

City of Star

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

[www.staridaho.org](http://www.staridaho.org)



Mayor:  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsén  
Kevan Wheelock  
David Hershey

September 27, 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:** Medici Hills Subdivision  
Files #'s AZ-22-07 Annexation & Zoning  
DA-22-07 Development Agreement  
PP-22-12 Preliminary Plat  
PR-22-04 Private Street

**Applicant/Owner:** Medici Hills, LLC

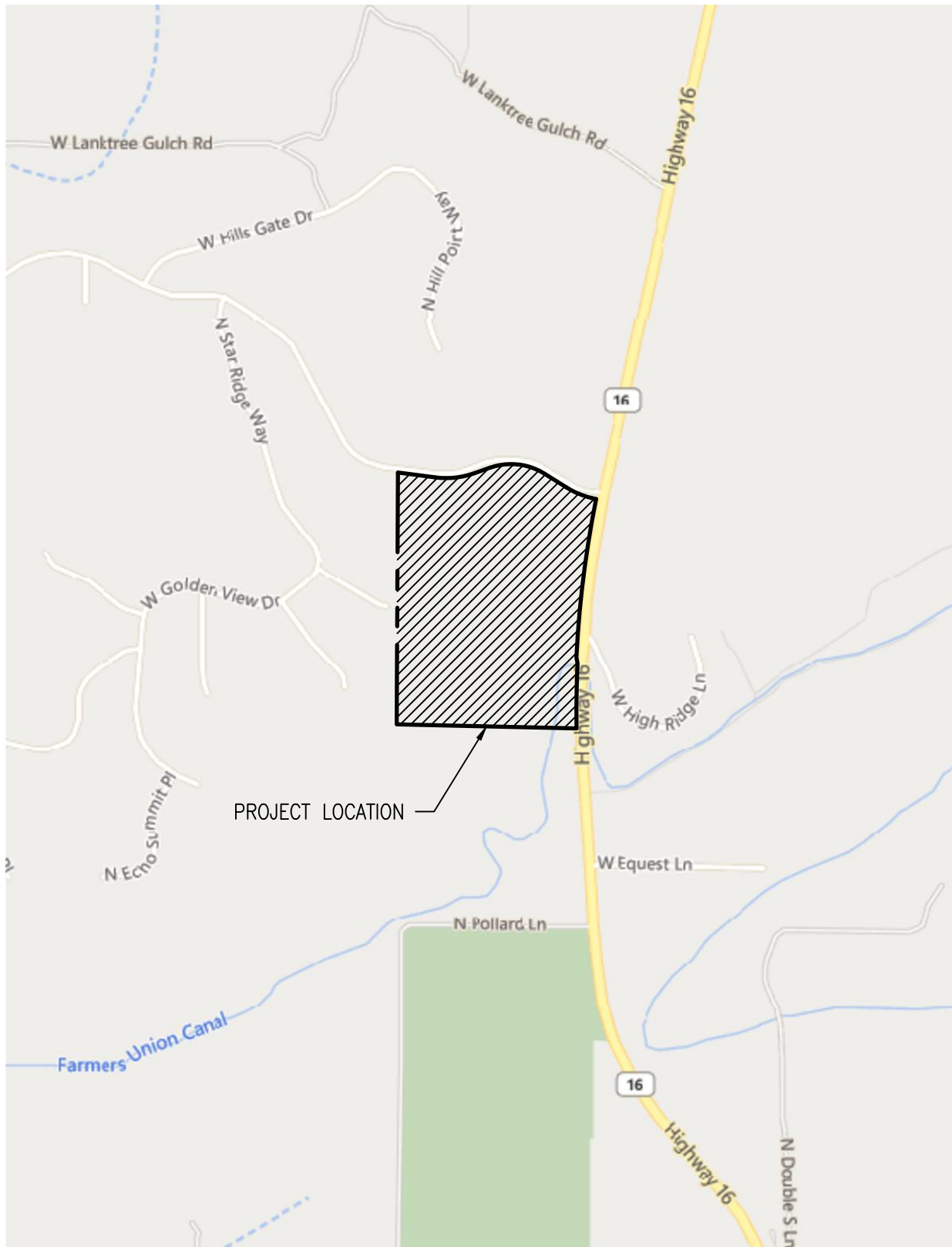
**Representative:** Andrew Newell, Blaine A. Womer Civil Engineering

**Action:** The Applicant is seeking approval of an Annexation & Zoning (R-2) Development Agreement, Preliminary Plat and Private Street for a proposed residential development consisting of 74 residential lots and 10 common lots. The property is located on N. Highway 16 in Star, Idaho, and consists of 48.74 acres with a proposed density of 1.81 dwelling units per acre.

**Property Location:** The subject property is generally located on the west side of Highway 16, south of W. Deep Canyon Drive. Ada County Parcel No. S0328346600.

**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



**BLAINE A. WOMER**  
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Boise, ID 83706, 4355 W. Emerald Street, Suite 145

MEDICI HILLS SUBDIVISION

FIGURE 1  
VICINITY MAP



## ANNEXATION & ZONING - REZONE APPLICATION

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

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

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative

Applicant Name: Medici Hills, LLC  
Applicant Address: 784 South Clearwater Loop, STE B, Post Falls, ID Zip: 83854  
Phone: (208) 863-5763 Email: adrianegoff@me.com

Owner Name: Same as above  
Owner Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, **engineer** developer):  
Contact: Andrew Newell, Engineer Firm Name: BAWCE  
Address: 4355 W. Emerald Street, Suite 145, Boise, ID Zip: 83706  
Phone: 208-593-7555 Email: andrew@bawce.com

