P.O. Box 130

Star, Idaho 83669
208-286-7247
Fax 208-286-7569
www.staridaho.org
April 19, 2021

## CITY OF STAR <br> 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 June 1, 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: Cranefield Subdivision
Files \#'s AZ-21-03 Annexation-Zoning
DA-21-04 Development Agreement
PP-21-05 Preliminary Plat
PR-21-04 Private Street
Applicant/Representative: Dave Yorgason, Tall Timber Consulting, 14254 W. Battenberg Dr. Boise, ID 83713

Owner: Star Springs, LP, 512 Via De La Valle \#300, Solana Beach, CA 92075
Action: The Applicant is seeking approval of an Annexation and Zoning (R-4-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 203 residential lots and 12 common lots. The property is located at 12667 W. State Street in Star, Idaho, and consists of 50.56 acres with a proposed density of 4 dwelling units per acre.

Property Location: The subject property is generally located south of W. State Street, near the southeast corner of N. Can Ada Road and W. State Street. Ada County Parcel No. S0418223400.

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 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


VICINITY MAP

March 8, 2021

City of Star
10769 W. State Street
Star, ID. 83669

## RE: CRANEFIELD SUBDIVISION - Application narrative

To Whom It May Concern:

This letter is to inform the City of Star that Williams Homes is requesting Rezone, Development Agreement, Preliminary Plat and Private Streets for the Cranefield Subdivision. Dave Yorgason with Tall Timber Consulting will be the applicant's representative. Please accept this letter as the required written narrative for the development.

## Site History and Background

The site is approximately 50.56 acres in size, covers parcel number S0418223400, and has a project site address of 12667 W . State Street, Star, ID. 83669 . The site is generally located on the south side of West State Street, west of the Pine Wood Lakes Subdivision in Star, Idaho. A vicinity map identifying the site location is included with this application.

Currently there are no homes on the site. The site is surrounded by single-family residential to the east, higher density residential and commercial uses and State HWY 44 to the north, a farm to the west and ditches and the Boise River to the south.

The property owner and their contact info is:

Star Springs, L.P.<br>Michael "Mick" Marks<br>512 Via De La Valle, \#300<br>Solana Beach, CA 92075<br>Phone: 760-550-0100

The applicant and their contact info is:

Williams Homes
Mike Badner
21080 Centre Pointe Pkwy
Santa Clarita, CA 91350
Phone: 661-222-9207
Email: mbadner@williamshomes.com

The property is currently annexed into the City of Star. In late 2006 and early 2007, the property was approved for the existing R-3 zoning and a preliminary plat subdivision called Fiore Springs Subdivision. The market downturn of 2008 stalled the project from moving forward.

## Application and Subdivision Details

We are requesting an R-4 zoning, and a preliminary plat and development agreement for the entire site. Requested details for the development agreement are listed below. The application for a preliminary plat consists of 203 residential dwelling units ( 137 single family detached homes and 66 single-family attached townhomes) and 12 common lots. The average lot size is 8,267 square feet. And the overall density of the development is 4.0 dwelling units per acre.

The Comprehensive Plan Land Use Map shows this site as Neighborhood Residential, which allows a density between 3 and 5 dwelling units per acre, and the R-4 zone is consistent within this designation.

The applicant is committed to making Cranefield Subdivision a beautiful neighborhood. There is over 26 percent open space, of which most is active open space with amenities to benefit the residents. Within the 26 percent open space provided in the Cranefield Subdivision are the
quality amenities that will enhance the walkability and livability of the neighborhood for residents to enjoy, including:

1. a neighborhood community pool with on-site restroom and changing rooms,
2. a children's play area (a.k.a. Tot Lot) within a park area near the attached single-family homes,
3. a park with a picnic area,
4. a pathway along the Lawrence-Kennedy Lateral, and other internal pathways, and
5. a pond with a dock for fishing

Additionally, the site design incorporates separated sidewalks that provide an 8-foot-wide landscape parkway strip along streets and that will enable a safer and more pedestrian friendly neighborhood within the development.

The Cranefield HOA will have the responsibility to maintain the common lots within the subdivision, amenities and the private streets. Fencing along common areas is planned to be more open style, especially adjacent to the pond. Solid fencing alongside lot lines will be allowed for privacy, if desired by the homeowner. CC\&Rs will be established to ensure quality and consistency throughout the development.

