

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

June 1, 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 **September 7, 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: Milestone Ranch Subdivision
Files #'s AZ-21-10 Annexation-Zoning
DA-21-15 Development Agreement
PP-21-14 Preliminary Plat

Representative: Becky McKay, Engineering Solutions, LLP, 1029 N. Rosario Street Suite 100,
Meridian, Idaho 83642

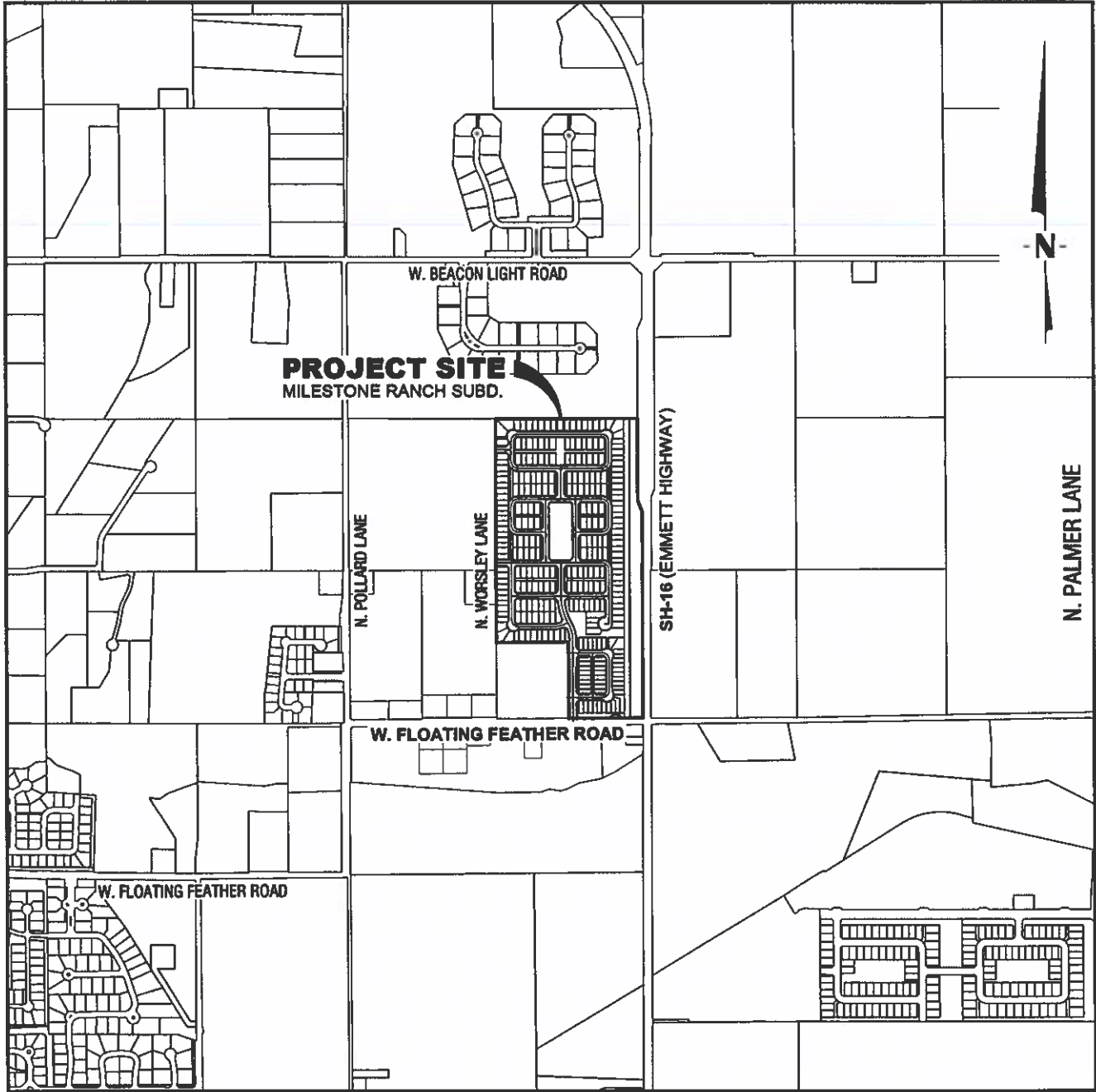
Applicant: Toll Southwest, LLC, 3103 W. Sheryl Drive Suite 101, Meridian, Idaho 83642

Action: The Applicant is seeking approval of an Annexation and Zoning (R-5-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 284 residential lots and 33 common lots. The property is located at 8542 W. Floating Feather Road in Star, Idaho, and consists of approximately 70.52 acres with a proposed density of 4.24 dwelling units per acre.

