

City of Star

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

www.staridaho.org



Mayor:
Chad Bell

Council:
Kevin Nielsen
Trevor Chadwick
Michael Keyes
David Hershey

April 2, 2018

**CITY OF STAR
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council on **May 15, 2018**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: File #AZ-18-04 Annexation & Zoning of Residential (R13)
File #PP-18-04 Preliminary Plat

Owner: Miller Family Trust
7672 W. State
Eagle, Idaho 83616

Representative: Chris Todd
First Service Group
4222 W. Emerald Street
Boise, Idaho 83706

Applicant: John Browning
880 E. Hubbard Road
Kuna, Idaho 83634

Action: The Applicant is seeking approval of an Annexation and Zoning of Residential (R13) and a Preliminary Plat. The property is 35.96 acres in size and currently designated by the Comprehensive Plan Map as High Density Residential (R5 and higher). The property comes in two parcels, the parcel to the north 15.2 acres is proposed to be developed into multi-family units (184) on 46 lots and five common lots. The Applicant is requesting only annexation and zoning on the south 19.66 acres.

Property Location: The subject property is specifically located at 7672 and 7884 W. State Street, Eagle, Idaho. Ada County Parcel #'s R3720000151 & R3720000105.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669. If no response is received by 2:00 pm the day of the hearing, your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Cathy Ward
City Clerk



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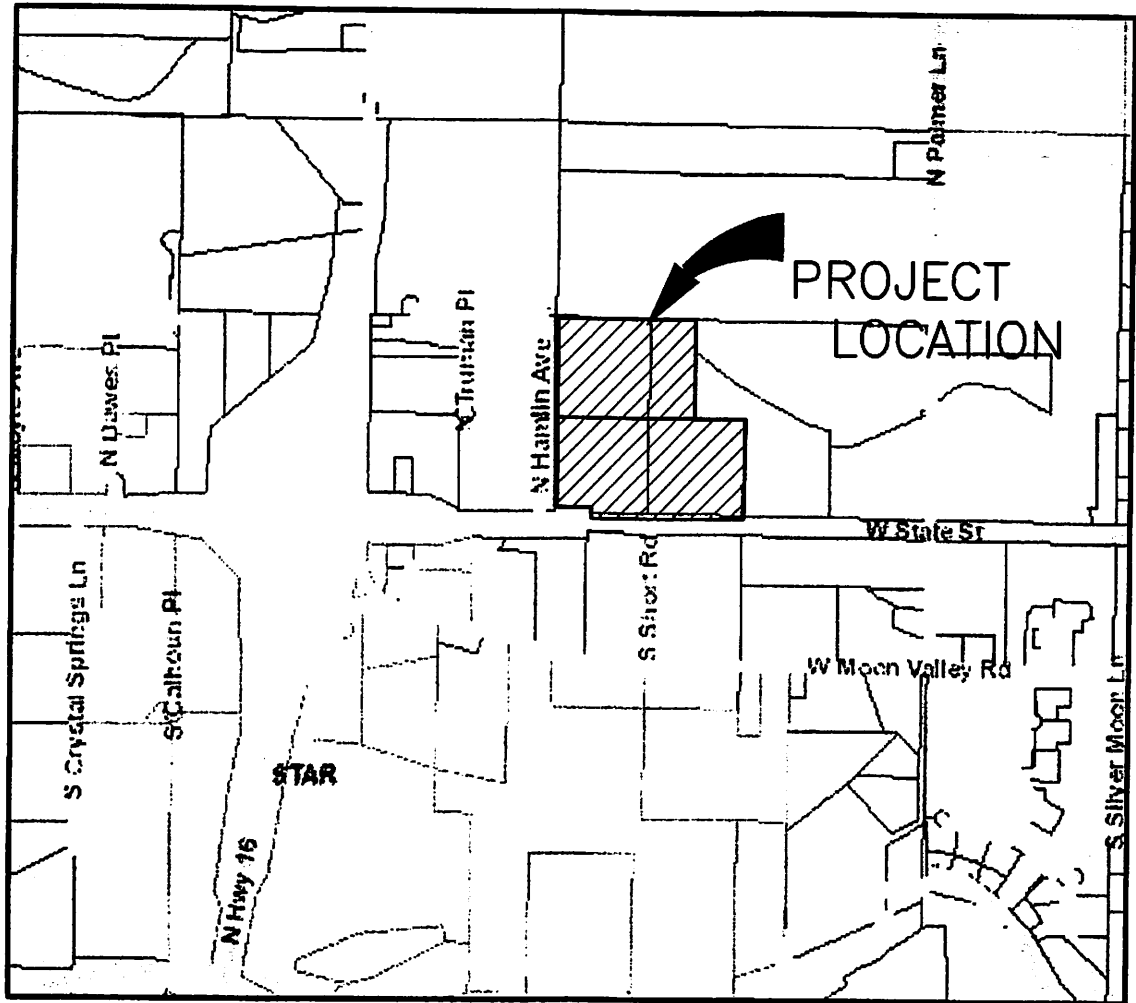
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VICINITY MAP
N.T.S.