### Property Information:

Site Address: N HWY 16 STAR, ID 83669 Parcel Number: S0328346600  
Total Acreage of Site: 48.74  
Total Acreage of Site in Special Flood Hazard Area: \_\_\_\_\_ N/A  
Proposed Zoning Designation of Site: R-2

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR County	RR County	Vacant
Proposed	R-2	Estate Residential	Residential
North of site	RR County	RR County	Residential
South of site	RR and RUT County	Agriculture (irrigated)	Undeveloped
East of site	RR County	Rangeland	Undeveloped
West of site	RR County	Residential (non-farm sub)	Residential

**Special On-Site Features** (Yes or No – If yes explain):

Areas of Critical Environmental Concern - no

Evidence of Erosion - no

Fish Habitat - no

Floodplain - no

Mature Trees - no

Riparian Vegetation - no

Steep Slopes - yes, Hillside

Stream/Creek - no

Unique Animal Life - no

Unique Plant Life - no

Unstable Soils - no

Wildlife Habitat - no

Historical 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.	
×	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 Annexation & Zoning/Rezone Application	
	Fee: (Include Development Agreement 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 fully describing the proposed project (must be signed by applicant)	
×	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> <li>• Include a metes &amp; 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Submit word.doc and pdf version with engineer's seal.</li> </ul>	
×	Recorded warranty deed for the subject property	

X	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.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
X	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
X	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
provided by city	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. <b>Please contact the City to request addresses and labels.</b>	
X	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type.</u>	
Acknowledged	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.	
X	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
Acknowledged	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. 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

06-03-22

\_\_\_\_\_  
Date



## PRELIMINARY PLAT APPLICATION

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

FILE NO.: \_\_\_\_\_  
Date Application Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_  
Processed by: City: \_\_\_\_\_

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative

Applicant Name: Medici Hills, LLC  
Applicant Address: 784 South Clearwater Loop, STE B, Post Falls, ID Zip: 83854  
Phone: (208) 863-5763 Email: adrianegoff@me.com

Owner Name: Same as above  
Owner Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: Andrew Newell, Engineer Firm Name: BAWCE  
Address: 4355 W. Emerald Street, Suite 145, Boise, ID Zip: 83706  
Phone: 208-593-7555 Email: andrew@bawce.com

### Property Information:

Subdivision Name: Medici Hills Subdivision  
Site Location: N HWY 16 STAR, ID 83669  
Approved Zoning Designation of Site: RR County  
Parcel Number(s): S0328346600

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR County	RR County	Vacant
Proposed	R-2	Estate Residential	Residential
North of site	RR County	RR County	Residential
South of site	RR County	Aggriculture (irrigated)	Undeveloped
East of site	RR County	Rangeland	Undeveloped
West of site	RR County	Residential (non-farm sub)	Residential



**SITE DATA:**

Total Acreage of Site - 48.74  
Breakdown of Acreage of Land in Contiguous Ownership - 48.74  
Total Acreage of Site in Special Flood Hazard Area - N/A  
Dwelling Units per Gross Acre - 1.81  
Minimum Lot Size - 12,373 sf  
Minimum Lot Width - 42 ft

Total Number of Lots - 84  
Residential - 74  
Commercial - 0  
Industrial - 0  
Common - 10

Total Number of Units - 74  
Single-family - 74  
Duplex - 0  
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 17.0 % / 8.31 acres  
Percent of Common Space to be used for drainage - 4.0%  
Describe Common Space Areas (amenities, landscaping, structures, etc.) - asphalt pathways and a butterfly garden  
\_\_\_\_\_  
Proposed Dedicated Lots & Acreage (school, parks, etc): N.A.

Public Streets - 0 Private Streets - 7  
Describe Pedestrian Walkways (location, width, material) - dettached from roadway, 5' wide, concrete  
Describe Bike Paths (location, width, material) - N/A  
\_\_\_\_\_

**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 N/A .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 and Water District  
 Irrigation Water- Farmers Union Ditch Company  
 Sanitary Sewer- Star Sewer and Water District  
 Fire Protection - Star Fire Department  
 Schools - West Ada School District  
 Roads - Private

**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 - yes, Hillside  
 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 (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
X	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.)	
X	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.	
X	Narrative explaining the project. (must be signed by applicant)	
X	Legal description of the property (word.doc and pdf version with engineer's seal)	
X	Recorded warranty deed for the subject property	
X	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.	
X	Approval of the proposed subdivision name from Ada County Surveyor's office.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
X	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
X	Electronic copy in pdf. format of Preliminary Plat	
X	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
X	Electronic copy in pdf. format of landscape plan	
X	Electronic copy in pdf. format of preliminary site grading & drainage plans	
NA	Phasing plan shall be included in the application if the project is to be phased.	



Currently being coordinated	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.	
X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
provided by city	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.	
X	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
X	Special Flood Information – Must be included on Preliminary Plat and Application form.	
X	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.	
Currently being prepared per ITD request	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).	
X	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)</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.	
Acknowledged	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.	
Acknowledged	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

6-3-22

Date



June 2, 2022  
Project No.: M4621001

City of Star Planning and Zoning Department  
P.O. Box 130  
Star, ID 83669

**RE: Medici Hills Subdivision – Ada County, ID  
Applications for Annexation & Zoning and Preliminary Plat**

On behalf of Snake River Property Group, LLC, we are pleased to submit the attached applications for the development of the Medici Hills Subdivision (Project), located southwest of the intersection of Highway 16 and Deep Canyon Drive in Ada County, ID. More specifically, this Project is within the South ½ of Section 28, Township 5 North, Range 1 West, Boise Meridian. The purpose of this letter is to provide supplemental information for the Project to assist in the review process of this application.

**Overview**

Our applications include: 1) Annexation of 48.74-acre site from Ada County into the City of Star with a requested zoning of R-2; 2) Preliminary Plat for a new residential subdivision consisting of 74 single family lots.