Property Location: The subject property is generally located on the northwest corner of W. Floating Feather Road and N. Hwy 16. Ada County Parcel No's. R3721750010, R3721750020 and R3721750030.

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



PROJECT SITE
MILESTONE RANCH SUBD.

VICINITY MAP
NOT TO SCALE

MILESTONE RANCH SUBDIVISION
LOCATED WITHIN THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4,
T.4N., R.1W., B.M., ADA COUNTY, IDAHO

VICINITY MAP

ENGINEERING SOLUTIONS, LP

1020 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
PHONE: (208) 638-0880 FAX: (208) 638-0041

DATE	05/09/2021
PROJECT NO.	201102
DWG. FILE	201102-P-PRE.dwg
SCALE	AS SHOWN
DRAWN BY	JXX
SHEET NO.	XX

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W:\Projects\2021\201102-P-Pre.dwg Preliminary File\201102-P-Pre.dwg Load Date: 05/09/2021



PRELIMINARY PLAT APPLICATION

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

FILE NO.: <u>PP-21-14</u>
Date Application Received: <u>5-7-21</u> Fee Paid: <u>2104</u>
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Toll Southwest LLC
Applicant Address: 3103 W. Sheryl Drive, Suite 101, Meridian, Idaho Zip: 83616
Phone: 208-424-0020 Email: acapell@tollbrothers.com

Owner Name: Hoot Nanney Farms, Inc., Sandra A. Dixon and Carol H. Dixon
Owner Address: 8542 W. Floating Feather Road, Eagle/490 Camino Mateo, San Marcos, CA Zip: 83616/92069
Phone: N/A Email: N/A

Representative (e.g., architect, engineer, developer):
Contact: Becky McKay Firm Name: Engineering Solutions, LLP
Address: 1029 N. Rosario Street, Suite 100, Meridian, ID Zip: 83642
Phone: 208-938-0980 Email: beckym@engsol.org

Property Information:

Subdivision Name: Milestone Ranch Subdivision
Site Location: 8542 W. Floating Feather Road, Star, ID
Approved Zoning Designation of Site: RUT and Mixed Use
Parcel Number(s): R3721750010, R3721750020 and R3721750030

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	MU and RUT	Compact Residential	Agricultural/Residential
Proposed	R-5	Compact Residential	Single-family Residential
North of site	R-2	Neighborhood Residential	Golf Course/Single-family Residential
South of site	R-1 and RUT	Mixed Use/Neighborhood Residential	Agricultural/Residential
East of site	R-2-DA (City of Eagle East of SH 16)	N/A - Eagle Impact Area	State Highway 16
West of site	R3/RUT	Public Use (West Ada)/Neighborhood Residential	Agricultural/Residential

SITE DATA:

Total Acreage of Site - 67.00
Breakdown of Acreage of Land in Contiguous Ownership - 67.00
Total Acreage of Site in Special Flood Hazard Area - N/A
Dwelling Units per Gross Acre - 4.24
Minimum Lot Size - 4,738 s.f. detached, 3,906 duplex patio homes
Minimum Lot Width - 45'

Total Number of Lots - 317
Residential - 240 detached, 44 duplex patio homes
Commercial - 0
Industrial - 0
Common - 33

Total Number of Units - 284
Single-family - 240
Duplex - 44 patio homes
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 16.04 % / 10.75 acres
Percent of Common Space to be used for drainage - 10% (underground)
Describe Common Space Areas (amenities, landscaping, structures, etc.) - Clubhouse, pool facility with parking, pickleball courts and mews, pathways and gazebo areas
Proposed Dedicated Lots and Acreage (school, parks, etc.): N/A

Public Streets - 50' and 20' alleys Private Streets - _____
Describe Pedestrian Walkways (location, width, material) - 5' paved pathways within the linear open space, central common area, and mews
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): #160xxxxxC, 160xxxxxE, etc.: 160001C130J
FIRM effective date(s): mm/dd/year 6/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: X
Base Flood Elevation(s): AE .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- Groundwater (IDWR 63-2957)
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire District
 Schools - West Ada 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**)

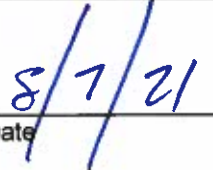
Applicant (√)	Description	Staff (√)
x	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
x	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
x	Completed and signed Preliminary Plat Application	
x	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 original 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	
x	Phasing plan shall be included in the application if the project is to be phased.	

