

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
Michael Keyes
David Hershey

May 5, 2021

**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 **July 6, 2021**, 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: Cherished Estates Subdivision
Files #'s RZ-21-01 Annexation-Zoning
DA-21-07 Development Agreement
PP-21-08 Preliminary Plat

Applicant/Representative: Bonnie Layton, NV5, 690 S. Industry Way Suite 10, Meridian, ID 83642

Owner: Redwood Creek Ranch, LLC, P.O. Box 98, Eagle, Idaho 83616

Action: The Applicant is seeking approval of a Rezone (R-2 to R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 153 residential lots and 12 common lots. The property is located on the south side of W. Floating Feather Road in Star, Idaho, and consists of 40.22 acres with a proposed density of 3.8 dwelling units per acre.

Property Location: The subject property is generally located between N. Star Road and N. Rook Way. Ada County Parcel No. S0408212400.

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 or at snickel@staridaho.org **a minimum of 7 days prior to the day of the hearing**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel
Planning Director and Zoning Administrator





PRELIMINARY PLAT APPLICATION

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

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

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative

Applicant Name: Sterling Land Development, Inc - Brian Sinderhoff
Applicant Address: 1159 E Iron Eagle Dr, Ste 170H Zip: 83616
Phone: 949.223.4482 Email: _____

Owner Name: Redwood Creek Ranch, LLC
Owner Address: PO Box 98, Eagle ID Zip: 83616
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: NV5, Bonnie Layton Firm Name: NV5
Address: 690 S Industry Way, Ste 10, Meridian ID Zip: 83642
Phone: 208.275.8742 Email: bonnie.layton@nv5.com

Property Information:

Subdivision Name: Cherished Estates
Site Location: W Floating Feather Rd
Approved Zoning Designation of Site: Proposed R-4
Parcel Number(s): S0408212400

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-2	Neighborhood Residential	Residential
Proposed	R-4	Neighborhood Residential	Residential
North of site	RUT & R-4 - DA	Neighborhood Residential	Residential
South of site	R-4	Neighborhood Residential	Residential
East of site	R-2 - DA	Neighborhood Residential	Residential
West of site	R-2	Neighborhood Residential	Residential

SITE DATA:

Total Acreage of Site - 40.22
Breakdown of Acreage of Land in Contiguous Ownership - 40.22 acres
Total Acreage of Site in Special Flood Hazard Area - 0
Dwelling Units per Gross Acre - 3.8
Minimum Lot Size - 5500 sq. ft.
Minimum Lot Width - 55'

Total Number of Lots - 165
Residential - 153
Commercial - 0
Industrial - 0
Common - 12

Total Number of Units - 153
Single-family - 153
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 19.8 % / 7.81 acres
Percent of Common Space to be used for drainage - 16.67%
Describe Common Space Areas (amenities, landscaping, structures, etc.) - pond with sand beach, play structure, pergolas, benches, picnic tables, pathways, grass, trees, ground cover and shrubs
two water safety stations will also be provided at opposite ends of the pond
Proposed Dedicated Lots & Acreage (school, parks, etc): All parks will be owned and maintained by the HOA.

Public Streets - 8 public streets Private Streets - no private streets
Describe Pedestrian Walkways (location, width, material) - 5' wide concrete pathways in the parks, 10' wide asphalt pathways on the southern and western boundaries.
Describe Bike Paths (location, width, material) - same as above

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.: 160001C0130J
FIRM effective date(s): mm/dd/year 6/19/20
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE ____ .0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

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

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

Potable Water - Star Sewer and Water District
 Irrigation Water- Middleton Mill Ditch Co
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire District
 Schools - West Ada County 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 one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)*

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

✓	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.	
✓	List of name(s) and addresses 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 property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
✓	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
✓	Special Flood Information – Must be included on Preliminary Plat and Application form.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
✓	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
✓	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) 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.</u>	
✓	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.**

Bonnie L. Layton
 Applicant/Representative Signature

4/8/21
 Date

April 8, 2021

Mr. Shawn Nickel
Planning and Zoning Administrator
City of Star
10769 W. State Street
Star, ID 83669

hand delivered

**RE: Cherished Estates – Parcel No. S0408212400
Rezone and Preliminary Plat Application with Development Agreement**

Dear Mr. Nickel,

On behalf of our client, Sterling Land Development, Inc. please accept the attached applications for a Rezone and Preliminary Plat with a Development Agreement for the subject property. Our request is to Rezone the property from R-2 to R-4 and to process a Preliminary Plat for the 40.22 acre parcel located on the south side of Floating Feather Road. This request is supported by the 2040 City of Star Comprehensive Plan and Future Land Use Map designation for Neighborhood Residential.

