

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

May 10, 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 **July 20, 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: Starpointe Subdivision
Files #'s AZ-21-07 Annexation-Zoning
DA-21-09 Development Agreement
PP-21-10 Preliminary Plat

Applicant/Representative: Teller Bard, Kimley-Horn & Associates, 950 W. Bannock St. Suite 1100, Boise, Idaho 83702

Owner: W. West Development, LLC/Criterion Land Management, LLC, 7629 E. Pinnacle Peak Road #110, Scottsdale, AZ 85255

Action: The Applicant is seeking approval of an Annexation and Zoning (R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 71 residential lots and 13 common lots. The property is located at 6825 N. Star Rd, 8405 W. Joplin Rd and 8755 W. Joplin Rd in Star, Idaho, and consists of 29.24 acres with a proposed density of 2.43 dwelling units per acre.

Property Location: The subject property is generally located on the west side of N. Star Road, between W. Chinden Blvd and W. Joplin Road. Ada County Parcel No's. S0419428100, S0418417750 & S0419428005.

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



T4N, R1W, SEC. 19





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: _____
Applicant Address: _____ Zip: _____
Phone: _____ Email: _____

Owner Name: _____
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: _____ Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Email: _____

Property Information:

Subdivision Name: _____
Site Location: _____
Approved Zoning Designation of Site: _____
Parcel Number(s): _____

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing			
Proposed			
North of site			
South of site			
East of site			
West of site			

SITE DATA:

Total Acreage of Site - _____
Breakdown of Acreage of Land in Contiguous Ownership - _____
Total Acreage of Site in Special Flood Hazard Area - _____
Dwelling Units per Gross Acre - _____
Minimum Lot Size - _____
Minimum Lot Width - _____

Total Number of Lots - _____
Residential - _____
Commercial - _____
Industrial - _____
Common - _____

Total Number of Units - _____
Single-family - _____
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - _____% / _____ acres
Percent of Common Space to be used for drainage - _____
Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____

Proposed Dedicated Lots & Acreage (school, parks, etc): _____

Public Streets - _____ Private Streets - _____
Describe Pedestrian Walkways (location, width, material) - _____

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 - _____

- 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.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE____.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 - _____
 Irrigation Water- _____
 Sanitary Sewer- _____
 Fire Protection - _____
 Schools - _____
 Roads - _____

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - _____ Floodplain - _____
 Evidence of Erosion - _____ Fish Habitat - _____
 Historical Assets - _____ Mature Trees - _____
 Riparian Vegetation - _____ Steep Slopes - _____
 Stream/Creek - _____ Unstable Soils - _____
 Unique Animal Life - _____ Unique Plant Life - _____

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. (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.)	
	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 original 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 design and location 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

04/05/2021
 Date

Description for
Starpointe Subdivision
April 7, 2021

A portion of the North 1/2 of the Southeast 1/4 of Section 19 , Township 4 North, Range 1 West, B.M., Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the Section corner common to Sections 19, 20, 29 and Section 30, Township 4 North, Range 1 West, B.M., from which a 5/8" iron pin marking the 1/4 corner common to Sections 19 and 20, Township 4 North, Range 1 West, B.M., bears North 00°46'11" East, 2,633.05 feet; thence North 00°46'11" East, 1316.52 to the Southeast corner of the Northeast 1/4 of the Southeast 1/4; thence on the South boundary line of Northeast 1/4 of the Southeast 1/4, North 89°08'47" West, 22.00 feet to the **REAL POINT OF BEGINNING**;

thence continuing North 89°08'47" West, 1,290.28 feet to the Southeast corner of the Northwest 1/4 of the Southeast 1/4;

thence on the South boundary line of the of the Northwest 1/4 of the Southeast 1/4, North 89°09'04" West, 1,282.43 feet to the East boundary line of a parcel of land conveyed by a Deed recorded on January 17, 1995 as Instrument No. 95003073, records of Ada County, Idaho;

thence on said East boundary line, North 01°04'16" East, 296.99 feet;

thence leaving said East boundary line, North 86°23'15" East, 345.67 feet to the exterior boundary line of Parcels 1 and 2 conveyed by a Deed recorded on September 29, 1995 as Instrument No. 95071678, records of Ada County, Idaho;

thence on said exterior boundary line the following eight (8) courses and distances:

