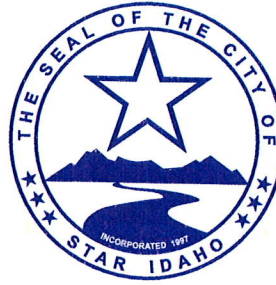


City of Star

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

www.staridaho.org



Mayor:
Chad Bell

Council:
Kevin Nielsen
Trevor Chadwick
Michael Keyes
David Hershey

December 31, 2018

**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 **February 5, 2019**, 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: File # RZ-18-07 Rezone
File #PP-18-11 Preliminary Plat for the Moon Valley Subdivision

Applicant: M3, ID Moon Valley, LLC, 1087 W. River Street, Ste. 310, Boise, ID 83702

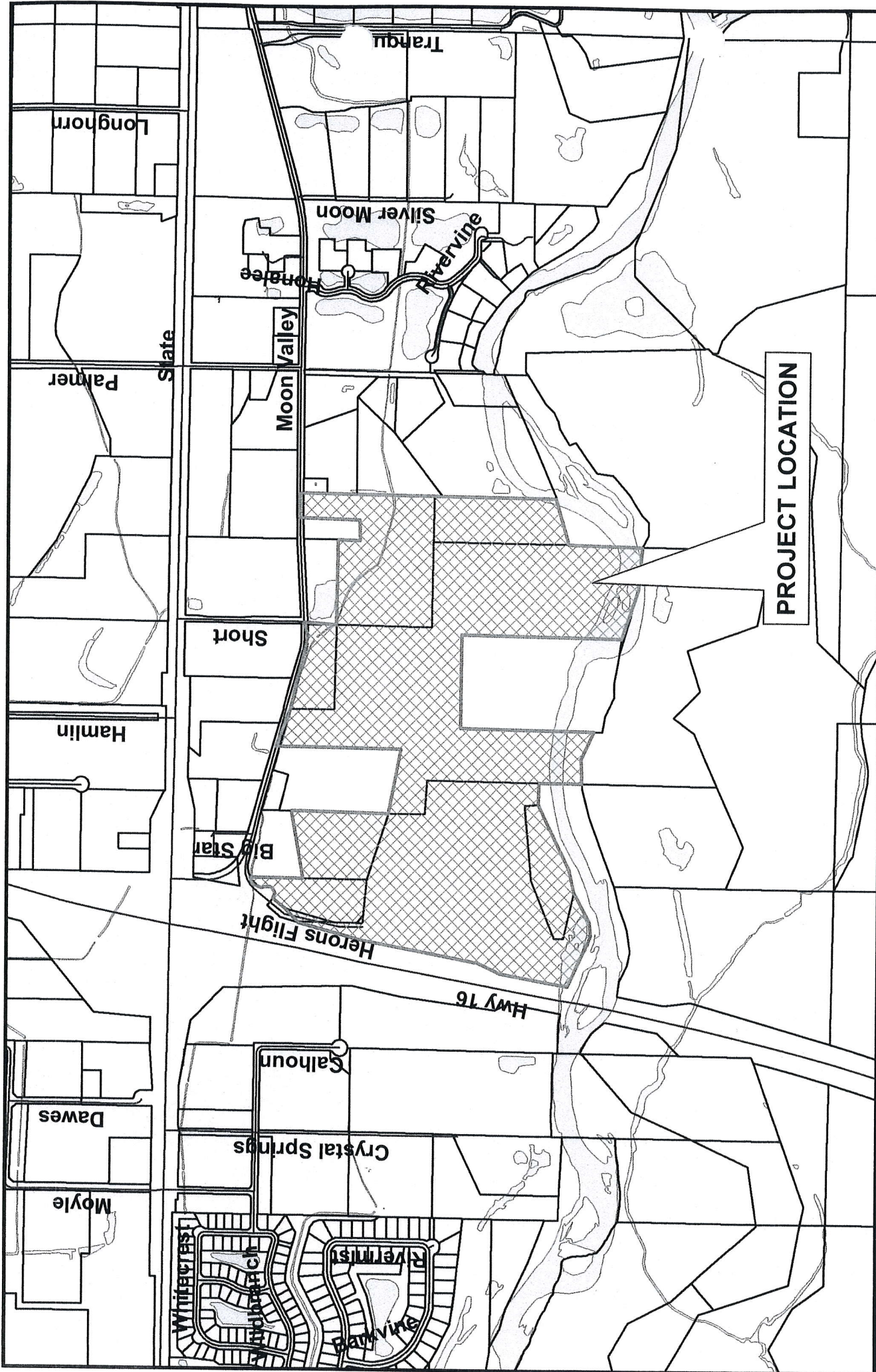
Representative: Kristi Watkins, JUB Engineers, 250 S. Beechwood Ave., Ste. 201, Boise, ID 83709

