

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
Kevan Wheelock
David Hershey

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

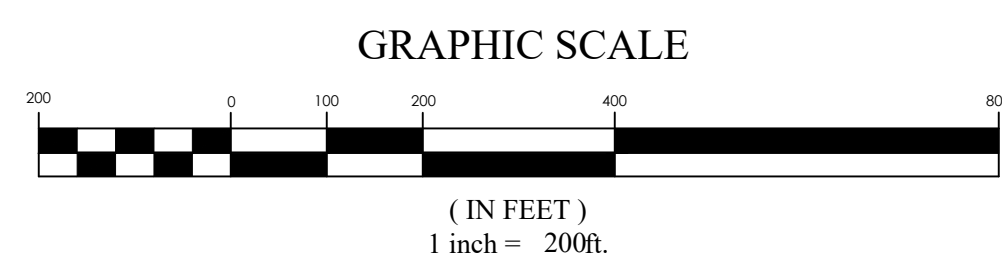
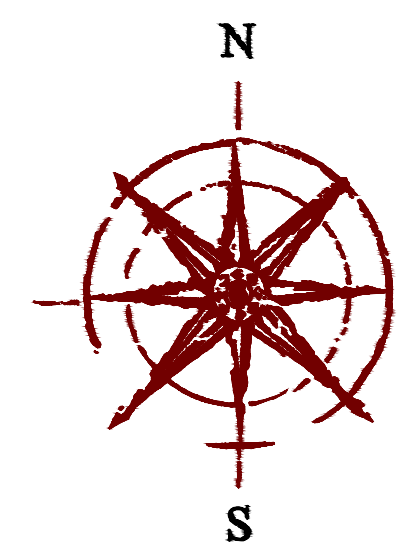
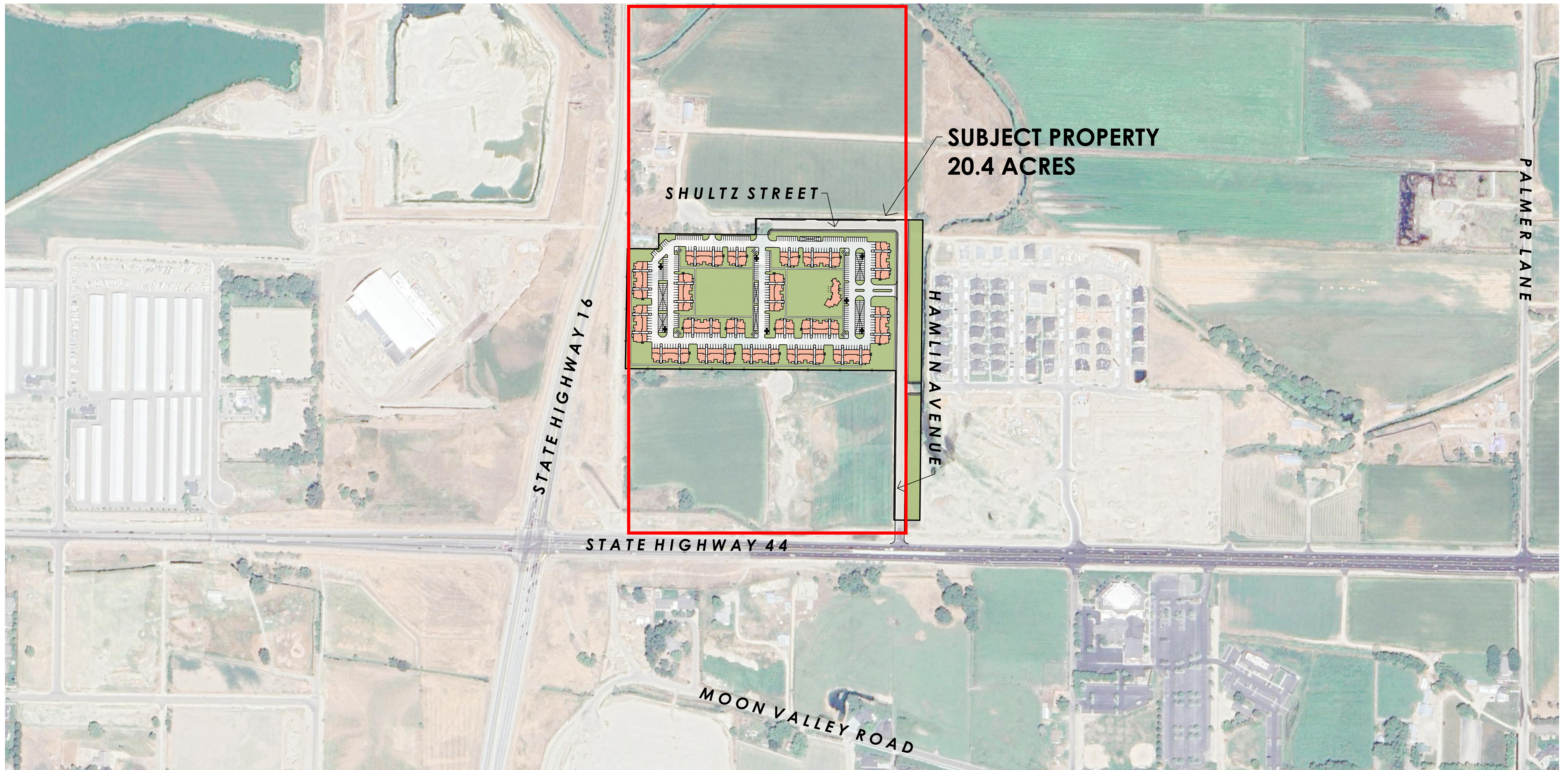
Representative: Chad Garner, Focus Engineering & Surveying

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

21-0488

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 $11^{\circ}54'27''$ East a distance of 283.91 feet;

North $1^{\circ}58'55''$ East a distance of 670.57 feet to the North line of said Northeast 1/4 of the Southeast 1/4;