W. SHULTZ ST
2002-01-10
2002-01-10
2002-01-10

N. HAMLIN AVENUE

COMMON LOT
469.72

DRAINAGE DITCH DISTRICT #2

EAST PENNINGTON DR.
2002-01-10
2002-01-10
2002-01-10

67 PUBLIC STREET NW
2002-01-10
2002-01-10
2002-01-10

IRRIGATION POND

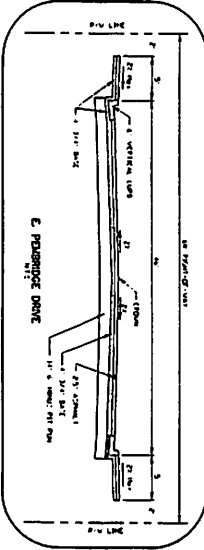
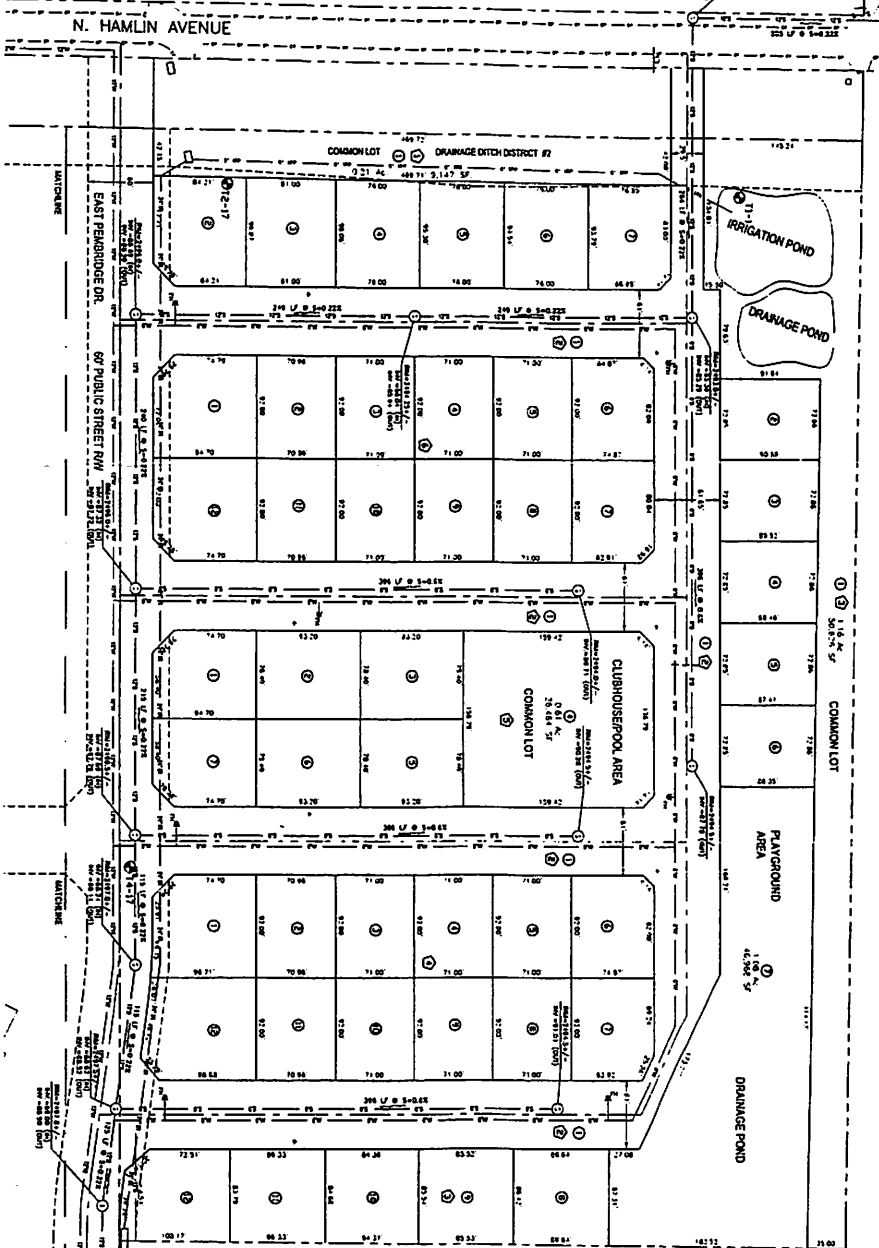
DRAINAGE POND