**Existing Use of the Property**

The property currently has no residential homes or associated buildings. All existing structures/materials will be removed from the property. The parcel has historically been used for pastures and agriculture. The land generally slopes from to the northwest to the southeast of the property and historically discharges offsite. The Farmers Union Canal runs along the southeast corner of the property.

**Comprehensive Plan, Zoning and Surrounding Land Uses**

The Medici Hills community totals 48.74 acres. The City of Star’s Future Land Use Map designates the area as Estate Residential (1-3 units per acre). The current zoning of the property is Rural Residential (RR, County). The surrounding land uses within the immediate

area are as follows: Residential and Agricultural. The surrounding property zones within the immediate area are as follows: Rural Residential (RR) and Rural-Urban Transition. The development of the Project is consistent with other approved projects and the comprehensive plan.

### **Property Annexation**

The Project is proposed to be annexed from Ada County into the City of Star. This annexation follows the trend and desire to encourage growth within the city impact area. The annexation will provide the city an additional source to collect taxes for improving existing infrastructure and constructing new and exciting city projects. This development will create additional open space for the residents to enjoy.

### **Residential Lots and Density**

The Project provides lots ranging in size from 12,373 square feet (sf) to 35,713 sf, with an average residential lot size of 19,242 sf. The proposed net density of the project is 1.80 dwelling units per acre  $[(74)/41.03=1.80 \text{ du/acre}]$ . The development has varying lot widths and depths to accommodate different house plans and residential lifestyles. The Project is intended to be developed as one phase.

### **Open Space and Amenities**

The open spaces for this Project exceed the City's code requirements. The city code for a single-family residential development requires a minimum of 15% of gross land area to be open space, or 7.31± acres. We are currently providing 17.0% of total open space, or 8.31± acres. The usable amount of open space provided is 28.8%, or 2.39± acres.

A landscape buffer along Highway 16 is proposed in accordance with City Code requirements. This area reserves space for a large amount of landscaping to buffer traffic noise and sight lines into the neighborhood. Quality landscaping will be provided throughout the community. Detached sidewalks along internal roadways allow for significant trees and shrubs in the planting strip and behind the sidewalk.

The City Pathway Map shows a proposed pathway along the Farmers Union Canal. It is the developer's intent to work closely with the city and relevant departments to provide a unique and wonderfully crafted green belt experience for the community to enjoy. Interconnective pathways throughout the community located in common lots will allow pedestrian access across the entire neighborhood.

A butterfly garden is also being proposed for the residence to enjoy. All common lots will be owned and maintained by the HOA.

## **Streets and Utilities**

The Project has been designed in compliance with the ACHD, ITD and City of Star standards. Internal roads are proposed to be private and will be built out as require by the City of Star. The method of construction, observation testing, inspection and maintenance of this private street is being discussed at this time. We will work with staff to determine what these methods should look like and what financial arrangements are needed for providing future replacement of the facilities.

Potable water and sewer will be constructed off site to serve this property. Service is proposed to be provided by the Star Sewer and Water District (SSWD). These utilities within the proposed development comply with the adopted master plans of the SSWD.

A pressure sewer system is anticipated to be utilized to serve lots where gravity sewer is incapable of serving. This system will be owned and maintained by the subdivision HOA.

Irrigation water is provided to the Project from the east and generally flows along the southeast corner via ditches and pipes. This water way and associated facility is intended to be undeveloped, and all downstream users will be unaffected by these construction activities once completed.

Power lines along Highway 16 will provide electrical power to all proposed lots. Special modifications outside of normal development is not anticipated at this time.

All storm water generated onsite will be handled and remained onsite. Current preliminary design shows retention ponds. This preliminary design may be altered in the future based on additional information acquired during the final design process.

As the project progresses, we will work with the public utilities and associated agencies to ensure that adequate services are provided.

## **Neighborhood Meeting**

The neighborhood meeting for this Project was held at the Star Riverhouse at 6:00 pm on Tuesday, February 8, 2022. Attendees of the meeting received a copy of the most current lot layout at the time and an invitation to contact the project manager at any time with questions or concerns. The names of attendees are listed on the neighborhood meeting attendance sheet.

## **Traffic Impact Study**

A Traffic Impact Memo is being coordinated with ITD at this time.

**Landscape Plan**

A landscape plan has been provided with this application.

**Waivers and Requests**

No waivers or requests are proposed for this Project.

There are no development-related items the owner is required to complete beyond those detailed in the City Code, policies, or construction standards that we are aware of at this time. No restrictive covenants or deed restrictions are being proposed at this time.


**Summary**

We believe the residents of this proposed development will enjoy a quiet neighborhood, with the benefit of excellent access and proximity to the surrounding commercial uses and entertainment activities.

We are pleased to submit our application that will provide a desirable product at this special location in Star. We look forward to working with you, your staff and Star's decision makers through the approval process. Please do not hesitate to contact us if you have questions about our proposed development or the applications.