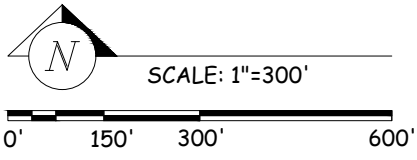
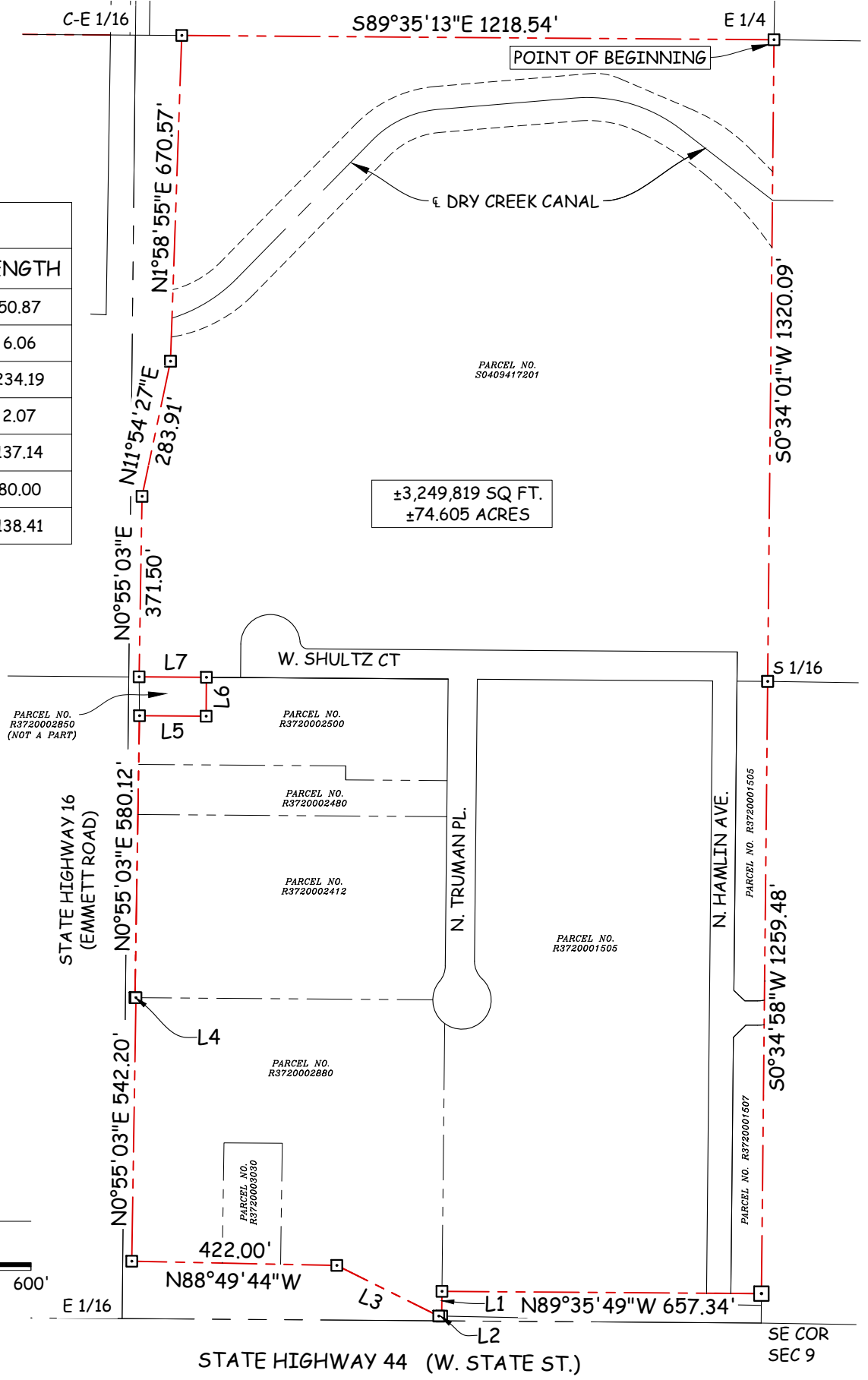
thence on said North line, South $89^{\circ}35'13''$ East a distance of 1,218.54 feet to the **POINT OF BEGINNING.**

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

End of Description.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°35'43"W	50.87
L2	N89°39'59"W	6.06
L3	N63°35'03"W	234.19
L4	N89°35'29"W	2.07
L5	S89°35'32"E	137.14
L6	N0°24'28"E	80.00
L7	N89°35'32"W	138.41



VALLEY LAND SURVEYING
PROFESSIONAL LIMITED LIABILITY COMPANY
5099 S. Valley St. Boise, ID 83709
www.valleylandsurveying.com
Phone: (208) 261-2226

EXHIBIT DRAWING FOR
CITY OF STAR RE-ZONE
TALEGA VILLAGE SUBDIVISION
A PORTION OF LOTS 3, 4 & 5 OF R.L. HON SUBDIVISION AND A PORTION
OF THE SE 1/4 OF SECTION 9, T. 4 N., R. 1 W., BOISE MERIDIAN,
LOCATED IN THE COUNTY OF ADA, STATE OF IDAHO.

PROJECT NO.
21-150
DRAWN BY
J.S.G.

DATE
1/31/2023
SHEET NO.
1 OF 1



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:

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

SITE DATA:

Total Acreage of Site - 65.7 acres Single Family - 17.5 acres Townhomes - 11.9 acres
Apartments - 16.0 acres Commercial - 18.0 acres
Existing Roads - 2.3 acres
Breakdown of Acreage of Land in Contiguous Ownership - _____
Total Acreage of Site in Special Flood Hazard Area - 0 acres
Dwelling Units per Gross Acre - 10.3 units/acre
Minimum Lot Size - 5,500 SQFT single family, 1,388 SQFT townhomes
Minimum Lot Width - 55' single family, 28.33' townhomes

Total Number of Lots - 170
Residential - 154
Commercial - 1
Industrial - N/A
Common - 15

Total Number of Units - 493
Single-family - 55
Duplex - N/A
Multi-family - 438

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): #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.

- 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 Floodplain - No
 Evidence of Erosion - No Fish Habitat - No
 Historical Assets - No Mature Trees - Yes, older existing trees
 Riparian Vegetation - No Steep Slopes - No
 Stream/Creek - Yes, runs east/west on north side 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 (√)
	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.**

Derk Pardoe

8/19/22

Applicant/Representative Signature

Date



CONDITIONAL USE PERMIT APPLICATION

****All applicable 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:

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

	Zoning Designation	Comp Plan Designation
Existing	C-2, R1	Commercial, High Density Residential, Compact Residential, Neighborhood Residential
Proposed	MU	Mixed Use
North of site	RUT	N/A
South of site	C-1, R1, RUT (Hwy 44)	Commercial
East of site	MU, R-13, RUT	Commercial, High Density Residential, Neighborhood Residential
West of site	RUT (Hwy 16)	ITD 44/16 R.O.W.

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: 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.
(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
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.)

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 Conditional Use 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 fully describing the existing use, and the proposed project. (must be signed by applicant)	
	Legal description of the property (word.doc and electronic version with engineer's seal):	
	Copy of recorded warranty deed.	
	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.	
	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.	
	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
	Vicinity map showing the location of the subject property	
	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
	Building elevations showing construction materials	
	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.	
	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.	

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)	

	<ul style="list-style-type: none"> • Open/common spaces 	
	<ul style="list-style-type: none"> • Refuse and service areas 	
	<ul style="list-style-type: none"> • Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed) 	
	<ul style="list-style-type: none"> • All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances 	

Landscape Plan (If applicable):

	The following items must be included on the landscape plan:	
	<ul style="list-style-type: none"> • Date, scale, north arrow, and project name 	
	<ul style="list-style-type: none"> • Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan 	
	<ul style="list-style-type: none"> • Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings 	
	<ul style="list-style-type: none"> • 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. 	
	<ul style="list-style-type: none"> • 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 	
	<ul style="list-style-type: none"> • Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours 	
	<ul style="list-style-type: none"> • Sight Triangles as defined in 8-4 A-7 of this Ordinance 	
	<ul style="list-style-type: none"> • 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 	
	<ul style="list-style-type: none"> • Proposed screening structures 	
	<ul style="list-style-type: none"> • Design drawings(s) of all fencing proposed 	
	<ul style="list-style-type: none"> • Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> ➤ 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

CONDITIONAL USE PERMIT 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).

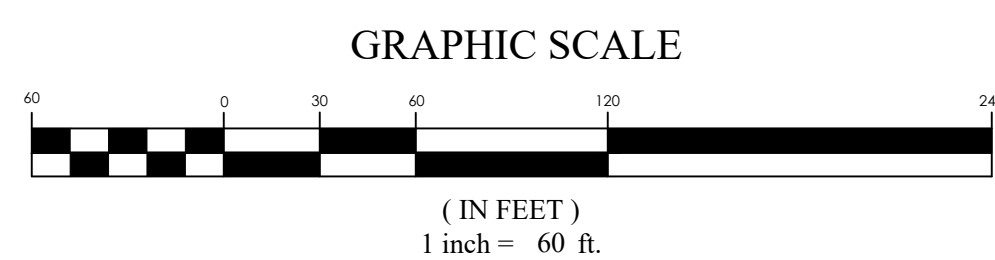
IDENTIFIED ADDRESSES: **58 N Truman Pl.**
 8245 W Shultz Ct.
 8370 W Shultz Ct.

