

**CITY COUNCIL REGULAR MEETING AGENDA**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, September 06, 2022 at 7:00 PM

**PUBLIC NOTICE: THIS MEETING IS RECORDED AND PLACED IN AN ONLINE FORMAT. PERSONS MAY EITHER VIEW OR LISTEN TO VIDEO / AUDIO OF THIS MEETING UNTIL SUCH TIME THE RECORDING IS DESTROYED UNDER THE CITY'S RETENTION POLICY.**

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – David Ax – Calvary Star Church
3. **ROLL CALL**
4. **PRESENTATIONS**
  - A. **Citizen Recognition**
  - B. **Constitution Week Proclamation**
  - C. **Elevate Our Heroes Day Proclamation**
  - D. **Star Police Monthly Report (July 2022)**
5. **DEPARTMENTAL STAFF REPORTS (INFORMATIONAL ONLY - NO ACTION)**
  - A. Building Department Report
  - B. City Clerk - Treasurer Staff Report
6. **CONSENT AGENDA (ACTION ITEM)** *\*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
  - A. **Claims Approval** - Claims Provided & Previously Approved
  - B. **Meeting Minute Approval** - January 11, 2022; February 1, 2022; April 5, 2022; May 3, 2022; August 2, 2022 and August 16, 2022
  - C. **Final Plats** - Cherished Estates #2 (FILE #FP-22-16); Inspirado #1 (FILE #FP-22-20); Fall Brook #6 (FILE #FP-22-18)
7. **ACTION ITEMS:**
  - A. **Proof Pizza Provisional Alcoholic Beverage License (Star Wood Fired LLC):** Provisionally approve a Beer, Wine and Liquor by the Drink License (**ACTION ITEM- ROLL CALL VOTE**)
  - B. **Rescinding Previous Decision: Rosti Farms Phase 6 (FILE # FP-21-22)** - At request of applicant (**Action Item**)
  - C. **Copier Lease - State Contract** - Entering into a contract with Valley Office Systems / Ricoh for leasing a new photo copier / printer under the State of Idaho's Master Purchasing Agreement (**Action Item**)
  - D. **Traffic Box Art Winners** - Confirming Parks, Art & Beautification Committee's Selection by Resolution (**Action Item**)
8. **LAND USE PUBLIC HEARINGS with ACTION ITEMS:** (The Council may move to approve, approve with conditions, delay, deny or table the application(s) to a date certain in the future)
  - A. **PUBLIC HEARING - Star River Ranch North Subdivision (FILE # PP-22-06)** - The Applicant is seeking approval of a Rezone (R-5-DA to R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 72 residential lots and 11 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho, and consists of 23.8 acres with a proposed density of 3 dwelling units per acre. (**\*Table Indefinitely in order to allow Canyon Highway District #4 time to complete their technical review and submit a report.**) (**Action Item**)
  - B. **PUBLIC HEARING: Baron Properties Commercial Rezone (RZ-22-02) (DA-22-05):** The Applicant is seeking approval of a Rezone (C-1 to C-2) and a Development Agreement for a parcel of land consisting of 11.38 acres. The property is located at 342 S. Calhoun Place in Star, Idaho. (**\*TABLE TO SEPTEMBER 20, 2022 AT APPLICANT REQUEST - NO ACTION**)
  - C. **PUBLIC HEARING - Addington Subdivision (PP-22-02) (PR-22-01):** The Applicant is requesting a reconsideration of the Star City Council's April 19, 2022 decision approving the subdivision application. Specifically, the applicant requests Council remove a condition of approval requiring a public easement along the southern proposed pathway. The property is located on the east side of N. Highbrook Way in Star, Idaho, and consists of 5.58 acres with a proposed density of 6.09 dwelling units per acre. (**Action Item**)



## CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, September 06, 2022 at 7:00 PM

- D. **Executive Session 74-206(f):** To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. **(ACTION ITEM)**

**ACTIONS AFTER EXECUTIVE SESSION:** Any actions made after the executive session that be be disclosed will be approved by motion in open session, but may be generalized. **(ACTION ITEM)**

### 9. ADJOURNMENT

The meeting may be viewed via a link posted to the City of Star website at [www.staridaho.org](http://www.staridaho.org) Information on how to participate in a public hearing remotely will be posted to [www.staridaho.org](http://www.staridaho.org) under the meeting information tab. The public is always welcomed to submit comments in writing. if you desire to testify but cannot attend in person, you may request a ZOOM Meeting Link from [publiccomment@staridaho.org](mailto:publiccomment@staridaho.org) Please provide your FIRST and LAST Name and which Public Hearing you desire to testify regarding.

The public may watch City Council Meeting Live at <https://www.youtube.com/c/cityofstaridaho>

#### Land Use Public Hearing Process

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

Applicant has up to **20 minutes** to present their project

Council can ask the applicant questions and staff questions

Public Testimony **(3 minutes per person)**

1. Those for the project speak
2. Those against the project speak
3. Those who are neither for or against but wish to speak to the project
4. Council may ask the individual speaking follow-up questions that does not count towards their 3 minutes

Applicant rebuttal **(10 minutes)**

Council can ask the applicant and staff questions

Mayor closes the public hearing

Council deliberates

Motion is made to approve, approve with conditions, deny or table the application to a date certain in the future.

Thank you for coming to the Star City Council meeting, public involvement is fantastic and helps in shaping our city for the future. As this is a public hearing, there will be no cheering, clapping, jeering or speaking out during the hearing. Only the person at the podium has the floor to speak during their allotted time. If someone does speak out, cheer, claps, etc. they will be asked to leave the hearing and or escorted out of the hearing. We want to keep these hearings civil so everyone can be heard.

Thank you for your participation.

Mayor Trevor Chadwick



# *Certificate of Appreciation*

PRESENTED TO

*Gavin Gard*

"IN RECOGNITION OF YOUR COURAGE, SELFLESSNESS, AND SERVICE  
TO OTHERS IN YOUR COMMUNITY"



**TREVOR A. CHADWICK**  
*Mayor*

**JACOB M. QUALLS**  
*City Clerk*

*Presented on September 6, 2022*



# City of Star



## PROCLAMATION

WHEREAS, September 17, 2022, marks the two hundred and thirty-fifth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through 23rd as Constitution Week; and

NOW, THEREFORE, I, Trevor A. Chadwick, Mayor of the City of Star, do hereby proclaim the week of September 17th through September 23rd as CONSTITUTION WEEK;

AND, ask our citizens to reaffirm the ideals of the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained

Signed this 6th day of September, 2022

\_\_\_\_\_  
Mayor Trevor A. Chadwick



# City of Star



## PROCLAMATION

WHEREAS, we recognize our law enforcement officers, fire fighters, EMS, dispatchers, corrections, coroners, chaplains, retired first responders, healthcare workers, clinicians, our military, our veterans, and their families as everyday heroes; and

WHEREAS, these heroes put themselves in harm's way, protecting and serving our communities without hesitation; and

WHEREAS, they are called to help, serve, protect and save lives; and

WHEREAS, their selfless work can take a great toll on their physical and mental health; and

WHEREAS, over the past four years, we have seen a devastating upturn in suicides among these professions; and

WHEREAS, we recognize it is paramount for us as a community to surround our first responders, members of the military our veterans and their families with love, respect and the best resources available for them to maintain their mental health, wellness and build resiliency; and

WHEREAS, it has been shown that improving access to good mental health and wellness resources substantially affects their family's wellbeing as well as the communities in which they serve; and

WHEREAS, we honor and pay tribute to those who have been lost in the line of duty, or died by suicide, as well as those who continue to keep the "Spirit of True Heroism", alive each day by serving as our Everyday Heroes.

NOW, THEREFORE, I, Trevor A. Chadwick, Mayor of the City of Star, do hereby proclaim September 11, 2022 as ELEVATE OUR EVERYDAY HEROES DAY

Signed this 6th day of September, 2022

\_\_\_\_\_  
Mayor Trevor A. Chadwick



# JULY 2022 POLICE REPORT

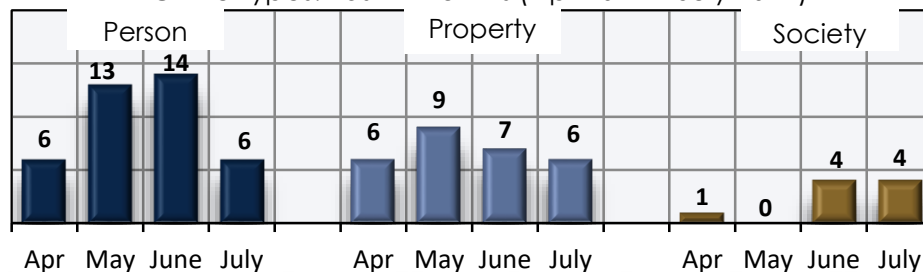
(Released August 15, 2022)

Section 4, Item D.

Offense Reported <sup>1</sup>	2022			Previous Years		
	July	YTD	Projected Range*	2021	2020	2019
<b>Crimes (#)</b>	<b>16</b>	<b>145</b>	<b>245-277</b>	<b>182</b>	<b>209</b>	<b>191</b>
Person	6	72		73	62	59
Property	6	45		58	97	94
Society	4	28		51	50	38
<b>Case Type/ Pop (#/1000 population)</b>			<b>16.1-18.2</b>	<b>13.6</b>	<b>18.8</b>	<b>17.4</b>

\*Projected 2022 Crimes Range is based on Jan-June and year % averages from years 2019-2022.

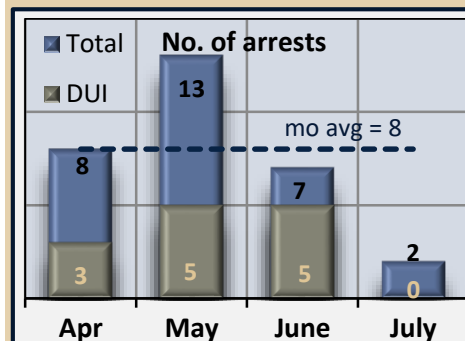
## Crime Types: Last 4 Months (Apr 2022 – July 2022)



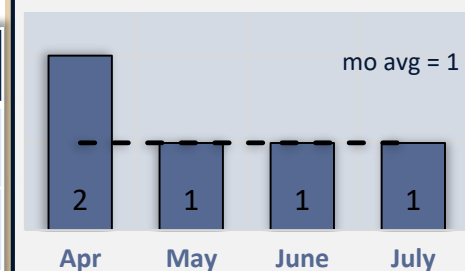
Police Calls Activity <sup>2</sup>	Monthly Average <sup>3</sup>	Apr-22	May-22	Jun-22	Jul-22	Jul-21
Citizen Calls for Service (CFS)	275	235	280	279	304	268
Proactive Policing	937	1,030	823	912	981	418
<b>Selected Call types</b>						
Domestic Violence	5	6	3	5	7	6
Crisis/Mental Health/CIT	4	6	6	1	4	3
Juvenile Activity	12	18	14	11	4	10
School Checks	56	73	60	51	39	35
Traffic Stops	164	173	143	167	171	92
Location Checks <sup>5</sup>	336	392	255	331	364	95
Crash Response	26	17	25	36	25	22
Welfare Checks	22	15	26	20	25	14
Property Crime Calls <sup>6</sup>	16	16	19	8	19	17

## Case Report Types

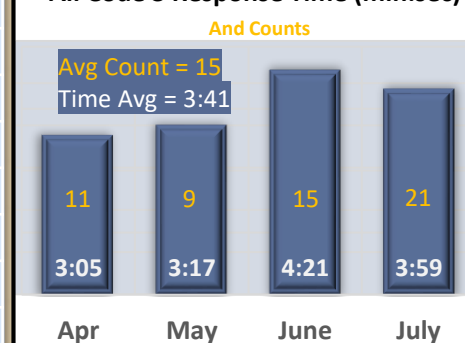
- **Person Crimes** = murder, manslaughter, rape/sodomy, assault, intimidation and kidnapping offenses
- **Property Crimes** = robbery, burglary, larceny/theft, arson, destruction of property, counterfeiting, fraud, embezzlement, blackmail and stolen property offenses
- **Society Crimes** = drugs/narcotics, gambling, pornography, prostitution and weapons law violations



## No. of mental hold cases



## All Code 3 Response Time (min:sec)<sup>4</sup>



<sup>1</sup>Offense Reports are compiled from NIBRS RMS. <sup>2</sup>Police Call data reflects calls within the City of Star and all dispatched calls with a Star Deputy. <sup>3</sup>Monthly averages are based on the four identified 2022 months. <sup>4</sup>Code 3 calls - Represents ALL incidents that are routed at Priority 3, where Priority 3 calls require an immediate emergency response. <sup>5</sup>Location checks include Construction Site, Property, and Security checks. <sup>6</sup>Property Crime Calls include calls for theft, vandalism, burglary, and fraud.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	<b><i>SUBDIVISION</i></b>	<b><i>OCT</i></b>	<b><i>NOV</i></b>	<b><i>DEC</i></b>	<b><i>JAN</i></b>	<b><i>FEB</i></b>	<b><i>MAR</i></b>	<b><i>APR</i></b>	<b><i>MAY</i></b>	<b><i>JUNE</i></b>	<b><i>JULY</i></b>	<b><i>AUG</i></b>	<b><i>SEPT</i></b>	<b><i>TOTAL</i></b>
2	<u>Archway</u>	0	2	1	1	0	1	0	1	1	0	2	3	12
3	<u>Barrell Creek</u>	0	0	1	0	4	0	1	2	2	0	3	1	14
4	<u>Craftsman Estates</u>	3	4	6	3	5	7	3	3	1	6	11	2	54
5	<u>Collina Vista</u>	0	0	0	0	0	0	0	0	0	0	0	16	16
6	<u>Crowfoot</u>	5	3	3	2	4	6	9	2	2	1	0	0	37
7	<u>Endsley Court</u>	0	0	0	9	6	1	2	1	1	2	1	4	27
8	<u>Fallbrook</u>	3	9	1	8	7	0	0	0	0	0	0	0	28
9	<u>Greendale</u>											15	5	20
10	<u>Greiners Hope Springs</u>											6	9	15
11	<u>Iron Mountain Ridge</u>	0	0	6	4	0	1	1	1	1	5	2	6	27
12	<u>Moon Valley</u>											12	8	20
13	<u>Parkstone</u>	9	15	6	8	5	2	1	1	1	0	0	12	60
14	<u>Sailing Hawks</u>	0	3	1	3	7	7	2	1	0	2	2	0	28
15	<u>Trident Ridge</u>	0	0	0	9	3	10	12	3	6	2	7	4	56
16	<u>Reunion</u>	0	0	1	0	0	0	0	8	8	14	0	0	31
17	<u>Silkwood</u>	0	0	0	0	0	13	10	2	3	2	1	1	32
18	<u>Starcreek</u>	2	1	1	0	0	0	0	0	0	0	0	0	4
19	<u>Sumpter Cove</u>	0	1	5	0	0	0	5	0	0	5	2	0	18
20	<u>Blackbird</u>								1	0	0	0	0	1
21	<u>Hunter's Creek</u>									1	0	1	0	2
22	<u>Pierce Addition</u>											1	0	1
23	<u>Saddlebrook</u>											1	0	1
24														
25														
26	<b>Total Building Permits Issued</b>	<b>22</b>	<b>38</b>	<b>32</b>	<b>47</b>	<b>41</b>	<b>48</b>	<b>46</b>	<b>26</b>	<b>27</b>	<b>39</b>	<b>67</b>	<b>71</b>	<b>504</b>
27	<b>Exempt Park impact fee</b>	0	0	1	0	0	0	0	8	8	14	0	0	31
28	<b>COMMERCIAL</b>	0	0	0	0	0	3	0	0	0	0	1	0	4
29	<b>Commercial REMODEL</b>	0	0	0	1	0	0	0	0	2	0	0	0	3
30	<b>MISCELLANEOUS</b>	12	8	3	1	5	6	9	13	12	7	1	10	87



## 2020/2021 City of Star Building Permits

<b><u>SUBDIVISION</u></b>	<b><u>OCT</u></b>	<b><u>NOV</u></b>	<b><u>DEC</u></b>	<b><u>JAN</u></b>	<b><u>FEB</u></b>	<b><u>MAR</u></b>	<b><u>APR</u></b>	<b><u>MAY</u></b>	<b><u>JUNE</u></b>	<b><u>JULY</u></b>	<b><u>AUG</u></b>	<b><u>SEPT</u></b>	<b><u>TOTAL</u></b>
<a href="#"><u>Amazon Falls</u></a>	0	0	0	3	2	10	5	0	1	0	12	0	33
<a href="#"><u>American Star</u></a>	0	0	0	0	0	15	16	11	14	0	0	0	56
<a href="#"><u>Archway</u></a>	4	0	1	0	0	0	0	0	0	0	0	0	5
<a href="#"><u>Collina Vista</u></a>	9	6	17	10	14	5	2	4	2	0	0	0	69
<a href="#"><u>Craftsman</u></a>	10	2	1	2	1	12	2	2	4	1	2	2	41
<a href="#"><u>Endsley Court</u></a>	0	2	2	1	0	2	0	0	0	0	0	0	7
<a href="#"><u>Fallbrook</u></a>	0	0	29	6	0	11	6	0	0	0	0	0	52
<a href="#"><u>Greendale</u></a>	9	9	4	3	1	4	0	0	0	8	12	4	54
<a href="#"><u>Greiners Hope Springs</u></a>	6	3	3	5	6	12	4	8	10	4	1	0	62
<a href="#"><u>Iron Mountain Ridge</u></a>	2	0	0	0	0	0	0	0	0	0	0	0	2
<a href="#"><u>Moon Valley</u></a>	4	7	10	6	6	9	4	1	6	0	27	16	96
<a href="#"><u>Parkstone</u></a>	4	6	6	3	1	4	4	0	0	0	0	0	28
<a href="#"><u>Quarter Circle</u></a>	1	1	0	0	0	0	0	0	0	0	0	0	2
<a href="#"><u>Reunion</u></a>	0	0	0	0	0	0	0	0	0	16	0	6	22
<a href="#"><u>Ryken Meadows</u></a>	0	0	0	0	0	0	0	3	2	0	0	0	5
<a href="#"><u>Sailing Hawks</u></a>	0	1	0	0	0	0	0	0	0	0	0	0	1
<a href="#"><u>Sec 5 1N</u></a>	0	0	1	0	0	0	0	0	0	1	0	0	2
<a href="#"><u>Silkwood</u></a>	1	0	0	0	0	0	0	0	0	0	0	0	1
<a href="#"><u>Star River Meadows</u></a>	0	0	0	0	0	0	0	0	0	1	0	0	1
<a href="#"><u>Star River Ranch</u></a>	0	0	0	6	2	4	7	2	2	4	0	5	32
<a href="#"><u>Stonecrest</u></a>	0	0	4	9	0	0	0	6	0	3	0	0	22
<a href="#"><u>Trapper Ridge</u></a>	0	0	0	8	30	0	13	4	0	0	0	0	55
<a href="#"><u>Trident Ridge</u></a>	3	1	3	10	3	11	13	7	0	2	5	10	68
<b>Total Building Permits Issued</b>	<b>53</b>	<b>38</b>	<b>81</b>	<b>72</b>	<b>66</b>	<b>99</b>	<b>76</b>	<b>48</b>	<b>41</b>	<b>40</b>	<b>59</b>	<b>43</b>	<b>716</b>
<b>Exempt Park impact fees</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>6</b>	<b>22</b>
<b>COMMERCIAL</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>8</b>
<b>Commercial REMODEL</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>8</b>
<b>MISCELLANEOUS</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>7</b>	<b>12</b>	<b>3</b>	<b>9</b>	<b>6</b>	<b>10</b>	<b>69</b>

# 2021/2022 City of Star Building Permits

<b><u>SUBDIVISION</u></b>	<b><u>OCT</u></b>	<b><u>NOV</u></b>	<b><u>DEC</u></b>	<b><u>JAN</u></b>	<b><u>FEB</u></b>	<b><u>MAR</u></b>	<b><u>APR</u></b>	<b><u>MAY</u></b>	<b><u>JUNE</u></b>	<b><u>JULY</u></b>	<b><u>AUG</u></b>	<b><u>SEP</u></b>	Section 5, Item A.	
<a href="#"><u>Amazon Falls</u></a>	0	0	0	11	0	0	0	0	0	0	0	0	1	
<a href="#"><u>American Star</u></a>	15	30	0	0	0	0	0	0	0	0	0	0	45	
<a href="#"><u>Canyon</u></a>	0	0	0	1	0	1	0	0	0	0	0	0	2	
<a href="#"><u>Collina Vista</u></a>	0	0	1	5	2	10	10	10	5	2	3	0	48	
<a href="#"><u>Craftsman</u></a>	0	0	1	0	1	1	0	0	0	0	0	0	3	
<a href="#"><u>Cresta Del Sol</u></a>	0	0	0	0	0	0	0	0	4	0	8	0	12	
<a href="#"><u>Fallbrook</u></a>	0	0	0	0	0	0	0	3	0	0	2	0	5	
<a href="#"><u>Greendale</u></a>	3	4	4	4	1	1	0	0	9	1	5	0	32	
<a href="#"><u>Greiners Hope Springs</u></a>	0	8	13	10	2	8	20	10	4	2	3	0	80	
<a href="#"><u>Iron Mountain</u></a>	0	10	0	0	8	1	0	0	0	0	0	0	19	
<a href="#"><u>MISC</u></a>	1	0	0	0	1	0	0	0	0	0	0	0	2	
<a href="#"><u>Moon Valley</u></a>	15	5	10	6	14	20	5	4	9	1	4	0	93	
<a href="#"><u>Paint Point</u></a>	0	0	0	0	0	0	0	0	0	1	1	0	2	
<a href="#"><u>Parkstone</u></a>	0	0	0	6	10	6	3	0	4	0	0	0	29	
<a href="#"><u>Reunion</u></a>	3	0	15	12	0	0	0	0	0	0	0	0	30	
<a href="#"><u>Rosti Farms</u></a>	0	0	9	9	18	19	3	5	1	7	12	0	83	
<a href="#"><u>Star River Meadows</u></a>	0	0	0	0	0	0	0	0	0	0	0	0	0	
<a href="#"><u>Star River Ranch</u></a>	2	1	0	0	2	6	2	4	5	6	4	0	32	
<a href="#"><u>StarCrest/Crystal Springs</u></a>	0	0	0	0	8	1	0	0	0	0	0	0	9	
<a href="#"><u>Stonecrest</u></a>	0	4	0	1	1	1	4	0	0	0	0	0	11	
<a href="#"><u>Sunfield</u></a>	0	0	0	0	0	0	0	0	6	14	10	0	30	
<a href="#"><u>Trapper Ridge</u></a>	0	0	0	0	0	0	0	0	0	0	0	0	0	
<a href="#"><u>Trident Ridge</u></a>	13	0	3	6	2	5	10	5	7	4	4	0	59	
	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Building Permits Issued</b>	<b>52</b>	<b>62</b>	<b>56</b>	<b>71</b>	<b>70</b>	<b>80</b>	<b>57</b>	<b>41</b>	<b>54</b>	<b>38</b>	<b>56</b>	<b>0</b>	<b>637</b>	
<b>Exempt Park impact fees</b>	<b>3</b>	<b>0</b>	<b>9</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>24</b>	
<b>COMMERCIAL</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>		<b>16</b>	
<b>Commercial REMODEL</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>0</b>		<b>7</b>	
<b>MISCELLANEOUS</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>3</b>	<b>5</b>	<b>11</b>	<b>1</b>	<b>9</b>	<b>7</b>	<b>3</b>		<b>57</b>	

Mayor, Council & Colleagues –

I am attempting to do a written Staff Report for my department which should highlight the important items of the previous month.

- **Human Resources –**

- **Recreation Department** - I have had the pleasure of onboarding three new employees, all are ultra-part-time in the Recreation Department for the After / Before School Program (**Lisa Bishop, Stephanie Cooper & Nykiah Baisden**). These three along with others already onboarded will help Annie, Ron and Kim with the program to help students at Star Elementary. I am also off-loading (terminating) several camp counselors as the camps have ended and the counselors have returned to school
- **Clerk's Office** – Welcome **Barbara Conly** to the team. She will help me with day-to-day City Clerk operations.
- **Buildings & Grounds Department** – I am in the process of off-loading (terminating) one seasonal employee. His season has ended school has started.
- **Time Clock Issues** – This summer has proven to be difficult as we had implemented a time clock mobile interface. In short, the software as a service was not as intuitive as promised. I have found another solution and will bring forward an agreement to migrate to a new software-as-service once I have verified a few facts. I anticipate this will help to alleviate a lot of my time processing payroll and still allow employees to have the agility to record time electronically. Implementation of this new SAS could take a few months to get on board.

- **Clerk's Office –**

- Your agenda has several sets of **meeting minutes** for your review and approval. If you see any errors, please let me know immediately and we can attempt to get them corrected prior to the meeting time. Thanks to Barbara Conly and Meredith Hudson for working diligently on these the last few weeks.
- The **UDC** was codified and is live on the website.
- I have begun to update or create several **policies and procedures** for the city. Many have never been created but are necessary to provide transparency, accountability, and streamline processes. This includes a Committee Handbook, Employee Manual and internal processes and Best Management Practices.

- **Treasurer's Office –**

- We are still gathering documents for the **Audit** of FY20/21. Certain days the auditor sends 12 emails a day asking for varying documents. Some I can locate while other documents we are unable to locate or may not have been created by my predecessor. We are currently creating processes and procedures that will help in the future with record retention.
- Idaho State Controller's Office is in the process of identifying certain **Charts of Accounts** for transparency reporting they want all Idaho Cities to migrate to in the next few years. Star is a pilot city with this program. We attempted when we converted to Black Mountain Software out of Quickbooks.
- The **FY22/23 Budget** will be entered into the BMS System in the following days/weeks. Corrections (Journal Entries) to the current Fiscal Year are also being completed to give an accurate picture of the financial health of the city. With the extra help in the Clerk/Treasurers
- The **2022 ICCTFOA Conference** is the third week of September. Meredith, Barbara Conly and I will be attending this professional / personal development conference in Coeur d'Alene. We fly out on Tuesday evening the 20<sup>th</sup> and return Friday evening.

Respectfully submitted - jmac

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
883	20746S	4 A & B LOCK AND KEY		177.59								
1	62590	06/20/22 Mobile Service Fee		65.00			10		41540	434		10110
2	62590	06/20/22 Arrow Passage Bronze		112.59			10		41540	434		10110
		<b>Total for Vendor:</b>		<b>177.59</b>								
786	20648S	15 ACTION PLUMBING		750.00								
1	2608	08/02/22 Riverhouse Sink Installation		150.00*			10		41540	737		10110
2	2576	06/14/22 Blake Park Hose Bib Install		600.00*			10		41540	733		10110
		<b>Total for Vendor:</b>		<b>750.00</b>								
853	20747S	20 ADA COUNTY HIGHWAY DISTRICT		179,979.00								
		Impact fees from 07/25/22 - 08/24/22										
1	08/24/22	ACHD Impact Fee Payment		179,979.00*			10		41510	731		10110
		<b>Total for Vendor:</b>		<b>179,979.00</b>								
773	20649S	21 ADA COUNTY LANDFILL		15.00								
1	2208060235	08/06/22 Landfill Fees		15.00*			10		41540	411		10110
812	20710S	21 ADA COUNTY LANDFILL		15.00								
1	2208170077	08/17/22 Landfill Fees		15.00*			10		41540	411		10110
		<b>Total for Vendor:</b>		<b>30.00</b>								
807	20686S	23 ADA COUNTY SHERIFF'S OFFICE		126,565.00								
1	103237	08/02/22 Police Services August 2022		126,565.00			10		42110	365		10110
		<b>Total for Vendor:</b>		<b>126,565.00</b>								
862	20748S	27 ADVANCED SIGN		448.00								
1	6100005154	08/10/22 Dock Construction Signs		130.00*			10		41540	611		10110
2	6100005176	08/17/22 Warning Carp Fish Signs		318.00*			10		41540	611		10110
		<b>Total for Vendor:</b>		<b>448.00</b>								
802	20687S	1156 ALEXIS COLLINS		65.00								
1	08/08/22	Refund - Soccer		65.00*			10		44021	698		10110

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
842	20711S	1156	ALEXIS COLLINS	125.00								
1	08/18/22	Refund Soccer		125.00*			10		44021	698		10110
			<b>Total for Vendor:</b>	<b>190.00</b>								
797	20688S	1154	ANNE POGSON	65.00								
1	08/12/22	Refund - Tennis Camp		65.00*			10		44022	698		10110
			<b>Total for Vendor:</b>	<b>65.00</b>								
761	20651S	1067	ANNIE PEW	468.14								
			Reimburse Summer Camp Supplies									
1	08/02/22	Reimburse Star Merc		8.20*			10		44022	612		10110
2	07/31/22	Reimburse Star Merc		13.28*			10		44022	612		10110
3	08/01/22	Reimburse Ridleys		34.06*			10		44022	612		10110
4	08/01/22	Reimburse Target		15.90*			10		44022	612		10110
5	08/02/22	Reimburse Ridleys		21.57*			10		44022	612		10110
6	07/31/22	Reimburse Winco		2.10*			10		44022	612		10110
7	07/31/22	Reimburse Fred Meyer		47.83*			10		44022	612		10110
8	08/02/22	Reimburse Zurchers		115.30*			10		44022	612		10110
9	07/31/22	Reimburse Winco		209.90*			10		44022	612		10110
859	20749S	1067	ANNIE PEW	1,028.23								
			Reimburse Summer Camp Supplies									
1	08/19/22	Photo Camp - Hobby Lobby		187.58*			10		44022	612		10110
2	08/11/22	Summer Camp - Albertsons		4.22*			10		44022	612		10110
3	08/11/22	Photo Camp - Walgreens		15.29*			10		44022	612		10110
4	08/12/22	Summer Camp - Zurchers		64.74*			10		44022	612		10110
5	08/12/22	Baking Camp - Hobby Lobby		30.42*			10		44022	612		10110
6	08/10/22	Photo Camp - Walgreens		35.29*			10		44022	612		10110
7	08/09/22	Baking Camp - Albertsons		28.67*			10		44022	612		10110
8	08/10/22	Baking Camp - Star Merc		11.85*			10		44022	612		10110
9	08/08/22	Baking Camp - Ridleys		40.38*			10		44022	612		10110
10	08/06/22	Baking Camp - Walmart		56.03*			10		44022	612		10110
11	08/06/22	Summer Camp - Hobby Lobby		251.63*			10		44022	612		10110
12	08/06/22	Baking Camp - Dollar Tree		87.45*			10		44022	612		10110
13	08/14/22	Police VS Fire - Target		38.10*			10		44022	612		10110
14	08/14/22	After/Before School - Target		153.36*			10		44022	612		10110



\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15	08/16/22	Summer Camp - Ridleys	4.22*				10	44022	612	10110		
16	08/17/22	Summer Camp - Ridleys	4.22*				10	44022	612	10110		
17	08/19/22	Summer Camp - Ridleys	10.56*				10	44022	612	10110		
18	08/18/22	Summer Camp - Ridleys	4.22*				10	44022	612	10110		
<b>Total for Vendor:</b>				<b>1,496.37</b>								
860	20750S	1171 ANTHEM SPORTS, LLC	615.95				10	44021	612	10110		
1	08/10/22	Kwik Goal Soccer Dolleys	615.95*									
<b>Total for Vendor:</b>				<b>615.95</b>								
769	20652S	1149 ASHLEY FISHER	95.00				10	44022	698	10110		
1	08/01/22	Refund Photography Camp	95.00*									
<b>Total for Vendor:</b>				<b>95.00</b>								
817	20712S	79 ASSOCIATION OF IDAHO CITIES	795.00									
Association of Idaho Cities Conference - Registration and Awards Banquet Jacob Qualls, Meredith Hudson, Barbara Conly												
1	200009137	07/18/22 Conf Registration Qualls	265.00*				10	41810	560	10110		
2	200009137	05/31/22 Conf Registration Hudson	265.00*				10	41810	560	10110		
3	200009137	07/18/22 Conf Registration Conly	265.00*				10	41810	560	10110		
<b>Total for Vendor:</b>				<b>795.00</b>								
870	20751S	1172 B'S ACE HARDWARE	61.03				10	41540	435	10110		
1	186462	08/04/22 Paint - DMV Space	61.03									
<b>Total for Vendor:</b>				<b>61.03</b>								
759	20654S	1141 BLUE LINE K9 DOG TRAINING	300.00				10	41810	597	10110		
1	08/04/22	HT Parade Animal Winner	300.00*									
<b>Total for Vendor:</b>				<b>300.00</b>								
822	20713S	1161 BRENDA DURGIN	90.00				10	44022	698	10110		
1	08/15/22	Refund Tennis Camp	90.00*									
<b>Total for Vendor:</b>				<b>90.00</b>								

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
762	20655S	1143 BROOKE HANSEN		35.00								
1	08/03/22	Refund - Flag Football		35.00*			10		44021	698		10110
		<b>Total for Vendor:</b>		<b>35.00</b>								
831	20714S	145 BSN SPORTS		324.29								
1	8736981	07/19/22 Softballs		324.29*			10		44021	612		10110
		<b>Total for Vendor:</b>		<b>324.29</b>								
806	20689S	159 CANYON COUNTY CLERK		100.00								
1	July 2022	08/10/22 Prosecution Svcs July 2022		100.00*			10		42110	322		10110
		<b>Total for Vendor:</b>		<b>100.00</b>								
889	20782S	172 CENTURY LINK		204.15								
1	*228B	07/16/22 Internet Services		138.80*			10		41810	419		10110
2	*130B	07/16/22 Internet Services		65.35*			10		41810	419		10110
		<b>Total for Vendor:</b>		<b>204.15</b>								
794	20685S	1118 CHI CHENG		609.00								
1	08/05/22	Painting Camp Instructor		609.00			10		44022	352		10110
		<b>Total for Vendor:</b>		<b>609.00</b>								
813	20715S	184 CINTAS		106.87								
1	4128440854	08/16/22 City Hall Mat Cleaning		46.37*			10		41540	344		10110
2	4128440882	07/26/22 Riverhouse Mat Cleaning		60.50*			10		41540	344		10110
886	20752S	184 CINTAS		106.87								
1	4129130975	08/23/22 City Hall Mat Cleaning		46.37*			10		41540	344		10110
2	4129130971	08/23/22 Riverhouse Mat Cleaning		60.50*			10		41540	344		10110
		<b>Total for Vendor:</b>		<b>213.74</b>								
815	20716S	1072 CIVIC PLUS		350.00								
1	235350	08/01/22 MuniDocs Subscription		350.00*			10		41810	751		10110
		<b>Total for Vendor:</b>		<b>350.00</b>								

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #/Name/ Vendor #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
891	20783S	207 COMPUTER CONSULTING ASSOCIATES	1,847.88						
1	4072	07/29/22 IT Consulting Services	1,847.88			10	41810	342	10110
		<b>Total for Vendor:</b>	<b>1,847.88</b>						
803	20691S	1157 CORA SOWER	7.00						
		Senior Citizen was overcharged for dog license.							
1	08/09/22	Overpayment Dog License	7.00*			10	41810	698	10110
		<b>Total for Vendor:</b>	<b>7.00</b>						
863	20753S	233 DAN'S PUMP AND FILTER LLC	6,712.18						
1	7350	08/11/22 Service Call - HC Fountain	90.00			10	41540	435	10110
2	7353	08/18/22 Replace Pump Hunters Creek	6,622.18			10	41540	435	10110
		<b>Total for Vendor:</b>	<b>6,712.18</b>						
847	20717S	231 DANA PARTRIDGE	4,021.12						
1	08/18/22	Services Week of July 25	90.00*			10	41140	351	10110
2	08/18/22	Services Week of Aug 1	1,260.00*			10	41140	351	10110
3	08/18/22	Services Week of Aug 8	1,320.00*			10	41140	351	10110
4	08/18/22	Services Week of Aug 15	990.00*			10	41140	351	10110
5	08/18/22	Reimburse Riverhouse Cables	31.78			10	41540	434	10110
6	08/18/22	Reimburse RH Cleaning Supp	17.98			10	41540	434	10110
7	08/18/22	Staples Banners	197.92			10	41810	531	10110
8	08/18/22	FB Events Advertising	100.00			10	41810	531	10110
9	08/18/22	Reimburse Riverhouse Keys	13.44			10	41540	434	10110
		<b>Total for Vendor:</b>	<b>4,021.12</b>						
827	20718S	1144 DeBEST PLUMBING	156.00						
		Refund of plumbing permit PP2022-363 - 80%							
1	08/02/22	Refund Plumbing Permit	156.00*			10	41510	698	10110
		<b>Total for Vendor:</b>	<b>156.00</b>						
855	20754S	271 ECI CONTRACTORS	14,468.09						
		Electrical Inspections 07/25/22 - 08/24/22							
1	08/29/22	Electrical Inspections	14,468.09*			10	41510	454	10110
		<b>Total for Vendor:</b>	<b>14,468.09</b>						

\* ... Over spent expenditure

Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
864	20755S	312 FLAG STORE OF IDAHO LLC	155.00								
1	2080	07/11/22 Flag Repair	155.00			10		41540	435		10110
		<b>Total for Vendor:</b>	<b>155.00</b>								
875	20756S	325 GAMEFACE ATHLETICS	8,531.55								
1	314406	08/17/22 Soccer Corner Flags	714.00*			10		44021	612		10110
2	314257	08/15/22 Uniforms	7,817.55*			10		44021	615		10110
		<b>Total for Vendor:</b>	<b>8,531.55</b>								
866	20757S	331 GEM STATE PAPER & SUPPLY	509.14								
1	3060216-02	08/03/22 Janitorial Supplies	122.46*			10		41540	611		10110
2	3060216-01	07/27/22 Janitorial Supplies	386.68*			10		41540	611		10110
		<b>Total for Vendor:</b>	<b>509.14</b>								
873	20758S	1041 GLOBAL ATHLETIC ACADEMY LLC	2,050.00								
1	007	08/24/22 Field Painting	2,050.00*			10		44022	617		10110
		<b>Total for Vendor:</b>	<b>2,050.00</b>								
793	20662S	363 HEIDI PRIGGE	200.00								
1	08/05/22	Yoga Instructor	200.00			10		44022	352		10110
		<b>Total for Vendor:</b>	<b>200.00</b>								
887	20784S	382 IDAHO CENTRAL CREDIT UNION	2,905.10								
Will	cancel	Speakflow									
1	4825	07/22/22 Chadwick Speakflow	120.00*			10		41810	751		10110
2	4825	07/28/22 Chadwick Applebees - B&G	185.07			10		41810	531		10110
3	4825	08/06/22 Chadwick Amazon	170.65*			10		41810	742		10110
4	4825	08/12/22 Chadwick ID Press Tribune	18.63*			10		41810	610		10110
5	4825	08/16/22 Chadwick Panda Express - JMQ	24.00			10		41810	531		10110
12	3463	07/21/22 Qualis Bouncing Bin Rentals	54.66*			10		44022	442		10110
13	3463	07/21/22 Qualis ID Reptile Zoo	150.00*			10		44022	442		10110
14	3463	07/29/22 Qualis Bouncing Bin Rentals	46.93*			10		44022	442		10110
15	3463	07/29/22 Qualis Remarkable Oslo	7.99*			10		41810	610		10110
16	3463	07/29/22 Qualis Remarkable Oslo	7.99*			10		41810	610		10110
17	3463	08/01/22 Qualis Alaska Air	310.20*			10		41810	550		10110
19	3463	08/03/22 Qualis Amazon	170.00*			10		41810	742		10110

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
20	3463	08/03/22	Qualis Amazon	17.99*			10		41810	611		10110
21	3463	08/06/22	Qualis Remarkable Oslo	7.99*			10		41810	610		10110
22	3463	08/14/22	Qualis Amazon	124.89*			10		41810	611		10110
23	3463	08/16/22	Qualis Remarkable Oslo	7.99*			10		41810	610		10110
24	3463	08/15/22	Qualis Allianz Travel Ins	31.12*			10		41810	550		10110
25	3463	08/15/22	Qualis FSP NORFWA - RM	435.00*			10		41810	550		10110
26	3463	08/15/22	Qualis Alaska Air	497.99*			10		41810	550		10110
27	3463	08/16/22	Qualis Walmart	10.98*			10		41810	610		10110
29	3463	08/18/22	Qualis Costco	396.89*			10		41810	585		10110
30	3463	08/19/22	Qualis Remarkable Oslo	7.99*			10		41810	610		10110
36	3463	07/29/22	Qualis Int'l Fee	0.06*			10		41810	610		10110
37	3463	07/29/22	Qualis Int'l Fee	0.06*			10		41810	610		10110
38	3463	08/06/22	Qualis Int'l Fee	0.06*			10		41810	610		10110
39	3463	08/14/22	Qualis Int'l Fee	0.06*			10		41810	610		10110
40	3463	08/19/22	Qualis Int'l Fee	0.06*			10		41810	610		10110
41	3463	08/02/22	Qualis RETURN Alaska Air	-337.21*			10		41810	550		10110
42	6074	07/21/22	Little Parma Post and Pole	64.20			10		41540	435		10110
43	6074	07/21/22	Little Parma Post and Pole	30.00			10		41540	435		10110
44	6074	08/02/22	Little Home Depot	139.00			10		41540	435		10110
45	6074	08/05/22	Little Westside Pizza	77.34*			10		41810	585		10110
46	6074	08/11/22	Little Ridleys	2.11			10		41540	435		10110
47	6074	08/11/22	Little Home Depot	7.39			10		41540	435		10110
48	6074	08/12/22	Little RETURN Home Depot	-7.39			10		41540	435		10110
49	6074	08/19/22	Little Tacoma Screw	124.41			10		41540	435		10110
				<b>Total for Vendor:</b>	<b>2,905.10</b>							
850	20759S	398	IDAHO POWER COMPANY	4,401.45								
1	0033022594	06/09/22	1000 S MAIN ST / PUMP	49.54*			10		41540	412		10110
2	0033022589	08/12/22	10769 W STATE ST / CITY HA	1,136.00			10		41810	412		10110
3	0033022563	08/12/22	10775 W STATE ST / STAR OU	308.88			10		41810	412		10110
4	0033022576	08/12/22	11225 W BLAKE DR / BLAKE P	145.70*			10		41540	412		10110
5	0033022554	08/12/22	1250 N STAR RD / HUNTERS P	665.73*			10		41540	412		10110
6	0033022592	08/12/22	1300 N STAR RD / HC ENTRY	388.66*			10		41540	412		10110
7	0033022572	08/12/22	1310 N LITTLE CAMAS / SHOP	159.21*			10		41540	412		10110
8	0033022587	08/12/22	1500 N STAR RD	443.24*			10		41540	412		10110
9	0033075641	08/12/22	HIGHBROOK / HWY 44 STRT LI	30.98*			10		41810	413		10110
10	0030204591	08/12/22	HUNTER'S CREEK STRT LIGHTS	13.91*			10		41810	413		10110



\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
11	0033022596	08/12/22	BLAKE SPRINKLER ELECT	3.48*			10		41540	412		10110
12	0033022580	08/12/22	HWY 44 / PLUMMER STRT LIGH	8.01*			10		41810	413		10110
13	0033022584	08/12/22	STRT LIGHTS STAR	383.71*			10		41810	413		10110
14	0030204606	08/12/22	STRT LIGHTS / BLAKE PARK	16.26*			10		41810	413		10110
15	0032863989	08/12/22	960 S MAIN ST	519.12			10		41810	412		10110
16	0032863988	08/12/22	960 S MAIN ST	30.85			10		41810	412		10110
17	2208090460	08/12/22	11380 W HIDDEN BROOK	11.81			10		41810	412		10110
18	2208090460	08/12/22	11380 W HIDDEN BROOK	66.36			10		41810	412		10110
19	2208090460	Adjustment		20.00			10		41810	412		10110
<b>Total for Vendor:</b>				<b>4,401.45</b>								
851	20760S	399	IDAHO PRESS TRIBUNE	200.19								
1	24919	08/14/22	Legal/Pub Notice PH 9/6/22	102.84*			10		41510	530		10110
2	24920	08/14/22	Legal/Pub Notice PH 9/6/22	97.35*			10		41510	530		10110
<b>Total for Vendor:</b>				<b>200.19</b>								
778	20692S	413	IDAHO TRACTOR INC.	223.00								
1	PI27418	07/27/22	Kubota parts	223.00			10		41540	437		10110
865	20761S	413	IDAHO TRACTOR INC.	223.00								
1	PI27418	07/27/22	Kubota parts	223.00			10		41540	437		10110
<b>Total for Vendor:</b>				<b>446.00</b>								
825	20719S	415	IDAHO YOUTH SOCCER ASSOCIATION	195.75								
1	08/15/22	Youth Spring Soccer League		195.75			10		44021	614		10110
<b>Total for Vendor:</b>				<b>195.75</b>								
858	20762S	1073	INSPECT LLC	14,405.61								
Monthly Plumbing Inspections 07/25/22 - 08/24/22 (60% of the collected fees)												
1	08/29/22	Plumbing Inspections		14,405.61*			10		41510	453		10110
<b>Total for Vendor:</b>				<b>14,405.61</b>								
799	20693S	421	INTERMOUNTAIN GAS COMPANY	29.37								
1	*30002	08/03/22	City Hall	9.79			10		41810	414		10110
2	*10001	08/03/22	B&G Shop-1310 N Little Camas	9.79*			10		41540	414		10110
3	*30001	08/03/22	Old City Hall (Outreach)	9.79			10		41810	414		10110
<b>Total for Vendor:</b>				<b>29.37</b>								

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
849	20763S	1170 IWOIQ Systems Inc		8,300.00								
1	198426	08/23/22 Facility Mgmt		5,000.00*			10		41540	751		10110
2	198426	08/23/22 Set Up		3,300.00*			10		41540	751		10110
		<b>Total for Vendor:</b>		<b>8,300.00</b>								
876	20764S	1174 JAIMIE MOORE		30.00								
1	08/25/22	Refund - Soccer		30.00*			10		44021	698		10110
		<b>Total for Vendor:</b>		<b>30.00</b>								
844	20720S	1164 JEREMIAH DEVINE		20.00								
1	08/08/22	Refund Football		20.00*			10		44021	698		10110
		<b>Total for Vendor:</b>		<b>20.00</b>								
872	20765S	1173 JIM BIVENS		270.00								
1	08/25/22	Softball Umpire		270.00			10		44021	353		10110
		<b>Total for Vendor:</b>		<b>270.00</b>								
878	20766S	1168 JOSE KARRY		60.00								
1	08/16/22	Flycasting Instructor		60.00			10		44022	352		10110
		<b>Total for Vendor:</b>		<b>60.00</b>								
818	20721S	480 JULEE ELLIOTT		60.00								
1	2165	07/12/22 Dog Park Streetlight Banners		60.00*			10		45130	586		10110
		<b>Total for Vendor:</b>		<b>60.00</b>								
760	20664S	1142 JULIA HAUGEN		65.00								
1	08/05/22	Refund - Soccer		65.00*			10		44021	698		10110
		<b>Total for Vendor:</b>		<b>65.00</b>								
843	20722S	1165 KATIE JONES		30.00								
1	08/08/22	Refund Soccer		30.00*			10		44021	698		10110
		<b>Total for Vendor:</b>		<b>30.00</b>								

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/ Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
823	20723S	1160 KIMBERLY COSTELLO	35.00								
1	08/15/22	Refund Soccer	35.00*			10		44021	698		10110
		<b>Total for Vendor:</b>	<b>35.00</b>								
801	20694S	518 KRISTA B HAMEL	500.00								
1	08/05/22	Promo Materials Art By River	500.00*			10	99	48590	700		10110
		<b>Total for Vendor:</b>	<b>500.00</b>								
782	20667S	524 LARRY BEARG	200.00								
1	08/05/22	Tai Chi Instruction July	200.00			10		44022	352		10110
		<b>Total for Vendor:</b>	<b>200.00</b>								
867	20767S	537 LES SCHWAB	979.88								
1	*29191 08/09/22	New Tires Chevy	979.88			10		41540	437		10110
		<b>Total for Vendor:</b>	<b>979.88</b>								
767	20668S	1147 MANDIE BOUGHEY	115.00								
1	08/01/22	Refund for Summer Camp	115.00*			10		44022	698		10110
		<b>Total for Vendor:</b>	<b>115.00</b>								
804	20695S	1155 MARTHA STATES	30.00								
1	08/08/22	Refund - Soccer	30.00*			10		44021	698		10110
		<b>Total for Vendor:</b>	<b>30.00</b>								
884	20768S	583 MASTERCARD	2,428.86								
1	ACCT 0973 07/08/22	Qualis - Cody's Appliance R	140.00*			10		41810	737		10110
2	ACCT 0973 07/13/22	Qualis - Bouncing Bin Renta	35.77*			10		44022	442		10110
3	ACCT 0973 07/10/22	Qualis - Walmart	158.73*			10		44022	612		10110
4	ACCT 0973 07/17/22	Qualis - Walmart	209.05*			10		44022	612		10110
5	ACCT 0973 07/21/22	Qualis - Amazon	93.24*			10		44022	612		10110
6	ACCT 0973 07/21/22	Qualis - Remarkable	7.99*			10		41810	610		10110
7	ACCT 0973 07/22/22	Qualis - Amazon	274.39*			10		44022	612		10110
8	ACCT 0973 07/22/22	Qualis - Remarkable	7.99*			10		41810	610		10110
9	ACCT 0973 07/22/22	Qualis - Amazon	66.21*			10		44022	612		10110
10	ACCT 0973 07/25/22	Qualis - Amazon	177.84*			10		44022	612		10110
11	ACCT 0973 07/24/22	Qualis - Walmart	351.76*			10		44022	612		10110

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
12	ACCT 0973	07/30/22	Qualls - Amazon	393.90*			10		44022	612		10110
13	ACCT 0973	08/03/22	Qualls - Amazon	293.54*			10		44022	612		10110
14	ACCT 0973	08/03/22	Qualls - Bouncing Bin Renta	196.49*			10		44022	442		10110
15	ACCT 7586	07/29/22	Little - Amazon	21.96*			10		41540	611		10110
888	20785S	583	MASTERCARD	550.93								
1	ACCT 0973	08/05/22	Qualls Amazon	42.39*			10		44022	612		10110
2	ACCT 0973	08/06/22	Qualls Amazon	341.01*			10		41810	585		10110
3	ACCT 0973	08/05/22	Qualls Bouncing Bin Rentals	51.22*			10		44022	442		10110
4	ACCT 0973	08/05/22	Qualls Bouncing Bin Rentals	46.93*			10		44022	442		10110
5	ACCT 0973	08/07/22	Qualls Amazon	21.16*			10		41810	585		10110
6	ACCT 0973	08/10/22	Qualls Amazon	48.22*			10		44021	612		10110
			<b>Total for Vendor:</b>	<b>2,979.79</b>								
766	20670S	1146	MEG BOETHIN	65.00								
1	08/01/22		Refund Soccer & Uniform	65.00*			10		44021	698		10110
			<b>Total for Vendor:</b>	<b>65.00</b>								
841	20724S	1166	MOLLY LIGHTFIELD	50.00								
1	08/16/22		Refund Tennis Camp	50.00*			10		44022	698		10110
			<b>Total for Vendor:</b>	<b>50.00</b>								
811	20725S	635	MOUNTAIN ALARM	80.00								
1	3016541	09/01/22	Fire Alarm Insp 9/1- 9/30	15.00			10		41810	344		10110
2	3016541	09/01/22	Alarm Monitoring 9/1- 9/30	32.50			10		41810	344		10110
3	3013540	09/01/22	Security Backup 9/1- 9/30	13.00			10		41810	344		10110
4	3013540	09/01/22	Security Monitoring 9/1- 9/30	19.50			10		41810	344		10110
			<b>Total for Vendor:</b>	<b>80.00</b>								
816	20726S	1158	MUNICIPAL CODE CORPORATION	295.00								
1	*5BF6-0004	07/23/22	Munipro Subscription	295.00*			10		41810	751		10110
			<b>Total for Vendor:</b>	<b>295.00</b>								
808	20696S	642	NAPA AUTO PARTS	21.97								
1	072411	08/03/22	Engine Degreaser	5.98			10		41540	438		10110
2	072412	08/03/22	Penlight	15.99			10		41540	438		10110