BLAINE A. WOMER CIVIL ENGINEERING

By:

  
\_\_\_\_\_  
Andrew Newell, Project Manager





Client: Womer Engineering  
Date: August 3, 2022  
Job No.: 6221  
RE: Medici Hills Subdivision

#### PROPERTY DESCRIPTION

A parcel of land being a portion of the E 1/2 SW 1/4 and a portion of the NW 1/4 SE 1/4 of Section 28, Township 5 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a Found Aluminum Cap stamped "PLS 12460" marking the S1/4 corner of said Section 28, said corner bears S. 88°43'52" E., a distance of 1317.36 feet from a Found Brass Cap stamped "RMB 878 1969" marking the W1/16 corner of said Section 28;

Thence along the South boundary of said E 1/2 SW 1/4, N. 88° 43' 52" W., a distance of 102.43 feet to the Westerly Right of Way of State Highway 16 marked with a 5/8 inch iron pin stamped "PLS 3624", also being the POINT OF BEGINNING;

Thence continuing along said South boundary, N. 88° 43' 52" W., a distance of 1214.93 feet to a Found Brass Cap stamped "RMB 878 1969" marking the W1/16 corner of said Section 28 and the Southeast corner of Hillsdale Estates Subdivision No. 1 as found in Book 68, Page 6982 Records of Ada County;

Thence, leaving said South boundary and along the W1/16 Section line and the East Boundary of said Hillsdale Estates Subdivision No. 1, N. 00° 15' 42" E., a distance of 1700.51 feet to a point on the Southerly Right of Way of West Deep Canyon Drive.

Thence leaving said W1/16 Section line and said East Boundary of Hillsdale Estates Subdivision No. 1 and along said Southerly Right of Way of West Deep Canyon Drive the following courses and distance, S. 82° 34' 40" E., a distance of 251.47 feet to the beginning of a curve left marked with a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, a distance of 56.67 feet along the arc of said curve left, having a radius of 573.64 feet, a central angle of 05° 39' 37", the long chord of which bears N. 84° 01' 32" E., a distance of 268.46 feet to a point on said Southerly Right of Way;

Thence continuing, N. 70° 29' 35" E., a distance of 111.92 feet to the beginning of a curve right marked with a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, a distance of 58.46 feet along the arc of said curve right, having a radius of 425.00 feet, a central angle of 07° 52' 51", the long chord of which bears S. 83° 47' 44" E., a distance of 369.87 feet to a found 5/8 inch iron pin stamped "PLS 3624";

Thence continuing, S. 57° 59' 04" E., a distance of 174.72 feet to the beginning of a curve left marked with a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, a distance of 39.47 feet along the arc of said curve left, having a radius of 575.07 feet, a central angle of 03° 55' 56", the long chord of which bears S. 67° 19' 11" E., a distance of 186.56 feet to a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, S. 76° 39' 17" E., a distance of 30.16 feet to the beginning of a curve left, also being a point on the Westerly Right of Way of Emmett Highway.

Thence leaving said Southerly Right of Way of West Deep Canyon Drive and along said Westerly Right of Way of Emmett Highway the following courses and distances, a distance of 1016.28 feet along the arc of



COMPASS LAND SURVEYING, PLLC

Client Name-Job No\Survey\Descriptions\Document Name.doc

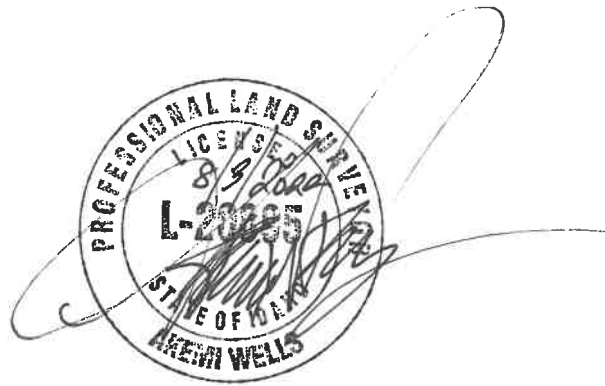
Page 2 of 3

said curve left, having a radius of 7374.35 feet, a central angle of  $07^{\circ} 53' 46''$ , the long chord of which bears S.  $07^{\circ} 06' 54''$  W., a distance of 1077.28 feet;

