CITY OF STAR
NOTICE OF PUBLIC HEARING

February 13, 2023

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:** Talega Village Subdivision
Files #’s AZ-22-11 Annexation & Zoning
   - RZ-22-03 Rezone
   - DA-22-12 Development Agreement
   - CU-22-05 Conditional Use Permit
   - PP-22-17 Preliminary Plat
   - PR-22-08 Private Street

**Applicant/Owner:** Derk Pardoe

**Representative:** Chad Garner, Focus Engineering & Surveying

**Action:** The Applicant is requesting approval of an Annexation and Zoning (Residential R-10), a Rezone (from RUT, R-1 & C-2 to Residential R-10), a Development Agreement, a Conditional Use Permit for a proposed multifamily residential use (340 units), a Preliminary Plat for proposed residential and commercial uses consisting of 155 lots (1 commercial lot, 1 multi-family lot, 55 single-family residential lots, 98 townhome lots, multiple common lots), and private streets. A residential density of 10 du/acre is proposed. The property is located at 58 N. Truman Place in Star, Idaho.

**Property Location:** The subject property is generally located on the northeast corner of State Highway 16 and State Highway 44. Ada County Parcels: R3720002880, R3720003030, R3720002500, R3720002480, R3720001505, R3720002412, & S0409417201.

**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 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
TALEGA VILLAGE PHASE 1 vicinity map
STAR CITY, ADA COUNTY, IDAHO
11/28/2022
ANNEXATION & ZONING – REZONE APPLICATION
NARRATIVE

November 28, 2022

The property located on the northeast corner of State Highway 16 and State Highway 44, referred to Talega Village, is being considered for development. The overall site consisting of 65.7 acres is under consideration for annexation into Star City and rezoning to the MU zone, 20.4 acres of which is being planned for multifamily residential. The multifamily residential development phase consists of portions of seven parcels with three identified addresses (shown below).

IDENTIFIED ADDRESSES: 58 N Truman Pl.
                        8245 W Shultz Ct.
                        8370 W Shultz Ct.

PARCEL NUMBERS: R3720001507
                 R3720001509
                 R3720002500
                 R3720002480
                 A portion of R3720001505
                 A portion of R3720002412
                 A portion of S0409417201

The applicant is requesting annexation of the property into the City of Star and a rezone from RUT (Rural Urban Transition), R1 (Single Family Residential), and C-2 (General Commercial) to MU (Mixed Use District) with a development agreement and preliminary plat approval of approximately 17.2 acres of commercial & retail and 48.5 acres of residential consisting of approximately 55 single-family lots, 98 townhome units, and 340 apartment units with an overall density of 10.2 units per acre. The average lot size of the single family portion is 8,154 square feet.

The purpose of this annexation and rezone application is to annex the property into the City of Star and rezone the property into one continuous use and allow for greater flexibility in the placement of commercial and residential. The intent is to incorporate a variety of housing types to appeal to a wide range of home buyers while still implementing commercial and single family residential uses as currently shown in the general plan.
Annexation Description for
Talega Village Subdivision
January 31, 2023

A portion of Lot 4 of R.L. Hon Subdivision, according to the official plat thereof, filed in Book 4 of Plats at Page 163, Ada County Records and a portion of the Southeast 1/4 of Section 9, Township 4 North, Range 1 West, Boise Meridian, located in the County of Ada, State of Idaho, being more particularly described as follows:

BEGINNING at the East 1/4 Corner of said Section 9;

thence on the East line of the Northeast 1/4 of said Southeast 1/4, South 0°34'01" West a distance of 1,320.09 feet to the South 1/16 Corner of said Section 9;

thence on the South line of said Northeast 1/4 of the Southeast 1/4, North 89°34'34" West a distance of 657.30 feet to the West Right-Of-Way line of N. Truman Pl.;

thence on said West Right-Of-Way line, South 0°35'23" West a distance of 208.87 feet;

thence leaving said West Right-Of-Way line, North 89°35'31" West a distance of 208.76 feet;

thence North 0°35'07" East a distance of 28.70 feet;

thence North 89°35'31" West a distance of 426.19 feet to the Easterly Right-Of-Way line of State Highway 16;

thence on said Easterly Right-Of-Way line, North 0°55'01" East a distance of 100.17 feet;

thence leaving said Easterly Right-Of-Way line, South 89°35'32" East a distance of 137.14 feet;

thence North 0°24'28" East a distance of 80.00 feet to said South line;

thence on said South line, North 89°35'32" West a distance of 138.41 feet to said Easterly Right-Of-Way line;

thence on said Easterly Right-Of-Way line the following three (3) courses and distances;

North 0°55'03" East a distance of 371.50 feet;
North 11°54'27" East a distance of 283.91 feet;

North 1°58'55" East a distance of 670.57 feet to the North line of said Northeast 1/4 of the Southeast 1/4;

thence on said North line, South 89°35'13" East a distance of 1,218.54 feet to the POINT OF BEGINNING.