Action: The Applicant is seeking to rezone a 14.92 acre and 1.26 acre parcel from Residential (R2) to a Mixed-Use (MU) zoning designation and a 14.64 acre parcel rezoned from Mixed Use (MU) to Residential (R2). The Preliminary Plat consists of 145.08 acres of which 268 will be single family lots, 22 common lots and one private road lot.

Property Location: The subject property is located at 7575 W. Moon Valley Road in Star, Idaho. Ada County Parcels: S0416110207, S0415244401, S0416131250, S0416131700, S0416417400, R3720004470, R5506000200, S0415233664, S0416120646.

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. If no response is received by 2:00 pm the day of the hearing, your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Cathy Ward
City Clerk



J-U-B ENGINEERS, INC.
 250 S Beechwood Ave, Ste 201
 Boise, ID 83709-0944

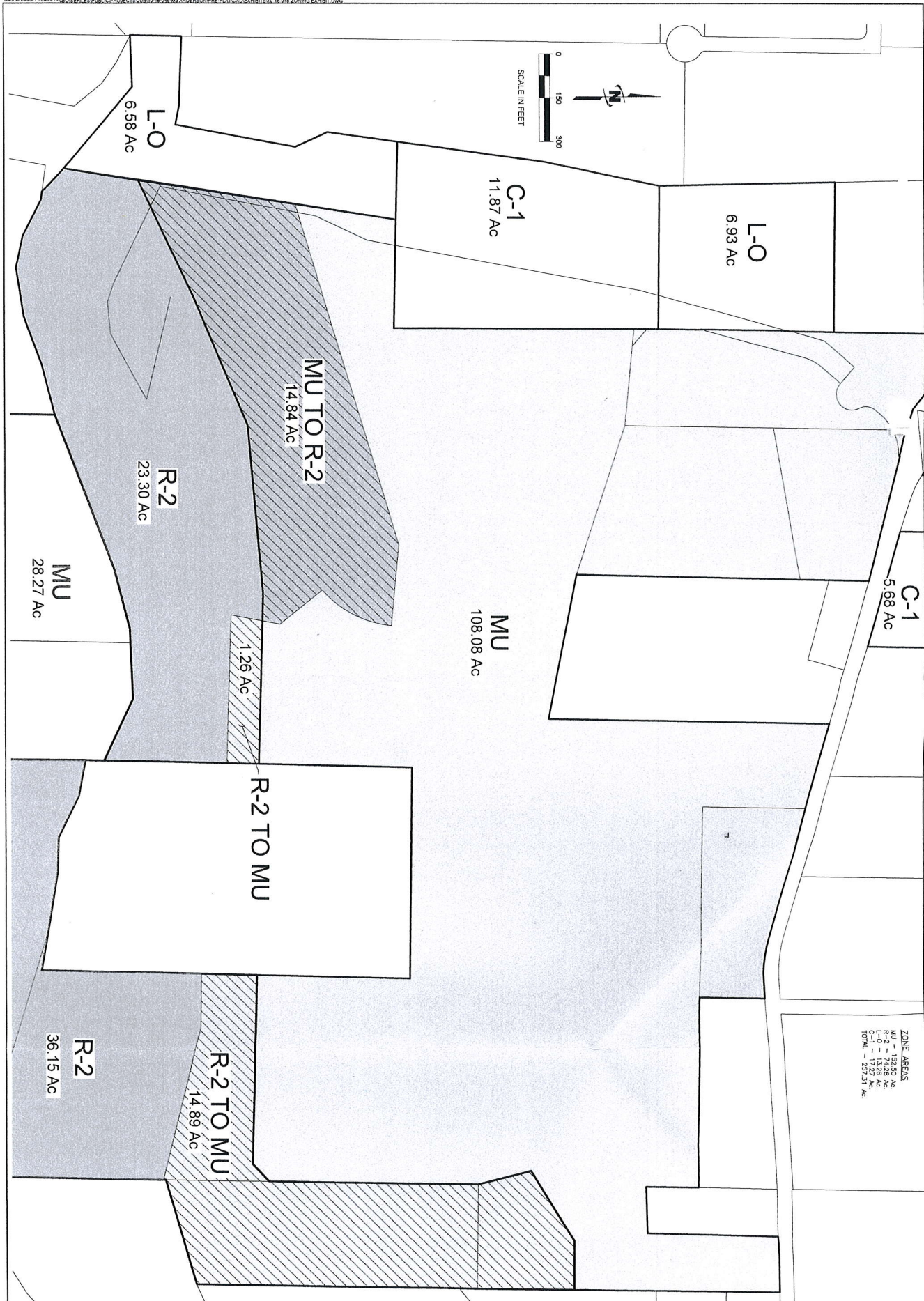
Phone: 208-376-7330
 Fax: 208-323-9336
www.jub.com

