

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

December 13, 2022

**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 at a future date.

**Application:** First Street Townhomes Subdivision  
Files #'s PP-22-16 Preliminary Plat  
PR-22-07 Private Street

**Applicant:** Antonio Conti, 7661 W. Riverside Dr. Suite 102, Garden City, ID

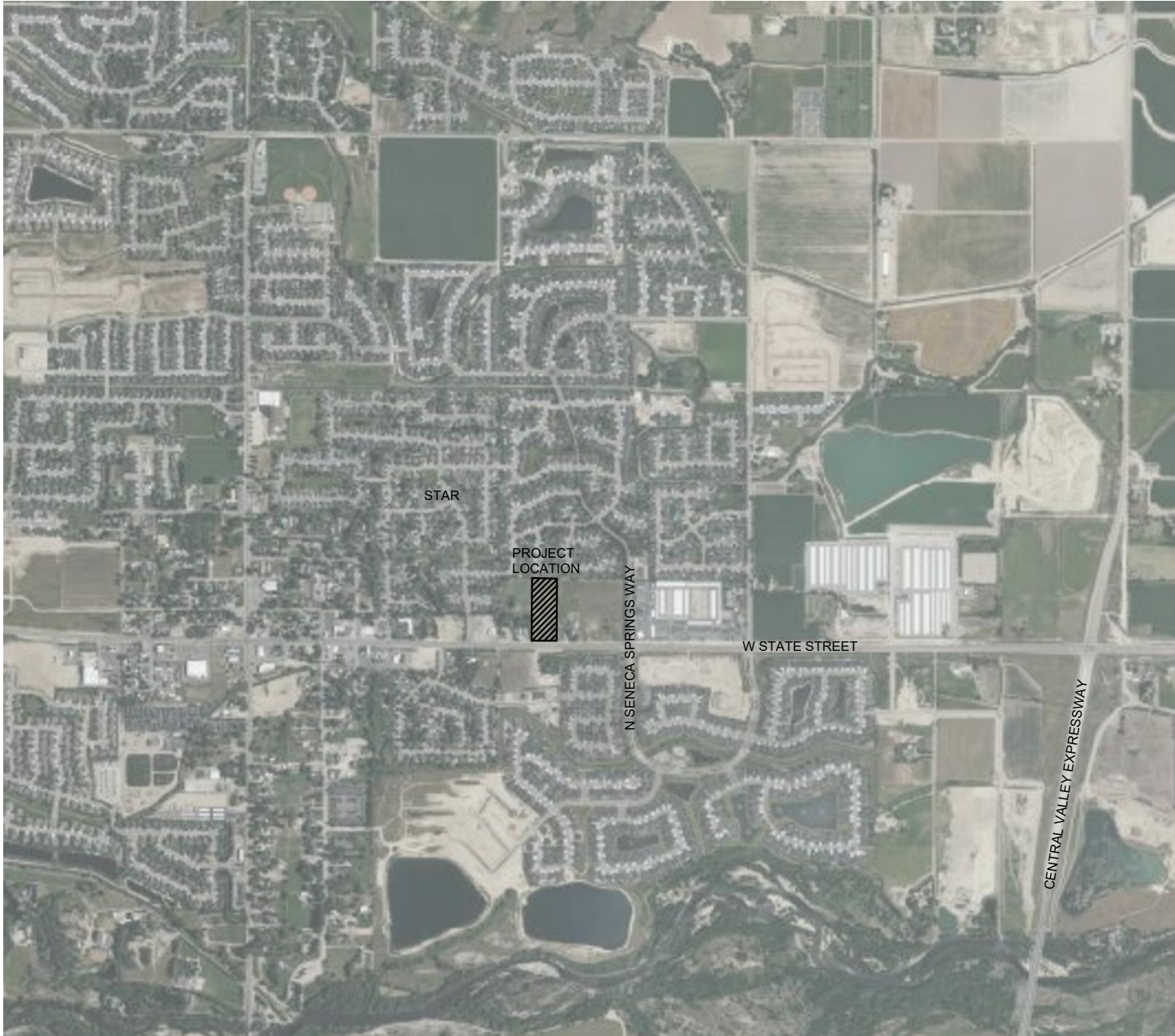
**Owner:** 10206 W. State Street LLC

**Action:** The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 30 residential lots, 4 commercial lots and 3 common lots. The property is located at 10206 W. State Street in Star, Idaho, and consists of 4.77 acres with a proposed residential density of 11 dwelling units per acre.