Containing an approximate area of 1,763,081 square feet or 40.475 acres, more or less.

End of Description.
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:** Derk Pardoe

Applicant Name: Derk Pardoe
Applicant Address: 3454 Stone Mountain Ln. Sandy, UT Zip: 84092
Phone: 801-808-2357 Email: derkpardoe@gmail.com

Owner Name: Derk Pardoe
Owner Address: 3454 Stone Mountain Ln. Sandy, UT Zip: 84092
Phone: 801-808-2357 Email: derkpardoe@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Chad Garner Firm Name: Focus Engineering & Surveying
Address: 6949 S High Tech Dr. Ste. 200 Zip: 84047
Phone: 801-352-0075 Email: cgarner@focus-es.com

Property Information:

Subdivision Name: Northern Star Development (TBD)
Site Location: 58 N Truman Pl, 8370 W Shultz Ct, 8245 W Shultz Ct
Approved Zoning Designation of Site: C-2, R1, RUT (MU zone requested)
Parcel Number(s): R3720001505, R3720002500, R3720002480, R3720002412

Zoning Designations:

<table>
<thead>
<tr>
<th></th>
<th>Zoning Designation</th>
<th>Comp Plan Designation</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>C-2, R1, RUT</td>
<td>Commercial, High Density Residential, Compact Residential, Neighborhood Residential</td>
<td>Commercial, High Density Residential, Compact Residential, Neighborhood Residential</td>
</tr>
<tr>
<td>Proposed</td>
<td>MU</td>
<td>Mixed Use</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>North of site</td>
<td>RUT</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>South of site</td>
<td>C-1, R1, RUT (Hwy 44)</td>
<td>Commercial</td>
<td>Commercial</td>
</tr>
<tr>
<td>East of site</td>
<td>MU, R-13, RUT</td>
<td>Commercial, High Density Residential, Neighborhood Residential</td>
<td>Commercial, High Density Residential, Neighborhood Residential</td>
</tr>
<tr>
<td>West of site</td>
<td>RUT (Hwy 16)</td>
<td>ITD 44/16 R.O.W.</td>
<td>ITD 44/16 R.O.W.</td>
</tr>
</tbody>
</table>
SITE DATA:

Total Acreage of Site - **65.7 acres**

Breakdown of Acreage of Land in Contiguous Ownership:

- **Total Acreage of Site in Special Flood Hazard Area - 0 acres**
- Minimum Lot Size - **5,500 SQFT single family, 1,388 SQFT townhomes**
- Minimum Lot Width - **55' single family, 28.33' townhomes**

<table>
<thead>
<tr>
<th>Total Number of Lots</th>
<th>Residential</th>
<th>170</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Commercial</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Common</td>
<td>15</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Number of Units</th>
<th>Single-family</th>
<th>55</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Duplex</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Multi-family</td>
<td>438</td>
</tr>
</tbody>
</table>

Total Acreage of Site in Special Flood Hazard Area - **0 acres**

Percent of Site and Total Acreage of Common Area - **34.3%** / **16.4 acres**

Percent of Common Space to be used for drainage - **Approx. 6%**

Describe Common Space Areas (amenities, landscaping, structures, etc.) -

Open space areas to be dedicated in the single family, townhome, and apartment area with amenities such as playgrounds, dog parks, pedestrian walking paths, etc.

Proposed Dedicated Lots & Acreage (school, parks, etc): **1 lot - 1.8 acres**

Public Streets - **5**

Private Streets - **11**

Describe Pedestrian Walkways (location, width, material) -

Pedestrian connections throughout (concrete), varies from 5' to 6'.

Describe Bike Paths (location, width, material) -

Within public ROWs, asphalt

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - **0 acres - area is in Zone X**

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): #160xxxxxxxC, 160xxxxxxxE, 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____,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
- Irrigation Water - Middleton Mill Canal
- Sanitary Sewer - Star Sewer and Water
- Fire Protection - Eagle Elementary, Star Middle School, Eagle High School
- Schools - Middleton/Star Fire District
- Roads - Roads within property to be privately owned and maintained.