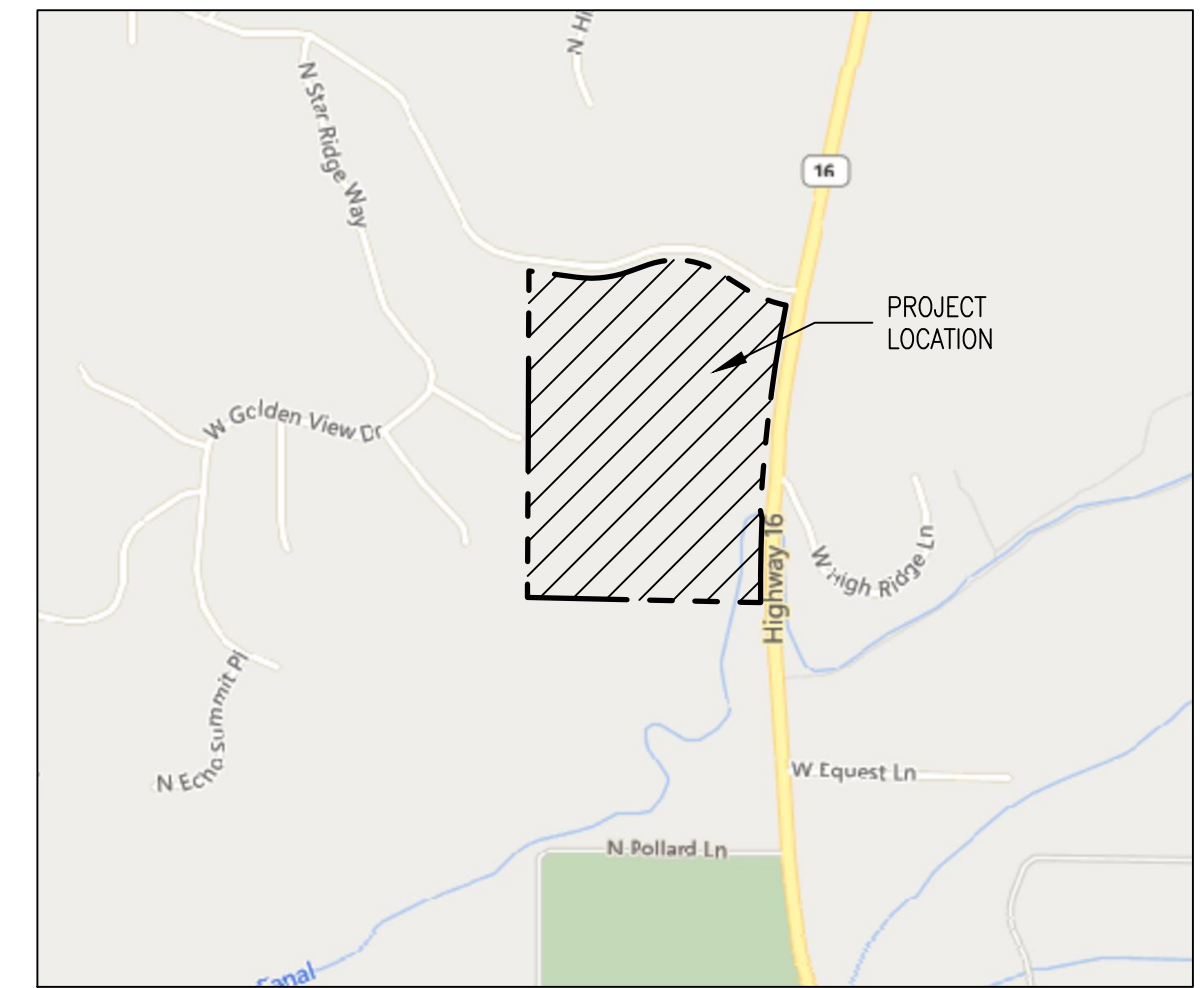
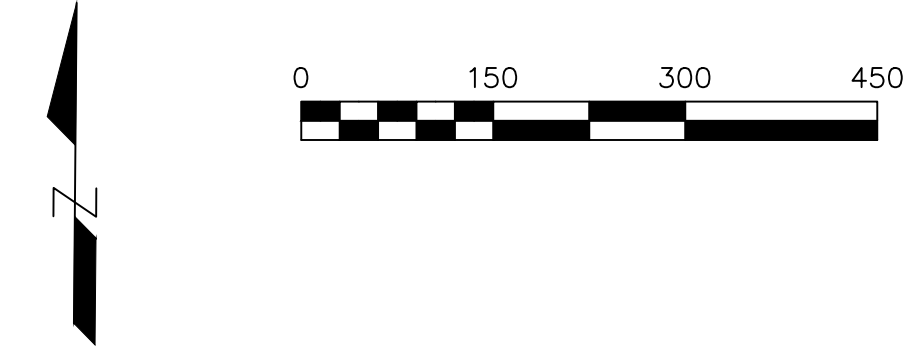
Thence continuing, S.  $11^{\circ} 13' 29''$  E., a distance of 41.35 feet to the beginning of a curve left marked with a found bent 5/8 inch iron pin stamped "PLS 3624";

Thence continuing, a distance of 414.03 feet along the arc of said curve left, having a radius of 7364.35 feet, a central angle of  $03^{\circ} 13' 16''$ , the long chord of which bears S.  $00^{\circ} 54' 19''$  W., a distance of 439.24 feet to the POINT OF BEGINNING.