The streetlights within the development will follow dark-sky standards. The proposed streetlight is similar to the existing streetlights used in Pine Wood Lakes and the planned light fixture is included within the application submittal. We will use the same light fixture for both the public streets and the private streets.

With an R-4 zone, we are proposing a development with a variety of home sizes and styles that are compatible to the surrounding and adjacent developments with transitioning lot sizes. The variety of home sizes will enable a variety of home pricing. The purpose and intent for the smaller attached homes is to help with home pricing to better meet the home market demands, and we are also providing clustering of these units in a way to provide an increase in overall open space within the development. This will support the growing trend toward a more active and healthier lifestyle. These attached triplex homes are designed in a way that the street scene along the main streets appear like large, detached homes with only one front entry and will blend in nicely with the proposed project as well as neighboring projects.

Our homesites adjacent to the existing homes to the east transition with similar lot sizes. Since the development to the north is higher density plus commercial uses, our higher-density homes are placed adjacent to the north to transition with that existing area, too. We placed a greater portion of common area and amenities near the higher density attached homes. Within the Cranefield subdivision there are 2 primary types of residential homes: 1) single-family detached
and 2) single-family attached. For the detached homes, we anticipate a variety of single-level and two-story homes. The attached homes will be for-sale homes built on separate lots. The attached homes will be an attached 3-unit product, with the garages taking access from a private alley and the front door facing to the street or common area. This design style having just one front door facing the street gives the impression of a larger home, and yet this product type allows for a quality home at a lower price point due to the reduced square footage.

Included in this application are renderings of sample single-level and two-story detached homes plus renderings of the attached homes that are similar to homes that are anticipated to be built in Cranefield. These renderings show the anticipated size and style of homes, including the details of the elevations. The colors of the homes are planned to be earth tone and each home will have stone or stucco accents and other details to enhance the front elevations.

We plan to dig the pond and mass grade the entire site in the first phase. After grading is complete, we intend to construct the land development improvements in 3 phases. The first phase will be in the northern area and will include detached and attached homesites. The second phase will be in the western and the southeastern areas, which encompasses the gated section around the pond and only detached homes. The third phase will be in the northwestern and southwestern areas and will include only detached homes.

The site has 2 existing public street accesses - one from Bridger Bay from the east and the other from Quincannon Ave. from the north. We will provide 2 stub road connections to the west based on recent input from the city planning staff, which could provide required connectivity in the future. Due to the Lawrence-Kennedy Lateral that runs through the Cranefield site, a second stub to the northwest was reviewed and does not make sense.

A traffic impact study by Kimley-Horn was completed and submitted to ACHD and ITD for review. Upon completion of their review, ITD will provide comments and ACHD will provide a staff report to the city to be considered during the application review and hearing process.

The site has been annexed into the Star Sewer and Water District and we will install all sewer and water infrastructure within the site to accommodate this development. We will work with FEMA to fill in the areas where necessary and comply with all FEMA regulations. We recognize the FEMA flood maps have changed in this area and our design will work with those maps with a slight amount of fill, which will be generated by the digging of the pond. Emergency services will be available through the Star Police Department and Star Fire District. A pressurized irrigation system will be provided by onsite irrigation and with the pond, which irrigate common areas and residential yards within the community. Storm water over and above existing offsite flows will
be retained on site and designed by a civil engineer in accordance with City of Star and ACHD requirements.

Mature trees have been identified on the site primarily located along the existing Lawrence Kennedy lateral in the site. All but one of these existing trees have been identified as poor quality and will not be saved. Additionally, there is a small amount of riparian vegetation near the canal banks. There is no plan to realign the canal and so the majority of the riparian vegetation will remain preserved and undisturbed. In the instance where the 2 required street crossings will be installed for neighborhood connectivity and enhanced fire safety, disturbance will occur.

A majority of the site is in the Flood Plain AE Zone. The plan is to dig a pond in the southern portion of the site, similar to the Pine Wood Lakes subdivision to the east and use the gravel from the pond excavation to fill the building pads and streets. The fill will raise the streets sufficiently to satisfy the Star Sewer and Water District and the City of Star Flood Plain standards for the building pads.

