



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: July 1, 2025 – PUBLIC HEARING

FILE(S) #:

AZ-25-01 – Annexation & Zoning

DA-25-03 Development Agreement

PP-25-01 Preliminary Plat for Milestone South Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Kyle Prewett
Toll Southwest LLC
3103 W. Sheryl Dr., Ste. 100
Meridian, Idaho 83642

Owner:

Richard Zamzow
5346 W. Wylie Lane
Boise, Idaho 83709

REQUEST

Request: The Applicant is requesting approval of an Annexation & Zoning Rezone (R-4-DA), a Development Agreement, and a Preliminary Plat for a proposed residential subdivision consisting of 34 residential lots and 3 common lots. The property is located on the northwest corner of W. Broken Arrow Street and N. Milestone Way in Star, Ada County, Idaho, and consists of 10.01 acres with a proposed density of 3.4 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. Broken Arrow Street, west of Hwy 16 and east of N. Pollard Lane. Ada County Parcel No. S0404427800.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Agricultural (County)	Neighborhood Residential	Vacant/Agricultural
Proposed	Residential (R-3-DA/PUD)	Neighborhood Residential	Single Family Residential
North of site	Mixed Use (MU)	Neighborhood Residential	Milestone Ranch Subdivision
South of site	Residential (R-1)	Mixed Use (MU), Low Density Residential	Magnolia Subdivision
East of site	Mixed Use (MU)	Neighborhood Residential	Milestone Ranch Subdivision
West of site	Residential (R-3)	Estate Urban Residential	Iron Mountain Vista Subdivision

Existing Site Characteristics: The property is currently vacant and has been used for agricultural purposes.

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

Flood Zone: This property is not currently located in a Flood Hazzard Area.
FEMA FIRM Panel Number: 16001C0130J
Effective Date: 6/19/2020

Special On-Site Features:

- ✧ Areas of Critical Environmental Concern – No known areas.
- ✧ Evidence of Erosion – No evidence.
- ✧ Fish Habitat – No.
- ✧ Floodplain – No.
- ✧ Mature Trees – None.
- ✧ Riparian Vegetation – No.
- ✧ Steep Slopes – None.
- ✧ 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	February 6, 2025
Neighborhood Meeting Held	March 11, 2025
Application Submitted & Fees Paid	April 28, 2025
Application Accepted	April 28, 2025
Residents within 300' Notified	June 4, 2025
Agencies Notified	April 28, 2025
Legal Notice Published	June 7, 2025
Property Posted	June 19, 2025

HISTORY

There have been no previous requests through the City for development of this property.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards_of the proper district.
2. The city shall 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, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any

annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. 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, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

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 one hundred eighty (180) days of the issuance of a final written decision approving the development agreement. 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.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in ITD proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts, through mitigation measures as may be adopted by Council.

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.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

8-1E-1: TERMS DEFINED:

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

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

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

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(R) RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and

septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

ZONING DISTRICT USES	R
Dwelling:	
Multi-Family	C
Secondary	A
Single Family Attached	P
Single Family Detached	P
Two-Family Duplex	P
Live/Work Multi-Use	N

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-4	35'	15' to living area/side load garage 20' to garage face	15'	<u>7.5' ⁽²⁾</u>	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 overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks 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 approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
5. Additional landscaping buffers may also be required.

2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

8-4A-21: MAILBOXES:

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



8-4E-1: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - APPLICABILITY:

The standards for common open space and site amenities shall apply to all residential developments with a density exceeding one dwelling unit per acre.

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 total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
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 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the usable area 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, as determined by the Administrator;
 - c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;
 - d. A plaza.
 - e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.
 - f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

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, as determined by the Administrator.

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 with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).

b. Children's play structures.

c. Sports courts.

d. Additional open space in excess of 10% qualified 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;

h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

6. Community Gardens.

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

E. Maintenance:

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

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in

conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees 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, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;

- b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
- c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
- d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
- e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
- f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
- g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
- h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
- i. Any flood zone information including FEMA FIRM panels;
- j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
- k. Phasing plan showing all proposed phases of the development;
- l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
- m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
- n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
- o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
- p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
- q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;

- r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
- 5. Additional information in the application as determined by the administrator may include the following:
 - a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

- c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 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 one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational

opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Work to create a vibrant Central Business District.
- 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.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

B. Low densities within the Estate and 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.

C. Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.

D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.

E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.

F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.

- 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.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

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

PROJECT OVERVIEW COMPREHENSIVE PLAN & DEVELOPMENT CODE COMPLIANCE

ANNEXATION/REZONE:

The Annexation and Zoning request of the 10.01 acres from County (RUT) to Residential (R-4-DA) on the applicant's property will allow for the development of the property in a manner that will be consistent with the intent of the current Comprehensive Plan Map. The Future Land Use Map designates the property as Neighborhood Residential. The overall density of the development is 3.40 dwelling units per acre, which is consistent with the Neighborhood Residential (Maximum 5 Units per Acre) land use designation.

The Comprehensive Plan encourages 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 (Goal 8.3). The Estate and Neighborhood Residential Land Use designation encourages urban style development densities to limit urban sprawl (Policy 8.3). The Plan also encourages flexibility in site design and innovative land uses and supports well-planned, pedestrian-friendly developments (8.5.9), and encourages commercial facilities to locate on transportation corridors. (Policy 8.5.6)

PRELIMINARY PLAT:

The applicant is requesting approval of the Preliminary Plat for Milestone Ranch South Subdivision on 10.01 acres. The plat includes a total of 37 lots, including 34 single family detached residential lots and 3 common/open space lots.

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

The development will be accessed from the existing N. Milestone Way off of W. Broken Arrow Street. All proposed roads will be public. Applicant is proposing all internal roads to be a minimum of 36 feet wide from back of curb to back of curb, built within a 50-foot wide right of way. This phase of the development will have access to the amenities in Milestone Ranch Subdivision. The preliminary plat total open space equates to 2.56 acres or 25.6%. The preliminary plat qualified open space area is 2.07 acres or 20.7%.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the subdivision with an eight (8') foot landscape strip. Sidewalks along W. Broken Arrow Road will be seven-foot-wide and detached. There will be a 40-foot landscape buffer along W. Broken Arrow Street.
- 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 streetlight plan and design with the application packet. The proposed design satisfies City code. **The proposed plan and light fixtures are aligned with city code/standards. The streetlights should be the same in all phases of Milestone Ranch.**
- Street Names
Applicant has not provided approval from Ada County that the proposed street names are approved. This will be required at final plat.
- Subdivision Name
Applicant has provided approval from Ada County that the proposed subdivision name is approved.
- 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. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**

- Setbacks – The applicant is proposing setbacks that are compliant with current Code standards.
- Block lengths – All blocks appear to meet the 750' or less block length requirement and will not require a waiver from the Council.
- Mailbox Cluster – Applicant has provided approval from the Star Postmaster to use the existing Milestone Ranch mailbox clusters for this development. That approval is part of the application. Mailbox clusters shall be covered and provided with lighting.
- Phasing – The Applicant is proposing build out in a single phase.
- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.
- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. **The applicant has submitted building elevations for review by Staff and Council. Not all of the submitted elevations satisfy UDC Section 8-3B-3 by having a minimum of 3 architectural elements on the front of the home. Houses that back up top W. Broken Arrow Road will also need to have architectural elements on the rear of the home.**
- Structure Height – Applicant is proposing that all residential structures will be thirty-five (35') in height or less.
- Fencing – Applicant is proposing all fencing along residential lots that border a common/open area be 5 feet high open vision fence. Wrought Iron or other approved equal fence. **The applicant shall provide a fencing plan for the perimeter of the property to include fence location and type, prior to signing the mylar.**

DEVELOPMENT AGREEMENT:

Through the Development Agreement process, the applicant is proposing to work with the City and neighboring property owners 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:

- Future Development;
- ITD Proportionate Share Fees;
- Street Trees;
- Compliance With Weed Abatement Code;

- Emergency Mitigation Fees;
- Future Residential Building Elevations;

AGENCY/DEPARTMENT RESPONSES

ACHD	January 8, 2024
Star Fire District	February 28, 2024
Idaho Transportation Dept.	January 8, 2024

PUBLIC RESPONSES

No public comments have been received to date.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed maximum allowed density of 3.40 dwelling units per acre is within the range of 3-5 dwelling units per acre allowed in the Neighborhood Residential Comprehensive Plan Land Use Map. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-4) zoning designation will provide.

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

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

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

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

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

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

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

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

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

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

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

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

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

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

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.
The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:
 1. *Designing development projects that minimize impacts on existing adjacent properties, and*
 2. *Managing urban sprawl to protect outlying rural areas.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.
The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;
The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Milestone Ranch South 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.**
3. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
4. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**

5. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
6. **The applicant shall provide approval from Ada County for the proposed street names. This will be required prior to signing the mylar.**
7. **The applicant shall provide a fencing plan for Staff review and approval prior to signing the mylar.**
8. 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. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
9. Street trees along the private street shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
10. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
11. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
12. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
13. 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.
14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
15. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
16. 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.
17. 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.

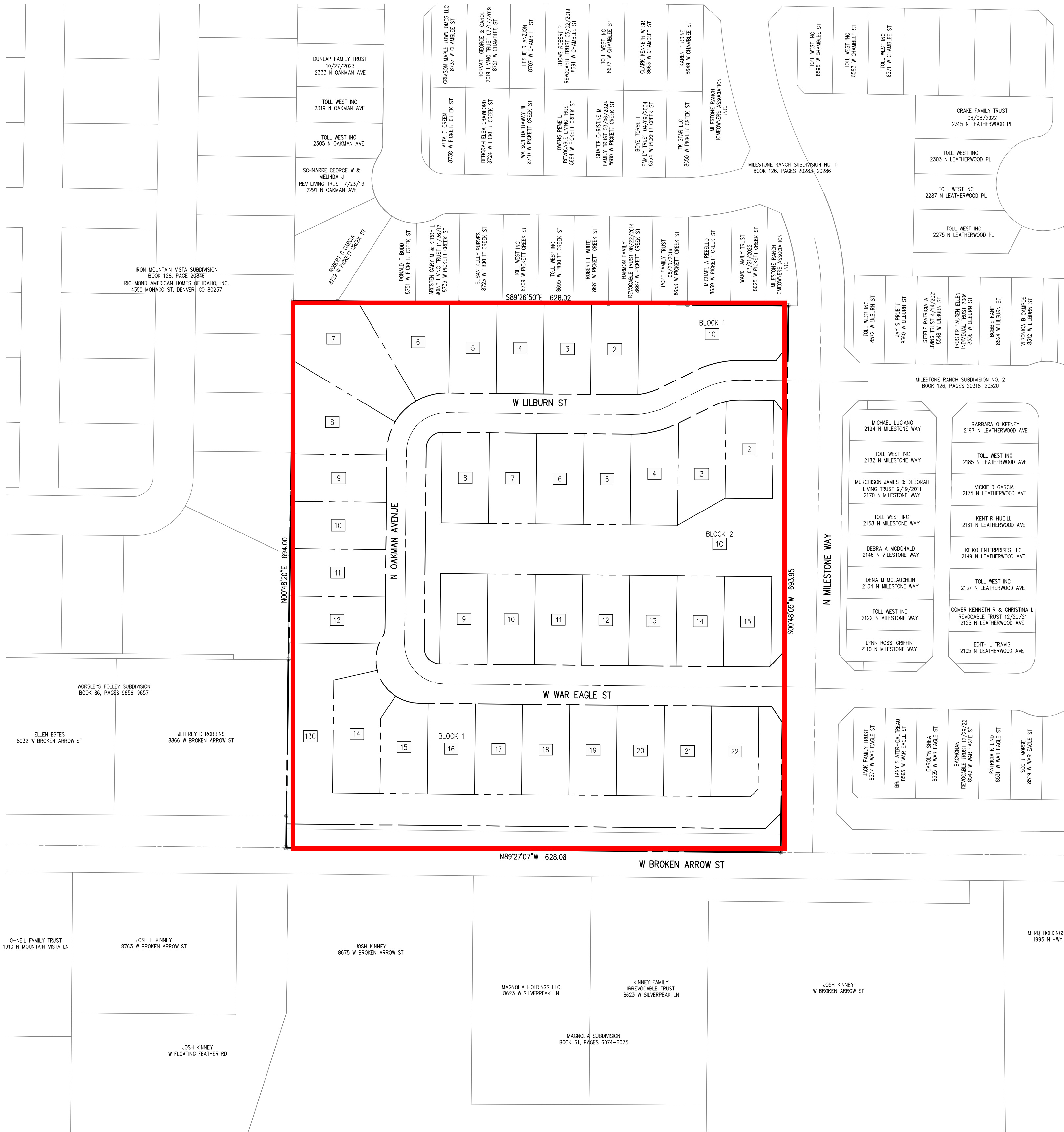
18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
19. All common areas shall be owned and maintained by the Homeowners Association.
20. 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.**
21. A sign application is required for any subdivision signs.
- 22. Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Numbers AZ-25-01, PP-25-01, and DA-25-03 for Milestone Ranch South Subdivision on _____, 2025.

PRELIMINARY PLAT FOR MILESTONE RANCH SOUTH SUBDIVISION

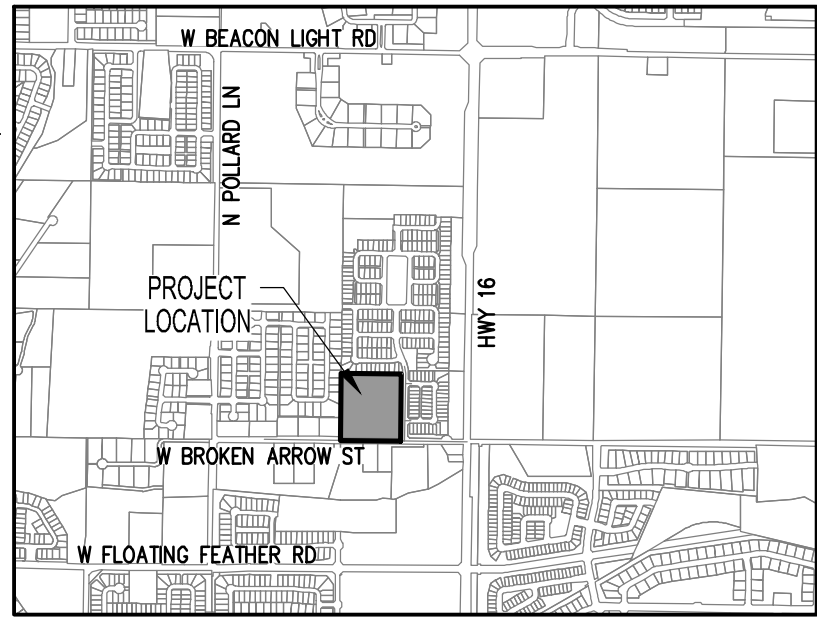
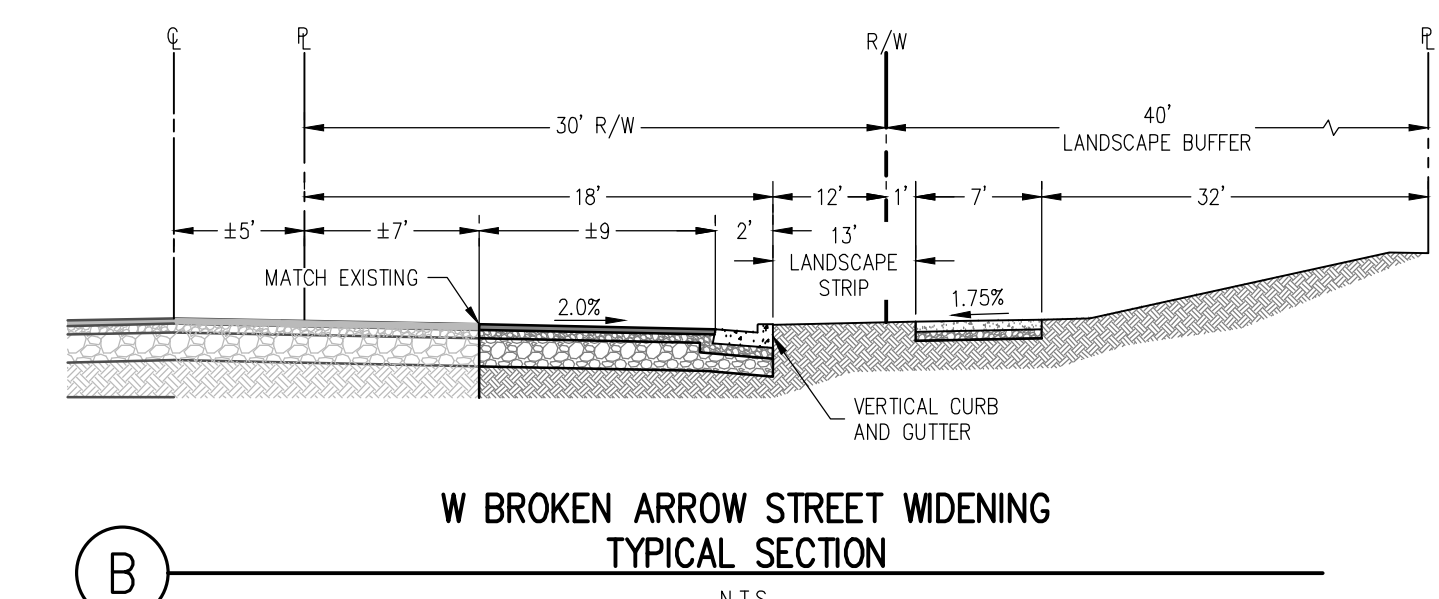
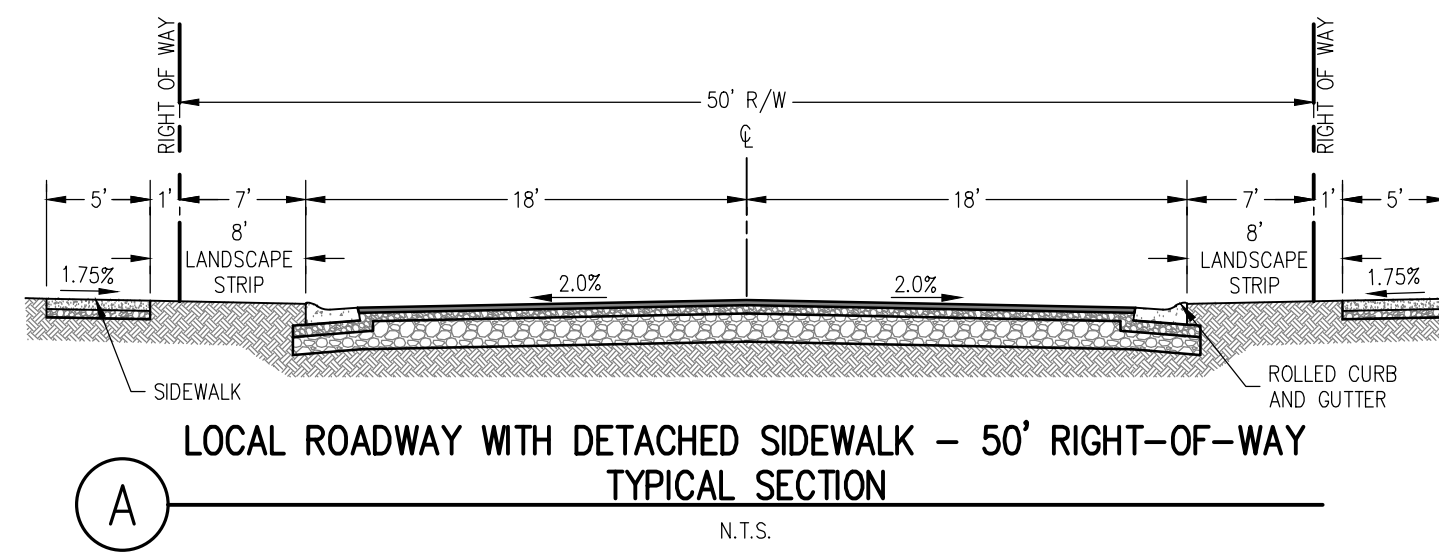
PROPERTY LOCATED IN THE SE ¼ of SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
ADA COUNTY, IDAHO