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
837	20743S		642 NAPA AUTO PARTS	123.28								
1	059983	03/04/22	Battery	113.79			10		41540	437		10110
2	059983	03/04/22	Core Deposit	21.60			10		41540	437		10110
3	059983	03/04/22	Core Deposit Return	-21.60			10		41540	437		10110
4	061902	03/28/22	Pin and Clip	9.49			10		41540	437		10110
			<b>Total for Vendor:</b>	<b>145.25</b>								
879	20769S		1175 NEKISA ADDIS	120.00								
1	08/18/22		Refund - Cheerleading	120.00*			10		44022	698		10110
			<b>Total for Vendor:</b>	<b>120.00</b>								
768	20671S		1148 NICOLE SANCHES	75.00								
1	08/01/22		Refund Summer Camp	75.00*			10		44022	698		10110
			<b>Total for Vendor:</b>	<b>75.00</b>								
781	20672S		649 NIKI DEAN	440.00								
1	08/05/22		Yoga Instruction July	440.00			10		44022	352		10110
			<b>Total for Vendor:</b>	<b>440.00</b>								
845	20728S		1126 NILS JENSEN	20.00								
1	08/18/22		Refund Soccer	20.00*			10		44021	698		10110
			<b>Total for Vendor:</b>	<b>20.00</b>								
757	20673S		652 NORTH STAR CHARTER SCHOOL	400.00								
1	HT Parade		Float Winner	400.00*			10		41810	597		10110
			<b>Total for Vendor:</b>	<b>400.00</b>								
830	20729S		656 OFFICE SAVERS ONLINE	193.96								
1	8022	08/10/22	Copy Paper 10 reams	117.98*			10		41810	611		10110
2	8022	08/10/22	Thermal Printing Paper Rolls	75.98*			10		41810	611		10110
881	20770S		656 OFFICE SAVERS ONLINE	74.97								
1	8081	08/24/22	Ink Cartridges	74.97*			10		41810	611		10110
			<b>Total for Vendor:</b>	<b>268.93</b>								



\* ... Over spent expenditure

Claim/ Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
796	20697S	1153 PAIGE BRYANT	300.00								
1	08/12/22	Photography Camp	300.00			10		44022	352		10110
		<b>Total for Vendor:</b>	<b>300.00</b>								
854	20771S	686 PORTAPROS	278.40								
1	112049AA-1	08/19/22 River Walk Park	278.40*			10		41540	411		10110
		<b>Total for Vendor:</b>	<b>278.40</b>								
833	20730S	693 PROTECT YOUTH SPORTS	126.25								
1	979907	07/31/22 Sports Background Checks	122.25*			10		44021	699		10110
2	979907	07/31/22 Court Fees	4.00*			10		44021	699		10110
		<b>Total for Vendor:</b>	<b>126.25</b>								
835	20731S	1140 RCX SPORTS LLC	170.00								
1	17676-1	08/09/22 NFL Uniforms	170.00*			10		44021	615		10110
		<b>Total for Vendor:</b>	<b>170.00</b>								
770	20677S	1150 REBECCA DOYLE	260.00								
1	08/01/22	Coordinator for Summer Camps	260.00			10		44022	352		10110
795	20698S	1150 REBECCA DOYLE	220.00								
1	08/12/22	Camp Counselor	220.00			10		44022	352		10110
		<b>Total for Vendor:</b>	<b>480.00</b>								
800	20699S	707 REPUBLIC SERVICES INC	731.36								
1	001242519	07/31/22 HC 1310 N Little Camas Ave	110.78*			10		41540	411		10110
2	001242519	07/31/22 HC Snack Shack	110.45*			10		41540	411		10110
3	001242519	07/31/22 HC 1500 N Star Rd	110.45*			10		41540	411		10110
7	001243720	07/31/22 River Park 1000 S Main St	110.78*			10		41540	411		10110
8	001254136	07/31/22 City Hall 10769 W State St	121.24*			10		41540	411		10110
9	001255040	07/31/22 Blake Haven Park	86.32*			10		41540	411		10110
10	001243510	07/31/22 River Access 1000 S Main St	81.34*			10		41540	411		10110
		<b>Total for Vendor:</b>	<b>731.36</b>								

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
857	20772S	1037	RIMI INC	11,974.73								
			Mechanical Inspections 07/25/22 - 08/24/22 (60% of the collected fees)									
1	08/29/22		Mechanical Inspections	11,974.73*			10		41510	455		10110
			<b>Total for Vendor:</b>	<b>11,974.73</b>								
852	20745S	721	ROBERT P LITTLE	4,456.50								
			August 2022 Contracted Services									
1	116172	08/26/22	B&G Contracted Services	4,660.00*			10		41540	351		10110
2	Life Insur	08/26/22	Life Insurance	-203.50*			10		41540	215		10110
			<b>Total for Vendor:</b>	<b>4,456.50</b>								
829	20732S	1163	ROBYN STANGER	200.00								
1	08/16/22		Riverhouse Cleaning Dep Return	200.00*			10		41810	698		10110
			<b>Total for Vendor:</b>	<b>200.00</b>								
836	20733S	727	RON WESTON	79.90								
1	08/16/22		Reimbursement Sports Equip	79.90*			10		44021	612		10110
874	20773S	727	RON WESTON	284.40								
1	08/19/22		Reimburse Sports Equip Soccer	251.92*			10		44021	612		10110
2	08/25/22		Reimburse Recreation Mtg	32.48*			10		44021	699		10110
			<b>Total for Vendor:</b>	<b>364.30</b>								
765	20678S	1145	SHADEWORKS	112.00								
1	08/01/22		Overpayment Bldg Permit	112.00*			10		41510	698		10110
			<b>Total for Vendor:</b>	<b>112.00</b>								
777	20679S	772	SHERWIN WILLIAMS	64.79								
1	2981-8	08/04/22	Paint	64.79*			10		41540	611		10110
869	20774S	772	SHERWIN WILLIAMS	67.66								
1	3777-9	08/04/22	Pump screen for line marker	12.79			10		41540	435		10110
2	8529-0	08/19/22	Paint Soccer Goals/Scoreboard	54.87			10		41540	435		10110
			<b>Total for Vendor:</b>	<b>132.45</b>								

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
882	20775S	777	SILVER CREEK SUPPLY	16,297.16								
1	*8878-001	08/15/22	Gravely V Belt	53.94			10		41540	435		10110
2	*5024-001	07/29/22	Pruning Saw	22.93			10		41540	435		10110
3	*5024-002	08/02/22	Hunter Rotor Popup Sprinkler	596.39			10		41540	435		10110
4	*2600-001	05/19/22	B&G Supplies	108.29			10		41540	435		10110
5	*1443-001	08/19/22	Sta Module for ICC2	154.03			10		41540	435		10110
6	*1443-002	08/19/22	Water tight caps	18.92			10		41540	435		10110
7	*6942-001	08/19/22	B&G Supplies	563.11			10		41540	435		10110
8	*4171-001	08/24/22	Gravely Mower	14,779.55			10		45110	738		10110
			<b>Total for Vendor:</b>	<b>16,297.16</b>								
861	20776S	780	SIMPLETurf & HORTICULTURE	622.00								
1	216061211	08/04/22	Herbicide Heron River Pond	622.00			10		41540	435		10110
			<b>Total for Vendor:</b>	<b>622.00</b>								
832	20734S	790	SOUTH BECK & BAIRD	7,628.50								
1	22190-1	08/08/22	Construction Documents	7,628.50			10		45110	737		10110
			<b>Total for Vendor:</b>	<b>7,628.50</b>								
856	20777S	811	STAR FIRE DEPARTMENT	46,546.66								
Impact fees 07/25/22 - 08/24/22												
1	08/29/22	Star Fire Impact Fees		46,546.66*			10		41510	734		10110
			<b>Total for Vendor:</b>	<b>46,546.66</b>								
871	20778S	812	STAR MERCANTILE INC	313.93								
1	02-2801289	07/25/22	Marking paint	13.98*			10		41540	431		10110
2	03-1369553	08/02/22	Water washers	2.99*			10		41540	431		10110
3	02-2813992	08/02/22	Hardware	12.99*			10		41540	431		10110
4	03-1370200	08/03/22	Pallet of water	241.00*			10		41540	431		10110
5	03-1371581	08/05/22	Tools	29.98*			10		41540	431		10110
6	02-2842767	08/19/22	Hardware	12.99*			10		41540	431		10110
			<b>Total for Vendor:</b>	<b>313.93</b>								

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
848	20735S	1169 STAR SENIOR CENTER		2,640.00								
1	08/19/22	Pie Auction Hometown		2,640.00*			10		41810	597		10110
		<b>Total for Vendor:</b>		<b>2,640.00</b>								
893	20786S	818 STAR STORAGE LLC		80.00								
		Storage services for August 2022										
1	Monthly 07/29/22	Storage Unit Rental Monthly		80.00*			10		44022	443		10110
		<b>Total for Vendor:</b>		<b>80.00</b>								
892	20787S	820 STAR VETERINARY CLINIC		1,400.00								
		Services for August 2022										
1	Contract 07/29/22	Animal Control		1,400.00			10		42150	364		10110
		<b>Total for Vendor:</b>		<b>1,400.00</b>								
840	20736S	1167 TERESA THOMEY		100.00								
1	08/16/22	Refund July/Aug Tennis Camp		100.00*			10		44022	698		10110
		<b>Total for Vendor:</b>		<b>100.00</b>								
820	20737S	1159 THOMAS WARE		90.00								
1	08/15/22	Refund Tennis Camp		90.00*			10		44022	698		10110
		<b>Total for Vendor:</b>		<b>90.00</b>								
809	20700S	884 TIMECLOCK PLUS		45.87								
1	00197802 07/05/22	Employee License		45.87*			10		41810	610		10110
		<b>Total for Vendor:</b>		<b>45.87</b>								
846	20738S	1093 TREASURE VALLEY BOUNCE N SLIDE		3,619.34								
		Bounce Houses, Water Slides, Dunk Tank, Snow Cone Machine For Summer Camps.										
1	737 08/19/22	End of Summer Rentals		3,619.34*			10		44022	442		10110
		<b>Total for Vendor:</b>		<b>4,328.34</b>								
880	20779S	1093 TREASURE VALLEY BOUNCE N SLIDE		709.00								
1	811 08/18/22	Baseball end of season party		709.00*			10		44021	442		10110
		<b>Total for Vendor:</b>		<b>4,328.34</b>								

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
814	20739S	898 TREASURE VALLEY COFFEE		66.95						
1	08395243	08/16/22 City Hall Coffee/Water/1st A		66.95*			10 41540	610		10110
		<b>Total for Vendor:</b>		<b>66.95</b>						
821	20740S	922 UNIVERSITY OF IDAHO		1,500.00						
		Scholarship Funds for Ella Wise, Student ID: V00832001								
1	V00832001	07/05/22 Scholarship Jacob Gorton		1,500.00			10 48520	840		10110
		<b>Total for Vendor:</b>		<b>1,500.00</b>						
805	20701S	935 VERIZON WIRELESS		562.11						
		Charges for 10 Phone Lines and 1 Jetpack								
1	991247372	08/01/22 Montly Cell Phone Charge		562.11			10 41810	416		10110
		<b>Total for Vendor:</b>		<b>562.11</b>						
826	20741S	938 VOLTLINE MEDIA		896.75						
		Activities Movie Night								
1	2007 07/25/22	Labor & Equipment		1,055.00*			10 41810	598		10110
2	2007 07/25/22	Repeat Customer Discount		-158.25*			10 41810	598		10110
		<b>Total for Vendor:</b>		<b>896.75</b>						
868	20780S	1129 WESTERN HEATING & AIR		1,226.85						
1	135403069	07/26/22 AC Repair DMV and Rec Dept		1,178.85*			10 41540	431		10110
2	136472386	08/02/22 Air Filters Riverhouse		48.00*			10 41540	431		10110
		<b>Total for Vendor:</b>		<b>1,226.85</b>						
819	20742S	1030 WHITE PETERSON		4,292.75						
1	152371	07/31/22 Middleton DeclaratoryJudgement		4,292.75			10 41310	323		10110
		<b>Total for Vendor:</b>		<b>4,292.75</b>						
877	20781S	952 WHITMAN & ASSOC INC		40,234.84						
		Building Inspections from 07/25/22 - 08/24/22								
1	2022-8	08/26/22 Building Inspections		40,234.84			10 41510	452		10110
		<b>Total for Vendor:</b>		<b>40,234.84</b>						

\* ... Over spent expenditure

Claim/ Line #	Check	Invoice	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
798	20702S	962	XEROX	193.65								
1	016810953	08/01/22	Black Prints	14.85*			10		41810	742		10110
2	016810953	08/01/22	Color Prints	178.80*			10		41810	742		10110
Total for Vendor:				193.65								
894	20789S	963	YORGASON LAW OFFICES PLLC	3,640.00								
1	Contract	09/01/22	City Attorney Monthly Servic	3,000.00*			10		41310	322		10110
2	2022-Aug	09/01/22	City Attorney Additional Svc	640.00*			10		41310	322		10110
Total for Vendor:				3,640.00								
890	20788S	966	ZOOM	40.00								
1	158625065	07/22/22	Cloud Recording	40.00*			10		41810	570		10110
Total for Vendor:				40.00								
# of Claims				112			# of Vendors		100			
Total:				542,441.75								

\* ... Over spent expenditure

Claim Line #	Check	Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
*** Cancelled in 8/22 ***												
177			642 NAPA AUTO PARTS	123.28								
1	059983	03/04/22	Battery	113.79			10		41540	437		10110
2	059983	03/04/22	Core Deposit	21.60			10		41540	437		10110
3	059983	03/04/22	Core Deposit Return	-21.60			10		41540	437		10110
4	061902	03/28/22	Pin and Clip	9.49			10		41540	437		10110
				<b># of Claims</b>	<b>1</b>	<b>Total:</b>	<b>123.28</b>					

Fund/Account	Amount
10 General	
10110 ICCU GEN CHECKING #3766	\$542,318.47
<b>Total:</b>	<b>\$542,318.47</b>



**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 11, 2022 at 6:30 PM

**1. INVOCATION – Brian Howard – The Cause Church**

Brian Howard with The Cause Church offered the invocation.

**2. ROLL CALL**

Council Members present: Mayor Chadwick, Council President Hershey, and Council Members Wheelock, Salmonsens, and Nielsen were Present. City Staff present: City Clerk Qualls, Public Information Officer Partridge, City Contract Attorney Yorgason, Planning Director Nickel, Assistant City Planner Field, and City Engineer Morgan.

**3. CALL TO ORDER – Welcome/Pledge of Allegiance**

Mayor Chadwick called the meeting to order at 6:30 p.m.

**4. CONSENT AGENDA (ACTION ITEM)****A. Final Plats: Greiner Hope Springs Phase 4 (FP-21-30)**

Council Member Salmonsens moved to approve the Consent Agenda; Council Member Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**5. PUBLIC HEARINGS with ACTION ITEMS:****A. PUBLIC HEARING on the Inspirado Subdivision Annexation:**

Mayor Chadwick asked the Council if they had had any ex parte communication and, hearing none, opened the Public Hearing at 6:33 p.m. He advised that the applicant would be presenting on three developments this evening.

Representatives gave a presentation to Council requesting approval of an Annexation and Zoning (R-3 PUD-DA/C-1-DA/MU-DA), a Development Agreement, a Planned Unit Development, and a Preliminary Plat for a proposed mixed-use development and subdivision consisting of 195 single family residential lots, 2 high density residential lots, 1 commercial lot, 5 mixed use lots and 24 common lots. The property is located on the northeast corner of N. Star Road and W. Chinden Blvd in Star, Idaho.

Applicant presentation summary: Applicant's Counsel Debra Nelson of Givens-Pursely land-use attorneys located at 601 W Bannock Street, Boise, developer Randy Clarno of 1861 S. Wells Avenue, Meridian, and civil engineer Teller Bard of Kimley-Horn at 950 W. Bannock Street, Boise, appeared on behalf of the proposed Inspirado development. Ms. Nelson presented the project, which she stated is a mix of residential, commercial, and mixed-use. She stated the NE corner of Star Road and Chinden Boulevard provides an opportunity for high-end residential with views since the north end is perched on the Phyllis Canal, and that Chinden offers opportunities for commercial and mixed-use.

The development team participated in the City's Comprehensive Plan updates to ensure development plans were in alignment with the City's plans. The neighborhood is planned to have 3-5 units per acre under proposed R3 Zoning and C2 mixed-use and commercial zoning. Nelson remarked that the plan was also

**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 11, 2022 at 6:30 PM

consistent with the City's pending South of the River sub-area plan which has similar uses. The zones are designed to be compatible and support each other. Access to the interior is provided off Star Road and Chinden and a reconfigured commercial zone district is to the front more on Chinden. Two neighborhood entrances located closer to the corner of Star and Chinden were not approved as shown on the map (see packet). The development plan is for 195 residential lots with a density of 2.92.

The development team noted two limitations given that higher density is only allowed within 10 feet: 1. 5 feet rather than 5 feet per story; and 2. Allow local streets to be 33 instead of 36 feet wide, which would confirm to ACHD standard. Proposed development has a 15.9 % open space overall and a future City Park to the east. Slides (see Council packet) included plans for the community entrance, pathways and bridges, and elevations showing a diversity of homes including 1500-3000 square foot patio homes, 2000-4000 square foot custom homes, and possibly larger luxury homes on the ridge. Attached town homes and mixed-use concepts were shown as well.

Mayor Chadwick mentioned the issue of setbacks and noted prior Fire Department concerns over how tight it gets when homeowners have equipment on the sides of their houses. With respect to street widths, Chadwick stated that he is not a fan of smaller street widths and noted that the developer's slide presentation showed several house elevations that appeared to have RV garages. He asked to ensure that this met ACHD standards for widths. Questions surrounded how wide the collector roads were and what ACHD standards were for collector roads. The Mayor and Council discussed concerns over potential for residential to occur within commercial zones and wanting to prevent that.

Debra Nelson withdrew the request for commercially zoned areas to have residential with no deviations.

Mayor Chadwick referenced the ACHD report and noted potential traffic mitigation issues. Discussion surrounded mitigation elements for Star Road, as it is a main north/south route in the morning for high school students and others. Teller Bard of Kimley-Horn Civil Engineering explained the process of posting arms and conduits, then ACHD will come in to hang the lights.

Council Member Salmonsens asked for clarification on the annexation path with respect to the two other proposed developments and inquired on the Irrigation District and about perpendicular parking stalls. Nelson clarified that the two properties were agreeing to annex as well, and that the perpendicular parking spots would be replaced with a different type of parking to address safety concerns.

Council Member Hershey expressed support for the community amenities of pickleball and bocce ball and inquired about the density vs. the zoning changes. Nelson clarified the proposed design is specifically to accommodate being along a major roadway; there is a small corner spot to buffer between rim lots and the busier Star Road area, which provides transition and the level of residential density that will make mixed use and commercial successful. She clarified that overall density even with those sections is 3.5, so it is still on the low end of the Comprehensive Plan. It was noted that any conditional uses would need to come back before the Council.

**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 11, 2022 at 6:30 PM

Council Member Hershey expressed concern about setting precedent with approving smaller 33-foot road widths. Discussion surrounded noting that the aforementioned roads would be internal and geared to be slower, benefits of wider roads, parking, and clarifying adjacent landscaping and/or drainage areas.

Nelson also clarified that the one-acre park has a landscaped berm to help protect the neighbors (the Beans). Randy Clarno, developer, noted that he had spoken with Rick and Christy Beans, the neighbors, and believes that they are happy and satisfied with the protection the park/berm provide.

Council Member Nielsen noted that if the Beans had any remaining concerns, that he would have expected to see them at this public hearing and noted they were not in attendance. Nielsen also expressed a preference for a minimum 10-foot side setback regardless of stories, and 36-foot streets. Discussion surrounded that Star was able to set its own standard as a city when ACHD went to their 33-foot allowable standard and trying to avoid "stack-and-pack" style developments. Nielsen suggested a counterproposal for the development, for 7-foot side setbacks and a 33-foot road internally in order to make the development look more open.

Debra Nelson thanked Council for the counterproposal and noted the development team's desire to create a high quality, high-end look and design. Mayor Chadwick inquired about the number of builders and how varied the development would be in design. Randy Clarno replied that there would be 5-8 builders, with three different building types, and that their firm had several developments in progress around the Treasure Valley. Clarno further stated that all builders had to go through architectural control review, that they would consider a different setback, and expressed concern for the patio homes but willing to work with 7 foot setbacks.

Council Member Salmonsén mentioned that the City was working on a Master Pathway Plan and inquired regarding the Phyllis Canal and where any easements were in terms of a required paved maintenance road. Teller Bard said that the thirty-foot paved road is for mud trackout for Pioneer Irrigation District so they don't track mud out on Star Road; he said a portion of that is in and another portion is outside the property. He also stated that Pioneer Irrigation District appeared uninterested in that space within the easement being used by pedestrians even if the space was maintained by the developer. Council Member Salmonsén inquired if it was possible to include a public easement in the development for the future, if Pioneer might reconsider. Nelson noted that the community did have a parkway strip running for East/West connectivity further down; Salmonsén expressed a request to have a public easement for that referenced pathway rather than just for HOA-only use.

Further discussion included the merits of increasing the sidewalk from six to seven feet along collectors and arterials, and concerns over schools and capacity. Mayor Chadwick noted that Ryan Field had pursued this, and that West Ada School District was not interested in a school site for this development area as children would be routed to Pleasant Valley; as such, this development if approved would not impact Star Elementary. He noted a general overall concern about schools, roads, police as part of a larger issue.

**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, January 11, 2022 at 6:30 PM

Council Member Salmonsens inquired about the emergency access plan, and Nelson noted three access points from Star and Chinden, and the interior/middle of Chinden. Teller Bard added that interim access will be determined at the individual phases at final plat stage and if needed, the developer has been open to constructing access on Star and Chinden in the first phase. Mayor Chadwick noted that Star Fire would not allow more than 30 houses without a secondary access point.

Discussion compared 7-foot and 8-foot sidewalks and noted concerns over ITD and ACHD road widening plans and that if an oversized sidewalk were put in now, that it would likely be removed during ITD's upcoming process. Council Member Salmonsens asked if it would make sense to set aside construction funds in an account to support future sidewalks after that work has occurred. Mayor Chadwick referred back to the Open Space slide, noting that 15.9% of the development was indicated as Open Space. He asked to clarify the usable open space and asked if the whole intent was 15%, with 10% of that usable. Council Member Nielsen highlighted side setbacks vs. open space requirements. Council Member Wheelock inquired where stormwater is routed (see Council Packet pages 4 and 5 for the preliminary plat sheet).

**Public Testimony:**

Assistant Planner Ryan Field referenced the presentation slide for the mixed-use area and updated that there had been commercial interest in that segment of land in the past few hours.

Former Council Member Michael Keyes of 338 S Long Bay Way expressed general support for the project, noting that he feels the developer will bring something to Star but that the Devil is in the details. He saw discussion of storage units in the Council Packet and does not feel that these should be in what is now and will be a primary entrance to Star. He encouraged Council to not allow storage units for this development. He further mentioned the ITD access point and said that he hoped Council had had a chance to see these on a map. Mr. Keyes noted that two more developments were coming up afterward on the same agenda from this applicant, and said he hoped that the Council ensures the protection of several easements and landowner access points. He mentioned a letter from Ada County Development Services about the pathway on the Phyllis Canal and encouraged the city to engage with the ditch irrigation company Pioneer to see if a pathway easement can be negotiated. He noted that the new City code that governs Open Space has been in place through other land use agreements, and asked Council to stick to their guns on those. Keyes reiterated his support of the project.

Richard Riley of 7020 W. Chinden Boulevard, Star, requested more clarity on the Chinden collector road as to when the road would be built and whether there would be a light.

Gary Avis of 210 S. Main Street, Star, advised that he was present to speak about Item E on the agenda and was asked to come back up to speak on that topic during that discussion.

**Developer rebuttal:**

**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 11, 2022 at 6:30 PM

Teller Bard pointed to access point E, noting the collector access and verified that it was to be signalized. He said that a 24-foot strip of property needs to be negotiated with the neighbors at the west and east. Bard verified that it will be the developer's responsibility to determine the light timing.

Debra Nelson thanked Council. She thanked former Council Member Keyes for his support of the project and stated that Randy Clarno has worked with the surrounding landowners and will make sure to preserve access. She stated that the developers will meet the usable open space requirements, will not ask for a storage unit to be approved for the development, will not ask for residential to be permitted in the commercial zone, and expressed remaining concern over the patio lots. She asked for a counterproposal for the patio lots to be left as stated in the original proposal, with 130 remaining non-patio lots that would have the 7-foot setback.

Council remarks expressed concern to ensure when the improvement to Mr. Dean's access would occur and if it was viable to include a public easement in the development agreement the ability for a pathway to be installed in the portion of land owned by Pioneer Ditch Co. on the east. Council discussed working with Pioneer Ditch to get the needed approval as we get our Master Pathways Plan approved.

Council members inquired whether planter strips could be reduced in order to get the 36-foot streets. Staff will need to inquire with ACHD to see if there are any ramifications with adjusting 8 foot planter strips.

Mayor Chadwick closed the Public Hearing at 8:09 p.m. and went to Council deliberations.

- Council Member Hershey generated a list of conditions and moved to approve the Inspirado Subdivision Annexation with the following conditions:
  1. Development moves forward as established in the report as-is, along with any ITD proportionate shares that have been identified;
  2. Increase the streets to 36 feet by removing 1.5 feet on each side and adjusting 8-foot planter strips to be 6.5-foot planter strips.;
  3. To incorporate 10% usable open space equivalent to the whole residential park;
  4. 7-foot sidewalks along collector roads and Star Road;
  5. A Pioneer easement grant to be secured if that can be done in order to allow for a pathway along the Phyllis Canal;
  6. No residential to be proposed in any commercial area;
  7. Any prospective storage units must be brought before Council as conditional use;
  8. Considerations for the Dean property as stated in the letter including two new driveways;
  9. Setbacks for patio homes as stated and a 7-foot setback for the rest of residential in the neighborhood.
  10. (Amendment to add) a provision for adding a trust for construction of a future 7-foot sidewalk and directing Staff to work with ACHD and the applicant;

Council Member Nielsen seconded the motion and amended it to include a provision (noted above) for future funding of 7-foot sidewalks on Star Road. **VOICE VOTE:** all ayes. Motion carried.



**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, January 11, 2022 at 6:30 PM

Mayor Chadwick called for a brief recess at 8:21 p.m.; he called the meeting back to order at 8:30 p.m. He advised that Council would hear the agenda topics out of order in order to logically follow the annexation pathway to the proposed Oaklawn development. Item 5C, Starpointe, was heard next.

**B. PUBLIC HEARING on the Oaklawn Crossing Subdivision Annexation:**

\*Heard out of order at Mayor Chadwick's request, after Agenda Item 5C, in order to maintain logical discussion flow along the map of the proposed annexations.

Mayor Chadwick asked the Council if they had any ex parte communication and, hearing none, opened the Public Hearing.

Applicant's Counsel Debra Nelson of Givens-Pursely land-use attorneys at 601 W. Bannock Street, Boise, presented a slide deck with information supporting the developer's request for approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 65 residential lots, 1 commercial lot and 5 common lots. The property is located at 8005 W. Joplin Road in Star, Idaho, and consists of 25.87 acres with a proposed density of 3.09 dwelling units per acre.

Ms. Nelson stated that they are not asking for any code deviations for Oaklawn Crossing and are in agreement with all staff requirements and conditions of approval. This was the development team's third of three projects considered this evening. She noted the land was at the southwest corner of Joplin and Star Roads and was in a low-lying region below the rim. The team worked closely with City staff on this project that calls for 3-5 units per acre and for mixed-use on the corner of Joplin and Star. Nelson stated the project is also consistent with the pending South of River sub-area plan and the mix of uses is compatible with surrounding areas as proposed, transitioning from a Central Business District to the north and east down to the surrounding planned neighborhoods.

With main access off Joplin Road, public roads stubbed to the west and access also provided through the mixed-use property. The five acres of mixed-use property are being geared for small boutique commercial with vertically integrated product with residential. Nelson mentioned a few uses including commercial and retail, professional offices, and a drive through coffee shop. The development is planned to have over 25% open space; as such, Nelson stated they could agree to the 10% usable open space as requested by Council. Nelson presented slides depicting the central park area, pathways, seating area, pond, shade tramada, sand beach, boat launch, and a meandering pathway creating a loop for the neighborhood. Nelson also showed slides of the entry monument, fencing, entrance water feature, and concept homes. She stated the patio homes were geared to be smaller but with high-quality design features at 1500-3000 square feet. Nelson stated the development team was in agreement with staff recommendations and stood for questions.

Council questions surrounded whether the ponds were considered part of usable open space, verifying the size of the pathway, and what the elevation changes were like from the lots to the surface of the pond. The

**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 11, 2022 at 6:30 PM

development team verified that they will meet the City's open space requirements, that the pathway was a 5-foot paved pathway, and that the sites were elevated.

Council and development team discussion noted the hope for possibly connecting the internal path to the Starpointe neighborhood vs. certain challenges over a portion of wetland that is protected by the E.P.A. because some lots back up onto the existing wetland area. General concerns were expressed over Phyllis Slough and water flow.

**Public Testimony:**

Michael Keyes of 338 S. Longbay Way expressed that he was generally supportive of the project and pleased with the mixed-use but a bit concerned about the mixed-use area in terms of the proportion of ponds.

Pete Aldrich of 8425 W. Joplin Road said he was pleased to see the ponds, especially if they might be stocked with fish! Mr. Aldrich reported a concern about a 25-foot strip of land next to his land owned by the Robinette family. He stated that the owner does not do any weed abatement and asked if there was any way to get the owner to deal with goatheads and other invasive weeds that create an eyesore for both him and the future development. He also asked in terms of water, expressing concern that it could look bad coming up the hill especially with respect to the segment of land owned by Robinette.

**Applicant rebuttal:**

Debra Nelson replied to Michael Keyes' remark, noting the low-lying area of land but from a use standpoint, that the pond creates a great transition with the bridge and roadway.

Teller Bard commented that fill material has been brought in to the correct the grading.

Debra Nelson clarified for Council that this project was geared to be finished in one phase and that distance provides a level of transition in terms of sound mitigation to the residential side. She stated that she felt that the type of consumer that would select those residences would be comfortable being near the commercial side, that it was a draw. She further stated that the ponds would be aerated with fountains, so there would be constant low-level background sound from the water flow.

Further discussion surrounded the 25-foot strip of Robinette land in terms of whether a stub could be added and about any options for pathways easements. Concern was expressed over slope and safety.

Doug Perry of 5279 Waters Edge, Garden City noted the difficulty in selling high-end properties and on advising clients on what "could" happen surrounding their property in the future, which he stated made it a tough sell.

Randy Claro stated that he was open to a pathway if a time frame was determined.

Mayor Chadwick asked what ACHD has said about widening the road and stated that he could work with a goal of having plans in place for a potential pathway within the next year, noting there may be potential E.P.A.

**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 11, 2022 at 6:30 PM

mitigation issues. Chadwick directed Ryan Morgan to determine if Star Sewer and Water would have an issue with an easement over their easement. Ryan answered with past history indicating that they should not, so Mayor Chadwick withdrew his suggestion.

Mayor Chadwick closed the Public Hearing at 9:32 p.m.

**Council deliberations:**

- Council Member Nielsen moved to approve the Oaklawn Crossing Subdivision Annexation with a list of conditions as follows:
  1. 10% usable open space
  2. 7-foot sidewalk along Joplin collector
  3. Include in CCNR notice to residents to disclose that mixed use may include light noise consistent with approved uses in that zone.
  4. Approve requested use for a coffee shop
  5. As per Aldrich and Star Sewer and Water, one sewer and water stub related to the Aldrich property via Ascot Road
  6. Conditional use for retail, professional offices, and drive-through coffee shop

Council Member Hershey seconded the motion. **VOICE VOTE** – all ayes. Motion carried.

**C. PUBLIC HEARING on the Starpointe Subdivision Annexation:**

Mayor Chadwick asked Council if they had any ex parte communication. Hearing none, he opened the Public Hearing at 8:30 p.m.

Debra Nelson of Givens-Pursely land-use attorneys at 601 W Bannock Street, Boise, presented a slide deck explaining the development team's request for 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 as initially proposed in the packet 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. She reminded that this was the second of three projects from the same development team. Noting that the proposed development is directly across Star Road from the proposed Inspirado development, Nelson started with an overview of points and compromises. She stated the zoning proposed for the area is geared to be compatible with surrounding neighborhood developments. Main access is off of Star Road and has a stub at the south to continue through to other properties south of Chinden. With respect to compromises, Nelson indicated that the developer's original two requests would have been similar to the original Inspirado (Item 5A) request: 1. A 5-foot interior setback; and 2. 33-foot roads. Nelson advised that if the Mayor and Council were amenable, they would just apply the same conditions that had been agreed upon for Inspirado to Starpointe and it would become 69 residential lots.

At Mayor Chadwick's request, Ms. Nelson read the amended developer's request for the record:

- Streets would be 36 feet



**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, January 11, 2022 at 6:30 PM

- Reduce the tree planter strips from 8 feet to 6.5 feet and still have detached 5-foot sidewalks
- 7-foot setbacks on either side of all lots
- Noting a difference between Inspirado and Starpointe: there are no patio homes in the Starpointe development
- Developer would get a comparable reduction for the lost 3 feet of width in the required open space percentage
- It will now be 68 lots

Nelson showed slides depicting entrance, park, and architectural elements, including central park areas with a gazebo and a creek flowing by a meandering walkway. She showed concepts for two contemporary home types of a range of 2,000 square feet to some at 4,000-5,000 square feet at the rim. The development team stood for questions:

Council Member Hershey asked to clarify about the 7-foot sidewalk and trust for future sidewalk construction. Ms. Nelson agreed. Council Member Nielsen asked which lot would be lost; Ms. Nelson said that it would be on the western side to add to the common park around the pond. She said the creek will be flowing year-round utilizing water from the artesian well. For Lot 29 (common driveway), it was verified that there was no issue with Star Fire. Nelson advised that ACHD requested, and they had amended the plan. For secondary fire access points, discussion surrounded the ability of surrounding neighborhoods to stub to Starpointe, with stubs planned on the west side, south side, and main collector road.

Council Member Salmonsens inquired on the planning for the ponds. Nelson verified the ponds were aerated and usable. Concern was expressed over the water flow route through Gage's property and down to Phyllis Slough, to ensure that same flow would continue.

**Public Testimony:**

Pete Aldrich of 8425 W. Joplin in Star had questions about the water for the pond off of the artesian well. He stated he has water rights for his house and property/pasture from the artesian well source and is willing to work with the developer but need something that says it's not something the developer fully controls. He expressed concern about the driveway that is to be an access to Chinden and running a sewer up his driveway.

**Developer rebuttal:**

Development team discussion surrounded the intent to maintain the flow with 6 inch irrigation line down the driveway to the Aldrich pasture. They have met with the Aldrich family and agree to maintain the current flows. They acknowledged the need to work closely with Star Sewer and Water as the preferred alignment is up a 35 foot flagpole which is the route. Public water will need to be brought up Star Road and also extended in Joplin to the western boundary.

Mayor Chadwick closed the Public Hearing at 8:47 p.m. and moved to Council deliberations.

**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 11, 2022 at 6:30 PM

Council discussion surrounded a clarification on what the road would look like up the Aldrich property's driveway and that it met Star Sewer and Water's standards. Bollards were discussed to stop traffic.

Council Member Nielsen summarized the list of conditions that adjusted the original proposal and moved to adopt the Starpointe Subdivision Annexation with the following amendments:

1. Maintain water flow to the adjacent properties as they currently receive it
2. 36-foot road width
3. 6.5-foot planter boxes
4. 7-foot setbacks on all lots
5. 10% open space less reduction of tree planters from 8 to 6.5 feet
6. 7-foot sidewalk on Star Road in trust for final build
7. ITD proportionate share as per formula
8. 7-foot sidewalk by collector road

Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; and Nielsen – aye. Motion carried.

**D. PUBLIC HEARING on the Star River Meadows Annexation:**

Project description: the Applicant is seeking approval of an Annexation and Zoning (R-3) for the annexation of the existing Star River Meadows Subdivision into the City of Star. The annexation of the subdivision includes a total of 13 existing residential lots and associated common lots. The properties included in this annexation are located on River Ranch Lane in Star, Canyon County, Idaho, and consists of approximately 4.8 acres.

Mayor Chadwick explained that while the City had submitted our notice to the Idaho Statesman timely, that unfortunately the paper failed to publish it on time and proper noticing was not complete. He recommended tabling the hearing until the February 15, 2022 meeting.

- Council Member Nielsen moved to table the public hearing on the Star River Meadows Annexation until the February 15, 2022 Star City Council Meeting; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; and Nielsen – aye. Motion carried.

**E. PUBLIC HEARING on the Unified Development Code Updates & Additions:**

The City Council of the City of Star will hear comments from the public concerning the proposed Amendments to the Unified Development Code, Updating Title 8, Chapter 1 through Chapter 8: Updates to include Administrative and Regulatory Processes, Application Criteria, Implementation, Purposes, Definitions, Applicability, Zoning District Standards and Regulations, Specific Use Standards, Subdivision Regulations, Planned Unit Developments, Design and Development Standards for Signs, Bicycle Parking, Landscape and Buffer Area Standards, Lighting and Street Light Standards, Sidewalk Standards Update; and Establishment of Design Review and Development Standards of a Horizontal Apartment / Build to Rent

**CITY COUNCIL SPECIAL MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 11, 2022 at 6:30 PM

Ordinance; Establishment of City Impact Ordinance. Oral testimony may be offered at the hearing.  
**(PREVIOUSLY CONTINUED FROM DECEMBER 21, 2021)**

Mayor Chadwick advised that the public hearing would need to be continued but opened the Public Hearing in order to accommodate members of the public who had come to speak.

Gary Avis of 210 S. Main Street in Star said that his residence is zoned RA and wondered if they were to establish a secondary unit (granny flat) above a detached garage, if that could become a rental longer than 30 days.

City Planning Director Shawn Nickel advised that under current code, secondary residences are supposed to be for relatives only. He clarified that Staff is not proposing any changes.

Gary Avis asked a second question, with respect to whether Idaho Department of Transportation will survey and let homeowners know what level of infringement will occur with road widening.

Mayor Chadwick asked Mr. Avis to reach out to Shawn Nickel and Ryan Field for more information.

- Council Member Salmonsens moved to continue the public hearing to the February 15, 2022 Star City Council meeting; Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**6. ADJOURNMENT**

Mayor Chadwick adjourned the meeting at 9:52 p.m.

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_  
Jacob M Qualls, City Clerk - Treasurer

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, February 01, 2022 at 7:00 PM

**1. CALL TO ORDER – Welcome/Pledge of Allegiance**

Mayor Chadwick welcomed those in attendance and led the Pledge of Allegiance. 7:00 PM

**2. INVOCATION – Dylan Austin of Life Springs Church provided the invocation****3. ROLL CALL – Elected Officials Present:** Council President Hershey; Mayor Chadwick; Council Member Salmonsens; Council Member Nielsen. Council Member Wheelock was excused. **Staff Present:** City Planning Administrator Shawn Nickel, Planning Administrator Assistant Ryan Field; Public Information Officer Dana Partridge; City Clerk Jacob Qualls (Via Zoom); City Attorney Chris Yorgason (Via Zoom).**4. PRESENTATIONS:****A. Treasurer Reports / Bank Balances (Report Only)****B. Building Permit Report (Report Only)**

City Clerk/Treasurer Jacob Qualls noted the attached Bank Balances and were snapshots and the city will be seeing more of as we migrate to Black Mountain Software. Qualls also noted the Building Permit Report, which will be included in monthly meetings.

**5. CONSENT AGENDA (ACTION ITEM)****A. Approval of Claims Provided & Previously Approved****B. Final Plat - Greendale Grove 2**

- Council President Hershey moved to approve the consent agenda; Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**6. ACTION ITEMS:****A. Ordinance 350-2022 Milestone Subdivision & Development Agreement**

- Council Member Salmonsens moved to introduce Ordinance 350- 2022 (Milestone Subdivision and Development Agreement); Council Member Nielsen seconded the motion.

**ROLL CALL VOTE:** Hershey – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- Council Member Nielsen moved to suspend the rules requiring three separate readings on three separate days and read once by title only; Council President Hershey seconded the motion.

**ROLL CALL VOTE:** Hershey – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- Council Member Nielsen read the title of Ordinance 350-2022 and moved to approve the ordinance after this first reading; Council Member Salmonsens seconded the motion.

**ROLL CALL VOTE:** Hershey – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**B. Ordinance 351-2022 Fountain Park Subdivision & Development Agreement**

- Council President Hershey moved to introduce Ordinance 351- 2022 (Fountain Park Subdivision and Development Agreement); Council Member Salmonsens seconded the motion.

**ROLL CALL VOTE:** Hershey – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- Council President Hershey moved to suspend the rules requiring three separate readings on three separate days and read once by title only; Council Member Salmonsens seconded the motion.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, February 01, 2022 at 7:00 PM

**ROLL CALL VOTE:** Hershey – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- Council Member Salmonsens read the title of Ordinance 350-2022 and moved to approve the ordinance after this first reading; Council President Hershey seconded the motion.

**ROLL CALL VOTE:** Hershey – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

### C. Pathways Plan Adoption

Council Member Salmonsens mentioned the committee has been looking at the Pathways Plan for quite a long time. They presented it last December and it is now ready for approval.

- Council Member Salmonsens moved to adopt the Master Pathways Plan with five changes they wanted to add. First, complete the pathway connection from Floating Feather to Hunter's Park; second, add highway paths along Highway 16 to connect Chinden south of the Phyllis Canal; third, add a river crossing between Kingsbury and Star Road; fourth, add a pathway from the river to Highway 44 east of Bent Lane; fifth, add a pathway from Hillsdale subdivision west to Kingsbury. Council President Hershey seconded the motion. Council Member Nielsen wanted to verify the city is not approving any funding, only the plan and determining how the impact fees could be applied.

**ROLL CALL VOTE:** Hershey – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Mayor Chadwick noted that the Pathways Plan will be part of the Comprehensive Plan and some of it will be paid for by the development community as they build projects.

## 7. PUBLIC HEARINGS with ACTION ITEMS:

- A. **PUBLIC HEARING: Star River Meadows (Previously Tabled 1/11/2022):** The applicant is seeking approval of an Annexation and Zoning (R-3) for the annexation of the existing Star River Meadows Subdivision into the City of Star. The Annexation of the subdivision includes a total of 13 existing residential lots and associated common lots. The properties included in this annex are located on River Ranch Lane in Star, Canyon County, Idaho, and consists of approximately 4.8 acres. Oral testimony may be offered at the hearing. Written testimony may be submitted up to the time or at the hearing.

Mayor Chadwick read the rules and processes of the hearing and encouraged everyone to sign up if they wish to speak. The Mayor opened the public hearing and asked the Council Members if they had any ex parte contact. All members confirmed they had none.

### Applicant Presentation

Nicolette Womack, 950 W Bannock St, Boise ID

Applicant Ms. Womack gave a brief overview of the Star River Meadows project, mentioning the subdivision was recently approved in the county and they are proposing an R3 zoning to match what was previously approved. A neighborhood meeting held on October 12, 2021 and the goal is to bring it into the Star River Ranch subdivision HOA for consistency between the two developments.

Mayor Chadwick stated this was unique as there are already 7 homes built on the property. Council Member Nielsen asked about the utilities, public land and irrigation facilities that are shared with the Star River Ranch HOA and Womack replied that they are separate but will have similar CC&Rs and have consistency with the current development.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, February 01, 2022 at 7:00 PM

**Public Testimony**

There was no public input.

Council Member Nielsen asked to confirm the roads meet ACHD and CHD4 requirements. Mayor Chadwick said that they would have to do it through CHD4 and there was a discussion that it would have to be built to ACHD standards at a minimum and the width of the roads and right of ways. City Planning Administrator Shawn Nickel added that the development was already built with curbs, sidewalks and streetlights, with sewer and water already in place. He said that as the applicant stated, this should have been developed in the City of Star but it was the last one before the city initiated the agreement with Star Sewer and Water that they had to annex into the Star Sewer and Water when annexing into the City of Star. Nielsen asked if the streetlights were in compliance with the dark sky ordinance and Nickel replied yes.

Council Member Salmonsens asked about an inconsistency in the staff report about the subdivision not including fire hydrants or streetlights. Planning Administrator Assistant Ryan Field explained that the report was written prior to doing an inspection and verified the fire hydrants, streetlights are all properly located and meet the requirements. Salmonsens also asked about a sidewalk along Bent Lane and Womack said that it is a public road built to public road standards.

Mayor Chadwick closed the public hearing at 7:20 pm and moved to Council deliberations.

- Council President Hershey moved to approve. Salmonsens seconded the motion. There was a discussion about including a sidewalk at Bent Lane to be a condition of approval, but it was determined that the sidewalk was already in and did not need to be included in the motion to approve. **ROLL CALL VOTE:** Hershey – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

- B. PUBLIC HEARING: Josh Kinney Annexation / Zoning / Planned Unit Development (AZ-21-19; DA21-27 & PUD-21-002):** The applicant is seeking approval of an Annexation and Zoning (R-3 / Mixed Use) with a Development Agreement to include future residential and non-residential uses including retail, office and event center, farmers market, restaurant, winery, bed & breakfast and garden center. The property is located near the southwest corner side of West Floating Feather Road (Old) and State Highway 16 and extends west to the southeast corner of North Pollard Road and West Floating Feather Road in Star, Ada County, Idaho and consists of a total of 25.15 acres. Oral testimony may be offered at the hearing. Written testimony may be submitted up to the time of or at the hearing.

Mayor Chadwick opened the public hearing and asked the Council Members if they had any ex parte contact. All members confirmed they had none.

**Applicant Presentation**

Josh Kinney, 8675 W Floating Feather Road, Star ID.

Mr. Kinney stated that he owns a little over 25 acres that are just south of Floating Feather Road and spans from Pollard Lane to Highway 16. He is requesting to annex three parcels into the City of Star. Kinney explained in detail the history since 2017 of his and his wife's dreams of buying some property for her retail store and then adding a coffee shop, café, bakery, space for nonprofit and community space. They came across a piece of



**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, February 01, 2022 at 7:00 PM

property on the southwest corner of Highway 16 and Floating Feather but it was zoned residential. Kinney went to the neighbors individually, shared their vision and asked if they would be willing to release it to use for commercial. They eventually got signatures from the lot owners in the development to release it and it allowed them to make modifications to the CC&Rs so that particular parcel could be used for commercial. Later they decided to annex all three parcels and worked with staff at the city to come up with a plan that matched up with the comprehensive plan, that met with their dreams and fit in the the HOA and CC&R guidelines. Kinney talked at length regarding residential, commercial, mixed-use, zoning, their plans and layouts.

Council Member Nielsen asked if they had discussions with ITD about the portion they own and the plans for improving the access. Kinney explained his plan for maintaining the access, further purchases, paving, resurfacing, drainage and cleaning up the area, as well as working with an architect to add to the buildings.

Mayor Chadwick pointed out the high probability that Kinney would lose the connection on Highway 16 due to ITD making that an entire expressway with access points only every two miles. He mentioned the Rosti Farms mixed use to the south of his property and encouraged Kinney to create access down to the south. There was a discussion about Kinney's plans for access points and timeline for his project. The Mayor mentioned a modified interchange from ITD and suggested that if Kinney was going to go with one acre lots, that lot 8 should be lost and split to become part of lot 9 and lot 7 so there was no worry with the fire department regarding a turnaround. Kinney agreed that he may have to lose a lot to keep it at full acre parcels and reminded that it was all conceptual at this point.

Council Member Salmonsens asked about Lot 1 Block 1 and the neighbors releasing it from the CC&Rs. Kinney confirmed the CC&R's stated it was residential, but they released it to commercial residential and listed specifically which commercial uses were permitted and not permitted.

Council President Hershey confirmed that Kinney was willing to accept an R1 zoning for all parcels.

Council Member Nielsen expressed that his concern that the CC&Rs don't allow for anything but residential and zoning it mixed use could create a scenario where legally you have a right to mixed use that is in conflict with CC&Rs and contract. Nielsen would prefer to honor what is in the contract and in the future being able to adjust that contract and come back and request a different zoning. Kinney was agreeable to that. He then outlined his ideas for the open space to become a farmer's market and creating community spaces so if it was not zoned mixed use, he would have to come back to request it when he was ready to go forward with those things.

City Planning Administrator Shawn Nickel said to keep in mind that through the Development Agreement and PUD, any conditions could be established which would address any scenario. Having a mixed-use zoning would allow both commercial and residential so flexibility could be built in based on what Kinney gets back from conversations with the neighbors and HOA.

Council Member Nielsen referred to the R1 designation and the contract saying it needed to be residential and mentioned that it would be great as long as the Kinneys lived there but if it sold, it would be a lot for someone to take on and with the R1 designation, there would be no room for additional lots for that contractual



**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, February 01, 2022 at 7:00 PM

residential to take place. Nielsen would like to see at least a potential plan to address that. Nielsen asked what actual density was and Nickel answered that it was less than one unit per acre. There was discussion regarding density and additional lots, re-zoning and codes regarding storage within commercial area. Kinney outlined plans for additional structures, accesses, landscaping, aesthetics and doing what they can to protect existing landowners.

City Planning Administrator Shawn Nickel added a few things he had talked with the applicant about. One being the potential of having a pathway from Pollard eventually down toward Rosti Farms and providing a cross-access easement to line up with the commercial to the south, and also maintaining our sidewalk system by establishing a sidewalk along the south side of Floating Feather and eventually around the corner down Pollard.

Mayor Chadwick clarified that the intent to put the pathway on the south side of the berm to keep privacy going toward the north. He added that having the pathway provides pedestrian access to the commercial component and adds another amenity for walking. Mr. Kinney asked about the accessing the ditch banks and having gravel as opposed to having a pathway for the ditch rider and large equipment. Council Member Nielsen mentioned the issue of cleaning the ditch with a pathway there, and Kinney said they would need to have an understanding or agreement with the ditch company.

Council Member Salmonsens asked if they would be the main developer of the homes for that area and Kinney replied that he probably would be but said they had no plans to move forward on development right away. Salmonsens asked if he was willing to pay for a sidewalk along Floating Feather and on Pollard. Kinney explained the timelines and plans for the sidewalks and making sure they were in compliance when the property was plated. There was further discussion explaining the plating process and potential development. It was noted that Mr. Kinney was given a 3-year time frame to build the sidewalk.