There are 2 irrigation canals or ditches that are on or adjacent to the site. The first is the Lawrence-Kennedy Lateral that runs through the middle of the site and the contact information is for this ditch is:

Lawrence Kennedy Canal
c/o Drainage District \#2
455 S. $3^{\text {rd }}$ Street
Boise, ID 83702
The second is a user's lateral ditch on the south side of the property, most of which is adjacent to but outside the property and only crosses the property at the southwest corner. The contact information for this ditch is:

Canyon County Water Company
PO Box 11
Star, ID 83669

## Development Agreement

A development agreement is requested to accommodate:

1. Setback reductions for the attached homesites and
2. Private streets/alleys within a portion of the development

## For the attached single-family homesites, we are requesting

- Zero ( $0^{\prime}$ ) setback for interior lot lines, and
- 3-foot rear setback from garage to alley.
- 14-foot corner side yards from back of sidewalk.
- 14-foot front yards from back of sidewalk.
- 15 feet minimum between buildings.

The reason for the zero setback for interior lot lines is to accommodate the single-family attached product. These are not multi-family apartments, but they are for sale, nicely amenitized single family homes.

The reason for the 3 -foot setback from the garage to the alley is to 1 ) eliminate parking on the garage driveway apron in front of the garage door and 2) to give a little more usable space to the front door / living area of the units. There will be plenty of guest parking as the main streets allow parking on both sides with no driveway aprons impeding parking. We estimate over 50 guest parking space for the 66 attached homes.

We will adhere to the existing city setbacks for all the detached homes.

For the private street request, we are requesting that private streets be allowed for 1) the alleys that serve the single-family attached homes and 2) the gated section. Being cognizant of the existing communities and per comments during our community outreach meeting, we purposely mimicked similar lot sizes and design as the adjacent Pine Wood Lakes subdivision. The homes in this section will be similar as the homes in Pine Wood Lakes. The main internal loop road and the connecting stub streets to the adjacent parcels will all be public streets.

All design standards in the application for the Cranefield Subdivision, unless otherwise specified, are consistent with the City of Star's Unified Development Code. In summary and as explained above, we request the following items as a part of this subdivision approval:

- For the single family attached homes, allow zero-foot ( $0^{\prime}$ ) setbacks for the interior lot lines, three-foot ( $3^{\prime}$ ) setback for the garage to the alley, $14^{\prime}$ corner side yards, $14^{\prime}$ front yards, and $15^{\prime}$ between buildings.
- Allow private streets and alleys in the specified areas.

We are pleased to bring these applications for the Cranefield Subdivision to the City of Star for consideration and approval. Williams Homes is excited to build this quality neighborhood in the City of Star. If there are any questions, please do not hesitate to contact me.