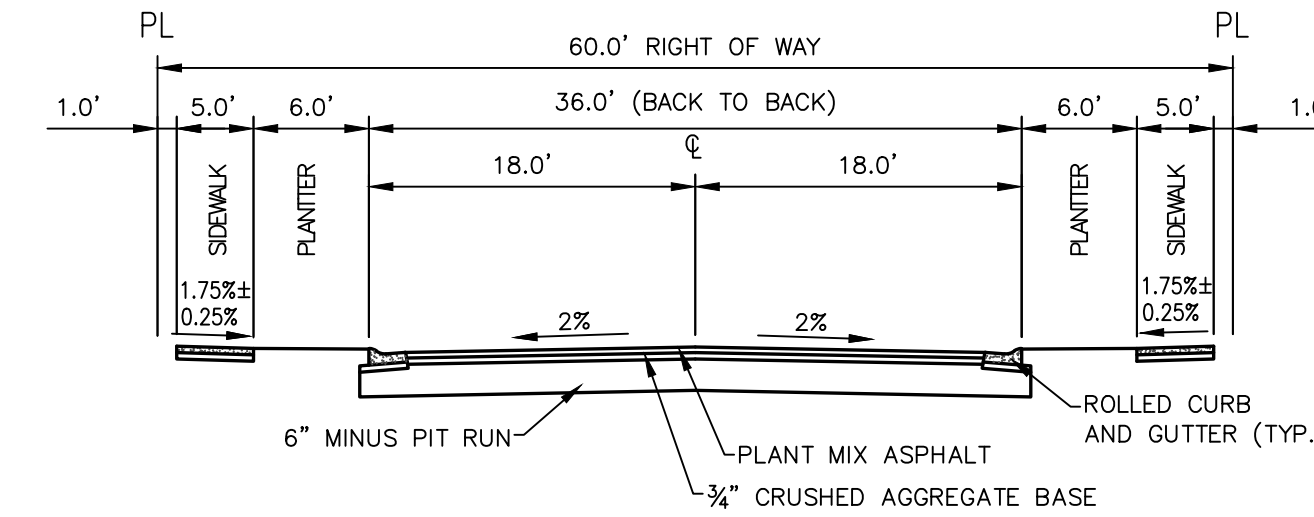
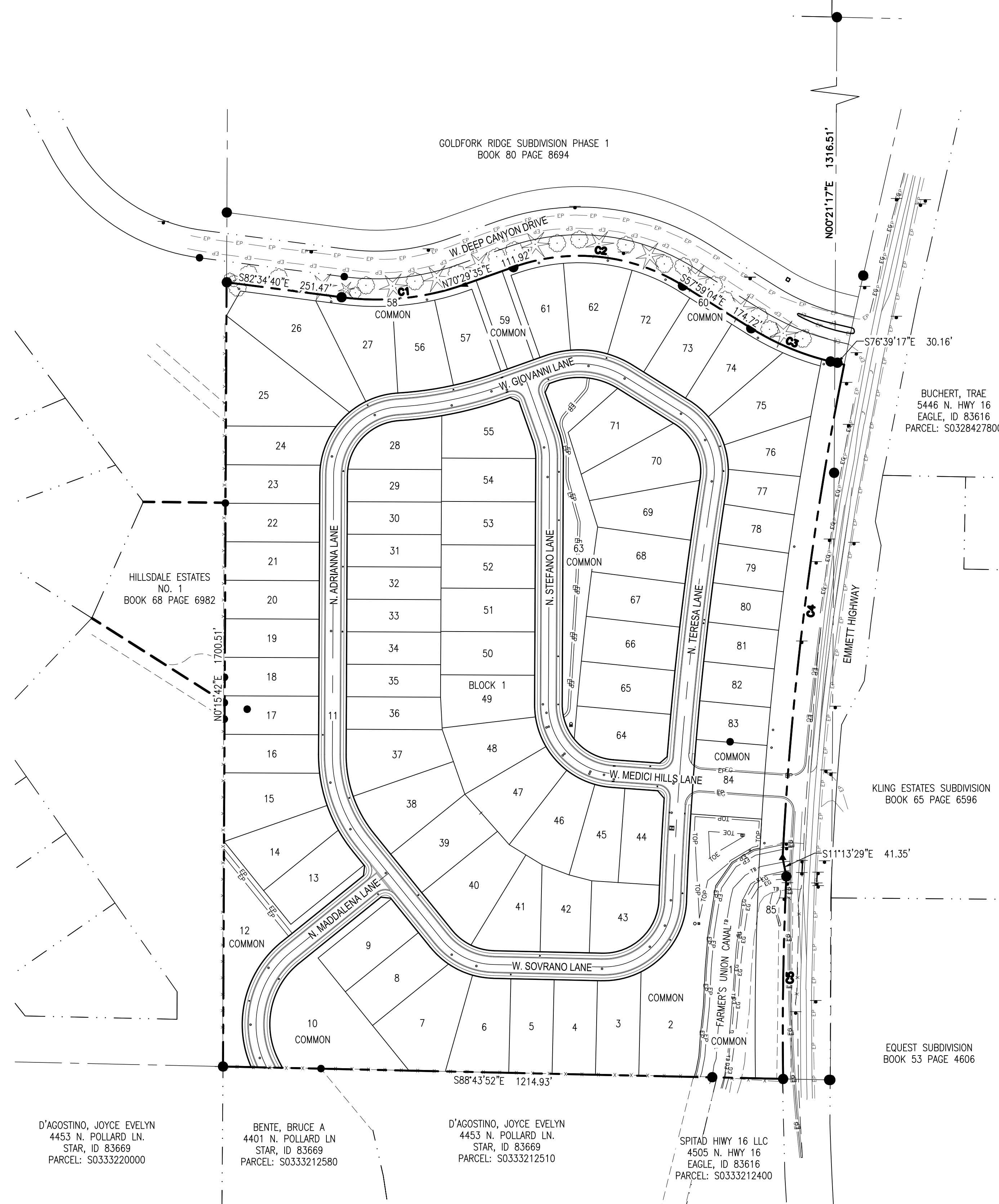
This parcel contains 48.73 acres more or less.



**PRELIMINARY PLAT OF  
MEDICI HILLS PRELIMINARY PLAT**  
A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 28,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO  
JUNE 2022



**VICINITY MAP**  
NTS



**TYPICAL LOCAL STREET SECTION**  
-NTS-

INDEX OF DRAWINGS	
Sheet	Sheet Title
PP-1	COVER SHEET
PP-2	EXISTING CONDITIONS
PP-3	PROPOSED SITE LAYOUT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	573.64'	270.97'	27°03'54"	N84°01'32"E	268.46'
C2	425.00'	382.67'	51°35'19"	N83°47'44"W	369.87'
C3	575.07'	187.39'	18°40'12"	S67°19'11"E	186.56'
C4	7374.35'	1078.24'	8°22'39"	S7°06'54"W	1077.28'
C5	7364.35'	439.30'	3°25'04"	S0°54'19"W	439.24'

**CONTACT INFORMATION**

**ENGINEER/PLANNER**

BLAINE A. WOMER CIVIL ENGINEERING  
4355 W. EMERALD STREET, SUITE 145  
BOISE, ID 83706  
CONTACT: ANDREW F. NEWELL, P.E.  
EMAIL: andrew@bawce.com  
PHONE: (208) 593-7555

**DEVELOPER/APPLICANT**

MEDICI HILLS, LLC  
784 S. CLEARWATER LOOP  
SITE B  
POST FALLS, ID 83854  
CONTACT: ADRIANNE GOFF  
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**SURVEYOR**

COMPASS LAND SURVEYING, PLLC  
623 11th AVENUE SOUTH  
Nampa, ID 83851  
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PHONE: (208) 442-0115

**LANDSCAPE ARCHITECT**

TODD BAGLEY LANDSCAPE ARCHITECT  
CONTACT: TODD BAGLEY  
EMAIL: toddb.bagley@gmail.com  
PHONE: (951) 260-8003