**PUBLIC TESTIMONY****Kelly Kinney – 8675 W Floating Feather Road, Star ID**

Mrs. Kinney is in favor of annexation of their property and expressed excitement to see their dream come to life in this capacity. She is a native of Idaho and Grew up in rural Nampa. She is a small business owner and loves the concept of bring jobs to Star through moving her business as well as creating a coffee shop café and farmer's market and the concept of community and being in harmony with their neighbors. They are open to what the city and their neighbors want and are very excited about the future and potential of the property will offer.

**Jeff Robbins – 8866 West Floating Feather Road, Star ID**

Mr. Robbins lives directly cross the street from the development. He's been in his home for over 6 years and has seen a lot of development proposed and approved. He likes the thought that has gone into this and it's refreshing for him to see one acre lots with a nice home and a lake and feels it will improve the value of his property. He welcomes and looks forward to it.

**Michel Prens – 1875 N Mountain Vista Lane, Star ID**

Mr. Prens lives on the southwest corner on lot 6. He wanted to address the expansions and lot splits and was particularly concerned about the lot expansion of Lot 1, the proposal to move it and split it, and how it would

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, February 01, 2022 at 7:00 PM

affect zoning requirements and the amendment. He mentioned coming to an agreement between the four neighbors and the Kinneys and revisiting the zoning.

Mayor Chadwick confirmed that they were talking about keeping the mixed use where lot 1 currently resides and making sure the R1 went right up to it. Council Member Nielsen also confirmed it would not be creating a conflict if they went with the mixed-use as it's part of the planned unit development and development agreement.

Council Member Nielsen also inquired about the first plan with the vineyards and orchards around the properties and why that was not acceptable. Mr. Prenn replied that it seemed like a deviation from other plans that they had been shown. He likes the one acre lots and feels they keep with the spirit and aesthetic.

Council Member Salmonsens asked about the partial annexation of the subdivision and Mr. Prenn explained that not everyone is sure they want to be annexed in and Mr. Haws would address that further.

Mo Haws, with Morris Bower and Haws PLLC, 1305 12<sup>th</sup> Ave Road, Nampa, ID

Mr. Haws represented four of the residents and expressed appreciation for the thoughtfulness of the application but asked that the application be tabled indefinitely due to the strict language of the CC&Rs and a condition precedent established in the re-subdivision section R of the CC&Rs. Mr. Haws read several passages of the CC&Rs and there was a discussion regarding sub-dividing and amending the CC&Rs.

Council Member Nielsen mentioned that aside from CC&R requirements, neighborhood consensus or conditions, the contract is the biggest hurdle, and he does not believe that giving approval would be assisting in a breach of that contract.

Mr. Haws was concerned that if they got approval for this project or a different zoning than is approved by or allowed under the CC&Rs or if they're allowed to subdivide their lots by virtue of this body giving them that permission it is assisting them in a breach of the contract. He asked that this be tabled because he thinks the Kinney's should come back to the City Council having come to an agreement with the neighbors, requiring 75% consensus, within the terms of the CC&Rs before the City Council makes any preliminary approval of this plan.

There was further discussion between the Council, Mayor and Mr. Haws regarding this concern with the Council giving assurance that nothing would be done without approval and adhering to guidelines.

Tony O'Neil 1910 N Mountain Vista Lane, Star ID

Mr. O'Neil lives on Lot 4 and mentioned that he and the four homeowners bought those lots with the understanding that they would be acre lots forever and they want to protect that. He pointed out that from February 2020 through August 2021, there were three different proposals for Mr. Kinney's vision. Mr. O'Neil briefly described some of the proposals, particularly the one that had in writing that there would be no houses built. He understands that there is a lot of land and opportunities, but his concern is having the homeowners sign off on something that is not clear and doesn't have their support and does not have the CC&Rs in place.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, February 01, 2022 at 7:00 PM

Council Member Nielsen asked Mr. O'Neil what he thought his role was in the development, what he thinks should happen with the property and what should go there. Mr. O'Neil reiterated that he wanted to see a well thought out plan with one acre lots that follow the CC&Rs. There was a discussion to clarify Mr. O'Neil's thoughts and input from the Council and Mayor regarding processes including annexations, CC&Rs, development agreements, lot sizes, approvals, etc., and Mr. O'Neil was assured that there would need to be a more defined plan that met all the requirements before it could be submitted for approval.

Mayor Chadwick asked if anyone else had anything else to add that hadn't already been discussed.

**Randy Haverfield 1015 Heartland Dr, Nampa ID**

Randy and Lori Haverfield are the parents of Kelly Kinney, Randy is the architect that was mentioned and serves on the Nampa City Council as president. He is familiar with growth and development and has helped the Kinney's with their plans, making sure they are cognizant of the neighborhood and consistent with the comp plan. Haverfield praised and supported the quality of work and their vision of creating a rural urban transitional zone and live work opportunities.

**Teresa Prenn 1875 N Mountain Vista Lane, Star ID**

Her main concern is the entrance where Floating Feather will be turned into a cul-de-sac. It is already dangerous going in and out and she is concerned that it will get worse with the increase in traffic and it may be used as a short cut. Ms Prenn also expressed that she wished the Kinney's would have had a conversation with the four neighbors.

Council Member Salmonsens asked about the cul-de-sac and Mayor Chadwick and Shawn Nickel explained the process and requirements with ITD.

**Michelle Standford – 1876 N Mountain Vista Lane, Star ID**

Ms. Standford is the owner of lot 5 and has lived there about 19 years. She mentioned that her property backs up to the property and would be the most affected by building homes on the property. She mentioned a few areas of concern – not having a solid plan on what the development will be, and the cars that are being stored on the property. She respectfully asked that the application be tabled until the application and CC&Rs could be addressed between the homeowners and subdivision and making the development agreeable to everyone concerned.

**Applicant Rebuttal**

Josh Kinney clarified that he was keeping the commercial lot within the two and a half acres, he was told by the HOA that the having the vineyards was not in accordance with the HOA because it would be considered commercial use. He cited several examples where he feels the communication with the neighbors has been miscommunicated and mentioned that the CC&Rs have been confusing and seem to contradict themselves, particularly when it comes to subdividing the land. Mr. Kinney stated that he has tried to create a plan that fits with the city's requirements, follows the CC&Rs and is fair to the neighbors, while trying to create their own dream as well.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, February 01, 2022 at 7:00 PM

There was discussion regarding zoning, commercial vs agricultural use and whether Mr. Kinney would like to go ahead with the annexation or keep it in the county for now. Mr. Kinney wanted to annex while there were still only a few neighbors to work with and reiterated that he was fine keeping the commercial for the time being and if they have a plan to do something more, they can come back to the HOA to talk about it.

Mayor Chadwick asked for questions from staff and council members.

Council Member Salmonsens asked what Mr. Kinney was asking for in the way of uses and there was a discussion on specific uses and conditions of approval. They discussed a multi-use pathway.

Mayor Chadwick closed the public hearing at 9:41 pm and moved to Council deliberations.

Council Member Nielsen expressed support for the annexation and zoning, that it exceeds our comprehensive plan and encouraged Mr. Kinney to start fresh with the neighbors and design something acceptable for all. He also urged Mr. Kinney to extend the mixed-use zone to build a significant buffer away from the highway.

Council Member Hershey was also supportive of the application, that it does not violate any established CC&Rs and reiterated that it could not go beyond an R1 designation even if the property was sold in the future.

Council Member Salmonsens appreciated both sides of the testimony and is also in support of the application, as it meets all the requirements. She also mentioned limiting to one acre lots.

Mayor asked to clarify the R1 designation in the motion due to come inconsistencies in the packet. Council President Hershey confirmed that it was a voluntary annexation, and any existing neighbor will not be involved in the annexation.

- Council Member Salmonsens moved to approve the Josh Kinney Annexation Zoning Planned Unit Development with the conditions as listed by City Planning Director Shawn Nickel; Sidewalk along the south side of Floating Feather to meet ACHD requirement and location at the time of development of the commercial use; Cross access easement to the south to Rosti Farms; Gravel pathway with a public easement along the southern boundary of the property; berm; limit of a minimum of one-acre residential lots; Lot 1 zoned mixed use, remaining property will be zoned R1 with minimum one acre lots; Adopt the uses requested by the applicant and adopt prohibited uses that were part of the CC&Rs that were agreed upon by the applicant and the neighbors within the development agreement; Council Member Nielsen seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Mayor Chadwick called a five-minute recess at 9:59 pm.

Mayor Chadwick called the council meeting back to order at 10:05 pm.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, February 01, 2022 at 7:00 PM

- C. **PUBLIC HEARING on the Rezone State Street / Union Street Development (RZ-21-07; DA-21-25 & ZC-21-19):** The applicant is seeking approval of a Rezone (c-1 to CBD), a Development Agreement and a Zoning Certificate for a proposed commercial use considering of 4,000 square foot retail building. The property is located on the northwest corner of North Union Street and West State Street in Star, Ada County, Idaho and consists of 0.48 acres. Oral testimony may be offered at the hearing. Written testimony may be submitted up to the time of or at the hearing.

Mayor Chadwick opened the public hearing at 10:06 pm and asked the Council Members if they had any ex parte contact. All members confirmed they had none.

**Applicant Presentation**

Applicant Jeff Likes – 1119 E State Street, Eagle, ID

Mr. Likes stated he was there for a rezone and a design review for the northwest corner of State St and Union, rezoning to the Central Business District which is consistent with the surrounding zone and comprehensive plan. He presented an overview of the site plan, including elevation, access and entrances, parking, noting that these were approved by ACHD. He also mentioned the design and other residents.

Mayor Chadwick asked if there were any questions of the applicant and then asked if this plan followed the new architectural overlay guidelines. It was submitted prior, but Mr. Likes has seen the guidelines and believes that it fits within them.

Council Member Salmonsens asked about the parking lot, fire access, streetlights, and sidewalks. Mr. Likes replied that they meet the requirement for the Fire Department and the parking lot is still being worked out. They will put in a sidewalk, curb and gutter and make sure they follow whatever is required from ITD and ACHD. Salmonsens asked if the parking space met the codes of square footage in the building, whether they would have adequate parking and expressed concerns with overflow parking and having pedestrians cross over State St. The parking does meet the requirements and there will be flags for crossing the street on designated crosswalks. Mr. Likes would like to create more walkability as well, as sidewalks and connections are made.

Council Member Nielsen asked if there were any items that did not meet our architectural overlay guidelines since the development came in prior to having the requirements in place. Assistant City Planner Ryan Field said that he would do a thorough search, but he is comfortable that they meet the guidelines.

City Planning Director Shawn Nickel added that staff is recommending in the development agreement that in addition to the future cross access to the west, that the applicant coordinates with ITD and our City Engineer on the placement and timing of the sidewalk.

Mayor Chadwick asked the anticipated timeframe for completion, and it was agreed that Mr. Likes would work with City Engineer Ryan Morgan and get it started as soon as they can. Nickel mentioned that they are short four parking spaces for insurance purposes and Mr. Likes formally requested a reduction in parking for 4 spots since they are in the CBD zone. Nickel said they could build that into the development agreement.



## CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, February 01, 2022 at 7:00 PM

Mayor Chadwick closed the public hearing at 10:23 pm and moved to Council deliberations.

- Council Member Nielsen moved to approve the rezoned State Street, Union Street development with conditions that allows reduction of four parking spaces according to what is allowed by our CBD zone, to work with ITD on the cross access and timing and all other conditions as specified in the staff report. The rezone is consistent with our comprehensive plan, the zoning requirement and all things applicable to the property; Council President Hershey seconded the motion. **Roll Call Vote:** Hershey – aye, Salmonsens – aye, Nielsen – aye.

### 8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 10:24 pm.

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_  
Jacob M Qualls, City Clerk - Treasurer



**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, April 05, 2022 at 7:00 PM

**1. CALL TO ORDER – Welcome/Pledge of Allegiance**

Mayor Chadwick gaveled the meeting to order at 7pm and led the room in the Pledge of Allegiance.

**2. INVOCATION – Brian Howard – The Cause Church**

Pastor Brian Howard offered the invocation.

**3. ROLL CALL**

Council Members David Hershey, Kevan Wheelock, Jennifer Salmonsens and Kevin Neilson were present. Staff present; City Attorney Chris Yorgason, City Clerk / Treasurer Jacob Qualls, City Planner Shawn Nickel, City Engineer Ryan Morgan, Public Information Officer Dana Partridge and Deputy Sheriff Dale Morehouse.

**4. PRESENTATIONS:****A. Ada County Assessor's Office Presentation - Mr. McQuade**

Ada County Assessor Mr. McQuade presented the City Council with his annual presentation on the values within the City of Star indicating the market value growth. Mr. McQuade explained the Residential Property Owners are paying a larger proportionate share of property taxes compared to the Commercial Property Owners in the Star Taxing District.

Council Member Wheelock asked if the percentage was different throughout Ada County; Mr. McQuade explained in Kuna the City of Star is comparable at 93% residential, whereas in Boise City, the share is 68% residential.

Mayor Chadwick thanked Mr. McQuade for coming to the City of Star each year and explaining the Property Tax Levy system and the challenges. Chadwick also acknowledged this was Mr. McQuades last presentation as he is due to retire this year.

**5. CONSENT AGENDA (ACTION ITEM)****A. Approval of Claims** Provided & Previously Paid**B. Final Plat:** Riverpark Estates Subdivision (FP-21-35)**C. Final Plat:** Breitenbach Ridge Subdivision (FP-22-03)

- Council Member Salmonsens moved to approve the Consent Agenda; Council Member Wheelock seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilson – aye. Motion carried.



**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, April 05, 2022 at 7:00 PM

**6. ACTION ITEMS:**

- A. **Parks, Art & Beautification Committee Appointments:** The Parks, Art & Beautification Committee would like to have Cecile Porter and Claudia Sanders appointed to the Committee (**Action Item(s)**)
- Council Member Salmonsens moved to approve the appointments; Council President Hershey seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- B. **Resolution #001-2022 Adoption of South of the River Plan Subarea Plan:** A resolution adopting the SOTR Subarea Plan into the Star Comprehensive Plan (**ACTION ITEM**)
- Council President Hershey moved to approve Resolution 001-2022, adopting the South of the River Plan Subarea Plan; Council Member Salmonsens seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- C. **Findings of Fact - Langtree Bungalows Subdivision Amendment (AZ-21-11 / DA-21-16 / PP21-15 / PR-21-08):** Amending previously approved Findings of Fact on February 15, 2022 (**ACTION ITEM**)
- City Planner Shawn Nickel explained there had been a request for reconsideration from the neighbors of Langtree, however, the neighbors and applicant had come to an agreement and requested the Findings of Fact be amended to include additional conditions of approval. If the amendment were approved by the City Council, the neighbors would remove their request for reconsideration.
- Council President Hershey moved to approve the Amended Findings of Fact and Additional Conditions of Approval; Council Member Wheelock seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Mayor Chadwick thanked the neighbors and applicant for coming to a mutual agreement.
- D. **Request for Reconsideration:** Langtree Bungalows Subdivision (AC-21-11 / DA-21-16 / PP-21-15 / PR21-08)
- Request removed because of previous action noted above.
- E. **Ordinance 358-2022: Inspirado Subdivision Annexation & Development Agreement (DA-21-11):**
- Council President Hershey moved to introduce Ordinance 358-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
  - Council Member Nielson moved to approve Ordinance 358-2022 and to include all the parcels that were part of the Public Hearings and read the title; Council Member Salmonsens seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, April 05, 2022 at 7:00 PM

**F. Ordinance 359-2022 Starpointe Subdivision Annexation & Development Agreement (DA-21-09)**

- Council President Hershey moved to introduce Ordinance 359-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Council President Hershey moved to approve Ordinance 359-2022 and read the title; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

**G. Ordinance 360-2022: Oaklawn Crossing Subdivision Annexation & Development Agreement (DA-21-10):**

- Council President Hershey moved to introduce Ordinance 360-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Council Member Salmonsens moved to approve Ordinance 360-2022 and read the title; Council President Hershey seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

**H. Ordinance 364-2022: Springtree Estates Subdivision Annexation & Development Agreement (DA-21-24)**

- Council President Hershey moved to introduce Ordinance 364-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Council Member Wheelock moved to approve Ordinance 364-2022 and read the title; Council Member Salmonsens seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

**I. Ordinance 365-2022: Kirshner-Dill Annexation & Development Agreement (DA-21-23)**

- Council President Hershey moved to introduce Ordinance 365-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.
- Council Member Neilsen moved to approve Ordinance 365-2022 and read the title; Council President Hershey seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

**J. Ordinance 367-2022: Iron Mountain Vista Subdivision & Development Agreement (DA-21-21)**

- Council President Hershey moved to introduce Ordinance 367-2022 and suspend the rules requiring three separate readings on three separate days; Council Member Nielsen seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, April 05, 2022 at 7:00 PM

- Council President Hershey moved to approve Ordinance 367-2022 and read by title; Council Member Wheelock seconded the motion. Roll Call Vote: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

**K. 7. PUBLIC HEARINGS with ACTION ITEMS:****A. Public Hearing: Life Spring Church Conditional Use Permit (CUP-22-02)**

Mayor Chadwick opened the Public Hearing at 7:51 pm and asked the Council if they had any exparte' contact. No ex parte' contact was determined or reported to be in conflict and all members indicated they could make an impartial decision.

**Applicant****Larry Osborn 1825 N Icefor Place**

Mr. Osborn explained the request for the Conditional Use Permit request as the modular would be temporary until which time the church could build onto their main facility. The facility would meet ADA requirements, not emit fugitive light and meet the other necessary codes.

Council Member Nielsen asked if the length of time the unit would be utilized, Osborn answered he believed it would be for two years.

Council Member Salmonsens asked if there would be any effect on drainage or irrigation. Osborn replied it would not affect either.

No public testimony was offered. Mayor Chadwick closed the public hearing at 8:03pm

- Council President Hershey moved to approve the Conditional Use Permit request with the following conditions: it be painted to match the main building if at all possible and the use be permitted for up to three years; Council Member Salmonsens seconded the motion. **Roll Call Vote:** Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. Motion carried.

**8. ADJOURNMENT**

Mayor Chadwick adjourned the meeting at 8:04pm

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_

Jacob M Qualls, City Clerk-Treasurer

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, May 3, 2022 at 7:00 PM

**1. CALL TO ORDER – Welcome/Pledge of Allegiance**

Mayor Chadwick opened the City Council Meeting at 7:00pm and led the Pledge of Allegiance.

**2. INVOCATION –** Council Member Kevan Wheelock, Church of Jesus Christ of Latter-day Saints offered the Invocation.**3. ROLL CALL –** Elected Officials: Council President David Hershey, Council Members Kevan Wheelock, Jennifer Salmonsens, Kevin Nielsen and Mayor Trevor Chadwick were present. Staff: City Attorney Chris Yorgason; City Planning Director Shawn Nickel, Assistant City Planner Ryan Field, City Clerk/Treasurer Jacob Qualls, Public Information Officer Dana Partridge were also present.**4. PRESENTATIONS:****A. Proclamation: National Small Business Week 2022 –** Irene Gonzales with The Small Business Association.

Mayor Chadwick read the Proclamation.

**B. Idaho Power Rate Presentation –** Paris Dickerson

Ms. Dickerson presented information regarding Idaho Power's Price Cost Adjustment, the process of rate hikes and how cost is allocated among customers. The average monthly increase is expected to be about \$7.80 per residential customer.

Mayor Chadwick asked if Idaho Power serves Wyoming and Oregon. Dickerson replied that they are slightly into the Eastern part of Oregon, and they do a separate filing with Oregon PUD. Chadwick mentioned that Idaho Power is 20% lower than national average for residential and 30% lower for commercial and Dickerson confirmed that they have some of the lowest rates in the nation. Chadwick asked if the rates could go backward with a good water year and Dickerson answered that it could. It is trued up each year and projected into the PCA.

Council Member Wheelock asked about the cost per kilowatt hour and Dickerson replied that it is per customer type and she can get that information to him.

**5. CONSENT AGENDA (ACTION ITEM)** *\*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*

- Council Member Salmonsens moved to approve the Consent Agenda and moved E and G to Action Items. Final Plat American Star #4 would be 6H and Final Plat Torchlight Estates would be 6I. Council Member Wheelock seconded the motion and asked why we were moving them. Mayor Chadwick replied that there needed to be some discussion. ROLL CALL VOTE: Hershey-aye, Wheelock-aye, Salmonsens – aye, Nielsen - aye. Motion carried.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, May 3, 2022 at 7:00 PM

**6. ACTION ITEMS:****A. Agenda Amendment: To reaffirm 357-2022**

- Adding 6G, Council Member Hershey moved to amend the agenda. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey-aye, Wheelock-aye, Salmonsens – aye, Nielsen - aye. Motion carried.

**B. Star Water & Sewer District Joint Powers Agreement to share employee costs for City Engineer Ryan Morgan.**

- Council Member Salmonsens moved to approve the agreement; Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey -aye, Wheelock-aye, Salmonsens – aye, Nielsen - aye. Motion carried.

**C. Ordinance 353-2022: Langtree Bungalows Annexation & Development Agreement**

- Council Member Hershey moved to introduce and dispense with the rules to read once by title only; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey-aye, Wheelock-aye, Salmonsens – aye, Nielsen - aye. Motion carried.
- Council President Hershey moved to approve Ordinance 353-2022 and read the title; Council Member Nielsen seconded the motion.

City Planning Director Shawn Nickel mentioned that they were postponing Ordinance 353-2022.

Council President Hershey withdrew his motion to approve.

**D. Riverhouse Decorative Patio Installation Bid Approval**

Council Member Hershey asked about the square footage and Council Member Salmonsens asked if it included the landing on the other set of stairs.

- Council President Hershey moved to approve the bid. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey-aye, Wheelock-aye, Salmonsens – aye, Nielsen - aye. Motion carried.

**E. Riverhouse Parking Lot Curb Bid Approval**

- Council President Hershey moved to approve the bid; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey-aye, Wheelock-aye, Salmonsens – aye, Nielsen - aye. Motion carried.

**F. Star Fire District Workshop Discussion – Fire Chief Greg Timinsky 7:20 pm**

Chief Timinsky was not in attendance at the meeting but was informed of some agreements regarding setbacks. It was confirmed that setbacks should equal 15 feet between houses. There are places for smaller setbacks, but they are specific to sections approved in specific cases and not in standard

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, May 3, 2022 at 7:00 PM

subdivisions. Council Member Nielsen suggested identifying the types of housing where smaller setbacks would be applicable to give developers more of an idea of what we intend as far as the look and feel. City Planning Director Shawn Nickel mentioned the intent for the code was they were seeing waivers on every subdivision application, whereas waivers should be a special consideration and each application would have to come to the Council for approval. There was a discussion regarding being specific in the code regarding the type of housing approvals we would consider waivers for.

Council Member Wheelock asked if we wanted to incorporate a wider road width and it was decided to keep to the standard width.

Chief Timinsky talked about Opticom. Police, Fire, Ambulances, Snowplows, Commuter Busses, all use Opticom, which changes a signal at a stop light to allow emergency vehicles to get through. Ada County Highway District stopped paying for them and put it on the fire district. It would cost the fire department about \$6000 per intersection but everyone else would get to use it. Timinsky asked if in the planned ordinance they are working on, it could be put on the developer who is already putting the stoplight in. Mayor Chadwick suggested that if they are required to put in a stop light, they would be required to put Opticom in at the time. There was discussion regarding payment for Opticom for future intersections. Council Member Nielsen asked about maintenance on the Opticom and Chief Timinsky replied that Ada County Highway District takes care of maintaining them once they are installed.

Council Member Wheelock asked about height restrictions and if the application was in compliance with what could be serviced. Timinsky replied that they are looking into getting a ladder truck. Once you have five buildings over 3 stories you are required to have a ladder truck. Mayor Chadwick asked if a truck could be purchased with impact fees. There was a discussion regarding impact fees, intergovernmental agreements and capital improvement plan approvals.

Chief Timinsky talked about the Fire Operations Course in Boise next year where the Fire Department can take one elected official on a run through with one of the fire fighters. This encompasses all aspects of the firefighting experience including climbing a ladder, putting out a fire, pulling a body out of a burning building, vehicle extrication, an ambulance ride, cutting a roof, etc. Council Member Salmonsens did this last year, and reported she had a great experience and expressed increased appreciation for the fire fighters. The Fire Department has talked about setting up a local less intense experience for the citizens.

**G. Ordinance 357-2022 Reaffirmation**

City Attorney Chris Yorgason said they did not have to go through the rules again since they did it earlier in the meeting.

- Council Member Nielsen moved to reaffirm Ordinance 357-2022 declaring the Official Newspaper of the City of Star as the Idaho Press Tribune; Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey-aye, Wheelock-aye, Salmonsens – aye, Nielsen - aye. Motion carried.



**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, May 3, 2022 at 7:00 PM

**H. Final Plat American Star #4**

Council Member Salmonsens added a condition to widen the sidewalk along Floating Feather to a minimum of 8 feet or approved by ACHD.

Council Member Nielsen asked if we had been asking for 7 ft sidewalks. Our Code is 8 but the recommendation is a minimum of 8 unless additional is required by ACHD.

- Council Member Salmonsens moved to approve the Final Plat for American Star #4 with a condition to widen the sidewalk along Floating Feather to a minimum of 8 feet or as approved by ACHD; Council President Hershey seconded the motion. ROLL CALL VOTE: Hershey-aye, Wheelock-aye, Salmonsens – aye, Nielsen - aye. Motion carried.

**I. Final Plat Torchlight Estates**

- Council Member Salmonsens moved to approve with a condition to widen the sidewalk along Beacon Light to a minimum of 8 feet or as approved by ACHD; Council Member Wheelock seconded the motion. Mayor Chadwick added that there were some drainage issues that were impacting Ms. Barbara Moyle and a need to have a condition to address those issues. City Planning Director Shawn Nickel will follow through with the conditions and plats will not be signed until drainage issues with neighbors are resolved.
- Council Member Salmonsens amended her motion to include the condition stated by Shawn Nickel; Council Member Wheelock amended his second. ROLL CALL VOTE: Hershey-aye, Wheelock-aye, Salmonsens – aye, Nielsen - aye. Motion carried.

**7. PUBLIC HEARINGS with ACTION ITEMS:****A. PUBLIC HEARING: STARDALE PLACE SUBDIVISION**

- Council President Hershey moved to table the Public Hearing for Stardale Place Subdivision to June 7; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey-aye, Wheelock-aye, Salmonsens-aye, Nielsen-aye. Motion carried.

**8. ADJOURNMENT**

Mayor Chadwick adjourned the meeting at 7:59 pm

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_  
Jacob M Qualls, City Clerk / Treasurer

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, August 16, 2022 at 7:00 PM

**1. CALL TO ORDER – Welcome/Pledge of Allegiance**

Mayor Chadwick welcomed the public to the meeting at 7pm.

**2. INVOCATION**

Bryan Howard with the Cause Church offered the invocation.

**3. ROLL CALL**

Council President David Hershey was excused from the meeting as he was out of state on a fire assignment. Present were Council Members Kevan Wheelock and Jennifer Salmonsens; Mayor Trevor Chadwick; Council Member Kevin Nielsen participated remotely until his arrival in person at 7:50pm.

Staff in attendance were Assistant City Planner Ryan Field, City Engineer Ryan Morgan, City Clerk-Treasurer Jacob Qualls, Public Information Officer Dana Partridge, and Special Counsel Andrea Nielsen.

**4. PUBLIC COMMENT**

Theresa Tinsley of Star reported several of her neighbors in the Starlight Meadows Subdivision had spoken to her and reported a potential concern regarding pedestrian safety crossing Highway 44 to the soon to be opened McDonalds from her subdivision. She offered suggestions of a possible crosswalk installation at the intersection to help provide pedestrians with a safe area to cross to the new business. She stated she had heard reports of a crosswalk being installed between Heron River and El Mariachi Loco Mexican Restaurante'.

Mayor Chadwick reported Highway 44 will soon have some sidewalks and segregated pathways on the south side of the highway in most areas. The north side will have sidewalks all the way down to Plummer using bonding techniques with new businesses. He asked Idaho Transportation Department to investigate the crosswalk suggestion and would get back to Tinsley in the near future.

**5. PRESENTATIONS****A. US-20/26 ITD Update - Chinden West Improvements between Middleton Road and Star Road**

Matt Heinichen with Idaho Transportation Department gave an update to the Council on the Chinden West Project (US-20/26) project and shared a presentation reflecting on the background of the project as it will tie into I-84 and widen the road to eventually 6 travel lanes, a raised island median to separate eastbound and westbound traffic, improve roadway shoulders, create a 10-foot detached shared use path for pedestrians and cyclists and signalize several intersections. Heinichen reported the project has already begun in several areas and is due to be complete in the spring of 2024.

Merrill Sharp with Idaho Transportation Department who is the Project Manager for the State Highway 16 Project offered an update as well. He stated the project is a phased approach which will tie I-84 to Highway 16 near Nampa and to eventually Emmett. Sharp reported the project has already begun with a new



**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, August 16, 2022 at 7:00 PM

interchange at I-84 and Franklin Road and will provide access to the central Treasure Valley north of I-84. Ramps will be built to connect I-84 to Franklin Road which will be widened, and new signals installed.

Sharp reported the next phase of the project is Ustick Road to US-20/26. The project will include a reconstruction of the intersection of State Highway 16 and US-20/26. 20/26 will be widened immediately around the intersection, McDermott Road will end at a cul-de-sac just south of US-20/26. McMillan Road will have an overpass constructed to carry US-20/26 traffic over McMillan and a new bicycle and pedestrian bridge will be constructed over Five Mile Creek.

The project will include signals at Ustick Road and State Highway 16 as it will also be widened. McDermott Road will be moved east of the intersection.

Sharp reported construction impacts are anticipated; access to businesses, residential areas and irrigation will remain open, however there will be occasional closures and delays on roads in the area. There will be increased truck traffic as they build off and on ramps. He stated there will be some noise and some nighttime work as well as detours on McDermott Road and Flamingo Avenue. He suggested to allow for extra travel time.

Council Member Salmonsens and Mayor Chadwick thanked ITD for the improvements made between Highway 16 and Linder on Highway 44 that were just completed. Citizens have reported their commute times have decreased by as much as nine minutes.

Sharp stated his project and the Chinden US-20/26 West Project have different contractors and coordination of the efforts, especially around Highway 16 and US-20/26 will be a challenge but will be much better when complete.

Vince Trimboli with the Idaho Transportation Department was asked about Continuous Flow Intersections (CFI) on the projects; he replied, the intersection at Star Road and US-20/26 is designed to have one according to the Environmental Assessment, however a CFI will not be constructed at this time at the intersection. Council Member Wheelock stated he did not like CFIs, however Council Member Nielsen stated he did like them.

Merrill Sharp also invited the Mayor and Council to a groundbreaking ceremony on Monday August 22 for the Highway 16 project at 11am. Sharp stated dignitaries including the Governor are scheduled to be in attendance.

**6. CONSENT AGENDA (ACTION ITEM)**

- A. Approval of Claims Provided & Previously Approved
- B. Findings of Fact Coriander Lane Variance (File: V-22-01)
  - Council Member Salmonsens moved to approve the consent agenda; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock-aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, August 16, 2022 at 7:00 PM

**7. ACTION ITEMS:**

A. **FY 2022/2023 Budget Ordinance:** AN ORDINANCE, TO BE TERMED THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF STAR, IDAHO, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2022, AND ENDING ON SEPTEMBER 30, 2023, APPROPRIATING SUMS OF MONEY IN THE AGGREGATE AMOUNT OF \$14,396,119.73 TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF STAR FOR SAID FISCAL YEAR; SPECIFYING THE OBJECT AND PURPOSES FOR WHICH SUCH APPROPRIATIONS ARE MADE AND THE AMOUNT APPROPRIATED FOR EACH OBJECT AND PURPOSE; AUTHORIZING THE CERTIFICATION TO THE COUNTY COMMISSIONERS OF ADA & CANYON COUNTIES, IDAHO, THE AMOUNT OF **\$1,730,572.00** PROPERTY TAXES TO BE LEVIED AND ASSESSED UPON THE TAXABLE PROPERTY IN THE CITY; PROVIDING FOR THE FILING OF A COPY OF THIS ORDINANCE WITH THE OFFICE OF THE IDAHO SECRETARY OF STATE AS PROVIDED BY LAW; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE. **(ACTION ITEM)**

- Council Member Wheelock moved to introduce the FY 22/23 Appropriations Ordinance, suspend the rules requiring three separate readings on three separate days and read by title only once; Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Wheelock-aye; Salmonsens – aye; Nielsen – aye. Motion carried.
- Council Member Salmonsens read the Title of the FY 22/23 Appropriations Ordinance and moved to approve; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock-aye; Salmonsens – aye; Nielsen – aye. Motion carried.

B. **Building Code Valuation Resolution 004-2022:** A resolution adopting the Building Valuation Data as published by the International Building Code Council **(ACTION ITEM)**

Mayor Chadwick explained the International Building Code has adopted new values and the city has not updated the value schedule and this Resolution adopts those values.

- Council Member Salmonsens moved to adopt Resolution 004-2022 adopting the ICC Values as published twice a year; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock-aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**8. PUBLIC HEARINGS with ACTION ITEMS:**

A. **PUBLIC HEARING:** Leasha Estates Subdivision (AZ-22-04 Annexation & Zoning, DA-22-04 Development Agreement, PP-22-06 Preliminary Plat) - 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 12 residential lots and 4 common lots. The property is located at 2700 N. Brandon Road in Star, Idaho, and consists of 5 acres with a proposed density of 2.4 dwelling units per acre. **(ACTION ITEM) - WITHDRAWN APPLICATION**

Mayor Chadwick reported the applicant withdrew their application. Assistant City Planner Ryan Field stated Planning & Zoning Administrator Shawn Nickel will work with the applicant if required.

**CITY COUNCIL REGULAR MEETING NOTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, August 16, 2022 at 7:00 PM

B. **Executive Session 74-206(f):** To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. **(ACTION ITEM)**

- Council Member Salmonsens moved to go into Executive Session under Idaho Code 74-206(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated Council Member Wheelock seconded the motion. Council Member Nielsen stated he would be in the City Council Chambers in a few minutes if the council chose to wait for him to be in person. ROLL CALL VOTE: Wheelock-aye; Salmonsens – aye; Nielsen – aye. Motion carried.

Council retired to Executive Session at 7:44pm; with Wheelock, Chadwick, Salmonsens, Nielsen (7:50pm), Special Counsel Andrea Nielsen and City Clerk-Treasurer Qualls.

The Star City Council reconvened in open session at 8:42pm after speaking about pending litigation.

**ACTIONS AFTER EXECUTIVE SESSION:** Any actions made after the executive session that can be disclosed will be approved by motion in open session but may be generalized. **(ACTION ITEM)**  
No actions were taken.

**9. ADJOURNMENT**

Mayor Chadwick adjourned the meeting at 8:43pm.

\_\_\_\_\_  
Trevor A Chadwick, Mayor

ATTEST: \_\_\_\_\_  
Jacob M Qualls, City Clerk-Treasurer

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, August 02, 2022 at 7:00 PM

**1. CALL TO ORDER – Welcome/Pledge of Allegiance**

Mayor Chadwick called the meeting to order at 7:00 p.m.

- Council President Hershey moved to correct the order of the evening's meeting agenda to move Item 7 Meeting Adjournment to be placed after Item 8 Public Hearings with Action Items; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**2. INVOCATION –**

Pastor Larry Osborn with LifeSpring Christian Church offered the invocation.

**3. ROLL CALL**

Council Members present: Council President Hershey, Council Members Wheelock, Salmonsens, Nielsen and Mayor Chadwick were present.

City Staff present: City Clerk Qualls-Treasurer, Public Information Officer Partridge, Police Chief Hessing, City Contract Attorney Yorgason, Assistant Planner Field, City Engineer Morgan, Sports Coordinator Weston, Sports and Recreation Administrative Assistant Pew, and City Clerk's Office Intern Conly.

**4. PRESENTATIONS****A. Ada County Prosecution Contract Presentation - Robert Bleazard**

Robert Bleazard spoke on behalf of the Ada County Prosecutors Office to represent Prosecutor Jan Bennets' budget request. He clarified that their office is not requesting any change to the budget; it is the same as the prior year's \$30,000 contract. The contract makes it possible for them to specialize in infractions and misdemeanors. Mr. Bleazard offered to stand for questions; none were offered.

**5. CONSENT AGENDA (ACTION ITEM)****A. Approval of Claims Provided & Previously Approved**

- Council Member Salmonsens moved to approve the Consent Agenda; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. Motion carried.

**6. ACTION ITEMS:**

See corrective Order of Agenda vote under Item 1.

**7. ADJOURNMENT**

See corrective Order of Agenda vote under Item 1.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, August 02, 2022 at 7:00 PM

**8. PUBLIC HEARINGS with ACTION ITEMS:**

A. **FY 2022/2023 Budget Hearing** - A Public hearing pursuant to Idaho Code 50-1002 will be held for consideration of the proposed budget for the fiscal year from October 1, 2022, to September 30, 2023, in the amount of \$14,396,119.73 with a proposed amount \$1,730,572.00 coming from Ada & Canyon County assessed Property Taxes. The hearing will be held at Star City Hall 10769 West State Street, Star Idaho at 7:00pm on August 2, 2022. All interested persons are invited to appear and show cause, if any, why such budget should or should not be adopted. Copies of the proposed Star City Budget in detail are available at City Hall during regular office hours, City Hall is accessible to persons with disabilities. Anyone desiring accommodations for disabilities related to the budget documents or to the hearing, contact City Hall at 208-908-5452.

**2022-20223 Budget Presentation**

Mayor Chadwick presented the City Budget utilizing a PowerPoint presentation (see City Council Packet). The Mayor stated that in order to prepare the budget, reliable income vs. mandatory expense must be compared and that the City tries to have these two factors match as much as possible. They also compare pass-through income vs. pass-through expenses. Chadwick noted the city is financially healthy as a City with \$14,471,155.94 in its accounts. ITD proportionate funds get used on highways within the City. The final disbursement of ARPA came in in the current fiscal year. He noted that for revenue, one source is property taxes, where there is an 8% increase. The 8% levy goes on new construction.

Council Member Nielsen asked the Mayor for clarification on the tax percentage. Per Mayor Chadwick, the increased value in the City as compared to Eagle and Boise. Star's levy is at \$1,730,572.00 with a foregone of \$663,040.00. Mayor Chadwick showed examples of the levy of residential properties in the Steven Springs and Craftsman subdivisions and clarified the twelve different entities that are part of the property tax pie chart. Chadwick stated that we have a property valuation problem in our state. He also gave examples of how commercial property is valued differently in terms of revenue sharing utilizing BiMart and El Mariachi. For revenue sharing, 11% of sales tax in the state is disbursed from the state to cities.

Chadwick showed a chart of reliable income and how it has grown over time. He explained that impact fees occur every time a house is built, with higher fees in the Canyon County section. Referencing the presentation slides, he noted the proportion share account is in yellow, showing the entities that have paid. Later this year, the Star Road at Canada project will be bid out. Chadwick clarified the building and land use fees; basically, when people ask for a rezone, preliminary plat, etc. He noted that building fees are based on square feet, so that doesn't equate and advised that the City will seek ways to pursue a process change on this in the coming year, with guidance from the City Attorney.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, August 02, 2022 at 7:00 PM

Mayor Chadwick continued an overview of City revenue, including dog licensing, reservations (baseball, facility rentals such as Star Riverhouse and Blake Park, and cash donations (camp donations, etc.). With respect to ARPA funds, the Mayor advised the City applied for and did not receive a grant for the proposed safety walkway across the road by the middle school. The City is continuing to pursue other grants to be able to pursue the walkway project. Mayor Chadwick noted sports fees for soccer and lacrosse, as well as recreation and camp fees. He noted that the City hired Recreation staff member Annie Pew in May, and that the summer camps she coordinated have been full. He remarked that the Recreation program offering is well rounded.

Chadwick spoke on further revenue sources, including court fines, youth scholarships, and General Fund transfers (park impact, ITD, and ARPA), and noted the total projected revenue. With respect to Law Enforcement, Mayor Chadwick stated that the number one priority is making sure public safety is high. A sergeant is being added to the staff, necessitating the chain of command update of the Chief to a Chief II. The Mayor reviewed a slide pertaining to the Executive leadership (Mayor and Council) and noted staff payroll and expense. The Clerk's office is adding a staff member. Chadwick noted on the chart that all in orange is contracted, blue is appointed by state regulation, and green is an active committee. EXP slide: Ada County vs. Canyon County hasn't grown as much yet. For City Attorney Services, \$48,000.00 is allocated for Chris Yorgensen; there is also additional Legal. Brian Morgan, City Engineer, is planned to come on full time with funding to stay with the city. Mayor Chadwick also called out IT costs and ICRMP insurance costs.

Mayor Chadwick described various upcoming and in-progress improvements to City parks, including the Blake Haven playground rubberized playground surface that will aid in ADA compliance; the Pavilion Park proposed splash pad, pickle ball, and basketball courts; the Hunter's Creek skate park shade project; and the Dock Project near the Star Riverhouse. He also mentioned two proposed future parks located at Trident Ridge and Roselands.

Mayor Chadwick asked Council Member Salmonsén to describe the work of the Parks and Beautification Committee. Council Member Salmonsén mentioned that they run program throughout the year, and highlighted some upcoming projects including streetlight banners, holiday lights for street poles, a monument rock for the dog park, kiosks at local parks for info-sharing, a volunteer appreciation event, and the proposed placement of some fitness equipment at a small City Park near Hunter's Creek Sports Complex. Mayor Chadwick thanked Council Member Salmonsén, and mentioned the Transportation Committee, Historical Committee, and Mayor's Youth Council.

Mayor Chadwick presented a slide on Building Expenses, noting percentages on building inspections and noting that the City may need to consider bringing in house/land use bonds (pass-through). He described impact fees and that the City is working on fee structure.



**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, August 02, 2022 at 7:00 PM

Continuing the presentation, Chadwick described the Sports and Recreation department and the cost to do business. He stated the goal for Sports and Recreation is to meet salaries but noted the need to keep programs affordable.

For Planning, Mayor Chadwick noted a focus on the western portion of Star. He also mentioned a capital expense for resealing the surface of parking lots.

Mayor Chadwick concluded his presentation by stating the city has zero debt, no bonds, police paid for, Capital Improvements in the parks paid for by Impact Fees, and that the City is on track every year with the goal to let growth pay for itself.

Mayor Chadwick asked for Council questions and comments.

Council Member Nielsen commented that the Council has had budget workshops and have asked questions previously.

Mayor Chadwick made an announcement on the Police Department/Fire Department volleyball tournament.

**Public Testimony:**

Mayor Chadwick opened the Public Hearing on the Budget at 7:49 p.m. and called for Public Comment.

There was none from members of the public in attendance onsite at the meeting. City of Star PIO Dana Partridge advised that Star Fire Deputy Chief Victor Islas was present online and verified that no one online had requested to offer comment.

Mayor Chadwick closed the public hearing at 7:50 p.m.

**Council Deliberations:**

The Mayor clarified that the budget is proposed but is not yet an ordinance.

Council President Hershey agreed with Council Member Nielsen that he too was happy with the evolution of the budget preparations and said he was satisfied with the process.

Council Member Wheelock stated the budget plan looks more detailed that he has ever seen as a citizen, and he is happy to support it.



## CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, August 02, 2022 at 7:00 PM

Council Member Salmonsén added her appreciation for both budget workshops, and stated she was excited for next year.

- Council President Hershey moved to tentatively approve the proposed FY 2022/2023 budget with Council approval by ordinance at a later date; Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey–aye; Wheelock–aye; Salmonsén–aye; Nielsen–aye. Motion carried.

### 9. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 7:56 p.m.

ATTEST:

\_\_\_\_\_  
Trevor A Chadwick, Mayor

\_\_\_\_\_  
Jacob M Qualls, City Clerk / Treasurer





# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning Department *Shawn T. Smith*

**MEETING DATE:** **September 6, 2022**

**FILE(S) #:** FP-22-16 Final Plat, Cherished Estates Subdivision Phase 2

### REQUEST

The Applicant is seeking approval of a Final Plat for Cherished Estates Subdivision Phase 2 consisting of 64 residential lots and 6 common lots on 21 acres. The subject property is generally located between N. Star Road and N. Rook Way in Star, Idaho. Ada County Parcel No. S0408212400.

### APPLICANT/OWNER/REPRESENTATIVE

**REPRESENTATIVE:**

Ryan Young  
NV5  
690 S. Industry Way, Ste. 10  
Meridian, Idaho 83642

**OWNER/APPLICANT:**

Brian Sinderhoff  
Star 40, LLC  
1159 E. Iron Eagle Drive, Ste. 170-J  
Eagle, Idaho 83616

### PROPERTY INFORMATION

**Phase 2**

Land Use Designation -	Residential (R-3-DA)
Acres -	21
Residential Lots -	64
Common Lots -	6
Commercial -	N/A

### HISTORY

January 15, 2001	Council approved applications for Annexation and Re-Zone of Residential (R-2) from Rural Urban Transition (RUT). The action was recorded with Ordinance 50.
------------------	---

June 18, 2001	Council again approved applications for Annexation and Re-Zone of Residential (R-2) from Rural Urban Transition (RUT). This action was required as Ordinance 50 did not include the full legal description of the impacted property. Ordinance 56 was recorded to correct the issue.
July 6, 2021	Public Hearing for Cherished Estates was tabled to September 7, 2021.
September 7, 2021	Council approved applications for Re-Zone (RZ-21-01), a Development Agreement (DA-21-07) and a Preliminary Plat (PP-21-08). Property was re-zoned from R-2 to R-3. The preliminary plat was approved for 100 single family residential lots and 12 common lots on 40.22 acres with an overall density of 2.49 dwelling units per acre.
July 19, 2022	Council approved application for the Final Plat (FP-22-15) for Phase 1 consisting of 36 single family residential lots and 8 common lots on 19 acres.

## GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Cherished Estates Subdivision Phase 2 consisting of 64 residential lots and 6 common lots on 21 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

### **Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:**

The original Preliminary Plat submitted was for 153 residential lots and 12 common lots for a total of 165 lots with a density of 3.80 dwelling units per acre. After meeting with neighbors and working with City Staff, the Applicant has made changes to the development. The revised Preliminary Plat submitted contains 136 single family residential lots, and 12 common area lots for a total of 148 total lots with a density of 3.38 dwelling units per acre. The buildable, residential lots range in size from 5,500 square feet to 16,027 square feet with an average buildable lot of 7,252 square feet. The applicant has indicated that the development will contain a total of 8.49 acres (21.1%) of open space. The applicant states that useable open space, not including street buffers and endcaps equal 5.22 acres (12.9%) exceeding the requirement for usable open space in the current Unified Development Code, Section 8-4E-2. Streets are

proposed to be public and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

Updated Request: The Applicant has resubmitted a new request seeking approval of a Rezone (R-2 to R-3), a Development Agreement, and a Preliminary Plat for a proposed residential subdivision consisting of 100 residential lots and 12 common lots. The property is located on the south side of W. Floating Feather Road in Star, Idaho, and consists of 40.22 acres with a proposed density of 2.49 dwelling units per acre.

The development will be accessed to the north on Floating Feather Road across from N. Silver Wolf Way. The development will have connections to existing roads in adjacent developments on the east to W. Shumard Drive and on the South to N. Cygnus Way. The development will also have a stub road near the southwest corner of the property that will terminate at the western property line.

The development will have a thirty (30) foot buffer along Floating Feather Road with a minimum of five (5) feet high berm/fence satisfying the Unified Development Code section 8-8C-2, J4b. There will also be a five (5) foot detached sidewalk along Floating Feather which will satisfy section 8-4A-17 of the UDC.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 3 site amenities. The applicant is proposing two large parks, one will have a large pond with a sand beach area, play structure and picnic table. The second park will have a pergola with picnic table and open, grassy play area. There will be a ten (10) foot paved pathway along the west and south perimeter of the development providing connectivity to other developments and the community.

#### **Staff analysis of Final Plat Submittal:**

The preliminary plat was approved with 100 residential lots. The final plat for Phase 1 has 36 residential lots and Phase 2 has 64 residential lots, providing full build out for the development.

**Common/Open Space and Amenities** – Approved open space includes two ponds, a central park area and connected walking paths.

**Landscaping** - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code. The submitted landscape plan appears to satisfy these requirements.

**Streetlights** – Streetlight design shall be uniform throughout the development and follow the approved style and model preferred by the city. Applicant has provided a streetlight plan that is

in compliance with the city requirements and locations. **The applicant needs to provide a streetlight design/cut sheet and have approval from the city prior to installation.**

**Setbacks** – Client is not requesting any set back waivers and will adhere to the R-3 requirements outlined in the UDC.

**Sidewalks** – Sidewalks are proposed to be 5 feet wide and detached throughout the development with an 8-foot-wide planter strip.

**Subdivision Name** – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County Development Services.

**Street Names** – Applicant has provided documentation that the proposed street names have been approved by Ada County.

**Mail Cluster** – Applicant has not provided approval from the Star Postmaster for location(s) of the mail cluster for the development. This will be required before signing the final plat.

#### PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 30, 2022.

August 9, 2022

Star City Engineer

Checklist

#### FINDINGS

The Council may **approve, conditionally approve, deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

A. The Plat is in conformance with the Comprehensive Plan.

*Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.*

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

*Staff finds that all public services are available and able to accommodate this development.*

C. There is public financial capability of supporting services for the proposed development.

*Staff knows of no financial hardship that would prevent services from being provided.*

D. The development will not be detrimental to the public health, safety or general welfare; and,

*Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*

E. The development preserves significant natural, scenic or historic features.

*Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.*

### CONDITIONS OF APPROVAL

1. The final plat for the Cherished Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Work with City Staff on a reasonable solution for moving the eastern park and provide a revised preliminary plat for staff review and Council approval.
3. Combine Lots 1 & 2 Block 8 of approved Preliminary Plat into a single lot, lot numbers subject to change with revised Preliminary Plat.
4. Work with ACHD on traffic calming on W Shumard Drive where it connects with Lakepoint Subdivision.
5. Match single-story to single-story homes along the eastern and southern boundary of the development.
6. Provide a public pathway easement along the western and southern boundaries of the development.
7. Work with the Lakepoint Subdivision on the potential to connect the two pathways in both developments. If an agreement is made, construct the remaining southern pathway connection to the eastern property line.
8. During construction phases, traffic is controlled through the east and south stubs to the existing subdivisions except for emergency access until the streets are made public.
9. **Per the Development Agreement and prior to signing the final plat, developer is to pay the proportionate share fees for traffic mitigation by the Idaho Transportation Department. The developer will pay the City \$935.24 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$93,524.00. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 2 has 64 residential lots for a fee of \$59,855.36 (64 x \$935.24).**
10. **All irrigation agreements shall be executed with the appropriate district(s) and all historic irrigation water delivery methods in place and operational prior to signing the final plat.**
11. **A Temporary Use Permit shall be applied for and issued prior to excavation of the ponds begins.**
12. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
13. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented

from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.

- 14. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service and indicating the location of the mailbox cluster(s).**
15. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
16. Applicant shall provide approval of the street names and all names shall be reflected correctly on the final plat before signature of the mylar.
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
18. The Mylar of this final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
19. All common areas shall be maintained by the Homeowner's Association.
20. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant shall submit a streetlight design and receive approval before installation and signature of final plat.** Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
21. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3. **Applicant shall provide a landscape plan and receive staff approval prior to signing the final plat.**
22. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**
23. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
24. A sign application shall be submitted to the City for any subdivision signs.
25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
26. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**

27. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
28. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
29. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
30. All common areas shall be maintained by the Homeowners Association.
- 31. Owner/Developer agrees to install a 2' (High Density Polyethylene) HDPR SDR-11 roll pipe in the shared utility trench to be used for future fiber optic/high speed data cables, unless this is already provided for in the joint trench.**
32. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-22-16 Cherished Estates Subdivision Phase 2, Final Plat, on \_\_\_\_\_, \_\_\_\_\_. 2022.