PARCEL NUMBERS:

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

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.



NORTHERN STAR APARTMENTS site plan

STAR CITY, ADA COUNTY, IDAHO

10/17/2022

21-0488

SITE PLAN TABULATIONS

TOTAL ACREAGE	±16.0 ACRES
APARTMENT UNITS	340
APARTMENT GARAGE STALLS	204
APARTMENT PRIVATE STALLS	204
APARTMENT GUEST STALLS	131 COVERED; 160 OPEN
TOTAL APARTMENT STALLS	699
REQUIRED AMENITIES	5
PROVIDED AMENITIES	5,000 SQFT CLUBHOUSE, POOL, HOT TUB, PERGOLAS WITH TV, FIRE PIT, BBQ STATIONS, AND DOG PARK

OWNER/APPLICANT

DERK PARDOE
3454 STONE MOUNTAIN LN.
SANDY, UT 84092
801-808-2357

OWNER/APPLICANT

JASON RAMSEY
RAMSEY CONSTRUCTION
7950 HORSESHOE BEND RD. STE. 106
BOISE, ID 83714
208-941-1711

PLANNER

CHAD GARNER
FOCUS ENGINEERING & SURVEYING
6949 S HIGH TECH DR. STE. 200
MIDVALE, UT 84047
801-352-0075

ENGINEER

JACOB HOLMES
FOCUS ENGINEERING & SURVEYING
1001 N ROSARIO ST. STE. 100
MERIDIAN, ID
801-352-0075

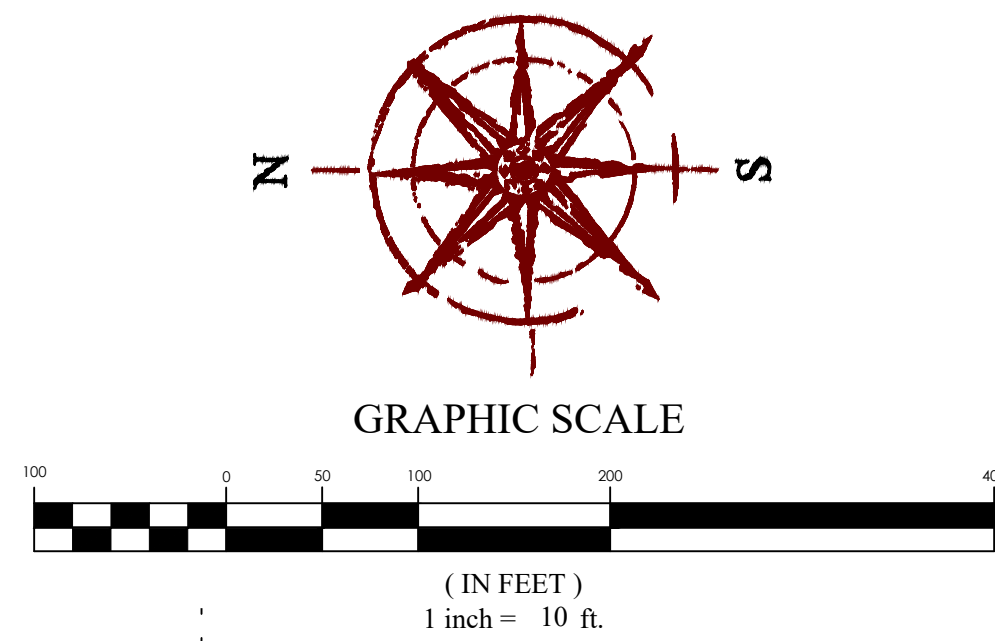
SURVEYOR

JOHN GLETNE
VALLEY LAND SURVEYING
5099 S VALLEY ST.
BOISE, ID 83709
208-261-2226



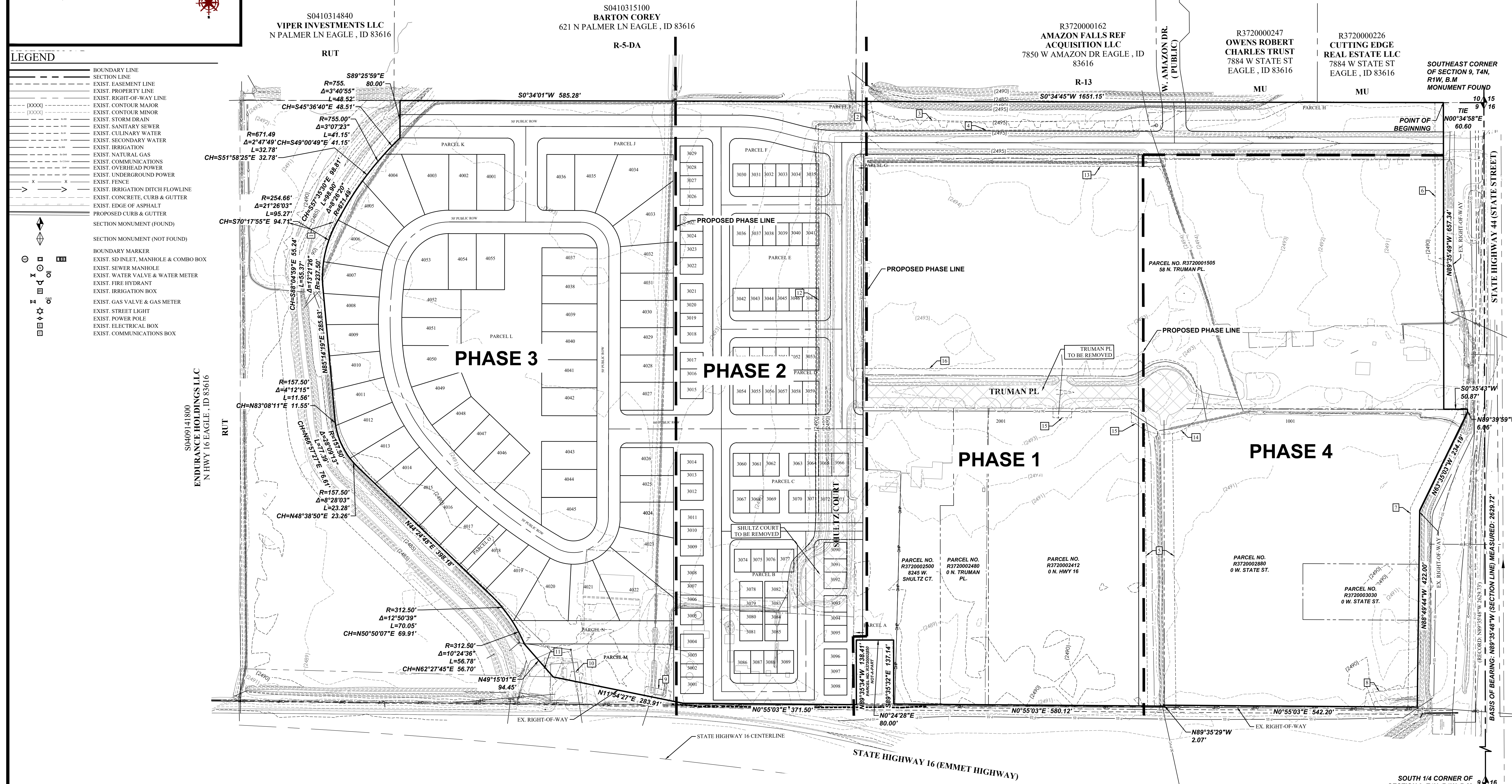
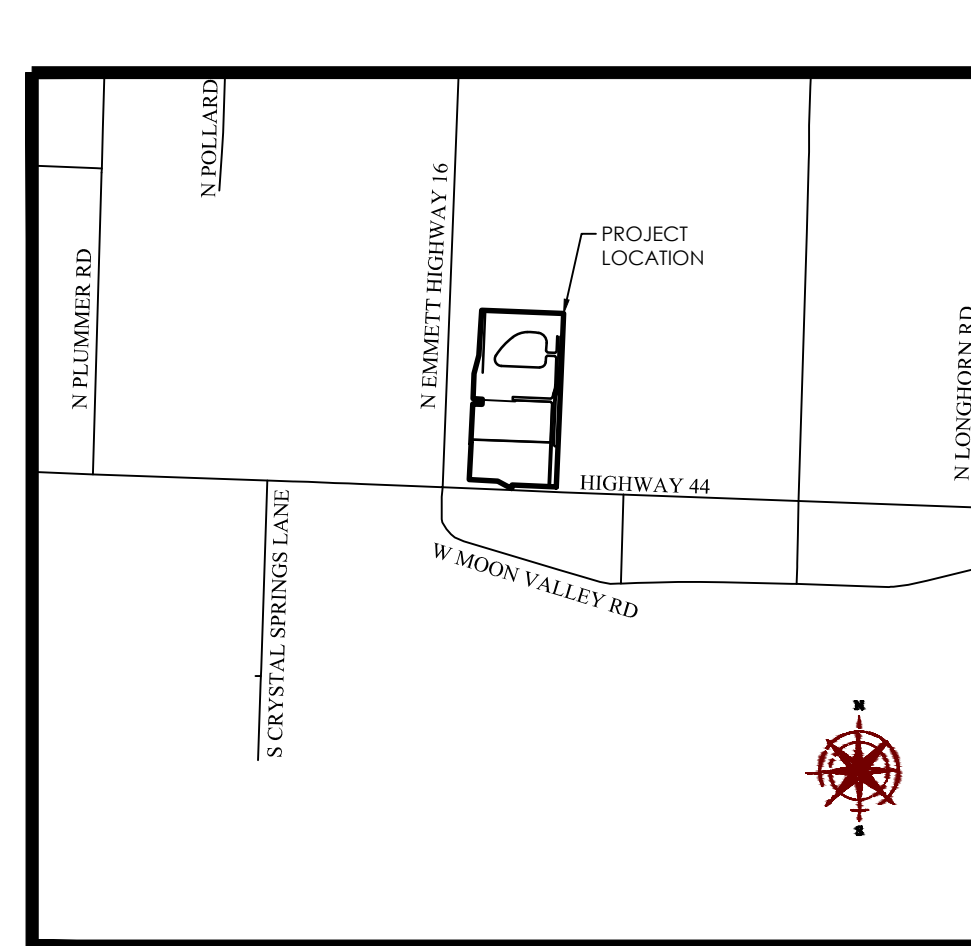
PRELIMINARY PLAT CIG STAR IDAHO DEVELOPMENT