X	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.	
X	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)	
N/A	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 design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
X	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.	
To be provided	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.	
Understood	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


 Date

**MILESTONE RANCH SUBDIVISION
ANNEXATION AND ZONING, REZONING AND
PRELIMINARY PLAT APPLICATIONS**

WRITTEN NARRATIVE

Introduction:

Toll Southwest LLC hereby applies for annexation and zoning of 10.65 acres to R-5-DA, rezoning of 59.87 acres from MU to R-5-DA, and a preliminary plat on 67.0 acres consisting of 240 single-family residential lots, 44 duplex lots (patio homes) and 33 common lots for Milestone Ranch Subdivision. The development will be a premier active adult community for those 55 and older. The subject site is located west of State Highway 16 and north of Floating Feather Road. The subject property abuts the River Birch Golf Course on the north boundary which will provides golf activities. State Highway 16 lies adjacent to the east boundary and property owned by the West Ada School District is adjacent to the west property line. The topography of the property varies in elevation from 2559 along the north boundary to 2525 along W. Floating Feather Road. The elevation difference on the property varies by 34 feet.

Existing Use on the Property:

The property is occupied by an existing home, accessory buildings, and a shop. The parcel is currently in agricultural production. There are two large pivot sprinklers on the property used for irrigation. The existing buildings will be removed prior to construction of the infrastructure. The property was previously platted as Lots 1, 2 and 3, Block 1 of Hoot Nanney Farms Subdivision.

Comprehensive Plan and Surrounding Land Uses:

The City of Star's Land Use Map designates the area as Compact Residential. The designation allows for a mixture of housing types such as single-family, two-family, and multi-family with a density range of 5 to 10 dwelling units per acre. The applicant is requesting annexation and zoning/rezoning to R-5 with a development agreement. The R-5 zoning request is supported by the Compact Residential designation. The proposed gross density of the project is 4.24 dwelling units per acre which is lower than the recommended density. The location of the property along a state highway is appropriate for medium density residential development. The surrounding land uses within the immediate area are as follows: North – River Birch Golf Course and estate residential (Trellis Subdivision); South – agricultural and estate residential; East – State Highway 16 and agricultural land; and West – West Ada School District property intended for a future school, estate residential (Worsley's Folly Subdivision) and agricultural property. Residential development has been expanding into this area east along the W. Floating Feather Road corridor. The availability of central services in this area is allowing for further development east of Pollard Lane along Floating Feather Road.

Annexation and Rezone:

The applicant is requesting annexation and rezone of 10.65 acres from RUT (Rural Urban Transition) to R-5-DA (Medium-Density Residential District/Development Agreement). A portion of the property was previously annexed and zoned within the City of Star as MU (Mixed Use). The applicant requests the 59.87 acres currently zoned MU (Mixed Use District) be rezoned R-5-DA (Medium Density Residential District/Development Agreement). The R-5 zoning designation is supported within the Compact Residential designation of the Comprehensive Plan Land Use Map.

Residential Lots and Density:

Milestone Ranch Subdivision provides single-family lots ranging in size from 4,738 square feet to 11,431 square feet and duplex lots (patio homes) ranging from 3,906 square feet to 9,172 square feet. The average residential lot size within the development is 5,498 square feet. The proposed gross density of the project is 4.24 dwelling units per acre (du/acre), with a net density of 6.09 du/acre. The development has a variety of lot widths (40, 45 and 55 feet) and depths of 110 feet to accommodate different house plans and resident lifestyles. All the proposed homes within the development will single-story. A phasing plan for the project has been provided with the application reflecting six (6) phases. The applicant respectfully requests phasing flexibility to adjust the number of lots, combination of lots and number of phases to reflect changing market conditions.

Sewer and Water Facilities:

The development is currently serviceable with central sewer and water by Star Sewer and Water District. A 12-inch water main and 12-inch gravity sewer main are located within the intersection of Floating Feather Road at the Pollard Lane. The water and sewer main will be extended east within Floating Feather Road to the subject property. A 10-inch water main line is currently located in Pollard Lane north of the Floating Feather Road intersection. The applicant will be required to construct the water main east through property owned by West Ada School District. The school district has agreed to provide an easement to Star Sewer and Water District for extension of the water main to the subject property. The Milestone Ranch development is located within two water pressure zones referred to by the Star Sewer and Water District as the upper and lower pressure zones. Due to the property split into the two zones is necessary to extend water mains from both the upper and lower zones. The applicant has coordinated the utility location and sizing with the District and will be required to install a 12-inch water main line to the north boundary for future extension. The District indicates sewer and water capacities exist for service of the development and the applicant will request annexation into the Star Sewer and Water District.