# Floating Feather Road - Star, ID

Parcel No. S0408212400

No Custom Logo Available

Section 6, Item C.

Contact us at  
to add your custom logo here



Google

Imagery ©2021 Maxar Technologies, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency

April 8, 2022

Mr. Shawn Nickel  
Planning and Zoning Administrator  
**City of Star**  
10769 W. State Street  
Star, ID 83669

**RE: Cherished Estates – Parcel No. S0408212400**  
**Final Plat Letter of Intent and Statement of Compliance**

Dear Mr. Nickel,

On behalf of our client, Sterling Land Development, Inc. please accept the attached application for a Final Plat of Cherished Estates. The application is for Phases 1 and 2 which includes the entirety of the site approved by the City of Star. The gross density is 2.49 units per acre in compliance with the approved preliminary plat. The lot range and average lot size remains unchanged. Lots range from 8450 square feet to 19634 square feet. The average lot size is 9990 square feet.

Open space for the final plat is generally compliant with the preliminary plat and complies with the City of Star ordinances. Total open space is 7.90 acres (19.6%) and qualified open space is 6.4 Acres (16.0%).

Kind regards,

*Ryan C. Young*

Ryan Young, PE  
Project Engineer

enclosures





## FINAL 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: Brian Sinderhoff  
Applicant Address: 1159 E. Iron Eagle Drive, Suite 170-J Zip: 83616  
Phone: 949-226-4482 Email: bls@sterlinghomes.us

Owner Name: Star 40, LLC  
Owner Address: 1159 E. Iron Eagle Drive, Suite 170-J Zip: 83616  
Phone: 949-226-4482 Email: bls@sterlinghomes.us

Representative (e.g., architect, engineer, developer):  
Contact: Ryan Young, PE Firm Name: NV5  
Address: 690 S. Industry Way, Suite 10 Zip: 83642  
Phone: 208-614-208 Email: ryan.young@nv5.com

### Property Information:

Subdivision Name: Cherished Estates Phase: 2

Parcel Number(s): S0408212400

Approved Zoning: R-3 Units per acre: 2.5

Total acreage of phase: 21.0 Total number of lots: 70

Residential: 64 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_

Common lots: 6 Total acreage of common lots: 3.3 Percentage: 17.1

Percent of common space to be used for drainage: 24% Acres: 2.0

Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>64</u>	<u>64</u>
Number of Common Lots:	<u>6</u>	<u>6</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>N. Silver Wolf Way, W. Mizzle Dr., W., Cloudburst St., N. Black Fire Ave.</u>	<u>Same</u>
	<u>W. Shumard Dr., N. Cygnus Way, W. Golden Rain St.</u>	<u>Same</u>

Amenities: \_\_\_\_\_  
 \_\_\_\_\_

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

Subdivision Name: Cherished Estates Phase: 1, 2

Special Flood Hazard Area: total acreage 0 number of homes 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0130J  
 FIRM effective date(s): mm/dd/year 06/49/2020  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: n/a  
 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 (✓)
	Completed and signed copy of Final 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.	
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>Gross density of the phase of the Final Plat submitted</li> <li>Lot range and average lot size of phase</li> <li>Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>List any specific approved building setbacks previously approved by Council.</li> </ul>	
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
✓	Electronic copy of current recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
✓	Electronic copy of vicinity map showing the location of the subject property	
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
✓	One (1) 11" X 17" paper copy of the Final Plat	
	Electronic copy of the Final landscape plan**	

✓	One (1) 11" X 17" copy of the Final landscape plan	
✓	Electronic copy of site grading & drainage plans**	
✓	Electronic copy of originally approved Preliminary Plat**	
✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
✓	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight <b>design</b> and <b>location</b> information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
	Electronic copy of all easement agreements submitted to the irrigation companies	
	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
✓	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <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.</u>	
	<b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.</li> </ul>	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

### FEE REQUIREMENT:

*\*\* I have read and understand the above requirements. I further understand fees are due at the time of filing. 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

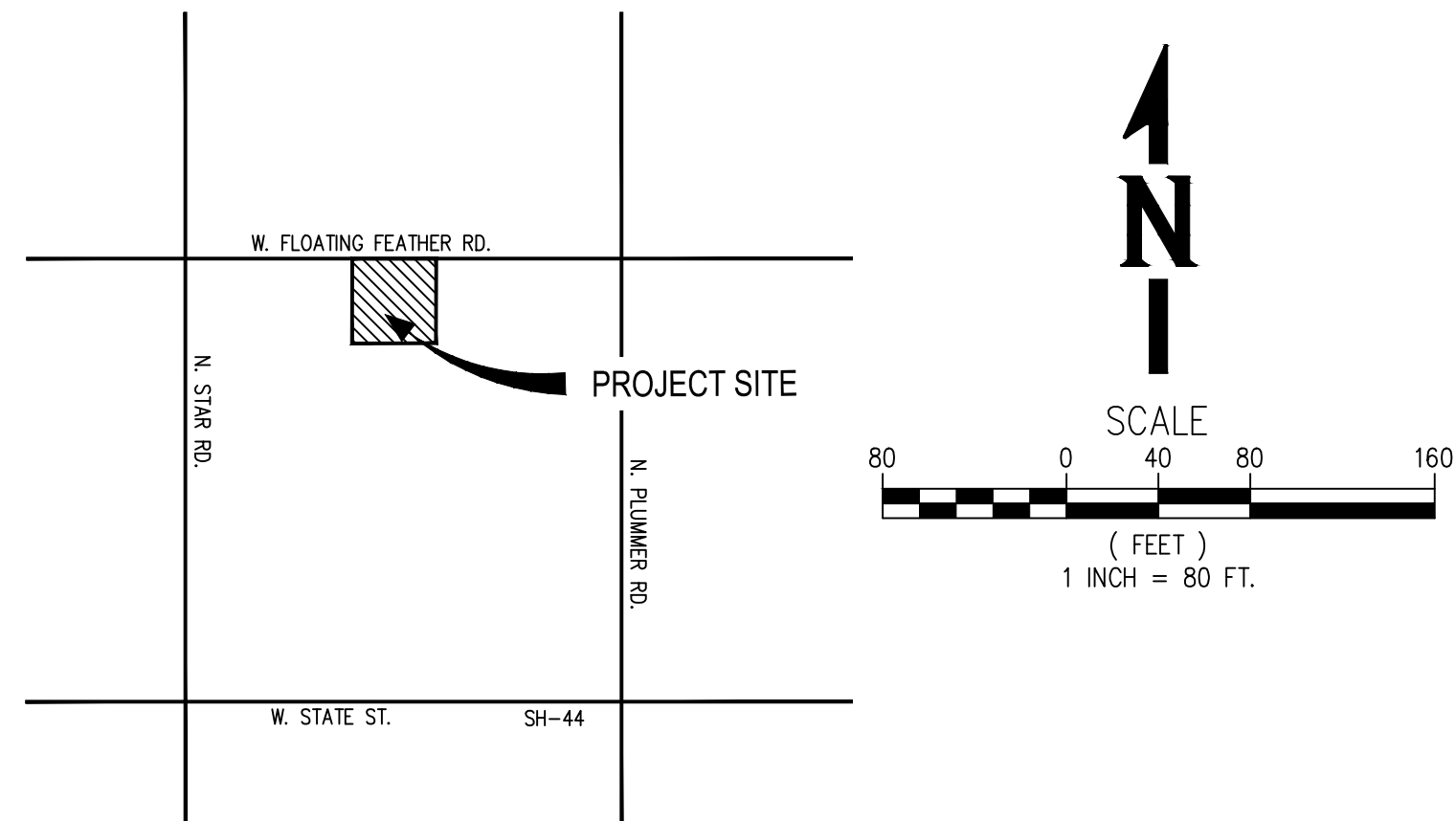
5.4.2022

Date



A PRELIMINARY PLAT OF  
**CHERISHED ESTATES SUBDIVISION**

SITUATED ENTIRELY IN THE  
NW<sup>1</sup><sub>4</sub> OF SECTION 8, T.4N.,  
R.1W., B.M. CITY OF STAR,  
ADA COUNTY, IDAHO



VICINITY MAP  
-NTS-

**LEGEND**

---	EXISTING FENCE
---	PROPERTY BOUNDARY
---	RIGHT OF WAY LINE
---	EXISTING ROAD CENTERLINE
---	EDGE OF PAVEMENT
---	EXISTING LOT LINE
---	EXISTING SEWER LINE W/ MANHOLE
---	EXISTING WATER MAIN
---	EXISTING WATER VALVE
---	EXISTING WATER WELL
---	EXISTING STORM CATCH BASIN
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	PROPOSED ROAD CENTERLINE
---	PROPOSED ROAD RIGHT OF WAY
---	PROPOSED LOT LINE
---	BLOCK AND LOT NUMBER
---	PROPOSED REVERSE UP ROLLED CURB, GUTTER & SIDEWALK
---	PROPOSED SANITARY SEWER W/ MANHOLE
---	PROPOSED 8" WATER MAIN
---	PROPOSED PRESSURE IRRIGATION
---	PROPOSED FIRE HYDRANT
---	PROPOSED DOWNWARD FACING LED STREETLIGHT W/ FLUSH FACE
---	PROPOSED UTILITY EASEMENT

**DEVELOPMENT FEATURES**

TOTAL ACRES.....	40.22 ACRES
TOTAL LOTS.....	113 LOTS
COMMON LOTS.....	13 LOTS
BUILDING LOTS.....	100 LOTS
AVERAGE BUILDING LOT SIZE.....	9990 SF
MINIMUM BUILDING LOT SIZE.....	8454 SF
RESIDENTIAL DENSITY (GROSS).....	2.49 UNITS/Ac.
EXISTING ZONING.....	R-2
PROPOSED ZONE.....	R-3
TOTAL OPEN SPACE.....	7.90 AC. (19.64% MEETS CODE)
QUALIFIED OPEN SPACE.....	6.43 AC. (16.0% MEETS CODE GREATER THAN 10% OF TOTAL)

**SEWER**

STAR SEWER AND WATER DISTRICT

**WATER**

STAR SEWER AND WATER DISTRICT

**IRRIGATION**

MIDDLETON MILL DITCH CO.

**SCHOOL**

WEST ADA COUNTY SCHOOL DISTRICT

**EMERGENCY SERVICES**

FIRE - STAR FIRE DISTRICT  
POLICE - CITY OF STAR

**NOTES:**

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 10' UTILITY EASEMENT.
- 2) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 3) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 4) DRAINAGE SHALL BE DETAINED ON SITE VIA SURFACE AND/OR SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF STAR AND ACHD.
- 5) POTABLE WATER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 6) SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 7) BLOCK 1 LOTS 1 & 19, BLOCK 2 LOTS 1 & 8, BLOCK 3 LOT 13, BLOCK 4 LOT 1 & 16, BLOCK 5 LOT 7, BLOCK 6 LOT 7, 8, & 15, BLOCK 7 LOT 1 & BLOCK 8 LOT 7 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- 8) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.

**APPLICANT**

BRIAN SINDERHOFF  
STERLING LAND DEVELOPMENT, INC.  
1159 E. IRON EAGLE DRIVE, STE 170-K  
EAGLE, ID 83616  
(949) 226-4482

**ENGINEER**

RYAN YOUNG, P.E.  
NV5  
690 INDUSTRY WAY, STE 10  
MERIDIAN, ID 83642  
(208) 342-5400

**PLANNER**

BONNIE LAYTON  
NV5  
690 INDUSTRY WAY, STE 10  
MERIDIAN, ID 83642  
(208) 342-5400

**SURVEYOR**

TRAVIS FOSTER, PLS, CFedS  
NV5  
690 INDUSTRY WAY, STE 10  
MERIDIAN, ID 83642  
(208) 342-5400

PRELIMINARY PLAT

STERLING LAND DEVELOPMENT, INC.  
CHERISHED ESTATES SUBDIVISION

PROJECT NUMBER B000196.00  
DRAWING FILE NAME B000196.00-C-PPLT03

SHEET NUMBER

PP1

REVISIONS

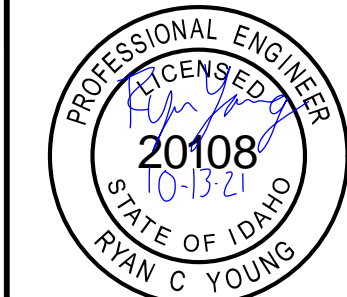
NO.	BY	DATE	REMARKS
1	LAG	05/24/21	ADDRESSED KELLER ASSOCIATES' COMMENTS 1-6
2	LAG	05/24/21	CREATED STREET LIGHT DETAIL SHEET PP3
3	KVP	06/07/21	LOT ADJ. & FLOATING FEATHER IMPROVEMENTS
4	KVP	08/03/21	LOT ADJ.
5	KVP	08/10/21	LOT ADJ. ADD DRAINAGE LOTS
6	KVP	10/13/21	LOT ADJ. ADD COMMON LOTS MOVE PARK

SHEET INFO


SCALE AS NOTED

NV5

690 Industry Way, Suite 10  
Meridian, ID 83642  
208-342-5400 www.nv5.com

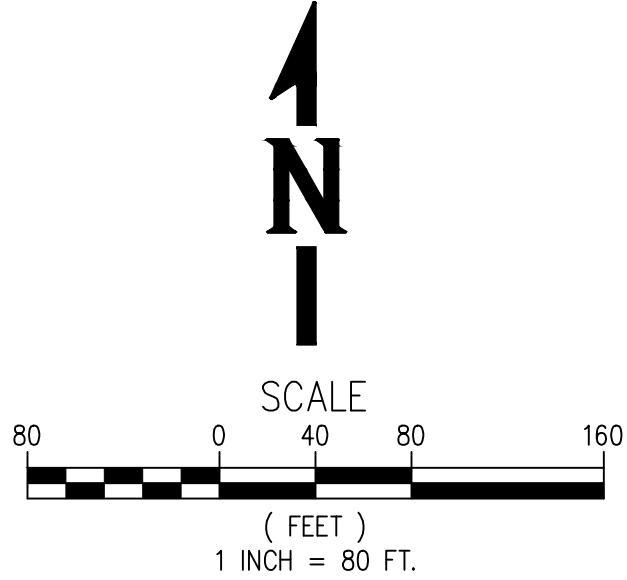
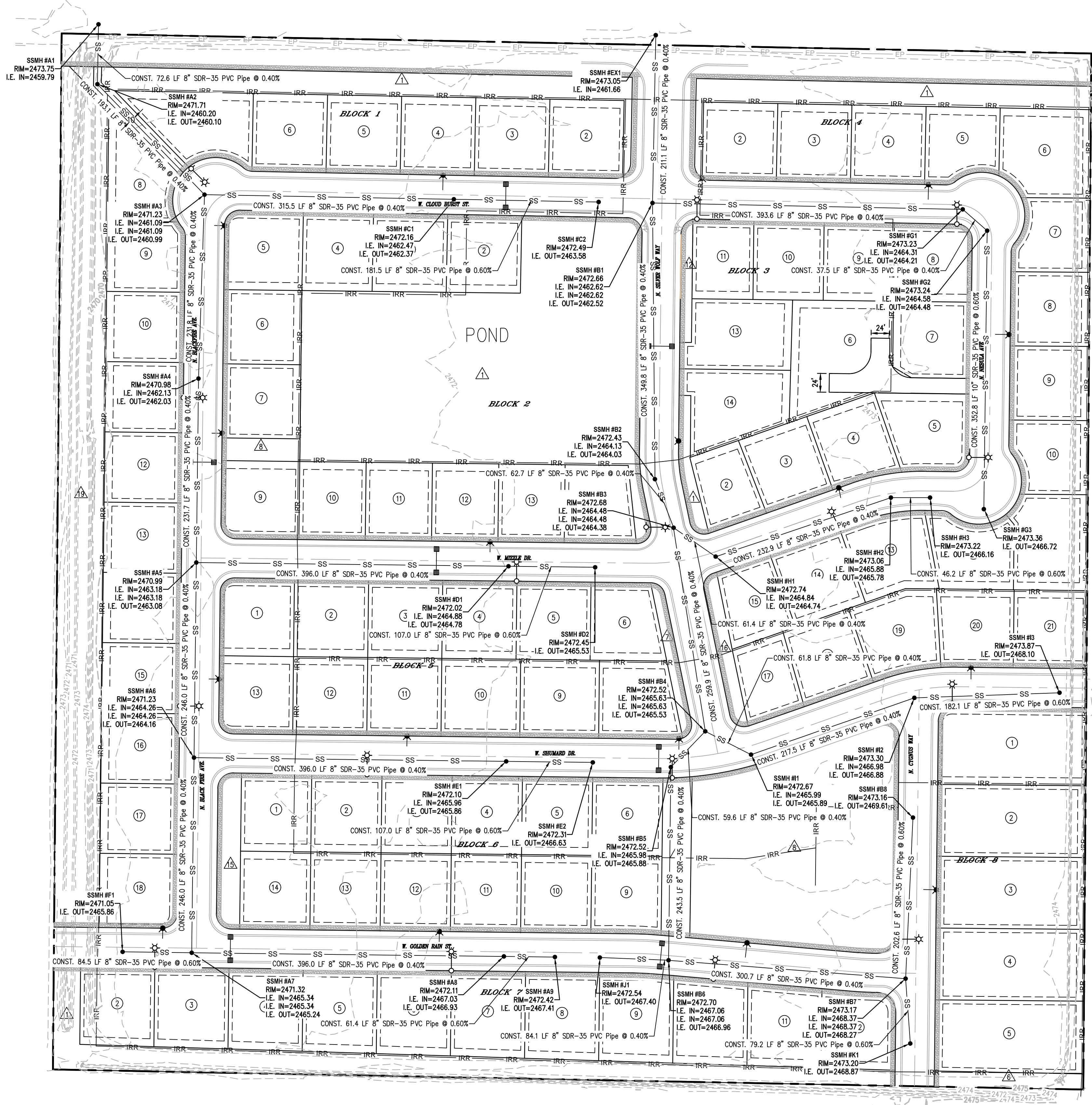


[LAYOUT: PRELIMINARY PLAT]

[DATE: 10/13/2021 3:53 PM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb]  
[PATH: P:\Sterling Land Development, Inc\229120-B000196.00\Execution\Drawings\Civil\B000196.00-C-PPLT03.dwg]



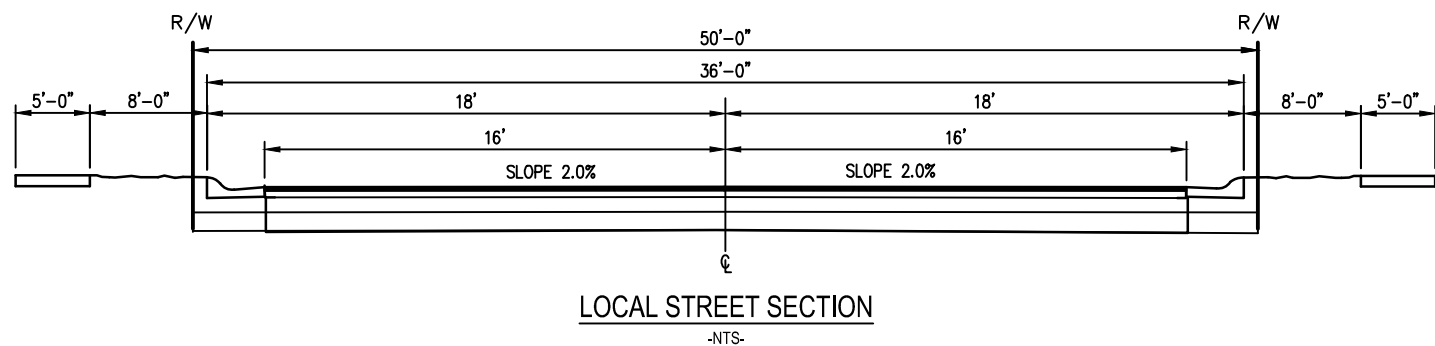
[DATE: 10/13/2021 3:54 PM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb] [PATH: P:\Sterling Land Development, Inc\229120-B000196.00\Execution\Drawings\Civil\B000196.00-C-PPLT03.dwg] [LAYOUT: UTILITY SHEET]



LEGEND

- EXISTING FENCE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- EXISTING ROAD CENTERLINE
- EDGE OF PAVEMENT
- EXISTING LOT LINE
- EXISTING SEWER LINE W/ MANHOLE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING WATER WELL
- EXISTING STORM CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED LOT LINE
- BLOCK AND LOT NUMBER
- PROPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED 8" WATER MAIN
- PROPOSED PRESSURE IRRIGATION
- PROPOSED FIRE HYDRANT
- PROPOSED DOWNWARD FACING LED STREETLIGHT W/ FLUSH FAC
- PROPOSED UTILITY EASEMENT

BLOCK 5



PRELIMINARY PLAT  
UTILITY LAYOUT  
STERLING LAND DEVELOPMENT, INC.  
CHERISHED ESTATES SUBDIVISION

SHEET NUMBER

PP2

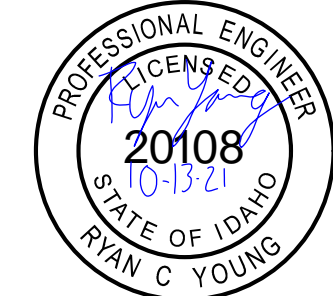
NO.	BY	DATE	REMARKS
1	LAG	05/24/21	ADDRESS KELLER ASSOCIATES' COMMENTS 1-6
2	LAG	05/24/21	CREATED STREET LIGHT DETAIL SHEET PP3
3	KVP	06/07/21	LOT ADJ. & FLOATING FEATHER IMPROVEMENTS
4	KVP	06/07/21	LOT ADJ.
5	KVP	06/07/21	LOT ADJ. ADD DRAINAGE LOTS
6	KVP	06/07/21	LOT ADJ. ADD COMMON LOTS MOVE PARK

SHEET INFO	DESIGNED	RCY	DRAWN	KVP	CHECKED	RCY	APPROVED	RCY	LAST EDIT	10/12/2021	PLOT DATE	10/13/2021	SUBMITTAL
------------	----------	-----	-------	-----	---------	-----	----------	-----	-----------	------------	-----------	------------	-----------

PROJECT NUMBER	DRAWING FILE NAME	SCALE	AS NOTED
P000000W	B000196.00-C-PPLT03		

SHEET NUMBER

PP2



NV5

690 Industry Way, Suite 10  
Meriden, ID 83642  
208-342-5400 www.nv5.com



NV5

690 Industry Way, Suite 10  
Meriden, ID 83642  
208-342-5400 www.nv5.com



REVISIONS	NO.	BY	DATE	REMARKS
	1	LAC	05/24/21	ADDRESSED KELLER ASSOCIATES' COMMENTS 1-6
	2	LAC	05/24/21	CREATED STREET LIGHT DETAIL SHEET PP3
	3	KVP	6/07/21	LOT ADJ. & FLOATING FEATHER IMPROVEMENTS
	4	KVP	8/03/21	LOT ADJ.
	5	KVP	8/10/21	LOT ADJ. ADD DRAINAGE LOTS

SHEET INFO	DESIGNED	RCY	DRAWN	KVP	CHECKED	RCY	APPROVED	RCY	LAST EDIT	10/12/2021	PLOT DATE	10/13/2021
------------	----------	-----	-------	-----	---------	-----	----------	-----	-----------	------------	-----------	------------

PRELIMINARY PLAT  
STREET LIGHT DETAIL SHEET  
STERLING LAND DEVELOPMENT, INC.  
CHERISHED ESTATES SUBDIVISION


SCALE: AS NOTED  
DRAWING FILE NAME: B000196.00-C-PPLT03

SHEET NUMBER


PP3


[DATE: 10/13/2021 3:55 PM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP - Standard.ctb] [LAYOUT: STREETLIGHT DETAIL SHEET]

DSS SERIES - VLED						LED/ Electrical Guide (pg. 3)					
LED Count	Source Type	Source	Initial Lumens (6000K CCT)	Initial Lumens (5000K CCT)	Initial Lumens (3000K CCT)	L70 greater than (90°)	Starting Temp.	System Watts	Volts	Max Input Amps	
DSS20											
48	White LED	48 VLED <sup>®</sup> Optical Module - 350mA	6169-6008	5860-6230	6478-6860	90,000+	-40°C	53/59	120	0.46/0.49 277 0.16/0.17 347 0.15/0.17	
48	White LED	48 VLED <sup>®</sup> Optical Module - 325mA	8494-9031	8069-8679	8919-9482	90,000+	-40°C	77/83	120	0.46/0.49 277 0.16/0.17 347 0.22/0.24	
48	White LED	48 VLED <sup>®</sup> Optical Module - 700mA	10635-11307	10103-10942	11167-11872	90,000+	-40°C	103/109	120	0.86/0.91 277 0.33/0.35 347 0.33/0.35	
64	White LED	64 VLED <sup>®</sup> Optical Module - 350mA	8205-8838	7813-8338	8634-9153	90,000+	-40°C	69/75	120	0.59/0.64 277 0.25/0.27 347 0.25/0.27	
64	White LED	64 VLED <sup>®</sup> Optical Module - 325mA	11325-11481	10759-11607	11891-12656	90,000+	-40°C	102/108	120	0.73/0.78 277 0.31/0.34 347 0.26/0.27	
80	White LED	80 VLED <sup>®</sup> Optical Module - 350mA	9675-10296	9191-9712	10159-10928	90,000+	-40°C	87/93	120	0.73/0.78 277 0.31/0.34 347 0.26/0.27	
80	White LED	80 VLED <sup>®</sup> Optical Module - 325mA	13189-13370	12529-12701	13848-14038	90,000+	-40°C	127/133	120	1.06/1.11 277 0.40/0.42 347 0.37/0.38	
DSS30											
48	White LED	48 VLED <sup>®</sup> Optical Module - 350mA	6169-6008	5860-6230	6478-6860	90,000+	-40°C	53/59	120	0.46/0.49 277 0.16/0.17 347 0.15/0.17	
48	White LED	48 VLED <sup>®</sup> Optical Module - 325mA	8494-9031	8069-8679	8919-9482	90,000+	-40°C	75/81	120	0.46/0.49 277 0.16/0.17 347 0.22/0.24	
48	White LED	48 VLED <sup>®</sup> Optical Module - 700mA	10635-11307	10103-10942	11167-11872	90,000+	-40°C	105/111	120	0.86/0.91 277 0.33/0.35 347 0.33/0.35	
64	White LED	64 VLED <sup>®</sup> Optical Module - 350mA	8205-8838	7813-8338	8634-9153	90,000+	-40°C	71/77	120	0.59/0.64 277 0.25/0.27 347 0.25/0.27	
64	White LED	64 VLED <sup>®</sup> Optical Module - 325mA	11325-11481	10759-11607	11891-12656	90,000+	-40°C	103/109	120	0.73/0.78 277 0.31/0.34 347 0.26/0.27	
80	White LED	80 VLED <sup>®</sup> Optical Module - 350mA	9675-10296	9191-9712	10159-10928	90,000+	-40°C	87/93	120	0.73/0.78 277 0.31/0.34 347 0.26/0.27	
80	White LED	80 VLED <sup>®</sup> Optical Module - 325mA	13189-13370	12529-12701	13848-14038	90,000+	-40°C	127/133	120	1.06/1.11 277 0.40/0.42 347 0.37/0.38	
80	White LED	80 VLED <sup>®</sup> Optical Module - 700mA	15627-17280	15662-16410	17311-18144	90,000+	-40°C	173/179	120	1.66/1.71 277 0.62/0.65 347 0.57/0.61	
100	White LED	100 VLED <sup>®</sup> Optical Module - 350mA	11774-12204	11187-11609	12845-13264	90,000+	-40°C	108/114	120	0.97/0.95 277 0.37/0.41 347 0.31/0.33	
100	White LED	100 VLED <sup>®</sup> Optical Module - 325mA	16091-17025	15476-16174	17109-17877	90,000+	-40°C	140/146	120	1.33/1.38 277 0.50/0.52 347 0.46/0.48	
120	White LED	120 VLED <sup>®</sup> Optical Module - 350mA	14129-14765	13423-14027	14836-15603	90,000+	-40°C	129/135	120	1.08/1.13 277 0.43/0.46 347 0.37/0.39	
120	White LED	120 VLED <sup>®</sup> Optical Module - 325mA	19549-20460	18675-19608	20520-21461	90,000+	-40°C	192/198	120	1.67/1.65 277 0.62/0.61 347 0.56/0.57	



U.S. Pole Co. Inc.  
460 East Main Street, CO-08861  
Phone (800) 333-0550 Fax (800) 233-0001  
www.uspole.com





U.S. ARCHITECTURAL  
CORPORATION  
10000 W. 16th Avenue, Suite 100  
Denver, CO 80227  
Phone (303) 751-1000  
www.usarchitectural.com

U.S. Pole Co Inc.


480 West Avenue C, Pomona, CA 91768  
Phone: (951) 863-0888 Fax: (951) 255-2855  
www.uspole.com




DSS SERIES - VLED				LED/ Electrical Guide (pg. 2)					
LED Count	Source Type	Source	Initial Lumens	L70 greater than (90°)	Starting Temp.	System Watts	Volts	Max Input Amps	
Phosphor Converted Amber LED									
DSS20									
48	PC Amber	48 VLED <sup>®</sup> Optical Module - 350mA	3308-3410	51,000+	-40°C	59	120	0.49	
							277	0.17	
							347	0.17	
48	PC Amber	48 VLED <sup>®</sup> Optical Module - 325mA	4617-4696	51,000+	-40°C	86	120	0.70	
							277	0.24	
							347	0.24	
48	PC Amber	48 VLED <sup>®</sup> Optical Module - 700mA	5530-5880	51,000+	-40°C	115	120	0.96	
							277	0.33	
							347	0.33	
64	PC Amber	64 VLED <sup>®</sup> Optical Module - 350mA	4277-4547	51,000+	-40°C	80	120	0.67	
							277	0.23	
							347	0.23	
64	PC Amber	64 VLED <sup>®</sup> Optical Module - 325mA	5889-6362	51,000+	-40°C	114	120	0.95	
							277	0.33	
							347	0.33	
80	PC Amber	80 VLED <sup>®</sup> Optical Module - 350mA	5031-5349	51,000+	-40°C	97	120	0.81	
							277	0.28	
							347	0.28	
80	PC Amber	80 VLED <sup>®</sup> Optical Module - 325mA	6858-7292	51,000+	-40°C	142	120	1.18	
							277	0.41	
							347	0.41	
DSS30									
48	PC Amber	48 VLED <sup>®</sup> Optical Module - 350mA	3308-3410	51,000+	-40°C	60	120	0.50	
							277	0.17	
							347	0.17	
48	PC Amber	48 VLED <sup>®</sup> Optical Module - 325mA	4617-4696	51,000+	-40°C	84	120	0.70	
							277	0.24	
							347	0.24	
48	PC Amber	48 VLED <sup>®</sup> Optical Module - 700mA	5530-5880	51,000+	-40°C	118	120	0.98	
							277	0.33	
							347	0.33	
64	PC Amber	64 VLED <sup>®</sup> Optical Module - 350mA	4277-4547	51,000+	-40°C	80	120	0.67	
							277	0.23	
							347	0.23	
64	PC Amber	64 VLED <sup>®</sup> Optical Module - 325mA	5889-6362	51,000+	-40°C	116	120	0.97	
							277	0.33	
							347	0.33	
64	PC Amber	64 VLED <sup>®</sup> Optical Module - 700mA	6059-7189	51,000+	-40°C	157	120	1.31	
							277	0.50	
							347	0.50	
80	PC Amber	80 VLED <sup>®</sup> Optical Module - 350mA	5031-5349	51,000+	-40°C	98	120	0.82	
							277	0.28	
							347	0.28	
80	PC Amber	80 VLED <sup>®</sup> Optical Module - 325mA	6598-7292	51,000+	-40°C	142	120	1.18	
							277	0.41	
							347	0.41	
80	PC Amber	80 VLED <sup>®</sup> Optical Module - 700mA	8073-8986	51,000+	-40°C	194	120	1.62	
							277	0.58	
							347	0.58	
100	PC Amber	100 VLED <sup>®</sup> Optical Module - 350mA	4124-6398	51,000+	-40°C	121	120	1.00	
							277	0.34	
							347	0.34	
100	PC Amber	100 VLED <sup>®</sup> Optical Module - 325mA	8471-8853	51,000+	-40°C	179	120	1.49	
							277	0.56	
							347	0.56	
120	PC Amber	120 VLED <sup>®</sup> Optical Module - 350mA	7347-7678	51,000+	-40°C	145	120	1.21	
							277	0.40	
							347	0.40	
120	PC Amber	120 VLED <sup>®</sup> Optical Module - 625mA	10186-10634	51,000+	-40°C	215	120	1.79	
							277	0.60	
							347	0.60	

U.S. Pole Co Inc.

160 West Avenue C, Pompano, CA 90861  
Phone: (951) 253-0300 Fax: (951) 253-0301  
www.uspole.com







# PLAT OF CHERISHED ESTATES SUBDIVISION PHASE 2

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE  
NW 1/4 OF SECTION 8, T. 4 N., R. 1 W, BOISE MERIDIAN,  
CITY OF STAR, ADA COUNTY, IDAHO  
2022

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

## NOTES

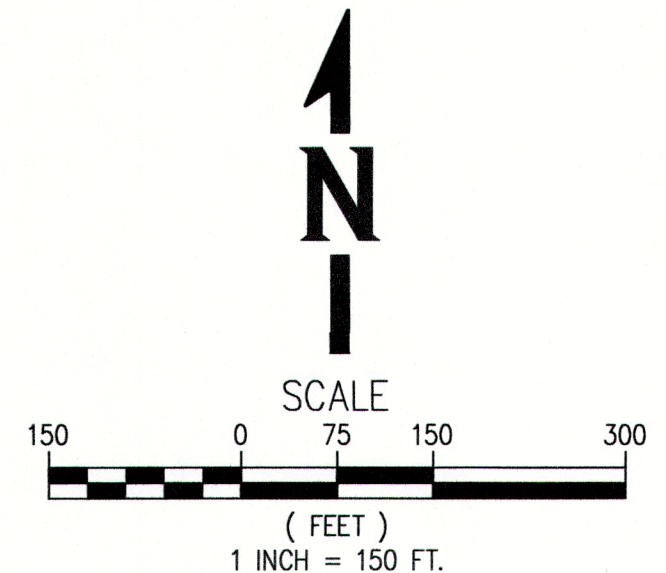
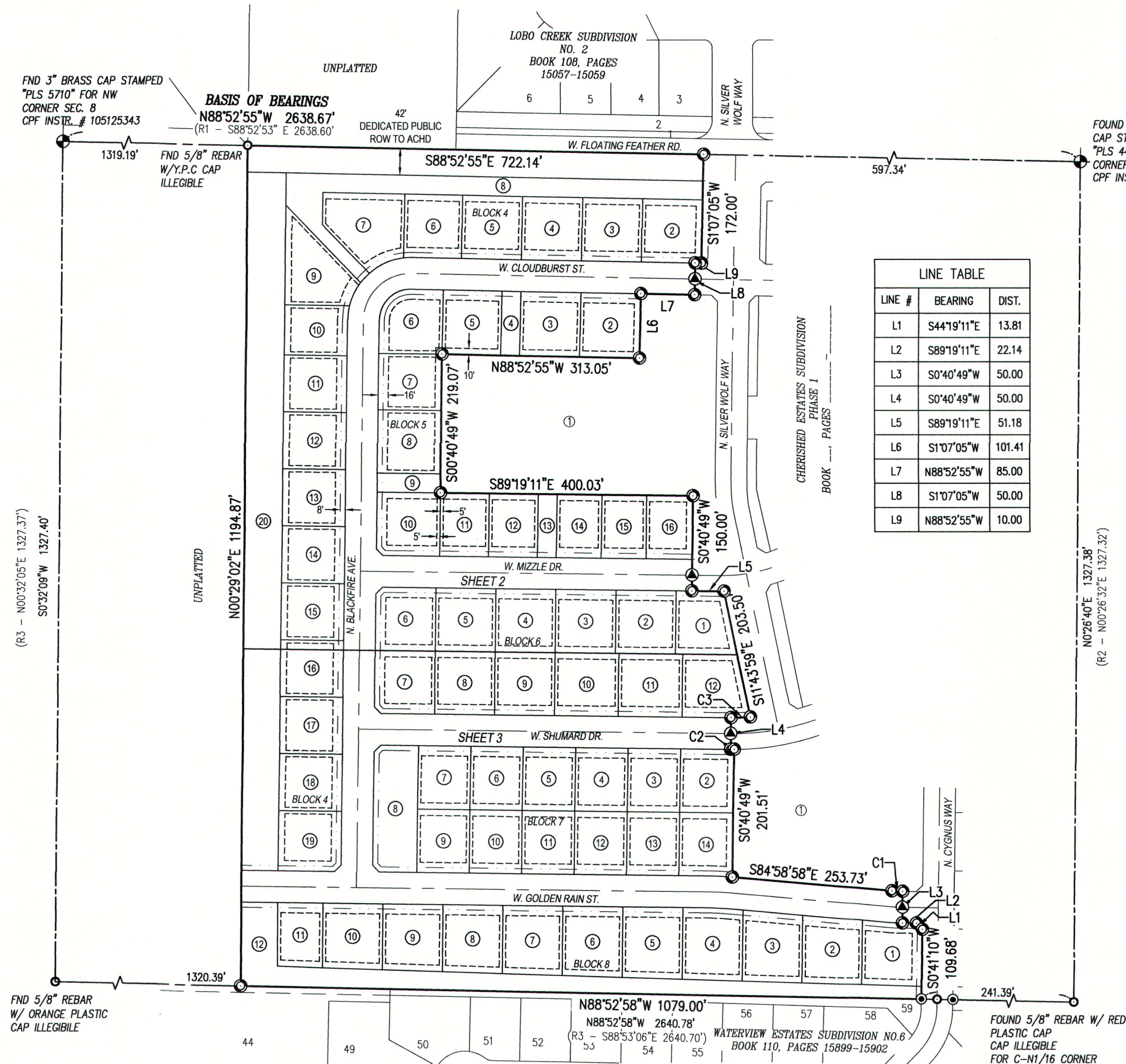
- LOTS 8 AND 20 BLOCK 4, LOTS 4, 9, AND 13 BLOCK 5, LOT 8 BLOCK 7, AND LOT 12 BLOCK 8 ARE DESIGNATED AS A COMMON LOTS DEDICATED TO THE CHERISHED ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL HAVE A BLANKET EASEMENT FOR LANDSCAPING, DRAINAGE, PRESSURIZED IRRIGATION, AND PEDESTRIAN ACCESS.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, KNOWN AS THE RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- ALL LOTS HAVE A 16.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, IRRIGATION, AND LANDSCAPING ADJACENT TO THE PUBLIC RIGHTS OF WAY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- ALL LOTS HAVE A 10.00 FOOT WIDE (UNLESS OTHERWISE DIMENSIONED) PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION ALONG THE SUBDIVISION BOUNDARY AND THE REAR LOT LINE, AND A 5.00 FOOT WIDE (UNLESS OTHERWISE DIMENSIONED) PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND IRRIGATION ALONG INTERIOR LOT LINES.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION, INC. IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ALL IRRIGATION ASSESSMENTS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS AT THE TIME OF ISSUANCE OF A BUILDING PERMIT
- ALL LOTS WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS EASEMENTS, AND AMENDMENTS OR MODIFICATIONS THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, ADA COUNTY.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO PUBLIC RIGHT-OF-WAY OR INTO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- POTABLE WATER IS SUPPLIED BY THE CITY OF STAR AND MAINLINES SHALL BE OWNED AND MAINTAINED BY THE CITY OF STAR.
- NO ACCESS SHALL BE ALLOWED TO THE LAND IN A PLATTED SUBDIVISION OTHER THAN BY INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THIS PLAT.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS WITH REFERENCE TO RECORD DOCUMENTS LIST IN REFERENCES TABLE.
- THIS SUBDIVISION IS SUBJECT TO A DRAINAGE DISTRICT NO. 2 LICENSE AGREEMENT AND EASEMENT PER INSTRUMENT NO. \_\_\_\_\_ RECORDS OF ADA COUNTY.
- THIS SUBDIVISION IS SUBJECT TO A MIDDLETON MILL DITCH COMPANY AND MIDDLETON IRRIGATION ASSOCIATION, INC. LICENSE AGREEMENT PER INST. NO. \_\_\_\_\_ RECORDS OF ADA COUNTY.
- LOTS 4, 9 AND 13 BLOCK 5 AND LOT 8 BLOCK 7 OR A PORTION OF SAID LOTS ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THE REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE, THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

## SHEET INDEX

- SHEET 1 - SUBDIVISION BOUNDARY, PLSS CORNERS, PLAT NOTES
- SHEET 2 - NORTHERLY PORTION OF SUBDIVISION
- SHEET 3 - SOUTHERLY PORTION OF SUBDIVISION
- SHEET 4 - OWNERS CERTIFICATE
- SHEET 5 - CERTIFICATES AND APPROVALS

## REFERENCES

- R1) PLAT FOR LOBO CREEK SUBDIVISION PHASE 1 B. 96, P. 12021-12022
- R2) PLAT FOR CROWFOOT SUBDIVISION NO. 1 B. 115, P. 17323-17326
- R3) PLAT FOR WATERVIEW ESTATES SUBDIVISION NO. 6 B.110, P.15899-15902



BASIS OF BEARINGS IS GRID NORTH, IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE. SOUTH 88°52'55" EAST BETWEEN THE NORTHWEST SECTION CORNER AND THE NORTH 1/4 CORNER OF SECTION 8

## LEGEND

- FOUND PLSS MONUMENT AS NOTED
- FOUND 5/8" REBAR AS NOTED
- ⊙ FOUND 1/2" REBAR AS NOTED
- ⊙ FOUND 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
- ⊙ FOUND 2" ALUM. CAP MARKED "NV5 PLS 19784"
- SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- INTERIOR LOT LINE
- EASEMENT LINE
- EXISTING PARCEL LINE
- EXISTING ACHD PERMANENT SIDEWALK EASEMENT, INST. NO. \_\_\_\_\_

## SURVEYORS NARRATIVE

THE BOUNDARY OF THE PARENT PARCEL PER WARRANTY DEED 2021-167806 IS THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY FOR FLOATING FEATHER ROAD.

THE BOUNDARY WAS DETERMINED BASED ON FOUND MONUMENTATION OF THE ALIQUOT PARTS FOR SAID SECTION 8. THE SOUTHWEST CORNER (THE NW1/16) WAS DETERMINED BASED ON PROPORTIONATE MEASUREMENT FROM THE C-N1/16TH CORNER TO THE N1/16 OF THE WEST LINE OF SAID SECTION 8. THE EASTERLY BOUNDARY WAS DETERMINED BY THE WESTERLY BOUNDARY OF CHERISHED ESTATES SUBDIVISION PHASE 1. MONUMENTATION FROM SURROUNDING PLATS, AND CORNER MONUMENT RECORDS WERE RELIED UPON.

THE NORTHERLY BOUNDARY IS BEING HELD ALONG THE NORTH LINE OF SECTION 8 BECAUSE NO RIGHT OF WAY OR CONVEYANCE DOCUMENT COULD BE LOCATED FOR FLOATING FEATHER ROAD. IT IS ASSUMED THAT THERE IS A 25 FOOT PRESCRIPTIVE RIGHT OF WAY, AND 42 FEET WILL BE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT WITH THIS PLAT.



## CERTIFICATE OF SURVEYOR

I, WAYNE A. CAUDELL, AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND DO HEREBY CERTIFY THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.

SHEET 1 OF 5  
414-8-4-1-0

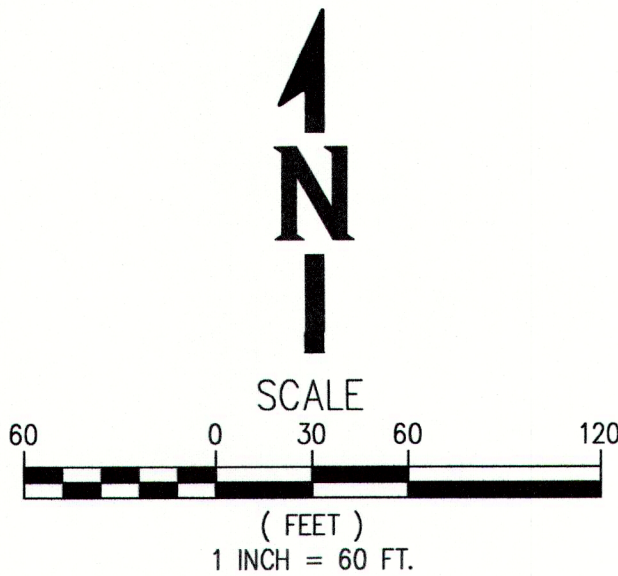
690 Industry Way, Suite 10  
Meridan, ID 83642  
208-342-5400 www.NV5.com

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	4°20'13"	225.00	17.03	S87°09'04"E	17.03
C2	0°45'51"	425.00	5.67	S89°42'06"E	5.67
C3	4°41'05"	375.00	30.66	S88°20'17"W	30.65



PLAT OF  
CHERISHED ESTATES SUBDIVISION PHASE 2

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



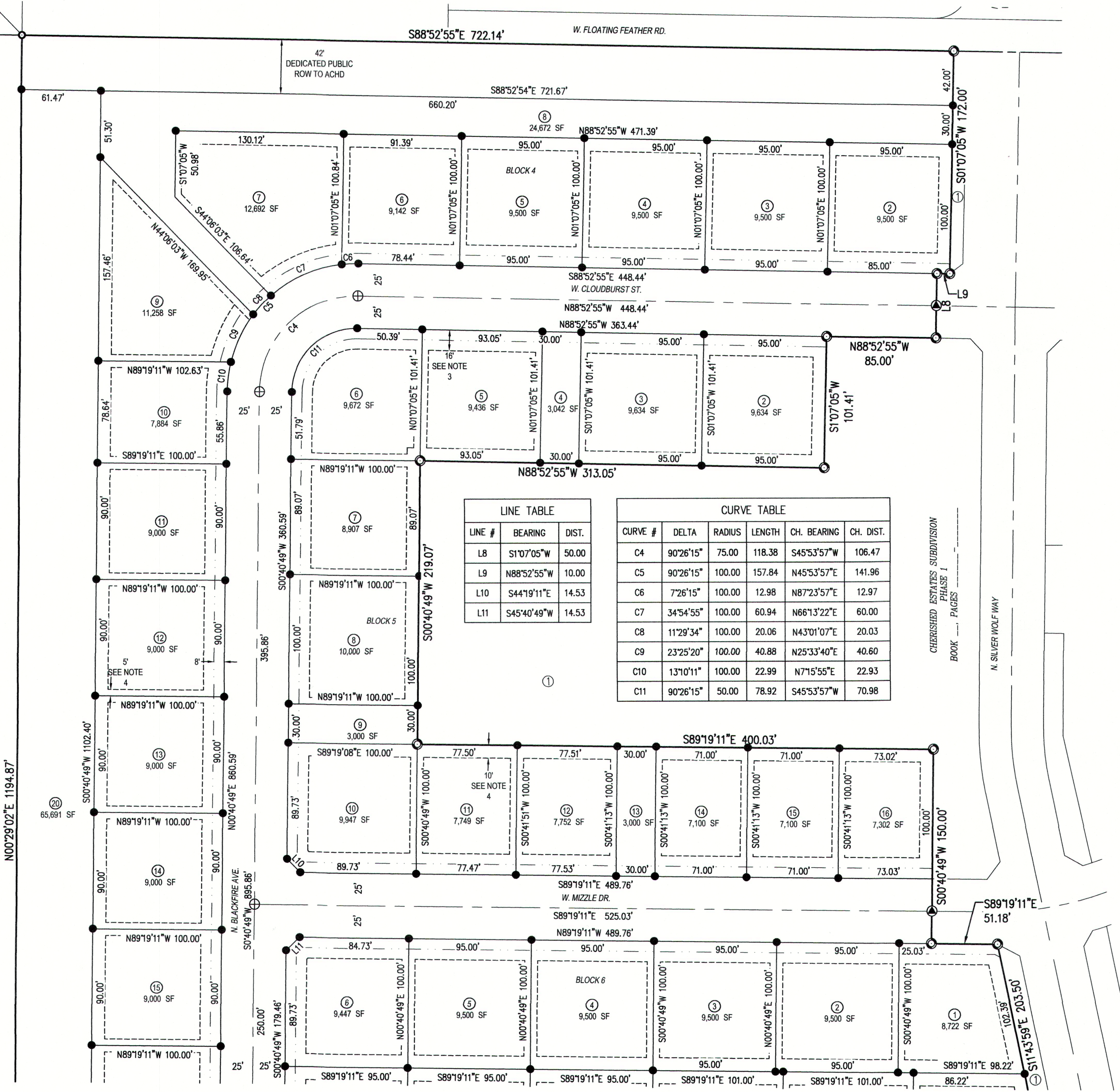
BASIS OF BEARINGS IS GRID NORTH, IDAHO STATE  
PLANE COORDINATE SYSTEM, WEST ZONE.  
SOUTH 88°52'55" EAST BETWEEN THE NORTHWEST  
SECTION CORNER AND THE NORTH 1/4 CORNER OF  
SECTION 8

LEGEND

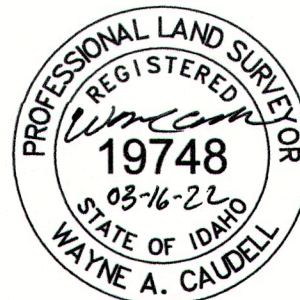
- FOUND PLSS MONUMENT AS NOTED
- FOUND 5/8" REBAR AS NOTED
- ⊙ FOUND 1/2" REBAR AS NOTED
- ⊙ FOUND 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
- ⊙ FOUND 2" ALUM. CAP MARKED "NV5 PLS 19784"
- SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
- ⊕ SET 2" ALUMINUM CAP MARKED "NV5 PLS 19748"
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- INTERIOR LOT LINE
- EASEMENT LINE
- EXISTING PARCEL LINE
- EXISTING ACHD PERMANENT SIDEWALK EASEMENT, INST. NO. \_\_\_\_\_

LINE TABLE		
LINE #	BEARING	DIST.
L8	S1°07'05"W	50.00
L9	N88°52'55"W	10.00
L10	S44°19'11"E	14.53
L11	S45°40'49"W	14.53

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C4	90°26'15"	75.00	118.38	S45°53'57"W	106.47
C5	90°26'15"	100.00	157.84	N45°53'57"E	141.96
C6	7°26'15"	100.00	12.98	N87°23'57"E	12.97
C7	34°54'55"	100.00	60.94	N66°13'22"E	60.00
C8	11°29'34"	100.00	20.06	N43°01'07"E	20.03
C9	23°25'20"	100.00	40.88	N25°33'40"E	40.60
C10	13°10'11"	100.00	22.99	N7°15'55"E	22.93
C11	90°26'15"	50.00	78.92	S45°53'57"W	70.98



SEE SHEET 3

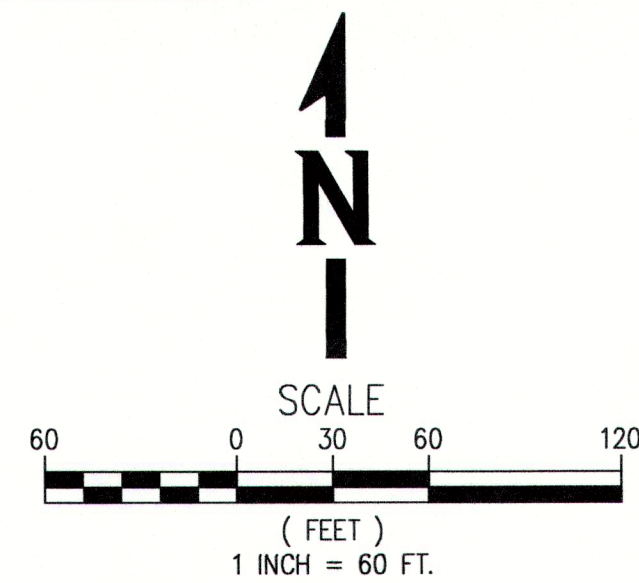


NV5



# PLAT OF CHERISHED ESTATES SUBDIVISION PHASE 2

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



BASIS OF BEARINGS IS GRID NORTH, IDAHO STATE  
PLANE COORDINATE SYSTEM, WEST ZONE.  
SOUTH 88°52'55" EAST BETWEEN THE NORTHWEST  
SECTION CORNER AND THE NORTH 1/4 CORNER OF  
SECTION 8

SEE SHEET 2

**LEGEND**

- FOUND PLSS MONUMENT AS NOTED
- FOUND 5/8" REBAR AS NOTED
- ⊙ FOUND 1/2" REBAR AS NOTED
- ⊗ FOUND 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
- ⊕ FOUND 2" ALUM. CAP MARKED "NV5 PLS 19784"
- SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
- ⊕ SET 2" ALUMINUM CAP MARKED "NV5 PLS 19748"
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- INTERIOR LOT LINE
- EASEMENT LINE
- EXISTING PARCEL LINE
- EXISTING ACHD PERMANENT SIDEWALK EASEMENT, INST. NO. \_\_\_\_\_



LINE TABLE		
LINE #	BEARING	DIST.
L1	S44°19'11"E	13.81
L2	S89°19'11"E	22.14
L12	S44°19'11"E	14.53
L13	N45°40'49"E	14.53
L14	N44°19'11"W	14.53
L15	N45°40'49"E	14.53

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	4°20'13"	225.00	17.03	S87°09'04"E	17.03
C2	0°45'51"	425.00	5.67	S89°42'06"E	5.67
C3	4°41'05"	375.00	30.66	S88°20'17"W	30.65
C12	4°20'13"	400.00	30.28	N87°09'04"W	30.27
C13	4°20'13"	250.00	18.92	N87°09'04"W	18.92
C14	4°20'13"	275.00	20.82	N87°09'04"W	20.81
C15	4°20'13"	375.00	28.39	N87°09'04"W	28.38
C16	4°20'13"	425.00	32.17	N87°09'04"W	32.16



# NV5

SHEET 3 OF 5  
414-8-4-1-0

690 Industry Way, Suite 10  
Meridan, ID 83642  
208-342-5400 www.NV5.com





## CITY OF STAR

# LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning Department

**MEETING DATE:** September 6, 2022

**FILE(S) #:** FP-22-20 Final Plat, Inspirado Subdivision Phase 1

### REQUEST

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision Phase 1 consisting of 61 residential lots and 7 common lots on 61.32 acres. The subject property is generally located on the northeast corner of W. Chinden Blvd and N. Star Road in Star, Idaho. Ada County Parcel No's. S04320325800, S04320336300 S04320315200.