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



LEGEND

---	BOUNDARY LINE
---	SECTION LINE
---	EXIST. EASEMENT LINE
---	EXIST. PROPERTY LINE
---	EXIST. RIGHT-OF-WAY LINE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. SECONDARY WATER
---	EXIST. IRRIGATION
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---	EXIST. COMMUNICATIONS BOX



FOR REVIEW ONLY

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.
PRELIMINARY PLAT

REVISION BLOCK

#	DATE	DESCRIPTION
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2	###	###
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ENGINEER
JACOB HOLMES
FOCUS ENGINEERING AND SURVEYING
1001 N. ROSARIO STREET, SUITE 100
MERIDIAN, ID 83642.
PHONE: (208) 599-6151
EMAIL: JHOLMES@FOCUS-ES.COM

SURVEYOR
JOHN GLETNE
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PHONE: (208) 261-2226
EMAIL: JOHN@VALLEYLANDSURVEYING.COM

DEVELOPER
DERK PARDOE
3454 STONE MOUNTAIN LANE, SANDY, UT 84092.
EMAIL: DERKPARDOE@GMAIL.COM

OWNERS OF RECORD
CIG ENTERPRISES, LLC
2255 E SUNNYSIDE AVE.
SALT LAKE CITY, UTAH 84158.

PRELIMINARY PLAT
Scale: 1"=100'
Date: 10/17/22
Job #: 21-0488
Sheet: 1 OF 4

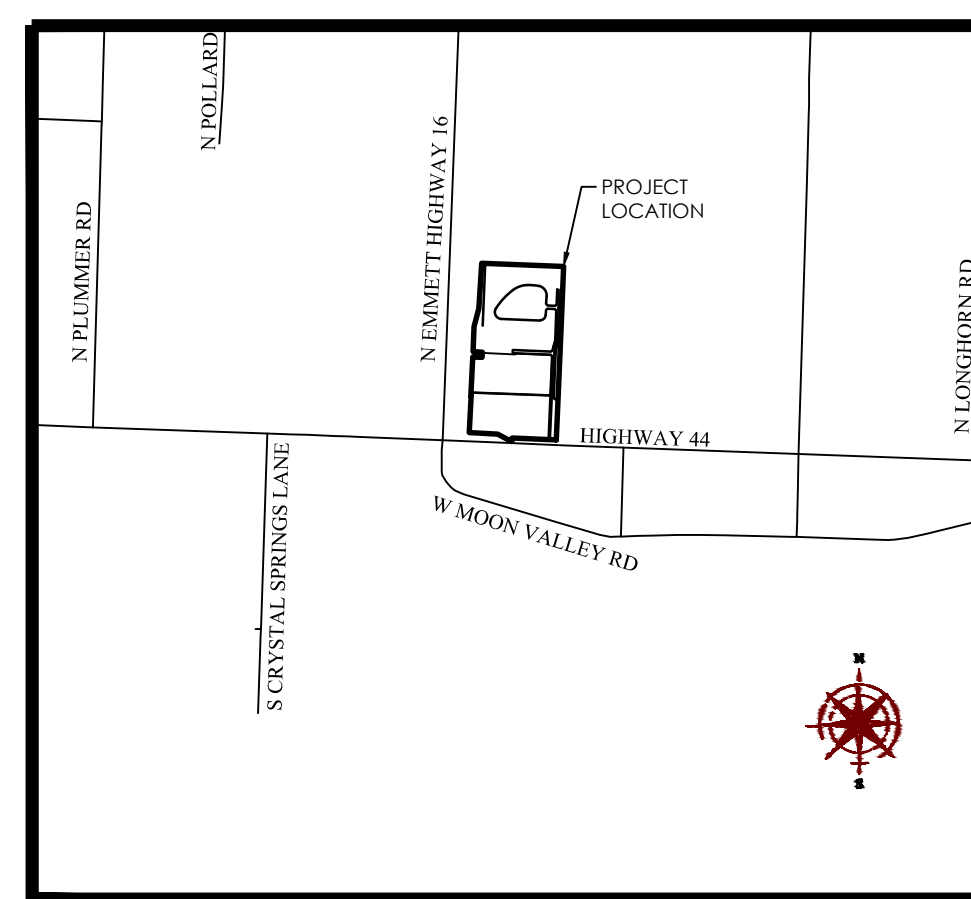
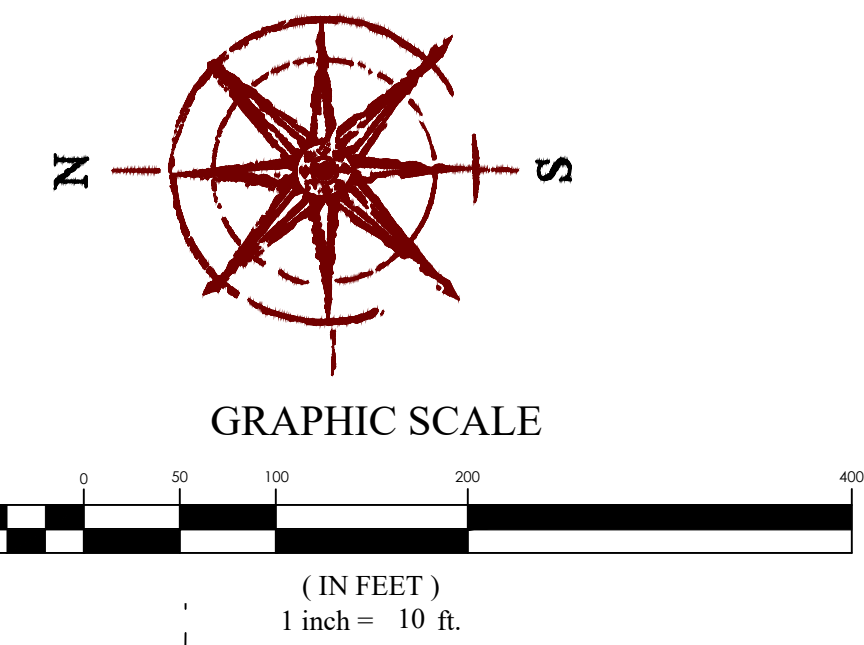
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PRELIMINARY PLAT