Our project proposes to develop the parcel into a Single Family Detached Residential Subdivision with a gross density not to exceed four dwelling units per acre along with a variety of community amenities. In an addition to providing 153 building lots the project contemplates 8.34 acers of qualified open space (21.1%) including two large parks at the entrance at Floating Feather Road. The larger of the two parks includes a pond with sand beach, play structure, picnic table and benches along with pathways throughout the park. The second park will include a pergola with picnic table, pathways and open grassy play area. Pathways are also planned along the southern and western boundaries of the site which will provide walkability, circulation and connectivity to the residents in the area.

A neighborhood meeting was simultaneously held in person and virtually on February 17, 2021 whereby we received feedback from the adjacent neighbors. In response to the neighbors' concerns at the meeting (and in subsequent letters sent to the city and provided to our team) we have revised our plan in an effort to address the concerns. Overall, we believe our project will compliment the surrounding residential developments and provide much needed housing in the area.

We have appreciated your assistance and guidance on this project. It has been a pleasure to work with you and your staff and we are pleased to submit these applications for your review and consideration.

If you have any questions please do not hesitate to contact me at 208-724-2624.

Kind regards,

Bonnie L. Layton

Bonnie Layton
Sr. Planner

enclosures

Sterling – Star Legal Description

April 8, 2021

A parcel of land being a portion of the NE1/4NW1/4, Section 8, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, EXCEPT a portion of land for Floating Feather Road, and being more particularly described as follows:

COMMENCING at a found 3" brass cap stamped "PLS 5710" for the northwest corner of said Section 8, (Corner Record Inst. No. 105125343), **WHENCE** a found 3.25" aluminum cap stamped "PLS 4431" for the N1/4 corner of said Section 8, (Corner Record Inst. No. 108039894), bears South 88°52'55" East a distance of 2638.67 feet;

THENCE coincident with the northerly line of said Section 8, South 88°53'00" East a distance of 1319.19 feet to a found 5/8" rebar and illegible yellow plastic cap for the W1/16th corner of said northerly line of Section 8;

THENCE leaving said northerly line of Section 8, coincident with the westerly line of said NE1/4NW1/4 of Section 8, South 00°29'02" West a distance of 25.03 feet to a point on the southerly Right of Way line of Floating Feather Road and the **POINT OF BEGINNING**;

THENCE coincident with said southerly Right of Way line of Floating Feather Road, parallel and offset 25.00 feet south of said northerly line of Section 8, South 88°52'55" East a distance of 1319.50 feet to a point on the easterly line of said NE1/4NW1/4 of Section 8;

THENCE leaving said southerly Right of Way line of Floating Feather Road, coincident with said easterly line of said NE1/4NW1/4 of Section 8, South 0°26'40" West a distance of 1302.38 feet to a found 5/8" rebar and broken red plastic cap for the southeast corner of said NE1/4NW1/4 of Section 8;

THENCE coincident with the southerly line of said NE1/4NW1/4 of Section 8, North 88°52'58" West a distance of 1320.39 feet to the southwest corner of said NE1/4NW1/4 of Section 8;

THENCE coincident with the westerly line of said NE1/4NW1/4 of Section 8, North 0°29'2" East a distance of 1302.39 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 1718965.70 square feet or 39.46 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The Basis of Bearings for the above legal description is between the NW corner of Section 8 and the N1/4 corner of Section 8, S 88°52'55"E.

Robert Gromatzky, Idaho PLS 17216



FOUND 3" BRASS CAP
 STAMPED "PLS 5710"
 FOR NW CORNER SECTION 8
 CPF INSTR. # 105125343

S88°53'00"E 1319.19'

BASIS OF BEARINGS
 S88°52'55"E 2638.67'

S0°29'02"W 25.03'

S88°52'55"E 1319.50'

FLOATING FEATHER RD.

POB

25' PRESCRIPTIVE EASEMENT
 FOR FLOATING FEATHER RD.
 EXCEPTED FROM PURCHASE
 LEGAL DESCRIPTION CONTAINED
 IN THE TITLE COMMITMENT.

FOUND 3.25" ALUMINUM CAP STAMPED
 "PLS 4431" FOR N1/4 CORNER SECTION 8
 CPF INSTR. # 108039894

NE1/4 NW1/4, SEC. 8;
 T. 4 N.; R. 1 W.; B.M.