Transportation:

Ada County Highway District and Idaho Transportation Department have plans for this section of Floating Feather Road to be realigned in the future so that Floating Feather is continuous between Palmer Lane (to the east of State Highway 16) and Pollard Lane (to the west of State Highway 16). It is anticipated that the realignment of w. Floating Feather Road within the Rosti

Farms Subdivision will be completed in the summer of 2021. The preliminary plat for Milestone Ranch reflects the termination of Floating Feather Road with a cul-de-sac. However, Floating Feather Road may be converted into a right-in/right-out intersection at State Highway 16. The future of the existing intersection will be determined by ACHD and ITD. If the existing Floating Feather Road along the subject property is disconnected from State Highway 16, this section of Floating Feather Road may be downgraded from a minor arterial to a collector. The applicant has provided an additional 5-feet of right-of-way for a total of 30 feet from centerline. The applicant will be required to widen W. Floating Feather Road to 17 feet from centerline and install a 5-foot-wide detached sidewalk within the landscape buffer.

The applicant is preserving area for the future expansion of State Highway 16. Idaho Transportation Department (ITD) indicated the future right-of-way will be 150 feet from centerline of highway. The existing right-of-way adjacent to the Milestone Ranch property varies from 40 feet to 80 feet from centerline. The applicant is preserving between 70 and 110 additional feet for the future expansion of State Highway 16. This area will be within a common lot along the east boundary available when ITD purchases additional right-of-way.

The proposed development will have 5-foot-wide detached sidewalks with 8-foot-wide landscape buffers along all local streets. All sidewalks along arterials and collector roadways will also be detached. The proposed rights-of-way for the local streets are 50 feet in width with a 36-foot-wide street section. The collector road (N. Milestone Avenue) will have a 60-foot-wide right-of-way with a 10-foot-wide center island and two 21-foot-wide travel lanes. The collector parkway will be constructed for approximately 1,300 feet into the development terminating at the central amenity center. The entrance into the proposed development is located west 660 feet from the centerline of State Highway 16 which meet ACHD Policy Manual requirements.

The applicant is proposing five (5) public alleys within the development. The alleys will be 20 feet in width and meet all requirements of the ACHD Policy Manual. The duplex (attached patio homes) within Block 2 and 3 will be alley-loaded homes. The other four (4) alleys will have frontload homes. The alleys with the front load homes will has a landscape buffer ranging from 10 to 20 feet on the outside of the alley.

Four stub streets have been provided to the west. Two of the stubs connect to the collector road, N. Milestone Avenue and two local street stubs further north into the project.

Traffic Impact Study:

A traffic impact study was prepared for the project by Kittelson and Associates in April 2021. The traffic impact study was submitted to Ada County Highway District and ITD for their review and approval. At buildout in 2026, the Milestone Ranch development will generate approximately 1,412, daily net new trips per day – 89 trips during the AM peak hour, and 107 trips during the PM peak hour. The estimated distribution of trips on the roadway network is estimated with 5 percent north of the site, 70 percent south of the site, 5 percent westbound and 20 percent eastbound. This distribution assumes the W. Floating Feather Road approach to State Highway 16 remains as a right-in/right-out.

The TIS reviewed two scenarios for future traffic conditions. Scenario 1 assumed the existing Floating Feather Road remains connected to SH-16 at the time of the development and Scenario 2 which assumes the west leg of the existing Floating Feather Road will be disconnected from SH-16.

The study area included Floating Feather Road and Pollard Lane, Floating Feather Road and Worsley Lane, Floating Feather Road and State Highway 16 and the future intersection of the realigned Floating Feather Road and State Highway 16, along with the project entrance at Floating Feather Road. Analyzing the total traffic conditions in 2026 the study found the site generated trips did not impact any additional intersections not previously identified in the background traffic conditions. All findings and mitigations required for intersections to meet operational standards outlined under background conditions remain consistent in the year 2026 total traffic conditions. All roadway segments operate within the ACHD volume threshold under total buildout conditions. The site evaluation determined no turn lanes are warranted at Floating Feather Road and Milestone Avenue. The intersection site distance evaluation identified that the ACHD required distances can be achieved at all the site intersections. The proposed approach to W. Floating Feather Road meets ACHD requirements for spacing.