### APPLICANT/OWNER/REPRESENTATIVE

**REPRESENTATIVE:**

Teller Bard  
Kimley-Horn  
950 W. Bannock St., Ste. 1100  
Boise, Idaho 83702

**OWNER/APPLICANT:**

Antonov Star Holdings, LLC  
1861 S. Wells Ave., Ste. 200  
Meridian, Idaho 83642

### PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-PUD-DA)
Acres -	61.32
Residential Lots -	61
Common Lots -	7
Commercial -	1

### HISTORY

August 17, 2021	Application was originally scheduled for public hearing and was postponed allowing ACHD and ITD time to provide comments.
-----------------	---

January 11, 2022

Council approved applications for Annexation and Zoning (AZ-21-09), Development Agreement (DA-21-11), Planned Unit Development (PUD-21-01), and Preliminary Plat (PP-21-12) for Inspirado Subdivision. The preliminary plat was approved for a maximum 195 single-family residential lots, 2 multi-family lots, 1 commercial lot, 4 mixed use lots and 24 common lots on 139 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision, Phase 1, consisting of 195 single-family residential lots, 24 common lots, 2 multi-family lots, 1 commercial lot, and 4 mixed-use lots on 139 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

**Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:**

The Preliminary Plat submitted contains a total of 227 lots, including 195 single family residential lots, 2 future multi-family residential lots, 1 commercial lot, 4 mixed-use lots and 24 common lots. The detached residential lots include a mixture of patio homes, custom homes and luxury homes on lots ranging in size from 5,500 square feet to 16,871 square feet. The lots will have access and frontage from public streets. All roads will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat is showing a 50 ft wide right of way with paved streets measuring 33 feet from back of curb to back of curb for all local streets with 5 feet wide detached sidewalks throughout the development. The UDC requires all streets to have a minimum street width of 36 feet. The Applicant has not provided documentation that street names have been obtained and approved. Applicant shall obtain and provide to the City Street name approval documentation from the Ada County Street Naming Committee prior to signature of the final plat.

The application states that proposed overall open space provided is 10.65 acres (15.9%), including 3.5 acres (33%) usable open space. The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 9 site amenities. The applicant is proposing two main amenity areas (primary and secondary) including a community pool, 2 pickleball and two bocce ball courts, children’s play area with tot lot structure, shade ramada, picnic tables and benches, multiple pathways and connections and passive, open areas. The applicant is also proposing a primary entrance monument with a water feature. with a pocket park with a shade ramada and a pathway along the southern portion of the property along the hillside and wetland area. There will also be three ponds in the development. These amenities satisfy the code requirement for development amenities. Any future multi-family development

shall meet additional landscaping and amenity requirements in Section 8-5-20 of the UDC at the time of future approval.

The Commercial and Mixed-Use lots are not planned for specific development at this time. Future review by Council and/or Staff will be necessary once uses are determined. If the applicant intends to request pre-approvals of any additional future Conditional Use permitted uses, not listed below, at this time, they should request so of the Council through the PUD process.

**Staff analysis of Final Plat Submittal:**

The Preliminary Plat was approved with 195 single-family residential lots, 24 common lots, 2 multi-family lots, 1 commercial lot, and 4 mixed-use lots on 139 acres. The Final Plat for Phase 1 contains 61 single-family residential homes, 1 commercial lot and 7 common lots.

**Common/Open Space and Amenities** – Amenities for the development include a large 1.25-acre main central amenity that will provide a convenient location for community engagement and gathering amenities such as a community pool area, two pickleball courts, and two bocce ball courts. Concrete pathways provide connectivity to multiple access points. Additional open spaces, including a +/- 1-acre secondary amenity with a children's play area, tot-lot, shade ramadas, picnic tables and benches,

**Landscaping** - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code. **The included landscape plan appears to satisfy these requirements.**

**Streetlights** – Streetlight design shall be uniform throughout the development and follow the approved style and model from the City. The Applicant has provided a streetlight design that is in compliance with the city requirements and approved for installation. The street light plan has lights at all the required locations.

**Setbacks – Council approved** Setbacks shall be as follows:

- 5' side yard setbacks for all patio homes
- 7' side yard setbacks for all single-family detached homes

**Subdivision Name** – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County.

**Street Names** – Applicant has provided documentation that the proposed street names have been reviewed and approved by Ada County and are reflected correctly on the final plat.



**Mail Cluster** – Applicant has requested approval from the Meridian Postmaster for the location of the mail clusters. To date, approval has not been provided. **This will be required prior to signing the final plat.**

## PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on July 28, 2022.

July 26, 2022

Star City Engineer

Checklist

## FINDINGS

The Council may **approve, conditionally approve, deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

A. The Plat is in conformance with the Comprehensive Plan.

*Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.*

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

*Staff finds that all public services are available and able to accommodate this development.*

C. There is public financial capability of supporting services for the proposed development.

*Staff knows of no financial hardship that would prevent services from being provided.*

D. The development will not be detrimental to the public health, safety or general welfare; and, *Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*

E. The development preserves significant natural, scenic or historic features.

*Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.*

## CONDITIONS OF APPROVAL

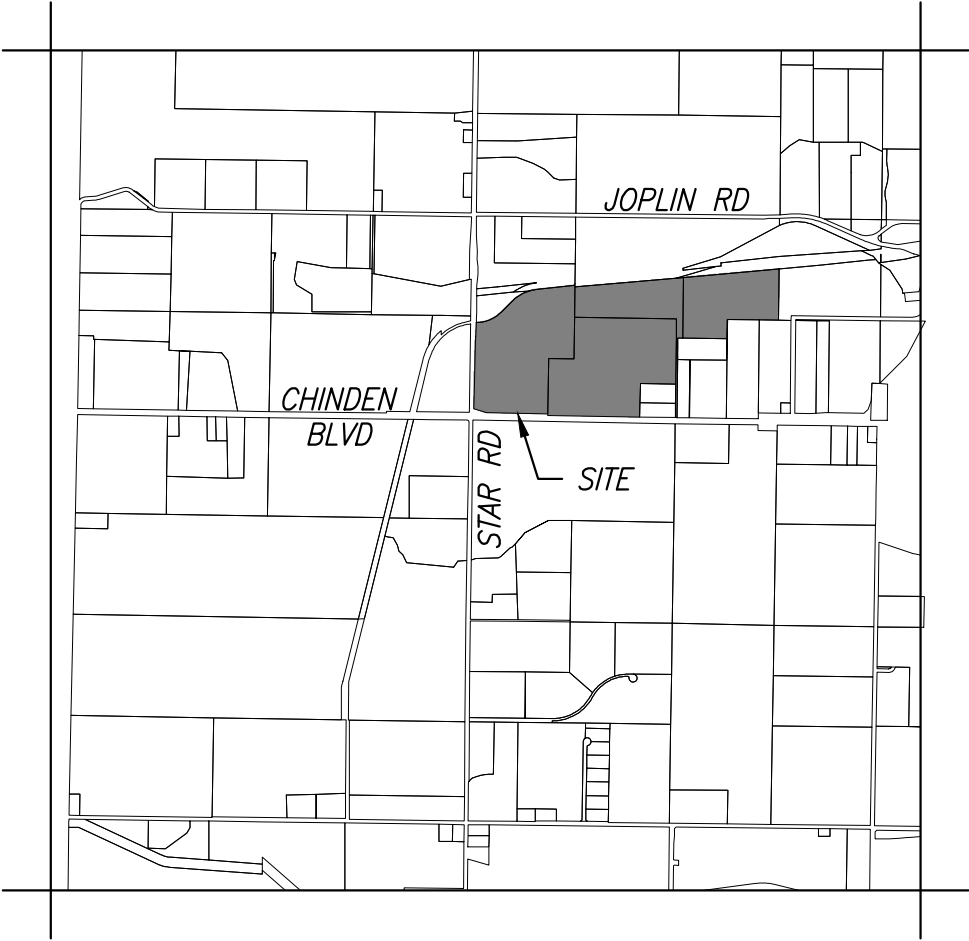
1. The final plat for the Inspirado Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Council added conditions of approval:
  - 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD

- Provide a public pathway easement along the south side of the Phyliss Canal for potential future pathway
  - The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1
  - There shall be no residential uses allowed within the Commercially zoned district
  - Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit
  - All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
  - Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
  - Setbacks shall be approved as follows: 5' side yard setbacks for all patio homes, 7' side yard setbacks for all single-family detached homes
3. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
  4. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residence. These fees will be collected by the City of Star, by phase, prior to final plat signature.** The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.
  5. **All irrigation agreements shall be executed with the appropriate district(s) and all historic irrigation water delivery methods in place and operational prior to signing the final plat.**
  6. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
  7. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
  8. **The applicant shall submit a Temporary Use application to the City for approval prior to the start of excavation of any pond. The excavation shall comply with all requirements set forth in Section 8-5-19C of the Star Unified Development Code pertaining to Accessory Pits.**
  9. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
  10. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
  11. The Mylar of this final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
  12. All common areas shall be maintained by the Homeowner's Association.

13. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
14. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees as indicated on the approved landscape plan. The submitted plan appears to satisfy the tree requirements.
15. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**
16. **A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.**
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
18. A sign application shall be submitted to the City for any subdivision signs.
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
20. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
21. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the signed recorded final plat with all signatures, **prior to any building permits being issued.**
22. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
23. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
24. All common areas shall be maintained by the Homeowners Association.
25. **Owner/Developer agrees to install a 2' (High Density Polyethylene) HDPR SDR-11 roll pipe in the shared utility trench to be used for future fiber optic/high speed data cables.**
26. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-22-20 Inspirado Subdivision, Final Plat, on \_\_\_\_\_, \_\_\_\_\_. 2022.



T4N, R1W, SEC. 20



July 20, 2022

City of Star  
Planning and Zoning  
P.O. Box 130  
Star, Idaho 83669

**RE: Inspirado Subdivision No. 1**

Dear Ryan,

Attached for your review is the Final Plat application for Inspirado Subdivision No. 1. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Oaklawn Crossing Subdivision.

Oaklawn Crossing will include 61 single-family residential lots, 3 mixed use lots, 1 commercial lot and 7 common lots on 61.32 acres. The gross density is 1.00 units per acre. The typical lot width is 50-feet and lot sizes will range from 5,500 SF to 17,317 SF. The overall open space for the site is 4.79 acres (7.8%) of the total development area with 2.79 acres of useable open space. Amenities for the subdivision include a park and club house area with a pool, pickleball courts, playground and cabanas. The remaining open space is generously planted.

Construction of Inspirado Subdivision No. 1 will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-906-3871 or at [teller.bard@kimley-horn.com](mailto:teller.bard@kimley-horn.com).

Thanks for your review and assistance with this application,

A handwritten signature in black ink, appearing to read 'Teller Bard'.

Teller Bard, P.E.  
Project Engineer



## FINAL 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 X

Applicant Name: Antonov Star Holdings, LLC  
Applicant Address: 1861 S. Wells Avenue, Ste. 200, Meridian Zip: 83642  
Phone: 208-229-2021 Email: randy@criterionland.com

Owner Name: Antonov Star Holdings, LLC  
Owner Address: 1861 S. Wells Avenue, Ste. 200, Meridian Zip: 83642  
Phone: 208-229-2021 Email: randy@criterionland.com

Representative (e.g., architect, engineer, developer):  
Contact: Teller Bard Firm Name: Kimley-Horn  
Address: 1100 W. Idaho Street, Suite 210, Boise, ID Zip: 83702  
Phone: 208-906-3871 Email: teller.bard@kimley-horn.com

### Property Information:

Subdivision Name: Inspirado Subdivision No. 1 Phase: 1  
Parcel Number(s): S04320325800;336300;315200;336500  
Approved Zoning: R-3 Units per acre: 1.00  
Total acreage of phase: 61.32 Total number of lots: 72  
Residential: 61 Commercial: 1 Industrial: \_\_\_\_\_  
Common lots: 7 Total acreage of common lots: 4.79 Percentage: 7.8%  
Percent of common space to be used for drainage: 6.5% Acres: 0.31  
Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>61</u>	<u>61</u>
Number of Common Lots:	<u>7</u>	<u>7</u>
Number of Commercial Lots:	<u>1</u>	<u>1</u>

Roads: W. Inspirado Dr, W. Whisper Ridge Dr, W Old School St, W. Daybreak Run Ct, N. Aurora Sky Ave, W. Lookout View St, N. Magic Mallard Ave W. Inspirado Dr, W. Whisper Ridge Dr, W Old School St, W. Daybreak Run Ct, N. Aurora Sky Ave, W. Lookout View St, N. Magic Mallard Ave



Amenities: Pickleball Courts, Playground, Pool,  
Clubhouse, Cabanas, Walking Path

Pickleball Courts, Playground, Pool,  
Clubhouse, Cabanas, Walking Path

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

Subdivision Name: Inspirado Subdivision No. 1 Phase: 1

Special Flood Hazard Area: total acreage 0 number of homes 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0120H  
FIRM effective date(s): mm/dd/year 02/19/2003  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X  
Base Flood Elevation(s): AE N/A .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 (√)
X	Completed and signed copy of Final Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>Gross density of the phase of the Final Plat submitted</li> <li>Lot range and average lot size of phase</li> <li>Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>List any specific approved building setbacks previously approved by Council.</li> </ul>	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
X	Electronic copy of current recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	

X	One (1) 11" X 17" copy of the Final landscape plan	Section 6, Item C.
X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight <b>design</b> and <b>location</b> information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type.	
X	<b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.</li> </ul>	
X	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

## FEE REQUIREMENT:

*\*\* I have read and understand the above requirements. I further understand fees are due at the time of filing. 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

04/22/2022

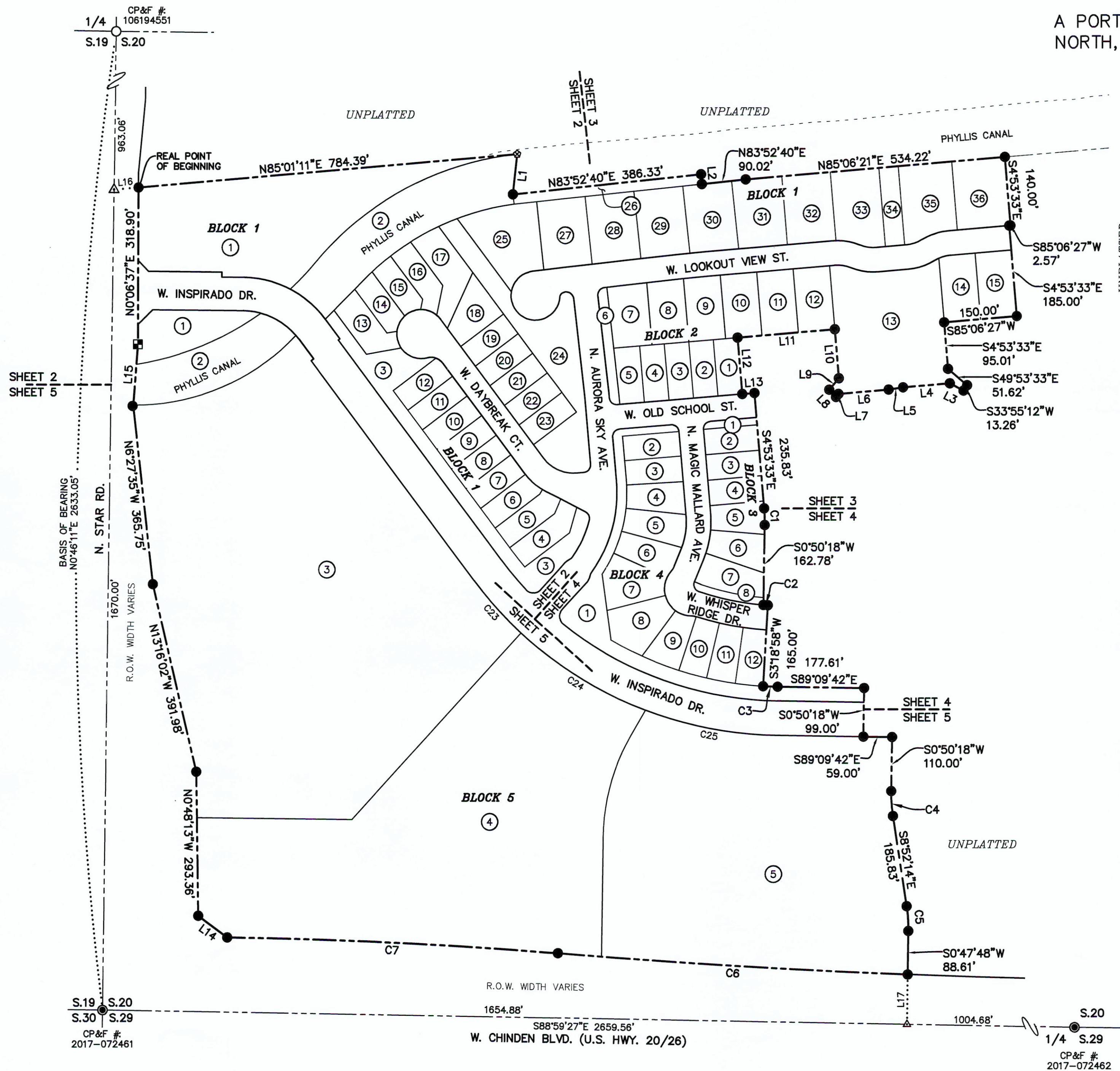
Date





# PLAT SHOWING INSPIRADO SUBDIVISION NO. 1

A PORTION OF THE SW1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO  
2022



SCALE: 1" = 150'

## LEGEND

- FOUND 5/8" IRON PIN, AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN WITH CAP
- FOUND HIGHWAY MONUMENT
- ✱ FOUND 1/2" IRON PIN, ILLEGIBLE CAP. REPLACE W/ 5/8" IRON PIN, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- PHYLIS CANAL EASEMENT
- TIE LINE
- ① LOT NO.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S6°04'23"W	82.62
L2	S4°53'33"E	20.00
L3	N62°16'03"W	31.97
L4	S85°06'27"W	96.28
L5	S81°16'04"W	30.07
L6	S85°06'27"W	103.37
L7	S40°09'35"W	7.97
L8	N43°22'19"W	20.10
L9	N40°06'27"E	30.42
L10	N4°53'33"W	100.00
L11	S85°06'27"W	200.00
L12	S4°53'33"E	115.00
L13	N85°06'27"E	25.00
L14	N53°41'57"W	74.46
L15	N4°21'26"E	125.84
L16	N85°01'11"E	50.62
L17	N0°47'48"E	101.39

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	34.01	340.00	5°43'51"	S2°01'38"E	33.99
C2	9.06	526.00	0°59'11"	S86°11'26"E	9.06
C3	29.88	691.00	2°28'40"	S87°55'22"E	29.88
C4	50.84	300.00	9°42'32"	S4°00'58"E	50.77
C5	50.62	300.00	9°40'02"	S4°02'13"E	50.56
C6	718.14	16953.78	2°25'37"	N86°34'35"W	718.08
C7	682.22	10202.00	3°49'53"	N87°16'43"W	682.09

SEE SHEET 6 FOR NOTES



## SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HERON. THE PROPERTY IS ADJACENT UNPLATTED LANDS. THE SUBJECT PROPERTY IS ALSO A PORTION OF THE PROPERTY SHOWN ON ROS 6096, 6838 AND 11275. MONUMENTATION FOUND PER RECORD OF SURVEYS ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE SURVEYS AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.

BOOK PAGE

**ISG**  
IDAHO  
SURVEY  
GROUP, LLC

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

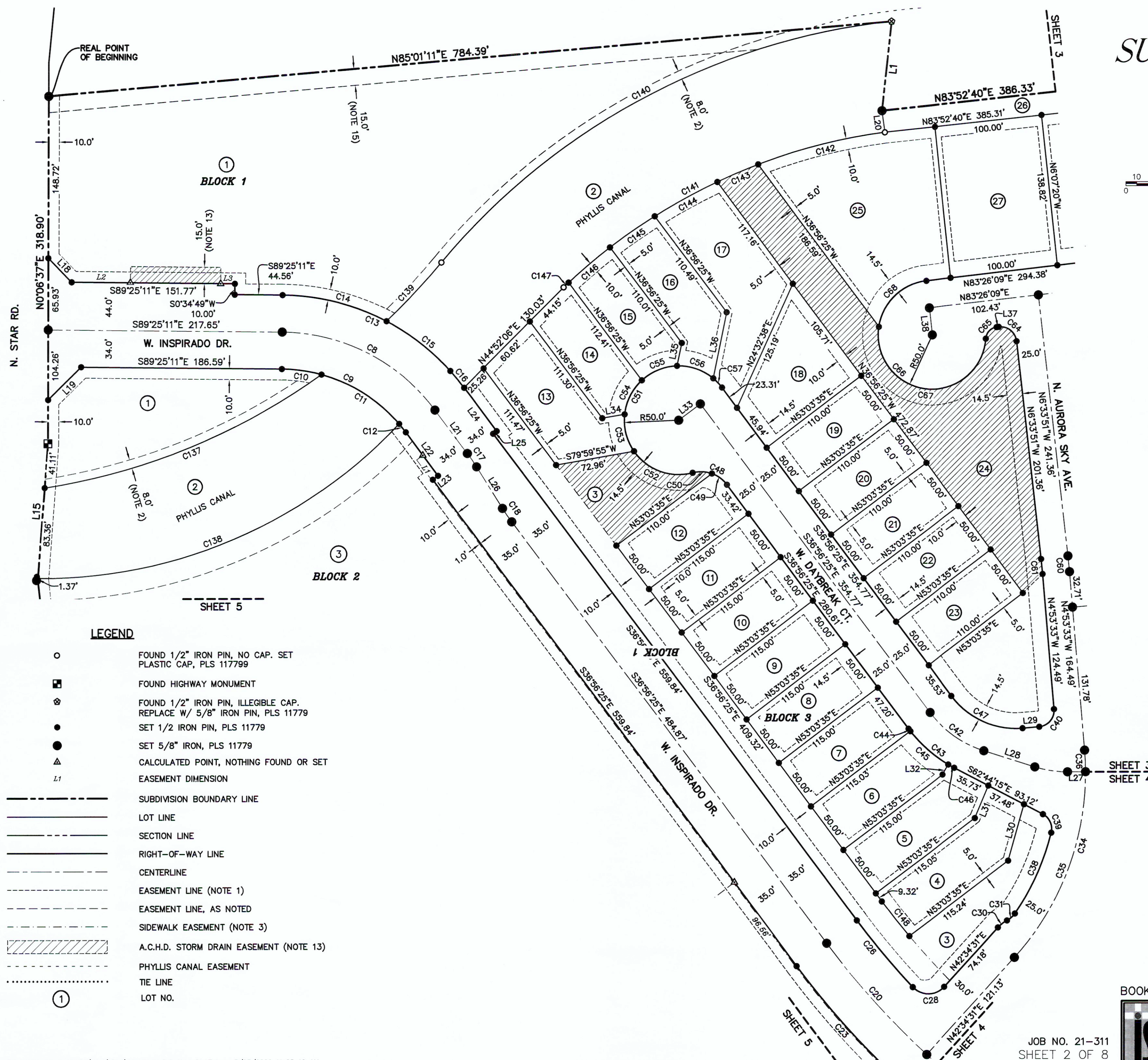
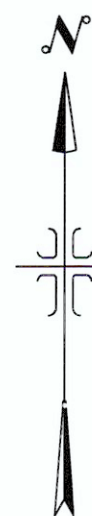
JOB NO. 21-311  
SHEET 1 OF 8



# INSPIRADO SUBDIVISION NO. 1



SCALE: 1" = 60'



## LEGEND

- FOUND 1/2" IRON PIN, NO CAP. SET  
PLASTIC CAP, PLS 117799
- FOUND HIGHWAY MONUMENT
- ⊗ FOUND 1/2" IRON PIN, ILLEGIBLE CAP.  
REPLACE W/ 5/8" IRON PIN, PLS 11779
- SET 1/2 IRON PIN, PLS 11779
- SET 5/8" IRON, PLS 11779
- ▲ CALCULATED POINT, NOTHING FOUND OR SET
- L1 EASEMENT DIMENSION
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- SIDEWALK EASEMENT (NOTE 3)
- A.C.H.D. STORM DRAIN EASEMENT (NOTE 13)
- PHYLLIS CANAL EASEMENT
- TIE LINE
- ① LOT NO.

SEE SHEET 6 FOR LINE AND  
CURVE DATA TABLES  
SEE SHEET 6 FOR NOTES



BOOK PAGE



IDAHO  
SURVEY  
GROUP, LLC

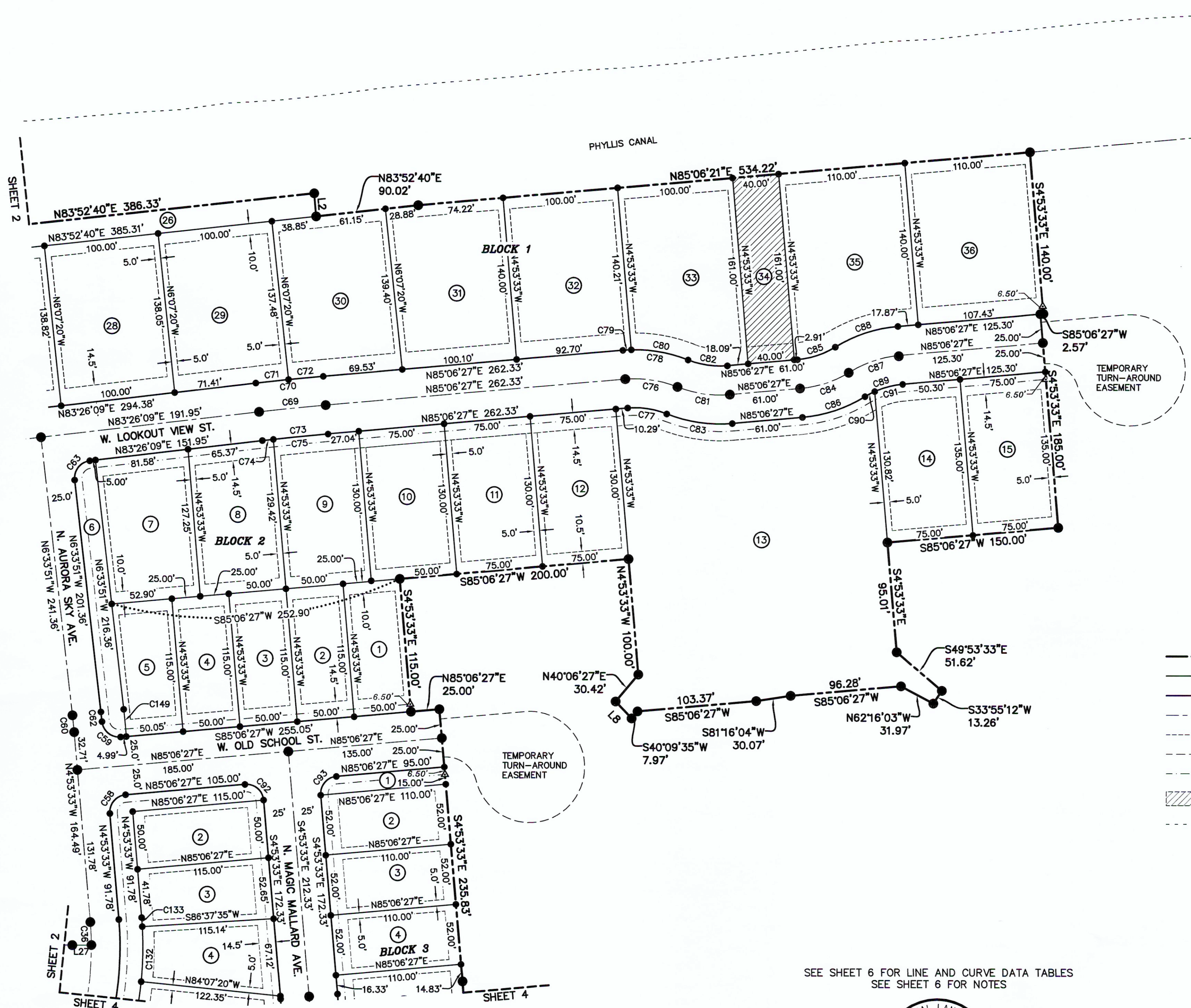
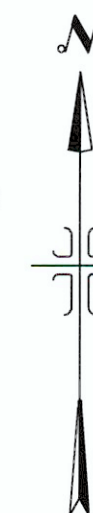
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

JOB NO. 21-311  
SHEET 2 OF 8



# INSPIRADO SUBDIVISION NO. 1

SCALE: 1" = 60'



## LEGEND

- FOUND 1/2" IRON PIN, NO CAP. SET PLASTIC CAP, PLS 117799
- FOUND HIGHWAY MONUMENT
- ⊗ FOUND 1/2" IRON PIN, ILLEGIBLE CAP. REPLACE W/ 5/8" IRON PIN, PLS 11779
- SET 1/2" IRON PIN, PLS 11779
- SET 5/8" IRON, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- L1 EASEMENT DIMENSION
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- SIDEWALK EASEMENT (NOTE 3)
- /// A.C.H.D. STORM DRAIN EASEMENT (NOTE 13)
- PHYLIS CANAL EASEMENT
- ① LOT NO.

SEE SHEET 6 FOR LINE AND CURVE DATA TABLES  
SEE SHEET 6 FOR NOTES



BOOK PAGE

**ISG**  
IDAHO  
SURVEY  
GROUP, LLC

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

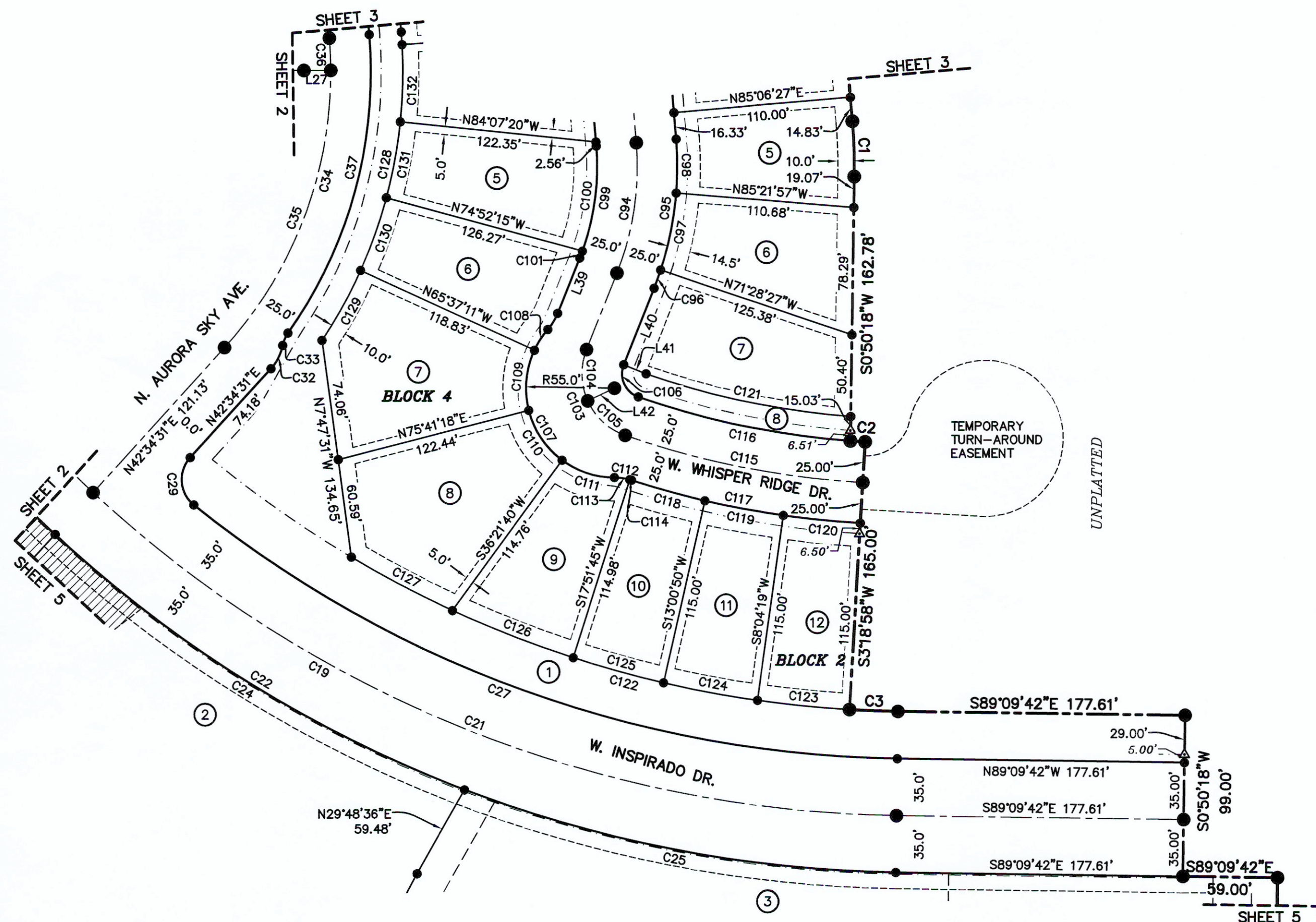
JOB NO. 21-311  
SHEET 3 OF 8



# INSPIRADO SUBDIVISION NO. 1



SCALE: 1" = 60'



## LEGEND

- FOUND 1/2" IRON PIN, NO CAP. SET  
PLASTIC CAP, PLS 117799
- FOUND HIGHWAY MONUMENT
- ⊗ FOUND 1/2" IRON PIN, ILLEGIBLE CAP.  
REPLACE W/ 5/8" IRON PIN, PLS 11779
- SET 1/2 IRON PIN, PLS 11779
- SET 5/8" IRON, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- L1 EASEMENT DIMENSION
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- SIDEWALK EASEMENT (NOTE 3)
- A.C.H.D. STORM DRAIN EASEMENT (NOTE 13)
- ① LOT NO.

SEE SHEET 6 FOR LINE AND CURVE DATA TABLES  
SEE SHEET 6 FOR NOTES



BOOK PAGE

JOB NO. 21-311  
SHEET 4 OF 8

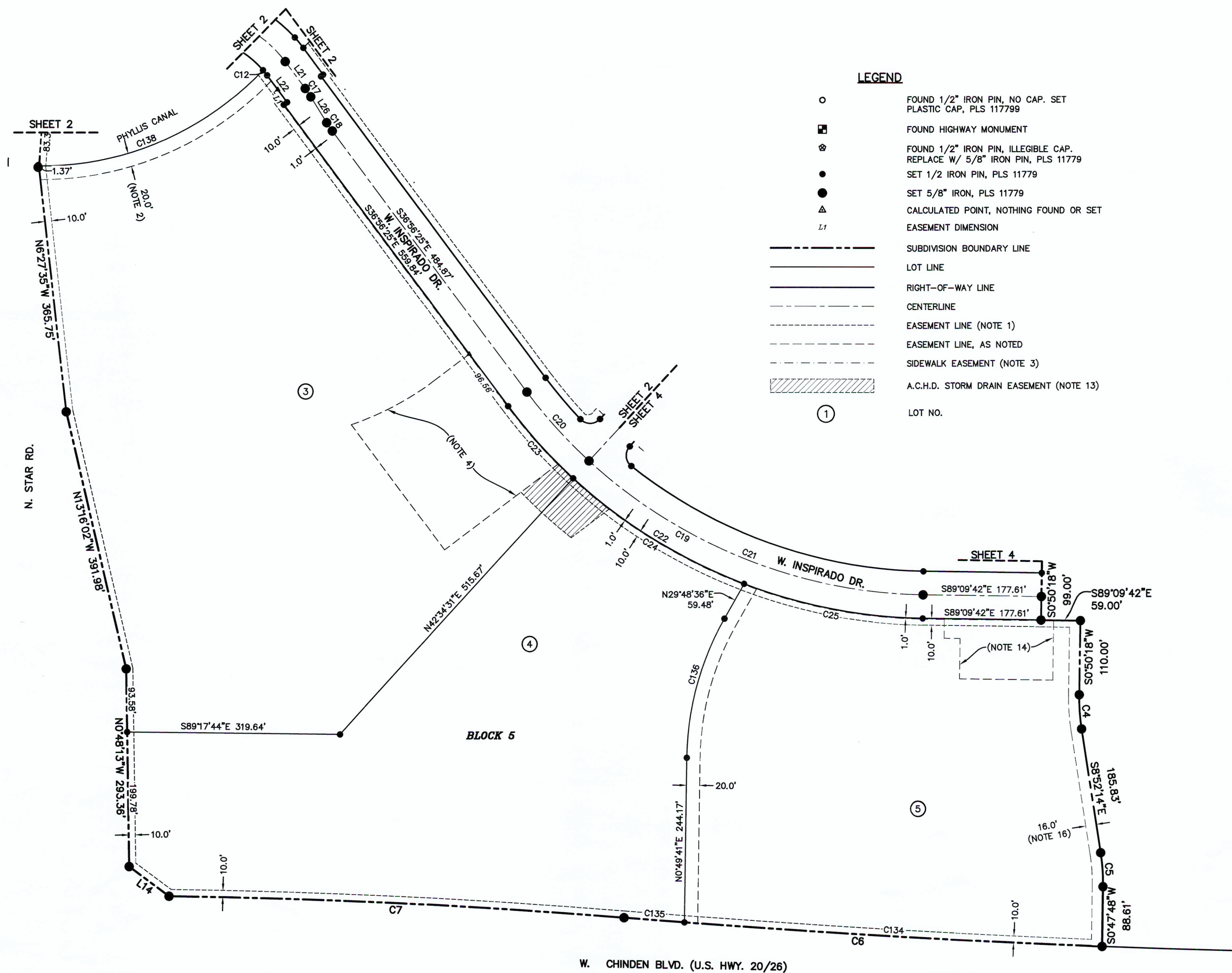


IDAHO  
SURVEY  
GROUP, LLC

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



# INSPIRADO SUBDIVISION NO. 1



SEE SHEET 6 FOR LINE AND CURVE DATA TABLES  
SEE SHEET 6 FOR NOTES



BOOK PAGE

JOB NO. 21-311  
SHEET 5 OF 8

**ISG**  
IDAHO  
SURVEY  
GROUP, LLC

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



INSPIRADO SUBDIVISION NO. 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	34.01	340.00	5°43'51"	S2°01'38"E	33.99
C2	9.06	526.00	0°59'11"	S86°11'26"E	9.06
C3	29.88	691.00	2°28'40"	S87°55'22"E	29.88
C4	50.84	300.00	9°42'32"	S4°00'58"E	50.77
C5	50.82	300.00	9°40'02"	N4°02'13"W	50.56
C6	702.13	16953.78	2°22'22"	N86°32'57"W	702.08
C7	682.22	10202.00	3°49'53"	N87°16'43"W	682.09
C8	164.87	180.00	52°28'45"	N63°10'48"W	159.17
C9	133.73	146.00	52°28'45"	N63°10'48"W	129.10
C10	37.28	146.00	14°37'50"	N82°06'16"W	37.18
C11	86.54	146.00	33°57'40"	N57°48'30"W	85.28
C12	9.91	146.00	3°53'15"	N38°53'03"W	9.90
C13	196.01	214.00	52°28'45"	N63°10'48"W	189.23
C14	100.33	214.00	26°51'44"	N75°59'19"W	99.41
C15	75.58	214.00	20°14'08"	N52°26'23"W	75.19
C16	20.10	214.00	5°22'53"	N39°37'52"W	20.09
C17	14.97	180.00	4°45'49"	N34°33'31"W	14.96
C18	14.97	180.00	4°45'49"	S34°33'31"E	14.96
C19	688.13	755.00	52°13'17"	S63°03'04"E	664.56
C20	138.15	755.00	10°29'04"	S42°10'57"E	137.96
C21	549.98	755.00	41°44'13"	S68°17'36"E	537.90
C22	720.03	790.00	52°13'17"	S63°03'04"E	695.37
C23	144.56	790.00	10°29'04"	S42°10'57"E	144.36
C24	301.29	790.00	21°51'04"	S58°21'01"E	299.46
C25	274.19	790.00	19°53'09"	S79°13'08"E	272.82
C26	80.28	720.00	6°23'18"	S40°08'04"E	80.24
C27	473.01	720.00	37°38'28"	S70°20'29"E	464.55
C28	32.85	20.00	94°05'46"	N89°37'24"E	29.28
C29	32.85	20.00	94°05'46"	S4°28'22"E	29.28
C30	10.74	30.00	20°30'15"	S52°49'38"W	10.68
C31	9.83	20.00	28°10'14"	N48°59'39"E	9.73
C32	16.25	30.00	31°02'07"	N27°03'28"E	16.05
C33	8.41	20.00	24°06'06"	S23°35'27"W	8.35
C34	207.12	250.00	47°28'04"	N18°50'29"E	201.24
C35	187.22	250.00	42°54'30"	N21°07'16"E	182.88
C36	19.89	250.00	4°33'34"	N2°36'46"W	19.89
C37	194.55	275.00	40°32'03"	N15°22'28"E	190.52
C38	82.01	225.00	20°53'02"	N24°28'01"E	81.56
C39	20.10	15.00	76°45'45"	N24°21'23"W	18.63
C40	23.56	15.00	90°00'00"	N40°06'27"E	21.21
C41	30.81	100.00	17°39'17"	S81°30'21"E	30.69
C42	62.37	100.00	35°44'17"	S54°48'34"E	61.37
C43	56.28	125.00	25°47'50"	S49°50'20"E	55.81
C44	2.80	125.00	1°17'07"	S37°34'59"E	2.80
C45	47.16	125.00	21°36'55"	S49°02'00"E	46.88
C46	6.32	125.00	2°53'48"	S61°17'22"E	6.32
C47	75.86	75.00	57°57'08"	S65°54'59"E	72.67
C48	35.59	30.00	67°58'32"	N70°55'42"W	33.54
C49	17.57	30.00	33°33'26"	N53°43'09"W	17.32
C50	18.02	30.00	34°25'06"	N87°42'25"W	17.75

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C51	216.40	50.00	247°58'32"	S19°04'18"W	82.92
C52	61.34	50.00	70°17'14"	S69°46'21"E	57.56
C53	35.76	50.00	40°58'29"	S14°08'29"E	35.00
C54	35.76	50.00	40°58'29"	S26°49'59"W	35.00
C55	35.76	50.00	40°58'29"	S67°48'28"W	35.00
C56	36.01	50.00	41°16'12"	N71°04'12"W	35.24
C57	11.78	50.00	13°29'40"	N43°41'15"W	11.75
C58	23.56	15.00	90°00'00"	S40°06'27"W	21.21
C59	23.36	15.00	89°13'34"	S50°16'46"E	21.07
C60	14.59	500.00	1°40'18"	N5°43'42"W	14.59
C61	13.86	475.00	1°40'18"	N5°43'42"W	13.86
C62	8.23	525.00	0°53'52"	N6°06'56"W	8.23
C63	23.56	15.00	90°00'00"	S38°26'09"W	21.21
C64	23.56	15.00	90°00'00"	N51°33'51"W	21.21
C65	15.90	11.50	79°13'22"	S43°49'28"W	14.66
C66	226.21	50.00	259°13'22"	S46°10'32"E	77.04
C67	160.94	50.00	184°25'11"	S83°34'38"E	99.93
C68	65.28	50.00	74°48'11"	S46°02'03"W	60.74
C69	58.35	2000.00	1°40'18"	S84°16'18"W	58.35
C70	59.08	2025.00	1°40'18"	S84°16'18"W	59.08
C71	28.60	2025.00	0°48'33"	S83°50'25"W	28.60
C72	30.49	2025.00	0°51'45"	S84°40'34"W	30.49
C73	57.62	1975.00	1°40'18"	S84°16'18"W	57.62
C74	9.66	1975.00	0°16'49"	S83°34'33"W	9.66
C75	47.96	1975.00	1°23'29"	S84°24'42"W	47.96
C76	46.24	100.00	26°29'30"	N81°38'48"W	45.83
C77	34.68	75.00	26°29'30"	N81°38'48"W	34.37
C78	57.80	125.00	26°29'30"	N81°38'48"W	57.28
C79	7.30	125.00	3°20'53"	S86°46'53"W	7.30
C80	50.49	125.00	23°08'37"	N79°58'22"W	50.15
C81	46.24	100.00	26°29'30"	S81°38'48"E	45.83
C82	34.68	75.00	26°29'30"	S81°38'48"E	34.37
C83	57.80	125.00	26°29'30"	S81°38'48"E	57.28
C84	46.24	100.00	26°29'30"	N71°51'42"E	45.83
C85	34.68	75.00	26°29'30"	N71°51'42"E	34.37
C86	57.80	125.00	26°29'30"	N71°51'42"E	57.28
C87	46.24	100.00	26°29'30"	S71°51'42"W	45.83
C88	57.80	125.00	26°29'30"	S71°51'42"W	57.28
C89	34.68	75.00	26°29'30"	S71°51'42"W	34.37
C90	9.51	75.00	7°15'45"	S62°14'50"W	9.50
C91	25.17	75.00	19°13'45"	S75°29'34"W	25.05
C92	23.56	15.00	90°00'00"	N49°53'33"W	21.21
C93	23.56	15.00	90°00'00"	S40°06'27"W	21.21
C94	81.96	175.00	26°50'01"	N8°31'27"E	81.21
C95	93.67	200.00	26°50'01"	N8°31'27"E	92.81
C96	11.92	200.00	3°24'55"	N20°14'00"E	11.92
C97	48.49	200.00	13°53'30"	N11°34'48"E	48.37
C98	33.25	200.00	9°31'37"	N0°07'45"W	33.22
C99	70.25	150.00	26°50'01"	N8°31'27"E	69.61
C100	65.77	150.00	25°07'22"	N7°40'08"E	65.25

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C101	4.48	150.00	1°42'39"	N21°05'08"E	4.48
C102	11.72	35.00	19°11'17"	N31°32'06"E	11.67
C103	64.87	40.00	92°55'09"	S24°31'07"E	57.99
C104	32.43	40.00	46°27'35"	S1°17'20"E	31.55
C105	32.43	40.00	46°27'35"	S47°44'54"E	31.55
C106	24.33	15.00	92°55'09"	S24°31'07"E	21.75
C107	125.87	55.00	131°07'41"	S24°26'06"E	100.15
C108	15.25	55.00	15°53'26"	S33°11'02"W	15.21
C109	37.97	55.00	39°33'01"	S5°27'48"W	37.22
C110	37.75	55.00	39°19'37"	S33°58'31"E	37.01
C111	34.90	55.00	36°21'37"	S71°49'08"E	34.32
C112	10.84	35.00	17°44'57"	N81°07'28"W	10.80
C113	9.71	35.00	15°53'57"	N82°02'58"W	9.68
C114	1.13	35.00	1°51'00"	N73°10'29"W	1.13
C115	151.04	551.00	15°42'20"	S78°49'52"E	150.57
C116	135.13	526.00	14°43'09"	S78°20'16"E	134.76
C117	145.11	576.00	14°26'03"	S79°28'01"E	144.72
C118	47.62	576.00	4°44'11"	S74°37'05"E	47.60
C119	49.68	576.00	4°56'31"	S79°27'26"E	49.67
C120	47.81	576.00	4°45'20"	S84°18'22"E	47.80
C121	130.37	511.00	14°37'03"	S78°17'13"E	130.01
C122	327.02	691.00	27°06'55"	S73°07'35"E	323.97
C123	57.35	691.00	4°45'20"	S84°18'22"E	57.34
C124	59.60	691.00	4°56'31"	S79°27'26"E	59.58
C125	58.48	691.00	4°50'56"	S74°33'43"E	58.46
C126	80.45	691.00	6°40'14"	S68°48'08"E	80.40
C127	71.13	691.00	5°53'54"	S62°31'04"E	71.10
C128	200.01	295.00	38°50'48"	N14°31'51"E	196.20
C129	49.29	295.00	9°34'26"	N29°10'02"E	49.24
C130	47.63	295.00	9°15'05"	N19°45'17"E	47.58
C131	47.63	295.00	9°15'05"	N10°30'12"E	47.58
C132	47.63	295.00	9°15'05"	N1°15'08"E	47.58
C133	7.82	295.00	1°31'09"	N4°07'59"W	7.82
C134	628.22	16953.78	2°07'23"	S86°43'42"E	628.18
C135	89.92	16953.78	0°18'14"	S85°30'53"E	89.92
C136	216.08	427.47	28°57'43"	S15°20'12"W	213.79
C137	280.19	598.91	26°48'17"	S68°00'50"W	277.64
C138	374.98	457.81	46°55'44"	N67°08'27"E	364.58
C139	74.52	598.91	7°07'44"	N43°36'20"E	74.47
C140	482.88	629.62	43°56'34"	S62°00'45"W	471.14
C141	334.98	532.74	36°01'38"	S64°26'03"W	329.49
C142	121.50	532.74	13°04'02"	S75°54'51"W	121.24
C143	41.25	532.74	4°26'12"	S67°09'44"W	41.24
C144	65.74	532.74	7°04'12"	S61°24'32"W	65.70
C145	50.05	532.74	5°22'59"	S55°10'56"W	50.03
C146	50.10	532.74	5°23'17"	S49°47'48"W	50.08
C147	6.34	532.74	0°40'54"	S46°45'42"W	6.34
C148	40.70	691.00	3°22'30"	S38°37'40"E	40.70
C149	23.61	545.00	2°28'54"	N5°19'24"W	23.60

LINE TABLE		
LINE	BEARING	LENGTH
L1	N6°04'23"E	82.62
L2	S4°53'33"E	20.00
L3	N62°16'03"W	31.97
L4	S85°06'27"W	96.28
L5	S81°16'04"W	30.07
L6	S85°06'27"W	103.37
L7	S40°09'35"W	7.97
L8	N43°22'19"W	20.10
L9	N40°06'27"E	30.42
L10	N4°53'33"W	100.00
L11	S85°06'27"W	200.00
L12	S4°53'33"E	115.00
L13	N85°06'27"E	25.00
L14	S53°41'57"E	74.46
L15	N4°21'26"E	125.84

LINE TABLE		
LINE	BEARING	LENGTH
L16	N85°01'11"E	50.62
L17	N0°47'48"E	101.39
L18	S44°19'30"E	30.96
L19	N45°40'30"E	43.10
L20	S7°49'14"E	20.01
L21	S36°56'25"E	50.00
L22	N36°56'25"W	50.00
L23	N53°03'35"E	6.00
L24	N36°56'25"W	50.00
L25	N53°03'35"E	4.00
L26	S32°10'36"E	45.23
L27	N89°40'01"E	16.69
L28	S72°40'43"E	49.89
L29	N85°06'27"E	15.67
L30	N15°54'23"E	53.80

LINE TABLE		
LINE	BEARING	LENGTH
L31	S22°55'28"W	32.33
L32	N30°09'32"E	10.70
L33	N53°03'35"E	25.00
L34	S80°20'20"W	20.93
L35	N11°48'40"E	21.48
L36	N11°34'54"E	61.91
L37	S83°26'09"W	2.02
L38	N6°33'51"W	25.00
L39	S21°56'28"W	36.69
L40	S21°56'28"W	50.72
L41	N68°03'32"W	15.00
L42	S64°58'24"W	18.40



INSPIRADO SUBDIVISION NO. 1

Certificate Of Owners

Know all men by these presents: That Antonov Star Holding LLC, a California Limited Liability Company, is the owner of the property described as follows:

Legal Description:

A portion of the Southwest 1/4 of Section 20, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 19, 20, 29 and 30, T.4.N, R.1.W., B.M., from which the 1/4 corner common to said Sections 19 and 20, bears North 00°46'11" East, 2,633.05 feet; thence on the west boundary line of said Section 20, North 00°46'11" East, 1670.00 feet; thence leaving said west boundary line, North 85°01'11" East, 50.62 feet to the REAL POINT OF BEGINNING;

thence continuing North 85°01'11" East, 784.39 feet;  
thence South 06°04'23" West, 82.62 feet to the southerly right-of-way line of the Phyllis Canal;  
thence on said southerly right-of-way line the following four (4) courses and distances:

North 83°52'40" East, 386.33 feet;  
South 04°53'33" East, 20.00 feet;  
North 83°52'40" East, 90.02 feet;  
North 85°06'21" East, 534.22 feet;

thence leaving said southerly right-of-way line, South 04°53'33" East, 140.00 feet;

thence South 85°06'27" West, 2.57 feet;  
thence South 04°53'33" East, 185.00 feet;  
thence South 85°06'27" West, 150.00 feet;  
thence South 04°53'33" East, 95.01 feet;  
thence South 49°53'33" East, 51.62 feet;  
thence South 33°55'12" West, 13.26 feet;  
thence North 62°16'03" West, 31.97 feet;  
thence South 85°06'27" West, 96.28 feet;  
thence South 81°16'04" West, 30.07 feet;  
thence South 85°06'27" West, 103.37 feet;  
thence South 40°09'35" West, 7.97 feet;  
thence North 43°22'19" West, 20.10 feet;  
thence North 40°06'27" East, 30.42 feet;  
thence North 04°53'33" West, 100.00 feet;  
thence South 85°06'27" West, 200.00 feet;  
thence South 04°53'33" East, 115.00 feet;  
thence North 85°06'27" East, 25.00 feet;  
thence South 04°53'33" East, 235.83 feet;

thence 34.01 feet along the arc of curve to the right having a radius of 340.00 feet, a central angle of 05°43'51" and a long chord which bears South 02°01'38" East, 33.99 feet;

thence South 00°50'18" West, 162.78 feet;

thence 9.06 feet along the arc of a curve to the left having a radius of 526.00 feet, a central angle of 00°59'11" and a long chord which bears South 86°11'26" East, 9.06 feet;

thence South 03°18'58" West, a distance of 165.00 feet;

thence 29.88 feet along the arc of a curve to the left having a radius of 691.00 feet, a central angle of 02°28'40" and a long chord which bears South 87°55'22" East, 29.88 feet;

thence South 89°09'42" East, 177.61 feet;

thence South 00°50'18" West, 99.00 feet;

thence South 89°09'42" East, 59.00 feet;

thence South 00°50'18" West, 110.00 feet;

thence 50.84 feet along the arc of curve to the left having a radius of 300.00 feet, a central angle of 09°42'32" and a long chord which bears South 04°00'58" East, 50.77 feet;

thence South 08°52'14" East, 185.83 feet;

thence 50.62 feet along the arc of curve to the right having a radius of 300.00 feet, a central angle of 09°40'02" and a long chord which bears South 04°02'13" East, 50.56 feet;

thence South 00°47'48" West, 88.61 feet to the northerly right-of-way line of State Highway 20/26;

thence on said northerly right-of-way line the following three (3) courses and distances:

718.14 feet along the arc of a curve to the right having a radius of 16,953.78 feet, a central angle of 02°25'37" and a long chord which bears North 86°34'35" West, 718.08 feet;

682.22 feet along the arc of said reverse curve to the left having a radius of 10,202.00 feet, a central angle of 03°49'53" and a long chord which bears North 87°16'43" West, 682.09 feet;

North 53°41'57" West, a distance of 74.46 feet to the easterly right-of-way line of N. Star Road;

thence on said easterly right-of-way line the following five (5) courses and distances:

North 00°48'13" West, 293.36 feet;  
North 13°16'02" West, 391.98 feet;  
North 06°27'35" West, 365.75 feet;  
North 04°21'26" East, 125.84 feet;  
North 00°06'37" East, 318.90 feet to the REAL POINT OF BEGINNING.