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.



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 - EXIST. COMMUNICATIONS BOX

S0409141800
ENDURANCE HOLDINGS LLC
 N HWY 16 EAGLE, ID 83616

ENGINEER
 JACOB HOLMES
 FOCUS ENGINEERING AND SURVEYING
 1001 N. ROSARIO STREET, SUITE 100
 MERIDIAN, ID 83642.
 PHONE: (208) 599-6151
 EMAIL: JHOLMES@FOCUS-ES.COM

S0410314840
VIPER INVESTMENTS LLC
 N PALMER LN EAGLE, ID 83616

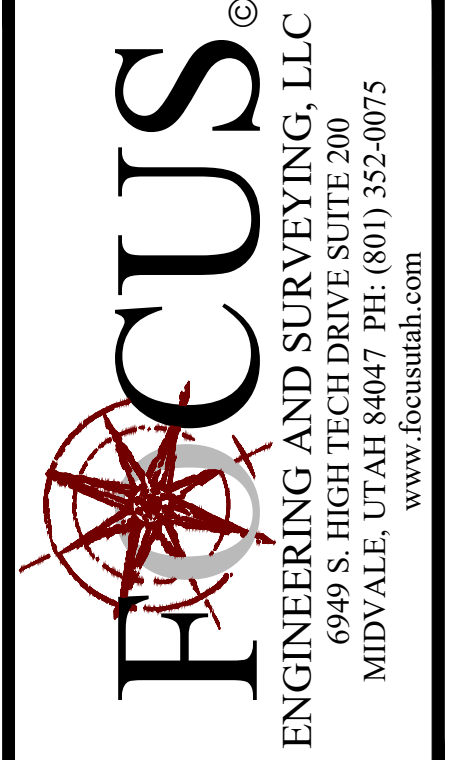
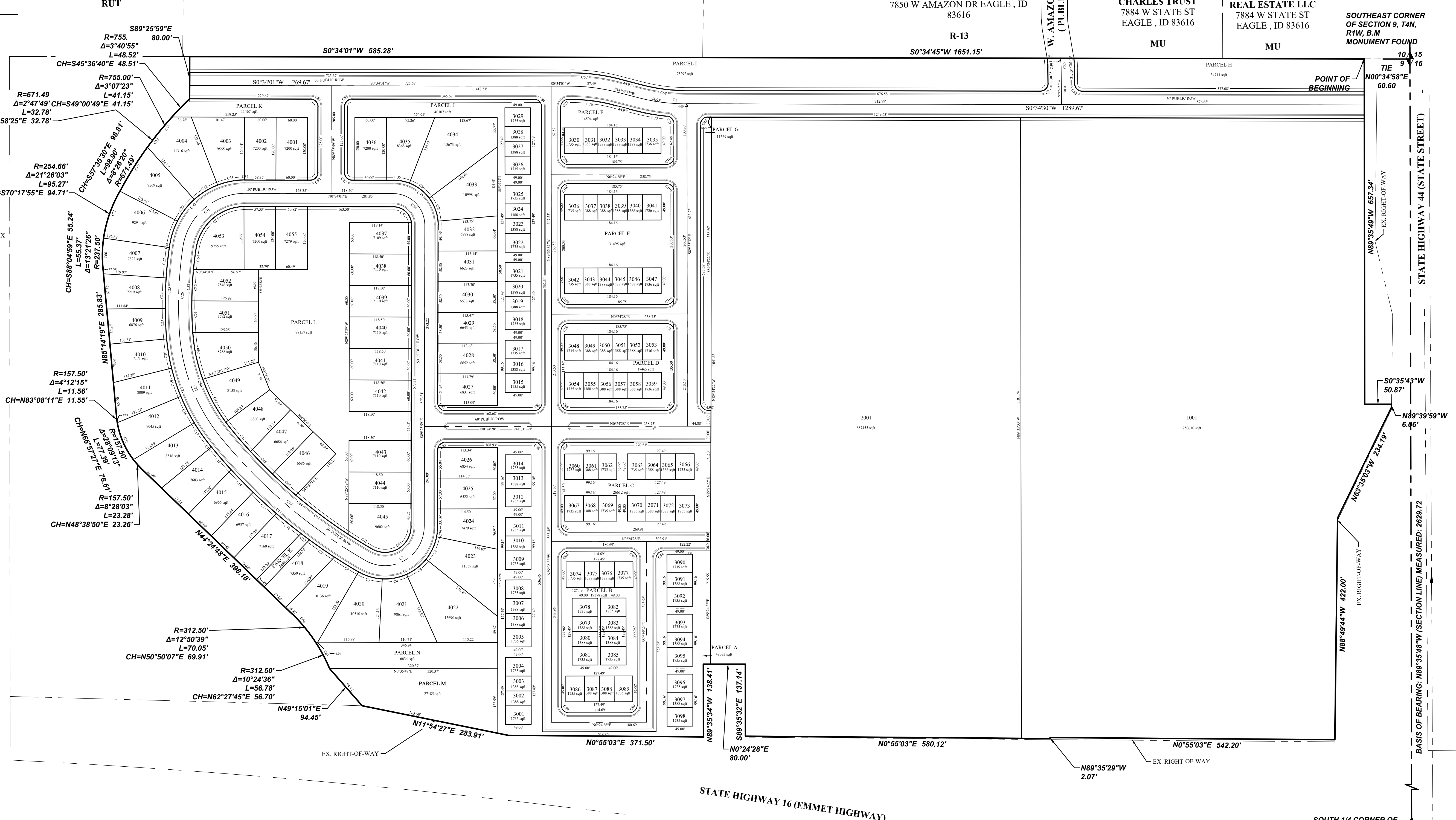
S0410315100
BARTON COREY
 621 N PALMER LN EAGLE, ID 83616
R-5-DA