ITD will be evaluating the proposed development which adds trips on to the state highway system and may require monetary mitigation based on the proportionate share of the impact on the intersections. The applicant anticipates ITD will provide a monetary amount to be held in trust at the City of Star for the specific improvements.

Irrigation, Drainage and Pressure Irrigation Facilities:

The subject property lies within the service area of Farmers Union Ditch Company but has no water rights. A report prepared by SPF Water Engineers, dated November 2020 is included with the application. The property has groundwater rights established with Idaho Department of Water Resources in 1953 under GWR 63-2957. The water right allows for 1.3 cubic feet per second or 583 gallons per minute. The existing irrigation well has a 12-inch diameter is 72 feet deep and capable of pumping 1.6 cubic feet per second or 718 gallons per minute. The existing well is located near the middle of the property on Lot 2, Block 10. The well will provide pressurized irrigation water for the entire development. The homeowners will be assessed by the HOA for operation and maintenance of the well and pressure irrigation delivery system.

An existing 12-inch gravity irrigation pipe traverses the northwest corner of the subject property. The pipe extends from the north boundary into the property owned by West Ada School District. The applicant will coordinate with the adjoining property owners to relocate the pipe to the exterior of the development.

Storm drainage will be retained on site, and any discharge into a wastewater facility will not exceed pre-development flows. Local and collector streets will utilize underground retention facilities within the common areas. All storm drainage facilities will be designed in accordance with Ada County Highway District and Department of Environmental Quality standards. A geotechnical report was prepared for the site. Geotechnical Engineering firm (GeoTek)

excavated 16 test holes and installed piezometers to monitor the groundwater levels. GeoTek has been obtaining monthly groundwater readings at the property since November 2020. No high groundwater was encountered at the site.

Amenities:

The total open space within the development equates to 10.75 acres or 16.04 percent. This calculation does not include the 5.93 acres preserved for the future State Highway 16 right-of-way. The useable open space within the project is 10.63 acres, or 15.87 percent of the site. This calculation does not include the 8-foot-wide landscape parkways along all local streets. The proposed amenities within the project include a 2.44-acre central common area with a clubhouse, swimming pool facility, plaza with picnic gazebos, and four pickleball courts. Two pocket parks consisting of 2.15 acres will include pathways, sitting areas and open grass for pets. The project also includes 20 and 30-foot-wide mews behind the lots providing additional pedestrian connections and an open atmosphere. Multiple micro-paths within the development provide interconnection to the central amenity, pocket parks and mew. A 50-foot-wide common lot is provided along with two 13-foot-wide common lots providing access to the golf course from within the development. This connection would allow the golfers easy cart access to the golf course. The 50-foot-wide lot could also be used as a stub street in the event the golf course were to redevelop in the future.

Preliminary Plat:

Overall Preliminary Plat Data:

- Total Site Area: 67.00 acres
- Single-Family Residential Area: 31.20 acres (46.57%)
- Duplex (Attached Patio Homes): 4.65 acres (6.94%)
- Public Right-of-Way Area: 14.47 acres (21.60%)
- Future State Highway 16 Right-of-Way: 5.93 acres (8.85%)
- Minimum Single-Family Lot Size: 4,738 square feet
- Minimum Duplex Lot Size: 3,906 square feet
- Average Residential Lot Size: 5,498 square feet
- Single-Family Lots: 240
- Duplex (Attached Patio Homes): 44
- Common Lots: 33
- Total Lots Buildable Lots: 284
- Total Lots: 317
- Gross Residential Density: 4.24 du/ac
- Net Residential Density: 6.09 du/ac

The property is within an area designated for compact residential development on the City's future land use map. The proposed medium density of the project is consistent with the existing and proposed residential developments in the area. The Milestone Ranch development complies with the Comprehensive Plan by promoting various types of lot sizes to meet the needs and preferences of citizens regardless of age, race, income or family size. The Comprehensive Plan encourages an emphasis on high-quality residential development and variety of housing styles and sizes. Adding an active adult community within the City of Star will provide another type of neighborhood that provides amenities and activities not found in traditional developments.

Development Agreement:

The proposed development provides two distinct residential types of lots – single-story detached single-family dwelling and single-story attached duplex patio homes. The project will be a premier active adult community targeting those 55 and older.