CLUBHOUSE/POOL AREA
COMMON LOT
28,644.57

PLAYGROUND
AREA
4,108.53

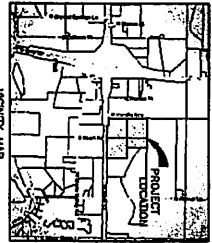
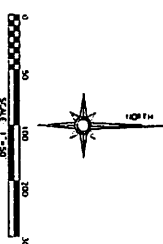
DRAINAGE POND

COMMON LOT
50,576.57



LEGEND

Proprietary	Public Right-of-Way
Easement	Proprietary
Water	Proprietary
Gas	Proprietary
Electric	Proprietary
Sanitary Sewer	Proprietary
Storm Sewer	Proprietary
Drainage Ditch	Proprietary
Drainage Pond	Proprietary
Irrigation Pond	Proprietary
Playground Area	Proprietary
Clubhouse/Pool Area	Proprietary
Common Lot	Proprietary
Lot	Proprietary
Property Line	Proprietary
Survey Line	Proprietary
Boundary Line	Proprietary
Survey Point	Proprietary
Survey Monument	Proprietary
Survey Marker	Proprietary



CONTACT: RICHARD L. GREEN
7663 W. SUNDANCE DR.
BOISE ID. 83709
(208) 382-4022

DATE: 05/22/17	DESIGNED BY: RLG	DRAWN BY: RLD	CHECKED BY: RAG
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SHEET 1 OF 4 PRELIM PLAT 17-004