R3720000162
AMAZON FALLS REF ACQUISITION LLC
 7850 W AMAZON DR EAGLE, ID 83616
R-13
 S0°34'45"W 1651.15'

R3720000247
OWENS ROBERT CHARLES TRUST
 7884 W STATE ST EAGLE, ID 83616
MU

R3720000226
CUTTING EDGE REAL ESTATE LLC
 7884 W STATE ST EAGLE, ID 83616
MU

SOUTHEAST CORNER OF SECTION 9, T4N, R1W, B.M. MONUMENT FOUND
 10° 15' 9" 15'



FOR REVIEW ONLY

CIG STAR IDAHO DEVELOPMENT
 ADA COUNTY, IDAHO
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PRELIMINARY PLAT

REVISION BLOCK	
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1	###
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6	###

PRELIMINARY PLAT

Scale: 1"=100'
 Date: 10/17/22
 Sheet: 2 OF 4

SURVEYOR
 JOHN GLETNE
 5099 S VALLEY ST, BOISE, ID 83709
 PHONE: (208) 261-2226
 EMAIL: JOHN@VALLEYLANDSURVEYING.COM

DEVELOPER
 DERK PARDOE
 3454 STONE MOUNTAIN LANE, SANDY, UT 84092.
 EMAIL: DERKPARDOE@GMAIL.COM

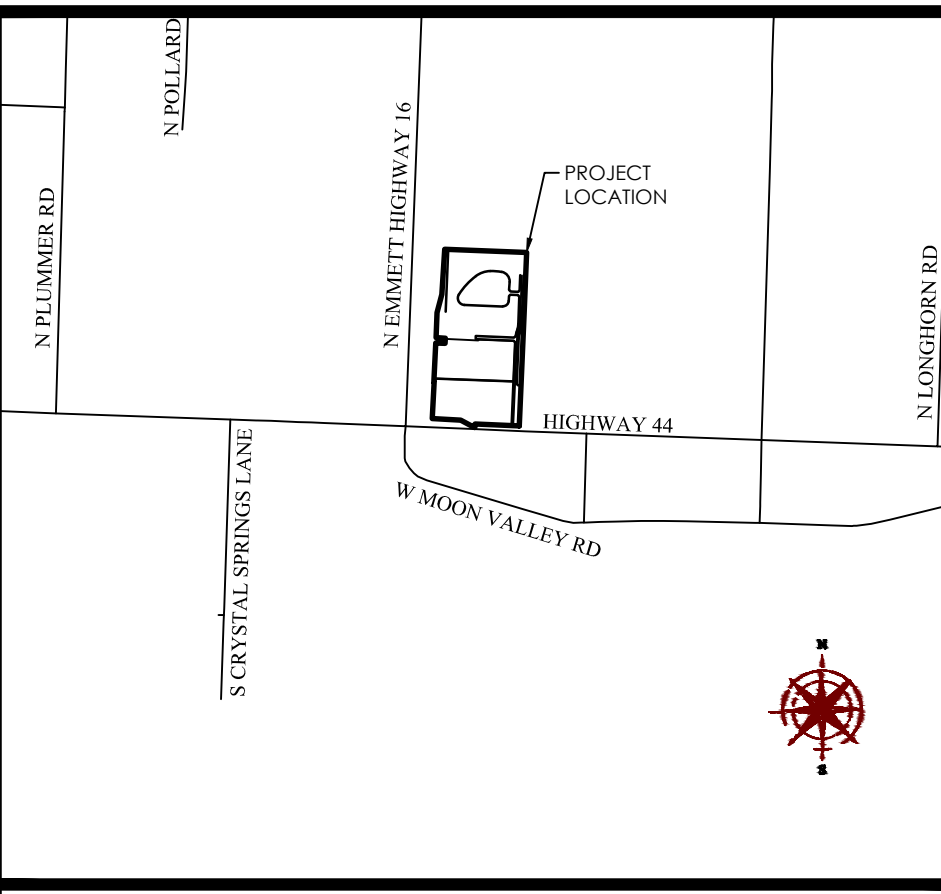
OWNERS OF RECORD
 CIG ENTERPRISES, LLC
 2255 E SUNNYSIDE AVE.
 SALT LAKE CITY, UTAH 84158.

SOUTH 1/4 CORNER OF SECTION 9, T4N, R1W, B.M. FOUND ALUM CAP MONUMENT
 9° 16'