1
 1,718,966 SQ FT
 39.46 ACRES

N0°29'02"E 1302.39'

S0°26'40"W 1302.38'

N88°52'58"W 1320.39'



FOUND 5/8" REBAR BROKEN CAP
 FOR C-N1/16 CORNER SECTION 8
 CPF INSTR. # 2015-044754

SHEET NUMBER

2 OF 2

EXHIBIT
 STERLINE STAR
 STERLING
 STAR FLOATING FEATHER

DRAWING INFO

B000196.00

BOUNDARY LEGAL

1"=200'

SHEET INFO

DRAWN RG

CHECKED RG

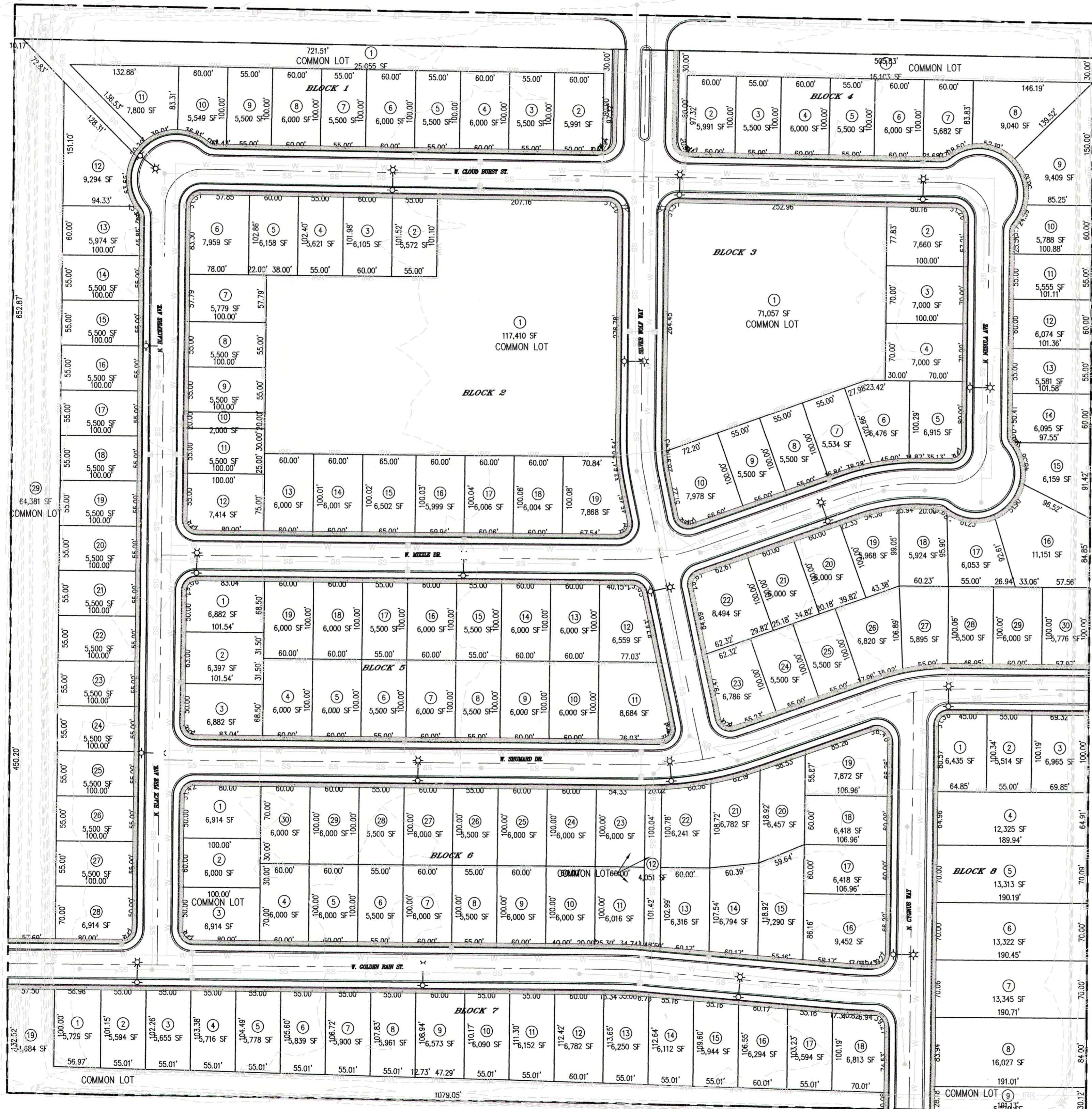
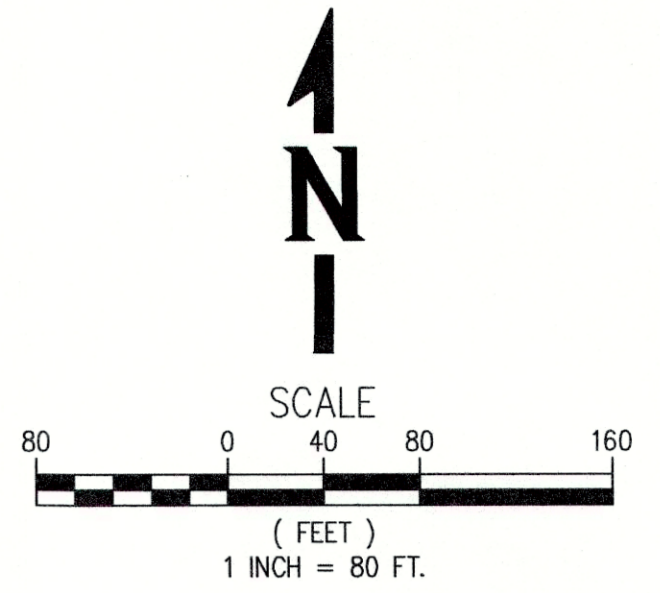
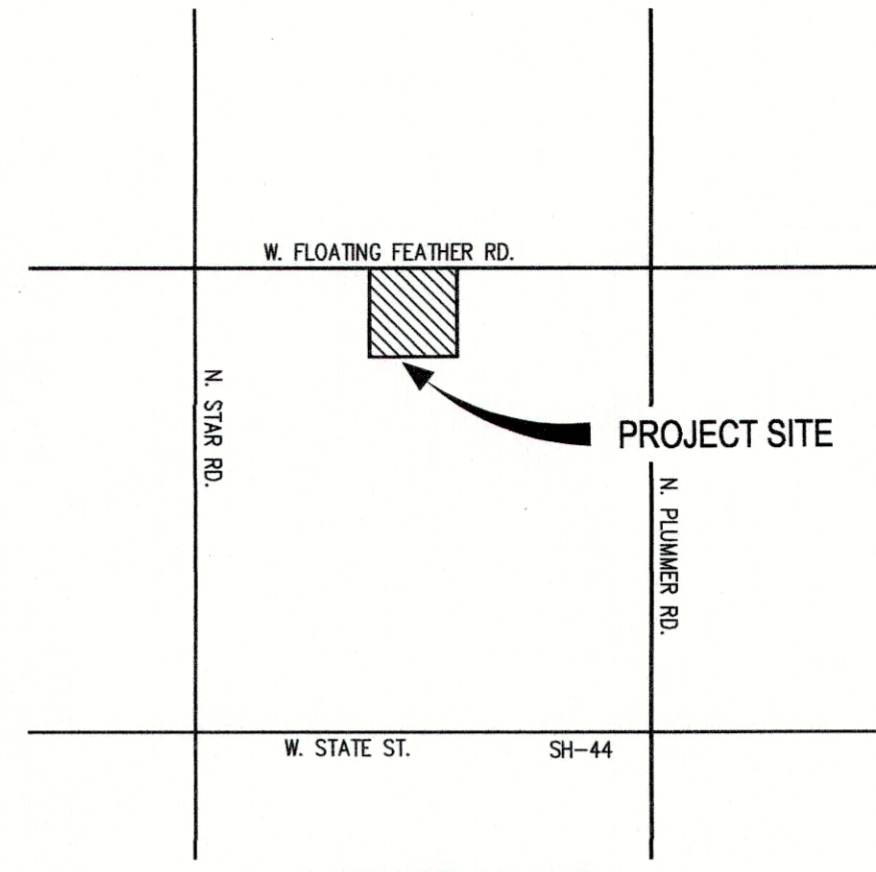
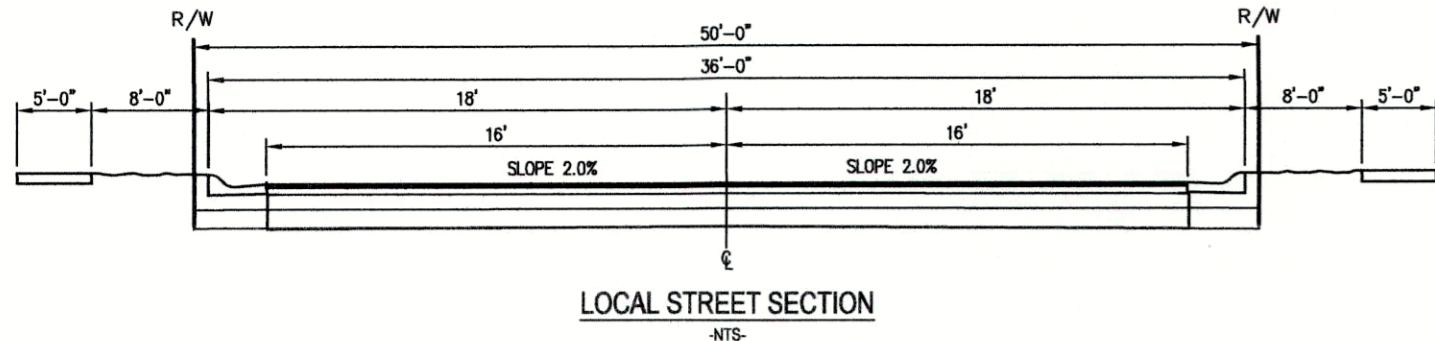
LAST EDIT 4/8/2021