North 57°31'41" West, 53.70 feet;

North 22°49'04" West, 79.06 feet;

North 10°37'22" East, 234.94 feet;

South 76°53'22" East, 447.69 feet;

South 87°29'16" East, 507.64 feet;



North 00°55'08" East, 775.15 feet to the North boundary line of the Northwest 1/4 of the Southeast 1/4;

South 88°57'26" East, 30.00 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4;

South 00°55'08" West, 784.54 feet on the East boundary of the Northwest 1/4 of the Southeast 1/4;

thence leaving said East boundary line, South 78°58'19" East, 936.90 feet;

thence North 76°57'33" East, 377.88 feet to the East right-of-way line of N. Star Road;

thence on said East right-of-way line, South 00°46'11" West, 461.90 feet to the **REAL POINT OF BEGINNING.**

Containing 28.905 acres, more or less.

End of Description.





SCALE: 1"=400'



S88°57'26"E
30.00'

C-E 1/16

JOPLIN RD.

1/4

S.19 S.20

N0°55'08"E 775.15'
S0°55'08"W 784.54'

N10°37'22"E
234.94'

S76°53'22"E
447.69'

S87°29'16"E
507.64'

S78°58'19"E 936.90'

N76°57'33"E
377.88'

N86°23'15"E
345.67'

N22°49'04"W
79.06'

N57°31'41"W
53.70'

N1°04'16"E
296.99'

N89°09'04"W 1282.43'

SE 1/16

N89°08'47"W 1290.28'

REAL POINT
OF BEGINNING

N89°08'47"W
22.00'

461.90'
S0°46'11"W

STAR RD.

N0°46'11"E 2633.05'
BASIS OF BEARING

S 1/16

W. CHINDEN BLVD.

S.19 S.20

S.30 S.29



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IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR
STARPOINTE SUBDIVISION

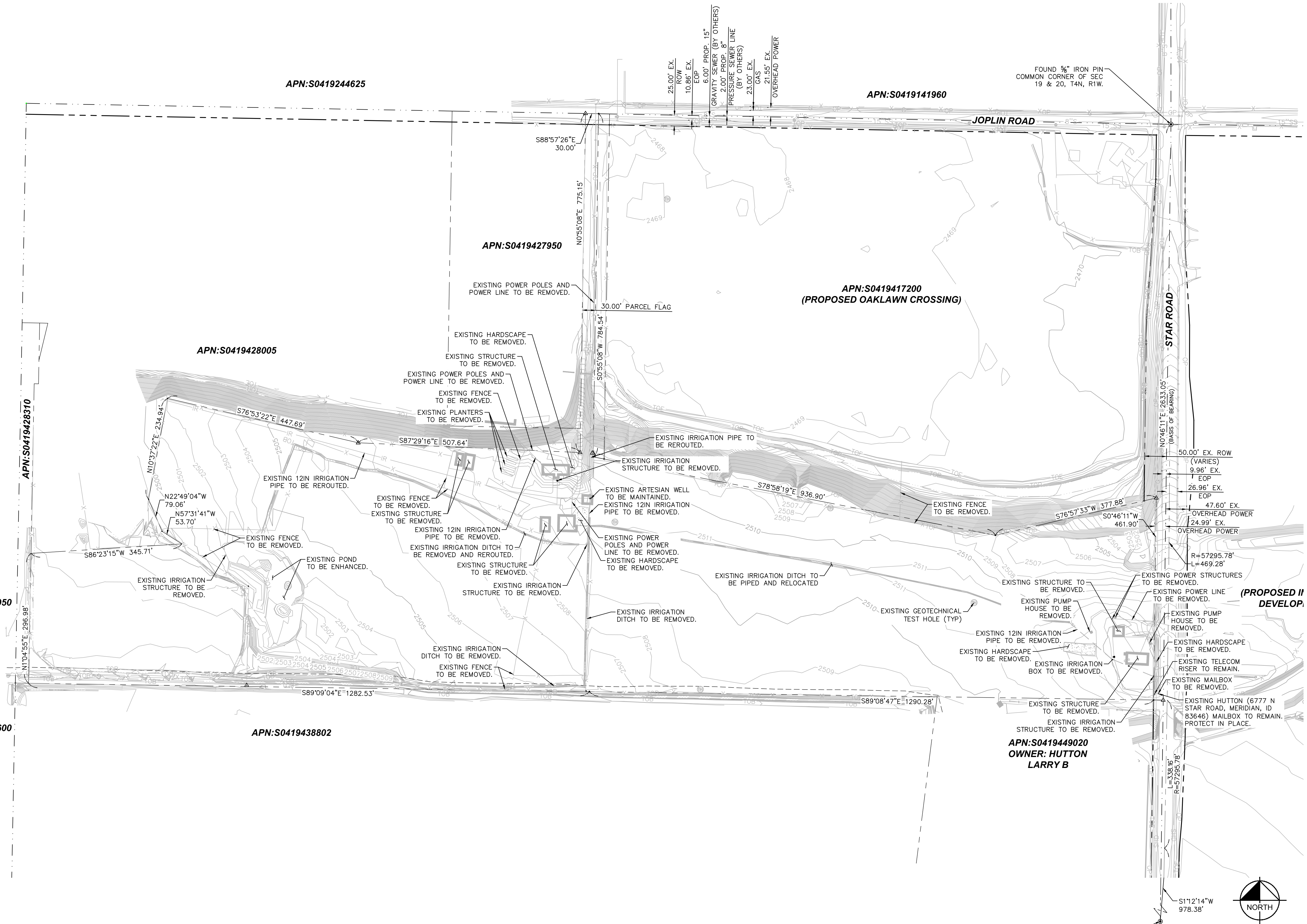
LOCATED IN THE N 1/2 OF OF THE SE 1/4 OF SECTION 19,
T.4N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.
20-194