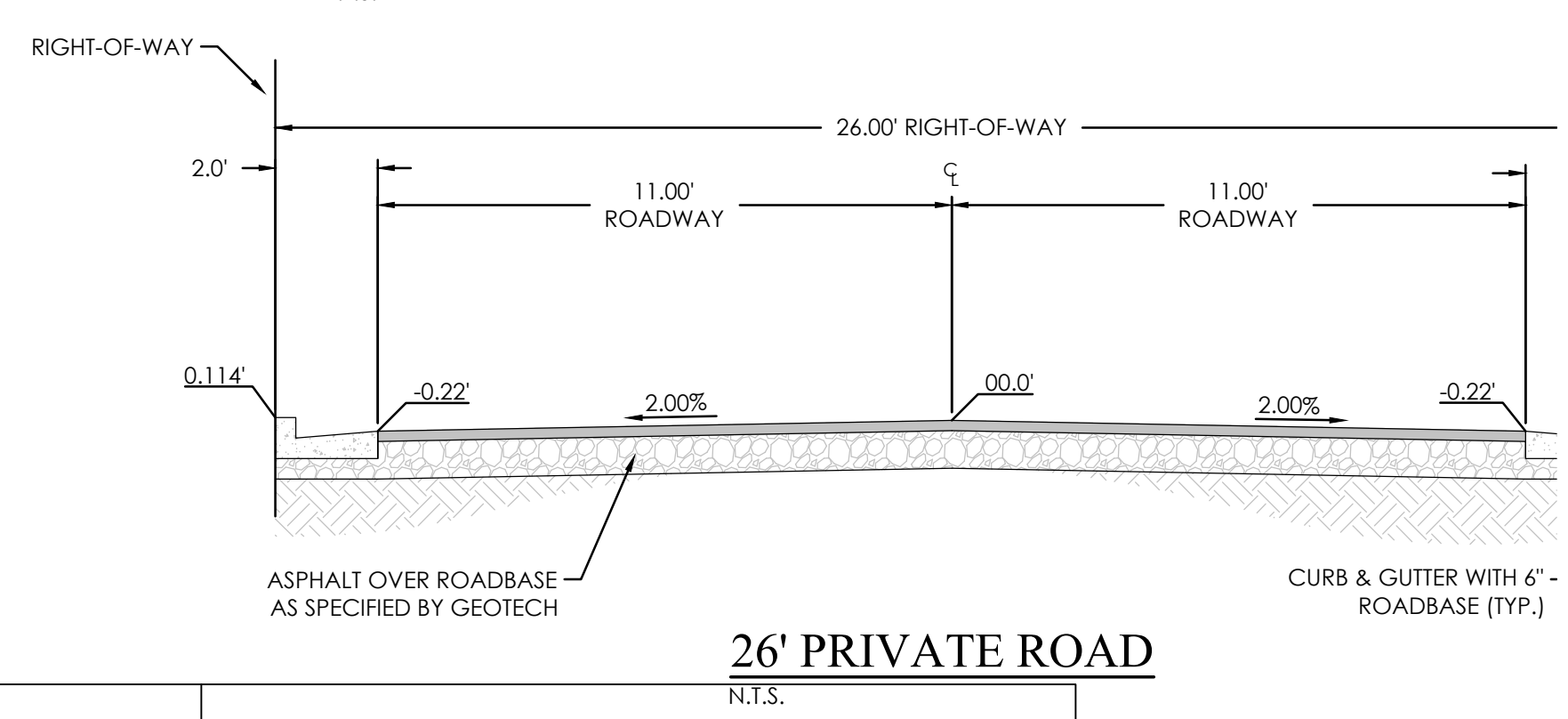
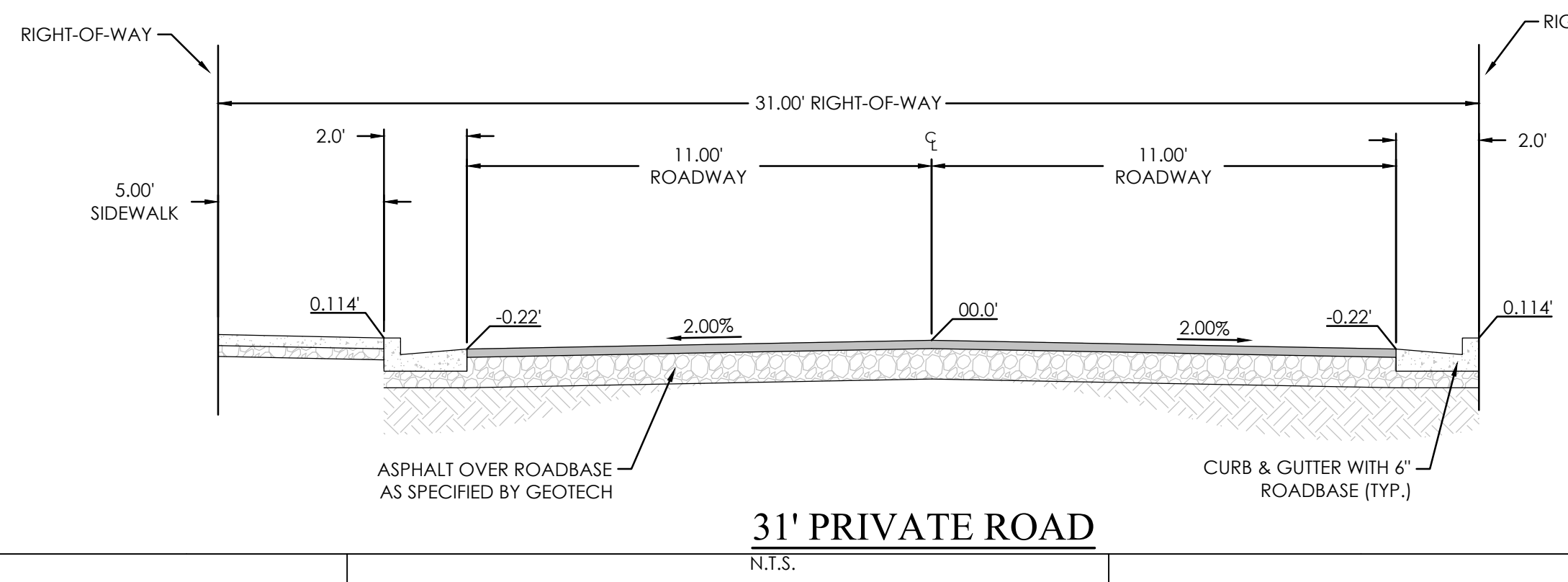
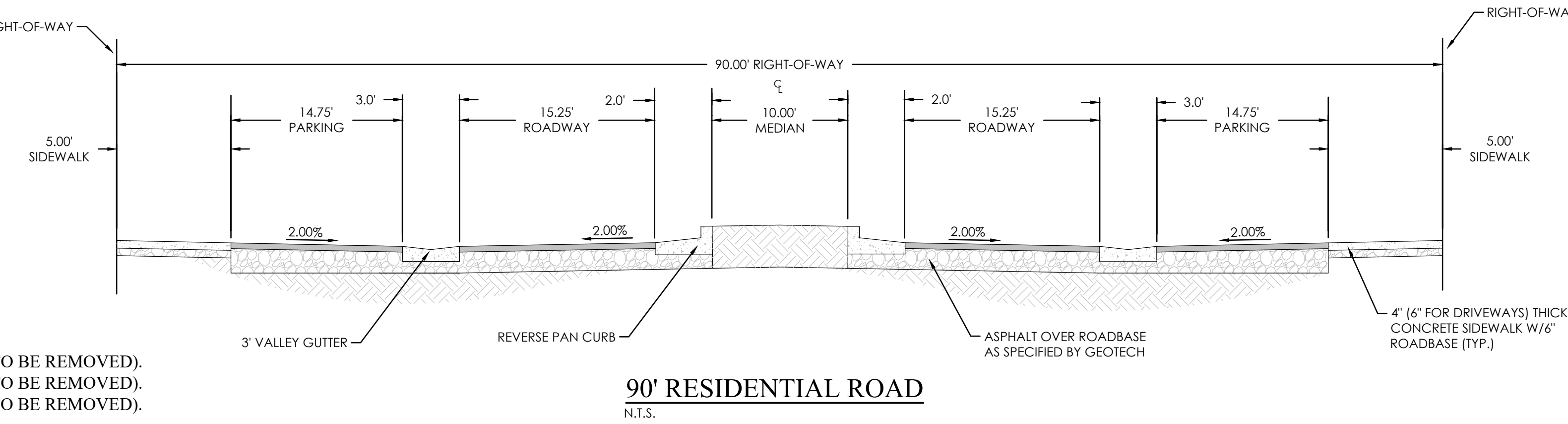
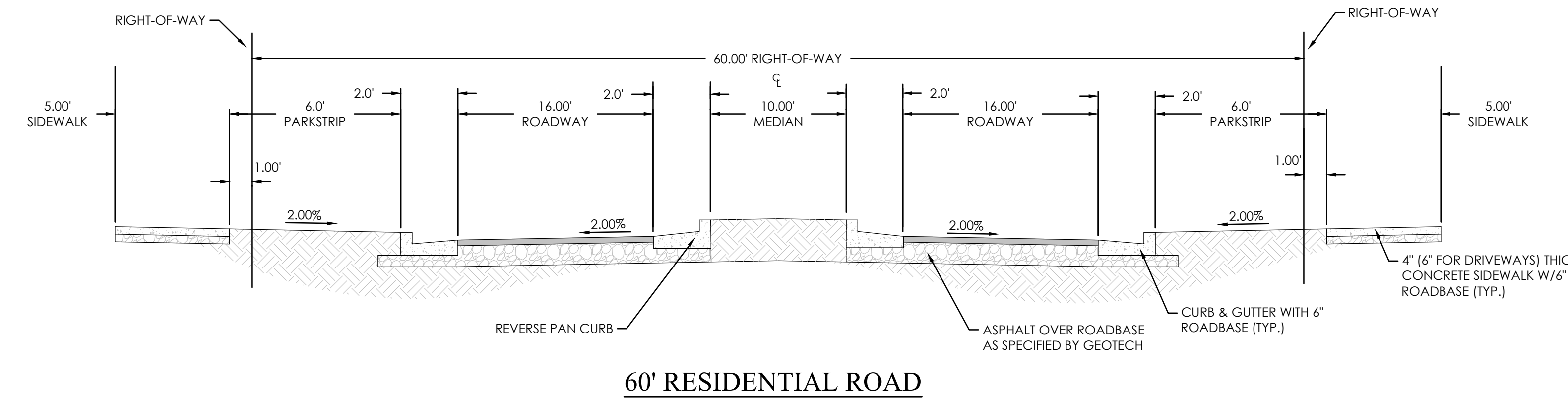
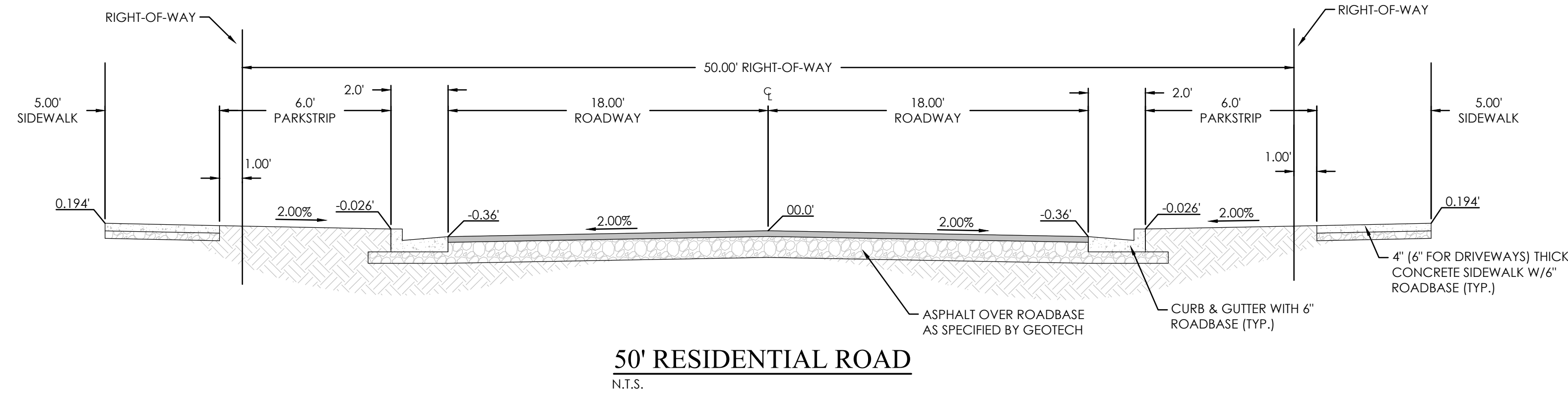
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PRELIMINARY PLAT CIG STAR IDAHO DEVELOPMENT