SITE MAP
SCALE: 1" = 80'

LEGEND

---	PROPERTY BOUNDARY LINE	●	TEST PIT/MONITORING WELL
---	EXISTING LOT LINE	□	MAILBOX
---	EXISTING EASEMENT LINE	□	SIGN
-x-	EXISTING BARB WIRE FENCE LINE	□	BLOCK NUMBER
PI	EXISTING PRESSURE IRRIGATION	10	SINGLE-FAMILY LOT NUMBER
CHP	EXISTING POWER LINE	150	COMMON LOT NUMBER
SS	EXISTING SANITARY SEWER LINE	~	FLOW DIRECTION
T	EXISTING CABLE TV PER UTILITY MAP	○	EXISTING SURVEY MONUMENTS
W	EXISTING WATER LINE	○	EXISTING BENCHMARK
EP	EXISTING EDGE OF PAVEMENT	○	SECTION LINE
EG	EXISTING EDGE OF GRAVEL	○	EXISTING GAS LINE
SD	EXISTING STORM PIPE	○	EXISTING IRRIGATION LINE
SD	PROPOSED LOT LINE	○	EXISTING SUBSURFACE PIPE
SD	PROPOSED RIGHT-OF-WAY	○	EXISTING WATER WELL
SD	PROPOSED ROAD CENTERLINE	○	EXISTING POWER POLE
SD	PROPOSED 3" ROLLED CURB	○	EXISTING GUY WIRE ANCHOR
SD	PROPOSED 6" VERTICAL CURB & GUTTER	○	EXISTING POWER METER
SD	PROPOSED SIDEWALK/PATHWAY	○	EXISTING TRAFFIC SIGN
SD	PROPOSED 8" SANITARY SEWER	○	EXISTING MAIL BOX
SD	PROPOSED 8" POTABLE WATER	○	EXISTING TELEPHONE JUNCTION BOX
SD	PROPOSED PRESSURE IRRIGATION	○	EXISTING SANITARY SEWER MANHOLE
SD	PROPOSED STORM PIPE	○	EXISTING GAS MARKER
SD	PROPOSED SEEPAGE BED	○	EXISTING CONTOURS
SD	PROPOSED SAND AND GREASE TRAP	○	PROPOSED CONTOURS
SD	PROPOSED STORM MANHOLE	○	
SD	PROPOSED FIRE HYDRANT	○	
SD	PROPOSED SANITARY MANHOLE	○	
SD	STREET NAME	○	
SD	PROPOSED STREET LIGHT	○	



VICINITY MAP
N.T.S.

SHEET INDEX

1 OF 5	PP-1.1	COVER SHEET
2 OF 5	PP-2.1	NATURAL FEATURES MAP
3 OF 5	PP-3.1	PRELIMINARY PLAT
4 OF 5	PP-4.1	PRELIMINARY ENGINEERING PLAN AND EXISTING CONDITIONS
5 OF 5	PP-5.1	PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY PLAT NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (ACHD).
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
- IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING GROUND WATER RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS PLAN.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ACHD AND CITY OF STAR REQUIREMENTS.

LAND USE SUMMARY	
TOTAL AREA	10.01 AC
RESIDENTIAL LOTS	34
COMMON LOTS	3
RESIDENTIAL LOT AREA	5.81 AC
COMMON LOT AREA	2.25 AC
RIGHT OF WAY AREA	1.95 AC
GROSS DENSITY	3.40 UNITS/AC
NET DENSITY	5.85 UNITS/AC
MINIMUM RESIDENTIAL LOT SIZE	6,850 SF
AVERAGE RESIDENTIAL LOT SIZE	7,441 SF

OPEN SPACE SUMMARY	
QUALIFIED USABLE OPEN SPACE AREA	2.07 AC
PERCENT QUALIFIED USABLE OPEN SPACE	20.7%
COMMON OPEN SPACE AREA	2.56 AC
PERCENT COMMON OPEN SPACE	25.6%

BUILDING SETBACK REQUIREMENTS	
SETBACK STANDARDS R-4 ZONE	
FRONT (TO LIVING AREA)	15'
FRONT (TO GARAGE)	20'
REAR	15'
INTERIOR SIDE	7.5'
STREET SIDE	20'

SURVEYOR
ESE CONSULTANTS, INC.
JOHN CAYTON, P.L.S.
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
jcayton@eseconsultants.com
PHONE: (425) 502-2524

DEVELOPER
TOLL SOUTHWEST LLC
HANNAH SHURANCE
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
hshurance@tollbrothers.com
PHONE: (520) 870-4501

OWNER
RICHARD ZAMZOW
5346 W. WYLLIE LN
BOISE, IDAHO 83709

PLANNER
TOLL SOUTHWEST LLC
KYLE PREWITT
3103 W. SHERYL DRIVE, SUITE 100
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ENGINEER
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3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

REV.	DATE	DESCRIPTION	P.D.L.
1	03/21/2025	ORIGINAL PREPARATION	ALH

COVER SHEET
PRELIMINARY PLAT FOR
MILESTONE RANCH SOUTH SUBDIVISION
SEC. 4, T. 4N., R. 1W., B.M., ADA COUNTY, IDAHO

DATE:	03/21/2025	SCALE:	AS NOTED
DESIGN:	ALH	DRAWN:	PDL/ALH
JOB NO.:	9346	FILE NAME:	8346-S-COVER-PP
REF. NO.:	PP-1.1		
SHEET NO.:	1	OF	5

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

March 24th, 2025

City of Star
Planning and Zoning Department
10769 W State St
Star, ID 83669

RE: Milestone Ranch South Subdivision – Annexation & Zoning and Preliminary Plat Application

Dear Planning Staff, Mayor, and City Council,

Toll Southwest LLC is pleased to present applications for annexation and zoning, and preliminary plat for the Milestone Ranch South Subdivision (the “Project”). The Project will be a single-family residential community with 34 homes, all constructed by Toll Brothers. The Project will be developed as an extension of the neighboring Milestone Ranch Subdivision and Milepost Commons Subdivision. The City approved Milestone Ranch Subdivision on October 12, 2021, and the City approved Milepost Commons Subdivision on March 5, 2024. Both Milestone Ranch Subdivision and Milepost Commons Subdivision are being developed by Toll Brothers and, internally, Toll Brothers refers to these projects collectively as Milestone Ranch. The Project will be fully integrated into Milestone Ranch with shared common areas, amenities, public roads, and pedestrian connections.

The Project will help meet the City’s need for housing with a first-class residential community that offers quality architecture and thoughtful open-space amenities.

Property Overview

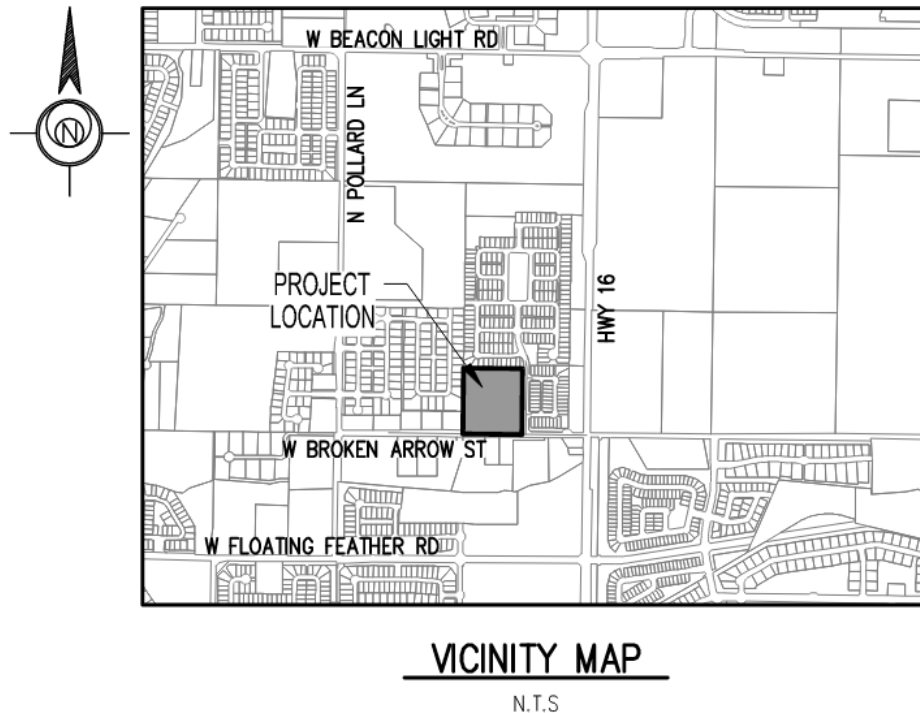
The Project will be constructed on Parcel No. S0404427800, which is 10.01 acres located at 0 W Broken Arrow Street, at the northwest corner of Highway 16 and W Broken Arrow Street. *Figure 1* is a vicinity map with the Property outlined in black.

The Project is currently zoned in Ada County under the Rural Urban Transition zoning designation. The Project’s proposed zoning designation is Residential District R-4. The City’s Future Land Use Map designates the Property as Neighborhood Residential with 3-5 units/acre density, which supports the proposed R-4 zoning designation. The land uses and zoning adjacent to the Property are as follows:

1. North is Toll Brothers’ Milestone Ranch Subdivision which is annexed into the City of Star with an R-5-DA zoning designation.
2. South is Magnolia Subdivision which is annexed into the City of Star with an R-1-DA zoning designation.

3. East is Toll Brothers' Milestone Ranch Subdivision which is annexed into the City of Star with an R-5-DA zoning designation.
4. West is Iron Mountain Vista Subdivision which is annexed into the City of Star with an R-3-DA zoning designation.

The site is relatively flat with elevations that vary from 2,540 at the northwestern property boundary, to 2,527 at the approximate mid-point of the property, and 2,524 at the southeastern property boundary.



VICINITY MAP

N.T.S

Figure 1

Annexation & Zoning Application

The proposed annexation and zoning of the Project provides assurances for the annexation standards listed in Title 8, Chapter 1, Article B of the City of Star Municipal Code.

1. **The annexation and zoning complies with the applicable provisions of the comprehensive plan;**

The proposed density of the Project, 3.4 units/acre, adheres to the standards of the Neighborhood Residential comprehensive plan designation. Neighborhood Residential is suitable primarily for single-family residential use with densities between 3 and 5 units per acre.

2. **The annexation and zoning complies with the regulations outlined for the proposed district;**

Single-family detached residential is a permitted use in the Residential District. All homes in the Project will adhere to the R-4 zoning district dimensional standards.

3. **The annexation and zoning shall not be materially detrimental to the public health, safety, and welfare;**

Single-family detached residential, as a permitted use for the requested zoning designation, will not be materially detrimental to the public health, safety, and welfare of the citizens of Star.

4. **The annexation and zoning shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the City:**

In complying with the comprehensive plan and regulations for the proposed zoning designation, public services will not be adversely impacted, outside of traffic, which can be expected as the City of Star experiences growth.

5. **The annexation and zoning (as applicable) is in the best interest of the City.**

Other than a few approximate 1-acre sized lots zoned in Ada County to the southwest, the subject site is surrounded on all sides by City limits and this project can be considered orderly development of the City.

Preliminary Plat Application

The Project is a residential community with 34 single-family detached lots and 3 common lot. Residential lots will range from 6,850 square feet to 13,721 square feet. The average residential lot size is 7,441 square feet. The Project meets the City's requirements for lot size and density in the R-4 zoning district.

General Project Overview	
Single-family residential lots	34
Common lots	3
Single-family residential area	5.81 Acres
Open Space area	2.56 Acres (25.6%)
Qualified Usable Open Space	2.07 Acres (20.7%)
Density	3.40 DU/Acre

The Project will be built in one (1) phase. The anticipated timing for the final platting of the phase is the Summer of 2026. This date is subject to change depending on market conditions.

Access and Transportation

Ada County Highway District and the Idaho Department of Transportation standards determine that a traffic impact study is not required for the Project because it totals less than 100

dwelling units. The Project's primary access will be from W Broken Arrow Street via N Milestone Way.

W Broken Arrow Street will be widened with 30 feet of right-of-way to the centerline along the project's frontage and will feature 7-foot detached sidewalks. There is a 40-foot landscape buffer from the W Broken Arrow Street right-of-way to the rear lot lines that take lot frontage from W War Eagle Street. Typical sections of internal local roadway (i.e., War Eagle St., Oakman Ave., Lilburn St.) will feature 5-foot detached sidewalks with 50 feet of right-of-way.

Sewer & Water Facilities

An existing 8" sanitary sewer main is located on the Project's eastern boundary at N Milestone Way and will provide service to the Project. An existing 8" water main is located on the Project's eastern boundary at N Milestone Way and on the Project's western boundary at Iron Mountain Estates. An 8" water connection will be provided from Iron Mountain Estates to W Broken Arrow Street through a proposed common lot in the southwest portion of the Project.

Pressure Irrigation & Drainage Facilities

The Project has an existing ground water right that allows for diversion of 0.12 cubic feet second (cfs) and 27 acre-feet per year (afa) for irrigation of 6 acres. There is no surface water assessed or delivered to the subject property. The Milestone Ranch pressurized irrigation pump station was designed to support the Project at full buildout. There is a secondary pressurized irrigation pump station in Milepost Commons to support the system with surface water. An irrigation delivery schedule is currently being developed and will be submitted for review prior to Milepost Commons Phase 1 civil improvement plan approval.

Storm drainage will be retained on site, and any discharge will not exceed pre-development flows. Streets will utilize underground retention facilities within common areas in the form of a seepage bed at three catchment areas. Storm drainage facilities will be designed per Ada County Highway District and City of Star requirements.