Containing 52.545 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from an existing Star Sewer and Water District main line located adjacent to the subject Subdivision, and Star Sewer and Water District has agreed in writing to serve all the lots in this Subdivision.

In witness whereof I have hereunto set my hand:

Antonov Star Holding LLC, a California Limited Liability Company

By: Randal S. Clarno, Date  
Its: Member

Acknowledgment

State of Idaho }  
County of Ada } s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Randal S. Clarno, known or identified to me to be a member of Antonov Star Holding LLC, a California Limited Liability Company, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that Antonov Star Holding LLC executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho: \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Certificate of Surveyor

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McCammon



P.L.S. No. 11779

BOOK PAGE



JOB NO. 21-311  
SHEET 7 OF 8



INSPIRADO SUBDIVISION NO. 1

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the day of , 20.

President ACHD

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on the day of , 20, hereby approve this plat.

City Engineer Date

Approval of City Council

I, the undersigned, City Clerk in and for the City of Star, Ada County, Idaho do hereby certify that at a regular meeting of the City Council held on the day of , 20, this plat was duly accepted and approved.

City Clerk, Star, Idaho

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer Date

County Recorder's Certificate

State of Idaho }  
County of Ada } ss. Instrument No.

I hereby certify that this instrument was filed at the request of  
at minutes past o'clock M., this day  
of , 20 in Book of Plats at Pages through  
Fee \$

Deputy Ex-Officio Recorder



BOOK PAGE



IDAHO  
SURVEY  
GROUP, LLC

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

JOB NO. 21-311  
SHEET 8 OF 8



## CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Inspirado Phase: 1 Date: 7/26/2022

Developable Lots: 57 Review No: 1

Developer: Antonov Star Holdings, LLC – Randy Clarno

Tel: 208-229-2021 Email: randy@criterionland.com

Engineer: Kimley-Horn and Associates, Inc.

Tel: 208-906-3871 Email: Teller.bard@kimley-harn.com

Property Address: Teratai Street

Review Check By: Ryan Morgan, P.E., City Engineer

### FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2	X			Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat.
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements <b>only</b> when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. <b>Please include instrument numbers prior to final signature</b> <b>Note 13 references lots 2, 24 and 34 of Block 2, I believe these should be Block 1</b>
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within



				zone XX as shown on the firm panel ### , City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
10	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11	X			Note is shown on the final plat: <b>"Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat."</b>
12	X			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13	X			Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water.
14		X		On the signature page of the plat please include the following <b>"I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY,</b> <b>_____ , HEREBY APPROVE THIS PLAT."</b> underneath the <b><u>APPROVAL OF CITY ENGINEER</u></b> line, and before the signature line. <b>Remove "DATE" from the end of the signature line, this is covered by the "ON THIS DAY" day in the signature block</b>

### CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
15	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
16	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
17	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
18	X			All profiles are drawn to the same horizontal scale as plan views.
19	X			Street lighting plans are provided showing pole locations at every corner and end of cul-de-sac and luminary

				types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>FLOODPLAIN DEVELOPMENT</b>
20			<b>X</b>	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
21			<b>X</b>	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
22			<b>X</b>	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			<b>X</b>	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
24			<b>x</b>	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
25			<b>X</b>	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
26			<b>X</b>	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
27			<b>X</b>	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRADING PLAN</b>
28	<b>X</b>			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
29			<b>X</b>	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
30	<b>X</b>			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	<b>X</b>			Drainage facilities and easements are shown.
32	<b>X</b>			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33	<b>X</b>			Existing irrigation ditches, canals, and easements are shown.
34	<b>X</b>			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
35	<b>X</b>			Tops and toes of all cut and fill slopes are set back from



				property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38		X		Existing and proposed elevations match at property boundaries. <b>Much of the retaining wall along the Phyllis Canal exceeds 4 feet in height, Building permit is required for this retain wall and construction activities should be limited in these areas prior to approval of the building permit.</b>
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>DRAINAGE PLAN</b>
39		X		Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40		X		Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41		X		Narrative is provided that describes the proposed method of stormwater retention.
42		X		Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
43		X		The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44		X		Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45		X		Section view of drainage facility provided.
46		X		Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49		X		Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho Catalog of Stormwater Best Management Practices".
50	X			5-foot setback from property line maintained for drainage facilities.

51	X			Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53		X		Drain rock, ASTM C33 sand, or pond liner specified.
54		X		3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not encountered provide elevation of the bottom of deepest test pit.
55		X		Vegetative cover shown over biofiltration facilities.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	<b>GRAVITY IRRIGATION</b>
57		X		Plan approval letter is provided from the appropriate irrigation district. <b>Please provide Correspondence between Development and Irrigation District.</b>
ITEM	OK	NEED	N/A	<b>PRESSURE IRRIGATION</b>
58	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60		X		Design provides a minimum of 15 gpm @ 45 PSI to each destination point. <b>Provide Irrigation Report</b>
61		X		If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot. <b>Item 60</b>
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64		X		Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65		X		Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67		X		Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity.



ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
68		X		Return (1) one revised plan set in pdf format <b>to the City of Star Engineer</b> . PDF may be provided via email or on a thumb drive Unbound or un-collated plan sets will not be accepted.
69		X		Provide a response letter, <b>referencing the City of Star checklist</b> with the revised plan set that highlights what actions were taken to correct any outstanding items.

**\*All re-submittals should be returned to the City of Star for re-review.**

**Notes:**

*Additional Final Plat Comments:*

- 

*Additional Construction Drawing Comments:*

-



CITY OF STAR

**LAND USE STAFF REPORT**

**TO:** Mayor & Council

**FROM:** City of Star Planning and Zoning *Shen T. Nish*

**MEETING DATE:** September 6, 2022

**FILE #:** FP-22-18 Final Plat - Fallbrook Subdivision, Phase 6

**REQUEST**

The Applicant is seeking approval of a Final Plat for Fallbrook Subdivision Phase 6 consisting of 32 residential lots and 7 common lots on 7.81 acres. The phase is located on the northeast side of the approved preliminary plat, on the east side of Munger Road in Star, Idaho. The subject property is generally located on the east side of Munger Road, south of New Hope Road in Star, Idaho. Ada County Parcel #S0405325450.

**APPLICANT/OWNER/REPRESENTATIVE**

<u><b>Applicant / Owner</b></u>	<u><b>Representative</b></u>
Tim Eck	Amanda Wiemiller
N. Star Farm, LLC	KM Engineering, LLP
6152 W. Half Moon Lane	5725 N. Discovery Way
Eagle, Idaho 83616	Boise, Idaho 83713

**PROPERTY INFORMATION**

<b>Land Use Designation:</b>	Residential (R-3)
<b>Acres:</b>	7.81
<b>Residential Lots:</b>	32
<b>Common Lots:</b>	5
<b>Common Drive:</b>	2
<b>Commercial:</b>	N/A

## HISTORY

March 7, 2006	Applicant requested annexation and zoning of Residential (R-4); Council continued the meeting to March 9, 2006.
March 9, 2006	Council discussed the zoning and believed that R-4 was not compatible with the surrounding zoning of R-3 and asked the applicant to reconsider. The applicant then asked for a Residential (R-3) zoning designation. Council approved the annexation and zoning of Residential (R-3).
August 21, 2007	Applicant applied for Preliminary Plat approval. Council continued the meeting to September 4, 2007.
September 4, 2007	Council approved the Preliminary Plat for the "Hadley" Subdivision.
October 7, 2008	Time extension granted for one year.
September 1, 2009	Time extension granted for one year.
August 3, 2010	Time extension granted for four years.
January 2014	Property was purchased by new entity.
April 15, 2014	Revisions to the Preliminary Plat were made reducing lot counts and increasing lot sizes. Applicant requested approval of the Final Plat, Phase 1 for the Fallbrook Subdivision.
April 15, 2015	With no work completed, the Plat expired and the property was sold to another entity.
June 21, 2016	Council continued the public hearing to July 19, 2016 to allow the Applicant time to revise roads of the Preliminary Plat.
July 19, 2016	Council unanimously approved the Preliminary Plat for Fallbrook.
October 4, 2016	Council unanimously approved the Final Plat for Fallbrook Phase 1.
December 5, 2017	Council approved the Final Plat for Fallbrook Phase 2.
March 3, 2020	Council approved the Final Plat for Fallbrook Phase 3.
September 1, 2020	Council approved the Final Plat for Fallbrook Phase 4.
December 7, 2021	Council approved the Final Plat (FP-21-24) for Fallbrook Phase 5.

## GENERAL DISCUSSION

The Final Plat for Fallbrook Subdivision, Phase 6 is in substantial compliance to the Preliminary Plat previously approved on July 19, 2016.



**Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:**

**PRELIMINARY PLAT DATA**

---

<b>SITE DATA</b>	
TOTAL AREA OF SITE	93.54± ACRES
CURRENT SITE ZONING (NO CHANGE)	R-3
OVERALL OPEN SPACE AREA (SEE SUMMARY THIS SHEET)	25.76 ACRES
DETENTION PONDS AREA	2.43 ACRES
SHARED DRIVE AREA	0.25 ACRES
OPEN SPACE AREA EXCLUDING DETENTION PONDS	23.33 ACRES
PERCENTAGE OPEN SPACE EXCLUDING DETENTION PONDS	24.9%
TOTAL NUMBER OF LOTS	328
NUMBER OF BUILDABLE LOTS	282
NUMBER OF COMMON LOTS	40
NUMBER OF SHARED DRIVE LOTS	6
DWELLING UNITS PER GROSS ACRE	3.0 D.U./ACRE
<b>SETBACKS</b>	
STREET FRONTAGE	35'
FRONT	15' TO LIVING AREA AND 20' TO GARAGE
REAR	15'
INTERIOR SIDE	5' PLUS 5' FOR EACH ADDITIONAL STORY
STREET SIDE SETBACK	
LOCAL	20'
ARTERIAL AND COLLECTOR	25'
STREET LANDSCAPE BUFFER	
ARTERIAL AND COLLECTOR	35'
ENTRYWAY CORRIDOR	40'
MAXIMUM BUILDING HEIGHT	35'

**Special Flood District** - This property is not within a special flood district.

**Setbacks** – This subdivision has no approved special setback requirements and will be developed to comply with the effective building and zoning requirements at the time of building permit issuance.

**Irrigation** – Irrigation will be provided by the Middleton Mill & Middleton Irrigation Districts. Agreements will need to be submitted to the City prior to signatures on the mylar/final plat.

**Landscaping** - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan submitted includes this requirement. (Please see “Tree Selection Guide for Streets and Landscapes Throughout Idaho”, as adopted by the Unified Development Code.)

**Streetlights** – Streetlight design shall be the same and continuous throughout the subdivision.

#### **Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of Phase 6 is 4.09 dwelling units per acre, with lots ranging in size from 6,390 square feet to 10,496 square feet. The average buildable lot is 7,360 square feet.

**Mailbox Clusters** – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development as part of previous phases. He has approved two locations for delivery. The first location will be on Block 3 common lot 12 on the North side of W Trail Heights Way, and the second will be located on Block 7 common lot 5 on the east side of N. Waterheights Ave. This letter of approval is in the development file.

**Streetlights** –A Streetlight design was not included with the final plat application. The project narrative states that “The style and type will be generally consistent with the lighting installed in the previous phases; however, the developer is actively working with an electrical contractor to identify a similar lighting style with a better “dark sky” effect. Additional details on the lighting type and style will be provided as they become available.” **A cut sheet of the proposed streetlight will need to be submitted to and approved by the city prior to installation and signature of the final plat.** A streetlight plan was included in the final plat application. Staff suggests moving one (1) streetlight. Staff recommends the light on N. Lithodora Ave. be moved north more towards the corner. All other light

locations satisfy code requirements. **A revised plan map will be required before the final plat can be signed.**

**Street Names** – The Applicant has not provided approval from Ada County that the street names in Phase 5 have been approved for use. Since the names on the preliminary plat and final plat do not match, **approval will need to be provided and accurately reflected on the final plat prior to signing the mylar.**

**Subdivision Name** – The Applicant has provided approval from Ada County that the current subdivision name has been approved. That letter is part of the application packet.

**Landscaping** - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. **The submitted landscape plan appears to satisfy the requirements for street trees.** The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided.

**Phasing** – This project is proposed to be built out in six (6) phases.

**Home Count** – the total number of residential lots, including Phase 6 is 282. That leaves zero homes for any future phases as 282 were approved on the preliminary plat.

## PUBLIC NOTIFICATIONS

Notifications of this application were sent to affected agencies on July 28, 2022. The following agencies responded:

August 31, 2022	City Engineer	Approval Letter
-----------------	---------------	-----------------

## FINDINGS

The Council may **approve, conditionally approve, deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

A. The Plat is in conformance with the Comprehensive Plan.  
*Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.*



B. Public services are available or can be made available and are adequate to accommodate the proposed development.

*Staff finds that all public services are available and able to accommodate this development.*

C. There is public financial capability of supporting services for the proposed development.

*Staff knows of no financial hardship that would prevent services from being provided.*

D. The development will not be detrimental to the public health, safety or general welfare; and

*Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*

E. The development preserves significant natural, scenic or historic features.

*Staff finds that existing conditions have not changed from the approved Preliminary Plat of this subdivision.*

### CONDITIONS OF APPROVAL

1. The final plat for Fallbrook Subdivision Phase 6 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
3. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
4. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 5. The Applicant shall provide approval from Ada County that the street names have been approved. Prior to signing the mylar, all street names need to match the appropriate approval.**
6. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.

7. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
9. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
10. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
11. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
12. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed and energized prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval.**
13. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet.
14. Trees shall be installed in the open/common areas per Chapter 8, including Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided.
15. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
16. A separate sign application is required for any subdivision sign.
17. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
18. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
19. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
20. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
21. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
22. All common areas shall be maintained by the Homeowners Association.
23. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

24. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
25. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
26. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

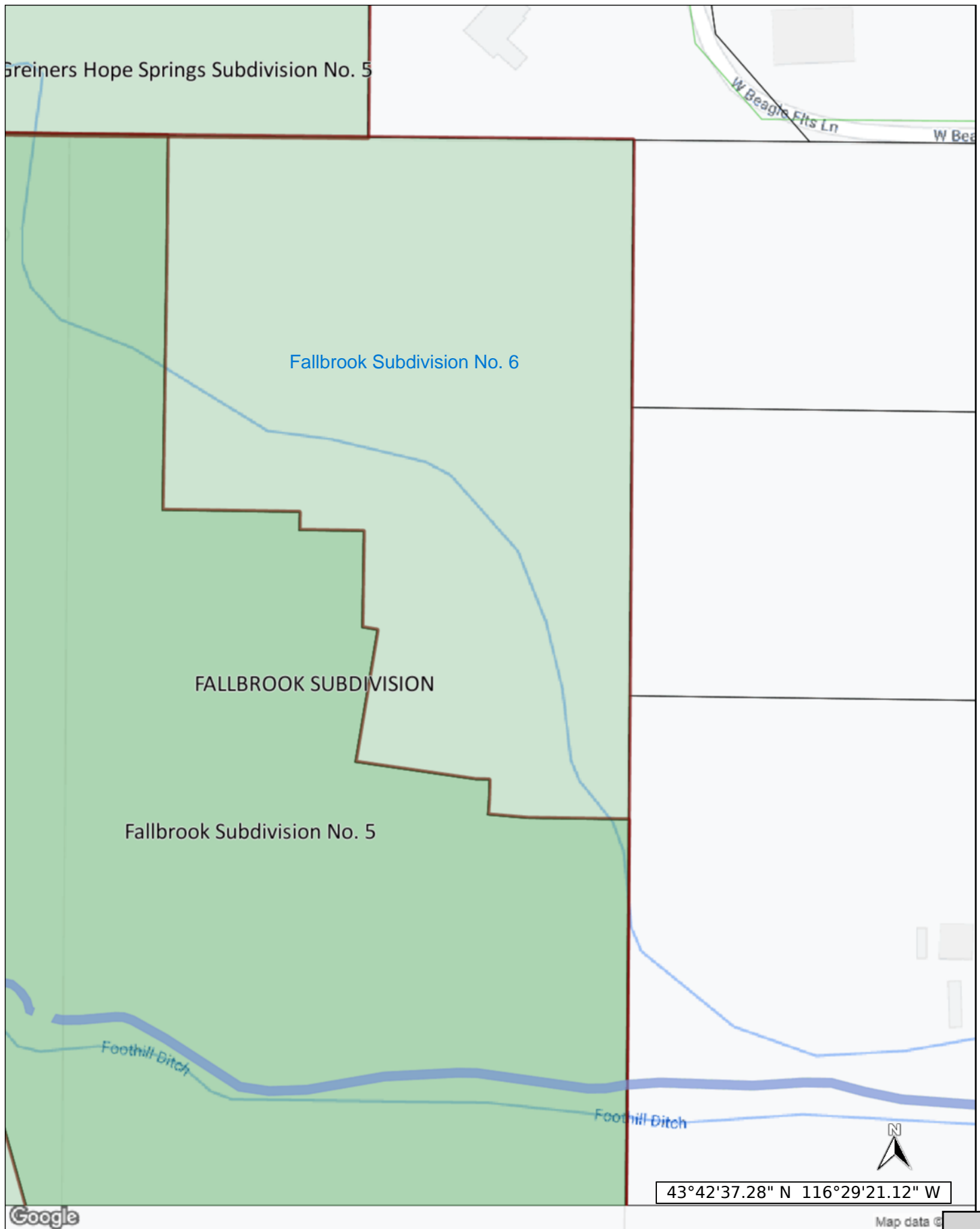
The Star City Council \_\_\_\_\_ the Fallbrook Subdivision Final Plat, Phase 6, File Number FP-22-18 on \_\_\_\_\_, 2022.



# Vicinity Map

## Fallbrook Subdivision No. 6

Section 6, Item C.



May 26, 2022  
Project No.: 20-174

Mr. Shawn Nickel  
City of Star  
10769 W State Street  
Star, ID 83669

**RE: Fallbrook Subdivision No. 6 – Star, ID  
Final Plat Narrative**

Dear Shawn:

On behalf of DB Development, LLC, we are pleased to submit the attached application and required supplements for the final plat of Fallbrook Subdivision No. 6. Please accept this letter as the required written narrative regarding the project.

The Fallbrook Subdivision project is located east of Munger Road and north of Floating Feather Road. Phase 6 encompasses approximately 7.815 acres of the overall site and is comprised of 32 buildable lots, 5 common lots and 2 common driveway lot. Buildable lots range in size from 0.16 acres to 0.27 acres, with an average lot size of 0.18 acres. The gross density of this phase of development is 4.09 du/acre, and has 3.43% of open space containing landscaping and the common driveways.

This phase adjoins Phase 5 of the Fallbrook Subdivision and, despite some minor roadway shifts, is still generally consistent with the approved preliminary plat. Access to this phase will be provided via existing stub streets in the previous phases which connect to Munger Road to the west and Lakeshore Park Subdivision to the south.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Thanks,  
**KM Engineering, LLP**



Amanda Wiemiller  
Development Coordinator



## FINAL 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 X

Applicant Name: DB Development, LLC  
Applicant Address: 6152 West Half Moon Ln, Eagle ID Zip: 83616  
Phone: 208.286.0520 Email: \_\_\_\_\_

Owner Name: N Star Farm, LLC - Tim Eck  
Owner Address: same as applicant Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, ~~engineer~~, developer):  
Contact: Amanda Wiemiller Firm Name: KM Engineering, LLP  
Address: 5725 N. Discovery Way, Boise ID Zip: 83713  
Phone: 208.639.6939 Email: awiemiller@kmengllp.com

### Property Information:

Subdivision Name: Fallbrook Subdivision Phase: 6  
Parcel Number(s): S0405325450  
Approved Zoning: R-3 Units per acre: 4.09  
Total acreage of phase: 7.815 Total number of lots: 39  
Residential: 32 Commercial: 0 Industrial: 0  
Common lots: 7 Total acreage of common lots: 0.27 Percentage: 3.43%  
Percent of common space to be used for drainage: 0 Acres: 0  
Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	_____	_____
Number of Common Lots:	_____	_____
Number of Commercial Lots:	_____	_____
Roads:	_____	_____



Amenities: \_\_\_\_\_

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

Subdivision Name: Fallbrook Subdivision Phase: 6

Special Flood Hazard Area: total acreage 0 number of homes 0

- 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.
- FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0130J  
FIRM effective date(s): mm/dd/year 6/19/2020  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: n/a  
Base Flood Elevation(s): AE 0 ft., etc.: n/a
- 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 (√)
X	Completed and signed copy of Final Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>Gross density of the phase of the Final Plat submitted</li> <li>Lot range and average lot size of phase</li> <li>Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>List any specific approved building setbacks previously approved by Council.</li> </ul>	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
X	Electronic copy of current recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	

X	One (1) 11" X 17" copy of the Final landscape plan	Section 6, Item C.
X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
n/a	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight <b>design</b> and <b>location</b> information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <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.</u>	
Noted	<b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.</li> </ul>	
	<b>**NOTE:</b> No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

## FEE REQUIREMENT:

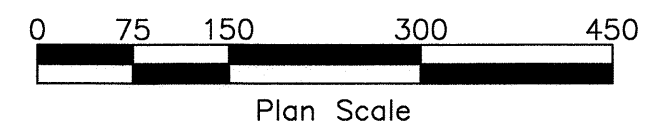
*\*\* I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary 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.*

Amanda Wiemiller, Development Coordinator  
Applicant/Representative Signature

6/14/22  
Date

# FALLBROOK SUBDIVISION PRELIMINARY PLAT

STAR, IDAHO  
APRIL 2016



## LEGAL DESCRIPTION

NW 1/4 OF THE SE 1/4, A PORTION OF THE NE 1/4 OF THE SE 1/4, AND A PORTION OF THE SE 1/4 OF THE SE 1/4, SECTION 6, AND THE W 1/2 OF THE NW 1/4 OF THE SW 1/4, SECTION 5, T4N. R1W., B.M. CITY OF STAR, ADA COUNTY, ID

## INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET C1	PRELIMINARY PLAT COVER
SHEET C2	EXISTING CONDITIONS
SHEETS C3 - C4	PRELIMINARY PLAT LOT LAYOUT
SHEETS C5 - C6	PRELIMINARY ENGINEERING PLAN
SHEETS L1.0-L3.0	PRELIMINARY LANDSCAPE PLAN

## NOTES

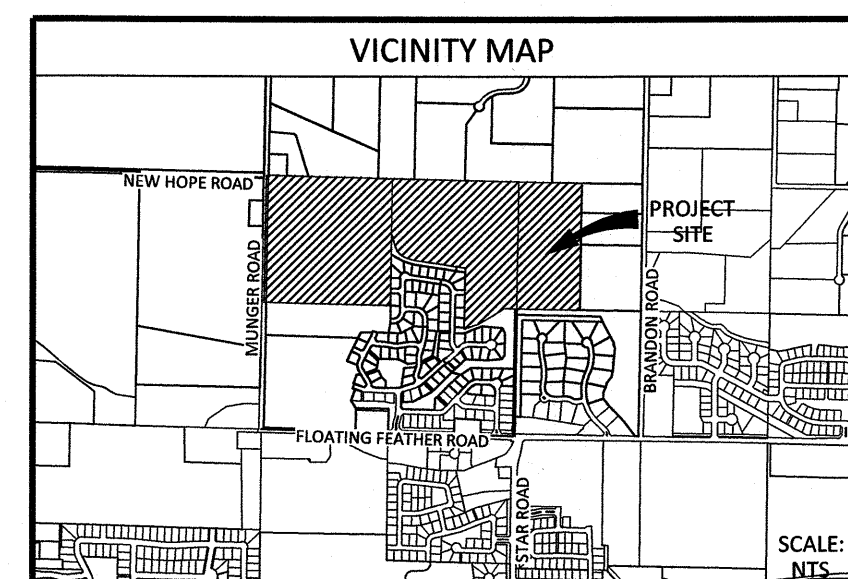
- ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL REAR LOT LINES SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES SHALL CONTAIN A FIVE (5') FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
- CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
- SEE SHEETS C3 AND C4 FOR LOT DIMENSIONS AND AREAS.

## PRELIMINARY PLAT DATA

<b>SITE DATA</b>	
TOTAL AREA OF SITE	93.54± ACRES
CURRENT SITE ZONING (NO CHANGE)	R-3
OVERALL OPEN SPACE AREA (SEE SUMMARY THIS SHEET)	25.76 ACRES
RETENTION PONDS AREA	2.43 ACRES
SHARED DRIVE AREA	0.25 ACRES
OPEN SPACE AREA EXCLUDING RETENTION PONDS	23.33 ACRES
PERCENTAGE OPEN SPACE EXCLUDING RETENTION PONDS	24.9%
TOTAL NUMBER OF LOTS	328
NUMBER OF BUILDABLE LOTS	282
NUMBER OF COMMON LOTS	40
NUMBER OF SHARED DRIVE LOTS	6
DWELLING UNITS PER GROSS ACRE	3.0 D.U./ACRE

<b>SETBACKS</b>	
STREET FRONTAGE	35'
FRONT	15' TO LIVING AREA AND 20' TO GARAGE
REAR	15'
INTERIOR SIDE	5' PLUS 5' FOR EACH ADDITIONAL STORY
STREET SIDE SETBACK	
LOCAL	20'
ARTERIAL AND COLLECTOR	25'
STREET LANDSCAPE BUFFER	
ARTERIAL AND COLLECTOR	35'
ENTRYWAY CORRIDOR	40'
MAXIMUM BUILDING HEIGHT	35'

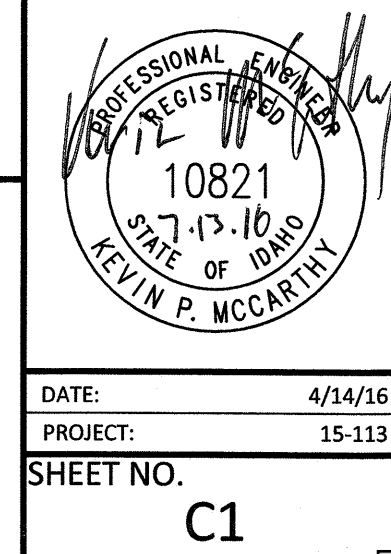
<b>UTILITIES</b>	
WATER:	STAR SEWER AND WATER DISTRICT
SEWER:	STAR SEWER AND WATER DISTRICT
POWER:	IDAHO POWER
CABLE:	CABLEONE
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	MIDDLETON IRRIGATION ASSOCIATION



## FALLBROOK SUBDIVISION PRELIMINARY PLAT COVER STAR, ID

### REVISIONS

NO.	ITEM	DATE
1	CITY OF STAR REVIEW COMMENTS	7-13-2016



DATE: 4/14/16  
PROJECT: 15-113  
SHEET NO. C1



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	600.00'	132.12'	12°36'58"	N75°15'30"W	131.85'
C2	170.00'	151.99'	51°13'35"	N43°20'15"W	146.98'
C3	125.00'	35.00'	16°02'41"	N9°42'10"W	34.89'

## OPEN SPACE SUMMARY

### OPEN SPACE LOTS

LOT 13, BLOCK 1	1.07 ACRES
LOT 1, BLOCK 2	7.34 ACRES
LOT 7, BLOCK 2	0.05 ACRES
LOT 10, BLOCK 2	0.03 ACRES
LOT 14, BLOCK 2	0.03 ACRES
LOT 1, BLOCK 3	0.25 ACRES
LOT 7, BLOCK 3	0.03 ACRES
LOT 12, BLOCK 3	0.08 ACRES
LOT 1, BLOCK 4	0.07 ACRES
LOT 7, BLOCK 4	0.07 ACRES
LOT 13, BLOCK 5	0.08 ACRES
LOT 18, BLOCK 5	0.07 ACRES
LOT 27, BLOCK 5	1.66 ACRES
LOT 42, BLOCK 5	0.03 ACRES
LOT 1, BLOCK 6	0.04 ACRES
LOT 7, BLOCK 6	0.10 ACRES
LOT 12, BLOCK 6	0.07 ACRES
LOT 26, BLOCK 6	2.39 ACRES
LOT 31, BLOCK 6	0.04 ACRES
LOT 5, BLOCK 7	2.28 ACRES
LOT 1, BLOCK 8	0.07 ACRES
LOT 7, BLOCK 8	0.10 ACRES
LOT 11, BLOCK 8	0.07 ACRES
LOT 1, BLOCK 9	0.07 ACRES
LOT 7, BLOCK 9	0.10 ACRES
LOT 11, BLOCK 9	0.07 ACRES
LOT 1, BLOCK 10	0.10 ACRES
LOT 7, BLOCK 10	0.07 ACRES
LOT 11, BLOCK 10	0.07 ACRES
LOT 1, BLOCK 11	0.03 ACRES
LOT 17, BLOCK 11	0.11 ACRES
LOT 37, BLOCK 11	0.04 ACRES
LOT 1, BLOCK 12	0.07 ACRES
LOT 6, BLOCK 12	0.04 ACRES
LOT 10, BLOCK 12	0.03 ACRES
LOT 1, BLOCK 13	0.07 ACRES
LOT 9, BLOCK 13	0.10 ACRES
LOT 4, BLOCK 14	8.85 ACRES
LOT 1, BLOCK 15	0.04 ACRES
LOT 7, BLOCK 15	0.04 ACRES

TOTAL OPEN SPACE AREA 25.76 ACRES

### SHARED DRIVE LOTS

LOT 5, BLOCK 1	0.04 ACRES
LOT 32, BLOCK 5	0.04 ACRES
LOT 20, BLOCK 6	0.04 ACRES
LOT 10, BLOCK 11	0.04 ACRES
LOT 24, BLOCK 11	0.04 ACRES
LOT 29, BLOCK 11	0.05 ACRES
TOTAL SHARED DRIVE AREA	0.25 ACRES

## LEGEND

---	BOUNDARY LINE
---	OFFSITE BOUNDARY LINE
---	EASEMENT
---	ROAD CENTERLINE
---	LOT LINE
○	FOUND 1/2 INCH REBAR
⊙	FOUND 5/8 INCH REBAR
⊕	FOUND BRASS CAP
⊕	FOUND ALUMINUM CAP
⊕	FUTURE SET 5/8 INCH REBAR
△	CALCULATED POINT

N88°34'46"W 20.00'

## CONTACT INFORMATION

### ENGINEERING CONSULTANT

KM ENGINEERING, LLP  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE: (208) 639-6939  
FAX: (208) 639-6930  
CONTACT: KEVIN P. MCCARTHY, P.E.  
EMAIL: kevin@kmenllp.com

### OWNER

N STAR FARM, LLC  
8152 W. HALFMOON LANE  
EAGLE, ID 83616  
CONTACT: TIM ECK



# PLAT OF FALLBROOK SUBDIVISION No. 6

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, B. M.,  
CITY OF STAR, ADA COUNTY, IDAHO.  
2022

## SHEET INDEX

SHEET 1 — OVERALL SUBDIVISION MAP, LEGEND, AND CURVE TABLES  
SHEET 2 — CERTIFICATE OF OWNERS AND NOTES  
SHEET 3 — CERTIFICATES AND APPROVALS

## LEGEND

	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
	FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
	SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
	SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
	CALCULATED POINT (NOTHING FOUND OR SET)
	LOT NUMBER
	EXISTING LOT NUMBERS
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	ROAD CENTERLINE
	SECTION LINE
	ADJACENT LOT LINE
	EASEMENT LINE

## REFERENCES

- R1. PLAT OF FALLBROOK SUBDIVISION No. 5, RECORDED IN BOOK 1\_\_\_\_, PAGES 1\_\_\_\_-1\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.  
R2. RECORD OF SURVEY No. 3165, RECORDS OF ADA COUNTY, IDAHO.  
R3. RECORD OF SURVEY No. 7793, RECORDS OF ADA COUNTY, IDAHO.  
R4. RECORD OF SURVEY No. 9643, RECORDS OF ADA COUNTY, IDAHO.  
R5. PLAT OF RUSTY SPUR RANCHETTES SUBDIVISION No. 2, RECORDED IN BOOK 64, PAGES 6556-6557, RECORDS OF ADA COUNTY, IDAHO.  
R6. PLAT OF RUSTIC RIDGE SUBDIVISION, RECORDED IN BOOK 111, PAGES 16052-16054, RECORDS OF ADA COUNTY, IDAHO.  
R7. DEED PER INSTRUMENT No. 2016-047530, RECORDS OF ADA COUNTY, IDAHO.

## SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

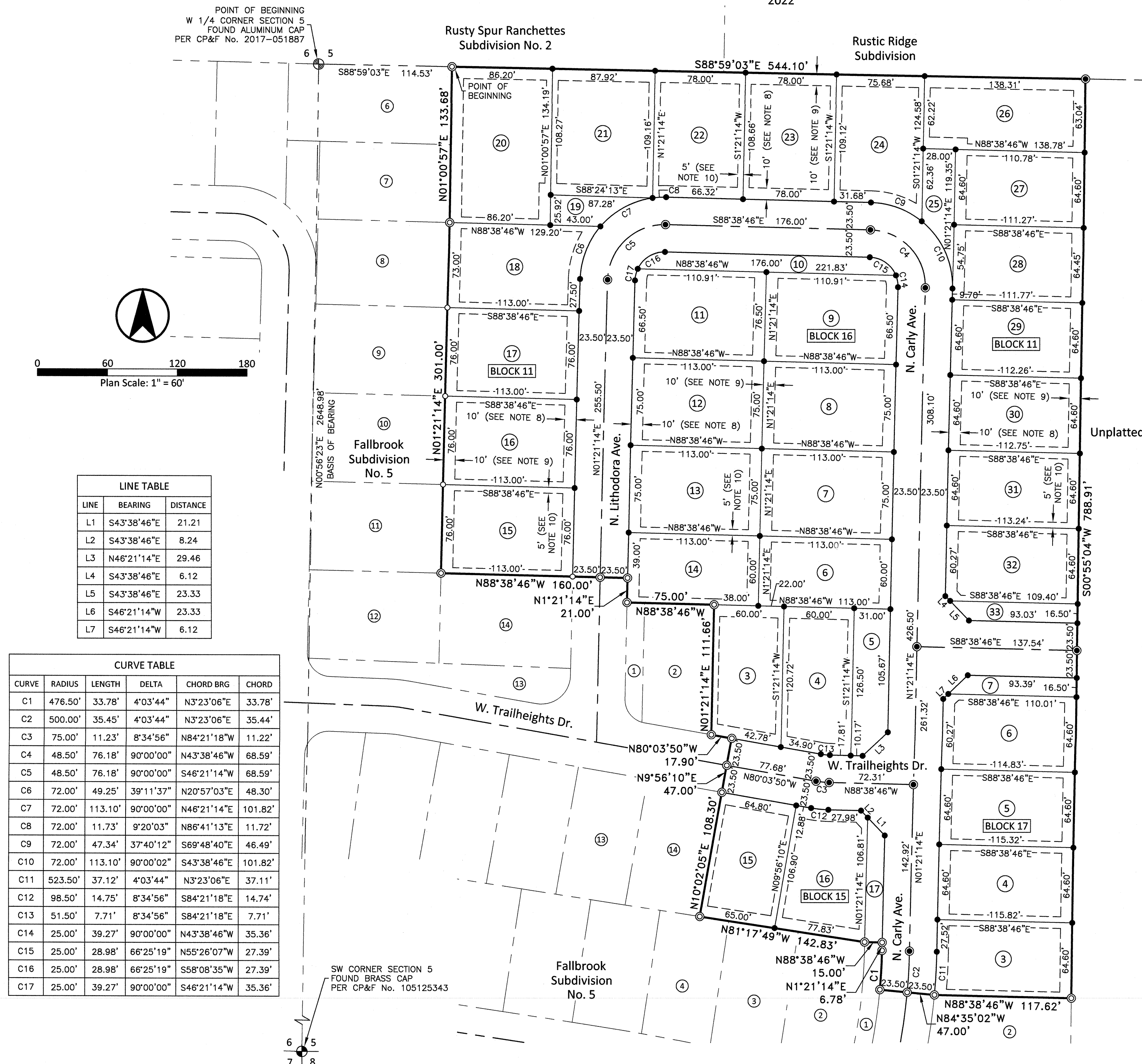


DEVELOPER  
**DB Development, LLC**  
MERIDIAN, IDAHO

**km**  
ENGINEERING  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
kmengllp.com

JOB NO. 20-174

SHEET 1 OF 3



PLAT OF  
FALLBROOK SUBDIVISION No. 6

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREFTER DESCRIBED.

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 5, WHICH BEARS N00°56'23"E A DISTANCE OF 2,648.98 FEET FROM A FOUND BRASS MARKING THE SOUTHWEST CORNER OF SAID SECTION 5;  
THENCE FOLLOWING THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 5 THE FOLLOWING TWO (2) COURSES:

1. S88°59'03"E A DISTANCE OF 114.53 FEET TO A FOUND 5/8-INCH REBAR BEING THE NORTHEAST CORNER OF FALLBROOK SUBDIVISION NO. 5 (BOOK \_\_\_\_\_, PAGES \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO) AND THE POINT OF BEGINNING;
2. S88°59'03"E A DISTANCE OF 544.10 FEET TO A SET 5/8-INCH REBAR;

THENCE LEAVING SAID NORTHERLY LINE, S00°55'04"W A DISTANCE OF 788.91 FEET TO A FOUND 5/8-INCH REBAR ON THE EASTERLY BOUNDARY LINE OF SAID FALLBROOK SUBDIVISION NO. 5;

THENCE FOLLOWING THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID FALLBROOK SUBDIVISION NO. 5 THE FOLLOWING FIFTEEN (15) COURSES:

1. N88°38'46"W A DISTANCE OF 117.62 FEET TO A FOUND 5/8-INCH REBAR;
2. N84°35'02"W A DISTANCE OF 47.00 FEET TO A FOUND 5/8-INCH REBAR;
3. 33.78 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 476.50 FEET, A DELTA ANGLE OF 04°03'44", A CHORD BEARING OF N03°23'06"E AND A CHORD DISTANCE OF 33.78 FEET TO A FOUND 5/8-INCH REBAR;
4. N01°21'14"E A DISTANCE OF 6.78 FEET TO A FOUND 5/8-INCH REBAR;
5. N88°38'46"W A DISTANCE OF 15.00 FEET TO A FOUND 5/8-INCH REBAR;
6. N81°17'49"W A DISTANCE OF 142.83 FEET TO A FOUND 5/8-INCH REBAR;
7. N10°02'05"E A DISTANCE OF 108.30 FEET TO A FOUND 5/8-INCH REBAR;
8. N09°56'10"E A DISTANCE OF 47.00 FEET TO A FOUND 5/8-INCH REBAR;
9. N80°03'50"W A DISTANCE OF 17.90 FEET TO A FOUND 5/8-INCH REBAR;
10. N01°21'14"E A DISTANCE OF 111.66 FEET TO A FOUND 5/8-INCH REBAR;
11. N88°38'46"W A DISTANCE OF 75.00 FEET TO A FOUND 5/8-INCH REBAR;
12. N01°21'14"E A DISTANCE OF 21.00 FEET TO A FOUND 5/8-INCH REBAR;
13. N88°38'46"W A DISTANCE OF 160.00 FEET TO A FOUND 5/8-INCH REBAR;
14. N01°21'14"E A DISTANCE OF 301.00 FEET TO A FOUND 5/8-INCH REBAR;
15. N01°00'57"E A DISTANCE OF 133.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 7.815 ACRES (340,415 SQ. FT), MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OR IMPLIED.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

JUSTIN BLACKSTOCK, MANAGER  
DB DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO )  
ADA COUNTY )SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_, BY JUSTIN BLACKSTOCK, AS  
MANAGER OF DB DEVELOPMENT, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
4. LOT 10 & 5 OF BLOCK 16, LOTS 7 OF BLOCK 17, LOT 33 OF BLOCK 11, AND LOT 17 OF BLOCK 15 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND FALLBROOK HOMEOWNER'S ASSOCIATION IRRIGATION.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON MILL IRRIGATION COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MIDDLETON MILL IRRIGATION COMPANY AND THE FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION.
7. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2018-017636, AS AMENDED FROM TIME TO TIME.
8. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF STAR STREET LIGHTS, FALLBROOK HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
9. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, FALLBROOK HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION IRRIGATION AND LOT DRAINAGE.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
14. LOT 19, BLOCK 11 IS SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 18, 20, AND 21, BLOCK 11. SAID LOT 19, BLOCK 11 SHALL BE OWNED BY THE FALLBROOK HOMEOWNER'S ASSOCIATION, OR ASSIGNS AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS SUBDIVISION. LOT 19, BLOCK 11 IS ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
15. LOT 25, BLOCK 11 IS SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 24, 26, 27, AND 28, BLOCK 11. SAID LOT 25, BLOCK 11 SHALL BE OWNED BY THE FALLBROOK HOMEOWNER'S ASSOCIATION, OR ASSIGNS AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS SUBDIVISION. LOT 25, BLOCK 11 IS ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF FALLBROOK SUBDIVISION No. 6 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER  
DB Development, LLC  
MERIDIAN, IDAHO

**km**  
ENGINEERING  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
kmengllp.com

PLAT OF  
FALLBROOK SUBDIVISION No. 6

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON  
THIS DAY, \_\_\_\_\_, HEREBY APPROVE THIS PLAT.

\_\_\_\_\_  
STAR CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR CITY OF STAR, ADA COUNTY, IDAHO DO HEREBY  
CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
CITY CLERK  
STAR, IDAHO

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY  
DISTRICT COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PRESIDENT  
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY  
THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE  
RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_  
ADA COUNTY SURVEYOR

\_\_\_\_\_  
DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN  
SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR  
HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED,  
IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF  
DISAPPROVAL.

\_\_\_\_\_  
HEALTH OFFICER

\_\_\_\_\_  
DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO,  
PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT  
AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS  
SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30)  
DAYS ONLY.

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
ADA COUNTY } SS

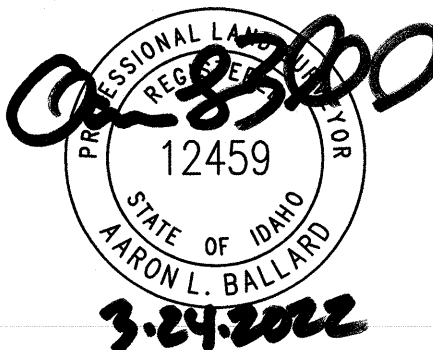
I HEREBY CERTIFY THAT THIS PLAT OF FALLBROOK SUBDIVISION No. 6 WAS FILED AT  
THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_M.,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ A.D., IN MY OFFICE AND WAS DULY RECORDED AS  
BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

INSTRUMENT NUMBER \_\_\_\_\_

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
EX-OFFICIO RECORDER

FEE:



DEVELOPER  
DB Development, LLC  
MERIDIAN, IDAHO

**km**  
ENGINEERING  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
kmengllp.com



City of Star

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

www.staridaho.org



Ma Section 6, Item C.  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsens  
Kevan Wheelock  
David Hershey

31 August 2022

Matt Derr  
KM Engineering, LLP  
5725 N Discovery Way  
Boise, ID 83713

**Re: Fallbrook Subdivision Phase 6 – Construction Drawing approval**

Dear Mr. Derr

The City of Star has reviewed the Final Plat and Construction Drawings for the Fallbrook Subdivision Phase 6 dated August 1, 2022. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel.

We recommend that the construction drawings and final plat be APPROVED. The City Engineer's signature on the final plat will be withheld until the proposed improvements are completed or bonded for as allowed for in City Code and requirements identified on the attached checklist are satisfactorily addressed.