**PRELIMINARY PLAT LAND USE SUMMARY**

ANNEXATION:	PROPOSED RR (COUNTY)
EXISTING COMPREHENSIVE PLAN DESIGNATION:	NO CHANGE
PROPOSED COMPREHENSIVE PLAN DESIGNATION:	RR (COUNTY)
EXISTING ZONING:	R-2 (CITY)
PROPOSED ZONING:	74
TOTAL LOTS:	84
RESIDENTIAL LOTS:	74
COMMON/OPEN LOTS:	10
TOTAL AREA:	48.74 AC
RIGHT OF WAY AREA:	7.71 AC
BUILDABLE AREA:	41.03 AC
MINIMUM LOT SIZE:	12,373 SF
AVERAGE BUILDABLE LOT SIZE:	19,242 SF
GROSS DENSITY LOTS PER ACRE:	1.52/AC
NET DENSITY LOTS PER ACRE:	1.80/AC
REQUIRED OPEN SPACE:	318,467 SF (15.0%)
OPEN SPACE SHOWN:	361,983 SF (17.0%)
REQUIRED USABLE OPEN SPACE:	36,198 SF (10.0% OF OPEN SPACE)
USABLE OPEN SPACE SHOWN:	104,108 SF (28.8%)

**PRELIMINARY PLAT NOTES**

- SANITARY SEWER AND DOMESTIC WATER WILL BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY A NEW PRESSURE IRRIGATION SYSTEM.
- ALL COMMON LOTS AND STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH SECTION 21-3805 OF THE IDAHO CODE CONCERNING IRRIGATION WATER.
- GRAVITY IRRIGATION APPEARS TO BE SUPPLIED BY FARMER'S UNION DITCH COMPANY. ALL IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC OR PRIVATE RIGHT-OF-WAY.
- ALL ROADWAYS ARE TO BE PRIVATE AND TO BE OWNED AND OPERATED BY THE HOA.
- STORM WATER RUNOFF CONVEYANCE AND TREATMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF STAR AND ADA COUNTY HIGHWAY DISTRICT STANDARDS.
- ANY ONSITE SEPTIC AND WELLS WILL BE ABANDONED IN ACCORDANCE WITH THE TECHNICAL GUIDANCE MANUAL FOR INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. EXISTING WELLS AND SEPTIC SYSTEMS IN THE AREA APPEAR TO MEET STANDARD SEPARATION REQUIREMENTS FOR THE PROPOSED PUBLIC MAINS.
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X FLOODWAY PER FIRM MAP 16001C0130J EFFECTIVE 6/19/2020.
- LOTS 1, 2, 10, 12, 58-60, 63, 84 AND 85, BLOCK 1 ARE COMMON LOTS AND SHALL BE MAINTAINED BY THE HOA.
- LOT 11, BLOCK 1 IS PROPOSED AS A PRIVATE ROADWAY AND SHALL BE OWNED AND OPERATED BY THE HOA.
- LOT 84, BLOCK 1 WILL ACT AS A TEMPORARY NEIGHBORHOOD ENTRANCE UNTIL HIGHWAY 16 IS FULLY BUILT OUT AND THE SUBDIVISION HAS A SECONDARY ACCESS CONSTRUCTED.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR.
- NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO DEEP CANYON DRIVE AND HIGHWAY 16, UNLESS SPECIFIC APPROVAL IS GIVEN BY THE IDAHO TRANSPORTATION DEPARTMENT, HILLSDALE HOA OR ADA COUNTY HIGHWAY DISTRICT.
- CROSS ACCESS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
- ALL CONTOURS WERE DERIVED FROM AN OPUS SOLUTION USING GPS OBSERVATIONS AND ARE ON NAVD 88 DATUM.

**LEGEND**

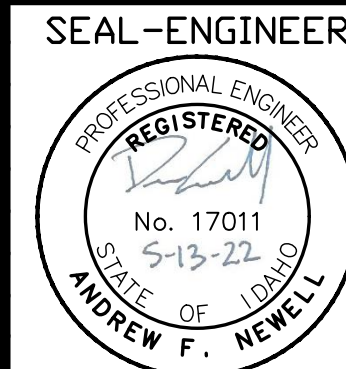
SEWER	— S — S — S — S — S —	STORM DRAIN MANHOLE	⊗
WATER	— W — W — W — W — W —	SANITARY SEWER MANHOLE	⊙
PRESSURE IRRIGATION	— PI — PI — PI — PI — PI —	LIGHT POLE	☆
GRAVITY IRRIGATION	— GI — GI — GI — GI — GI —	IRRIGATION MANHOLE	⊕
STORM DRAIN	— SD — SD — SD — SD — SD —	MONITORING WELL	⊖
OVERHEAD POWER	— P — P — P — P — P —	FIRE HYDRANT	⊗
FIBER OPTICS	— FO — FO — FO — FO — FO —	GAS METER	⊙
EDGE OF PAVEMENT	— EP — EP — EP — EP — EP —	WATER VALVE	⊗
TELEVISION	— TV — TV — TV — TV — TV —	IRRIGATION VALVE	⊕
GAS	— G — G — G — G — G —	POWER POLE	⊖
EDGE OF GRAVEL	— EG — EG — EG — EG — EG —	GUY WIRE	—
POWER	— P — P — P — P — P —	TELEPHONE RISER	⊗
JOINT TRENCH	— JT — JT — JT — JT — JT —	ELECTRICAL BOX	⊕
SECTION LINE	—	CALCULATED POINT	△
BUILDING SET BACK	—	BRASS CAP MONUMENT	⊕
CENTER LINE	—	ALUMINUM CAP MONUMENT	⊕
EASEMENT	—	5/8" DIAMETER IRON PIN	⊕
LOT LINE	—	1/2" DIAMETER IRON PIN	⊕
BOUNDARY LINE	—	TEMPORARY BENCHMARK	⊕
ADJACENT PROPERTY LINE	—	TREE	⊕