A geotechnical report was prepared for the site. Six exploratory test pits and four piezometers were installed to monitor the groundwater levels. Initial groundwater monitoring occurred on October 22, 2024. Groundwater was not encountered in any test pits during the field investigation.

Open Space and Amenities

The Project includes 2.07 acres of qualified open space, 20.7% of the Project. When the Project is integrated within Milestone Ranch, the collective qualified open space will be 16.64 acres, 17.3% of the total area.

The proposed amenities within the Project include common lots with open green space,

landscaped pathways, and a fire pit feature. Residents will have access to amenities within the Milestone Ranch, which includes a 10,000-square foot clubhouse, an indoor swimming pool facility for year-round use, a plaza with picnic gazebos, four pickleball courts, and a 1-acre common area with two bocce ball courts. Multiple pathways within the development provide interconnections with the Project and Milestone Ranch.

Architecture and Housing Types

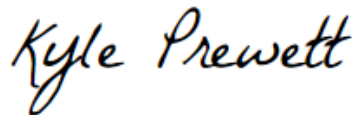
The Project will offer distinct architectural styles with the Orchard Collection from Toll Brothers. The Orchard home style offers a unique selection of floor plans and elevation styles for residents to choose from. The Orchard Collection offers homes in the 2,000-square-foot range. Currently, the Orchard Collection prices start at approximately \$600,000.

Conclusion

Toll Brothers has a track record of planning and constructing high-quality residential communities in the City of Star through projects such as Milestone Ranch, Heirloom Ridge, Aliso Creek, Cresta Del Sol, and Collina Vista. We have designed the Project in compliance with the City Code and the Comprehensive Plan to complement and transition with the surrounding property and communities. The Projects' first-class homes will provide excellent housing opportunities for both current and future residents of the City of Star.

Thank you for your time considering Milestone Ranch South Subdivision. Please do not hesitate to contact us regarding any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "Kyle Prewett". The signature is written in a cursive, flowing style.

Kyle Prewett
Land Entitlement Manager, Idaho



ANNEXATION & ZONING - REZONE - DEANNEXATION APPLICATION

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

FILE NO.: AZ-25-01

Date Application Received: 3/24/2025 Fee Paid: _____

Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Toll Southwest LLC

Applicant Address: 3103 W Sheryl Dr., STE 100, Meridian, ID Zip: 83642

Phone: 2085763625 Email: kprewett@tollbrothers.com

Owner Name: Richard Zamzow

Owner Address: 5346 W Wylie, Ln., Boise, ID Zip: 83709

Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):

Contact: Same as Applicant Firm Name: _____

Address: _____ Zip: _____

Phone: _____ Email: _____

Property Information:

Site Address: 0 W Broken Arrow St, Star, ID 83669 Parcel Number: S0404427800

Total Acreage of Site: 10.01

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

Proposed Zoning Designation of Site: Residential District R-4

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	County - Rural Urban Transition	Neighborhood Residential	Unused/Vacant
Proposed	Residential District R-4	Neighborhood Residential	Single Family Residential
North of site	Residential District R-5-DA	Neighborhood Residential	Single Family Residential
South of site	Residential District R-1-DA	Mixed Use	Single Family Residential
East of site	Residential District R-5-DA	Neighborhood Residential	Single Family Residential
West of site	Residential District R-3-DA	Estate Urban Residential	Single Family Residential

Special On-Site Features (Yes or No – If yes explain):Areas of Critical Environmental Concern - NoEvidence of Erosion - NoFish Habitat - NoFloodplain - NoMature Trees - NoRiparian Vegetation - NoSteep Slopes - NoStream/Creek - NoUnique Animal Life - NoUnique Plant Life - NoUnstable Soils - NoWildlife Habitat - NoHistorical 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. Date of Pre-App Meeting: <u>2/6/2025</u>	BN
✓	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.) Date of Neighborhood Meeting: <u>3/11/2025</u>	BN
✓	Completed and signed Annexation & Zoning/Rezone Application	BN
✓	All Annexations & Rezones require a Development Agreement *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: <u>Kyle Prewett</u>	BN
Not Required	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 (ACHD, ITD, Highway District #4) has issued a staff report/review on the development application.	
✓	If the Annexation & Zoning or Rezone request is accompanied by a preliminary plat and/or site plan, building elevations shall be included with the application.	BN
To be Submitted	Fee: (Include Development Agreement Fee). Please contact the City for current fees. 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)	BN
✓	Legal description of the property to be annexed and/or rezoned:	BN

✓	• 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.	BN
✓	Recorded warranty deed for the subject property	BN
✓	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.	BN
✓	Vicinity map showing the location of the subject property with minimum 1-mile radius	BN
✓	Copy of any associated applications (i.e. CUP/PUD Site Plan/Preliminary Plat). If this application is not accompanied by a plat or site plan, <u>a conceptual development plan for the property is required.</u>	
N/A	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	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 entire property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels (additional fee required).	BN
✓	Electronic versions of all submitted application materials including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan or concept plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site, concept plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type.	BN
To be Submitted	Signed Certification of Posting with pictures (see attached posting requirements and certification form) – To be completed by applicant a minimum of 10-days prior to public hearing. Staff will notify applicant in writing of hearing and posting date.	
✓	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits, if applicable. Please contact SSWD for details at 208-286-7388.	

APPLICANT ACKNOWLEDGEMENT:**

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

Kyle Prewett

3/24/25

Applicant/Representative Signature

Date



PRELIMINARY PLAT APPLICATION

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

FILE NO.: PP-25-01
Date Application Received: 03/24/2025 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Toll Southwest LLC
Applicant Address: 3103 W Sheryl Dr., STE 100, Meridian, ID Zip: 83642
Phone: 2085763625 Email: kprewett@tollbrothers.com

Owner Name: Richard Zamzow
Owner Address: 5346 W Wylie, Ln., Boise, ID Zip: 83709
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Same as Applicant Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Email: _____

Property Information:

Subdivision Name: Milestone Ranch South Subdivision
Site Location: 0 W Broken Arrow St, Star, ID 83669; NW of Highway 16 & Broken Arrow
Approved Zoning Designation of Site: Ada County - Rural Urban Transition
Parcel Number(s): S0404427800

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	County - Rural Urban Transition	Neighborhood Residential	Unused/Vacant
Proposed	Residential District R-4	Neighborhood Residential	Single Family Residential
North of site	Residential District R-5-DA	Neighborhood Residential	Single Family Residential
South of site	Residential District R-1-DA	Mixed Use	Single Family Residential
East of site	Residential District R-5-DA	Neighborhood Residential	Single Family Residential
West of site	Residential District R-3-DA	Estate Urban Residential	Single Family Residential

SITE DATA (to be noted on the Preliminary Plat):

Total Acreage of Site - 10.01
Breakdown of Acreage of Land in Contiguous Ownership - 10.01
Total Acreage of Site in Special Flood Hazard Area - N/A
Dwelling Units per Gross Acre (Density) - 3.40
Minimum Lot Size - 6,850 SF (0.15 Acres)
Minimum Lot Width - 60'

Total Number of Lots - 37
Residential - 34
Commercial - _____
Industrial - _____
Common - 3

Total Number of Residential Units - 34
Single-family - 34
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -
25.6 % / 2.56 acres
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -
20.7 % / 2.07 acres
Percent of Common Space to be used for drainage - 3.3%
Describe Common Space Areas (amenities, landscaping, structures, etc.) –
Fire pit at Lot 1, Block 1; landscaped pathways at Lot 1, Block 2 and Lot 13, Block 1

Public Streets - 3 Private Streets - _____
Describe Pedestrian Walkways (location, width, material) - 5' sidewalk along internal roadways, 7' pathway along Broken Arrow, 5' pathway at Lot 1, Block 2
Describe Bike Paths (location, width, material) - _____

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 ____ .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 & Water District
 Irrigation Water- Farmer's Union Ditch Company
 Sanitary Sewer- Star Sewer & Water District
 Fire Protection - Star Fire District
 Schools - West Ada School District
 Roads - Ada County Highway District

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 - No
 Stream/Creek - No Unstable Soils - No
 Unique Animal Life - No Unique Plant Life - No

Application Requirements:

(Applications are required to contain each of the following unless otherwise noted. ***Incomplete submittals will not be accepted. When combining with other applications (Annexation, CUP, etc.) please include one electronic copy for all applications***)

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting. Date of Pre-App Meeting: <u>2/6/2025</u>	BN
✓	Neighborhood Meeting: A copy of the neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. 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. City shall provide names and addresses to the Applicant. Please contact the City to request 300' radius. Date of Neighborhood Meeting: <u>3/11/2025</u>	BN
✓	Completed and signed preliminary plat application	BN
✓	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.	BN
To be Submitted	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 explaining the project. (must be signed by applicant)	BN
✓	Legal description of the subdivision (word.doc and pdf version with engineer's seal) Include a metes & bounds description to the section line/centerline of all adjacent roadways,	BN

✓	stamped and signed by a registered professional land surveyor, with a calculated closure sheet	BN
✓	Recorded warranty deed for the subject property	BN
✓	Approval of the proposed subdivision name from Ada County Surveyor's office.	BN
✓	Electronic copy in pdf. format of vicinity map showing the location of the subject property	BN
✓	Electronic copy in pdf. format of preliminary plat	BN
✓	Electronic copy in pdf. format of landscape plan	BN
See Pre Plat	Electronic copy in pdf. format of preliminary site grading & drainage plans	
✓	Electronic copy in pdf. format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	BN
N/A	Electronic copy in pdf. format of phasing plan shall be included in the preliminary plat if the project is to be phased.	
✓	Electronic copy in pdf. format of all proposed building elevations, including front and rear (when rear of building is backing up to a collector or arterial street), shall be provided.	BN
✓	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.	BN
N/A	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
N/A	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
N/A	Special Flood & Slope Information – Must be included on preliminary plat and application form if present on-site.	
✓	Written confirmation from the Transportation Authorities that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Highway District No. 4/Idaho Transportation Department.	BN
✓	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.	BN
To be Submitted	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.	
✓	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.**

Kyle Prewett

Applicant/Representative Signature

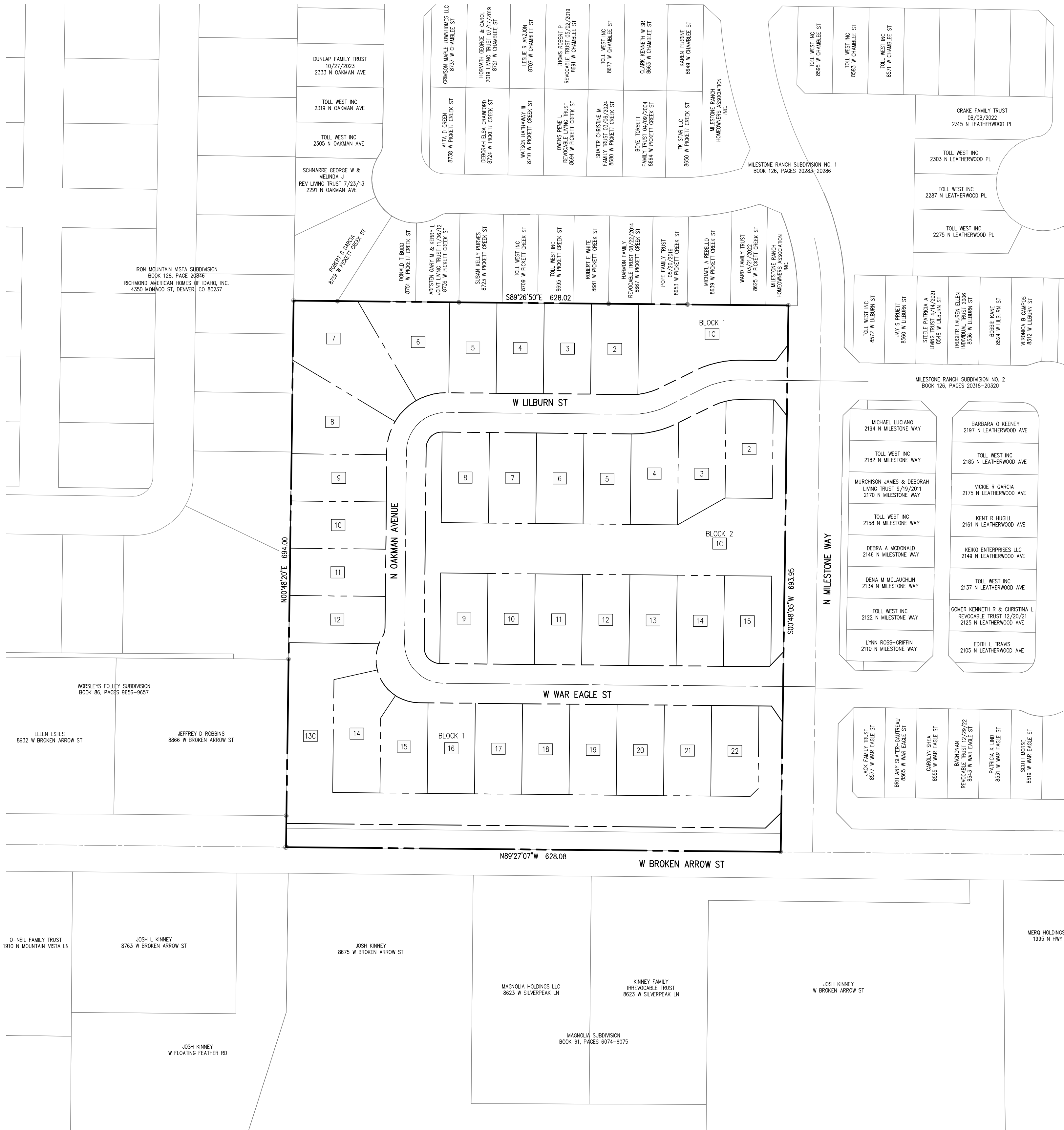
3/24/25

Date

PRELIMINARY PLAT FOR MILESTONE RANCH SOUTH SUBDIVISION

PROPERTY LOCATED IN THE SE ¼ of SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,