By stamping and signing the Final Plat and Construction Drawings, the Registered Professional Land Surveyor and Professional Engineer, respectively, are responsible to ensure that said plat and construction drawings conform to all City standards, ordinances, and policies (and State laws and statutes). Any variances or waivers to these standards, ordinances, or policies must be specifically and previously approved in writing by the City. Acceptance of the above referenced Final Plat and Construction Drawings does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to contact City Hall

Sincerely,

Ryan V. Morgan, P.E.  
City Engineer



## APPLICATION FOR BEER, WINE, LIQUOR LICENSE

Renewal ☐New Application ☒Business Name: Star Wood Fired LLCPhysical address of license location: 9759 W State St STE 300City: Star State: ID Zip: 83669Assessor's Parcel Number(s): R7406730060 Zoning District: CBA-PA

Applicant Name: Include partnership or association members, Board members or stockholders:

Bryan FarcinaJames BodeMailing Address: 591 W Gable St Meridian, ID 83646Applicant Telephone: (208) 789-7044 Fax: \_\_\_\_\_Applicant EMAIL Address: Bryan.farcina@outlook.comEMAIL Address to send a COPY of the License: Bryan.farcina@outlook.com

List any convictions of any laws of the State of Idaho, or the United States, or licensing City within three (3) years immediately preceding the date of filing the application, regulating governing or prohibiting the sale, manufacture, transportation or possession of alcoholic beverages or intoxicating liquors. Within said time has the applicant(s), partners or members suffered the forfeiture of a bond for failure to appear to answer to charges of any such violation? None

List any convictions of any felony, or withheld judgment granted following adjudication of guilty of a felony, or fines paid or sentence completed therefore, within five (5) years from the date of this application:

None

Has the applicant(s), partners, or members had an alcoholic beverage license or liquor license revoked within the last three (3) years?

Yes \_\_\_\_\_ No ☒ Date Revoked: \_\_\_\_\_

LICENSE TYPE: FEES (PER YEAR): FEE:

Beer consumed on premises <input checked="" type="checkbox"/>	\$200.00	200 -
Beer consumed off premises <input checked="" type="checkbox"/>	50.00	50 -
Wine consumed on premises <input checked="" type="checkbox"/>	200.00	200 -
Wine consumed off premises <input checked="" type="checkbox"/>	50.00	50 -
Liquor By the Drink <input checked="" type="checkbox"/>	562.50	562.50
Total Fee Paid		1062.50

**APPLICATION FOR BEER, WINE, LIQUOR LICENSE**

All applications are required to submit the following:

Applicant (✓)	Description	Staff (✓)
<input type="checkbox"/>	Completed and signed Liquor License Application	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Fees Paid	<input type="checkbox"/>
<input type="checkbox"/>	Copy of State of Idaho Alcohol Beverage License.	<input type="checkbox"/>
<input type="checkbox"/>	Copy of Ada / Canyon County Alcohol Beverage License.	<input type="checkbox"/>
<input type="checkbox"/>	Copy of approval letter from the Star Fire District.	<input type="checkbox"/>
<input type="checkbox"/>	Copy of floor plan approved by the State of Idaho showing areas in which alcohol will be served.	<input type="checkbox"/>

**Note:** Per Idaho Code 23-913, no license shall be issued for any premises in any neighborhood which is predominantly residential or within three-hundred feet (300') of any public school, Church, or any other place of worship. (Star City Code 8-5-3-8B)

State of Idaho  
County of Ada

Bryan Forcing being first duly sworn, deposes and says that (he/she/they) is/are the owner of the business making the above and foregoing application, and makes the statements therein contained for the purpose of securing a license to sell alcoholic beverages within the corporate limits of the City of Star, and that (he/she/they) has/have read the above and foregoing application, knows the contents and the facts therein stated are true and (he/she/they) has/have read and is familiar with the City of Star ordinances pertaining to this application.

Bryan Forcing  
Signature of Applicant

Date

8/23/22

SUBSCRIBED AND SWORN BEFORE ME this 23 day of August 2023

J. M. Quinn

NOTARY PUBLIC in and for the State of Idaho

Residing: Star, IdahoExpiration date: 11-05-2024**OFFICE USE ONLY**

Police Dept. Approval: \_\_\_\_\_

Fire Dept. Approval: \_\_\_\_\_

City Clerk Approval: \_\_\_\_\_

Council Approval: \_\_\_\_\_

Star License No: \_\_\_\_\_

Date License Issued: \_\_\_\_\_

Emailed COPY of NEW LICENSE: \_\_\_\_\_



CITY OF STAR  
CASH RECEIPT

Printed 12:49:02 - 08/23/22

Batch:10224  
Transaction:2

Reference Number: LIQUOR / BEER / WINE  
Name: STAR WOOD FIRED LLC (PROOF CRAFT  
Address: 9759 W STATE STREET [STAR ID]

Item(s) Description:

ALCOHOL BEVERAGES	1062.50
Check # 1027	1062.50
Cash Paid	
Credit Paid	
Less Change Given	( )

TOTAL: 1062.50

Comments:  
BEER ON/OFF  
WINE ON/OFF  
LIQUOR BY THE DRINK

# State of Idaho

## Idaho State Police

Cycle Tracking Number: 134691  
ISLD ID: 9107

### Retail Alcohol Beverage License

License Year: 2023  
License Number: 33363

Premises Number: 1A-33363  
Incorporated City

This is to certify, that Star Wood Fired LLC

doing business as: Proof

is licensed to sell alcoholic beverages as stated below at:

9759 W State Ste 300, Star, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	Yes	<u>\$0.00</u>
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	

  
Signature of Licensee, Corporate Officer, LLC Member or Partner

STAR WOOD FIRED LLC  
PROOF  
591 W GABLE ST

MERIDIAN, ID 83646

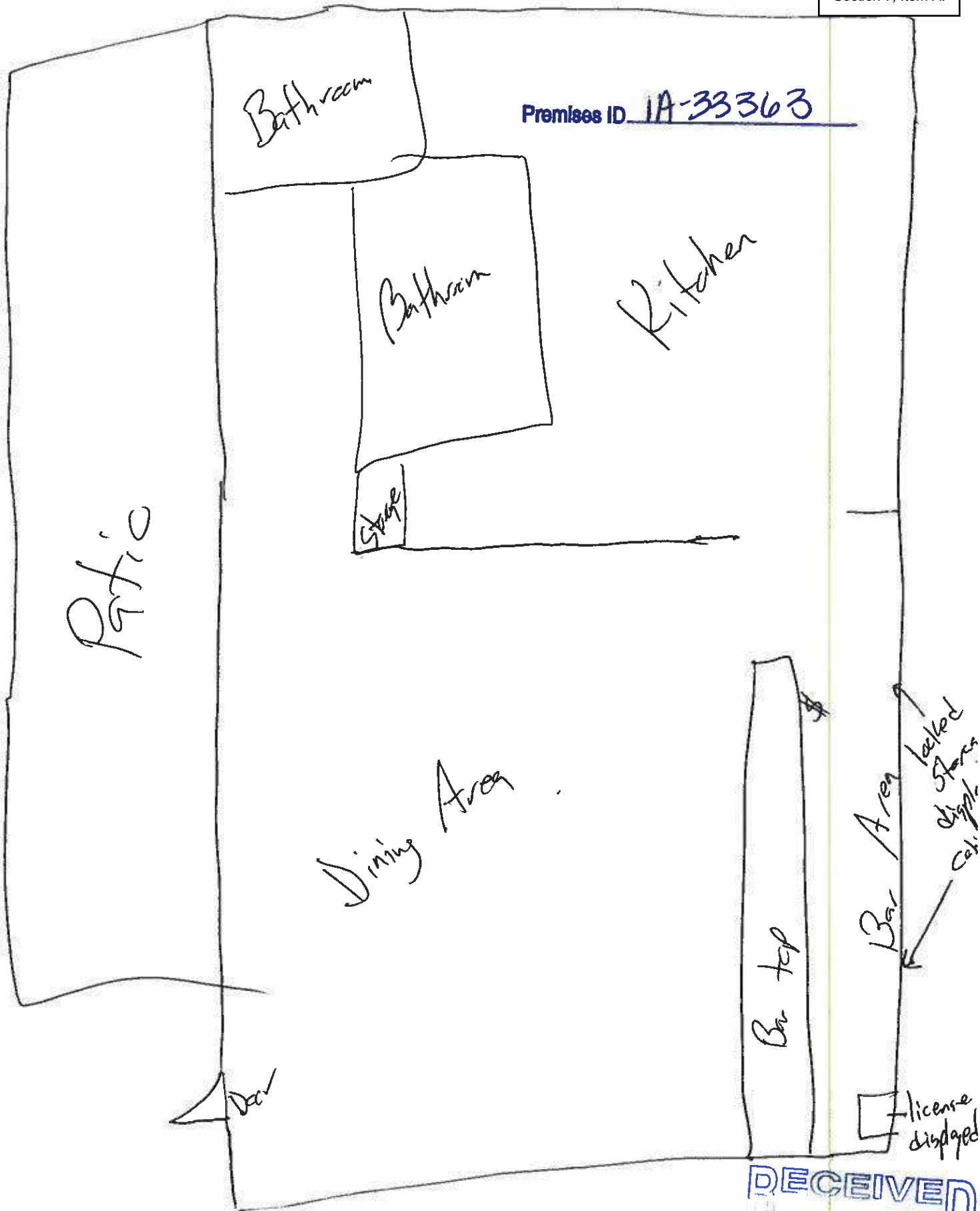
Mailing Address

TOTAL FEE: \$800.00 License Valid: 08/09/2022 - 04/30/2023

**Expires: 04/30/2023**



ABC FORM NO.



Premises ID 1A-33363

RECEIVED

JUN 02 2022

IDAHO STATE POL  
ALCOHOL BEVERAGE CONTROL



2022-2023

RETAIL ALCOHOL BEVERAGE LICENSE

2023949

ADA COUNTY, IDAHO

STATE OF IDAHO

*This is to certify, that Star Wood Fired LLC*  
*dba: Proof*

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 9759 W State Street Ste 300, Star, ID 83669



License valid from August 23, 2022 to May 31, 2023

Beer	DRAFT, bottled or canned, ON or OFF premises consumption	\$100.00
Wine	WINE by the drink: (This covers Retail & By the Drink)	\$0.00
Liquor	Star City	\$187.50

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 23rd day of August, 2022

  
Phil MacCormac, Clerk

  
Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)



CITY OF STAR

**LAND USE STAFF MEMO**

**TO:** Mayor & Council

**FROM:** City of Star Planning and Zoning Department *Shen T. Smith*

**MEETING DATE:** **September 6, 2022**

**FILE(S) #:** FP-21-22, Final Plat, Rosti Farms Subdivision Phase 6

**STAFF REQUEST**

On October 12, 2021, the Council approved the Final Plat for Rosti Farms Subdivision, Phase 6 consisting of 31 residential lots and 4 common lots on 12.49 acres. The applicant has since decided to revise the phasing of the development and resubmit a new Phase 6 of the subdivision. Staff is requesting that Council rescind the previously approved Final Plat application for Phase 6.

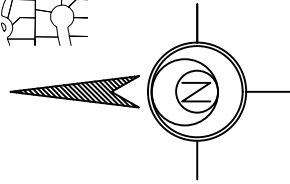
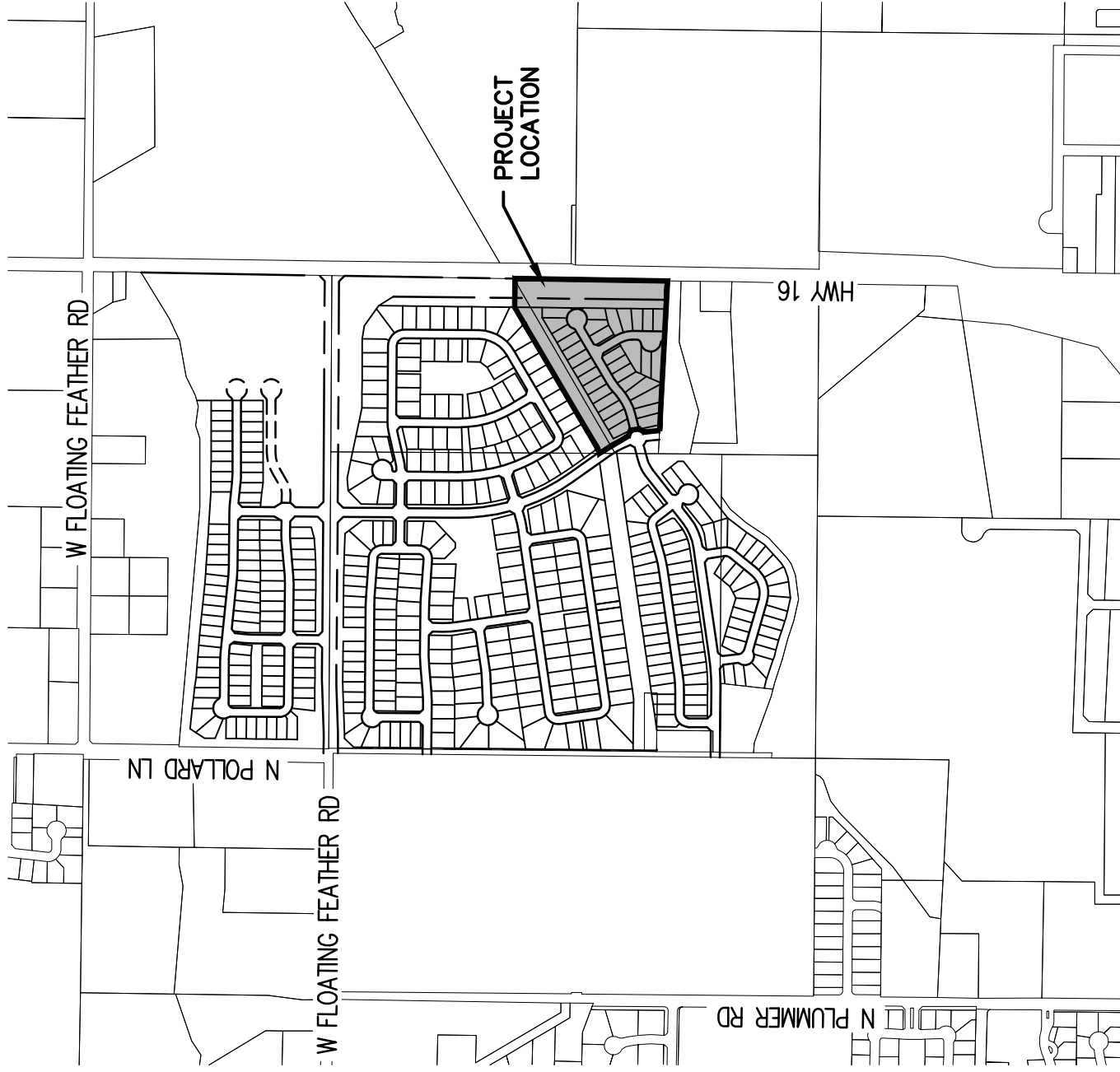
<b><u>APPLICANT/REPRESENTATIVE:</u></b>	<b><u>OWNER:</u></b>
Jamie Parker 3103 W. Sheryl Drive Meridian, Idaho 83642	Toll Southwest, LLC 313 W. Sheryl Drive Meridian, Idaho 83642

**HISTORY**

June 16, 2020	Council approved applications for Annexation and Zoning (AZ-20-03) and Preliminary Plat/PUD (PP-20-02) for Rosti Farms Subdivision. The preliminary plat was approved for 426 single family residential lots, 60 common lots and 7 commercial lots.
November 17, 2020	Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 1 & 2. (FP-20-17, FP-20-19). Phase 1 included 48 residential lots and 11 common lots on 20.76 acres. Phase 2 consisted of 36 residential lots and 5 common lots on 9.07 acres.
April 6, 2021	Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 3 & 4. (FP-21-04, FP-21-07). Phase 3 included 56 residential lots and 4 common lots on 21.43 acres. Phase 4 included 45 residential lots and 10 common lots on 15.29 acres.

- September 7, 2021 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 5. (FP-21-17). Phase 5 included 73 residential lots and 5 common lots on 28.86 acres.
- October 12, 2021 Council approved applications for the Final Plat of Rosti Farms Subdivision, Phase 5. (FP-21-22).





# ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
 T: 208-424-0020

VICINITY MAP

ROSTI FARMS  
 SUBDIVISION NO. 6

Section 7, Item B.

140

REV: DATE

DESCRIPTION

DATE:  
7/20/2021

SCALE:  
NTS

DESIGN:  
JB

DRAWN:  
ALH

JOB NO.:  
4705

FILE NAME:  
105-WF16-M6-1005

SHEET  
NO.: 1

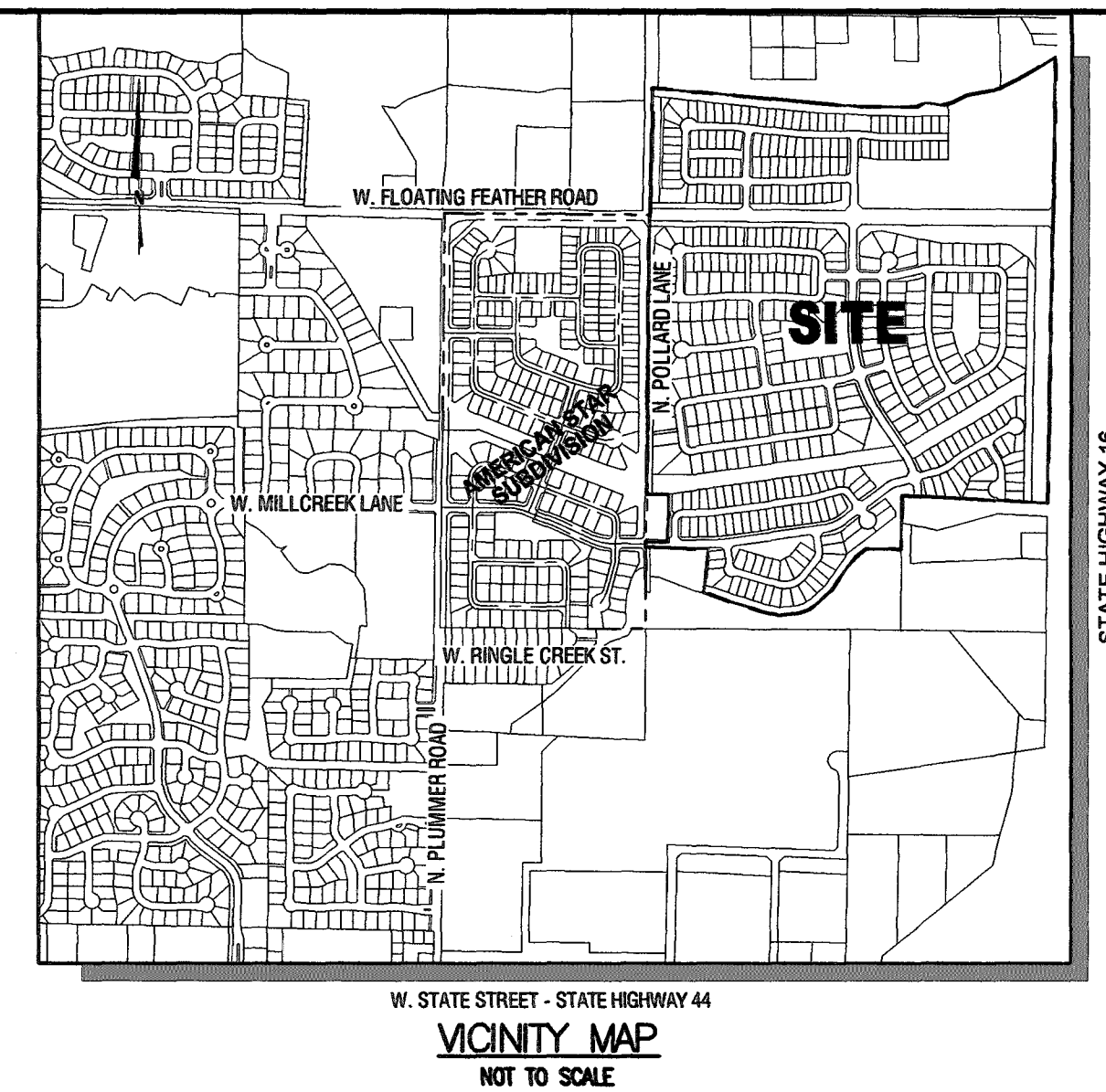


# PRELIMINARY PLAT

## REVISED ROSTI FARMS SUBDIVISION

### STAR, IDAHO

A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09  
T.4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO



**OWNERS OF RECORD**  
SAM AND KARI ROSTI  
SAMUEL J. ROSTI  
ROSTI LAND, LLC  
1460 N. POLLARD ROAD  
STAR, IDAHO 83669  
PHONE (208) 860-0364

**DEVELOPER**  
TOLL SOUTHWEST, LLC  
3103 W. SHERIDAN DRIVE, SUITE 100  
MERIDIAN, IDAHO 83642  
PHONE (208) 425-0020

**PLANNER**  
BECKY MCKAY  
ENGINEERING SOLUTIONS  
1029 N. ROSARIO STREET, STE. 100  
MERIDIAN, IDAHO 83642  
PHONE (208) 898-0880  
FAX (208) 936-0941  
EMAIL: bckymckay@gmail.com



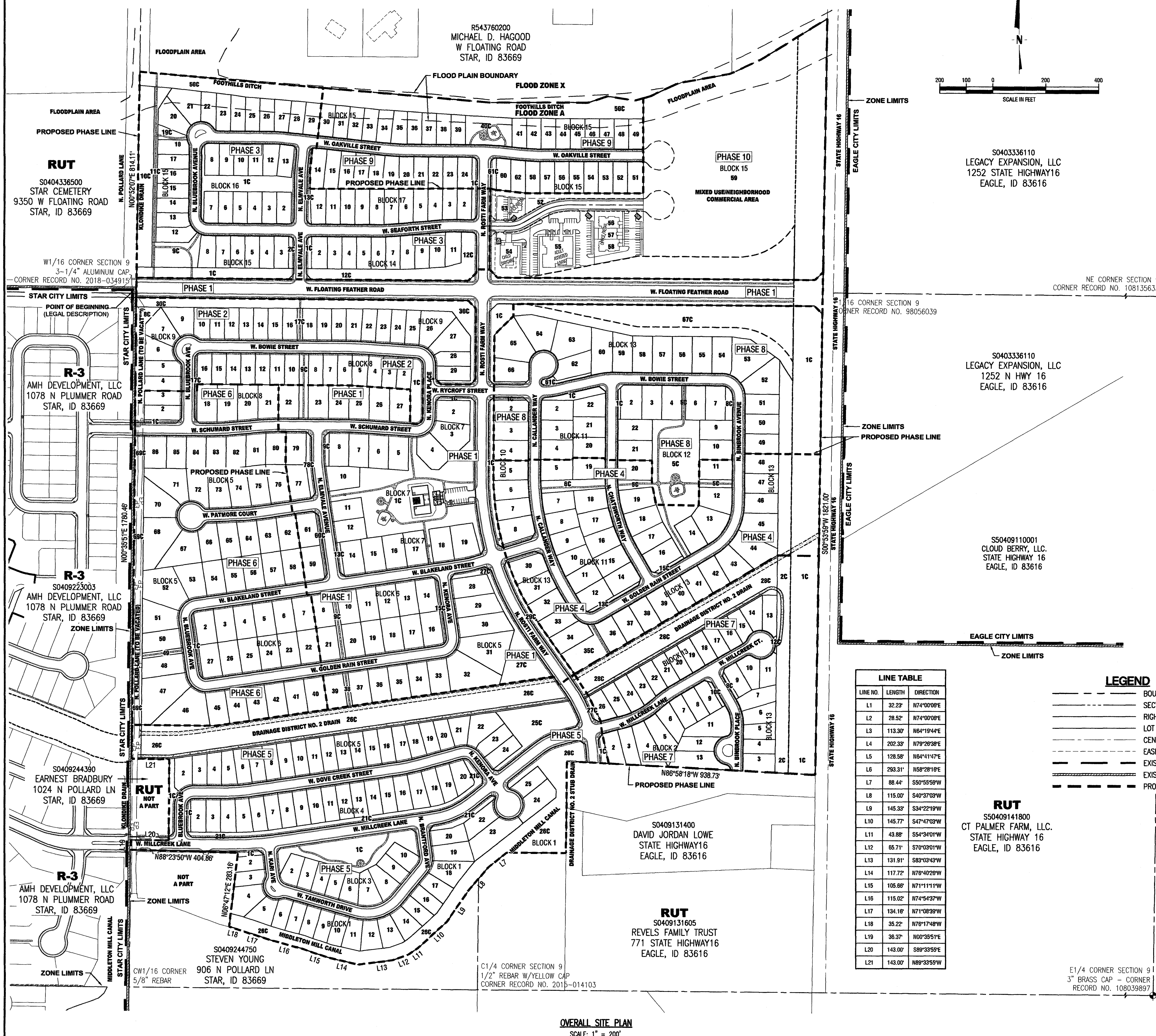
NO.	DESCRIPTION	DATE	BY	REVISIONS
1	PRELIMINARY PLAT	01/06/20	KMS	
2	PRELIMINARY PLAT REV.	06/05/20	RJS	

**ENGINEERING SOLUTIONS**  
1029 N. ROSARIO STREET, SUITE 100  
MERIDIAN, IDAHO 83642  
PHONE (208) 938-6880 FAX (208) 938-0941

**ROSTI FARMS SUBDIVISION**  
A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09, T.4N., R.1W., B.M.  
**PRELIMINARY PLAT**

DATE ISSUED 02/03/2020  
PROJECT NO. 190515  
DWG. FILE 190515-P-PREL.dwg  
SCALE AS SHOWN  
DRAWN BY KDM  
CHECKED BY BZM

**PP-01**  
SHEET 1 OF 3



#### PRELIMINARY PLAT NOTES

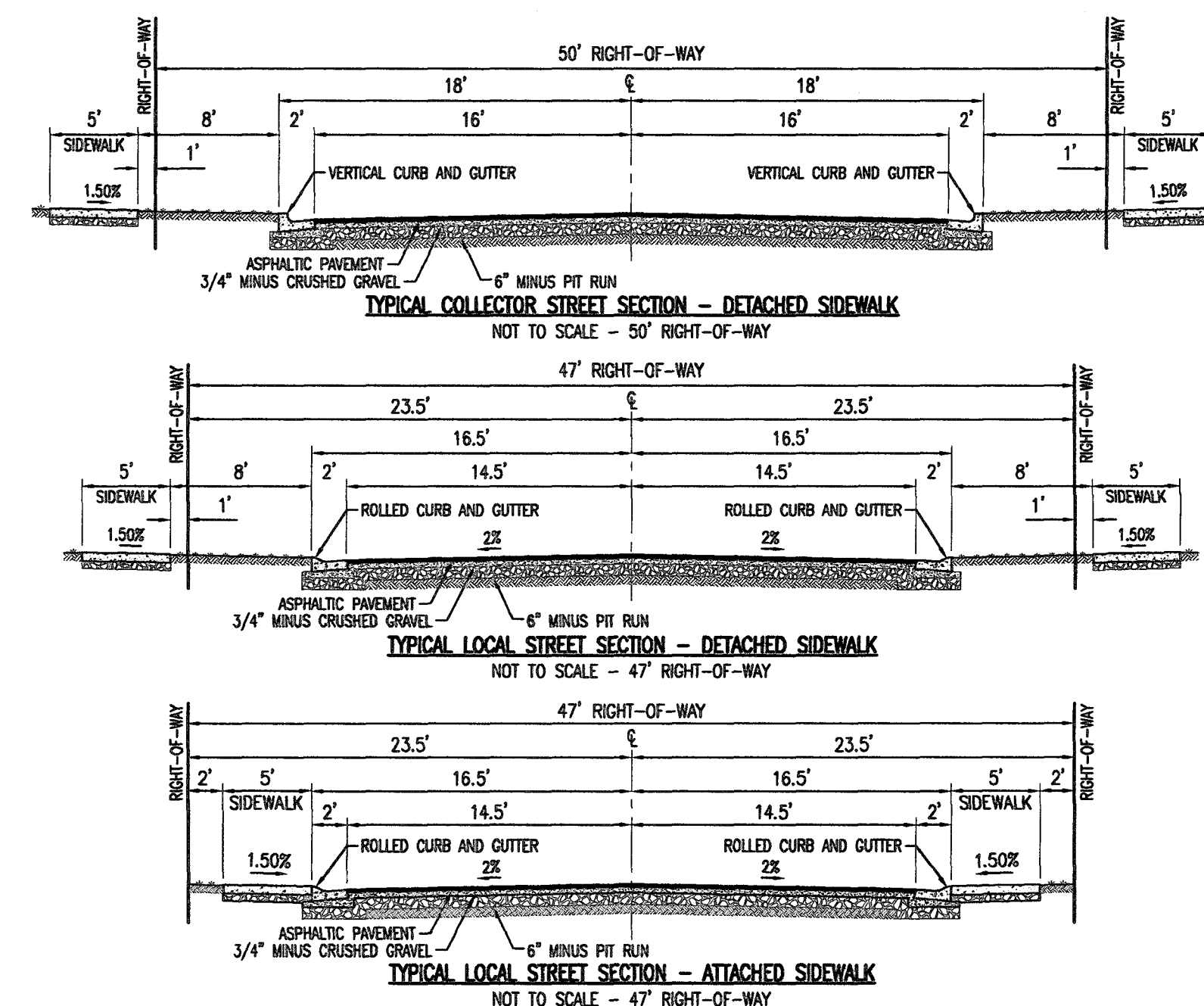
- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 160001C0130H, DATED FEBRUARY 19, 2003.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, 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.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON HILL IRRIGATION DISTRICT AND FLOODHILL DITCH COMPANY 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.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED WITHIN THE PUD.
- LOTS 1, 25, AND 26, BLOCK 1; LOTS 1 AND 10, BLOCK 2; LOT 1, BLOCK 3; LOTS 1 AND 21, BLOCK 4; LOTS 1, 25, 26, 27, 38, 40, 60, 69 AND 78, BLOCK 5; LOTS 1, 9, AND 15, BLOCK 6; LOTS 1, 9, AND 13, BLOCK 7; LOTS 1, 8, 17, AND 30, BLOCK 8; LOT 1, BLOCK 10; LOTS 1, 6 AND 13, BLOCK 11; LOTS 1, 5, 8, AND 15, BLOCK 12; LOTS 1, 2, 8, 12, 27, 28, 29, 35, 61 AND 67, BLOCK 13; LOTS 1 AND 12, BLOCK 14; LOTS 1, 2, 9, 10, 11, 19, 40, 50 AND 61, BLOCK 15; LOT 1, BLOCK 16; LOTS 1 AND 13, BLOCK 17. ARE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS, EXCEPT LOTS 53-59, BLOCK 15 WHICH MAY BE DEVELOPED AS MIXED USE.
- DIRECT LOT ACCESS TO N. POLLARD LANE, W. FLOATING FEATHER ROAD, AND STATE HIGHWAY 16 IS PROHIBITED.

#### PRELIMINARY PLAT DATA

<b>TOTAL ACRES</b>	<b>171.70 AC</b>	<b>USEABLE COMMON OPEN SPACE (15.30%) 24.45 AC</b>	<b>ZONING</b>
SINGLE-FAMILY RESIDENTIAL	96.38 AC	DRAINAGE DISTRICT #2 DRAIN (MULTI-USE PATHWAY)	5.84 AC
FUTURE MIXED USE COMMERCIAL AREA	16.97 AC	CENTRAL AMENITY AREA (POOL FACILITY/PLAY EQUIP.)	2.92 AC
PUBLIC RIGHT-OF-WAY	26.44 AC	POCKET PARK (PUBLIC SHELTER/PLAZA)	1.04 AC
W. FLOATING FEATHER ROAD RIGHT-OF-WAY	5.16 AC	PEDESTRIAN PATHWAY LOTS	0.94 AC
FUTURE STATE HWY 16 RIGHT-OF-WAY	4.30 AC	COMMON LOT WITH PATHWAY	0.65 AC
OPEN SPACE (USABLE & ADDITIONAL OPEN SPACE)	32.45 AC	EASTERLY CENTRAL COMMON LOT (PLAY EQUIP.)	1.82 AC
<b>TOTAL LOTS</b>	<b>493</b>	POLLARD LANE (TO BE VACATED) MULTI-USE PATHWAY	1.38 AC
SINGLE-FAMILY RESIDENTIAL LOTS	428	NORTH AMENITY COMMON LOT (PLAY EQUIP.)	0.44 AC
MIXED-USE LOTS (COMMERCIAL AREA)	7	LINEAR OPEN SPACE (NORTH)	0.59 AC
OPEN SPACE LOTS	60	PEDESTRIAN PATHWAYS/OPEN AREA	0.50 AC
SINGLE-FAMILY RESIDENTIAL PERCENTAGE	50.31%	MILLCREEK LANE COLLECTOR BUFFERS	1.06 AC
MIXED-USE AREA PERCENTAGE	9.88%	ROSTI FARM WAY COLLECTOR BUFFERS	1.37 AC
PUBLIC RIGHT-OF-WAY PERCENTAGE	20.91%	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	3.90 AC
OPEN SPACE/COMMON PERCENTAGE	18.90%	POLLARD LANE SIDEWALK/LANDSCAPE BUFFER	1.75 AC
<b>SINGLE FAMILY LOT DISTRIBUTION</b>	<b>428</b>	<b>ADDITIONAL COMMON OPEN SPACE 8.00 AC</b>	<b>0.25 AC</b>
55' WIDE LOTS	(57.04%) 243	MIDDLETON HILL CANAL/STUB DRAIN	2.59 AC
75' WIDE LOTS	(42.96%) 183	END BLOCK BUFFERS	1.27 AC
		CL-DE-SAC BUFFER	0.01 AC
		STORM DRAIN LOTS	0.61 AC
		KLONDIKE DRAIN LOT	0.89 AC
		FOOTHILLS DITCH LOT	2.63 AC
		<b>TOTAL COMMON OPEN SPACE 32.45 AC</b>	
		<b>TOTAL COMMON OPEN SPACE PERCENTAGE 20.43%</b>	
		<b>ACREAGE USED TO CALCULATE OPEN SPACE REQUIREMENT: 158.85 AC</b>	
		<b>(EXCLUDES SH-16 R-O-W = 6.69 AC. &amp; FLOATING FEATHER R-O-W = 5.16 AC.)</b>	

#### LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING CITY LIMITS
- EXISTING ZONING LINE
- PROPOSED PHASE LINE



LINE NO.	LENGTH	DIRECTION
L1	32.23'	N74°00'00"E
L2	28.52'	N74°00'00"E
L3	113.30'	N64°19'44"E
L4	202.35'	N78°26'38"E
L5	128.58'	N64°41'47"E
L6	293.31'	N58°28'19"E
L7	88.44'	S50°55'59"W
L8	115.00'	S40°37'03"W
L9	145.83'	S34°22'19"W
L10	145.77'	S47°47'02"W
L11	43.88'	S54°34'01"W
L12	65.71'	S70°03'01"W
L13	131.91'	S83°03'42"W
L14	117.72'	N78°40'28"W
L15	105.68'	N71°11'11"W
L16	115.02'	N74°54'37"W
L17	134.10'	N71°08'39"W
L18	35.22'	N78°17'48"W
L19	36.37'	N00°35'51"E
L20	143.00'	S89°33'59"E
L21	143.00'	N89°33'59"W

**RUT**  
S50409141800  
CT PALMER FARM, LLC.  
STATE HIGHWAY 16  
EAGLE, ID 83616

**RUT**  
S0409131605  
REVLS FAMILY TRUST  
771 STATE HIGHWAY 16  
EAGLE, ID 83616

**OVERALL SITE PLAN**  
SCALE: 1" = 200'

E1/4 CORNER SECTION 9  
3" BRASS CAP - CORNER  
RECORD NO. 108039897



ROSTI FARMS SUBDIVISION NO. 6

LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 4 NORTH,  
RANGE 1 WEST, B.M. CITY OF STAR, ADA COUNTY, IDAHO  
2021



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- SET 5/8"x30" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- CALCULATED POINT, NOT SET
- LOT NUMBER

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOOTHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY THESE IRRIGATION ENTITIES.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOTS 23 AND 40, BLOCK 13 AND LOTS 1 AND 10, BLOCK 20 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ROSTI FARMS SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2020-156437, RECORDS OF ADA COUNTY, IDAHO.
- PORTIONS OF LOT 23, BLOCK 13 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO N. WORSLEY WAY AND STATE HIGHWAY 16 IS PROHIBITED.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 4, ROSTI FARMS SUBDIVISION NO. 5, INFORMATION FROM RECORD OF SURVEY NUMBERS 109, 111, 2649, 4288, 6767, 7072, 11174, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN  
PLS 11118



**Toll Brothers** **LandSolutions**  
AMERICA'S LUXURY HOME BUILDER® Land Surveying and Consulting

231 E. 5TH STREET, MERIDIAN ID 83642  
(208) 288-2040 www.landsolutions.biz



# Investment Proposal

Proposal For:

City of Star

Presented By:

Andy Bowen  
[abowen@valleyofficesystems.com](mailto:abowen@valleyofficesystems.com)



valley  
OFFICE SYSTEMS





valley  
OFFICE SYSTEMS

5461 Kendall  
Boise, Idaho 83706  
(208) 384-5954  
valleyofficesystems.com

Section 7, Item C.

## Company Executives

### Howard Hansen

Owner & President

With nearly 30 years of industry experience and more than 10 years of ownership, Howard has the knowledge and expertise to ensure that Valley meets the needs of your business.

Howard is actively involved in the day to day operations and can often be found meeting with customers to develop strong business relationships.



### Bart Cornwall

Vice President of Service

32 years of experience in the office equipment industry has provided Bart with a vast knowledge of the equipment that we offer. Bart has extensive training from our manufactures.

Barts' knowledge goes far beyond the technical aspect and can be seen as the driving force behind our entire service team and their outstanding short call back times and efficiency levels.



### Jim Kolsen

Vice President

Jim has over 20 years in the copier and banking industries.

Jim has a very extensive knowledge of not only the equipment and solutions we provide and how to best implement them to help our customers run at optimum efficiencies.

Jim's ultimate goal is to make sure that our customers are taken care of.







valley  
OFFICE SYSTEMS

5461 Kendall S  
Boise, Idaho 83706

Section 7, Item C.

(208) 384-5954

valleyofficesystems.com

August 30, 2022

City of Star

10769 W State Street  
Star, Id 83669

Dear Jacob,

Thank you for considering Valley Office Systems to help you in your upcoming office equipment and/or solutions decision(s). When making important decisions for your business, there are many variables you need to consider: the company, the features of the product, the quality of the product, the financing available, the cost to obtain and implement, and the service support you will receive. Each company or individual has their own criteria when making a long-term decision, but we feel that Valley Office Systems can offer you a complete solution to your needs along with providing you with the highest level of service and support.

Valley Office Systems has been in business since 1974. Our financial resources are very strong as we are a debt free company. Our local ownership is vested in your success, not only are they involved in daily business within the company, but they also desire to improve the communities we live in and help other companies succeed in each community we serve. Having local ownership empowers us to be the leader in handling large relationships in our market. Because of our culture we are easy to do business with. We have flexible programs that can be tailored to your billing and/or service requirements.

To continue to grow as we have over the past 47+ years, we strive to have complete client satisfaction. Which has provided our group with double digit growth, each and every year since being in the market. Our "**Customer Satisfaction Guarantees**" are in writing and ensures your satisfaction both now and in the future. We take pride in what we do and are continually motivated to do better.

We also hold several awards within the industry for service, sales, and overall company support. We have been selected as an elite dealer with ENX Magazine for more than 5 years running. Our outstanding service has earned us the Ricoh Service in Excellence award for 10 years running – this award is only given to a select few dealers throughout the US. Due to our outstanding achievements with Sharp we have been awarded the Hyakuman Kai award year after year for the past 20 years. We are also honored to be selected as one of the top 100 business in Idaho for the 4<sup>th</sup> consecutive year.

I appreciate the opportunity to propose a solution for City of Star. I look forward to implementing our programs and solutions for you.

Sincerely,  
Andy Bowen



Idaho Falls | Boise | Salt Lake City | Pocatello | Twin Falls | Jackson | Layton | Logan





valley  
OFFICE SYSTEMS

5461 Kendall S  
Boise, Idaho 83706

Section 7, Item C.

(208) 384-5954

valleyofficesystems.com

## COMPANY HISTORY

Since 1974, Valley Office Systems has been a copier dealer providing sales and service to the State of Idaho. Based out of Pocatello Idaho, this family-owned business soon became one of the strongest and most well-respected Sharp, Ricoh, Kyocera, and HP dealers in the area. Throughout the years, the company has represented several different product lines such as microfilm, typewriters and more. For the past 47+ years, however, the core business has been document imaging systems that include copiers, fax machines scanners and network printers and full Document Management Systems. In the year 2006, Valley expanded its office into the Utah and Western Wyoming markets. In an effort to achieve market growth and long-term stability, the company continues to look for other acquisitions that will enable us to help the wide range of customers that we service.

## MISSION STATEMENT

We have a very simple and honest mission statement:

*"To be recognized by our customers and our competitors as being the leading office solutions provider in Idaho, Utah and Western Wyoming, developing leaders in our industry while providing the best customer service, value, and quality available."*

## WHAT WE DO

Today we proudly offer the Sharp, Ricoh, Hewlett Packard (HP), and Kyocera digital lines of black and white along with full color multifunctional devices, printers, and facsimiles. We also offer solutions for electronic document filing. With the support from our manufacturers and partners we have the right solution for every office. Because we are a service company above all else, our technicians are continually being trained in order to provide our customers with the highest level of professional service available. We also have dedicated supply representatives that are available to assist you with the necessary supplies for your office machines.

## OUR SERVICE PHILOSOPHY THAT SETS US APART

- Our service technicians are compensated in a different manner than other servicing organizations. They receive compensation on how many copies your systems run between service calls. This is a huge benefit to our customers!
- Our technicians do a complete call and not only fix the current issue but look for other problems that might occur in the near future.
- By providing this complete call philosophy, your systems stay up and running for longer periods of time.
- Technicians carry complete car stocks (\$9000+) to fix any issue.
- Our branch locations are fully stocked with equipment, parts & supplies
- Local Billing and Local Dispatch
- Our technicians are actually factory trained. They are compensated by how well your systems run, not by how many times they have to repair it. This provides a greater level of competence in resolving any equipment issue.

valleyofficesystems.com | 1-800-610-2865





valley  
OFFICE SYSTEMS

5461 Kendall S  
Boise, Idaho 83706

Section 7, Item C.

(208) 384-5954

valleyofficesystems.com

## SUMMARY OF CURRENT EXPENSES

### CURRENT LEASE

Remaining Lease Term	Total Payment
	\$

### CURRENT MAINTENANCE COSTS

	MONO	COLOR
Monthly Volume Image Charge		
Total Current Costs		\$

## PROPOSED SOLUTION FOR: City of Star(NASPO Contract)

### EQUIPMENT PROPOSED

Quantity	Model	Description
1	418227	Ricoh IM C4500
1	Connect Fee	Connect Fee
1	Lease Return	Lease Return Fee
1	418337	Finisher SR3260 (1,000 Sheet)
1	418349	Paper Feed Unit PB3280 (550 x 2)
1	418345	Bridge Unit BU3090

Please see attached brochure or specification sheet for more details.

### BUNDLED PAYMENT TERMS

Term	Total Payment
60	\$163.93

### MAINTENANCE AND SUPPLIES

The CPP option also includes: all parts, labor, toner, and service calls. Excludes: paper and staples

- Includes 0 mono copies per month with additional mono copies billed monthly at \$0.0062 per copy.
- Includes 0 color copies per month with additional color copies billed monthly at \$0.0480 per copy.

### MONTHLY SAVINGS

Savings	
---------	--



Idaho Falls | Boise | Salt Lake City | Pocatello | Twin Falls | Jackson | Layton | Logan



valley  
OFFICE SYSTEMS

5461 Kendall S  
Boise, Idaho 83706

Section 7, Item C.

(208) 384-5954

valleyofficesystems.com

## OUR GUARANTEES

### Lifetime Copy Guarantee

Valley guarantees continuous equipment performance. In fact, we guarantee your equipment will perform as well on the last copy as it did on the first. Under our Full-Service Maintenance Agreement, should you ever have three service calls in a 30-day period for the same issue, our senior management team will come to you to personally address the issue. If we have to remove the equipment for further repairs, we supply you a loaner, and if we cannot resolve the issue, we will replace it with a comparable piece of equipment. \*

### Uptime Performance Guarantee

Valley is the only office equipment company delivering service 24x7 in the Boise area. When you're covered by our Full-Service Maintenance Agreement and place an emergency call for service, our average response time is only 2.5 hours, and we guarantee you will never have to wait more than 4 hours. This guarantee applies to all calls for service placed during normal business hours (8:00 a.m. to 5:00 p.m., Monday through Friday with the exception of holidays).

### Quality Supply Guarantee

Valley guarantees the best quality supplies at considerable savings, which can save your company the expense of unnecessary downtime and costly service calls. Our unique Cost-per-Copy Program protects your operating cost against inflation by freezing the costs of your supplies for up to one year. We will replace any defective or damaged supplies without question. So you save money on supplies today and tomorrow. You also save big on delivery charges. We also offer automatic supply fulfillment with Print Tracker software.

### Billing Guarantee

At Valley, we understand the importance of accurate billing. We guarantee the accuracy of billing. As a local company adjustments are simple, and we respond quickly to inquiries should the rare error occur.

\*This guarantee does not apply in cases of accidental damage or abuse.

valleyofficesystems.com | 1-800-610-2865







valley  
OFFICE SYSTEMS

5461 Kendall S  
Boise, Idaho 83706

Section 7, Item C.

(208) 384-5954

valleyofficesystems.com

## AWARDS THAT SET US APART

**RICOH**

RFG Circle of Excellence  
Certified Dealership

2022



### A TRADITION OF EXCELLENCE

**For the past 10 years, Valley Office Systems has achieved the prestigious Circle of Excellence Award. This award is only given to a select few Dealers across the United States.**

The Ricoh Circle of Excellence Award honors the top dealers in the United States based on technical expertise, quality of service, model certification, efficiency, response time, success rates, and overall customer satisfaction. A Circle of Excellence Award signifies a quality business relationship with Ricoh that is unmatched by Valley Office Systems competitors.

### SHARP HYAKUMAN KAI

Valley Office Systems has been honored to receive the HYAKUMAN KAI award for the past 20 consecutive years. This is SHARP's most prestigious award and is only awarded to dealers that have exponential growth and leadership throughout the year.



### Idaho Top 100 Private Companies

For 4 consecutive years Valley Office Systems has been honored to be a part of the top 100 Idaho Private Companies. This award is based on annual revenue.

Proud to be one of Idaho's  
Top Private Companies

**IDAHO  
PRIVATE**

2021

**100**

IdahoStatesman.com/Private100

2020

**100**

IdahoStatesman.com/Private100

2019

**100**

IdahoStatesman.com/Private100

2018

**100**

IdahoStatesman.com/Private100



### Elite Dealer Award

The elite dealer award from ENX Magazine is a judged award based on a number of criteria. It takes into consideration everything from technical service to marketing proficiency. There are only 120 companies nation wide that are selected for this award.



Idaho Falls | Boise | Salt Lake City | Pocatello | Twin Falls | Jackson | Layton | Logan



valley  
OFFICE SYSTEMS



1-800-610-2865  
valleyofficesystems.com

**RESOLUTION NO. TBD-2022****A RESOLUTION OF THE CITY OF STAR ADOPTING THE TRAFFIC SIGNAL BOX BEAUTIFICATION ARTWORK; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** The Mayor of the City of Star charges the Parks, Art, and Beautification Committee (PABC) with stimulating awareness and appreciation of the importance of publicly accessible art and its benefits to the community, encouraging the growth and preservation of the city's art resources, fostering the development of a receptive climate for the arts; and advising the City Council on the aesthetic aspects of art to be installed by the City of Star;

**WHEREAS,** the Mayor and City Council have reviewed the results of the Selection Committee Evaluation Form, and;

**WHEREAS,** the City desires that public art will be a component of our community, and to that end, PABC issued the Call for Artists attached hereto as *Exhibit A*, seeking proposals for the inclusion of artwork for the Traffic Signal Box Beautification Project, a project where selected artwork will be installed as a vinyl wrap on traffic signal boxes in Star, with permission from the property owner Ada County Highway District, and;

**WHEREAS,** on August 30, 2022, PABC reviewed the responses to the Call for Artists, requested the Art Selection Committee to score selected artists whose works are appropriate for the Traffic Signal Box Beautification Project based on their respectively submitted proposals, and recommends to the Star City Council that such works, as depicted in *Exhibit B* hereto, be used for reproduction on vinyl wraps to be installed on the traffic signal boxes in Star; and

**WHEREAS,** the Mayor and City Council find that the proposed selected Traffic Signal Box Art, as set forth in *Exhibit B*, will serve the best interest of Star's residents, businesses, and traveling public.

**NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STAR, IDAHO:**

**Section 1:** That the proposed Traffic Signal Box Art, as set forth in *Exhibit B*, is hereby accepted and adopted by the Mayor and City Council of the City of Star.

**Section 2:** That this Resolution shall be in full force and effect immediately upon its adoption and approval.

**ADOPTED** by the City Council of the City of Star, Idaho, this \_\_\_\_ day of \_\_\_\_, 2022.

**APPROVED** by the Mayor of the City of Star, Idaho, this \_\_\_\_ day of \_\_\_\_, 2022.

**APPROVED:**

**ATTEST:**

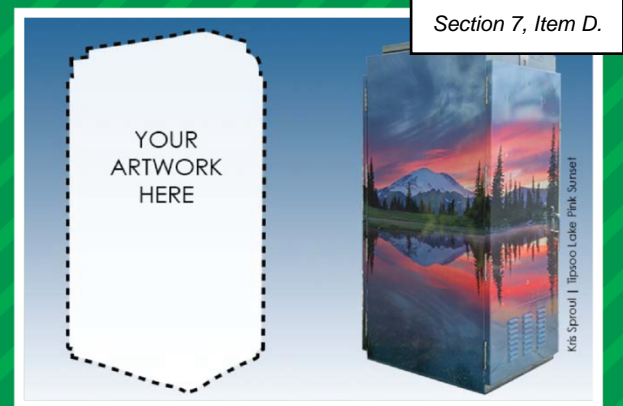
\_\_\_\_\_  
Trevor A. Chadwick, Mayor

\_\_\_\_\_  
Jacob M. Qualls, City Clerk/Treasurer





# CALL TO ARTISTS: TRAFFIC SIGNAL BOX BEAUTIFICATION PROJECT



The City of Star Parks, Art, & Beautification Committee (PABC) is issuing a call-to-artists for the Traffic Signal Box Beautification project. In an attempt to add visual interest to Star, we are seeking local artists to submit digital artwork for the traffic signal box wraps. If selected, the artwork will be converted into a vinyl wrap and installed by a preapproved local vendor on one of two approved ACHD traffic signal boxes. The two selected artists will receive a \$100 stipend each as well as public recognition of their art.

## BACKGROUND

The Traffic Signal Box Beautification project is a public art program intended to transform specific traffic signal boxes into distinctive works of art, creating a more vibrant, attractive community. This program is under the direction of the City of Star and is facilitated by PABC. The program celebrates local artwork, deters graffiti, and involves residents in contributing to the City of Star's beautification.

## SELECTION JUDGING CRITERIA OVERVIEW

The selection committee will score all entries based on five areas:

1. Creativity (artwork shows creativity and originality);
2. Visual Impact (elements are clearly recognizable, eye-catching, and impactful);
3. Artistic Merit (artwork is expressive and detailed);
4. Composition and Design (artwork is balanced and all elements work well together); and
5. Star Element (a visible or hidden star incorporated into the design).