**Property Location:** The subject property is generally located on the north side of W. State Street, east of N. Taurus Way. Ada County Parcel No. S0408438600.

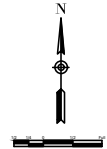
**Information/Comments:** Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at [snickel@staridaho.org](mailto:snickel@staridaho.org) **within 30 days of the date of this transmittal**, 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  
 A PORTION OF THE SW QUARTER OF THE SE  
 QUARTER OF SECTION 8, T.4N., R.1W., CITY OF  
 STAR, ADA COUNTY, IDAHO.

AUGUST 2022 SCALE: 1" = 500' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be  
 Altered During Reproduction Processes. Scales Shown  
 Hereon are Based on a Full Scale Sheet Size of 8.5" x 11".  
 Scale: 1" = 500'

ACKERMAN  
 ESTVOLD  
 7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714  
 208.853.8470 · www.ackerman-estvold.com  
 Licensed Professional Engineers, Surveyors, and Planners, Inc.

FIRST STREET TOWNHOMES SUBDIVISION  
 VICINITY MAP  
 STAR, ID

DRAWN BY: KES  
 CHECKED BY: AMC  
 DATE: 08/18/2022

#	-/-/-
#	-/-/-
#	-/-/-



PRE PLAT

1.0



## 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: Antonio Conti  
Applicant Address: 7661 W Riverside Drive, Ste 102, Garden City, ID Zip: 83714  
Phone: 208-853-6470 Email: antonio.conti@ackerman-estvold.com

Owner Name: 10206 W State Street LLC  
Owner Address: 2001 N 20th Street, Boise, ID Zip: 83702  
Phone: 509-475-9695 Email: evan.mclaugh@gmail.com

Representative (e.g., architect, engineer, developer):  
Contact: Antonio Conti Firm Name: Ackerman-Estvold  
Address: 7661 W Riverside Drive, Ste 102, Garden City, ID Zip: 83714  
Phone: 208-853-6470 Email: antonio.conti@ackerman-estvold.com

### Property Information:

Subdivision Name: First Street Townhomes Subdivision  
Site Location: 10206 W State Street, Star, ID  
Approved Zoning Designation of Site: CBDPUD/DA  
Parcel Number(s): S0408438600

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	CBDPUD/DA	Central Business District	Residential
Proposed	CBDPUD/DA	Central Business District	Residential
North of site	CBDPUD/DA	Compact Residential	Residential
South of site	L-O	Central Business District	Residential/Public
East of site	RUT	Central Business District	Residential
West of site	C-2	Central Business District	Residential

**SITE DATA:**

Total Acreage of Site - 2.72 ac  
Breakdown of Acreage of Land in Contiguous Ownership - 2.72 ac  
Total Acreage of Site in Special Flood Hazard Area - 0.0 ac  
Dwelling Units per Gross Acre - 11.0 du/ac  
Minimum Lot Size - 1603 sf  
Minimum Lot Width - 28 ft

Total Number of Lots - 37  
Residential - 30  
Commercial - 4  
Industrial - \_\_\_\_\_  
Common - 2 (+1 public road)

Total Number of Units - 30  
Single-family - \_\_\_\_\_  
Duplex - \_\_\_\_\_  
Multi-family - 3 - 10 unit buildings

Percent of Site and Total Acreage of Common Area - 38.9 % / 1.06 acres  
Percent of Common Space to be used for drainage - 0% (subsurface)  
Describe Common Space Areas (amenities, landscaping, structures, etc.) - \_\_\_\_\_  
Playground, landscaping, and walkways  
Proposed Dedicated Lots & Acreage (school, parks, etc): \_\_\_\_\_