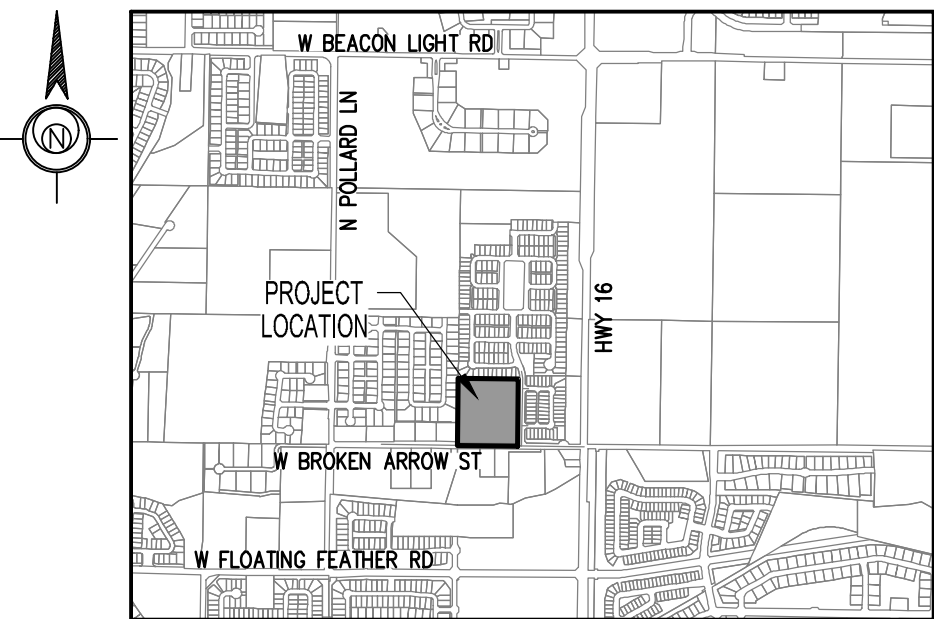
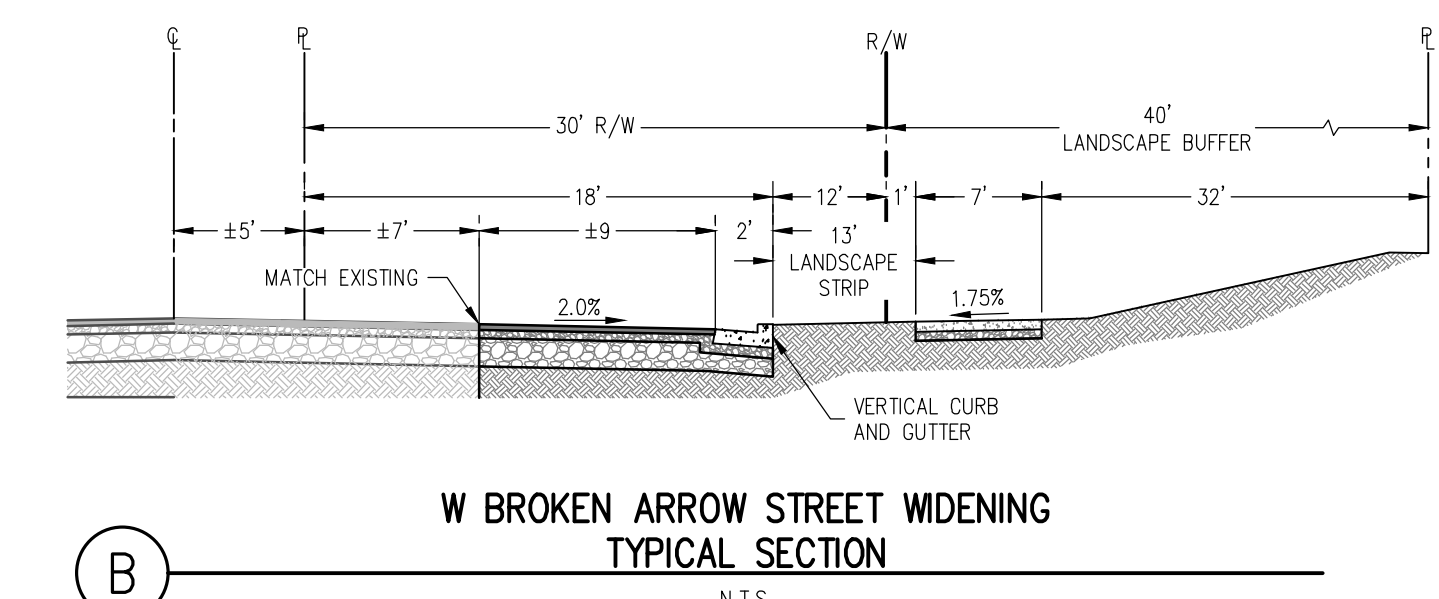
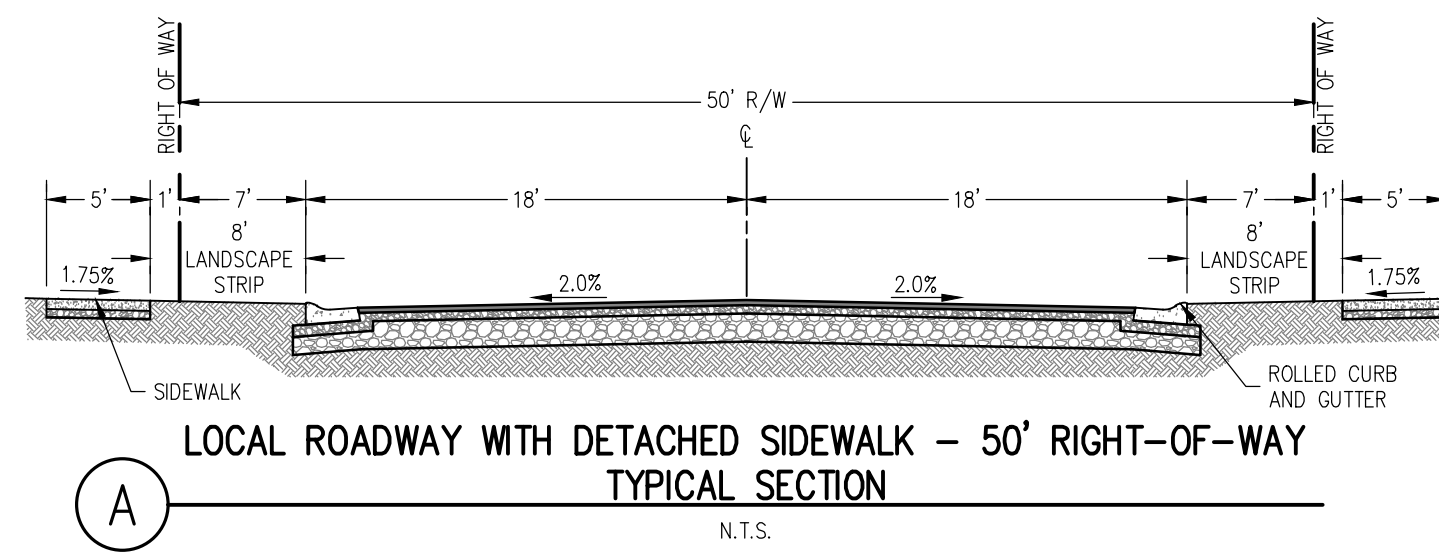
ADA COUNTY, IDAHO



SITE MAP
SCALE: 1" = 80'

LEGEND

---	PROPERTY BOUNDARY LINE	●	TEST PIT/MONITORING WELL
---	EXISTING LOT LINE	□	MAILBOX
---	EXISTING EASEMENT LINE	□	SIGN
-x-	EXISTING BARB WIRE FENCE LINE	□	BLOCK NUMBER
PI	EXISTING PRESSURE IRRIGATION	10	SINGLE-FAMILY LOT NUMBER
CHP	EXISTING POWER LINE	150	COMMON LOT NUMBER
SS	EXISTING SANITARY SEWER LINE	~	FLOW DIRECTION
T	EXISTING CABLE TV PER UTILITY MAP	○	EXISTING SURVEY MONUMENTS
W	EXISTING WATER LINE	○	EXISTING BENCHMARK
EP	EXISTING EDGE OF PAVEMENT	○	SECTION LINE
EG	EXISTING EDGE OF GRAVEL	○	EXISTING GAS LINE
SD	EXISTING STORM PIPE	○	EXISTING IRRIGATION LINE
---	PROPOSED LOT LINE	○	EXISTING SUBSURFACE PIPE
---	PROPOSED RIGHT-OF-WAY	○	EXISTING WATER WELL
---	PROPOSED ROAD CENTERLINE	○	EXISTING POWER POLE
---	PROPOSED 3" ROLLED CURB	○	EXISTING GUY WIRE ANCHOR
---	PROPOSED 6" VERTICAL CURB & GUTTER	○	EXISTING POWER METER
---	PROPOSED SIDEWALK/PATHWAY	○	EXISTING TRAFFIC SIGN
---	PROPOSED 8" SANITARY SEWER	○	EXISTING MAIL BOX
---	PROPOSED 8" POTABLE WATER	○	EXISTING TELEPHONE JUNCTION BOX
---	PROPOSED PRESSURE IRRIGATION	○	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED STORM PIPE	○	EXISTING GAS MARKER
---	PROPOSED SEEPAGE BED	○	EXISTING CONTOURS
---	PROPOSED SAND AND GREASE TRAP	○	PROPOSED CONTOURS
---	PROPOSED STORM MANHOLE	○	
---	PROPOSED FIRE HYDRANT	○	
---	PROPOSED SANITARY MANHOLE	○	
---	STREET NAME	○	
---	PROPOSED STREET LIGHT	○	



VICINITY MAP
N.T.S.

SHEET INDEX

1 OF 5	PP-1.1	COVER SHEET
2 OF 5	PP-2.1	NATURAL FEATURES MAP
3 OF 5	PP-3.1	PRELIMINARY PLAT
4 OF 5	PP-4.1	PRELIMINARY ENGINEERING PLAN AND EXISTING CONDITIONS
5 OF 5	PP-5.1	PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY PLAT NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (ACHD).
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
- IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING GROUND WATER RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS PLAN.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ACHD AND CITY OF STAR REQUIREMENTS.

LAND USE SUMMARY	
TOTAL AREA	10.01 AC
RESIDENTIAL LOTS	34
COMMON LOTS	3
RESIDENTIAL LOT AREA	5.81 AC
COMMON LOT AREA	2.25 AC
RIGHT OF WAY AREA	1.95 AC
GROSS DENSITY	3.40 UNITS/AC
NET DENSITY	5.85 UNITS/AC
MINIMUM RESIDENTIAL LOT SIZE	6,850 SF
AVERAGE RESIDENTIAL LOT SIZE	7,441 SF

OPEN SPACE SUMMARY	
QUALIFIED USABLE OPEN SPACE AREA	2.07 AC
PERCENT QUALIFIED USABLE OPEN SPACE	20.7%
COMMON OPEN SPACE AREA	2.56 AC
PERCENT COMMON OPEN SPACE	25.6%

BUILDING SETBACK REQUIREMENTS	
SETBACK STANDARDS R-4 ZONE	
FRONT (TO LIVING AREA)	15'
FRONT (TO GARAGE)	20'
REAR	15'
INTERIOR SIDE	7.5'
STREET SIDE	20'

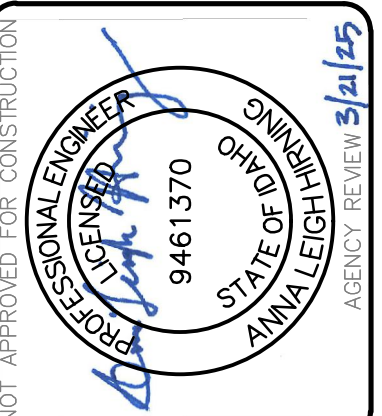
SURVEYOR
ESE CONSULTANTS, INC.
JOHN CAYTON, P.L.S.
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
jcayton@eseconsultants.com
PHONE: (425) 502-2524

DEVELOPER
TOLL SOUTHWEST LLC
HANNAH SHURANCE
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
hshurance@tolbrothers.com
PHONE: (520) 870-4501

OWNER
RICHARD ZAMZOW
5346 W. WYLLIE LN
BOISE, IDAHO 83709

PLANNER
TOLL SOUTHWEST LLC
KYLE PREWITT
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
kprewitt@tolbrothers.com
PHONE: (208) 576-3625

ENGINEER
ESE CONSULTANTS, INC.
ANNA HIRNING, P.E.
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
ahirning@eseconsultants.com
PHONE: (208) 813-1399

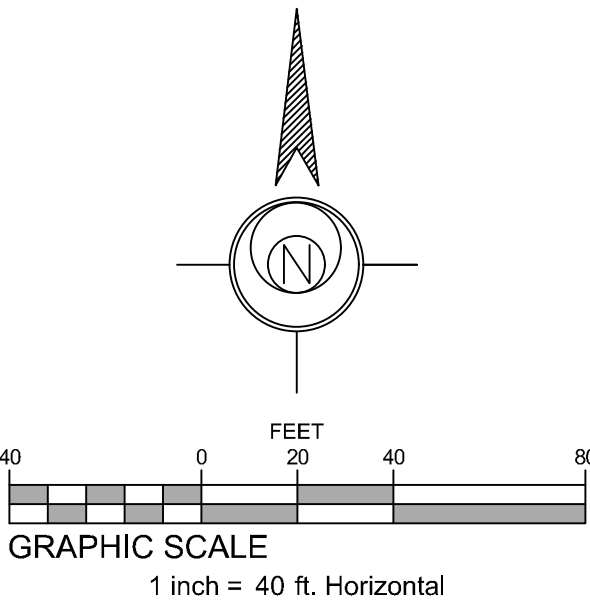


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ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

REV.	DATE	DESCRIPTION	P.D.L.
1	03/21/2025	ORIGINAL PREPARATION	DRAWN

COVER SHEET
PRELIMINARY PLAT FOR
MILESTONE RANCH SOUTH SUBDIVISION
SEC. 4, T. 4N., R. 1W., B.M., ADA COUNTY, IDAHO

DATE: 03/21/2025	SCALE: AS NOTED
DESIGN: ALH	DRAWN: PDL/ALH
JOB NO.: 9346	FILE NAME: 8346-S-COVER-PP
REF. NO.: PP-1.1	
SHEET NO.: 1	OF 5



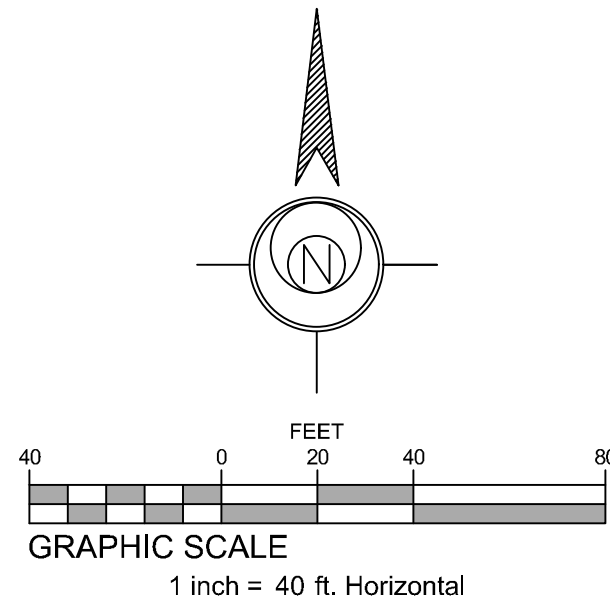
PRELIMINARY PLAT FOR
MILESTONE RANCH SOUTH SUBDIVISION
SEC. 4, T. 4N., R. 1W., B.M., ADA COUNTY, IDAHO

DATE: 03/21/2025	SCALE: 1" = 40'
DESIGN: ALH	DRAWN: PDL/ALH
JOB NO.: 9346	FILE NAME: 9346-S-EXIST-PF
REF. NO.:	PP-2.1
SHEET NO.:	2 OF 5

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ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

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PRELIMINARY PLAT

PRELIMINARY PLAT FOR
MILESTONE RANCH SOUTH SUBDIVISION
SEC. 4, T. 4N., R. 1W., B.M., ADA COUNTY, IDAHO

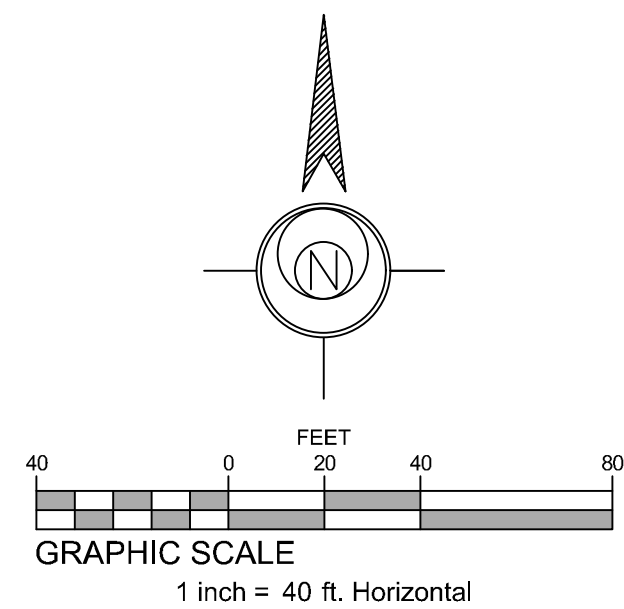
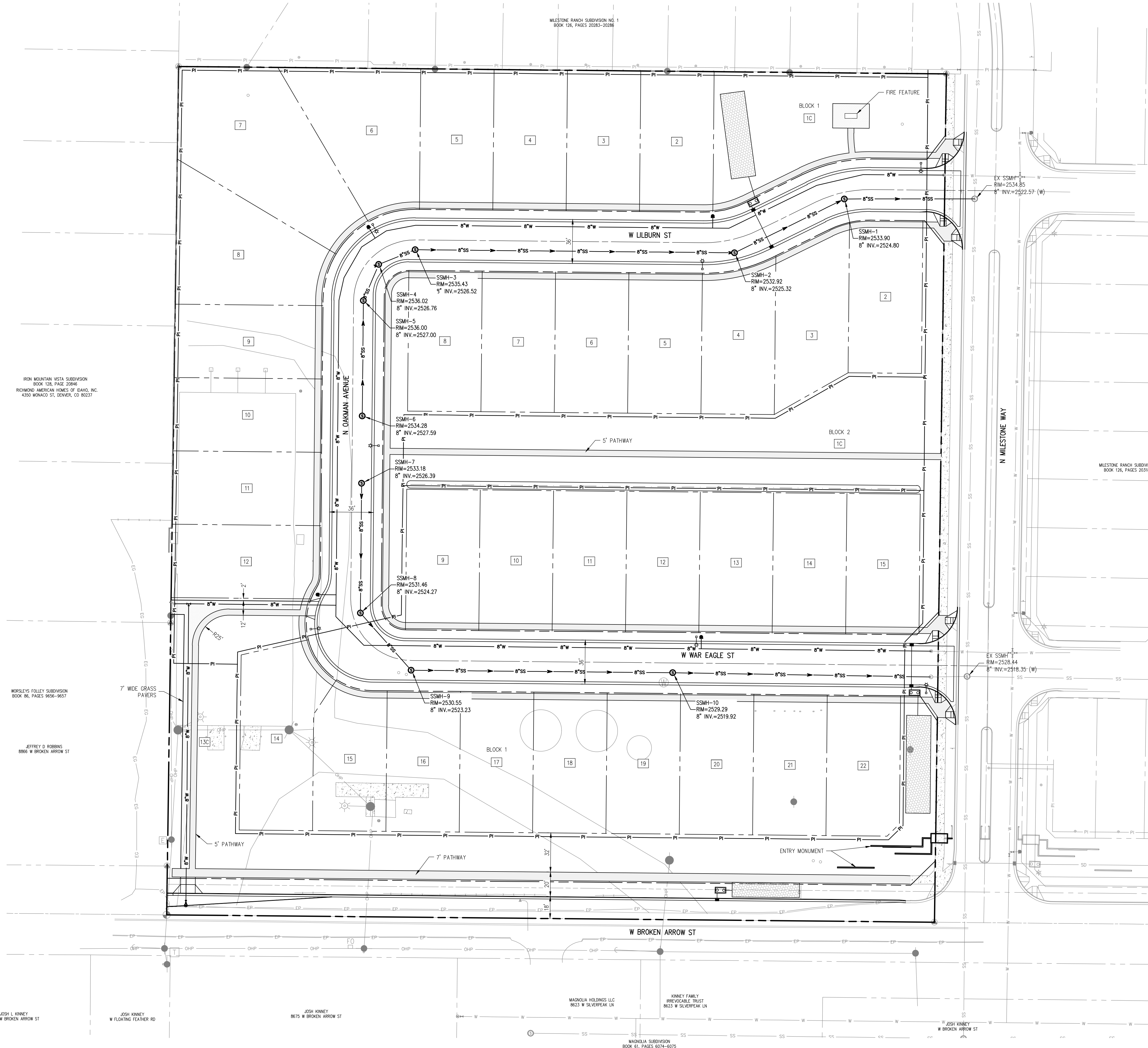
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REF. NO.:	PP-3.1
SHEET NO.:	3 OF 5