VICINITY MAP

**MOON VALLEY SUBDIVISION
 STAR, IDAHO**

1 inch = 1,000 feet





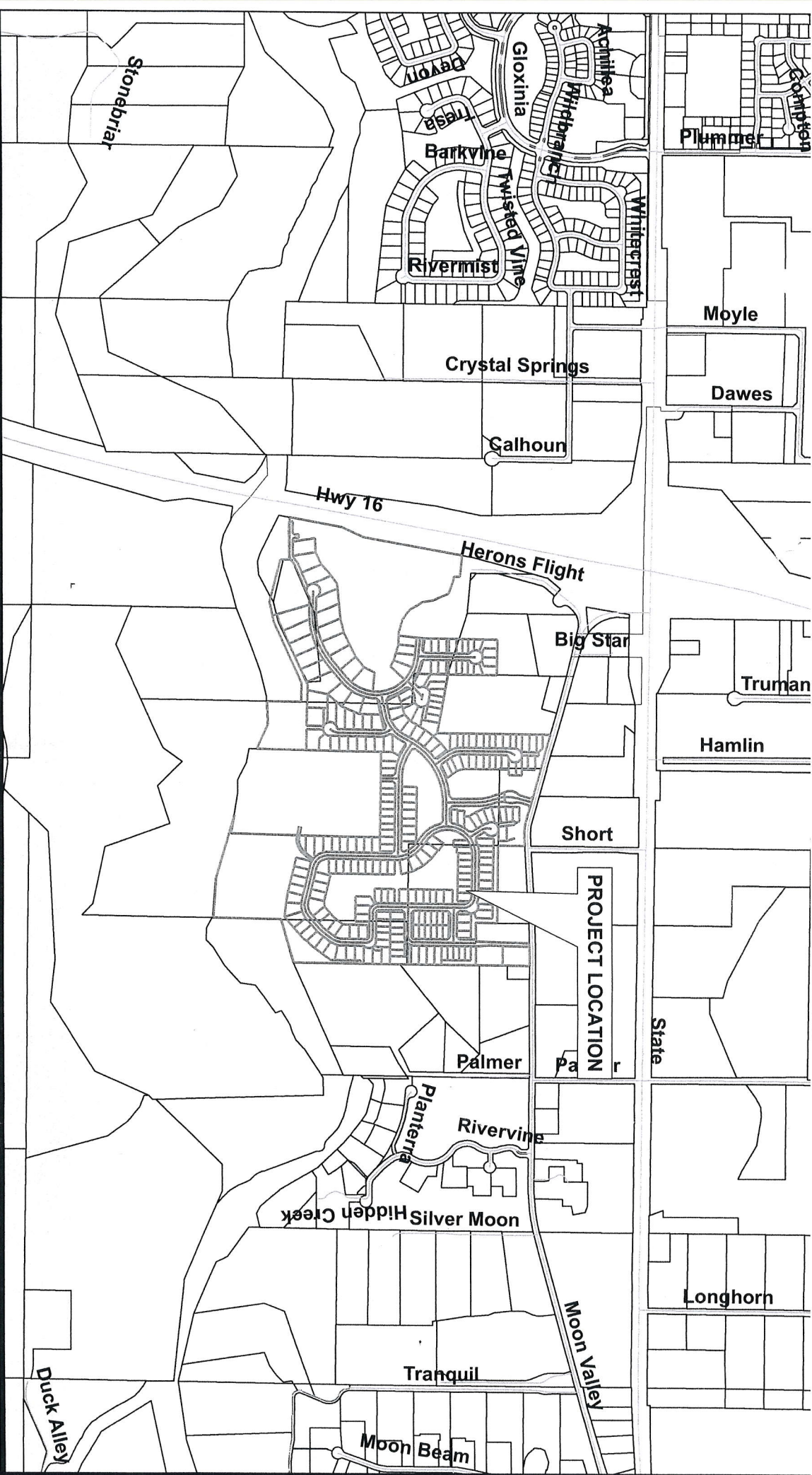
<p>ANDERSON PROPERTY STAR, IDAHO</p> <p>PROPOSED ZONING EXHIBIT</p>	<p><small>REUSE OF DRAWINGS</small></p> <p>J-U-B SHALL RETAIN ALL COMMON LAW STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">REVISION</th> </tr> <tr> <th style="width: 5%;">NO.</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 15%;">BY</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION				NO.	DESCRIPTION	BY	DATE					<p>J-U-B ENGINEERS, INC. 250 S. Beechwood Ave. Suite 201 Boise, ID 83709-0944</p> <p>Phone: 208.376.7330 www.jub.com</p>
REVISION														
NO.	DESCRIPTION	BY	DATE											
<p>TITLE: PROPOSED ZONING EXHIBIT</p> <p>DATE: 11/02/2018</p> <p>PROJECT: STAR, IDAHO</p> <p>DESIGNED BY: JEB</p> <p>CHECKED BY: JEB</p> <p>DATE PLOTTED: 11/02/2018</p> <p>SHEET NUMBER: 1</p>														