The requested dimensional standards for the Milestone Ranch development are as follows:

- Minimum Residential Lot Frontage: 20 feet
- Front Setback (Measured from the back of walk or property line): 20 feet
- Rear Setback: 10 feet
- Interior Side Setback (Single-story): 5 feet
- Local Street Side Setback: 20 feet
- Street Landscape Buffers:
 - Floating Feather Road: 35 feet
 - State Highway 16: 50 feet
 - Residential Collectors: 20 feet and 10 feet along the west side of N. Milestone Avenue that abuts the out parcel.
- Maximum Building Height: 35 feet
- Minimum Detached Single-Family Lot Size: 4,738 square feet
- Minimum Attached Duplex Patio Homes: 3,906 square feet
- Average Lot Size: 5,498 square feet

The development includes significant open space, high quality amenities and pathways which are not normally found within a standard subdivision. Toll Southwest LLC wants to create a community within the City of Star that will set a new standard for a senior development.

Submitted by:

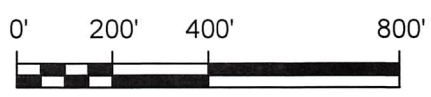
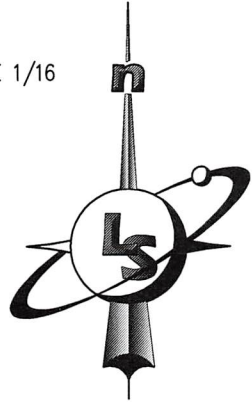
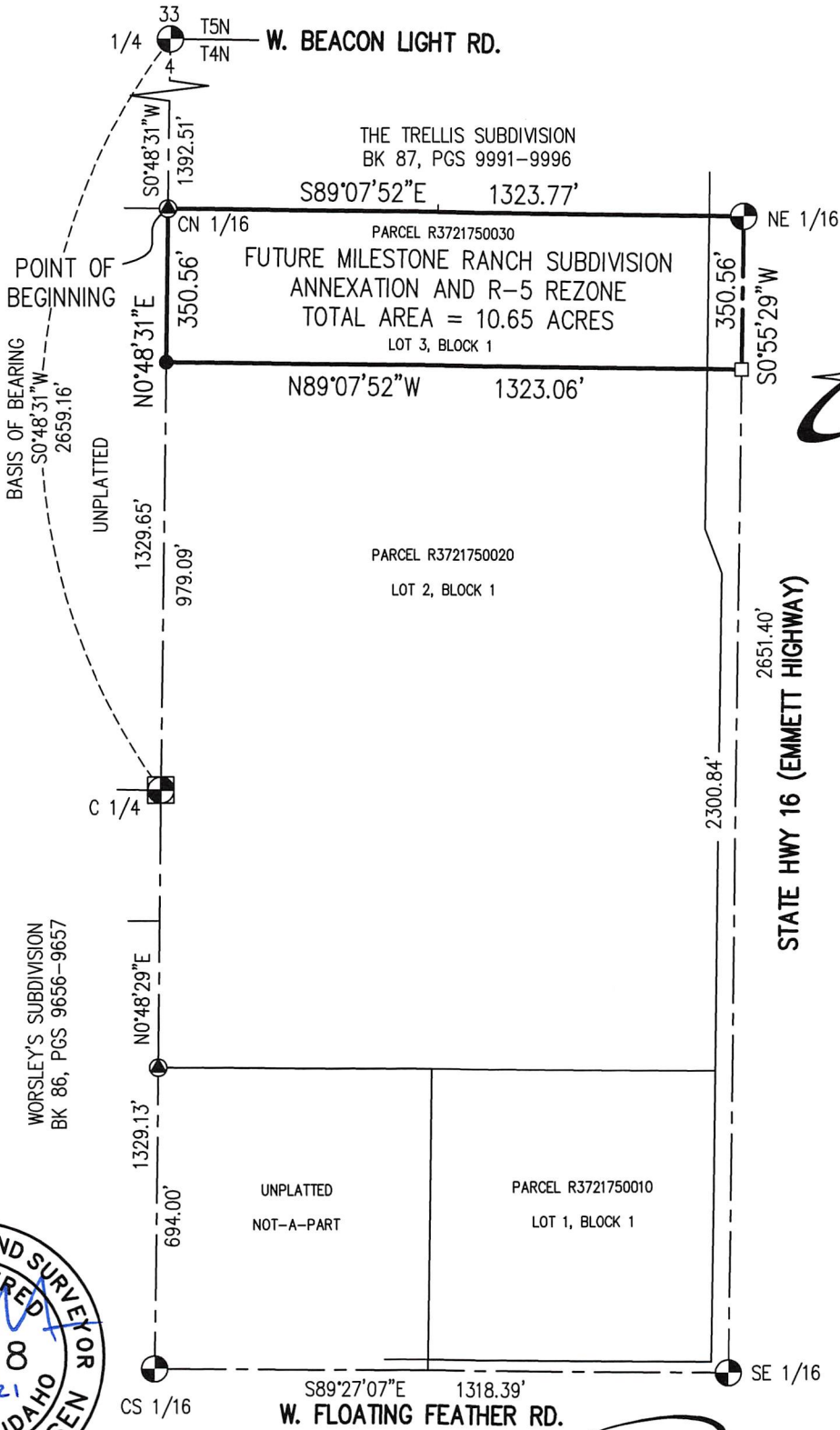
ENGINEERING SOLUTIONS, LLP