REV.	DATE	DESCRIPTION
A	03/21/2025	ORIGINAL PREPARATION
PDL		DRAWN

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ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
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3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

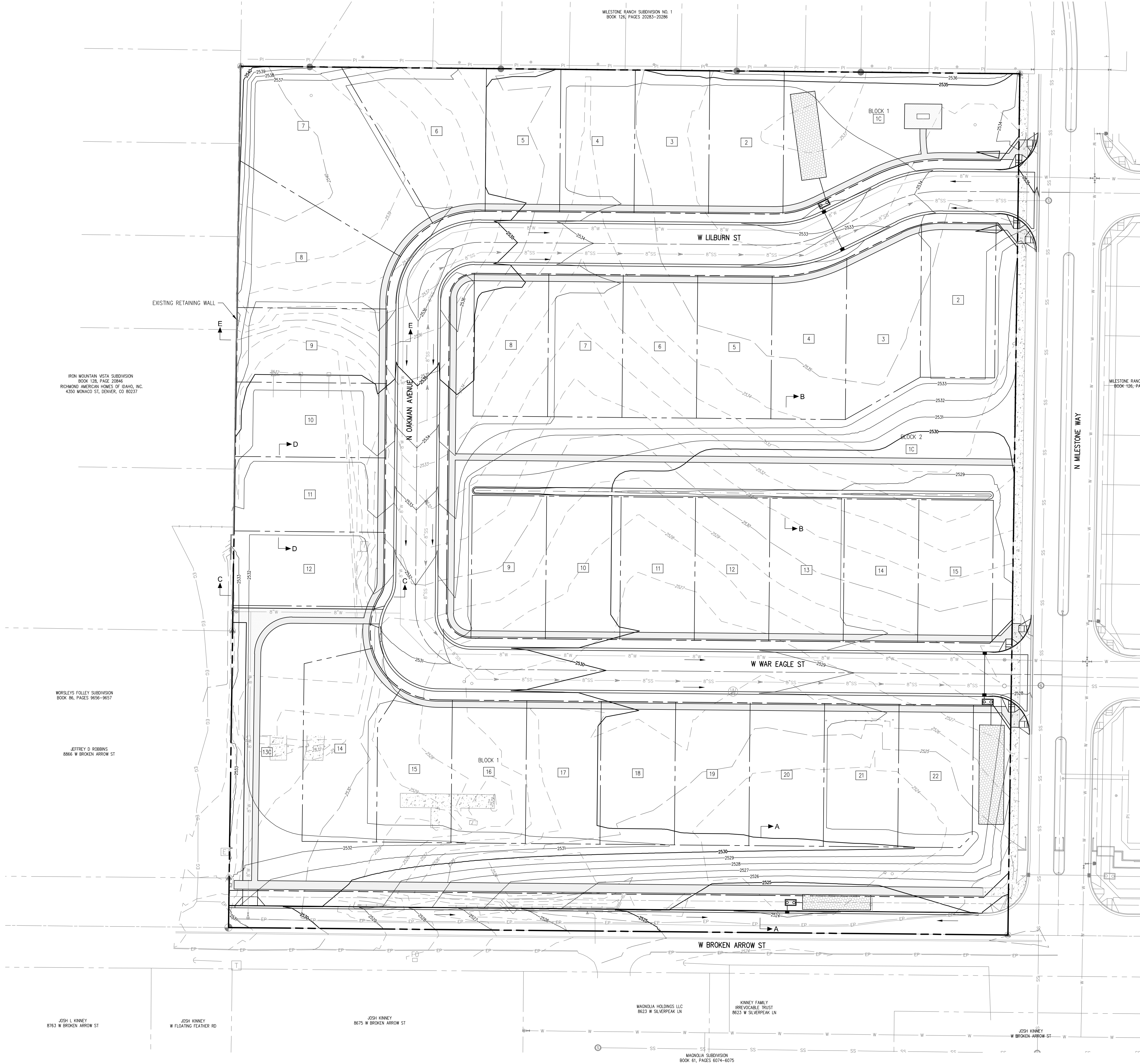
REV.	DATE	DESCRIPTION	P.D.	DRAWN
A	03/21/2025	ORIGINAL PREPARATION		

PRELIMINARY ENGINEERING PLAN
AND EXISTING CONDITIONS

PRELIMINARY PLAT FOR
MILESTONE RANCH SOUTH SUBDIVISION
SEC. 4, T. 4N., R. 1W., B.M., ADA COUNTY, IDAHO

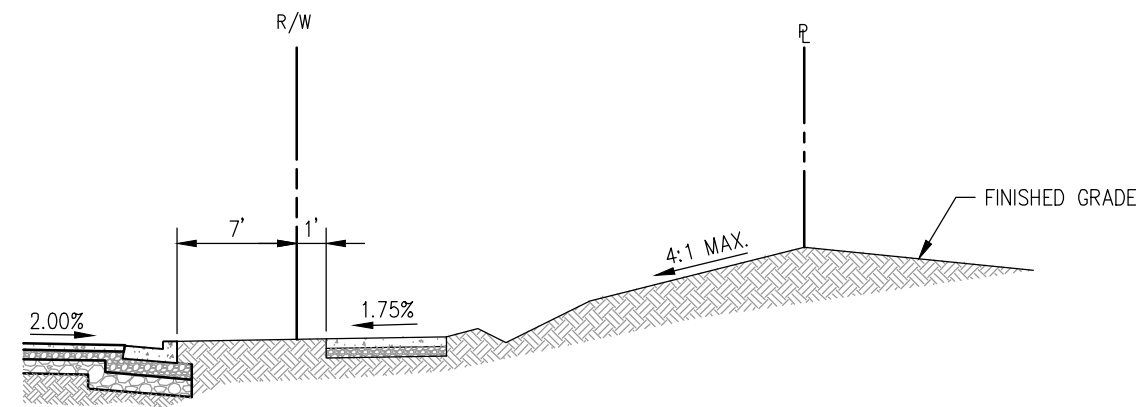
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REF. NO.:	PP-4.1
SHEET NO.: 4	OF 5

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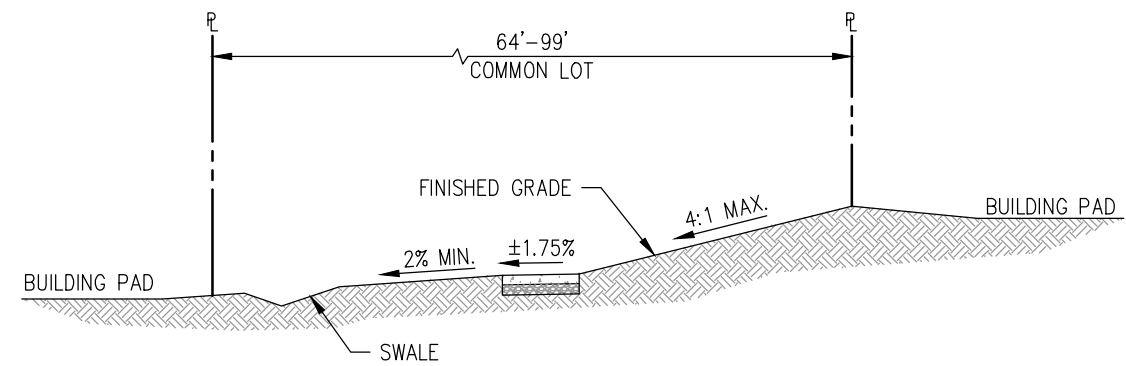
EARTHWORK QUANTITIES

EARTHWORK QUANTITIES ARE BASE ON NEAT LINE CUT/FILL AREA AND DO NOT INCLUDE SHRINKAGE OR BULKING FACTORS.
CUT: 17,000 CY
FILL: 17,000 CY
NET: 0 CY (CUT/FILL)



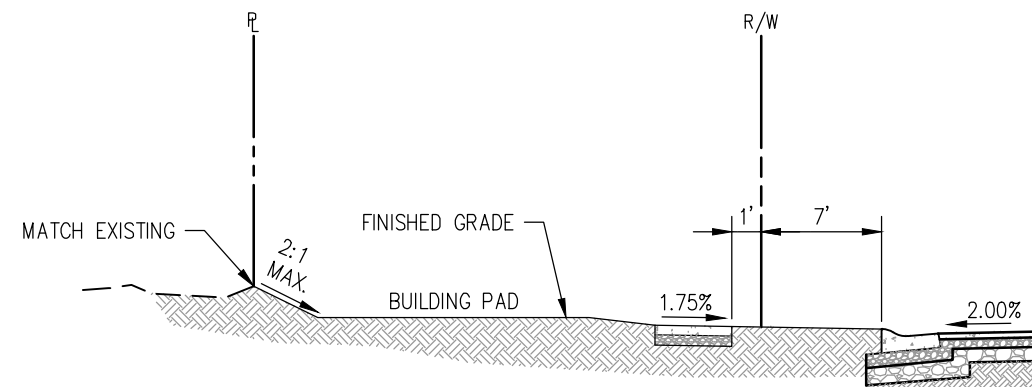
TYPICAL GRADING SECTION A-A

NTS



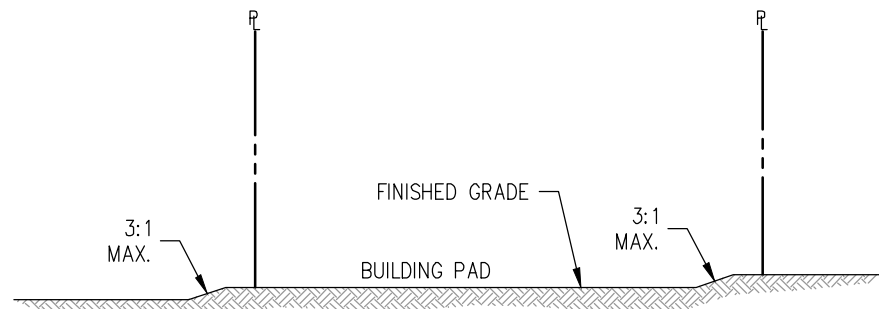
TYPICAL GRADING SECTION B-B

NTS



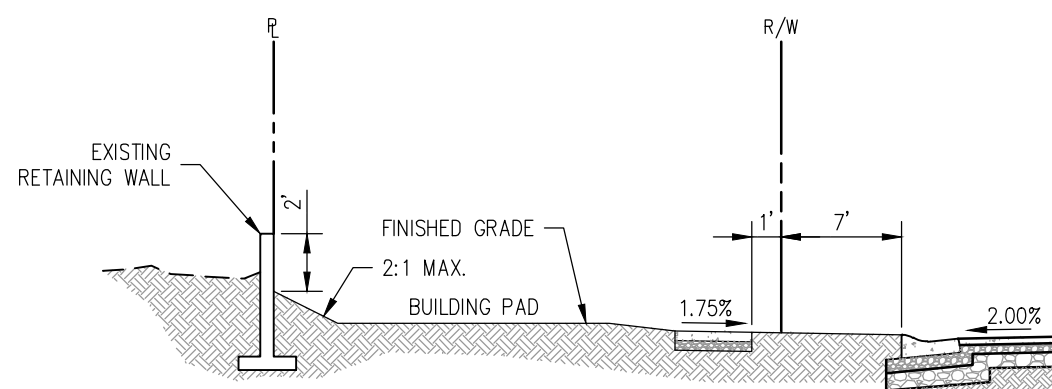
TYPICAL GRADING SECTION C-C

NTS



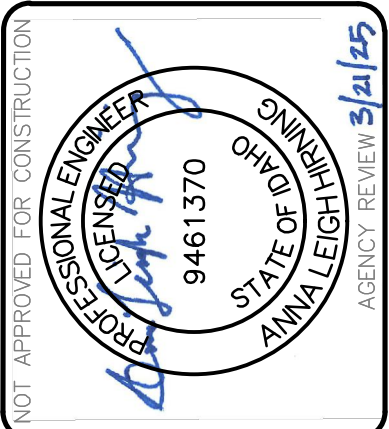
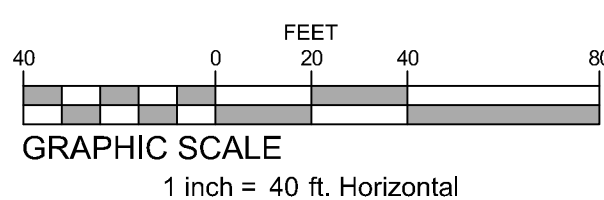
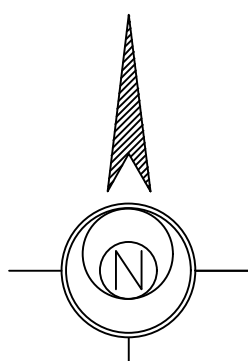
TYPICAL GRADING SECTION D-D

NTS



TYPICAL GRADING SECTION E-E

NTS



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ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

PRELIMINARY GRADING
AND DRAINAGE PLAN

PRELIMINARY PLAT FOR
MILESTONE RANCH SOUTH SUBDIVISION

SEC. 4, T. 4N., R. 1W., B.M., ADA COUNTY, IDAHO

DATE:
03/21/2025
DESIGN:
ALH
JOB NO.:
9346
REF.
NO.:
SHEET
NO.:
5

SCALE:
1" = 40'
DRAWN:
PDL/ALH
FILE NAME:
9346-S-GRAD-PP
PP-5.1
5 OF 5



5' HIGH OPEN VISION FENCE. WROUGHT IRON OF
APPROVED EQUAL FENCE (TYP). SEE DETAIL ON
SHEET PP-9.3 OF LANDSCAPE SET

LANDSCAPE NOTES:
1.) INSTALL 3' TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.

3.) LOCATION OF TREES WITHIN PARK STRIPS ARE SCHEMATIC. THE LOCATION OF TREES MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

4.) TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER.

5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN.