SHEET NO.
1

DWG. DATE
4/7/2021

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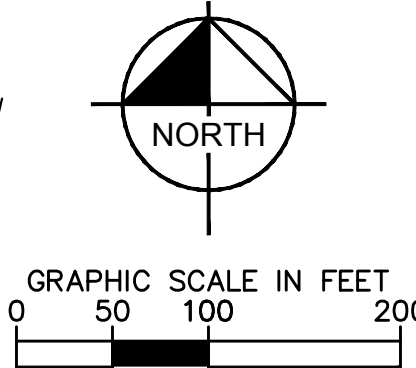
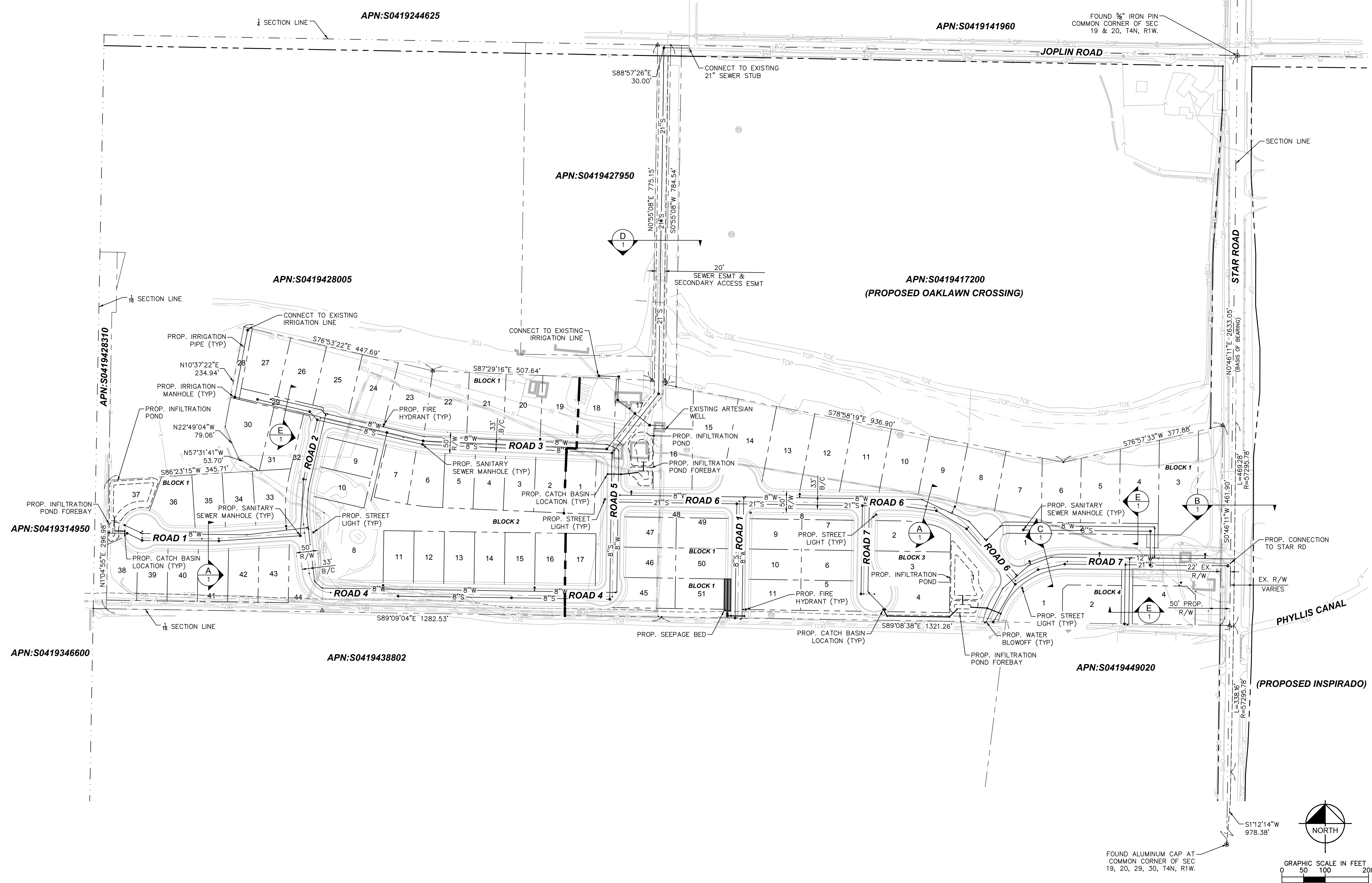
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 SCALE (V): NONE
 DESIGNED BY: JTC
 DRAWN BY: JTC
 CHECKED BY: TRB
 DATE: 4/15/2021