Becky McKay, Partner and Chief Planner

MILESTONE RANCH SUBDIVISION

ANNEXATION AND R-5 REZONE EXHIBIT



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

Legal Description
Milestone Ranch Subdivision – Annexation and R-5 Rezone

A parcel of land being Lot 3 of Block 1 of Hoot Nanney Farms Subdivision as shown in Book 103 of Plats on Pages 13839 through 13841, records of Ada County, Idaho, and a portion of SW ¼ of the NE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap monument marking the northwest corner of the NE ¼ of said Section 4, from which an Aluminum Cap monument marking the southwest corner of said SW ¼ of the NE ¼ (C ¼ corner) bears S 0°48'31" W a distance of 2659.16 feet;

Thence along the westerly boundary of said NE ¼ S 0°48'31" W a distance of 1392.51 feet to the northwest corner of said Lot 3 of Block 1 of Hoot Nanney Farms Subdivision and the **POINT OF BEGINNING**;

Thence along the northerly boundary of said Lot 3 and the extension thereof, also being the northerly boundary of said SW ¼ of the NE ¼, S 89°07'52" E a distance of 1323.77 feet to a Brass Cap monument marking the northeast corner of said SW ¼ of the NE ¼;

Thence along said easterly boundary of said NW ¼ of the SE ¼ S 0°55'29" W a distance of 350.56 feet to a point on the extension of the southerly boundary of said Lot 3;

Thence along said southerly boundary of Lot 3 and the extension thereof N 89°07'52" W a distance of 1323.06 feet to a point marking the southwest corner of said Lot 3;

Thence along the westerly boundary of said Lot 3 N 0°48'31" E a distance of 350.56 feet to the **POINT OF BEGINNING**.