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

- Areas of Critical Environmental Concern - No
- Evidence of Erosion - No
- Historical Assets - No
- Riparian Vegetation - No
- Stream/Creek - Yes, runs east/west on north side
- Unique Animal Life - No
- Floodplain - No
- Fish Habitat - No
- Mature Trees - Yes, older existing trees
- Steep Slopes - No
- Unstable Soils - 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)

<table>
<thead>
<tr>
<th>Applicant (✓)</th>
<th>Description</th>
<th>Staff (✓)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-application meeting with Planning Department required prior to neighborhood meeting.</td>
<td></td>
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</tr>
<tr>
<td>Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (<a href="mailto:">Please contact the City for addresses &amp; labels</a>) (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.)</td>
<td></td>
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<tr>
<td>Completed and signed Preliminary Plat Application</td>
<td></td>
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<tr>
<td>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.</td>
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<tr>
<td>Narrative explaining the project. (must be signed by applicant)</td>
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<tr>
<td>Legal description of the property (word.doc and pdf version with engineer’s seal)</td>
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<tr>
<td>Recorded warranty deed for the subject property</td>
<td></td>
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<tr>
<td>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.</td>
<td></td>
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<tr>
<td>Approval of the proposed subdivision name from Ada County Surveyor’s office.</td>
<td></td>
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<tr>
<td>One (1) 8½” X 11” copy and electronic copy in pdf. format of vicinity map showing the location of the subject property</td>
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<tr>
<td>One (1) full-size copy and one (1) 11” X 17” copy of the Preliminary Plat</td>
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<tr>
<td>Electronic copy in pdf. format of Preliminary Plat</td>
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<tr>
<td>One (1) full-size copy and one (1) 11” X 17” copy of the landscape plan</td>
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<tr>
<td>Electronic copy in pdf. format of landscape plan</td>
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<tr>
<td>Electronic copy in pdf. format of preliminary site grading &amp; drainage plans</td>
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<tr>
<td>Phasing plan shall be included in the application if the project is to be phased.</td>
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<td>Requirement</td>
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<td>Letter of authorization from the local Post Office approving mailbox delivery to subdivision</td>
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<td>including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.</td>
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<tr>
<td>List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed</td>
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<td>development.</td>
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<td>One (1) copy of names and addresses printed on address labels, of property owners within three</td>
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<td>hundred feet (300') of the external boundaries of the property being considered as shown on record</td>
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<tr>
<td>in the County Assessor's office. Please contact the City to request addresses and labels.</td>
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<td>Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist.</td>
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<td>(If requested by City Engineer)</td>
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<tr>
<td>Special Flood Information – Must be included on Preliminary Plat and Application form.</td>
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<tr>
<td>One (1) 8½” X 11” copy and electronic copy in pdf format of streetlight design and location information.</td>
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<td>Written confirmation that a traffic impact study is not required and/or has been submitted for review</td>
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<td>to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if</td>
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<tr>
<td>applicable).</td>
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<td>One (1) copy of the Electronic versions of submitted application including neighborhood meeting</td>
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<tr>
<td>information, signed application, narrative, legal description, warranty deed, vicinity map,</td>
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<tr>
<td>preliminary plat, landscape plan, preliminary site grading &amp; drainage plans, irrigation district</td>
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<tr>
<td>information, streetlight design &amp; location, confirmation of a traffic impact study shall be submitted</td>
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<tr>
<td>in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans)</td>
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<td>on a thumb drive only (no discs) with the files named with project name and plan type. We encourage</td>
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<td>you to also submit a colored version of the preliminary plat and/or landscape plan for presentation</td>
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<td>purposes prior to City Council.</td>
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<tr>
<td>Signed Certification of Posting with pictures. (see attached posting requirements and certification</td>
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<tr>
<td>form) – To be completed by application after acceptance of application. Staff will notify applicant</td>
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<td>of hearing and posting date.</td>
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<tr>
<td>Property shall be annexed into Star Sewer and Water District prior to Final Plat approval.</td>
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<tr>
<td>Please contact SSWD for details.</td>
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</tbody>
</table>