STARPOINTE
 EXISTING CONDITIONS
 STAR, IDAHO

PROFESSIONAL ENGINEER
 LICENSED
 19944
 4/15/21
 STATE OF IDAHO
 TELLER BARD

EXPIRES 10/31/21
 PROJECT NO.
 291015010
 DRAWING NAME
 5013-PP-EC
 02 OF 06

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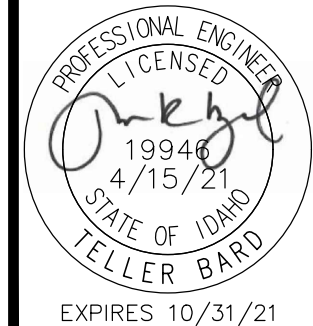


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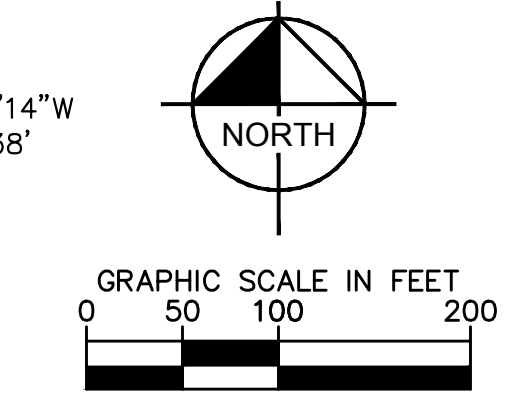
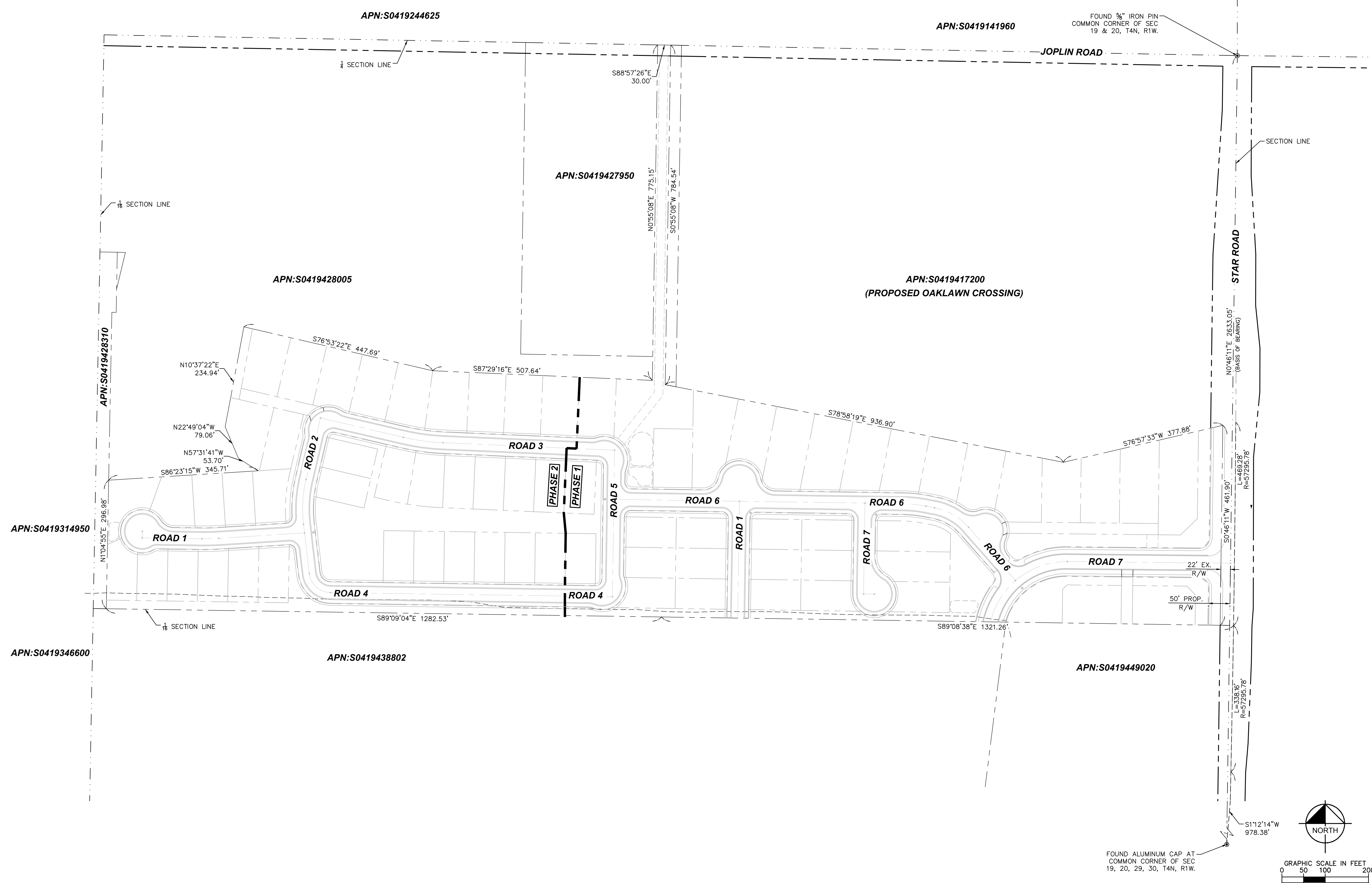
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 SCALE (V): NONE
 DESIGNED BY: ITC
 DRAWN BY: ITC
 CHECKED BY: TRB
 DATE: 4/15/2021

STARPORTE
 PROPOSED CONDITIONS
 STAR, IDAHO



EXPIRES 10/31/21
 PROJECT NO. 291015010
 DRAWING NAME 5013-PP-UT
 04 OF 06

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SCALE (H): 1"=100' SCALE (V): NONE DESIGNED BY: ITC DRAWN BY: ITC CHECKED BY: TRB DATE: 4/15/2021	REVISION NO. BY DATE APPR.
STARPOINTE PHASING PLAN STAR, IDAHO	
PROJECT NO. 291015010 DRAWING NAME 5013-PP-PH 06 OF 06	