PLOT DATE 4/8/2021

WHPacific

A PRELIMINARY PLAT OF CHERISHED ESTATES SUBDIVISION

SITUATED ENTIRELY IN THE
NW₄ OF SECTION 8, T.4N.,
R.1W., B.M. CITY OF STAR,
ADA COUNTY, IDAHO



LEGEND

- EXISTING FENCE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- EXISTING ROAD CENTERLINE
- EDGE OF PAVEMENT
- EXISTING LOT LINE
- EXISTING SEWER LINE W/ MANHOLE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING WATER WELL
- EXISTING STORM CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED 8" W/ MANHOLE
- PROPOSED PRESSURE IRRIGATION
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT



DEVELOPMENT FEATURES

TOTAL ACRES.....	40.22 ACRES
TOTAL LOTS.....	165 LOTS
BUILDING LOTS.....	153 LOTS
55' LOTS.....	68 LOTS
60'+ LOTS.....	85 LOTS
AVERAGE BUILDING LOT SIZE.....	6,490 SF
RESIDENTIAL DENSITY (GROSS).....	3.8 UNITS/AC.
RESIDENTIAL DENSITY (NET).....	6.8 UNITS/AC.
EXISTING ZONING.....	R-2
PROPOSED ZONE.....	R-4
MINIMUM BUILDING LOT SIZE.....	5500 sf
TOTAL OPEN SPACE.....	7.0 ACRES
QUALIFIED OPEN SPACE.....	6.5 ACRES
% OF QUALIFIED OPEN SPACE.....	21.1%

- SEWER:**
STAR SEWER AND WATER DISTRICT
- WATER:**
STAR SEWER AND WATER DISTRICT
- IRRIGATION:**
MIDDLETON MILL DITCH CO.
- SCHOOL:**
WEST ADA COUNTY SCHOOL DISTRICT
- EMERGENCY SERVICES:**
FIRE - STAR FIRE DISTRICT
POLICE - CITY OF STAR

NOTES:

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 10' UTILITY EASEMENT.
- ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- DRAINAGE SHALL BE DETAINED ON SITE VIA SURFACE AND/OR SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF STAR AND ACHD.
- POTABLE WATER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- BLOCK 1 LOTS 1 & 28, BLOCK 2 LOT 1, BLOCK 3 LOT 1, BLOCK 4 LOTS 1, BLOCK 6 LOTS 3, 11, 12 & 23, BLOCK 7 LOT 19 & BLOCK 8 LOT 9 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.

APPLICANT
BRIAN SINDERHOFF
STERLING LAND DEVELOPMENT, INC.
1159 E. IRON EAGLE DRIVE, STE 170-K
EAGLE, ID 83616
(949) 226-4482

ENGINEER
RYAN YOUNG, P.E.
NVS
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

PLANNER
BONNIE LAYTON
NVS
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

SURVEYOR
TRAVIS FOSTER, PLS, CFedS
NVS
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

[DATE: 4/8/2021 11:17 AM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard_Land.ctb] [LAYOUT: PRELIMINARY PLAT] [PATH: P:\Sterling Land Development, Inc\229120-B000196.00-Execution\Drawings\Civil\B000196.00-C-PPLT02.dwg]

NVS
690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.nvs.com



REVISIONS		NO.	BY	DATE	REMARKS
DESIGNED	RCY				

SHEET INFO		NO.	BY	DATE	SUBMITTAL
DESIGNED	RCY				

PRELIMINARY PLAT
STERLING LAND DEVELOPMENT, INC.
CHERISHED ESTATES SUBDIVISION
PROJECT NUMBER: B000196.00-C-PPLT02
DRAWING FILE NAME: B000196.00-C-PPLT02
SCALE: AS NOTED

SHEET NUMBER
PP1