ADA COUNTY, IDAHO
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- EASEMENTS NOTES:**
- 1 DRY CREEK CANAL EASEMENT 25' FROM TOP OF BANK ON EACH SIDE.
 - 2 ACCESS EASEMENT INST. NO. 2017-121572
 - 3 DRY CREEK CANAL EASEMENT 25' FROM TOP OF BANK
 - 4 ACHD SIDEWALK EASEMENT INST. NO. 2019-046199.
 - 5 MIDDLETON MILL CANAL EASEMENT 25' FROM TOP OF BANK.
 - 6 DRAINAGE DISTRICT 2 EASEMENT 25' FROM TOP OF BANK.
 - 7 DRAINAGE DISTRICT 2 EASEMENT 25' FROM TOP OF BANK.
 - 8 20' TELECOMMUNICATIONS EASEMENT, INST. NO. 9001613 & 9129096.
 - 9 ITD PERMANENT DRAINAGE AND IRRIGATION EASEMENT, INST NO. 111101448.
 - 10 ITD PERMANENT DRAINAGE AND IRRIGATION EASEMENT, INST NO. 111101448.
 - 11 TELECOMMUNICATIONS EASEMENT, INST. NO. 8961467.
 - 12 ITD PERMANENT DRAINAGE AND IRRIGATION EASEMENT, INST NO. 111101448.
 - 13 ITD PERMANENT DRAINAGE AND IRRIGATION EASEMENT, INST. NO. 111092656.
 - 14 ITD PERMANENT DRAINAGE AND IRRIGATION EASEMENT, INST NO. 112005782. (TO BE REMOVED).
 - 15 ITD PERMANENT DRAINAGE AND IRRIGATION EASEMENT, INST NO. 112005783. (TO BE REMOVED).
 - 16 ITD PERMANENT DRAINAGE AND IRRIGATION EASEMENT, INST NO. 111092656. (TO BE REMOVED).

- GENERAL NOTES:**
1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 2. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 3. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 4. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
 5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 6. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
 7. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
 8. SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL
 9. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
 10. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOT ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO AN INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
 11. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
 12. IRRIGATION WATER SHALL BE PROVIDED FROM THE GROUNDWATER RIGHTS WITH IDWR (63-2957) IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
 13. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS APPROVED UNDER THE DEVELOPMENT AGREEMENT.
 14. DIRECT LOT ACCESS TO STATE HIGHWAY 16 AND 44 IS PROHIBITED. (EXCEPT EMERGENCY VEHICLE ACCESS)

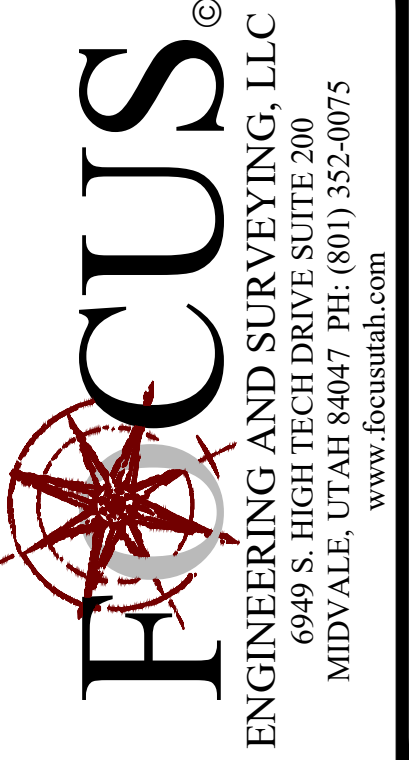
PRELIMINARY PLAT DATA	
TOTAL ACRES	32.73 AC
SINGLE-FAMILY LOTS	(31.47%) 10.30 AC
TOWNHOME UNITS	(10.69%) 3.50 AC
PUBLIC RIGHT-OF-WAY	(25.91%) 8.48 AC
OPEN SPACE	(31.93%) 10.45 AC
TOTAL LOTS	
SINGLE-FAMILY RESIDENTIAL	55
TOWNHOMES RESIDENTIAL	98
OPEN SPACE	15
TOTAL RESIDENTIAL LOTS	153
LOT AREA DATA	
MINIMUM LOT SIZE (SINGLE-FAMILY)	6522.27 SQ. FT.
MINIMUM LOT SIZE (TOWNHOMES)	945 SQ. FT.
AVERAGE LOT SIZE (SINGLE FAMILY)	8154 SQ. FT.
AVERAGE LOT SIZE (TOWNHOMES)	1588 SQ. FT.
RESIDENTIAL DENSITY	
GROSS RESIDENTIAL DENSITY	4.67 DU/AC
ZONING	
EXISTING:	RUT, R-1 & C-2

ENGINEER
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PRELIMINARY PLAT

Scale: N.T.S. Drawn: MJT
Date: 10/17/22 Job #: 21-0488
Sheet:

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