**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

**DRAWING STATUS:**  
PRELIMINARY PLAT

NO.	BY	DATE	REVISIONS	APPR.	DATE



**BLAINE A. WOMER CIVIL ENGINEERING**

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-593-7555

**BENCHMARK:**  
Project Temporary Benchmark Elevation were established by GPS observations.  
- BM #1 = Set 1/2" Inch Iron Pin With Pink OLS Central Cap, ± 7' West of Westerly Right of Way of Mores Creek Rim Rd., ± 128' South along Mores Creek Rim Rd. Right of Way from Southeast Property Corner of Lot 7 Block 2, TM Placed in Lot 6, Block 2 of Canyon Creek Ranch. EL = 3288.12'

**SCALE:**  
H: \_\_\_\_\_ V: \_\_\_\_\_

ADA COUNTY, ID  
MEDICI HILLS PRELIMINARY PLAT  
COVER SHEET

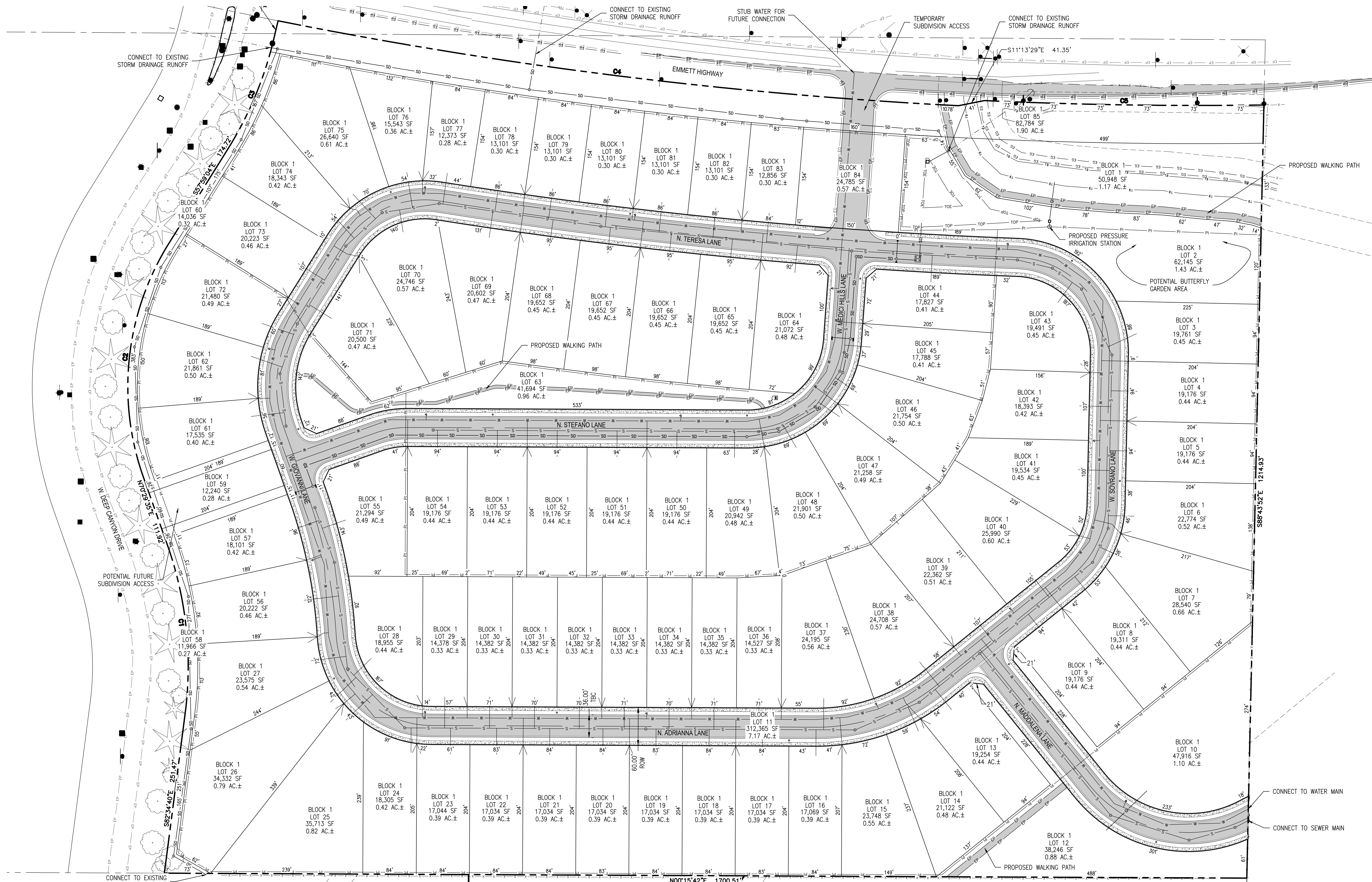
SHEET NO.  
PP-1  
FILE NO.  
M4621001







# PRELIMINARY PLAT OF MEDICI HILLS PRELIMINARY PLAT



**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

**DRAWING STATUS:**  
PRELIMINARY PLAT

NO.	BY	DATE	REVISIONS	APPR.	DATE	COUNTY

**SEAL - ENGINEER**

**BLAINE A. WOMER**  
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- ENGINEERING
- PUBLIC WORKS

Boise, ID 83706, 4355 W. Emerald Street, Suite 145 • 1-208-993-7555

**BENCHMARK:**  
SEE SHEET PP-1

**SCALE:**  
H: \_\_\_\_\_ V: \_\_\_\_\_

ADA COUNTY, ID  
MEDICI HILLS PRELIMINARY PLAT  
PROPOSED SITE LAYOUT

**SHEET NO.**  
PP-3

**FILE NO.**  
M4621001