Public Streets - 1 - River Crossing Drive Private Streets - 3  
Describe Pedestrian Walkways (location, width, material) - \_\_\_\_\_  
6' wide concrete wandering sidewalks  
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 - 0.0 ac

- 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.: X  
Base Flood Elevation(s): AE2474.0 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  
 Irrigation Water- Middleton Irrigation Association  
 Sanitary Sewer- Star Sewer and Water  
 Fire Protection - Star Fire  
 Schools - Meridian School District  
 Roads - City of Star

**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 - Yes  
 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. <b>(Please contact the City for addresses &amp; labels)</b> (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 <b>original</b> 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 <b>design</b> and <b>location</b> 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.**

  
 \_\_\_\_\_  
 Applicant/Representative Signature

08-19-22  
 \_\_\_\_\_  
 Date

# PRELIMINARY PLAT FOR FIRST STREET TOWNHOMES SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 8, T.4N., R. 1 W.,  
CITY OF STAR, ADA COUNTY, IDAHO.

AUGUST 2022 SCALE: 1" = 30' SHEET 1 OF 1

**LEGEND:**

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

**PRELIMINARY PLAT DATA**

TOTAL SITE AREA	4.77 ACRES
TOWNHOMES (30.6%)	1.46 ACRES
COMMERCIAL (39.0%)	1.86 ACRES
FUTURE RIGHT-OF-WAY (8.6%)	0.41 ACRES
COMMON AREA (21.8%)	1.04 ACRES
EXISTING ZONING	CBDPUD/DA
PROPOSED ZONING	CBDPUD/DA
TOWNHOME LOTS	30
COMMERCIAL LOTS	4
OPEN SPACE/COMMON LOTS	2
PRIVATE ROAD - FUTURE PUBLIC ROAD	1
TOTAL LOTS	37
GROSS RESIDENTIAL DENSITY	6.3 DU/ACRE
NET RESIDENTIAL DENSITY	20.5 DU/ACRE
(EXCLUDES COMMERCIAL, PUBLIC STREET & OPEN SPACE)	

- AMENITIES**
1. WALKING PATHWAYS, PLAYGROUND

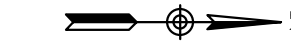
**NOTES**

1. SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT SERVICES.
2. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C0130J DATED 06/19/2020.
3. LOTS 31, 32 AND 33 WILL HAVE A BLANKET INGRESS, EGRESS, AND PUBLIC UTILITY EASEMENT.
4. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
5. IRRIGATION WATER SHALL BE PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(B). COMMON LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
7. LOTS 31 AND 32 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY FIRST STREET TOWNHOMES HOME OWNERS ASSOCIATION OR ITS ASSIGNS.
8. LOT 33 IS INTENDED TO BE DEDICATED AS A PUBLIC ROAD IN THE FUTURE