**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.

Derk Pardoe

Applicant/Representative Signature

8/19/22

Date
CONDITIONAL USE PERMIT APPLICATION

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

<table>
<thead>
<tr>
<th>FILE NO.:</th>
<th>Date Application Received: ____________________ Fee Paid: ________________</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Processed by: City: ____________________________________________________________________</td>
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Applicant Information:

**PRIMARY CONTACT IS:** Derk Pardoe

Applicant Name: Derk Pardoe
Applicant Address: 3454 Stone Mountain Ln. Sandy, UT Zip: 84092
Phone: 801-808-2357 Email: derkpardoe@gmail.com

Owner Name: Derk Pardoe
Owner Address: 3454 Stone Mountain Ln. Sandy, UT Zip: 84092
Phone: 801-808-2357 Email: derkpardoe@gmail.com

Representative (e.g., architect, engineer, developer):

Contact: Chad Garner Firm Name: Focus Engineering & Surveying
Address: 6949 S High Tech Dr. Ste. 200 Zip: 84047
Phone: 801-352-0075 Email: cgarner@focus-es.com

Property Information:

Site Address: 58 N Truman Pl 8245 W Shultz Ct Parcel Number: R3720001505, R3720002500, R3720002480, R3720002412

Requested Condition(s) for Conditional Use: Requesting a conditional use for multifamily residential dwellings. The proposed boundaries of this multifamily development are currently zoned in Boise as C-2 and R1. We are currently filing for annexation into Star City and requesting a rezone of the entire property to the MU zone.

<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>Comp Plan Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing C-2, R1</td>
<td>Commercial, High Density Residential, Compact Residential, Neighborhood Residential</td>
</tr>
<tr>
<td>Proposed MU</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>North of site RUT</td>
<td>N/A</td>
</tr>
<tr>
<td>South of site C-1, R1, RUT (Hwy 44)</td>
<td>Commercial</td>
</tr>
<tr>
<td>East of site MU, R-13, RUT</td>
<td>Commercial, High Density Residential, Neighborhood Residential</td>
</tr>
<tr>
<td>West of site RUT (Hwy 16)</td>
<td>ITD 44/16 R.O.W.</td>
</tr>
</tbody>
</table>
Site Data:

Total Acreage of Site: ±16 acres

Proposed Percentage of Site Devoted to Bldg Coverage: Approx. 23%

Proposed Percentage of Site Devoted to Landscaping: Approx. 35%

Number of Parking spaces: Proposed: 699 stalls, Required: 686 stalls

Requested Front Setback: 10'  
Requested Rear Setback: 10'

Requested Side Setback: 0'

Requested Side Setback: 20' between buildings

Existing Site Characteristics: Existing homes, some abandoned buildings, partially improved portions of Hamlin Drive, Shultz St, and Shultz Cir, existing irrigation, storm drain, and overhead powerlines.

Number and Uses of Proposed Buildings: 20 buildings; residential multifamily (includes clubhouse)

Location of Buildings: Throughout property

Gross Floor Area of Proposed Buildings: Approx. 500,000 SQFT

Describe Proposed On and Off-Site Traffic Circulation: Property is near the intersection of Highways 16 and 44. Main access would be located off of Hamlin Ave, which is accessed from Highway 44. There would be circular traffic flow with internal roads/drive aisles located off of Shultz St and Hamlin Ave.

Proposed Signs – number, type, location: Entry monument signage at east entrance  
Secondary entry monument at north entrance.

(include draft drawing) Secondary entry monument at north entrance.

Public Services (state what services are available and what agency is providing the service):

- Potable Water - Star Sewer and Water
- Irrigation Water - Middleton Mill Canal
- Sanitary Sewer - Star Sewer and Water
- Schools - Eagle Elementary, Star Middle School, Eagle High School
- Fire Protection - Middleton/Star Fire District
- Roads - Roads within property to be privately owned and maintained.

Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision/Project Name: Northern Star Development (TBD)  
Phase: 1

Special Flood Hazard Area: total acreage: 0, number of homes/structures: 0  
Subject property does not have any special flood hazard areas.

a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan 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____.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.
### Application Requirements:

*Applications are required to contain one copy of the following unless otherwise noted.*