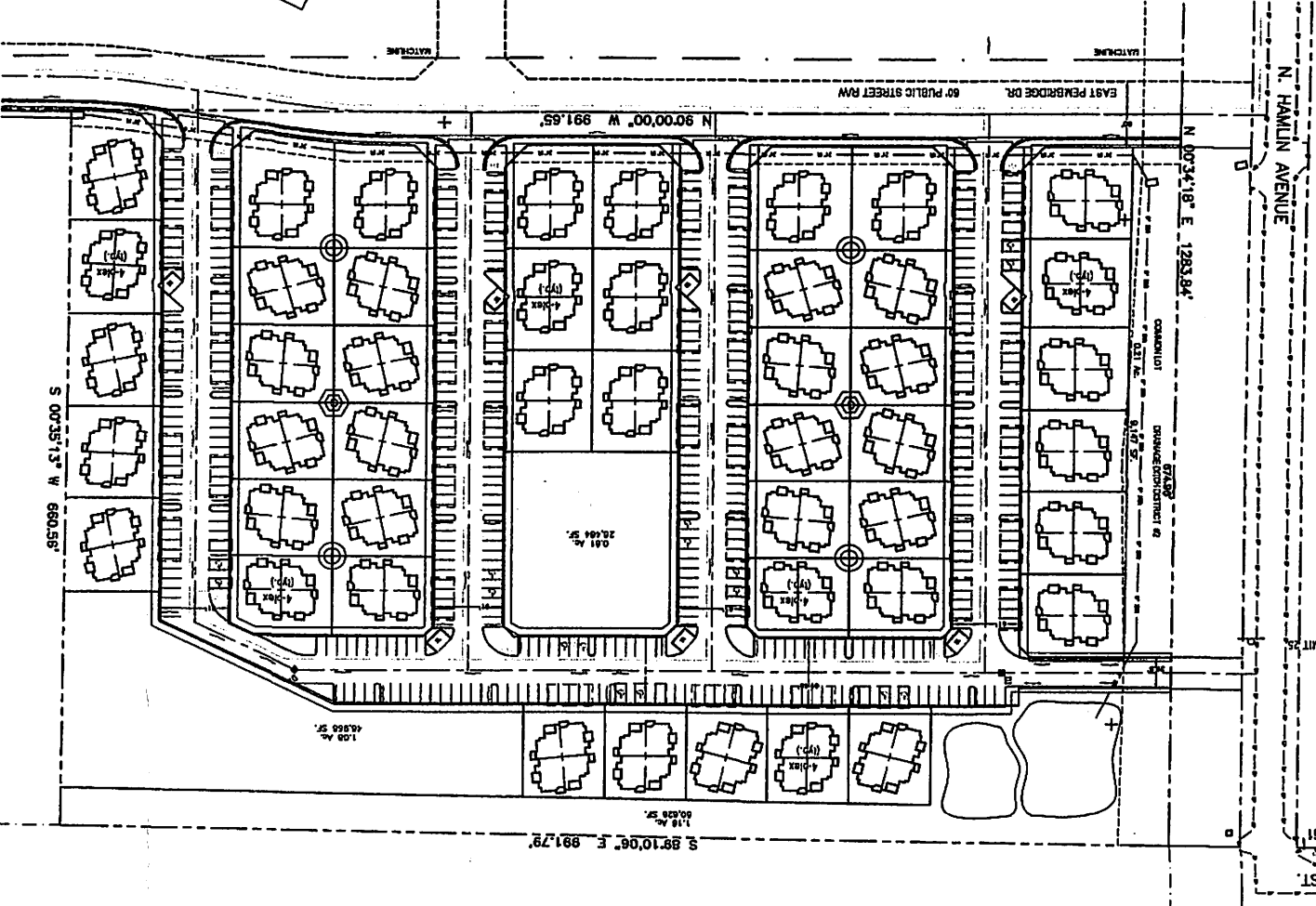
COMPASS LAND SURVEYING
3618 E. Marby Street
Meridian, ID 83657
(208) 442-0115
(208) 327-2105 Fax

PRELIM. SEWER/WATER DESIGN
AMAZON FALLS PLANNED
DEVELOPMENT
BEING LOT 2 AND A PORTION OF LOT 1 OF
R. L. HORN SUBDIVISION LOCATED IN THE SW1/4,
SW1/4 OF SECTION 10 T. 4 N., R. 11 W., B. M., ADA
COUNTY, IDAHO

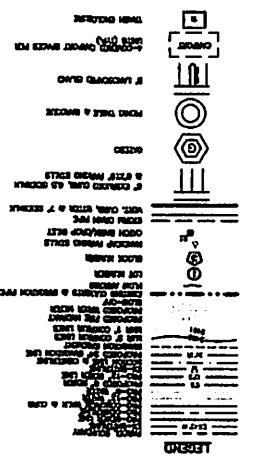
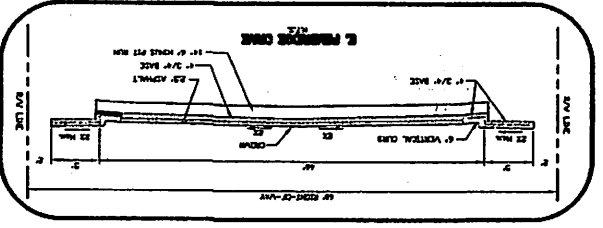
DEVELOPER:
JOHN BROWNING
BOISE, IDAHO
(208) 343-8393