**OWNER OF RECORD**  
10206 WEST STATE STREET LLC  
2001 N 20TH STREET  
BOISE, ID 83702

**DEVELOPER**  
10206 WEST STATE STREET LLC  
2001 N 20TH STREET  
BOISE, ID 83702

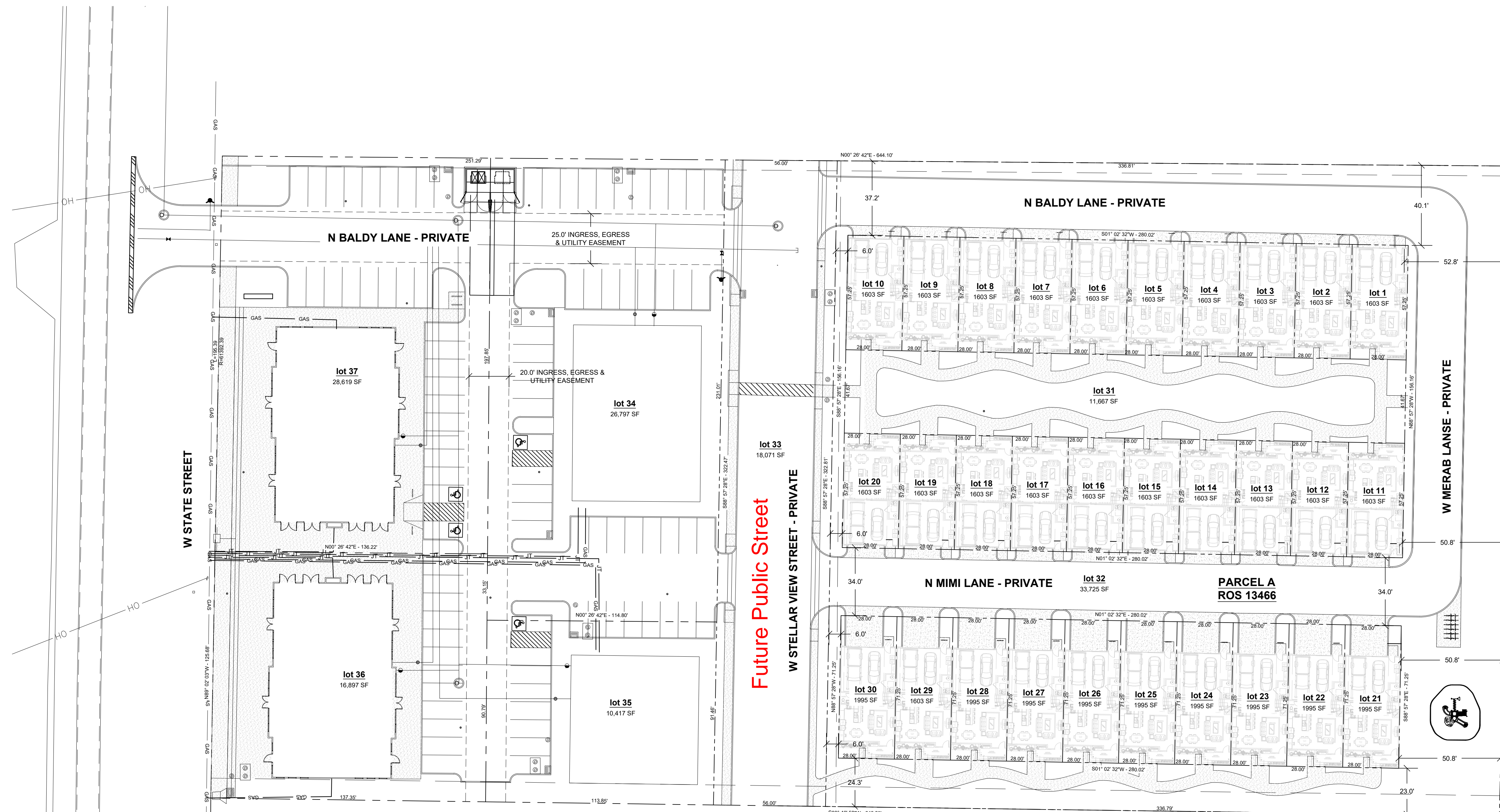
**ENGINEER/SURVEYOR**  
ANTONIO CONTI PE, PLS  
ACKERMAN-ESTVOLD  
7661 WEST RIVERSIDE DR., STE 102  
GARDEN CITY, ID 83714



**Graphic Scale:**

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

Scale: 1" = 30'



**FIRST STREET TOWNHOMES SUBDIVISION**  
**10206 W STATE STREET**  
 STAR, IDAHO

DRAWN BY: KES  
CHECKED BY: AMC

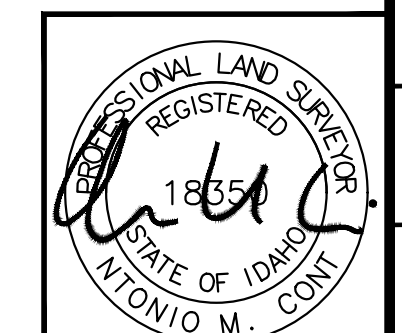
DATE: 08/18/2022

REVISIONS	
#	DATE

Project No.  
R21206

PRELIMINARY  
PLAT

1.0



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