STREET TREES - CLASS II

STREET TREE-CLASS III

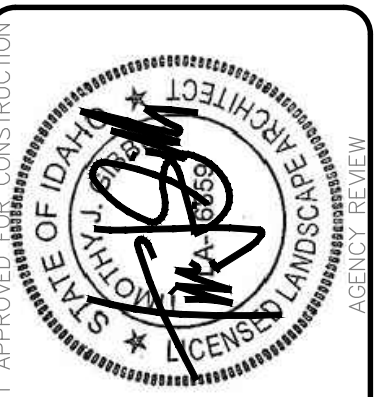
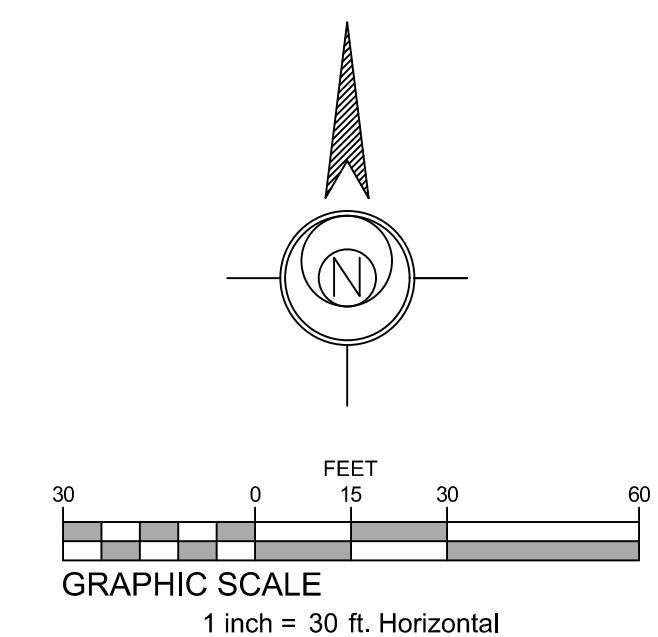
COMMON AREA TREES- CLASS II

LANDSCAPE BUFFER -CLASS II

LANDSCAPE BUFFER -EVERGREEN

BUFFER AREA SHRUBS

SODDED LAWN AREA



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[illegible]PRELIMINARY-PLAT
LANDSCAPE PLAN

**MILESTONE RANCH SOUTH
SUBDIVISION**

SEC. 4, T. 4 N., R1 W., B. M., STAR, ADA COUNTY, IDAHO

DATE:
3.17.2025

DESIGN:
ESE

JOB NO.:
9346

REF. NO.:

SHEET NO.: 1

SCALE:
1" = 30'

DRAWN:
RIG

FILE NAME:
9346-S-LAND-F

P-9.1

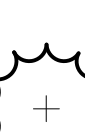
OF **3**



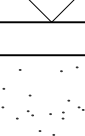
-  STREET TREES - CLASS II

 STREET TREE-CLASS III

 COMMON AREA TREES- CLASS II

 LANDSCAPE BUFFER -CLASS II

 LANDSCAPE BUFFER -EVERGREEN

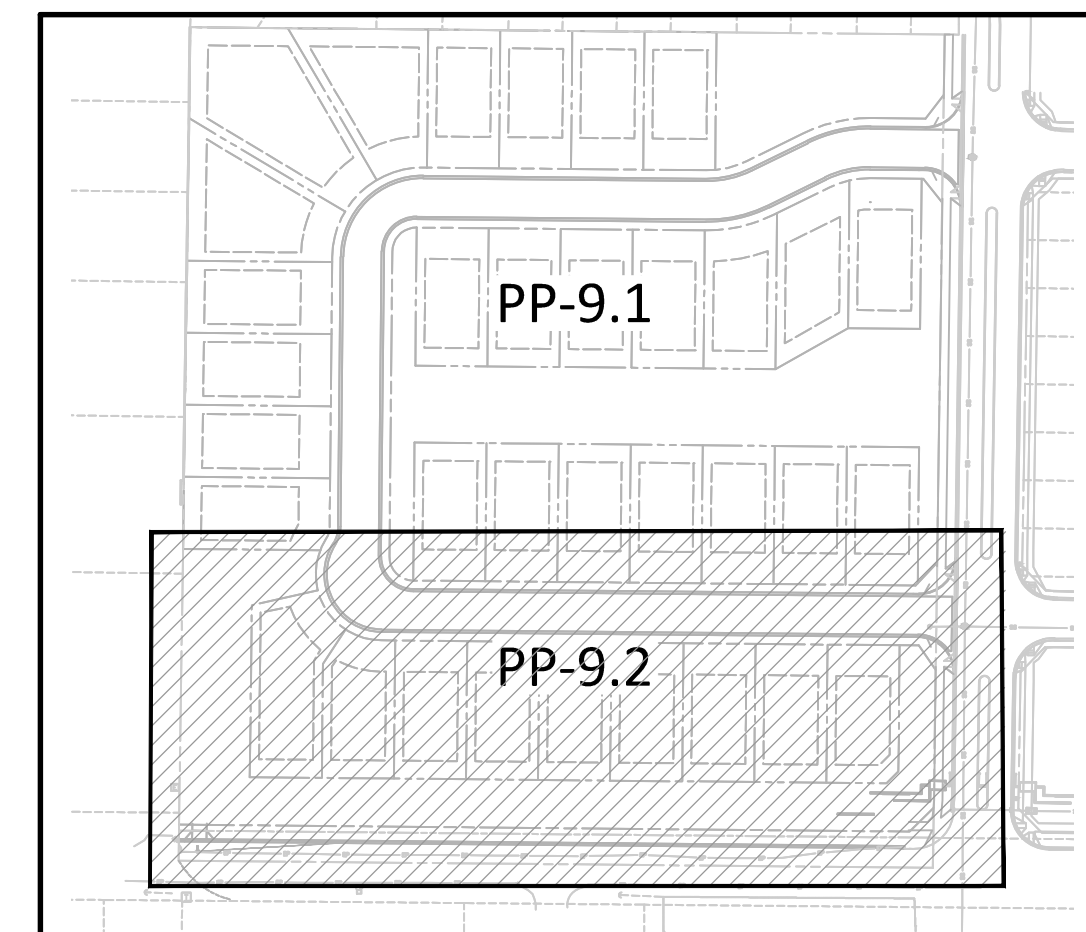
 BUFFER AREA SHRUBS

 SODDED LAWN AREA

LEGEND

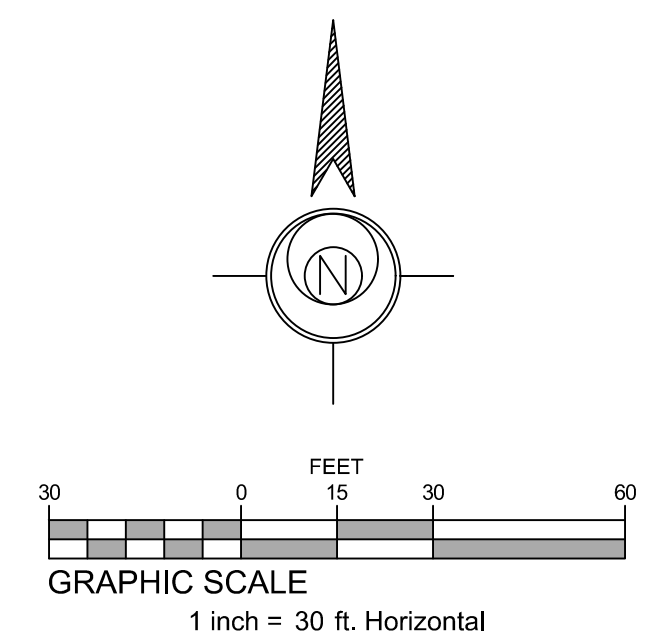
LANDSCAPE NOTES:

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- 5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN.



LOCATION MAP

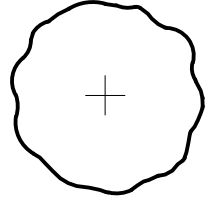
NOT TO SCALE



I:\PROJECTS\IDAHO\9346 - ZANZOW\LANDSCAPE\PRE-PLAT LANDSCAPE\9346-S-LAND PP.DWG-LEIGH Chenilovich-3/13/2025 9:19 AM

PLANT PALETTE

STREET TREES - CLASS II



BOTANICAL NAME

ACER SACCHARUM 'LEGACY'
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'
LIRIODENDRON TULIPIFERA
TILIA CORDATA 'GREENSPIRE'
ULUMUS AMERICANA 'PRINCETON'

COMMON NAME

LEGACY SUGAR MAPLE
WORPLESON SWEET GUN
TULIP TREE
GREENSPIRE LITTLELEAF LINDEN
PRINCETON ELM

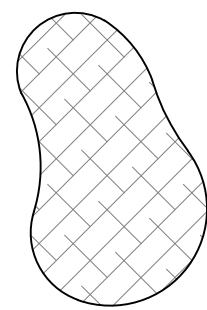
CONT

B & B
B & B
B & B
B & B
B & B

SIZE

2" CAL.
2" CAL.
2" CAL.
2" CAL.
2" CAL.

BUFFER AREA SHRUBS/ ORN. GRASSES/ PERENNIALS



BOTANICAL NAME

SHRUBS
CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
CORNUS ALBA 'BAILHALO'
FORSYTHIA X MEADOWLARK
HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'

COMMON NAME

BLUE MIST SPIREA
IVORY HALO DOGWOOD
MEADOWLARK FORSYTHIA
LITTLE QUICK FIRE PANICLE
HYDRANGEA
MERLOT SWEETSPIRE
BLUE RUG JUNIPER
SKY HIGH JUNIPER
CREEPING MAHONIA
MUGO PINE
DARTS GOLD NINEBARK
SUMMERWINE NINEBARK
OTTO LUYKEN LAUREL
GRO-LOW SUMAC
RED CARPET ROSE

3 GAL.
5 GAL.
5 GAL.
5 GAL.
5 GAL.
5 GAL.
3 GAL.
5 GAL.
5 GAL.
5 GAL.
5 GAL.
5 GAL.
5 GAL.

ORNAMENTAL GRASSES

CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'
HELICTORICHON SEMPERVIRENS 'SAPPHIRE'
MISCANTHUS SINENSIS 'GRACILLIMUS'
PENNISETUM ALOPECUROIDES 'HAEMEL'

COMMON NAME

'K.F.' REED GRASS
BLUE AVENA GRASS
MAIDEN GRASS
DWARF FOUNTAIN GRASS

1 GAL.
1 GAL.
1 GAL.
1 GAL.

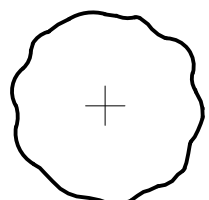
PERENNIALS

HEMEROCALLIS 'STELLA D'ORO'
NEPETA X FAASSENII 'WALKERS LOW'
RUDBECKIA FULGIDA 'GOLDSTRUM'

STELLA D'ORO DAYLILY
WALKERS LOW CATMINT
BLACK EYED SUSAN

1 GAL.
1 GAL.
1 GAL.

COMMON AREA TREES - CLASS II



BOTANICAL NAME

ACER SACCHARUM 'LEGACY'
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'
LIRIODENDRON TULIPIFERA
TILIA CORDATA 'GREENSPIRE'
ULUMUS AMERICANA 'PRINCETON'

COMMON NAME

LEGACY SUGAR MAPLE
WORPLESON SWEET GUN
TULIP TREE
GREENSPIRE LITTLELEAF LINDEN
PRINCETON ELM

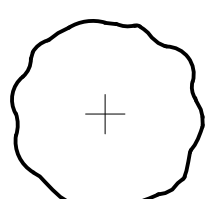
CONT

B & B
B & B
B & B
B & B
B & B

SIZE

2" CAL.
2" CAL.
2" CAL.
2" CAL.
2" CAL.

BUFFER TREES - CLASS II



BOTANICAL NAME

ACER SACCHARUM 'LEGACY'
LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'
LIRIODENDRON TULIPIFERA
TILIA CORDATA 'GREENSPIRE'
ULUMUS AMERICANA 'PRINCETON'

COMMON NAME

LEGACY SUGAR MAPLE
WORPLESON SWEET GUN
TULIP TREE
GREENSPIRE LITTLELEAF LINDEN
PRINCETON ELM

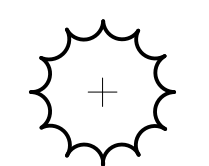
CONT

B & B
B & B
B & B
B & B
B & B

SIZE

2" CAL.
2" CAL.
2" CAL.
2" CAL.
2" CAL.

BUFFER EVERGREEN TREES



BOTANICAL NAME

PICEA GLAUCA 'DENSATA'
PICEA PUNGENS 'HOOPSII'
PINUS FLEXIS 'VANDERWOLF'S PYRAMID'

COMMON NAME

BLACK HILLS SPRUCE
HOOPSI BLUE SPRUCE
VANDERWOLF'S PYRAMID PINE

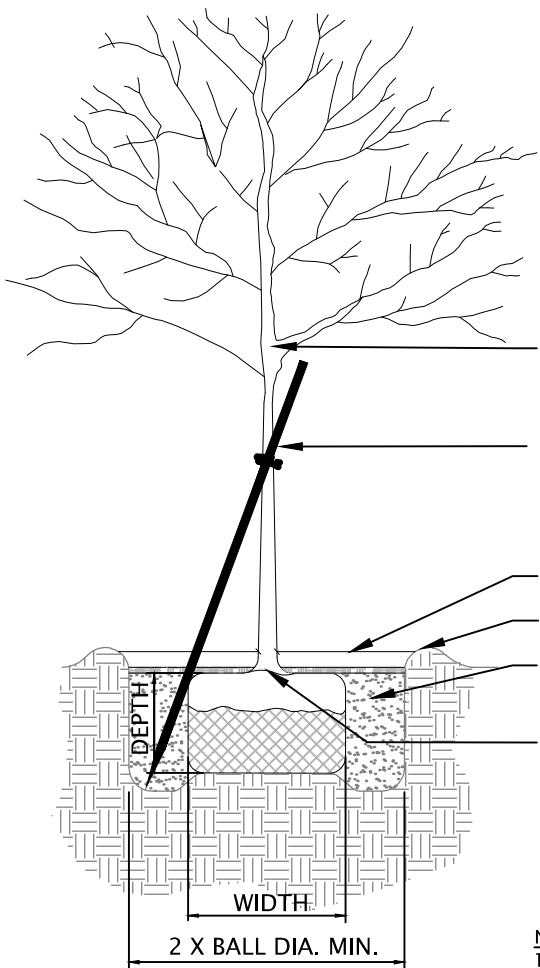
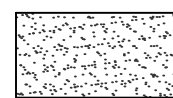
CONT

B & B
B & B
B & B

SIZE

6'-8" HT.
6'-8" HT.
6'-8" HT.

SODDED LAWN AREA



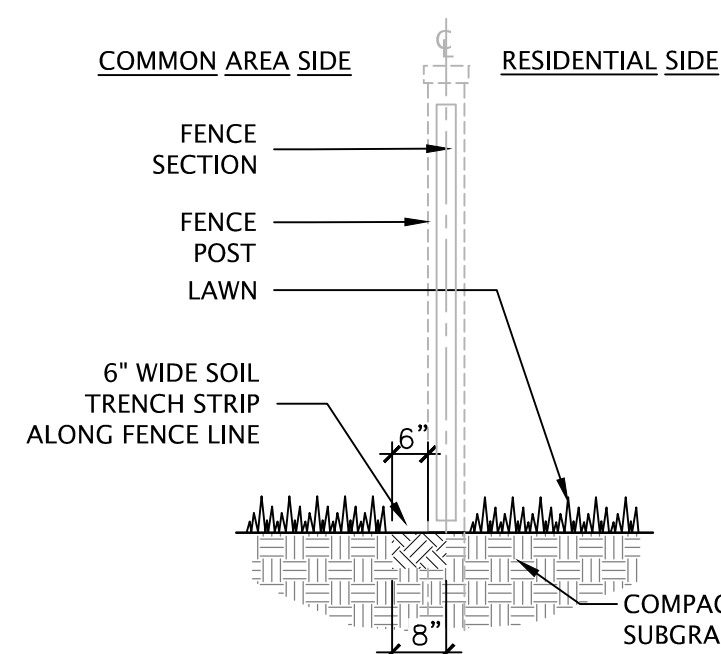
DO NOT CUT CENTRAL LEADER. TREES WITH DAMAGED/CUT/BROKEN CENTRAL LEADERS WILL BE REJECTED. ALL DAMAGED BRANCHES TO BE REMOVED. WOOD STAKE INTO PREVAILING WIND. SECURE W/ COTTON WEBB'G TYP SIM FOR CONIFER TREE. AVOID END OF STAKE PROTRUDING INTO PEDESTRIAN USE AREAS.

3" SHREDDED BARK MULCH WITH NO MULCH AGAINST TRUNK
3" EARTH SAUCER
BACKFILL MIXTURE: 1 PART TOPSOIL, 1 PART PEAT MOSS, 1 PART COURSE SAND
REMOVE BURLAP FROM TOP 1/3 OF BALL. NO BURLAP SHALL BE SEEN ABOVE SOIL LINE. ROPE & TWINE TO BE REMOVED FROM PIT. CUT WIRE BASKET IN 4 PLACES, FOLD DOWN 8" INTO HOLE. TOP OF BALL TO BE LEVEL WITH GRADE. ROOT FLARE EXPOSED.

NOTE:
1. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH

TREE PLANTING/ STAKING

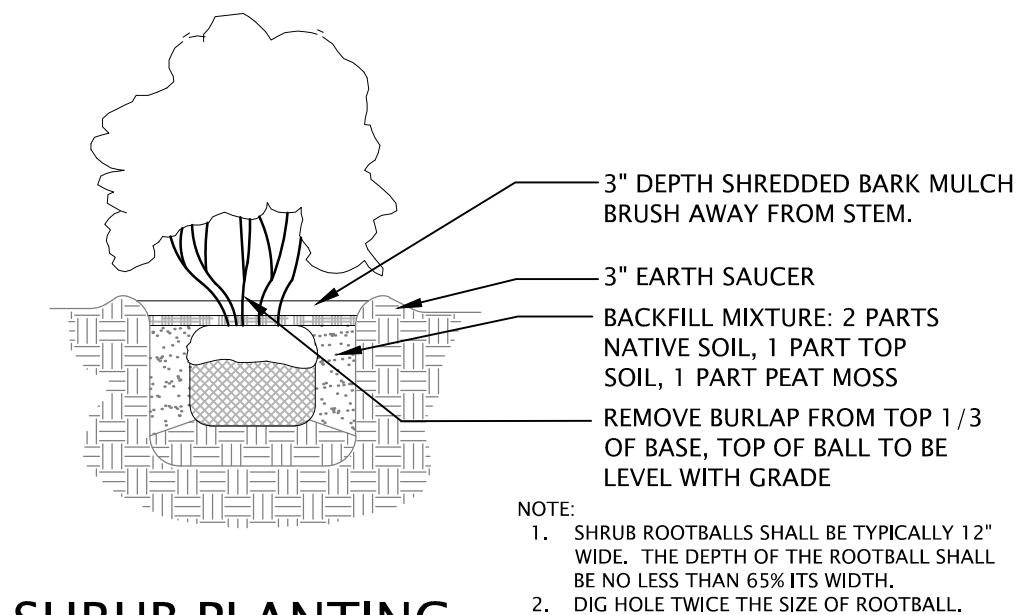
NOT TO SCALE



NOTE: SOIL TRENCH TO BE MAINTAINED ON COMMON AREA SIDE OF FENCE ONLY.