ENGINEER:
STAN MCHUTCHISON, PE
2818 N. MULE DEER WAY
MERIDIAN, IDAHO 83646
(208) 484-9781

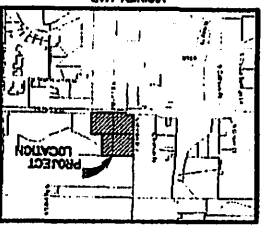
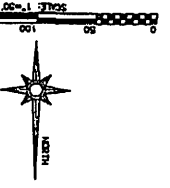
SPEED LIMIT 25



- 1.) ALL LOTS LINES COUGH TO THE PUBLIC RIGHT-OF-WAY HAVE A 10' PUBLIC UTILITY AND SAN CITY STREET LIGHT EASEMENT.
- 2.) A 10' PUBLIC UTILITY AND SAN CITY STREET LIGHT EASEMENT IS ALLOWED TO THE EXTENSION OF THE DISTING SHAW WATER TREATMENT AND STREETS SHALL BE ROUTED TO SAID A GRADE TRAYS TO STORAGE BINS AND DRAINAGE POINTS.
- 3.) STORM AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT BY A MAIN LINE EXTENSION OF THE DISTING SHAW WATER TREATMENT AND STREETS SHALL BE ROUTED TO SAID A GRADE TRAYS TO STORAGE BINS AND DRAINAGE POINTS.
- 4.) STORM DRAIN WATER FROM PARKING AND STREETS SHALL BE ROUTED TO SAID A GRADE TRAYS TO STORAGE BINS AND DRAINAGE POINTS.
- 5.) STORM DRAIN WATER FROM PARKING AND STREETS SHALL BE ROUTED TO SAID A GRADE TRAYS TO STORAGE BINS AND DRAINAGE POINTS.
- 6.) STORM DRAIN WATER FROM PARKING AND STREETS SHALL BE ROUTED TO SAID A GRADE TRAYS TO STORAGE BINS AND DRAINAGE POINTS.
- 7.) E. PENBRIDGE DRIVE TO BE AN ADJ. STANDED 60' STREET SECTION WITH VERTICAL CURVE.
- 8.) ALL LOTS SHALL HAVE ACCESS TO CROSS ACCESS EASEMENT FOR UTILITIES.
- 9.) ALL LOTS SUBJECT TO CROSS ACCESS EASEMENT FOR UTILITIES.



FOR THE RECORD, THE FOLLOWING ARE THE SPOT ELEVATIONS AND SPOT GRADES FOR THE PROJECT. THE SPOT ELEVATIONS AND SPOT GRADES SHALL BE SHOWN ON THE PLAN. THE SPOT ELEVATIONS AND SPOT GRADES SHALL BE SHOWN ON THE PLAN.



CONCEPTUAL GRADING PLAN

CONTACT: DEVIDO I. GIBSON
TOMAS W. SINDLER, JR.
BRIDGE DR. DRIVE
(904) 380-4002



COMPASS LAND SURVEYING
2500 N. W. 10th Street
Miami, FL 33136
(305) 544-8800 Fax

PRELIMINARY PLAN
AMAZON FALLS PLANNED
DEVELOPMENT
BRIDGE LOT 2 AND A PORTION OF LOT 1, OF
R. L. SHAW SUBDIVISION LOCATED IN THE SW 1/4
SW 1/4 OF SECTION 10, T.4N., R.1E. S.1E. ADA
COUNTY, FLORIDA.

DRAWN BY: JOHN BROVNING
BRIDGE DR. DRIVE
(904) 344-8899

ENGINEER: STAN KATHYCHSON, P.E.
2500 N. W. 10th Street
Miami, FL 33136
(305) 544-8800