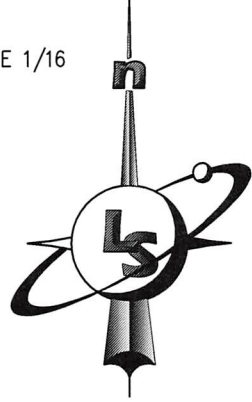
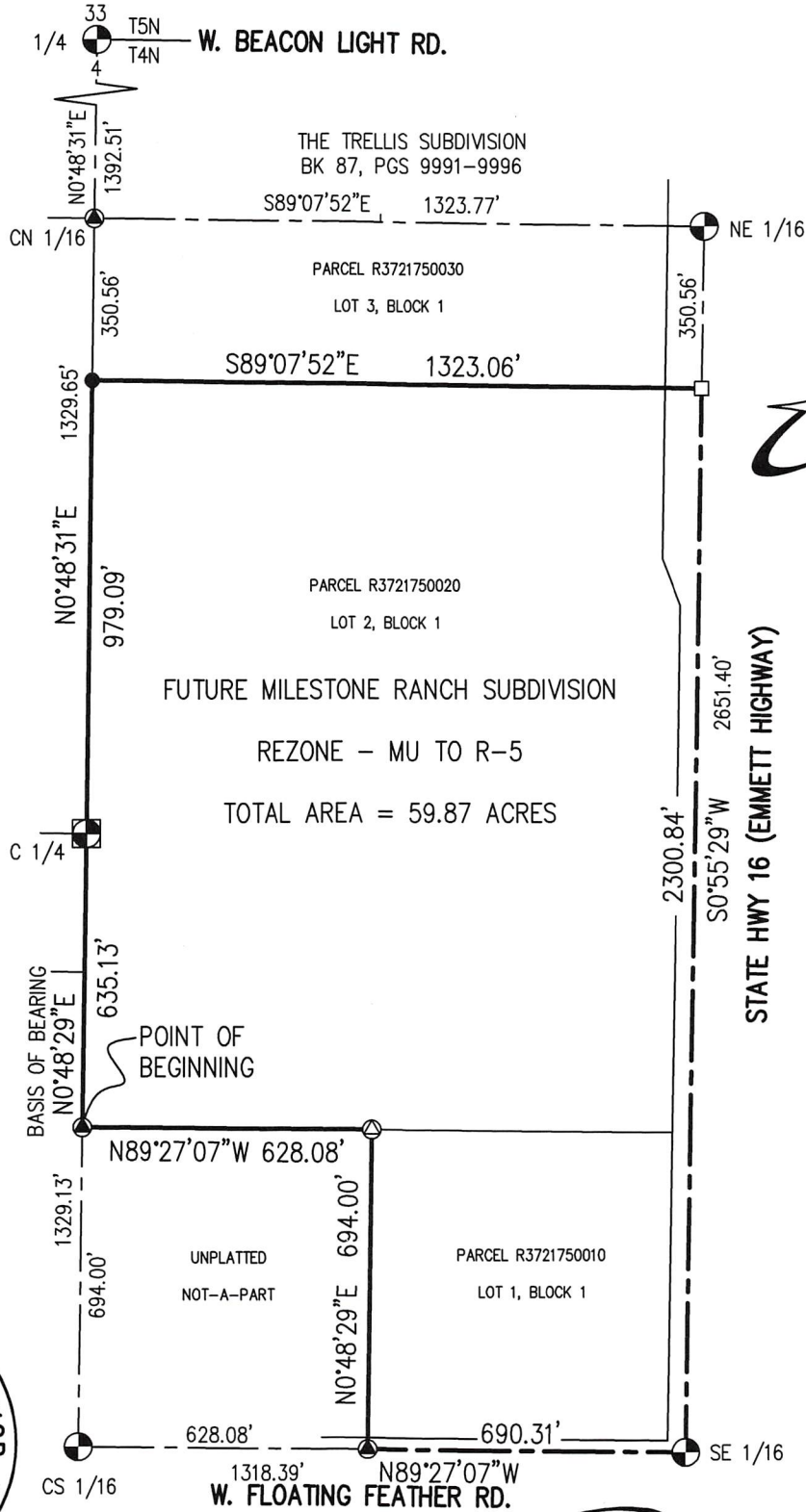
This parcel contains 10.65 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
April 28, 2021



MILESTONE RANCH SUBDIVISION

MU TO R-5 REZONE EXHIBIT



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Legal Description
Milestone Ranch Subdivision – MU to R-5 Rezone

A parcel of land being Lots 1 and 2 of Block 1 of Hoot Nanney Farms Subdivision as shown in Book 103 of Plats on Pages 13839 through 13841, records of Ada County, Idaho, and a portion of the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of said NW ¼ of the SE ¼ (CS 1/16 corner), from which an Aluminum Cap monument marking the northwest corner of said NW ¼ of the SE ¼ (C ¼ corner) bears N 0°48'29" E a distance of 1329.13 feet;

Thence along the westerly boundary of said NW ¼ of the SE ¼ N 0°48'29" E a distance of 694.00 feet to the southwest corner of said Lot 2 of Block 1 of Hoot Nanney Farms Subdivision and the **POINT OF BEGINNING**;

Thence continuing along said westerly boundary and the westerly boundary of said Lot 2 N 0°48'29" E a distance of 635.13 feet to the Aluminum Cap marking the northwest corner of said NW ¼ of the SE ¼;

Thence continuing along said westerly boundary of Lot 2 and the westerly boundary of said SW ¼ of the NE ¼ N 0°48'31" E a distance of 979.09 feet to a point marking the northwest corner of said Lot 2;

Thence along the northerly boundary of said Lot 2 and the extension thereof S 89°07'52" E a distance of 1323.06 feet to a point on the easterly boundary of said SW ¼ of the NE ¼;

Thence along said easterly boundary and the easterly boundary of said NW ¼ of the SE ¼ S 0°55'29" W a distance of 2300.84 feet to a Brass Cap marking the southeast corner of said NW ¼ of the SE ¼;

Thence along the southerly boundary of said NW ¼ of the SE ¼ N 89°27'07" W a distance of 690.31 feet to a 5/8 inch diameter iron pin on the extension of the westerly boundary of said Lot 1;

Thence along the westerly boundary of said Lot 1 and the extension thereof N 0°48'29" E a distance of 694.00 feet to a 5/8 inch diameter pin marking the northwest corner of said Lot 1;

Thence along the southerly boundary of said Lot 2 N 89°27'07" W a distance of 628.08 feet to the **POINT OF BEGINNING**.

This parcel contains 59.87 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
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