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<tr>
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<td>Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)</td>
<td></td>
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<tr>
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<td>Legal description of the property (word.doc and electronic version with engineer’s seal):</td>
<td></td>
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<tr>
<td></td>
<td>Copy of recorded warranty deed.</td>
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<td></td>
</tr>
<tr>
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<td>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.</td>
<td></td>
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<td>List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.</td>
<td></td>
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<td>Vicinity map showing the location of the subject property</td>
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<td>One (1) full-size copy and One (1) 11”x 17” reduction of the Site Plan</td>
<td></td>
</tr>
<tr>
<td></td>
<td>One (1) full-size copy and One (1) 11”x 17” reduction of the landscape plan (if applicable)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Building elevations showing construction materials</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.</td>
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<td>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.</td>
<td></td>
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</tbody>
</table>

### Site Plan (If applicable):

The following items must be included on the site plan:

- Date, scale, north arrow, and project name
- Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan
- Existing boundaries, property lines, and dimensions of the lot
- Relationship to adjacent properties, streets, and private lanes
- Easements and right-of-way lines on or adjacent to the lot
- Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties
- Building locations(s) (including dimensions to property lines)
- Parking and loading areas (dimensioned)
- Traffic access drives and traffic circulation (dimensioned)
Landscape Plan (If applicable):

The following items must be included on the landscape plan:

- Date, scale, north arrow, and project name
- Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan
- Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings
- Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.
- Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements
- Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours
- Sight Triangles as defined in 8-4 A-7 of this Ordinance
- Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size
- Proposed screening structures
- Design drawings(s) of all fencing proposed
- Calculations of project components to demonstrate compliance with requirements of this ordinance, including:
  - Number of street trees and lineal feet of street frontage
  - Width of street buffers (exclusive of right-of-way)
  - Width of parking lot perimeter landscape strip
  - Buffer width between different land uses
  - Number of parking stalls and percent of parking area with internal landscaping
  - Total number of trees and tree species mix
  - Mitigation for removal of existing trees, including number of caliper inches being removed

SIGNS (If applicable):
All signs will require separate submittal of a sign application.

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.

Derk Pardoe  
8/19/22
November 28, 2022

The property located on the northeast corner of State Highway 16 and State Highway 44, referred to Talega Village, is being considered for development. The overall site consisting of 65.7 acres is under consideration for annexation into Star City and rezoning to the MU zone, 20.4 acres of which is being planned for multifamily residential. The multifamily residential development phase consists of portions of seven parcels with three identified addresses (shown below).

**IDENTIFIED ADDRESSES:**

- 58 N Truman Pl.
- 8245 W Shultz Ct.
- 8370 W Shultz Ct.

**PARCEL NUMBERS:**

- R3720001507
- R3720001509
- R3720002500
- R3720002480
- A portion of R3720001505
- A portion of R3720002412
- A portion of S0409417201

Because multifamily residential is a conditional use under the MU zone, the applicant is requesting a conditional use permit for the proposed multifamily residential use upon approval of the property being annexed into Star City and rezoned to the MU zone. The proposed 20.4 acres currently falls within the C-2 and R1 zones with a small portion being in the RUT zone. The majority of the property falls within the High Density Residential (10+ units/acre) land use designation. The proposed multifamily development would be compatible to the designated land use as shown in Star City’s Comprehensive Plan Land Use Map.

The multifamily site would consist of 19 apartment buildings with 340 units plus a clubhouse building. The property will have sufficient open space, amenities, and both covered and uncovered parking. The development would be accessed off of Hamlin Ave and Shultz St. Truman Pl will be vacated. Public services and utilities will be provided per Star City and Ada County standards.
PRELIMINARY PLAT

CIG STAR IDAHO DEVELOPMENT

ADA COUNTY, IDAHO

LOCATE WITHIN THE SE 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M. ADA COUNTY, IDAHO.

ENGINEER

FOCUS ENGINEERING AND SURVEYING
1901 N. ROSARIO STREET, SUITE 100
MERIDIAN, ID 83642
PHONE: (208) 396-6311
EMAIL: HOLMES@FOCUS-ES.COM

SURVEYOR

TOWN POINT
5099 N VALLEY ST, BOISE, ID 83709
PHONE: (208) 281-2220
EMAIL: JOHN@VALLEYLANDSURVEYING.COM

DEVELOPER

PHC PARADISE
3454 STONE MOUNTAIN LANE, SANDY, UT 84092
EMAIL: DERRICKDOR92@GMAIL.COM

OWNERS OF RECORD

STAR ENTERPRISES LLC
2535 E SUNNYSIDE AVE
SALT LAKE CITY, UTAH 84118.

0 W STATE ST.

P-SS

GAS REGULATOR

PHASE 1

PHASE 2

PHASE 3

PHASE 4