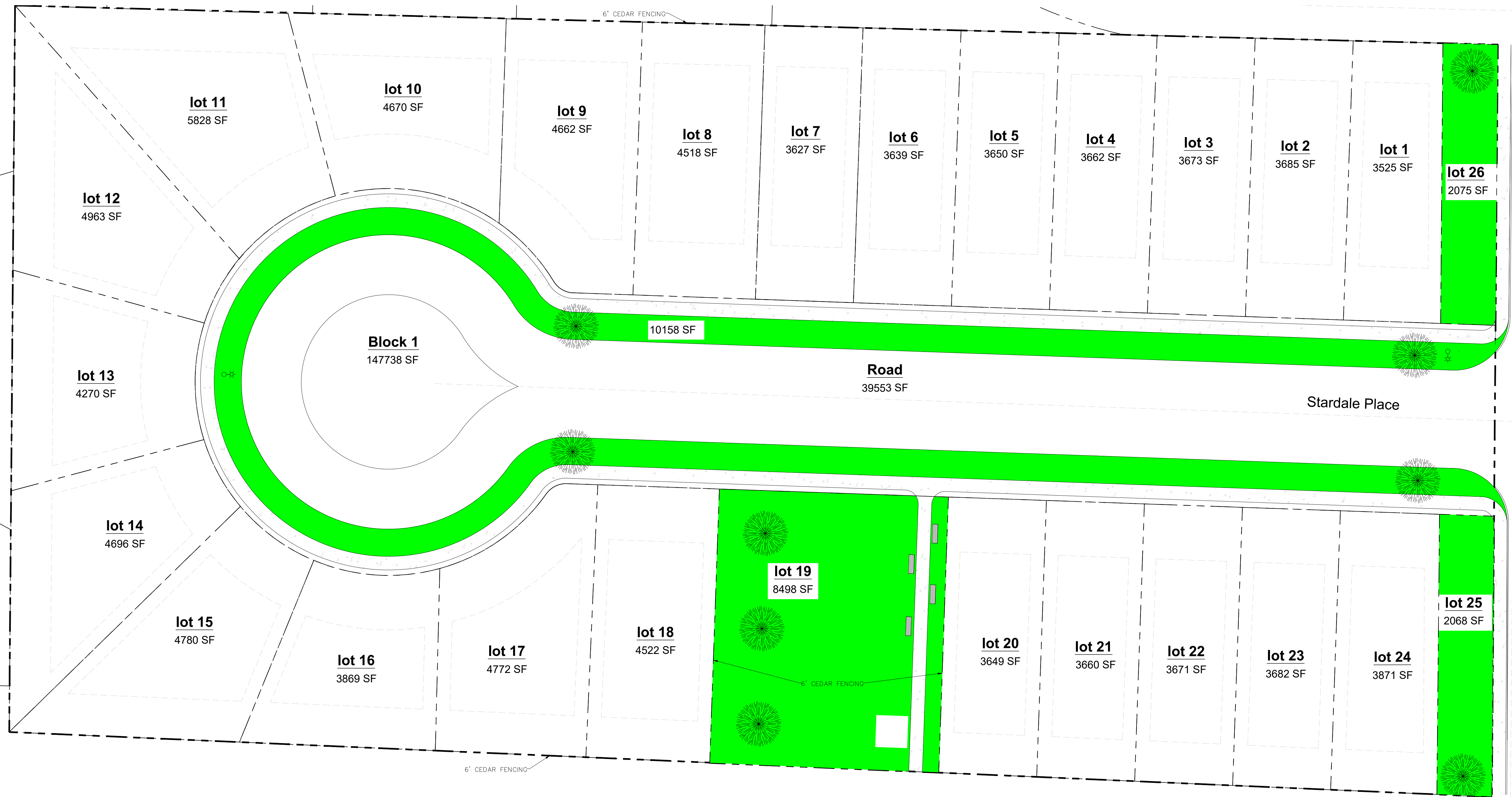
#### Planting Ledger



#### NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2x THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL. WITHOUT DISTURBING THE ROOTBALL, REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

3. Shrub Planting  
1/8" = 1'-0"



## STARDALE PLACE SUBDIVISION 385 N CENTER STREET STAR, IDAHO

DRAWN BY: CDJ  
CHECKED BY: AMC

DATE: 06/13/2022

#### REVISIONS

#	DATE
1	--/--
2	--/--
3	--/--

Project No.  
R21227

LANDSCAPING  
PLAN

1.0

ACKERMAN  
ESTVOLD

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