The two artist entries that receive the highest combined score will be selected.

## LOCATION OF ACHD TRAFFIC SIGNAL BOXES

The first traffic box that will be wrapped is located at the intersection of State Street and Main Street by the Star Mercantile. The second traffic box is located at the intersection of State Street and Plummer Road in front of the Heron River subdivision.

## ELIGIBILITY

1. All artists residing, working, or attending school in Ada or Canyon County are eligible.
2. Residents, students, and those working in the City of Star will receive preferential consideration.
3. Artwork must be the original design of the entrant and suitable for viewing by all ages.
4. Artwork focused on the culture, history, or landscape of Star will receive preferential consideration.

## ARTIST STIPEND

Selected artists will be awarded \$100 per box. Artist fees, supplies, and time spent is not reimbursed. Stipend checks will be mailed within 30 days of executing the *Artwork License Agreement*.

## HOW TO ENTER

Artists are required to complete and sign the *Traffic Signal Box Beautification Application* and submit artwork on a thumb drive to Star City Hall. Artwork must be at least 300 dpi set to size needed for printing as provided in the *Traffic Signal Box Art Template*.

## DEADLINE

This call is open until 4pm Friday, July 29<sup>th</sup>, 2022. To ensure fairness to all, no waivers or extensions will be given.

**QUESTIONS?** Please contact Sue Speer at [sspeer@staridaho.org](mailto:sspeer@staridaho.org).

# TRAFFIC SIGNAL BOX BEAUTIFICATION APPLICATION



City of Star

Section 7, Item D.

Beautification Committee

Artist Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email: \_\_\_\_\_

I am 18 years of age or older: \_\_\_\_\_ yes \_\_\_\_\_ no  
(The below parent/guardian consent is required.)

Art Title(s): \_\_\_\_\_

I agree that if one of the images listed above is selected for the Traffic Signal Box Beautification Project, such inclusion shall occur subject to these general terms and conditions, as well as subject to other specific terms and conditions that shall be set forth in a separate, written Artwork License Agreement between myself and the City of Star. I specifically acknowledge and agree that:

- A. All artwork submitted to the City of Star with this proposal is original artwork that I myself conceived and created in all respects.
- B. I will be required to enter into a written agreement with the City of Star establishing the specific terms and conditions of such installation. No entitlement will issue or attach prior to negotiation and execution of such agreement.
- C. All artwork submitted to the City of Star with this proposal is public record subject to the Idaho Public Records Act.
- D. The City seeks to encourage artistic expression and public dialogue, but must simultaneously ensure that persons of diverse ages and perspectives feel welcome and comfortable in the public spaces. To this end, only artwork meeting the eligibility standards described in the Call to Artists shall be considered.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

For interested participants under 18 years of age, please recognize that students are encouraged to participate in the project. Parental consent and supervision are requirements for participation, and appropriate signatures must be completed below:

My son/daughter \_\_\_\_\_ has my permission to participate in this project.

Parent/Guardian Name (please print) \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Please return completed form and thumb drive with artwork by 4pm Friday, July 29th, 2022, to:**

City of Star  
Attn: Parks, Art & Beautification Committee  
10769 W State St  
Star, ID 83669

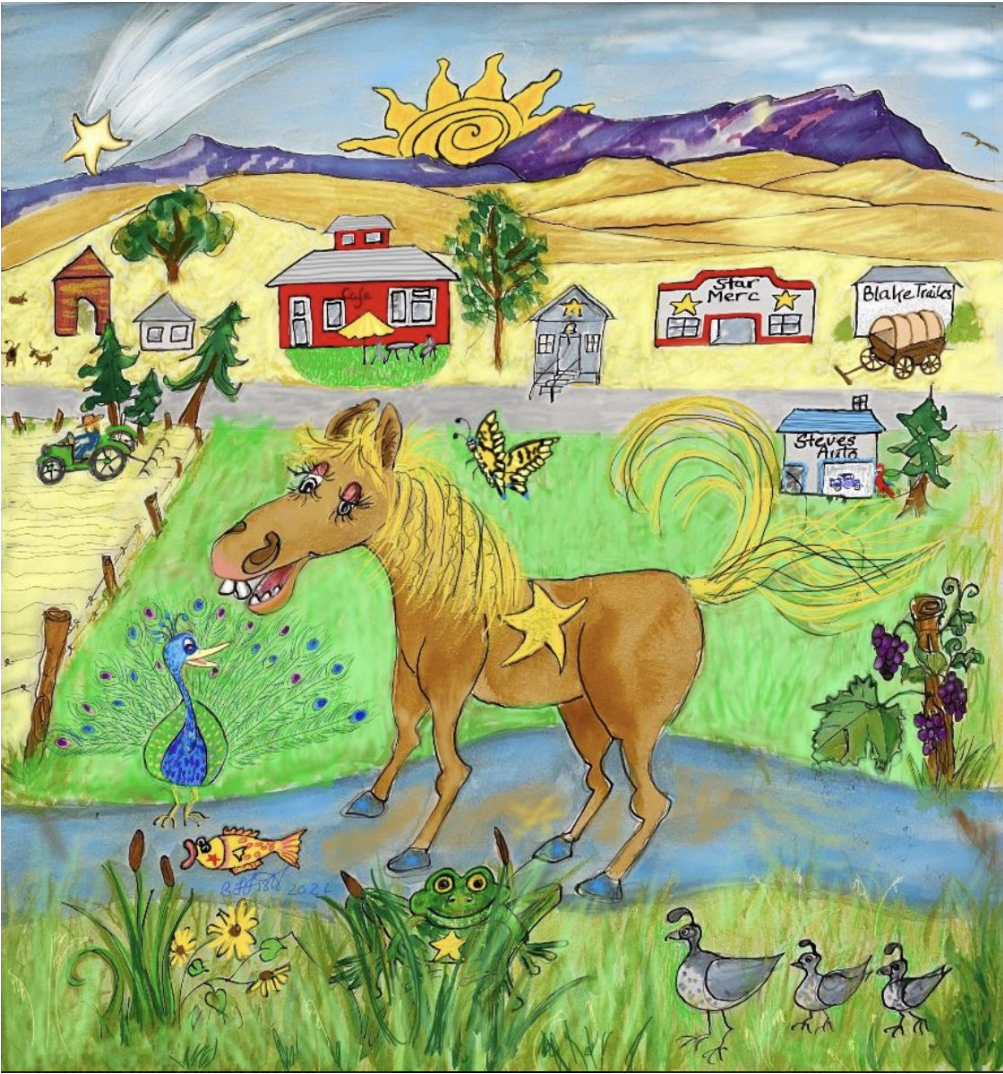
Exhibit B

'Herons'





'Star Charm'



# SELECTION COMMITTEE EVALUATION RESPONSES

Summer	Sunflowers	Quilt	Cow	Birds on		Charm	Herons	Lucky
				Poles				Peak
10	13	18	16	16		14	20	12
15	16	14	15	17		19	20	8
14	17	18	19	18		20	17	13
20	18	11	13	20		14	18	7
14	19	17	14	11		16	20	13
11	10	15	16	10		14	20	10
11	10	15	12	13		16	13	11
16	18	13	19	19		15	17	14
19	18	11	19	11		18	17	16
13	20	17	20	20		14	20	17
18	15	17	19	20		14	20	14
11	19	10	17	13		10	20	13
16	12	19	13	18		20	19	5
13	14	13	18	15		18	17	10
12	11	10	11	14		19	20	9
11	11	8	12	13		19	18	6
18	19	14	19	16		20	20	16
16	14	10	13	17		14	17	10
17	18	19	12	19		18	20	9
15	15	9	12	15		14	16	10
17	14	16	17	12		18	15	15
16	12	18	18	11		13	16	9
13	14	18	12	17		13	18	18
336	347	330	356	355		370	418	265

**Jacob Qualls**

---

**From:** Trevor Chadwick  
**Sent:** Tuesday, August 30, 2022 7:46 PM  
**To:** Jacob Qualls  
**Subject:** Fwd: Traffic box art winners  
**Attachments:** Star Charm.jpeg; Herons smaller file.png

Can you make this an action item

Get [Outlook for iOS](#)

---

**From:** Sue Speer <sspeer@staridaho.org>  
**Sent:** Tuesday, August 30, 2022 7:44:23 PM  
**To:** Trevor Chadwick <tchadwick@staridaho.org>  
**Subject:** Traffic box art winners

Trevor ~

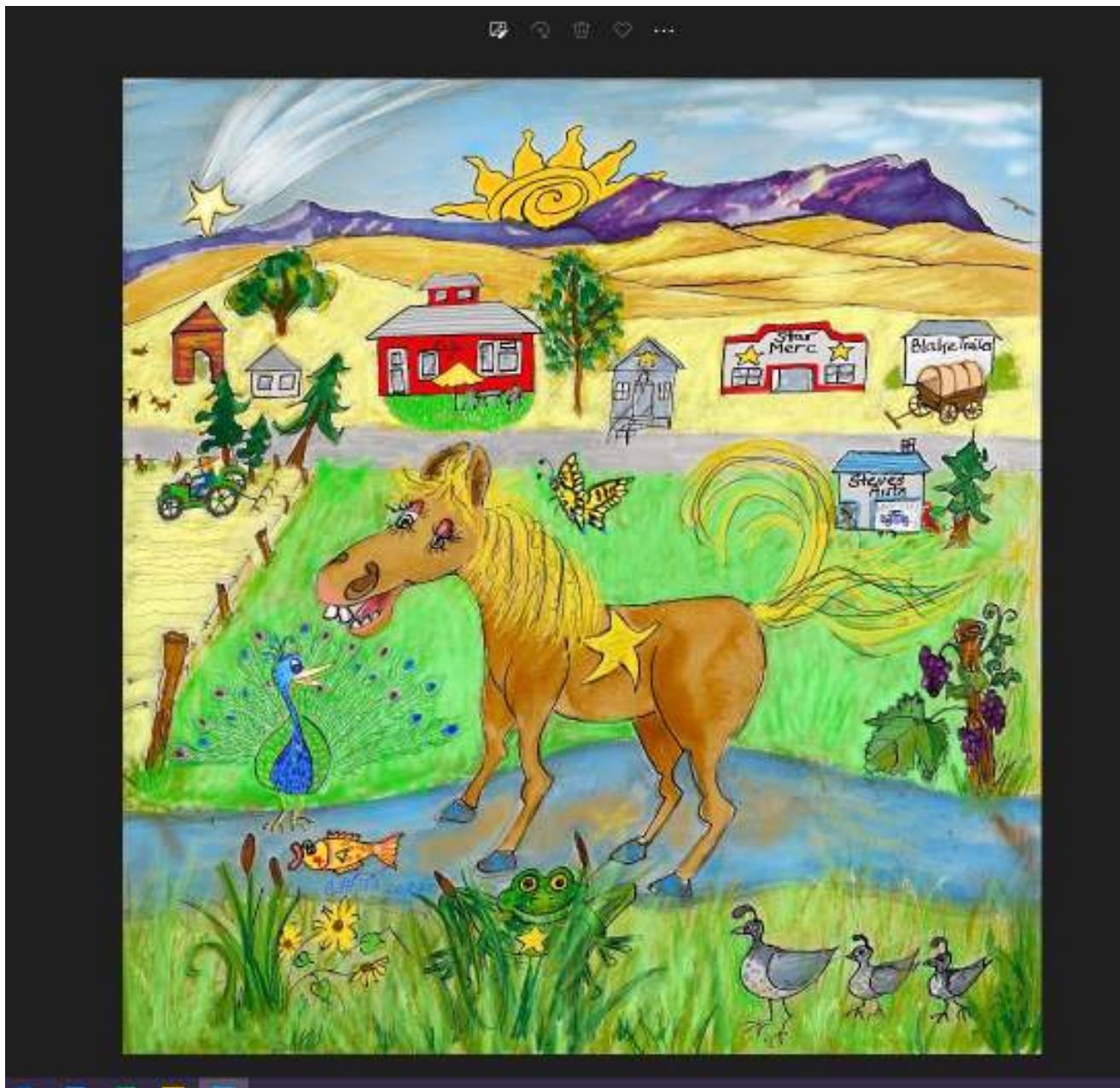
The PAB committee met tonight and approved the results from the traffic box art project. Herons and Star Charm were the two winning entries. We voted to have Herons by Heron River and Star Charm by the Merc. The Herons artist submitted two files of the same artwork. I attached the 6 MB file and didn't attach the 189 MB version since it was so huge, but I have it if we need to send it to the vendor.

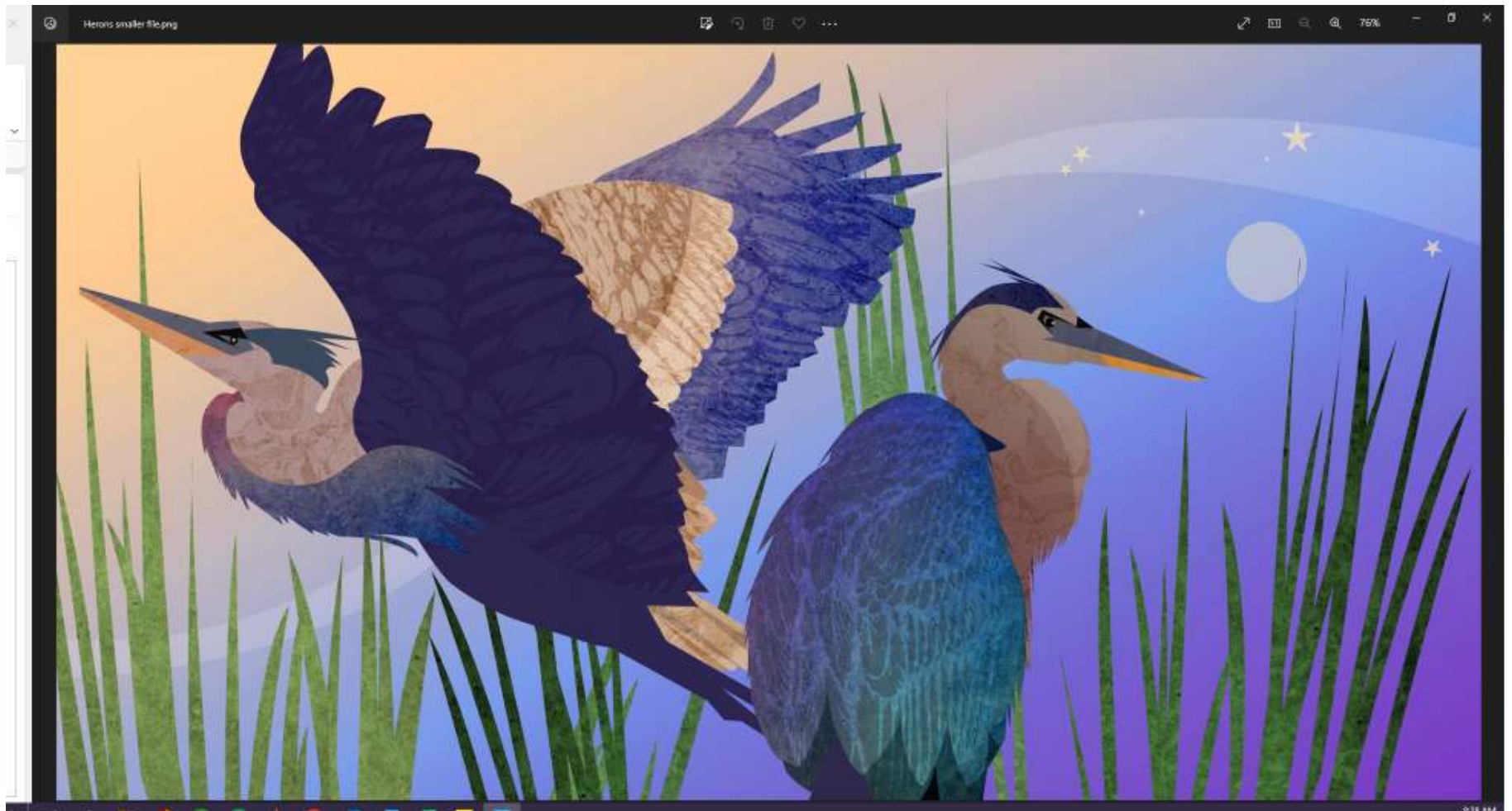
Jennifer asked me to please ask you if we could put the traffic box art as an agenda item for the 9/6 city council meeting. If there is anything else you need from PAB about this project, please let me know. We are excited to see the big reveal for both of these boxes!

Sue

**PUBLIC RECORD NOTICE:** All communications transmitted within the City of Star Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 9-337 et seq.) and as such may be copied and reproduced by members of the public.









## CITY OF STAR

### STAFF MEMO

**TO:** Mayor & Council

**FROM:** Star Planning & Zoning Department *Shen T. Muth*

**MEETING DATE:** September 6, 2022 – PUBLIC HEARING (**Tabled from July 19, 2022**)

**FILE(S) #:** **PP-22-05 Preliminary Plat for Star River Ranch North Subdivision**

#### OWNER/APPLICANT/REPRESENTATIVE

**Property Owner:**

Bent Lane, LLC  
6152 West Half Moon Lane  
Eagle, Idaho 83616

**Representative:**

Stephanie Hopkins  
KM Engineering, LLP  
5725 North Discovery Way  
Boise, Idaho 83713

#### REQUEST

**Request:** The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 72 single-family residential lots and 11 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.8 acres with a proposed density of 3 dwelling units per acre.

#### PROPERTY INFORMATION

**Property Location:** The subject property is generally located south of Hwy 44 and west of Bent Lane in Star, Idaho. Canyon County Parcel Number R3403500000.

#### UPDATE

The application is being tabled indefinitely in order to allow Canyon Highway District #4 additional time to complete their technical review and submit a report. Once the report is received, a new hearing date will be scheduled.



## LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **July 19, 2022** 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. **Please see City Website [www.staridaho.org](http://www.staridaho.org) for Public Hearing instructions for Virtual Public Hearings if necessary.**

**Application:** Star River Ranch North Subdivision  
Files #'s RZ-22-01 Rezone  
DA-22-03 Development Agreement  
PP-22-05 Preliminary Plat

**Applicant/Representative:** Stephanie Hopkins, KM Engineering, LLP, 5725 North Discovery Way, Boise, ID 83713

**Owner:** Bent Ln LLC, 6152 West Half Moon Lane, Eagle, Idaho 83616

**Action:** The Applicant is seeking approval of a Rezone (R-5-DA to R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 72 residential lots and 11 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho, and consists of 23.8 acres with a proposed density of 3 dwelling units per acre.

**Property Location:** The subject property is generally located between south of Hwy 44. Canyon County Parcel No. R3403500000.

**Information/Comments:** A complete copy of the applications are available at City Hall for public review. The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2 days prior to the date of the public hearing.

Services for persons with disabilities may be made available if notice is received in advance of the meeting by calling Star City Hall at (208) 286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

## LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **September 6, 2022** 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:** Baron Properties Commercial Rezone  
Files #'s RZ-22-02 Annexation-Zoning  
DA-22-05 Development Agreement

**Applicant/Representative:** Elizabeth Koeckeritz, Givens Pursley LLP, 601 W Bannock St, Boise, ID 83702

**Owner:** Calhoun Comm, LLC, 1401 17<sup>th</sup> Street, Suite 700, Denver, OC, 80202

**Action:** The Applicant is seeking approval of a Rezone (C-1 to C-2) and a Development Agreement for a parcel of land consisting of 11.38 acres. The property is located at 342 S. Calhoun Place in Star, Idaho.

**Property Location:** The subject property is generally located on the northeast corner of W. Wildbranch Street and S. Calhoun Place, on the south side of W. State Street. Ada County Parcel No. S0416120900.

**Information/Comments:** A complete copy of the applications are available at City Hall for public review. The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2 days prior to the date of the public hearing.

Services for persons with disabilities may be made available if notice is received in advance of the meeting by calling Star City Hall at (208) 286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

## LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **September 20, 2022** 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. Rescheduled from September 6<sup>TH</sup>, 2022

**Application:** Baron Properties Commercial Rezone  
Files #'s RZ-22-02 Annexation-Zoning  
DA-22-05 Development Agreement

**Applicant/Representative:** Elizabeth Koeckeritz, Givens Pursley LLP, 601 W Bannock St, Boise, ID 83702

**Owner:** Calhoun Comm, LLC, 1401 17<sup>th</sup> Street, Suite 700, Denver, OC, 80202

**Action:** The Applicant is seeking approval of a Rezone (C-1 to C-2) and a Development Agreement for a parcel of land consisting of 11.38 acres. The property is located at 342 S. Calhoun Place in Star, Idaho.

**Property Location:** The subject property is generally located on the northeast corner of W. Wildbranch Street and S. Calhoun Place, on the south side of W. State Street. Ada County Parcel No. S0416120900.

**Information/Comments:** A complete copy of the applications are available at City Hall for public review. The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2 days prior to the date of the public hearing.

Services for persons with disabilities may be made available if notice is received in advance of the meeting by calling Star City Hall at (208) 286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator  
[snickel@staridaho.org](mailto:snickel@staridaho.org)





# CITY OF STAR

## STAFF MEMO

**TO:** Mayor & Council

**FROM:** Star Planning & Zoning Department *Shen T. Muth*

**MEETING DATE:** July 19, 2022 – **PUBLIC HEARING**

**FILE(S) #:** RZ-22-02 Commercial Rezone – Baron Properties  
DA-22-05 Development Agreement

**APPLICANT/REPRESENTATIVE/OWNER**

<b>Applicant/Owner:</b>	<b>Representative:</b>
Baron Properties	Elizabeth Koeckeritz
Calhoun Comm, LLC	Givens Pursley, LLP
1401 17 <sup>th</sup> Street, Ste. 700	6001 W. Bannock Street
Denver, Colorado 80202	Boise, Idaho 83702

**REQUEST**

**Request:** The Applicant is seeking approval of a Rezone (C-1 to C-2) and a Development Agreement for a parcel of land consisting of 11.38 acres. The property is located at 342 S. Calhoun Place in Star, Idaho.

**UPDATE**

The applicant has requested that the application be tabled to September 20, 2022.

## LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **September 6, 2022** 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:** Addington Subdivision  
Files #'s PP-22-02 Preliminary Plat  
PR-22-01 Private Street

**Applicant/Representative:** Tamara Thompson, The Land Group, 462 E. Shore Dr., Eagle, ID 83616

**Owner:** STC Development, LLC, 199 N. Capital Blvd, Suite 300, Boise, ID 83702

**Action:** The Applicant is requesting a reconsideration of the Star City Council's April 19, 2022 decision approving the subdivision application. Specifically, the applicant requests Council remove a condition of approval requiring a public easement along the southern proposed pathway. The property is located on the east side of N. Highbrook Way in Star, Idaho, and consists of 5.58 acres with a proposed density of 6.09 dwelling units per acre.

**Property Location:** The subject property is generally approximately 780 feet north of the intersection of W. State Street and N. Highbrook Way. Ada County Parcel No. R8108003012.

**Information/Comments:** A complete copy of the applications are available at City Hall for public review. The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2 days prior to the date of the public hearing.

Services for persons with disabilities may be made available if notice is received in advance of the meeting by calling Star City Hall at (208) 286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator  
[snickel@staridaho.org](mailto:snickel@staridaho.org)



## CITY OF STAR LAND USE STAFF MEMO

**TO:** Mayor & Council

**FROM:** City of Star Planning Department *Shen T. Smith*

**MEETING DATE:** **September 6, 2022 COUNCIL AGENDA – RECONSIDERATION**

**FILE(S) #:** PP-22-02 Preliminary Plat for **Addington Subdivision**  
PR-22-01 Private Street

### OWNER/APPLICANT/REPRESENTATIVE

**Applicant/Representative:**

Tamara Thompson  
The Land Group, Inc.  
462 E. Shore Drive  
Eagle, Idaho 83616

**Property Owner:**

STC Development, LLC  
199 N. Capital Blvd., Ste. 300  
Boise, Idaho 83702

### REQUESTED RECONSIDERATION

Staff received a request by the applicant for Reconsideration of the Council decision on April 19, 2022 approving the applications for Addington Subdivision. A copy of the request was provided to Council as an attachment to the memo. Included in the request by the applicant was reconsideration of three conditions of approval in the approved Findings of Fact. The conditions include:

- A. Public access easements along walking paths behind the townhouse units, i.e., adjacent to private back yards;
- B. Paving of public access easements along walking paths behind the townhouse units;
- C. Payment of proportionate share of ITD impacts to the State Highway System.

The applicant stated that items A & C above were conditions that were not brought up during the public hearing, but during Council discussion, where the applicant was not allowed opportunity to provide rebuttal testimony. Although the proportionate shares were discussed, the applicant has additional details from ITD that they would like to be considered by Council.

The requesting party provided the following information to Staff as part of their Request for Reconsideration, as per Section 8-1A-9 of Code:



- The request was presented in writing to the Planning Department within 14 calendar days after the Council action and final decision was rendered;
- The request stated the basis for the reconsideration request with a brief statement of issues and decision that the requesting party is asking to be reconsidered;
- The requesting party provided relevant information that they believe was not previously presented and is in response to something brought up at the previous hearing, and the information was not previously available.

**The Council approved the request for reconsideration on July 19, 2022 and advised the applicant that the only item that was to be reconsidered was Item A from the applicant requesting that the public access easements along walking paths behind the townhouse units, i.e., adjacent to private back yards.**

The Council followed the procedures below when they considered the request for reconsideration:

*Section 8-A-9A. Unified Development Code: Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days, as required by Idaho Code 67-6535.*

*To request reconsideration, an applicant or affected person must meet the following criteria:*

- 1. The requesting party must have been a party in the underlying action in one of the following: the city; the property owner of the subject property; the applicant for the project; or other affected party; and*
- 2. The request must be in writing, accompanied by the appropriate fee, and presented to the City no more than fourteen (14) calendar days after the council action and final decision have been rendered; and*
- 3. The request must state a basis for the request and a brief statement of issues and decision that the requesting party is asking to be reconsidered; and*
- 4. The request must include but is not limited to: the party requesting reconsideration has relevant information; and the relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available.*

*Section 8-A-9B. **Consideration:** The council will consider the request and provide a written decision to the requesting party within sixty (60) days of receipt of the request for reconsideration.*

*Section 8-A-9BD. **If The City Council Approves The Request:** The requesting party must pay the fee for a new public hearing within ten (10) calendar days of council's reconsideration. If the payment is not made to the city clerk within the specified time frame, the city council shall be*

*notified at their next regularly scheduled meeting and the request for reconsideration shall be rescinded. – **The applicant has paid for the re-noticing of the public hearing within the timeframe required and Staff scheduled the new hearing for September 6, 2022.***

**Attachments:**

1. Applicant's Letter
2. Approved Preliminary Plat from April 19, 2022
3. Approved Findings of Fact, Conclusions of Law



May 2, 2022

Shawn Nickel  
Planning Director and Zoning Administrator  
City of Star – Planning and Zoning Department  
10769 W. State Street  
Star, ID 83669

RE: Addington Subdivision | Request for Reconsideration  
File Number: PP-22-02

Dear Shawn,

On behalf of STC Development, LLC, who is the owner and applicant of the Addington Subdivision, pursuant to city code section 8-1A-9, we respectfully submit a Request for Reconsideration for City file number PP-22-02, Preliminary Plat for Addington Subdivision. Although the project received City Council approval on April 19, 2022, the final motion and approval included conditions that were not addressed during the public hearing for which the applicant was provided the opportunity to provide rebuttal.

To request reconsideration, an applicant or affected person must meet the following criteria:

1. The requesting party must have been a party in the underlying action in one of the following: the city; the property owner of the subject property; the applicant for the project; or other affected party; and

***The requesting party, STC Development, LLC is the property owner and applicant.***

2. The request must be in writing, accompanied by the appropriate fee, and presented to the City no more than fourteen (14) calendar days after the council action and final decision have been rendered; and

***Please consider this letter our formal Request for Reconsideration of PP-22-02.***

3. The request must state a basis for the request and a brief statement of issues and decision that the requesting party is asking to be reconsidered; and

The City Council approval includes three conditions that we request be reconsidered.

- a. ***Public access easements along walking paths behind the townhouse units, i.e. adjacent to private back yards.***
- b. ***Paving of public access easements along walking paths behind the townhouse units.***
- c. ***Payment of proportionate share of ITD impacts to the State Highway System.***



4. The request must include but is not limited to: the party requesting reconsideration has relevant information; and the relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available.

**Councilperson Salmonsén included conditions related to a. and c. that were not brought up during the public hearing therefore the applicant was not provided the opportunity to provide rebuttal testimony.**

**Although the ITD impact fees were discussed. More detailed information has been brought to our attention that we are requesting to be considered.**

Thank you in advance for your consideration.

Sincerely,



Tamara Thompson  
Director of Client Services  
The Land Group, Inc.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**  
**ADDINGTON SUBDIVISION**  
**FILE NO. PP-22-02/PR-22-01**

The above-entitled Preliminary Plat and Private Street land use applications came before the Star City Council for their action on April 19, 2022, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

**Procedural History:**

*A. Project Summary:*

The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 34 residential lots and 1 common lot. The property is located on the east side of N. Highbrook Way in Star, Idaho, and consists of 5.58 acres with a proposed density of 6.09 dwelling units per acre. The subject property is generally approximately 780 feet north of the intersection of W. State Street and N. Highbrook Way. Ada County Parcel No. R8108003014.

*B. Application Submittal:*

A neighborhood meeting was held on October 14, 2021, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on February 28, 2022.

*C. Notice of Public Hearing:*

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on April 3, 2022. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on February 28, 2022. Notice was sent to agencies having jurisdiction in the City of Star on February 28, 2022. The property was posted in accordance with the Star Unified Development Code on April 7, 2022.

*D. History of Previous Actions:*

Council approved annexation and zoning (R-7) as part of the Sample Property Annexation, Ordinance 264.

E. Comprehensive Plan Land Use Map and Zoning Map Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-7)	Compact Residential	Vacant
Proposed	Residential (R-7)	Compact Residential	Compact Residential
North of site	Residential (R-4) (R-7) / Rural Urban Transition (RUT)	Compact Residential	Single Family Residential
South of site	Commercial (C-2)	Central Business District	Albertsons/Agricultural
East of site	Residential (R-4)	Compact Residential	Single Family Residential
West of site	Residential (R-7)	Compact Residential	Endsley Court Subdivision

F. Development Features.

PRELIMINARY PLAT & PRIVATE STREET:

The Preliminary Plat submitted contains 34 single family residential lots and 1 common area lots on 5.58 acres with a proposed density of 6.09 dwelling units per acre. The lots will have access and frontage from a proposed private street. Lots will range in size from 2,716 square feet to 5,408 square feet with the average buildable lot being 3,603 square feet. Lots will include zero-lot-lines to accommodate the proposed attached dwelling units. **The submitted preliminary plat is showing a private road with four different width dimensions. None of these widths currently meet the City of Star requirement of 36 feet from back of curb to back of curb of travel lane.** The applicant is requesting a waiver of these standards. Primary access for the development will be on Addington Lane from N. Highbrook Way. Applicant is providing an emergency access in approximately the middle of the development to the south connecting to the entrance street to Albertsons. Applicant is also proposing an emergency access at Center Street with bollards to prevent direct access. The preliminary plat indicates a small, T-type turn-around at the end of street. **Staff and the Star Fire District are concerned with the functionality of this proposed “turn-around” and recommends a revision to the preliminary plat to accommodate residents, delivery drivers, trash collection and emergency services. This can be accomplished with either an approved cul-de-sac turn around, or direct connection to Center Street. This connection would require a revision to the plat to include a public street rather than the proposed private street. Staff will require one of these options as a condition of approval.** Sidewalks are proposed to be attached with a 5-foot, concrete sidewalk. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 1.18 acres (21.15%) of common open space which satisfies the Unified Development Code requirement of 15 percent. **It appears that the applicant is only proposing 12,095 square feet of usable open space which is less than 24,306 square feet (10%) required by the Unified Development Code. The applicant shall demonstrate that the required open space is provided within the development.**



The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a shade structure in a pocket park with a walking path.

#### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Internal sidewalks are proposed at five-foot (5') widths and will be both attached and detached throughout the development.
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight plan. The applicant will need to provide a design/cut sheet for City approval. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat. Staff also suggests a streetlight be placed at the intersection of the emergency access.**
- Street Names  
**Applicant has not provided documentation from Ada County that the street name is acceptable and has been approved. This will be required at final plat.**
- Subdivision Name  
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas. The plan does not show the appropriate number of required street trees. These will need to be added once driveways are designed to meet the requirement and receive occupancy permits.**
- Setbacks – The applicant is not requesting any setback waivers and will follow the approved setbacks for the R-7 zone.

- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster within the development as a single location.
- Phasing – The applicant has not provided a phasing plan for the development. It is assumed that the subdivision will be built in a single phase.
- Storm Water - Will be retained on site and utilize Drain 9 and two pervious paver sections in the private road.

*G. Existing Site Characteristics:*

**Existing Site Characteristics:** The property is currently vacant ground.

**Irrigation/Drainage District(s):** Middleton Irrigation Association  
Middleton Mill Ditch Company  
P.O. Box 848  
Middleton, Idaho 83644

**Flood Zone:** This property is not currently located in a Flood Hazard Area.  
FEMA FIRM Panel Number: 16001C0130J & 16001C0125J  
Effective Date: 6/19/2020

**Special On-Site Features:**

- ★ Areas of Critical Environmental Concern – No known areas.
- ★ Evidence of Erosion – No evidence.
- ★ Fish Habitat – No.
- ★ Floodplain – No.
- ★ Mature Trees – None.
- ★ Riparian Vegetation – No.
- ★ Steep Slopes – None.
- ★ Stream/Creek – None.
- ★ Unique Animal Life – No unique animal life has been identified.
- ★ Unique Plant Life – No unique plant life has been identified.
- ★ Unstable Soils – No known issues.
- ★ Historical Assets – No historical assets have been observed.
- ★ Wildlife Habitat – No known sensitive wildlife habitat observed.

*H. Agencies Responding:*

The following agencies responded, and correspondence was attached to the staff report.

Star City Engineer	April 12, 2022
ITD	No Response
Star Fire District	April 11, 2022
DEQ	March 11, 2022
ACHD	April 18, 2022
Intermountain Gas Company	April 1, 2022
Central District Health	March 10, 2022

I. Staff received the following letters & emails for the development:

None

J. *Comprehensive Plan and Unified Development Code Provisions:*

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Compact Residential

Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multi-family. Densities range from 5.01 units per acre to 10 units per acre.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:



- A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivide in the future.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

Unified Development Code:

**8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:**

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

**8-3A-3: USES WITHIN ZONING DISTRICTS**

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	R
Dwelling:	

Multi-Family	C
Secondary	A
Single-Family Attached	P
Single-Family Detached	P
Two-Family Duplex	P
Live/Work Multi-Use	N

**8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:**

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-6 to R-11 attached housing	35'	15' to living area 20' to garage 10' if alley load	15' 4' if alley load	0' for common walls 5' at end of building	20'

Notes:

1. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.
2. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.

**8-4D-3: STANDARDS (PRIVATE STREETS):**

All private streets shall be designed and constructed to the following standards:

**A. Design Standards:**

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.
2. Connection Point: Where the point of connection of the private street is to a public street, the

private street shall be approved by the transportation authority.

3. **Emergency Vehicle:** The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.

4. **Gates:** Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

**B. Construction Standards:**

1. Obtain approval from the county street naming committee for a private street name(s);

2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;

3. **Roadway and Storm Drainage:** The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.

4. **Street Width:** The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.

5. **Sidewalks:** A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets may request a waiver of sidewalks to be approved by Council.

6. **Fire Lanes:** All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.

7. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.

C. The applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. This shall be a requirement in a development agreement and/or as part of a planned unit development. A reserve account condition shall be included in the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

**1. Private Road Reserve Study Requirements.**

- a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the



common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.

- b. The study required by this section shall at a minimum include:
  - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
  - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
  - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
  - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
  - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

#### **8-4D-4: REQUIRED FINDINGS (PRIVATE STREETS):**

In order to approve the application, the administrator and/or Council shall find the following:

- A. The design of the private street meets the requirements of this article;
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and
- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

#### **8-4E-2: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - STANDARDS:**

A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):

- 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
- 2. Each development is required to have at least one site amenity.

3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
  4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
  5. For multi-family developments, see Section 8-5-20 for additional standards.
- B. Qualified Open Space:** The following may qualify to meet the common open space requirements:
1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
    - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
    - b. Qualified natural areas;
    - c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
    - d. A plaza.
  2. Additions to a public park or other public open space area.
  3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
  4. Parkways along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:
    - a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.
    - b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.
    - c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:
      1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
      2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.

3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space total.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
  - a. Swimming pool.
  - b. Children's play structures.
  - c. Sports courts.
  - d. Additional open space in excess of 5% usable space.
  - e. RV parking for the use of the residents within the development.
  - f. School and/or Fire station sites if accepted by the district.
  - g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
    - (1) The system is not required for sidewalks adjacent to public right of way;
    - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
    - (3) The system is designed and constructed in accord with standards set forth by the city of Star;
- D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

### **ITD Proportionate Shares:**

On April 22, 2020, an Intergovernmental Agreement was reached between the City of Star and the Idaho Transportation Department to provide a proportionate share assessment for all development projects for transportation impacts to the State Highway system. These fee calculations will be determined by ITD and provided to the City as part of a condition of approval for all approved applications. The City will collect the fees as part of the final plat



process. An agreement between the City and the applicant shall be recorded prior to acceptance of the final plat application.

#### **8-6A-7: PRELIMINARY PLAT FINDINGS:**

1. The plat is in conformance with the Comprehensive Plan;  
*The Council finds that the Preliminary Plat, as approved and conditioned meets all requirements associated with Section 8-6A-3 of the UDC and is consistent with the Comprehensive Plan and will meet the intent of the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;  
*The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development. Emergency services were reviewed and mitigation recommended by the Star Fire District.*
3. There is public financial capability of supporting services for the proposed development;  
*The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.*
4. The development will not be detrimental to the public health, safety or general welfare;  
*The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use and are compatible with other residential uses in the immediate area.*
5. The development preserves significant natural, scenic or historic features;  
*The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.*

#### **8-4D-4: PRIVATE STREET FINDINGS:**

- A. The design of the private street meets the requirements of this article;  
*Council finds that the proposed private street meets the design standards in the Code.*
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity:  
*Council finds that it has not been presented with any facts stating this private road will cause damage, hazard or nuisance, or other detriment to persons, property or uses in the*

*vicinity. Conditions of approval shall be placed to insure compliance with emergency services.*

C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

*Council finds that the use is not in conflict with the comprehensive plan and/or regional transportation plan.*

### **Public Hearing of the Council:**

a. A public hearing on the application was heard by the City Council on April 19, 2022, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony regarding the application was presented to the City Council by:

- Tamara Thompson
- Michael Keyes

c. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:

None

### **Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed annexation and zoning and preliminary plat application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the platting of the development. Review and discussion included development layout, emergency access/turn-around and street configuration, setbacks, open space, pathways and landscaping. The Council concluded that the Applicant's request, as conditioned, meets the requirements for preliminary plat and private streets. Council hereby incorporates the staff report dated April 19, 2022 into the official decision as part of these Findings of Fact, Conclusions of Law.

### **Statement of Compliance:**

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements.

Council added to the Preliminary Plat and Private Street application the following conditions of approval to their decision to approve the applications to include the following:

- A Fire District approved cul-de-sac turn-around shall be provided at the eastern end of the proposed private street. The turn-around shall include an emergency access to the east and onto N. Center Street.
- Street widths shall be 36' back of curb to back of curb, where possible to meet City requirements.
- \$1,000 per lot ITD proportionate shares shall be collected for each building lot within the development at the time of final plat.
- A pathway aligning to the north to provide pedestrian connectivity to the proposed subdivision to the north shall be included in the revised preliminary plat. Staff shall provide the exact location prior to final plat submittal.
- Provide public easements on all sidewalks and pathways in the development. All pathways shall be improved with either concrete or paved surfaces.

### Conditions of Approval:

1. The revised and approved Preliminary Plat for the Addington Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per buildable lot. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded prior to submittal of a final plat application and shall contain the details of the fees to be collected.**
3. **Applicant shall provide a revised preliminary plat and landscape plan showing the private street meeting the City of Star requirements of 50 feet of easement with 36 feet, from back of curb to back of curb of travel lane, in as many sections as possible, as approved by Council.**
4. **Applicant shall provide a revised preliminary plat and landscape plan that shows a fire district approved cul-de-sac turn-around with emergency access to the east. The revised plat and plan shall also indicate that all sidewalks and pathways are to be provided with a recorded public access, and that all pathways shall be improved with a concrete or paved surface. The pathway to the north shall be aligned with the pathway located in the future subdivision to the north. Staff shall provide the exact location to the applicant.**
5. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass**



**and "Dark Sky" initiative. A streetlight shall be provided near the eastern emergency access.**

6. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
7. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
9. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
10. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
14. **Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names and they should be accurately reflected on the plat.**
15. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
16. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
17. All common areas shall be owned and maintained by the Homeowners Association.
18. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
19. A sign application is required for any subdivision signs.
20. **Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic**

telecommunication cables.

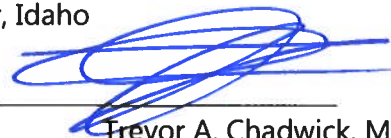
Council Decision:

The Council voted 3-0 to approve the Preliminary Plat and Private Street for Addington Subdivision on April 19, 2022.

Dated this 7th day of June 2022.


Star, Idaho

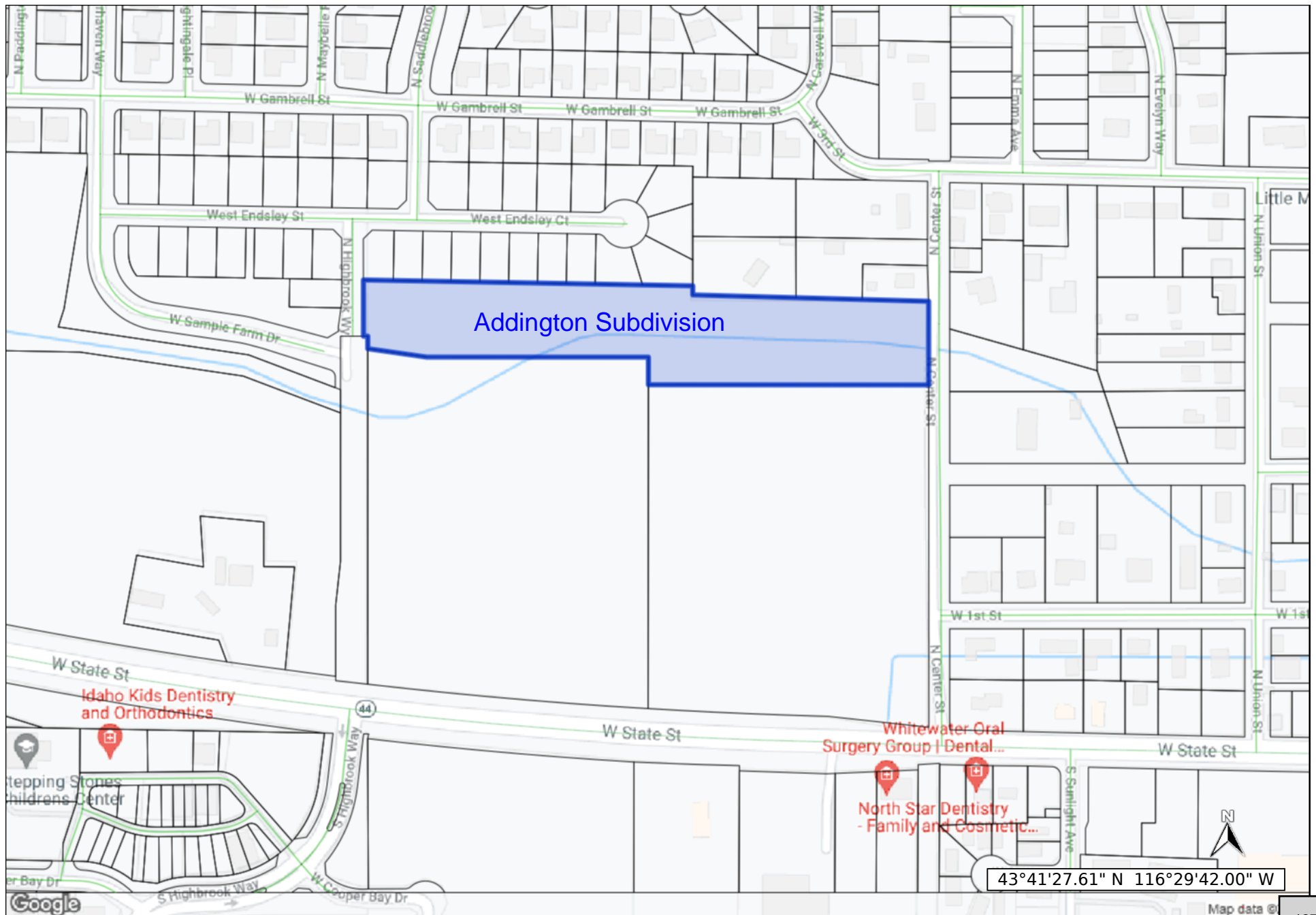
By:



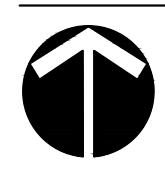
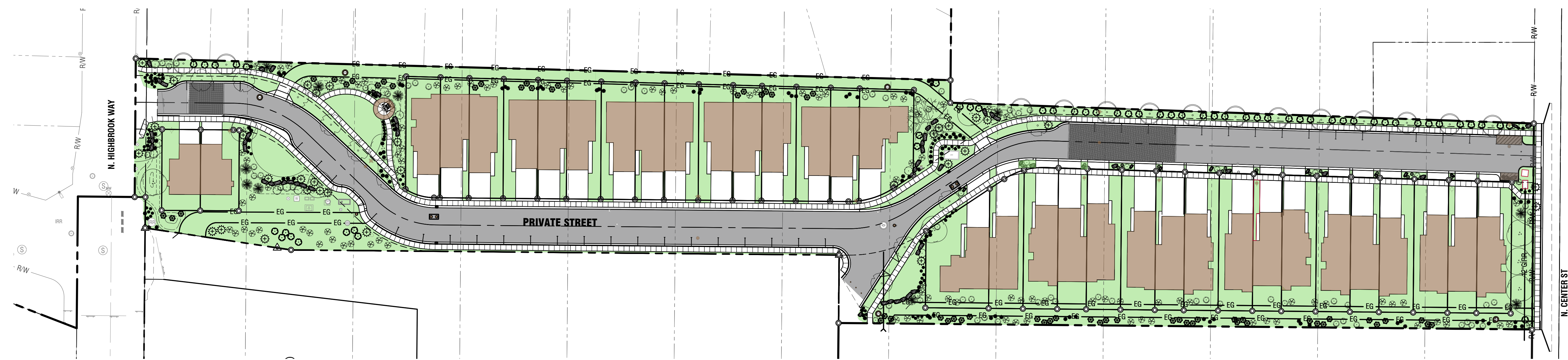
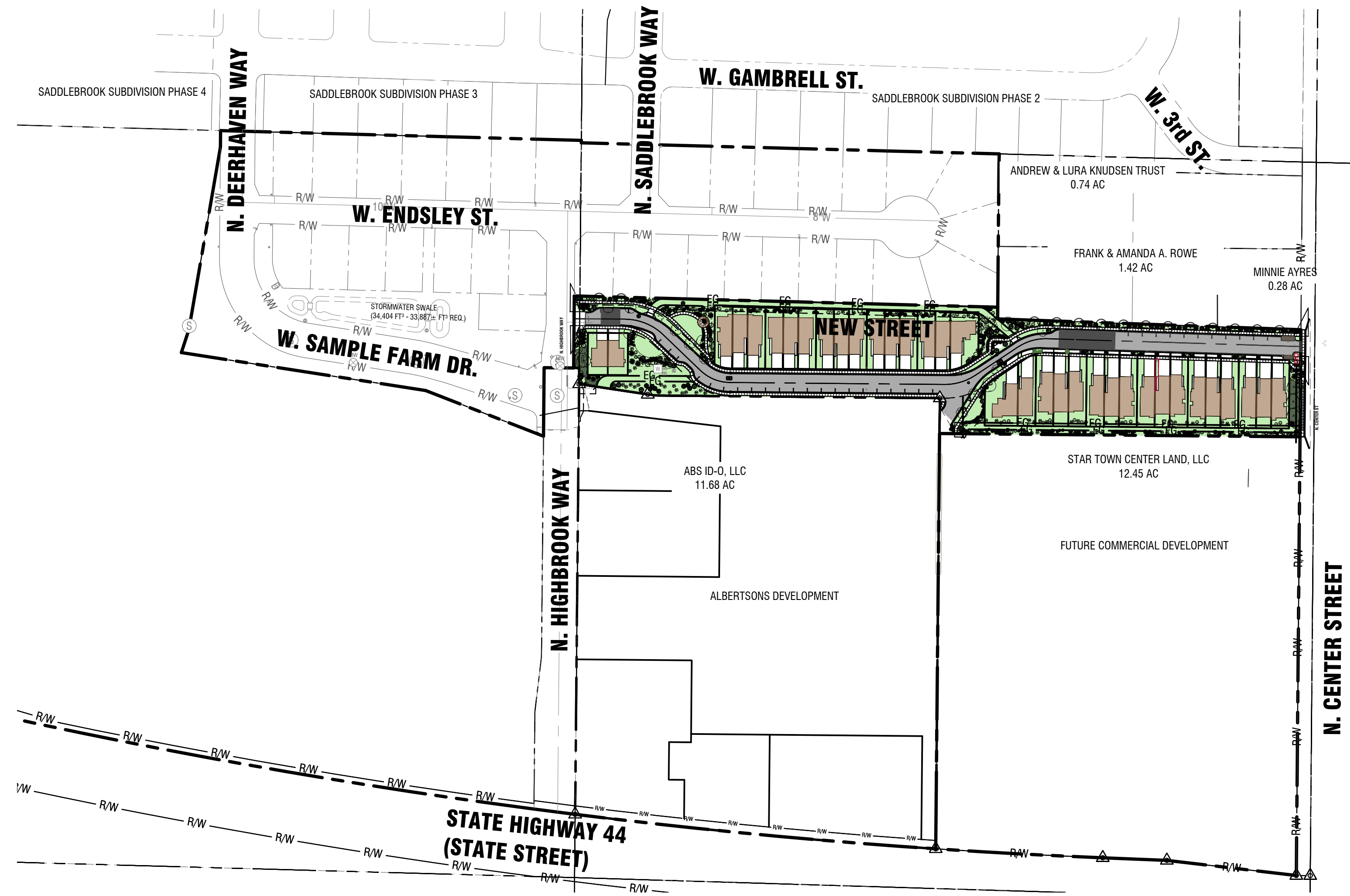
Trevor A. Chadwick, Mayor

ATTEST:

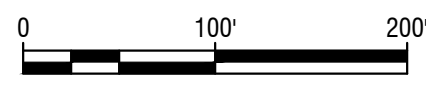
  
Jacob M. Qualls, City Clerk







**Concept Plan**  
HORIZONTAL SCALE: 1" = 150' (AT 22" X 34")  
Dec 16, 2021



# Addington Townhomes

## Conceptual Site Plan

Star, Idaho