**MOON VALLEY SUBDIVISION
STAR, IDAHO**



VICINITY MAP

1 inch = 750 feet



J-U-B ENGINEERS, INC.
250 S Beechwood Ave., Ste 201
Boise, ID 83709-0944
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www.jub.com

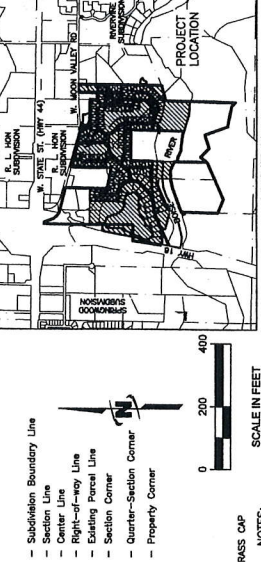




NO.	DESCRIPTION	DATE

STAR, ADA COUNTY, IDAHO
 MOON VALLEY SUBDIVISION
 BOUNDARY AND PROJECT INFORMATION

DATE: 03/28/2016	SCALE: 1"=80'
DRAWN BY: JUB	PROJECT: MOON VALLEY SUBDIVISION
CHECKED BY: JUB	SHEET NUMBER: PP-01
DATE: 03/28/2016	PROJECT LOCATION: MOON VALLEY SUBDIVISION



BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-Way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner

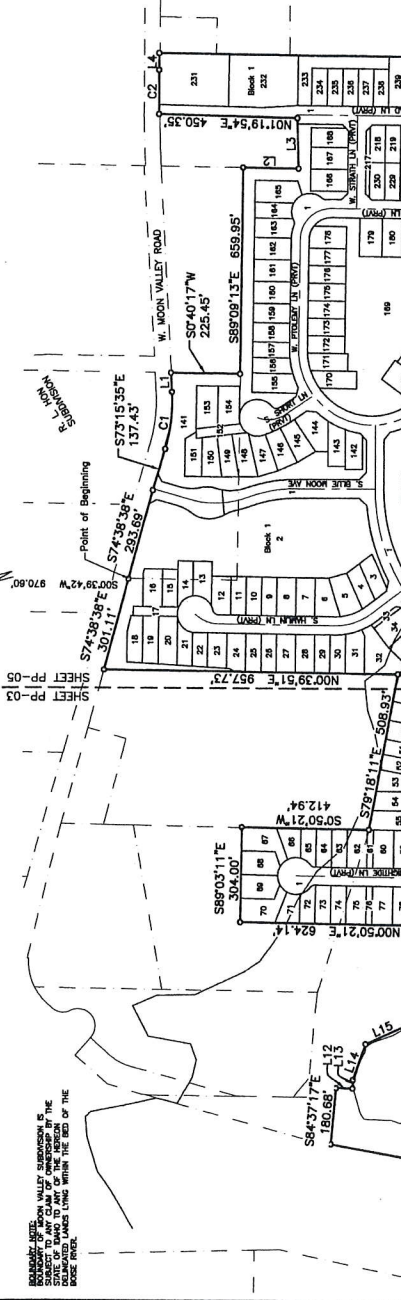
PRELIMINARY PLAT FOR MOON VALLEY SUBDIVISION

SITUATED IN WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
 STAR, ADA COUNTY, IDAHO
 2019