FENCE LINE DETAIL

NOT TO SCALE

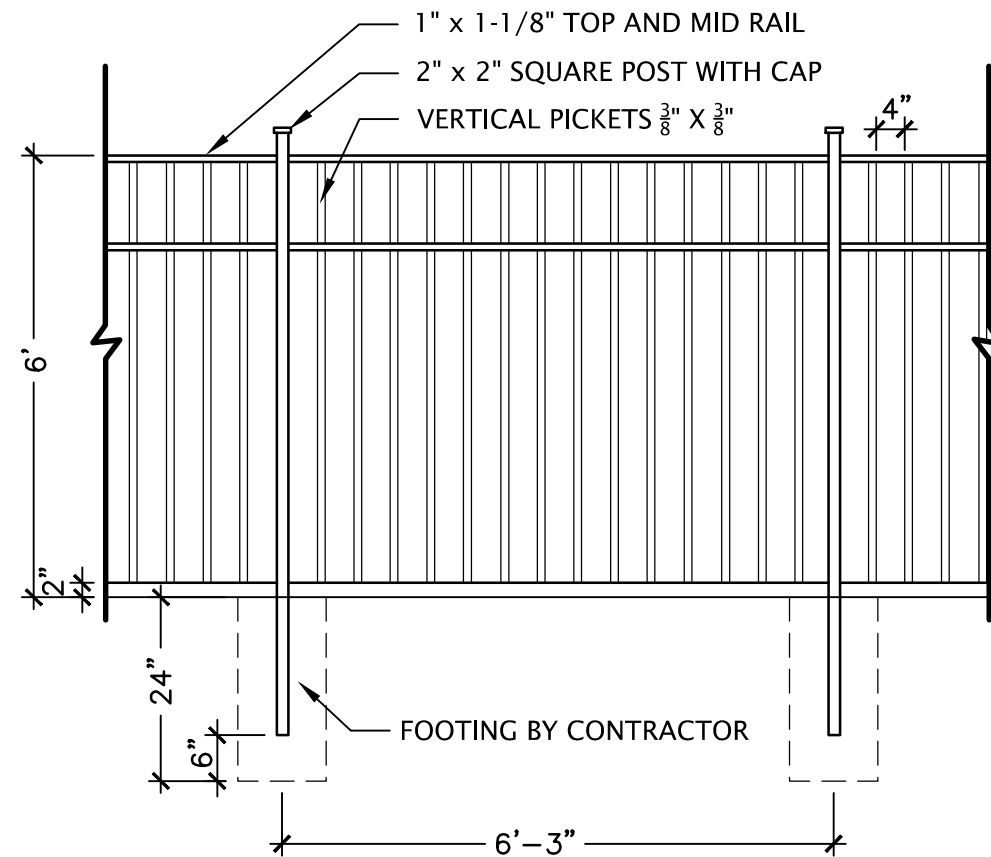


SHRUB PLANTING

NOT TO SCALE

NOTE:
1. SHRUB ROOTBALLS SHALL BE TYPICALLY 12" WIDE. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH.
2. DIG HOLE TWICE THE SIZE OF ROOTBALL.

NOTE: POSTS, CONNECTIONS, PANELS & FOOTINGS BY CONTRACTOR



FENCE SYMBOL: — • — • — OPEN VISION FENCE, WROUGHT IRON OR APPROVED EQUAL FENCE (AS NOTED ON PLANS)

NOTES:
1. OPEN VISION (WROUGHT IRON - OR APPROVED EQUAL) FENCE TO BE USED ADJACENT TO LATERALS.
2. 6" WIDE SOIL TRENCH STRIP TO BE INSTALLED AT BASE OF FENCE ON COMMON LOT SIDE.

OPEN VISION FENCE

NOT TO SCALE

GENERAL LANDSCAPE NOTES:

1.) CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.

2.) ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

3.) ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOIL AND PERMABARK, OR SIMILAR PRODUCTS. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IF ROCK MULCH IS USED, INSTALL A PERMEABLE (NON-PLASTIC) FABRIC WEED BARRIER UNDER ROCK MULCH.

4.) FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&R'S.

5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN.

6.) TREES PLANTED IN THE PARKWAY, ALONG PATHWAYS, AND IN PARKING AREAS SHALL HAVE A BRANCH HEIGHT AT A MINIMUM OF EIGHT FEET ABOVE FINISHED GRADE.

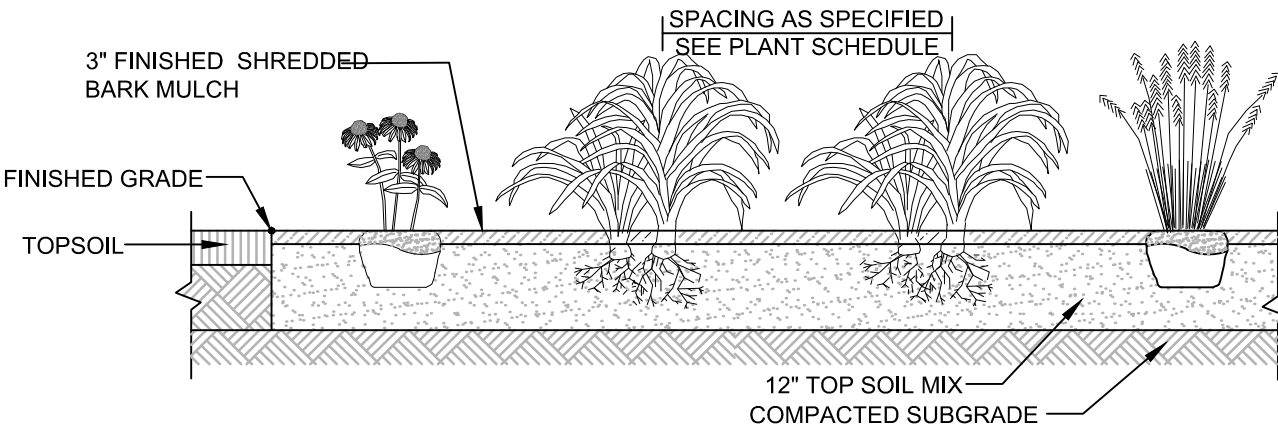
7.) TREE PROTECTION DURING CONSTRUCTION: TREE PROTECTION AREAS SHALL BE DELINEATED TO IMPLEMENT THE STANDARDS CONTAINED IN THE LOCAL ZONING ORDINANCE AND THIS ORDINANCE REGARDING PRESERVATION OF EXISTING TREES, WOODLANDS, AND FORESTS DURING THE DEVELOPMENT AND CONSTRUCTION PROCESS.

8.) TREE PROTECTION AREA: AN AREA THAT IS RADIAL TO THE TRUNK OF A TREE. THE TREE PROTECTION AREA SHALL BE 15 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, OR THE DISTANCE FROM THE TRUNK TO THE DRIP LINE (THE LINE MARKING THE OUTER EDGE OF THE BRANCHES OF THE WHICHEVER IS GREATER. WHERE THERE IS A GROUP OF TREES OR WOODLANDS, THE TREE PROTECTION AREA SHALL BE THE AGGREGATE OF THE PROTECTION AREAS FOR THE INDIVIDUAL TREES.

ACHD LANDSCAPE NOTES:

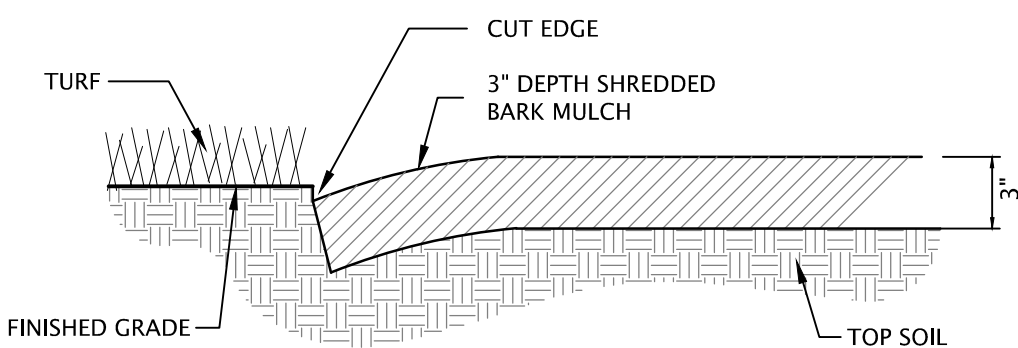
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2.) SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.



ANNUAL/PERENNIAL/GRASSES/GROUNDCOVER BEDS

NOT TO SCALE



PLANTER CUT BED EDGE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER REQUIREMENTS - COLLECTOR ROAD:
ONE DECIDUOUS CLASS III/ OR TWO DECIDUOUS CLASS II TREES PER 100 LF @ 2" CAL.
TWO EVERGREEN TREES PER 100 LF @ 6'-7' MIN. HT.

NORTH MILESTONE WAY: 597 L.F. (minus curb cuts)
597 L.F. / 100 = 6*2 = 12 12 DECIDUOUS CLASS II TREES REQUIRED/ 12 PROVIDED
597 L.F. / 100 = 6*2 = 12 12 EVERGREEN TREES REQUIRED/ 12 PROVIDED

N. OAKMAN Ave.: 312 L.F. (minus curb cuts)
312 L.F. / 100 = 3*2 = 6 6 DECIDUOUS CLASS II TREES REQUIRED/ 126 PROVIDED
312 L.F. / 100 = 3*2 = 6 6 EVERGREEN TREES REQUIRED/ 6 PROVIDED

W. BROKEN ARROW ST.: 645 L.F. (minus curb cuts)
645 L.F. / 100 = 6*2 = 12 12 DECIDUOUS CLASS II TREES REQUIRED/ 12 PROVIDED
645 L.F. / 100 = 6*2 = 12 12 EVERGREEN TREES REQUIRED/ 12 PROVIDED

COMMON LOT LANDSCAPING REQUIREMENTS:
1 DECIDUOUS TREE (CLASS II OR CLASS III) PER 4,000 SF @ 2" CAL.

BLOCK 1/LOT 1C: 4,719 S.F./ 4,000 SF = 4 DECIDUOUS CLASS II TREES REQUIRED / 4 TREES PROVIDED

BLOCK 2/LOT 1: 3,502 S.F./ 4,000 SF = 10 DECIDUOUS CLASS II TREES REQUIRED / 10 TREES PROVIDED

BLOCK LOT 13C: 3,463 S.F./ 4,000 SF = 3 DECIDUOUS CLASS II TREES REQUIRED / 3 TREES PROVIDED

STREET TREES/ PARKWAY STRIPS REQUIREMENTS:
ONE STREET TREE PER 35' LINEAR FEET OF STREET FRONTAGE.

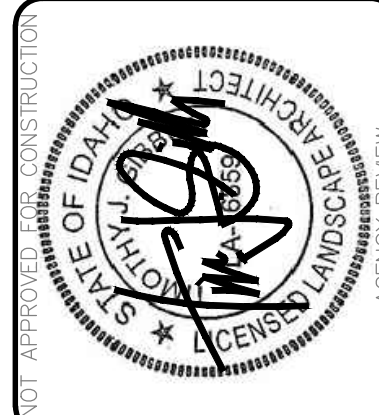
NORTH MILESTONE WAY: 604 L.F. (minus curb cuts)
604 L.F. / 35 = 17 DECIDUOUS CLASS II TREES REQUIRED/ 17 PROVIDED

WEST WAR EAGLE ST./NORTH OAKMAN AVE./WEST LILBURN ST.: 2,614 L.F. (minus curb cuts)
2,614 L.F. / 35 = 75 DECIDUOUS CLASS II TREES REQUIRED/ 75 PROVIDED

NORTH BROKEN ARROW ST.: 645 L.F. (minus curb cuts)
645 L.F. / 35 = 18 DECIDUOUS CLASS III TREES REQUIRED/ 18 PROVIDED

NOTES:

1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
2) REFER TO SHEETS PP-9.1 - PP-9.2 FOR LANDSCAPE PLANS.



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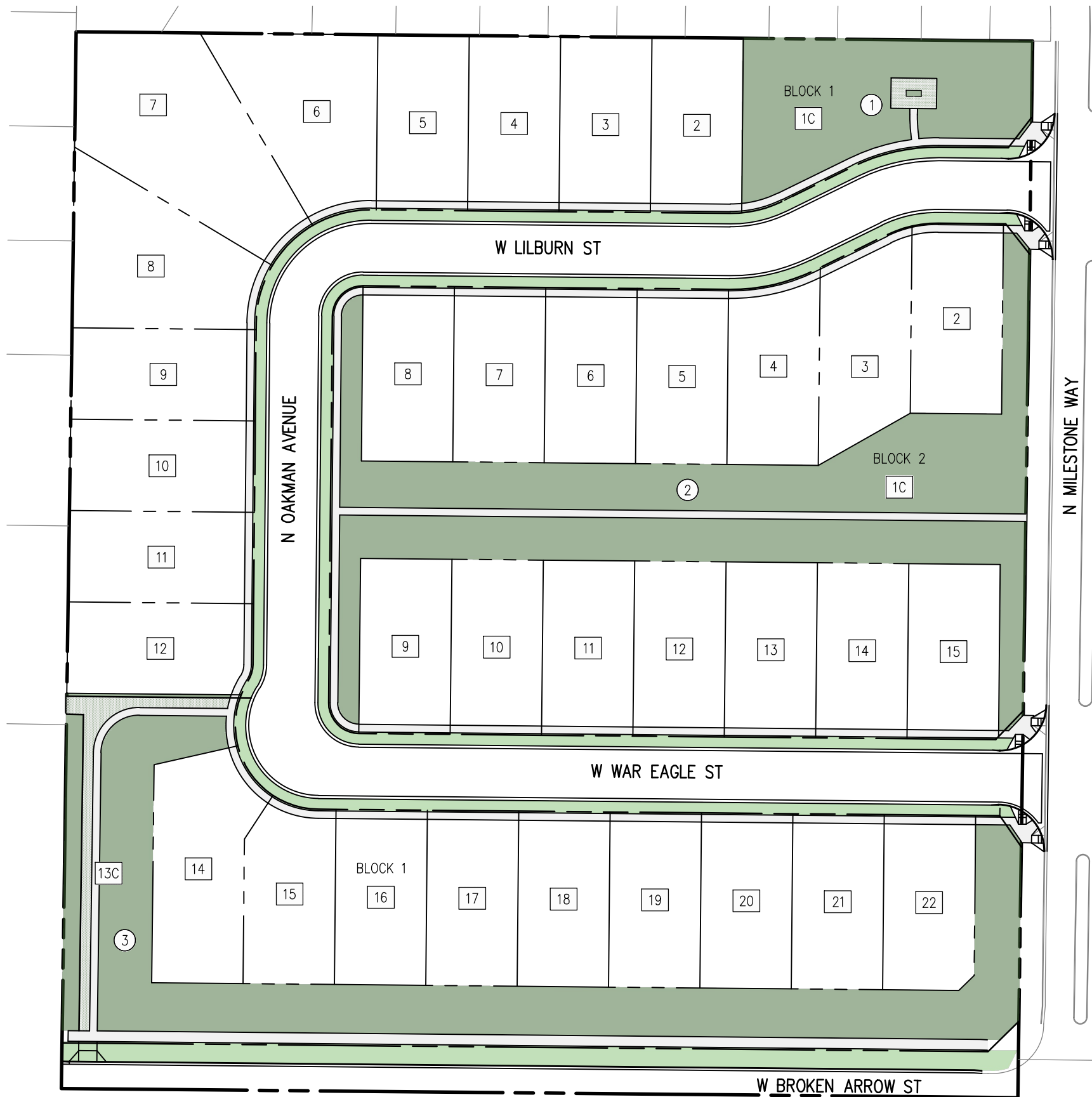
ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

PRELIMINARY-PLAT
LANDSCAPE DETAILS

MILESTONE RANCH SOUTH
SUBDIVISION

SEC. 4, T. 4 N., R1 W., B. M., STAR, ADA COUNTY, IDAHO

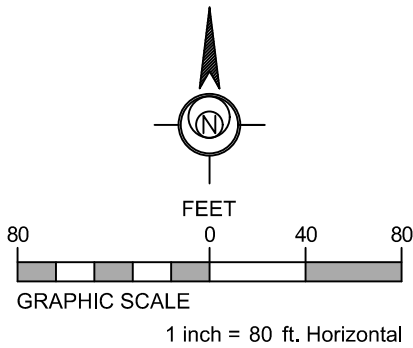
DATE: 3.17.2025	SCALE: 1" = 30'
DESIGN: ESE	DRAWN: RIG
JOB NO.: 9346	FILE NAME: 9346-S-LAND-PP
REF. NO.:	PP-9.3
SHEET NO.:	3 OF 3



OPEN SPACE CALCULATIONS		
QUALIFIED USABLE OPEN SPACE		
	AREA (SF)	AREA (ACRES)
①	14,593	0.34
②	39,242	0.90
③	36,262	0.83
TOTAL	90,096	2.07
PERCENT QUALIFIED USABLE OPEN SPACE		20.7%
COMMON OPEN SPACE		
	AREA (SF)	AREA (ACRES)
LANDSCAPE STRIPS	21,200	0.49
TOTAL	111,296	2.56
PERCENT COMMON OPEN SPACE		25.6%

- NOTES
- 1. TOTAL PROJECT AREA IS 10.01 ACRES
 - 2. TOTAL COMMON OPEN SPACE IS THE SUMMATION OF QUALIFIED OPEN SPACE PLUS LANDSCAPE STRIP AREA.