Thank you,

## Dave Yorgason

Dave Yorgason, applicant's representative

## PRELIMINARY PLAT APPLICATION

***All information must be filled out to be processed.
$B Y:$

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FILENO.: PP-21-05
Date Application Received: 3-8-21 Fee Paid: 2104.
Processed by: City:
```


## Applicant Information:

PRIMARY CONTACT IS: Applicant __ Owner __ Representative $X$
Applicant Name: Williams Homes clo Mike Badner
Applicant Address: 21080 . Centre Pointe Pkwy, Santa Clara, CA Zip: 91360 Phone.(660) 222-9207. Email: mbadneve williamshames com

Owner Name: Star Sprinas, L.P. clo Michael Marks Owner Address: 512 via De La Valle, \#300, Solana Beach, CA Zip: 92075 Phone: (760) 550-0100 Email:

Representative (e.g., architect, engineer, developer):
Contact: Dave Yorgoson
Firm Name: Tail Timber Consulting
Address: 14254 W. Battenberg Dr. Boise Zip: 837 kz Phone: $\frac{208-850-1070}{}$ Email: $\frac{\text { dyorgason 60.gmail. com }}{}$

## Property Information:

Subdivision Name: $\qquad$ Cranefield
Site Location: 12667 W state st. Star, 1083669
Approved Zoning Designation of Site: R-3
Parcel Number(s): $\quad 50418223400$

## Zoning Designations:

|  | Zoning Designation | Comp Plan Designation | Land Use |
| :--- | :---: | :--- | :---: |
| Existing | $R-3$ | Neighborhood Residential | Agricultural |
| Proposed | $R-4 / D A$ | Neighbor hood Resclential | Residential |
| North of site | CBD/PUD | Central Business District | Residential zcommercial |
| South of site | RUT | Estate Residential | Agricultural |
| East of site | R-2 | Neighbornood Residential | Residential |
| West of site | AO | Neignborhood Resdertial | Agricultual |

## SITE DATA:

Total Acreage of Site - $\qquad$
50.56

Breakdown of Acreage of Land in Contiguous Ownership -
Total Acreage of Site in Special Flood Hazard Area -
Dwelling Units per Gross Acre - 4,0.
Minimum Lot Size -


Minimum Lot Width - $\quad 21$ ft

| Total Number of Lots -215 |
| :--- |
| Residential $-\frac{203}{}$ |
| Commercial $-\frac{0}{0}$ |
| Industrial $-\frac{0}{-12}$ |
| Common -1 |


| Total Number of Units - $\frac{203}{203}$ |
| :--- |
| Single-family - $\frac{0}{2}$ <br> Duplex - <br> Multi-family - |

Percent of Site and Total Acreage of Common Area - $26.75 \% 1$ 13.52 acres Percent of Common Space to be used for drainage - $3 \%$
Describe Common Space Areas (amenities, landscaping, structures, etc.) - tot lot, pathways, swimming pool with changing rooms, fishing pond with dock
picnic areas
Proposed Dedicated Lots \& Acreage (school, parks, etc):


Public Streets - $4.835 \mathrm{ft} \quad$ Private Streets - 4.591 ft
Describe Pedestrian Walkways (location, width, material) - primarily concrete pathways except dirt/ asphalt along canal Describe Bike Paths (location, width, material) - _ N/A

## FLOOD ZONE DATA:

Total Acreage of Site in Special Flood Hazard Area - 48.56 Acres
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.: $16001 \mathrm{CO1} 255$ FIRM effective dates): mm/dd/year $\qquad$
Flood Zones): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE Base Flood Elevations): AE $\qquad$ .0 ft ., etc.: East $=2460$ West $=2458$
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 e water
Irrigation Water- Lawrence-Kennedy Lateral/Ground water
Sanitary Sewer- Star Sewer \& water
Fire Protection - Stav Fire
Schools - west Ada
Roads - ACHD \& Private
SPECIAL ON-SITE FEATURES (Yes or No - If yes explain in your narrative):

| Areas of Critical Environmental Concern - No | Floodplain - yes |
| :---: | :---: |
| Evidence of Erosion - NO | Fish Habitat - No |
| Historical Assets - No | Mature Trees - Yes |
| Riparian Vegetation - Yes, small amounts near kennedy | Steep Slopes - NO |
| Stream/Creek - Yes, Kennedy Lateral Lateral | 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

Staff
(V)

Description
( $\sqrt{ }$ )

| $\checkmark$ | Pre-application meeting with Planning Department required prior to neighborhood meeting. |  |
| :---: | :---: | :---: |
| $\checkmark$ | Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses \& labels) <br> (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.) |  |
| $\checkmark$ | Completed and signed Preliminary Plat Application |  |
| $\checkmark$ | 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. |  |
| $\checkmark$ | Narrative explaining the project. (must be signed by applicant) |  |
| $\checkmark$ | Legal description of the property (word.doc and pdf version with engineer's seal) |  |
| $\checkmark$ | Recorded warranty deed for the subject property |  |
| $\checkmark$ | 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. |  |
| $\checkmark$ | Approval of the proposed subdivision name from Ada County Surveyor's office. |  |
| $\checkmark$ | One (1) $8^{1 / 2^{\prime \prime}} \times 11^{1 "}$ copy and electronic copy in pdf. format of vicinity map showing the location of the subject property |  |
| $\checkmark$ | One (1) full-size copy and one (1) $11^{17} \times 17^{7 \prime}$ copy of the Preliminary Plat |  |
| $\checkmark$ | Electronic copy in pdf. format of Preliminary Plat |  |
| $\checkmark$ | One (1) full-size copy and one (1) $11^{\prime \prime} \times 17^{\prime \prime}$ copy of the landscape plan |  |
| $\checkmark$ | Electronic copy in pdf. format of landscape plan |  |
| $\checkmark$ | Electronic copy in pdf. format of preliminary site grading \& drainage plans |  |
| $\checkmark$ | Phasing plan shall be included in the application if the project is to be phased. |  |



## 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 foes associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.


Applicant/Repyesfentative Signature