SHEET INDEX

SHEET NUMBER	SHEET TITLE	LENGTH	DIRECTION
PP-01	CONCEPTUAL GRADING AND DRAINAGE	27.95'	S89°35'48"E
PP-02	CONCEPTUAL GRADING AND DRAINAGE	133.04'	S89°35'48"E
PP-03	CONCEPTUAL GRADING AND DRAINAGE	142.15'	S89°35'48"E
PP-04	CONCEPTUAL GRADING AND DRAINAGE	48.89'	S89°35'48"E
PP-05	CONCEPTUAL GRADING AND DRAINAGE	58.43'	S89°35'48"E
PP-06	CONCEPTUAL GRADING AND DRAINAGE	55.40'	S89°35'48"E
PP-07	CONCEPTUAL GRADING AND DRAINAGE	60.81'	S89°35'48"E
PP-08	CONCEPTUAL GRADING AND DRAINAGE	112.91'	S89°35'48"E
PP-09	CONCEPTUAL GRADING AND DRAINAGE	24.08'	S89°35'48"E
PP-10	CONCEPTUAL GRADING AND DRAINAGE	208.05'	S89°35'48"E
PP-11	CONCEPTUAL GRADING AND DRAINAGE	53.05'	S89°35'48"E

- NOTES:**
- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD 83 DATUM.
 - ALL EXISTING UTILITIES (WATER, SEWER, GAS, TELEPHONE, AND CABLE TELEVISION) ARE SHOWN AS THEY EXIST. THE PLATEAU SHALL BE MAINTAINED WITH A MINIMUM CLEARANCE OF 10 FEET TO ALL UTILITIES.
 - ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



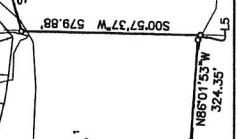
- LEGEND**
- EXISTING**
- Sanitary Sewer Line
 - Water Line
 - Gravity Irrigation Pipe
 - Pressure Irrigation Line
 - Storm Drain Line
 - Centerline
 - Lot Line
 - 6" Vertical Curb & Gutter
 - 5' Sidewalk
 - Sewer Manhole
 - Ditch Flow Line
 - Irrigation Manhole
 - Street Light
 - Tree Deciduous
 - Tree Conifer
 - Edge of Pavement
 - Fence Line
 - Gas Line
 - Fire Hydrant
 - 5' Contour Line
 - 1' Contour Line
- PROPOSED**
- Sanitary Sewer Line
 - Water Line
 - Gravity Irrigation Pipe
 - Pressure Irrigation Line
 - Storm Drain Line
 - Centerline
 - Lot Line
 - 6" Vertical Curb & Gutter
 - 5' Sidewalk
 - Sewer Manhole
 - Ditch Flow Line
 - Irrigation Manhole
 - Street Light
 - Tree Deciduous
 - Tree Conifer
 - Edge of Pavement
 - Fence Line
 - Gas Line
 - Fire Hydrant
 - 5' Contour Line
 - 1' Contour Line

LAND USE SUMMARY (SEE BOUNDARY NOTE)

TOTAL AREA	183.88'
TOTAL LOTS	1003
COMMON DRIVEWAY LOTS	2
COMMON AREA LOTS	9
RESIDENTIAL DENSITY	1.44 DU/AC
QUALIFIED OPEN SPACE	62.15 AC (42.8%)
SHALLEST LOT	60.85 AC (41.8%)
EXISTING ZONE	5.454 S.F. (0.039%)
	MU, R-2

CURVE DATA

Curve #	Radius	Delta	Chord Bearing	Chord Length
C1	184.80'	53.00°	S87°14'41"	183.88'
C2	140.83'	628.30°	N67°52'02"E	140.83'



BOUNDARY CERTIFICATION

STAR, ADA COUNTY, IDAHO
 MOON VALLEY SUBDIVISION
 BOUNDARY AND PROJECT INFORMATION