- LEGEND
- QUALIFIED USABLE OPEN SPACE AREA
 - LANDSCAPE STRIP AREA























May 27, 2025

Shawn Nickel
City of Star
PO Box 130
Star, ID 83669

Re: **Milestone Ranch South
Preliminary Plat**

Dear Mr. Nickel

The District has reviewed the Milestone Ranch South preliminary plat documents provided to the District from the City of Star. The District has met with the Developer and we are working on conditions for their annexation into the District.

The District is prepared to serve this property with both sewer and water services. We, therefore, have no issues with the proposed Preliminary Plat.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Ryan V. Morgan'.

Ryan V. Morgan, P.E.
District Engineer

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

27 May 2025

Hannah Shurance
Toll Southwest LLC
3103 W Sheryl Dr. Suite 100
Meridian, ID 83642

Re: Milestone Ranch South – Preliminary Plat Application

Dear Ms. Shurance

The City of Star Engineering Department has reviewed the Preliminary Plat for the Milestone Ranch South Subdivision dated March 24, 2025. 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. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site.
2. 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.
3. 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.
4. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
5. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.

6. Easements for sewer/water facilities will be required where placed outside of public right of way.

We recommend that the preliminary plat be APPROVED with the conditions listed above. 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

Enclosures



Project/File: Milestone Ranch South Subdivision / SPP25-0002 / AZ-25-01, DA-25-03, PP-25-01

This is an annexation, rezone, and preliminary plat application for the development of 34 residential lots and 3 common lots on 10.01-acres. This application also includes a development with the City of Star.

Lead Agency: City of Star

Site address: Northwest corner of Broken Arrow Street and Milestone Way

Staff Approval: May 28, 2025

Applicant: Kyle Prewett, via email
Toll Southwest, LLC
3103 W Sheryl Drive, Suite 100
Meridian, ID 83642

Representative: Same as above

Staff Contact: KaraLeigh Troyer, Planner
Phone: 208-387-6391
E-mail: ktroyer@achdidaho.org

Report Summary:

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ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Pollard Lane from Broken Arrow Street to Floating Feather Road and Floating Feather Road from Pollard Lane to Hornback Avenue are scheduled in the FYP to receive a community improvement project including enhanced pedestrian facilities on the west side of Pollard Lane, upgraded ADA ramps, street lights, and a pedestrian bridge over Dry Creek Canal in 2026.
- Floating Feather Road is scheduled in the FYP to be widened to 3-lanes from Munger Road to Pollard Lane with a design year of 2029-2030 and a construction year yet to be determined.
- Floating Feather Road and Star Road are scheduled in the FYP to receive a Rapid Project Implementation (RPI) project including the construction of a enhanced pedestrian crossing across Floating Feather Road with a design year of 2025 and a construction year yet to be determined.
- Floating Feather Road and Bridge #2028 is scheduled in the FYP to be replaced in 2025. This project includes the construction of a detached pathway on the south side of the roadway from Wild Mustang Place and Meadow Lake Avenue.
- Floating Feather Road is listed in the CIP to be widened to 3-lanes from Plummer Lane to Emmett Highway (SH-16) between 2035 and 2040.
- The intersection of Broken Arrow Street and Plummer Road is listed in the CIP to be reconstructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and signalized between 2036 and 2040.

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Broken Arrow Street	628-feet	Collector	100	Better than "D"
Milestone Way	671-feet	Local	N/A	N/A

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

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

2. Average Daily Traffic Count (VDT)

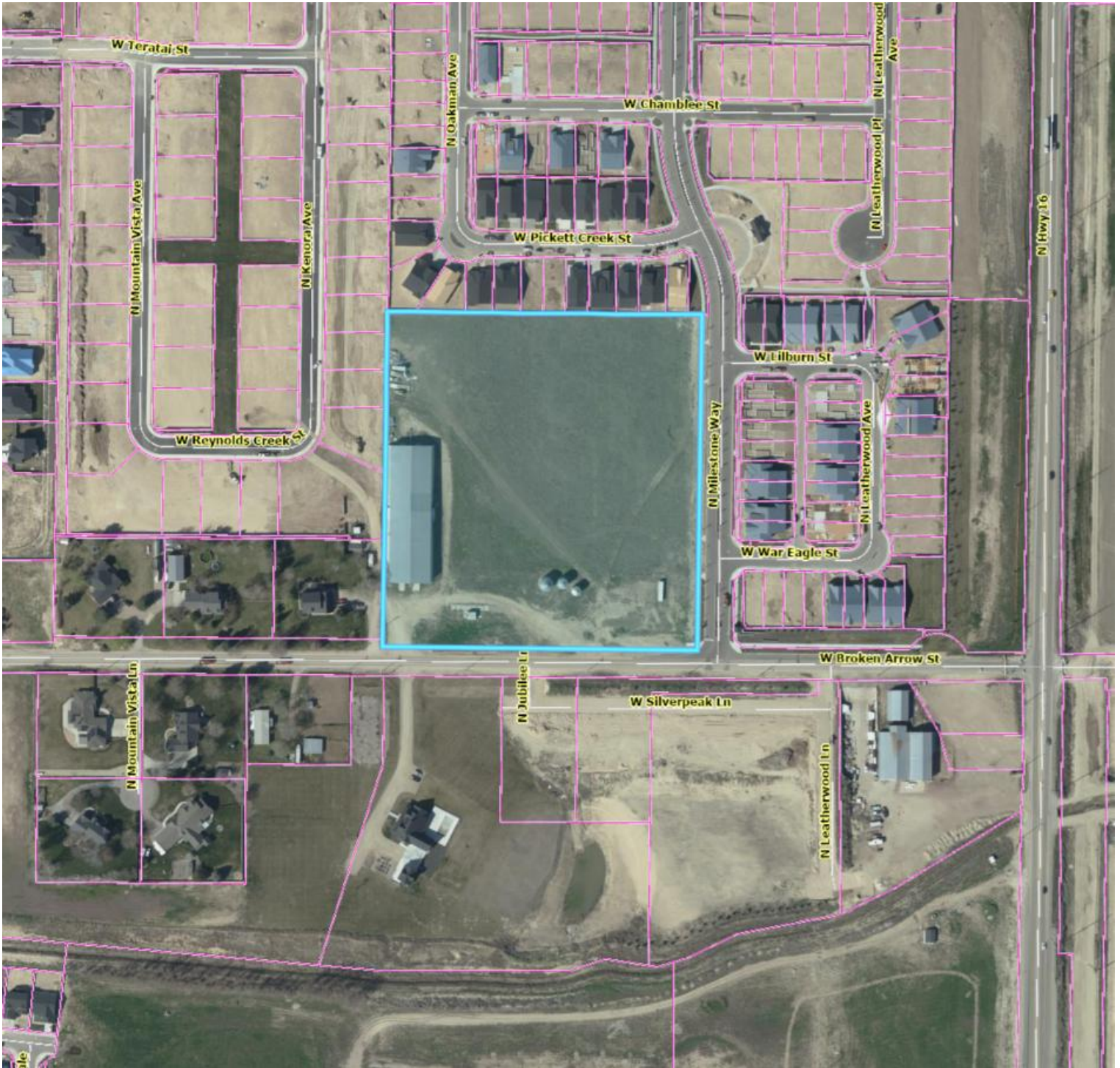
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Broken Arrow Street east of Pollard Lane was 1,729 on March 2, 2021.
- There are no average daily traffic counts for Milestone Way.

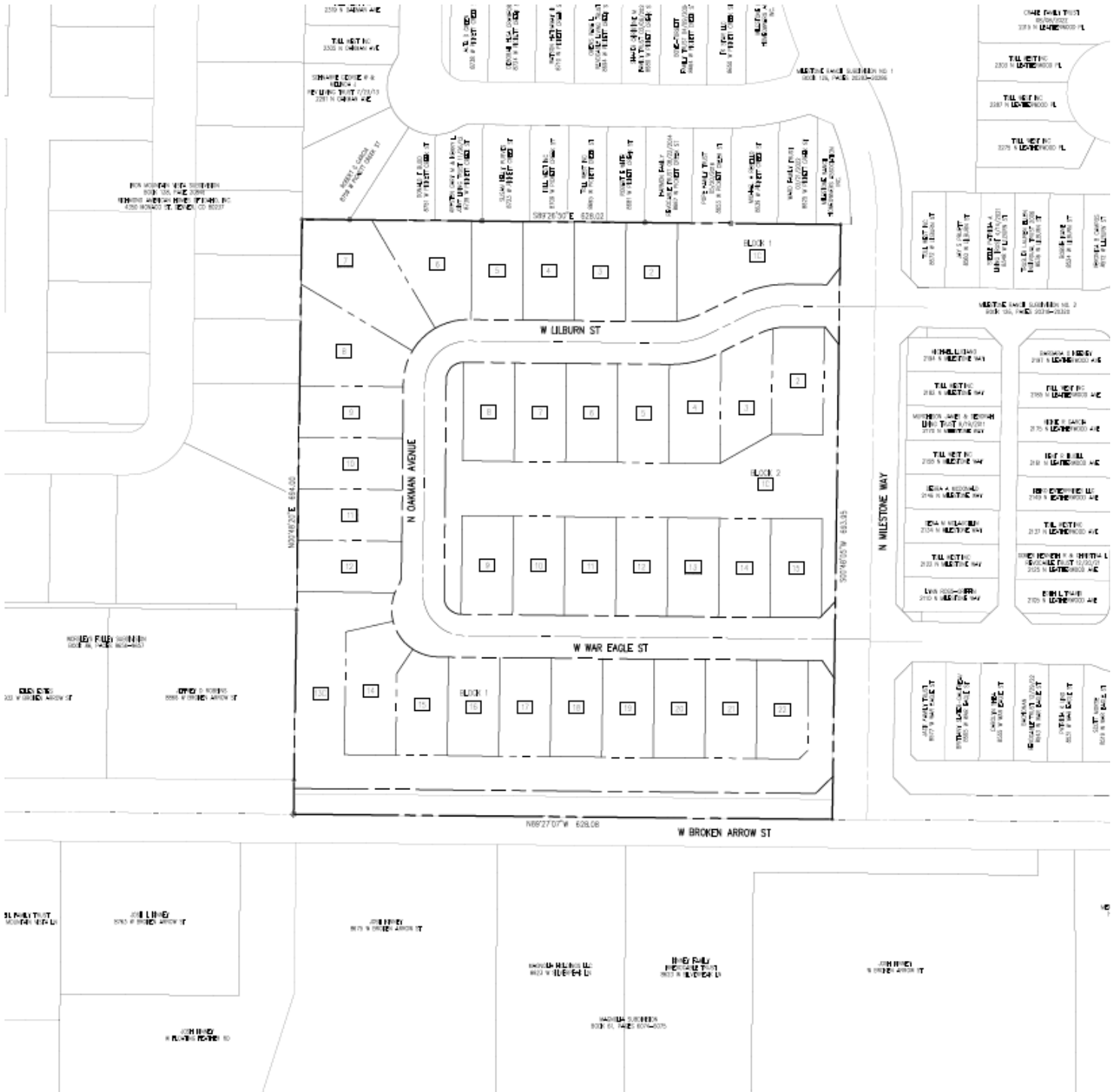
A. Site Specific Conditions of Approval

- 1.** Construct Broken Arrow Street as ½ of a 36-foot wide residential collector with curb, gutter, a 13-foot wide planter strip, and 7-foot wide detached sidewalk.
- 2.** Provide a permanent easement from the existing right-of-way line to extend to 2-feet behind back of sidewalk. Sidewalk should be located either wholly within right-of-way or wholly within an easement.
- 3.** Repair or replace any damaged or deteriorated transportation facilities abutting the site in accordance with the current version of PROWAG.
- 4.** Construct Lilburn Street, Oakman Avenue, and War Eagle Street as 36-foot wide local streets with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached sidewalk.
- 5.** Construct War Eagle Street in alignment with War Eagle Street east of the site across Milestone Way and construct Lilburn Street in alignment with Lilburn Street east of the site across Milestone Way.
- 6.** Close the existing 48-foot wide unimproved driveway located 637-feet west of Milestone Way and a 64-foot wide unimproved driveway located 253-feet west of Milestone Way with curb, gutter, and sidewalk.
- 7.** Other than the access specifically approved with this application, direct lot access is prohibited to Broken Arrow Street and should be noted on the final plat.
- 8.** 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.
- 9.** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
- 10.** Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan



D. Findings for Consideration

1. Broken Arrow Street

- a. **Existing Conditions:** Broken Arrow Street is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 56-57 feet of right-of-way for Broken Arrow Street (26-27 feet from centerline).
- b. **Applicant Proposal:** The applicant is proposing to construct Broken Arrow Street as ½ of a 36-foot wide residential collector with curb, gutter, a 13-foot wide planter strip, and 7-foot wide detached sidewalk.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant's proposal for the width of the planter strip and detached sidewalk exceeds District policy. The applicant may construct the planter strip to the proposed width of the 13-feet or may reduce the width of the planter strip to the minimum 8-feet. The applicant may construct the sidewalk as 7-foot wide or may reduce the width to the minimum 5-feet wide required in policy. The applicant should be required to construct the curb as vertical curb.

For detached sidewalk, the applicant should provide a permanent easement from the existing right-of-way line to extend to 2-feet behind back of sidewalk. Sidewalk should be located either wholly within right-of-way or wholly within an easement.

2. Milestone Way

- a. **Existing Conditions:** Milestone Way is improved with 2-travel lanes, vertical curb, gutter, an 8-foot wide planter strip, and 7-foot wide detached sidewalk abutting the site. There is 70-feet of right-of-way for Milestone Way (41-feet from centerline).
- b. **Applicant's Proposal:** The applicant is not proposing any improvements to Milestone Way abutting the site.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed as Milestone Way is fully improved abutting the site, therefore no right-of-way dedication is required. The applicant should be required to repair or replace any damaged or deteriorated transportation facilities abutting the site in accordance with the current version of PROWAG.

3. Internal Local Street

- a. **Existing Conditions:** There are no streets internal to the site.
- b. **Applicant Proposal:** The applicant is proposing to construct three 36-foot wide local streets with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached sidewalk. The three streets include Lilburn Street, Oakman Avenue, and War Eagle Street.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. For detached sidewalk, the applicant may reduce right-of-way to 2-feet behind back of curb and should provide a permanent easement from 2-feet behind back of curb to extend to 2-feet behind back of sidewalk.

4. Roadway Offsets

- a. **Existing Conditions:** There are no roadways internal to the site.
- b. **Applicant's Proposal:** The applicant is proposing to construct War Eagle Street in alignment with War Eagle Street east of the site across Milestone Way and construct Lilburn Street in alignment with Lilburn Street east of the site across Milestone Way.

- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

5. Driveways

5.1 Broken Arrow Street

- a. **Existing Conditions:** There is an existing 48-foot wide unimproved driveway located 637-feet west of Milestone Way and a 64-foot wide unimproved driveway located 253-feet west of Milestone Way (measured centerline to centerline).
- b. **Applicant's Proposal:** The applicant is proposing to close the existing driveways with curb, gutter, and sidewalk.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

6. Other Access

Broken Arrow Street classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

E. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Broken Arrow Street

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-foot), 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. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the top back of curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian Facilities: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the 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 or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Broken Arrow Street is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 50-70 feet of right-of-way.

5. Milestone Way & Internal Local Streets

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.

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.

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.

6. Roadway Offsets

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

7. Driveways

7.1 Broken Arrow Street

Access Policy: District Policy 7206.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1 requires driveways located on collector roadways with a speed limit of 40 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 285-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume

driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, 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 and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

8. 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.

9. 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.

10. Pathway Crossings

United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

F. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of 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.

G. Conclusions of Law

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

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>